

# Architectural Review Board Minutes July 19, 2023

<u>Board Members</u>	<u>Present</u>	<u>Excused</u>
Beata Buhl- Tatka	X	
Susan Geffen		
Chris Tuzzo	X	
Mel Orellana		
John Scarlato	X	

Review # , constituting page(s)  
Resubmission?  
Past submission dates:  
Required to resubmit?

Lori J. Zawacki, Secretary (273-3000)ext 44

Project Identification: 95.01-2-10.3

Zone R2A Sq. Footage

Owner: Bedford Single Family LLC

Location I Guion Lane

Contractor

Sign Contractor

Structure Type

Architect Michael A. Piccorillo, AIA

Project

Project Description : New one family house

Remarks: This application was approved for design and materials per the revised plan submitted by Michael A. Piccirillo, AIA and dated 7/19/2023 consisting of (4) pages. There will be a monochromatic color scheme with a charcoal gray roof, with medium gray Hardi siding, black windows, and the stone veneer with black, gray and natural tones.

## Board Action:

Approved as Submitted

## Board Member Vote 4-0

	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
BEATA TATKA			
SUSAN GEFFEN	X		
CHRIS TUZZO	X		
MEL ORELLANA	X		
JOHN SCARLATO	X		

Motioned by: Susan Geffen

Seconded by: John Scarlato

The Building Department will notify you regarding what is needed to obtain a Building Permit.  
**A Building Permit is necessary before commencing construction!**

Public Comments: none



5

July 7, 2023

Re: 1 Guion Road  
ARB Submission

Dear Members of the Architectural Review Board

Enclosed please find revised drawings for the subject property. During the previous meeting the Board took exception to the design of this house for a variety of reasons that included things like the color of the siding, trim color, window sizes, and most importantly the style of the house (which the Board seemed to have trouble categorizing). We listened to the Boards comments and revised the color, trim, and windows which really fine tuned the design; however, we did not change the style of the house.

The style of this house is Contemporary. Since this is a rather broad category which can include a variety of aesthetics, I have enclosed examples of other built houses in a very similar style. Hopefully this gives the Board a frame of reference for what we are proposing. But being as styles are a matter of personal preference, I ask the Board to reconsider this design objectively on the basis of its architectural composition and not on its style.

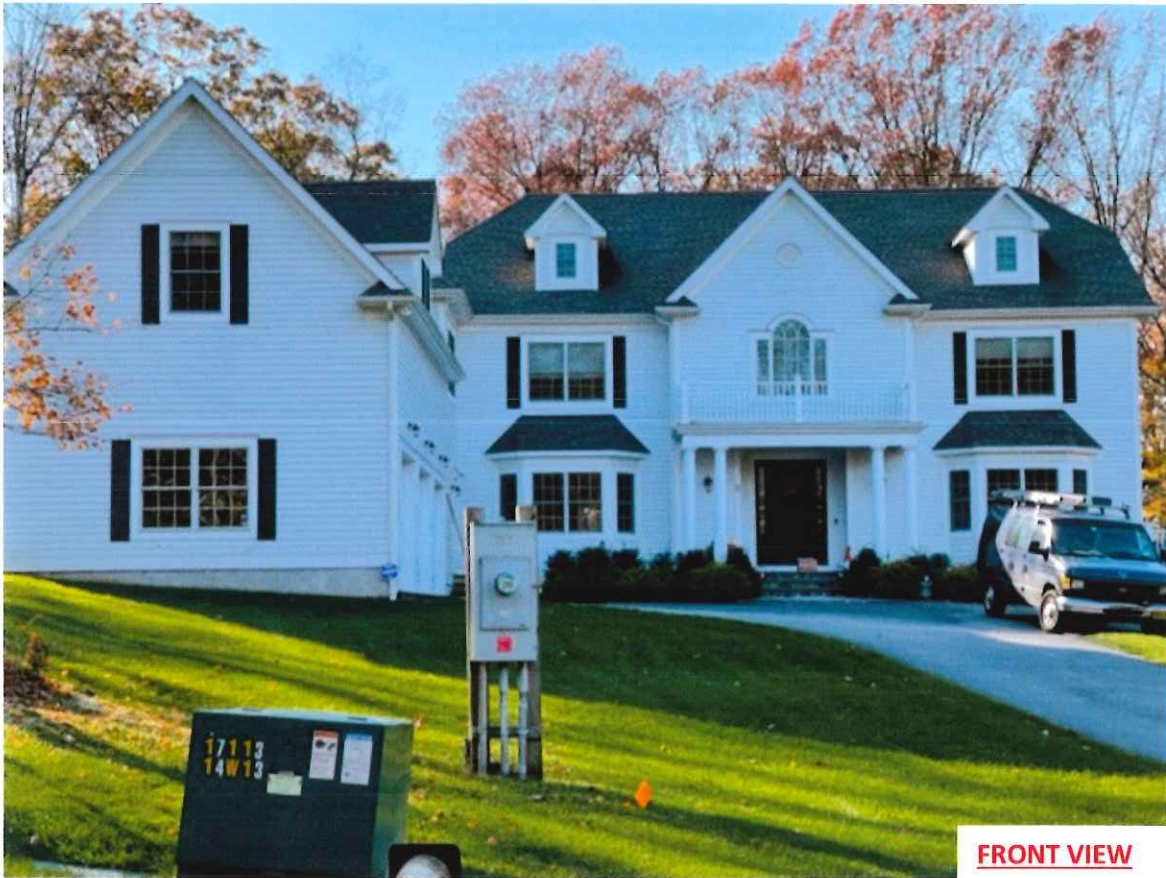
This house, as designed, is my clients dream house. I ask the Board to consider that as well.

Sincerely

Michael Piccirillo, AIA



# 5 GUION LANE



**FRONT VIEW**

Approximately 345 feet from proposed house  
Approximately 29 feet higher in elevation from proposed house



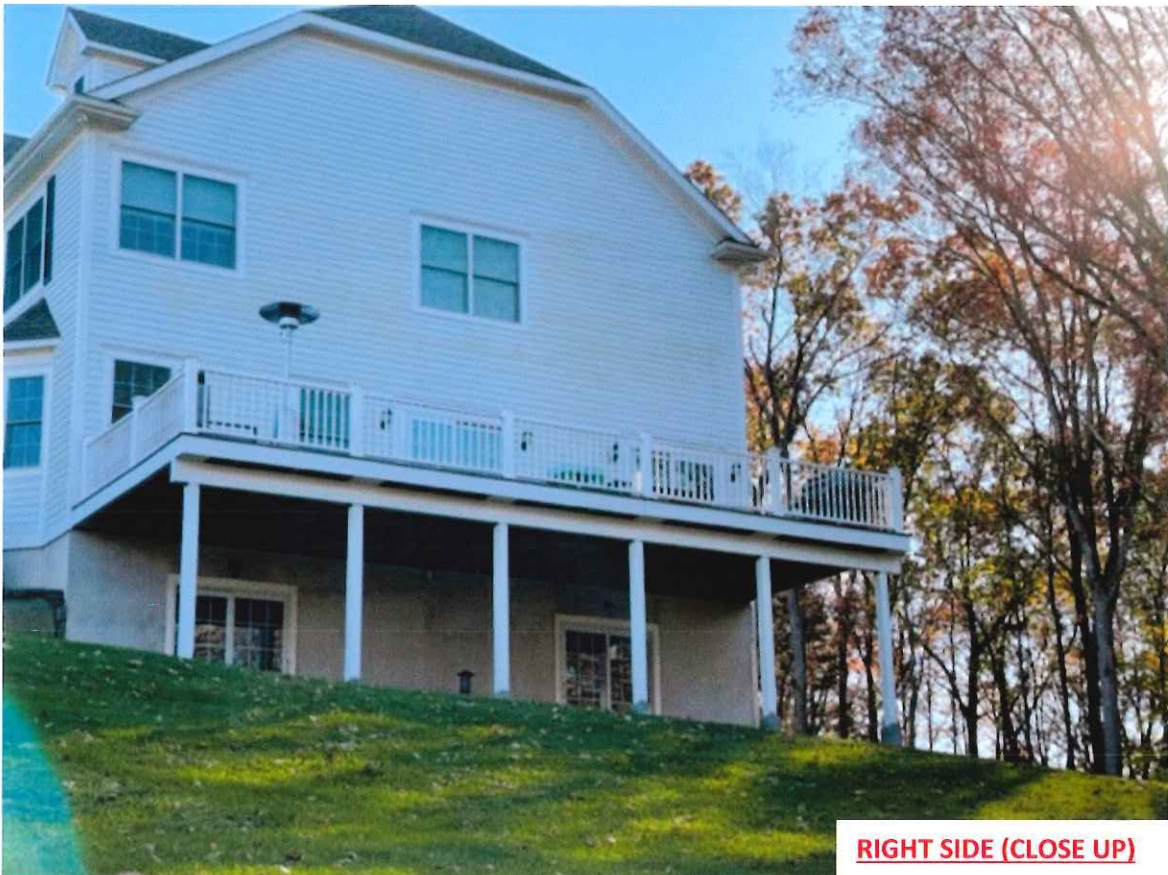
**VIEW FROM PROP. HOUSE**



## 5 GUION LANE (continued)



**RIGHT SIDE**



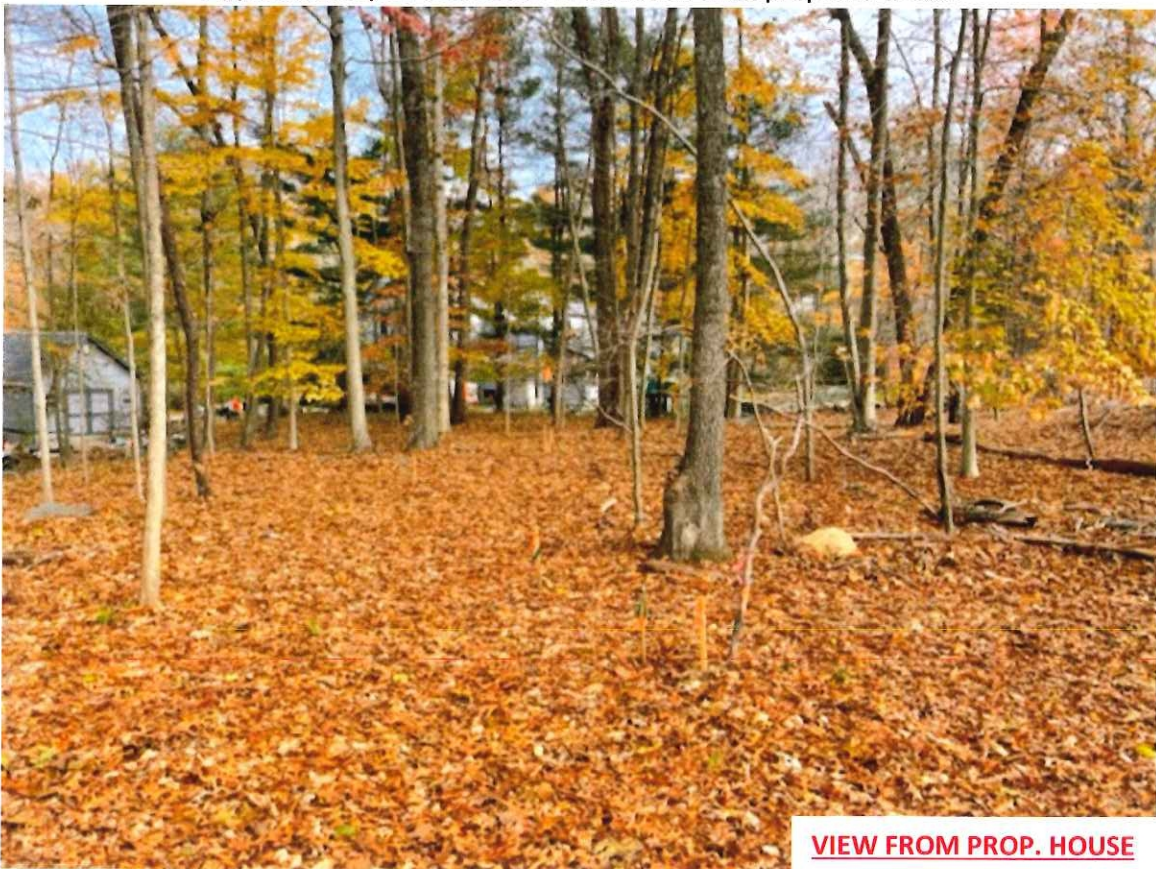
**RIGHT SIDE (CLOSE UP)**



# 43 BRETT LANE



Approximately 125 feet from proposed house  
Approximately 11 feet lower in elevation from proposed house





## 45 BRETT LANE



**FRONT VIEW**

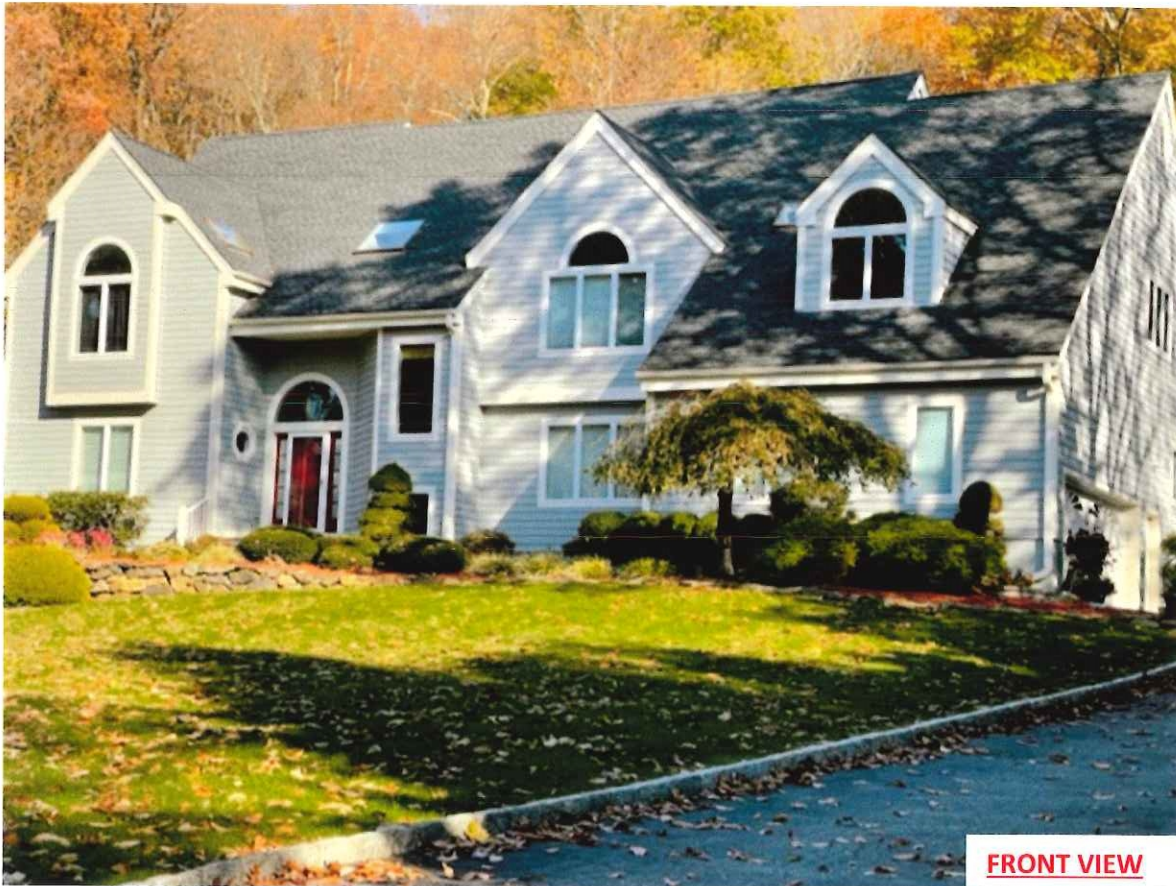
Approximately 230 feet from proposed house  
Approximately 27 feet lower in elevation from proposed house



**VIEW FROM PROP. HOUSE**

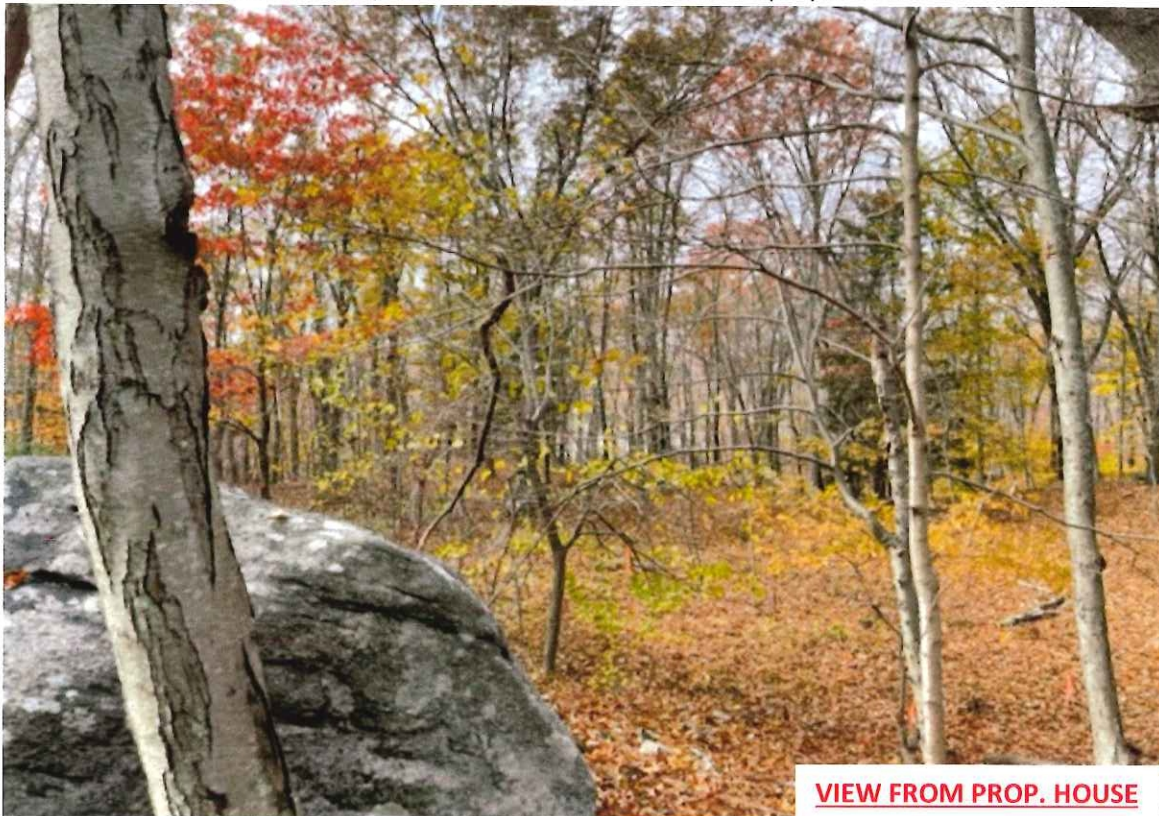


## 2 GENE CURRY DRIVE



**FRONT VIEW**

Approximately 457 feet from proposed house  
Approximately 49 feet lower in elevation from proposed house



**VIEW FROM PROP. HOUSE**

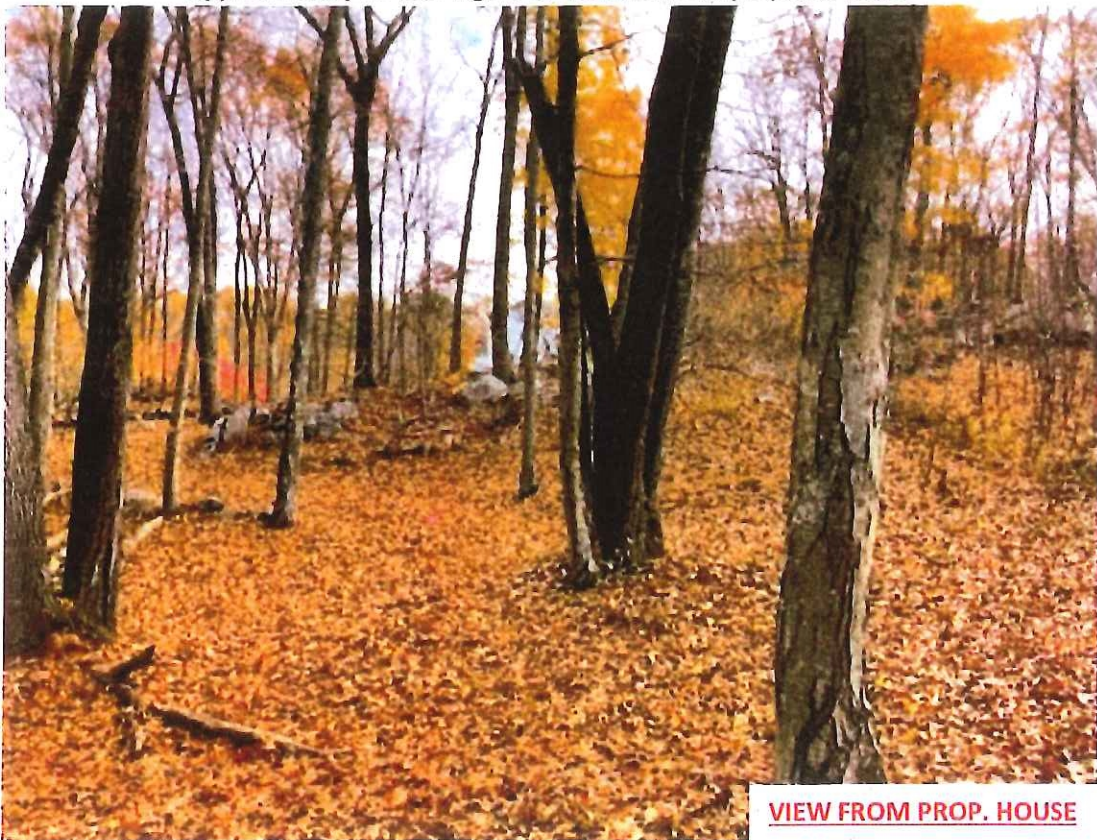


## 5 GUION LANE



**FRONT VIEW**

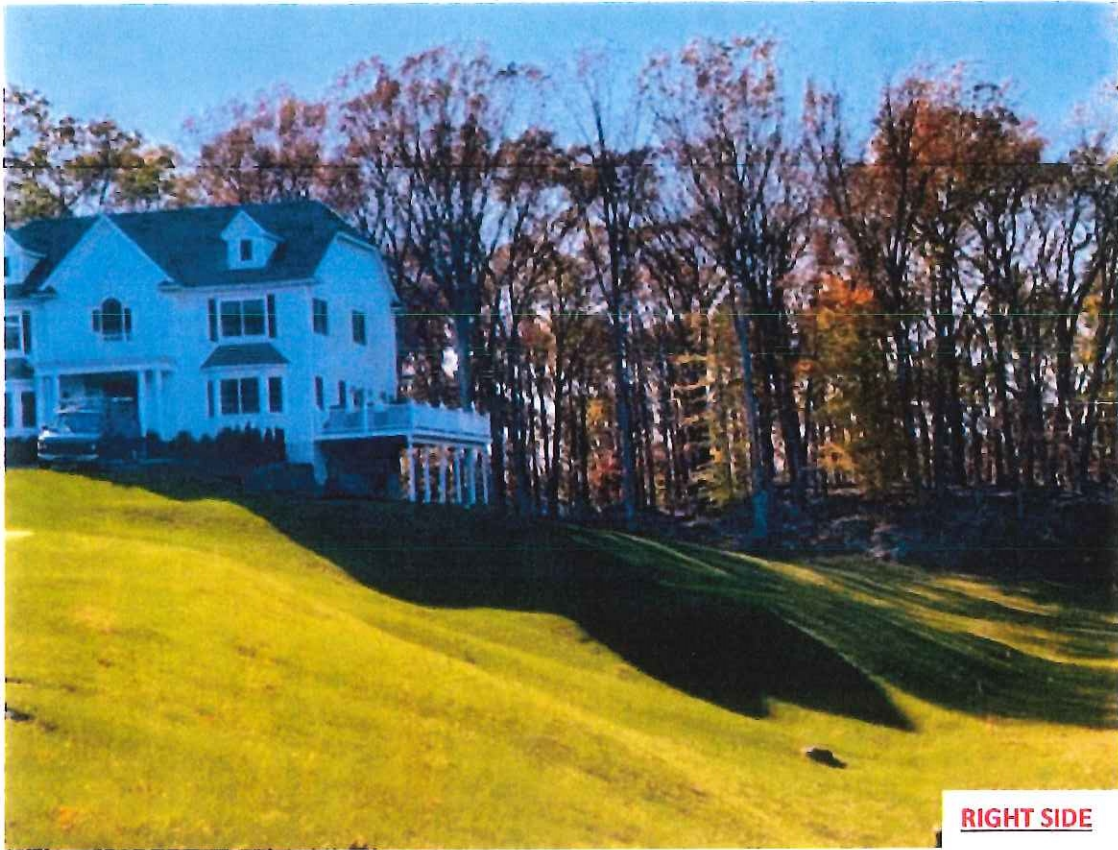
Approximately 345 feet from proposed house  
Approximately 29 feet higher in elevation from proposed house



**VIEW FROM PROP. HOUSE**



**5 GUION LANE (continued)**



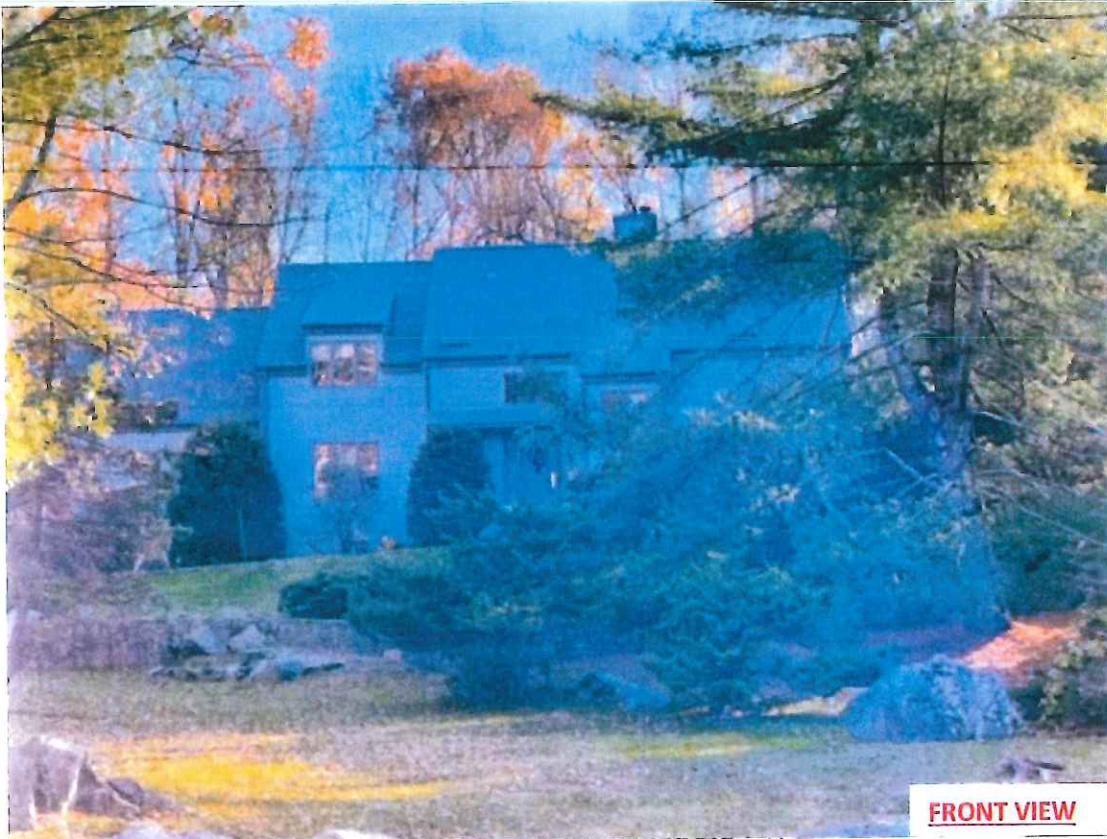
**RIGHT SIDE**



**RIGHT SIDE (CLOSE UP)**



**43 BRETT LANE**



Approximately 125 feet from proposed house  
Approximately 11 feet lower in elevation from proposed house





**45 BRETT LANE**



**FRONT VIEW**

Approximately 230 feet from proposed house  
Approximately 27 feet lower in elevation from proposed house



**VIEW FROM PROP. HOUSE**



## 2 GENE CURRY DRIVE



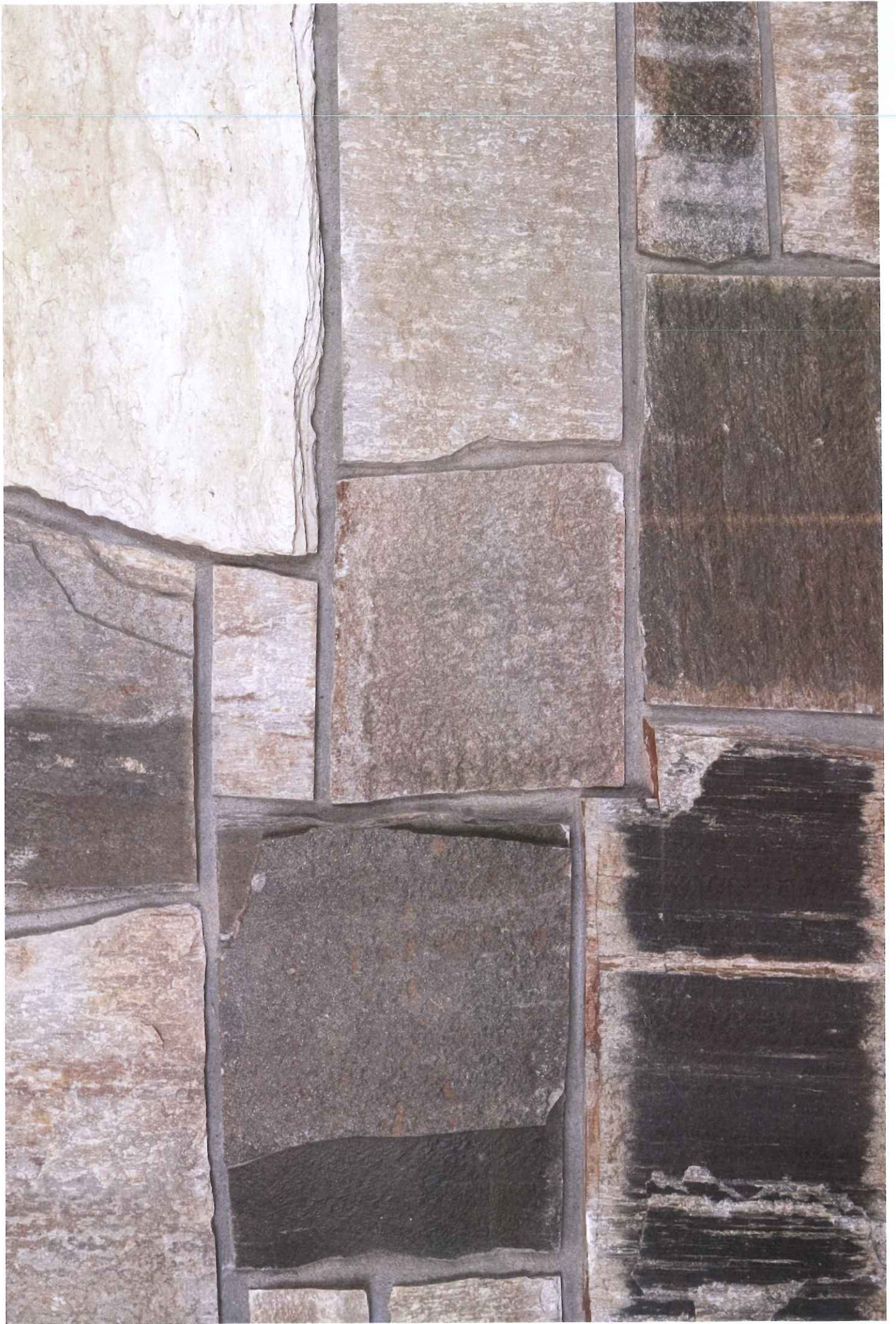
**FRONT VIEW**

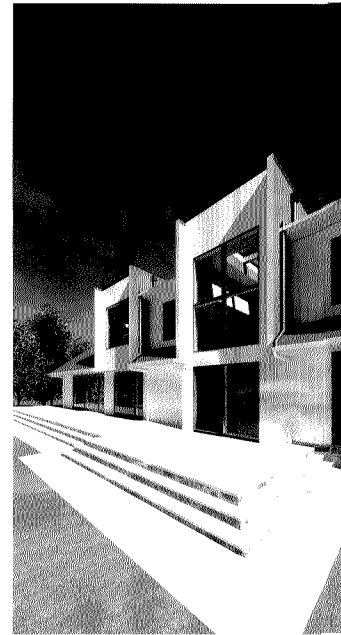
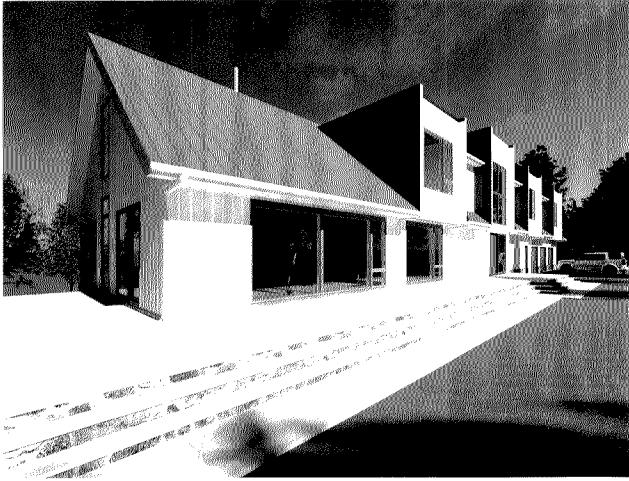
Approximately 457 feet from proposed house  
Approximately 49 feet lower in elevation from proposed house



**VIEW FROM PROP. HOUSE**







**MAP**

W. L. H. B. Architects  
 1000 W. 10th Street  
 Suite 100  
 Yorktown Heights, NY 10598  
 Phone: 914.338.1100  
 Fax: 914.338.1101  
 www.wlhb.com

NO. 100	2007
1. DESIGN	PROJECT
2. PERMIT	DATE
3. CONSTRUCTION	DATE

PROJECT NAME  
 SINGLE FAMILY  
 HOUSE

PROJECT ADDRESS  
 1000 W. 10th Street  
 Yorktown Heights, NY



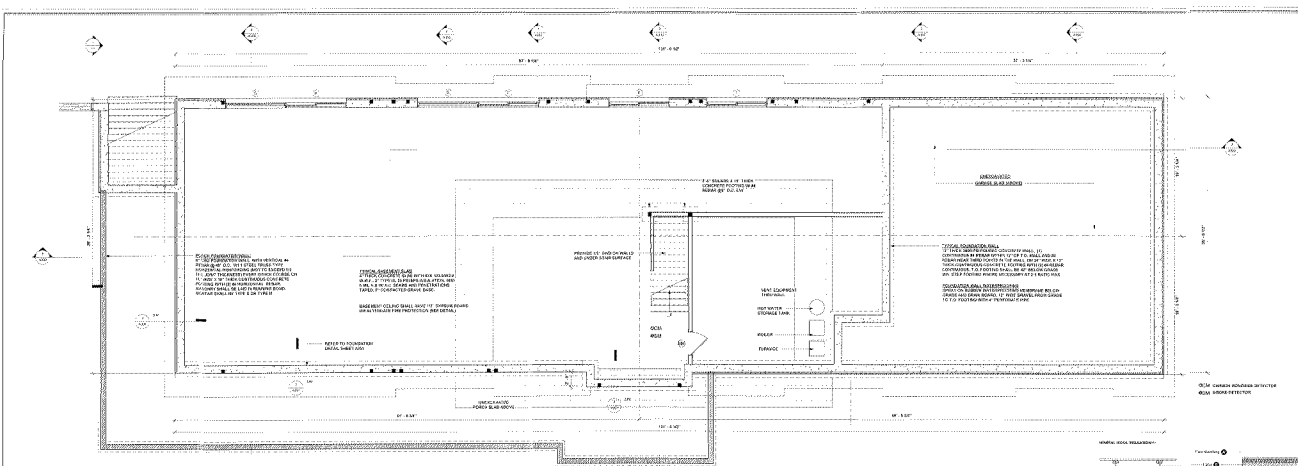
W. L. H. B. ARCHITECTS, INC.  
 1000 W. 10th Street, Suite 100  
 Yorktown Heights, NY 10598  
 TEL: 914.338.1100  
 FAX: 914.338.1101  
 www.wlhb.com

PERSPECTIVES

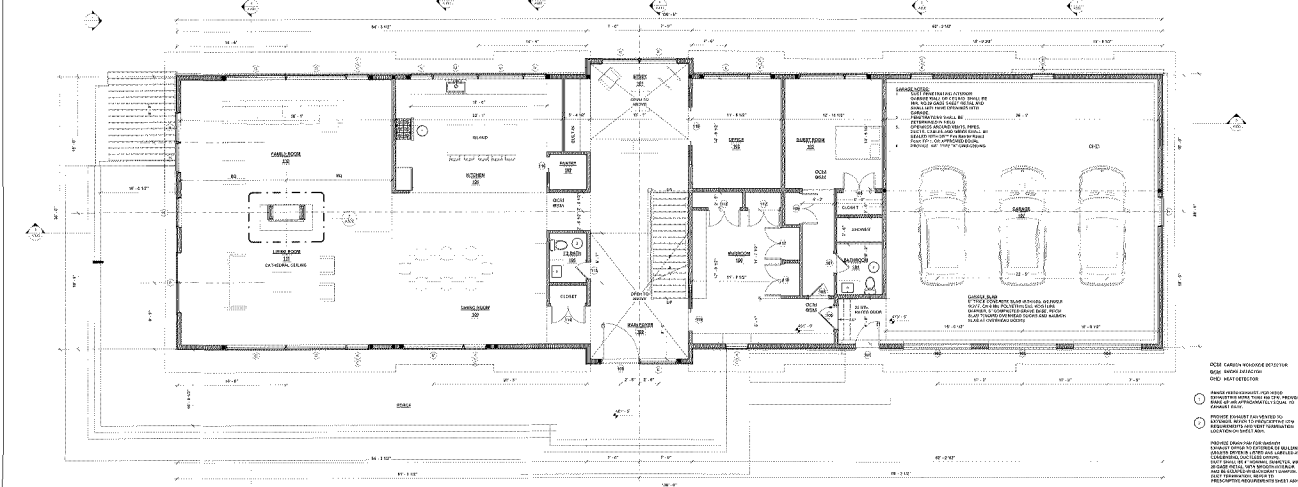
X203







**BASEMENT FLOOR**  
 1/8" = 1'-0"



**1ST FLOOR**  
 1/4" = 1'-0"

**PROJECT NAME**  
 SINGLE FAMILY HOUSE

**PROJECT ADDRESS**  
 1000 W. 10th Street  
 Yorkton, Saskatchewan

**DATE**  
 2023-10-27

**SCALE**  
 1/4" = 1'-0"

**PROJECT NO.**  
 A101

**DESIGNED BY**  
 M. J. P. Architects

**DRAWN BY**  
 M. J. P. Architects

**CHECKED BY**  
 M. J. P. Architects

**APPROVED BY**  
 M. J. P. Architects

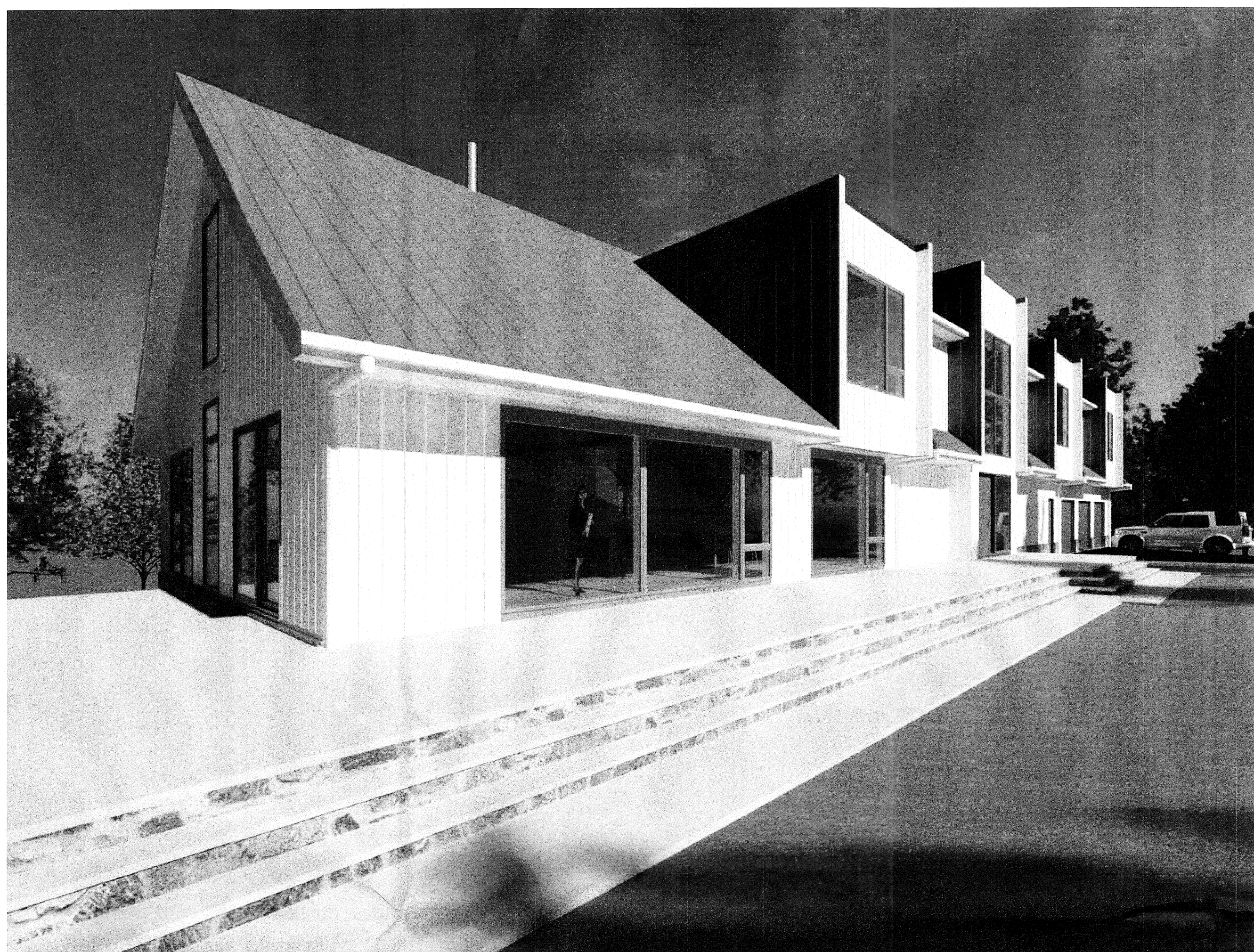
**PROJECT DESCRIPTION**  
 SINGLE FAMILY HOUSE

**PROJECT LOCATION**  
 1000 W. 10th Street  
 Yorkton, Saskatchewan

**PROJECT STATUS**  
 PRELIMINARY

**PROJECT CONTACT**  
 M. J. P. Architects  
 1000 W. 10th Street  
 Yorkton, Saskatchewan  
 S4N 1A1  
 Tel: (306) 783-1111  
 Fax: (306) 783-1112  
 www.mjp.ca

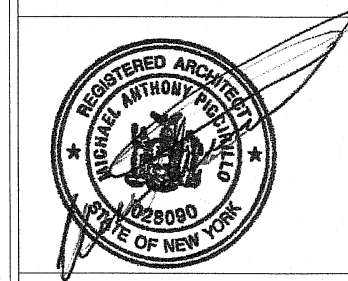




NO.	DATE	ISSUE
1	5/23/23	60% SET
2	6/13/23	ARB
3	7/10/23	ARB

PROJECT NAME:  
SINGLE FAMILY  
HOUSE

PROJECT ADDRESS:  
1 GUION ROAD  
NORTH CASTLE, NY



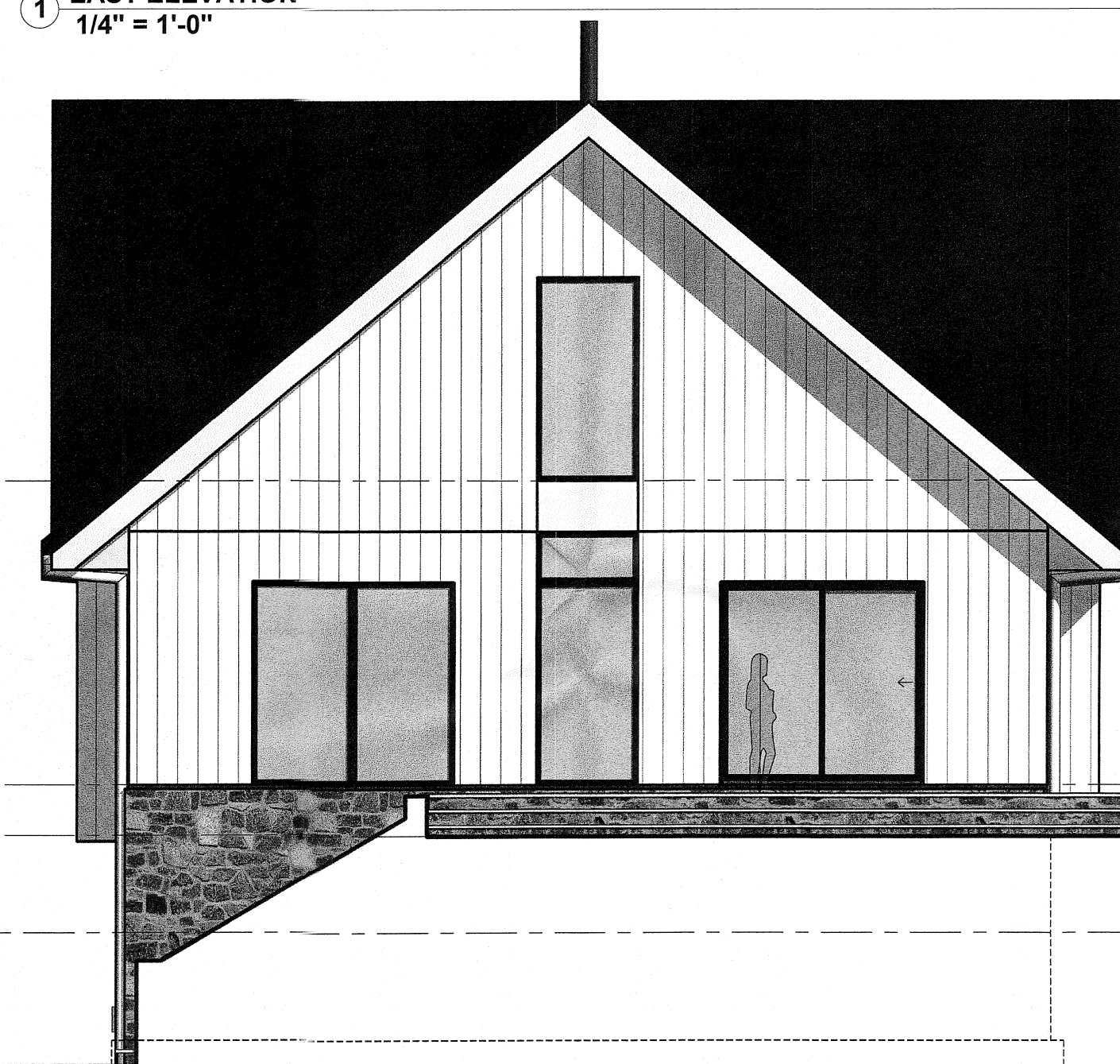
MICHAEL A. PICCIRILLO, AIA  
345 KEAR STREET, SUITE 203  
YORKTOWN HEIGHTS, NY 10598  
TELEPHONE: 914-368-9838  
FACSIMILE: 914-368-9839  
michael@mpiccirilloarchitect.com  
www.mpiccirilloarchitect.com

PERSPECTIVES

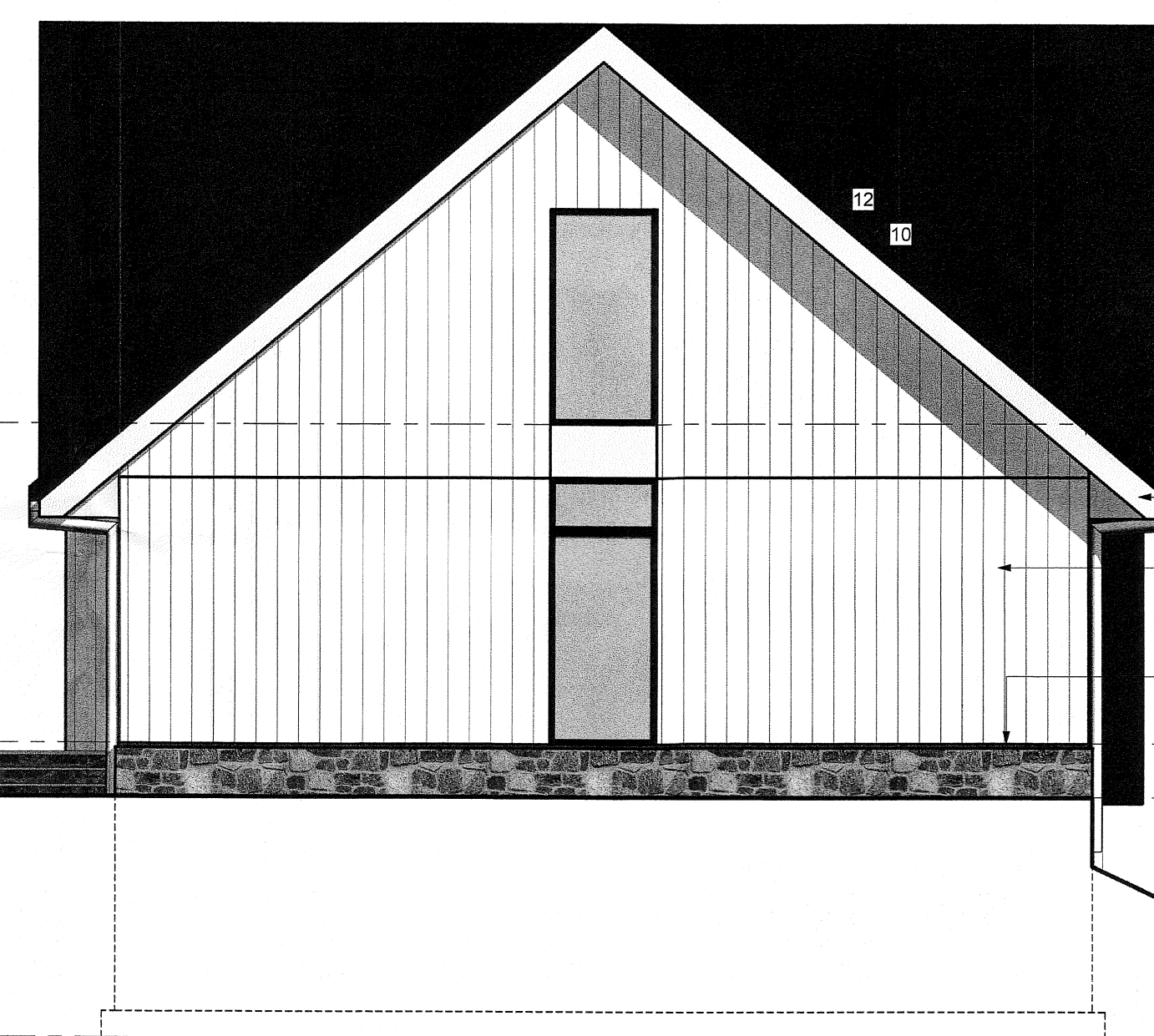




1 EAST ELEVATION  
1/4" = 1'-0"



4 SOUTH ELEVATION  
1/4" = 1'-0"



2 NORTH ELEVATION  
1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

	MATERIAL	COLOR
	HARDIE ARTISAN SQUARE CHANNEL, 6" EXPOSURE, VERTICAL INSTALLATION	WHITE
WALL FINISH	STANDING SEAM METAL	BLACK
	THIN STONE VENEER	MIX: GREYS, BLACK, NATURAL TONES
	QUARTZITE, CASTLE ROCK STYLE	
ROOF	STANDING SEAM METAL	BLACK
TRIM	PVC	WHITE
SOFFIT	PVC	WHITE
GUTTERS	ALUMINUM BOX STYLE	WHITE
LEADERS	ALUMINUM SQUARE	BLACK/WHITE
WINDOWS	ALUMINUM	BLACK
CASING	NON	

AVERAGE GRADE  
479'-11.38"

- STANDING SEAM METAL ROOF
- PVC TRIM
- FIBER CEMENT SIDING
- ALUMINUM LEADER
- PVC FASCIA AND ALUMINUM GUTTER
- ALUMINUM LEADER
- FIBER CEMENT SIDING
- THIN STONE VENEER

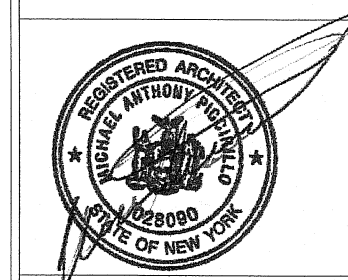


3 WEST ELEVATION  
1/4" = 1'-0"

Nr	DATE	ISSUE
1	5/23/23	95% SET
2	6/13/23	ARB
3	7/19/23	ARB

PROJECT NAME:  
SINGLE FAMILY HOUSE

PROJECT ADDRESS:  
1 GUION ROAD  
NORTH CASTLE, NY

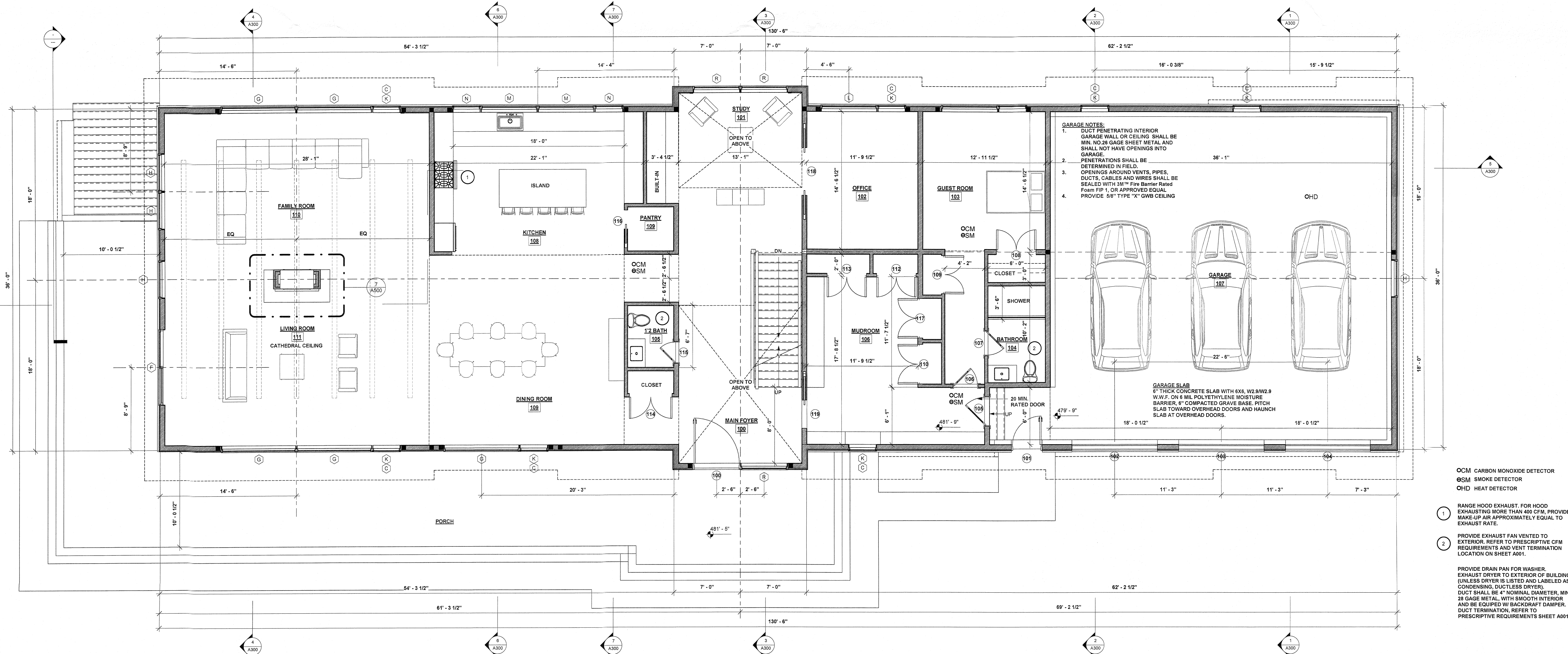
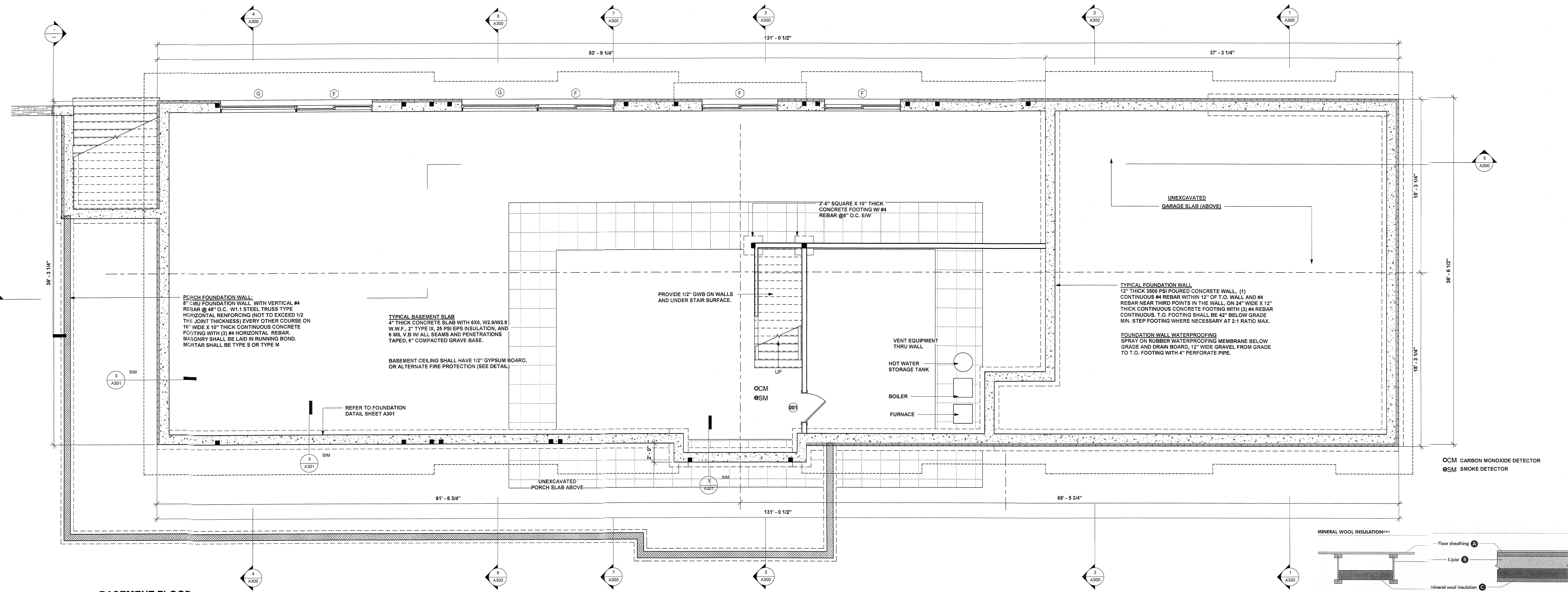


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michael@mpiccirilloarchitect.com  
www.mpiccirilloarchitect.com

ELEVATIONS



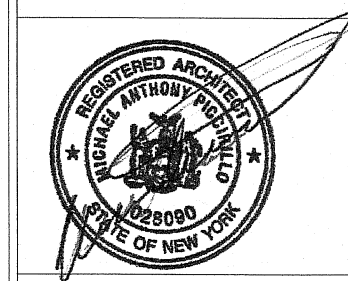
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NO.	DATE	ISSUE
1	5/23/23	95% SET
2	6/13/23	ARB
3	7/19/23	ARB

**PROJECT NAME:**  
SINGLE FAMILY HOUSE

**PROJECT ADDRESS:**  
1 GUION ROAD  
NORTH CASTLE, NY

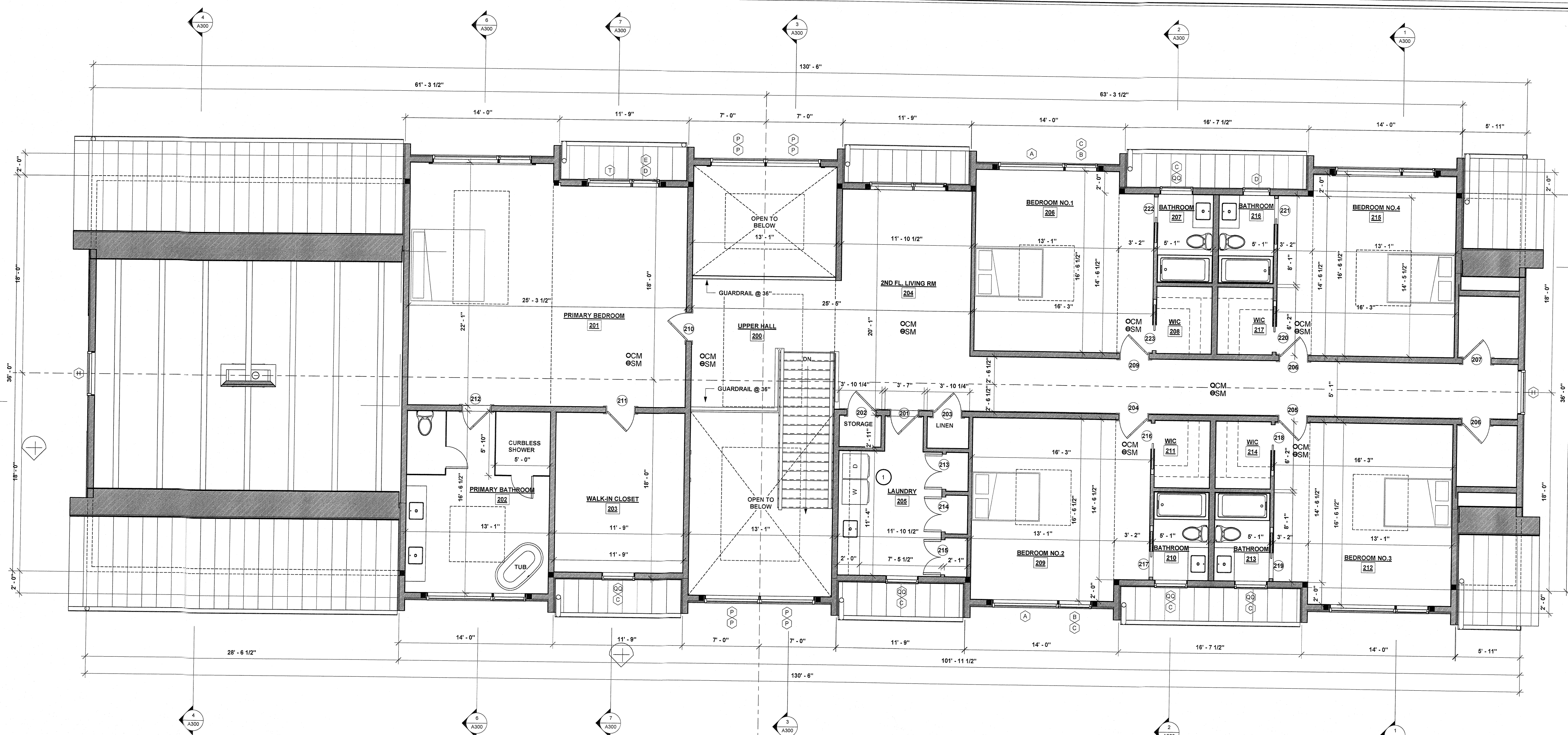


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**BASEMENT/  
1ST FLOOR  
PLAN**

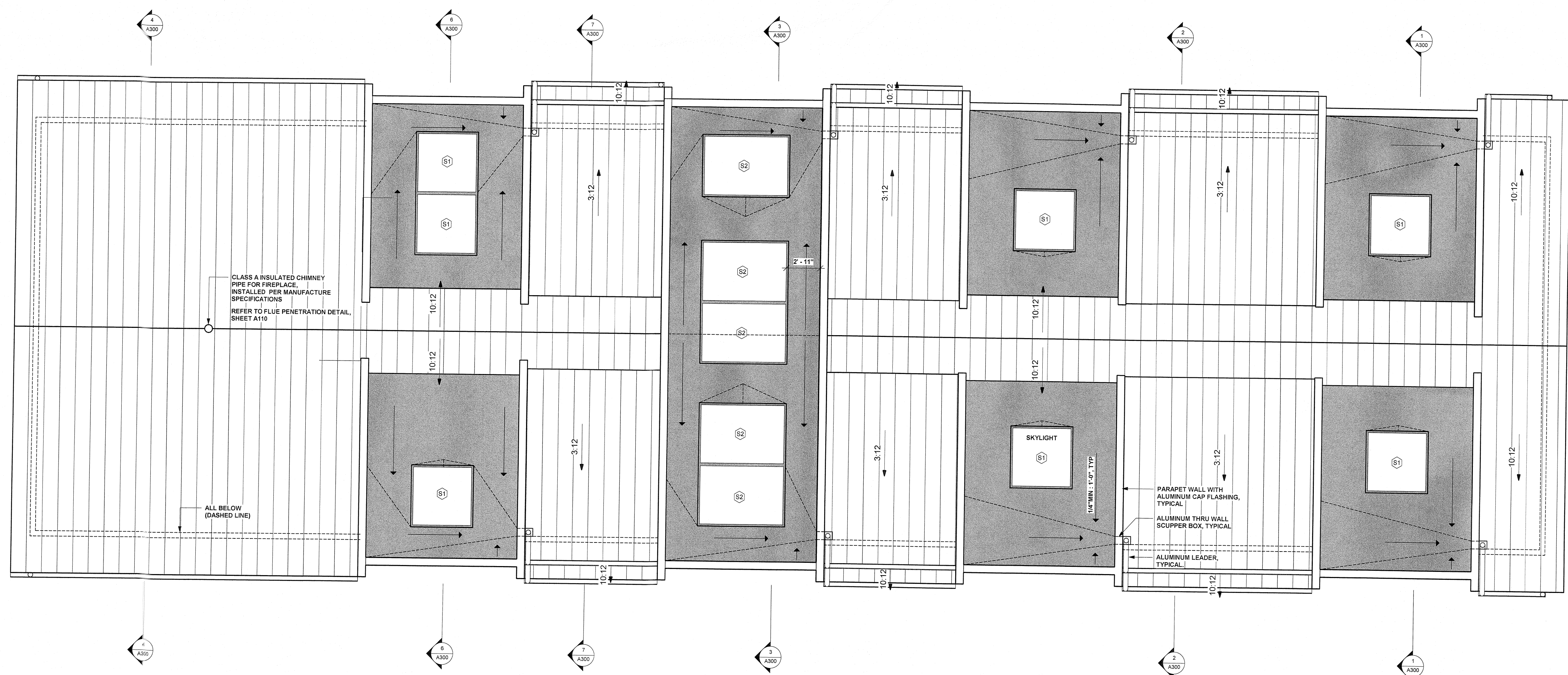
**A101**





1 2ND FLOOR  
1/4" = 1'-0"

- OCM CARBON MONOXIDE DETECTOR
- GSM SMOKE DETECTOR
- 1 PROVIDE DRAIN PAN FOR WASHER EXHAUST DRYER TO EXTERIOR OF BUILDING (UNLESS DRYER IS LISTED AND LABELED AS CONDENSING, DUCTLESS DRYER). DUCT SHALL BE 4" NOMINAL DIAMETER, MIN 28 GAUGE METAL WITH SMOOTH INTERIOR AND BE EQUIPPED W/ BACKDRAFT DAMPER. DUCT TERMINATION REFER TO PRESCRIPTIVE REQUIREMENTS SHEET A001.



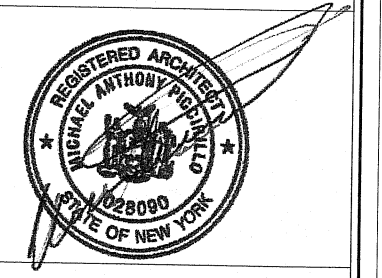
2 ROOF  
1/4" = 1'-0"

- EPDM. REFER TO SHEET A110 FOR SPECIFICATIONS
- PROVIDE SHOP DRAWINGS FROM EPDM ROOF INSTALLER SHOWING TAPERED INSULATION PITCH AND THICKNESS. COORDINATE SKYLIGHT CURB HEIGHTS WITH TAPERED INSULATION HEIGHTS. MAINTAIN SAME HEIGHT FOR ALL CURBS.
- ALUMINUM STANDING SEAM
- STANDING SEAM METAL ROOF: (PROVIDE MANUFACTURER COLOR CHIP SAMPLES OF BLACK AND GREYS)  
24 GAUGE HIGH STRENGTH GALVALUM STEEL, A2  
30 OR AZ55 COATING, PREMIUM MCA CERTIFIED PAINT SYSTEM, MATTE BLACK COLOR, 1 1/2" SEAM HEIGHT, CONCEALED CLIP FASTENING SYSTEM, 10" COVERAGE  
UL 790 CLASS A FIRE RESISTANCE RATING, UL 2218 CLASS 4 HAIL IMPACT RESISTANCE, UL 580 CLASS 90 UPLIFT TEST RATING  
SUBMIT SPECIFICATION FOR APPROVAL AND PROVIDE COLOR MATERIAL SAMPLE
- GUTTERS:  
8" ALUMINUM BOX STYLE GUTTER W/ 4"x5" PLAIN SQUARE ALUMINUM DOWNSPOUT.

No.	DATE	ISSUE
1	5/23/23	90% SET
2	6/13/23	ARB
3	7/19/23	ARB

PROJECT NAME:  
**SINGLE FAMILY HOUSE**

PROJECT ADDRESS:  
1 GUION ROAD  
NORTH CASTLE, NY



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