



**Architectural Commission Meeting
July 14th, 2022 at 10:00 a.m.**

IN ATTENDANCE

Architectural Commission		Town Staff	
Sharon Kirkland, Chair	√	Linda Stumpf, Town Manager	√
Kristin Rosen, Vice Chair	√	Erika Petersen, Town Clerk	√
Karen Quigley, Commissioner	√	Alice Everard, Zoning Administrator	√
Sam Sylvetsky, Commissioner	X	Keith W. Davis, Town Attorney	X
Ken Ray, Commissioner	X	Trey Nazzaro, Ass't. Town Attorney	√
Lisa Munro, 1st Alt. Comm.	X		
Simone Bonutti, 2 nd Alt. Comm.	X		

PUBLIC:

Gerald Kagan (Architect), Greg Bonner (Architect), Lynn Bender (Landscape Architect), Michael Johnson (Architect)

CALL TO ORDER & PLEDGE OF ALLEGIANCE:

Chair Kirkland called the meeting to order at 10:01 a.m.

CONSENT AGENDA

Commissioner Quigley made a motion to **approve** the minutes of 06/09/22. Commissioner Rosen seconded the motion, which passed unanimously.

There was no ex parte.

ITEMS FOR CONSIDERATION

**Case No. AR-22-19
1685 Lands End Road**

John Giuffre 2012 Staten Island Trust, 1685 Lands End Rd., Continuance of a previous submittal to allow the ARCOM board the opportunity to review lighting impacts on the neighborhood. The previous submittal was seeking approval for the addition of exterior lighting to the front façade of the house. The black lantern style lighting (Item # 8907-94 Newport Heritage Wall Mount Light), is proposed to be located adjacent to each side of

the front entry door and over each of the six arched windows on either side of the front of the house. Gerald Kagan the architect and Dustin Mizell the landscape architect presented the request.

There was discussion amongst the board members that the lighting was too bright.

Commissioner Rosen made a motion to **postpone** the vote on this item until the September ARCOM meeting pending the applicant installs only one bulb in each fixture located above all the windows. The front door may have two bulbs. Commissioner Quigley seconded the motion which passed unanimously.

Case No. AR-22-22
1520 Paslay Place

Neil & Diana Maune, 1520 Paslay Pl., requested approval for landscape changes and changes to their rear yard. Landscape changes consisted of the addition of 8 groomed Live Oak trees installed on the east side of garage courtyard wall located at the north driveway entrance. Changes to the rear yard included updating the covered loggia by removing decorative columns and arches and installing new decorative columns and perimeter beam, replacing existing pool with new rectangular pool and adding a 499-sf pool cabana with access by a spiral stair to a roof-top deck surrounded by a 3 ft high glass railing. Michael Johnson the architect presented the project.

Commissioner Quigley moved to **approve** the application. Commissioner Rosen seconded the motion which passed unanimously.

Case No. AR-22-23
14 Little Pond Road

14 Little Pond Road LLC, 14 Little Pond Rd., requested approval for interior and exterior updates to the condominium unit and landscaping. The interior remodel includes the addition of an air-conditioned laundry room and storage space in the garage. Exterior changes include new impact rated windows and doors with 2 non-front facing windows enlarged to enhance courtyard views. Landscaping changes include removing existing stumps & plantings and replacing with fresh landscape material consistent with existing community design. Tom Benedict the architect and Lynn Bender the landscape architect presented.

Commissioner Quigley stated she lives in the condominium association of Little Pond as well and the condo docs indicate changes to the common grounds, anything outside of the walls of each unit requires approval from all Little Pond residents. Town Manager Stumpf explained staff was provided a letter from the president of the condo association, therefore the Town doesn't require more than that for approval. Assistant Town Attorney Nazzaro agreed and further explained the Town can only enforce Town code. He informed the commissioners they could defer the request or approve it partially if they were more comfortable with that.

Commissioner Quigley moved to **approve** only the interior elements including windows and doors of the application. She moved to defer all elements located outside of the exterior walls. Commissioner Rosen seconded the motion which passed unanimously.

Case No. AR-22-24
20 Audubon Causeway

David Larue & Lindsay Wright, 20 Audubon Cswy., requested approval for modifications to the façade and site changes previously approved by ARCOM on May 20, 2021. The proposal included changing flat white concrete roof tile to Mediterranean Terracotta “C” shaped barrel roof tile, changing exterior paint color from yellow to Alabaster white (BM OC-129) and replacing a pair of French doors with bi-fold doors on the west façade. Items removed included all shutters and the north facing gabled ends of the second-floor roof. A first-floor addition was proposed and will include demolishing and then re-constructing a 110-sf expansion to the existing footprint of the front NE corner of the house. Black painted metal trellis added to the NW portion of rear façade and a black mechanical trellis added to the second-floor terrace. The architect, Greg Bonner, presented.

Commissioner Rosen moved to **approve** the application conditioned on the applicant providing a hedge along east side property line for privacy. Commissioner Quigley seconded the motion which passed unanimously.

Case No. AR-22-25
25 Audubon Causeway

Jean & Mark Cohen, 25 Audubon Cswy, requested approval for several changes to the project most recently approved by ARCOM at the May, 2022 meeting. The color and material changes included roof tiles from Boral to Smoke Black Antique, stucco color changed to Benjamin Moore Fog Mist, garage and front doors changed to S4 color from Eden Coast Garage Doors and driveway pavers changed from Belgard/Old Castle to Titanium. The 23 ft. planter located adjacent to the garage was reduced to two 8 ft. 10 in planters to accommodate required garage vents and the layout of the proposed pool/spa was slightly modified with front steps and pool deck to be changed from Porcelanosa to Nantes Caliza tile. The architect, Greg Bonner, presented.

Commissioner Quigley moved to **approve** the application. Commissioner Rosen seconded the motion which passed unanimously.

OTHER BUSINESS

There was none.

PUBLIC COMMENTS

There was none.

ADJOURNMENT

The meeting was adjourned 10:56 a.m.

Sharon Kirkland, Chair

Date Signed

Erika Petersen, Town Clerk

Date Signed