

ARB Meeting Notes

September 20, 2023

In Attendance: Greg Shunick, Chair; Greg Breskin, Iva Filipovic; Jess Young, Bill Rogel, Building Inspector

1. 139 Fifth Ave - Resubmission

Applicant for 139 Fifth Avenue appeared in response to instructions issued by the Board at the August meeting. Response to each note from that meeting and status of compliance is as follows:

- At tandem parking space in rear yard adjacent to new electric room, provide 8 foot high screening to adjacent yard.

>>> Applicant claimed this was not clear. The Board reconfirmed this requirement. Applicant to resubmit showing compliance.

- Renovate built condition at new electric room to reflect drawings provided.

>>> Not reviewed – drawings reflect approved treatment, building inspector to confirm compliance.

- At 6th floor, provide screening at rails full length at both east and west sides.

>>> Completed – indicated green rail covering was accepted.

- Consider access to retail from adjacent arcade to obviate need for ramp at Fifth Avenue. If infeasible, provide complete information on proposed ramp and rails to be provided.

>>> Not provided. Applicant instead removed and replaced sidewalk, and limited retail access to south entry, eliminating need for ramp. Stoop with rail is now indicated at north entry, Applicant to provide elevation and details of rail, and demonstrate code and ADA compliance. Sidewalk installation to be reviewed by building inspector/highway department.

- Provide new options for treatment of signband at Fifth Avenue retail.
- Remove lighting from above retail openings, and provide instead at brick piers between openings at Fifth Avenue retail.

>>> With respect to the two items above, Applicant failed to provide adequate solutions. The Board noted that, since it was disclosed that many changes (see item below) had been made that adversely affected the overall character of the building, it was incumbent upon Applicant to ameliorate the street level treatment at 5th Avenue, and in particular, to provide a comprehensive and cohesive design solution addressing the Board's prior concerns, and integrating all elements proposed, for further review by the Board.

- Review exterior elevations and note any and all differences between previously approved drawings and current built conditions, including but not limited to brick coursing and jointing.

>>> Provided.

Respectfully Submitted,
Sarah LoPuzzo
Village Clerk