

## ARB Meeting Notes

October 18, 2023

In Attendance: Greg Shunick, Chair, Iva Filipovic; Jess Young, Danielle DeVito

139 Fifth Ave - Resubmission

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

1. At tandem parking space in rear yard adjacent to new electric room, provide 8 foot high screening to adjacent yard.
  - a. Applicant's architect provided an elevation sketch to show compliance. **Accepted.**
2. Applicant to provide elevation and details of rail, and demonstrate code and ADA compliance, at north entrance to retail space. Sidewalk installation to be reviewed by building inspector/highway department.
  - a. Applicant's architect provided 3D images to show compliance for the north entrance. The board restated that its review was for aesthetics only, and that code review was the purview of the building inspector. **Accepted.**
  - b. It was noted that, in the course of Applicant's reconstruction of the sidewalk, should the resultant condition require a step at the south retail entrance in order to meet applicable codes and accessibility criteria, Applicant will be required to submit documentation of any proposed rail or other architectural treatment to this board for review prior to acceptance. **Resubmit as required.**
3. Provide a comprehensive and cohesive design solution addressing the Board's prior concerns regarding the Fifth Avenue street level, and integrating all elements proposed, for further review by the Board.
  - a. The board recognized the physical limitations of modifying the existing masonry façade, even though same was caused by Applicant's proceeding with work contrary to the previously approved submission to the board. The following was discussed:
    - i. Signbands: These are to be flat and rectangular in profile, with smooth (i.e. non-seamed) edges, with powder-coated finish, and of sufficient depth to accommodate lighting at underside (see below). **Resubmit.**
    - ii. Canopies: **Resubmit** with proposed lighting and signband solution.
    - iii. Lighting: To be integrated into underside of signbands at retail storefronts to allow lighting beneath canopies and of retail windows. **Resubmit.**
    - iv. NOTE: No text is to be applied to the signband above the north pedestrian walkway (shown in Applicant's illustrations as "Arcade"). **Resubmit** with proposed lighting and signband solution.

4. With respect to the stamped asphalt treatment proposed by Applicant separately for the rear yard parking area, Applicant noted that they did not intend to proceed with this alternate, and as such withdrew this request, and will instead provide pavers as originally indicated in the previously approved submission to the board. **No change.**