

Catherine Martone, Chair
Christian Larson
Kayte Handler



Ida Wiggins
Mary Ellen O'Brien
Nicole Mandra

**CITY OF PEEKSKILL
HISTORIC AND LANDMARKS PRESERVATION BOARD**

MINUTES (unapproved)

February 23, 2023

Full video/audio of meeting available

The Historic and Landmarks Preservation Board (the “Board” or “HLPB”) held a meeting on February 23, 2023 at 7:30 pm at City Hall in Council Chambers. Members present: Catherine Martone, Kayte Handler, Ida Silver Wiggins, Nicole Mandra and Mary Ellen O'Brien. Applicants and City of Peekskill Planner were also in attendance.

Catherine Martone called the meeting to order at 7:35 P.M.

I. ACCEPTANCE OF MEETING MINUTES

A motion made by Member O'Brien and seconded by Member Wiggins to adopt the minutes from the December 1, 2022 meeting garnered unanimous support.

A motion made by Member O'Brien and seconded by Member Mandra to adopt the minutes from the January 26, 2023 meeting garnered unanimous support.

II. APPLICATIONS

Applicant	PT Work Physical Therapy
Occupant	PT Work Physical Therapy
Address	216 S Division Street
Owner	Paul Guillaro
SBL	33.37-4-6
RE:	Certificate of Appropriateness review of signage in commercial storefront on the edge of Downtown Historic District.

Rodas Printing represented the Applicant for signage at the corner commercial space, 216 South Division Street and 2nd Street, and demonstrated visually the sign text at three different heights: 10, 12 and 15 inches. The Board expressed favor toward 10” but settled on 12” and made it a condition of approval.

The Board discussed the other part of the application, which was originally vinyl, frosted signage window decals, blocking view into the commercial space to provide privacy to the clients. The second submission shows an elimination of the frosted glass and the proposed window decals covering a much smaller portion of the windows. The decals are proposed to have white text with a grey outline to match colors on the building.

A motion made by Member O'Brien and seconded by Member Wiggins to approve a COA with conditions for this project garnered unanimous support.

Applicant	Adbab Nawaz
Occupant	Puff Puff Don't Pass Smoke Shop
Address	1014 Park Street/2 Bank Street
Owner	Tom Mannino
SBL	33.30-1-2
RE:	Certificate of Appropriateness review for signage of retail storefront in Downtown Historic District

Rodas Printing represented the Applicant for retail signage at 2 Bank Street/1014 Park Street. The new proposal showed a different font, no emoji graphics and two lines of text. The Board discussed the actual colors being represented as the shade shows up differently digitally versus on hard copies of the application. The Board also noted that internal lighting is not allowed for signs in the Downtown Historic District and asked the Applicant to use backlit lighting instead. Due to the change, the colors were discussed further and both the applicant and the Board settled on a color darker than the original green proposed. Backlit lighting and the use of Forest Green and True Red in the signage text were the two conditions the Board required for approval.

A motion made by Member Handler and seconded by Member Mandra to approve a COA with conditions for this project garnered unanimous support.

Applicant	Marco Mandra
Occupant	n/a
Address	13 Bank Street
Owner	Olger C. Quituisaca
SBL	33.30-2-12
RE:	Certificate of Appropriateness review to build a new four-story addition to rear of existing historic diner and provide five new dwelling spaces and extended indoor dining space in the Downtown Historic District

Board Member, Nicole Mandra, recused herself from the discussion of the pending project at 13 Bank Street.

Applicant, Marco Mandra, presented the project, which is an amendment to a previously approved application for a COA to build a two-story building directly behind and on the same parcel as the historic Prime Diner. The new proposal will not have the original outdoor seating component and instead add 12 more seats indoors for the diner, plus two more stories to the building and 5 new apartments in total. All colors of the proposal are the same as the original except that the cornice is now solid red, matching the red of the diner façade.

The Board questioned the height of the building and noted that a building of that height does not fit with the historic character of that particular section of Downtown, noting that most structures on Bank Street are low-level. It was also noted that the historic nature of said neighborhood is not necessarily defined, and that it abuts areas with tall buildings and various historic styles represented. It was suggested to the Applicant that the design be three stories instead of four and that it be ascertained whether an elevator is needed. Another option offered would be to add more than one color to the cornice, perhaps the grey used on the Diner façade. The Applicant agreed to consider the changes suggested and also inquired as to whether providing design renderings from different vantage points would help in the decision process.

A motion made by Member O'Brien and seconded by Member Wiggins to table this application until more information can be provided garnered unanimous support.

Applicant	Gricelda Andrade
Occupant	Paeteria Michoacana
Address	4 Bank Street
Owner	Peekskill Properties Inc
SBL	33.30-2-12
RE:	Certificate of Appropriateness review for proposed paint colors at retail storefront in Downtown Historic District

Applicant Gricelda Andrade presented the application for 4 Bank Street to paint their storefront a chosen shade of both green and purple. It was noted that this building is the same one that faces both the west side of Bank Street and the southern facing side of Park. According to the Applicant, the Owner of the building has instructed individual store owners to paint and amend their facades as they see fit, with the result of making the building non-uniform in appearance. It was noted that the owner should be contacted about the various paint projects that have occurred on the building and suggested that the unifying wooden band that wraps around the whole building be painted white. In turn, storefront renters can paint their facades below the band using colors in keeping with historic design.

The Applicant maintained a desire to painting using a multi-color scheme so as to mimic the playfulness of the products sold there, namely ice cream and *paletas*, but was asked to seek out the offerings of paint manufacturers that often include historic color palettes. It was also suggested that the colors be chosen to match the previously approved sign that hangs above the façade.

A motion made by Member O'Brien and seconded by Member Mandra to table this application until more information can be provided garnered unanimous support.

Applicant	Star Sign and Graphics Inc
Occupant	Alina Rendina (Wellness Central)
Address	939 Central Ave
Owner	Joseph Rendina
SBL	33.29-6-12
RE:	Certificate of Appropriateness review for signage of second floor commercial space in Downtown Historic District

The Applicant was not present but the Board reviewed the 28"x18" projection wall sign with black and met gold vinyl colors on metal decorative bracket, with Aerial Regular font and custom logo, for a second floor commercial space above the building entrance door. The Board were pleased with the style and color scheme of the sign.

A motion made by Member Mandra and seconded by Member Wiggins to approve a COA for this project garnered unanimous support.

III. MEETING ADJOURNMENT

A motion to made by Member Mandra and seconded by Member Wiggins to adjourn the meeting at 9:06pm garnered unanimous support.