



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

MINUTES

April 27, 2023

Full video/audio of meeting available

The Historic and Landmarks Preservation Board (the “Board” or “HLPB”) held a meeting on April 27, 2023 at 7:30 pm at City Hall in Council Chambers. Members present: Kayte Handler, Ida Silver Wiggins, Mary Ellen O'Brien, Christian Larson and Nicole Mandra. A City of Peekskill Planner was also in attendance.

Kayte Handler called the meeting to order at 7:33 P.M.

I. ACCEPTANCE OF MEETING MINUTES

A motion made to accept the meeting minutes from February 23, 2023 made by Member O'Brien and seconded by Member Wiggins garnered unanimous support.

II. APPLICATIONS

Applicant	Marco Mandra
Occupant	various
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 in the Downtown Historic District.

Member Mandra recused herself from discussion and/or voting for this project.

Architect Marco Mandra represented the project and presented amendments to the previous submission including drawings of the building proposed with height reduced by 3'. He also presented a map of the Downtown District showing where buildings of comparable height and number of stories were built and the building from various vantage points, showing the surrounding and adjacent building heights and general character.

There was disagreement on whether the building fits the character of the District and of Bank Street itself and speculation as to what will happen on Bank Street in the future in terms of development. Arguments were made on both sides with it noted that the HLPB does have the power to limit height per the Peekskill Zoning Code based on the height of adjacent buildings but the Board must be able to substantiate the action. It was also noted that the Board's purview also extends to seeking compatibility of projects to existing and historic conditions.

Some discussion was given to how the Applicant could keep four stories but design the building in such a way that the top story is less prominent, maybe set back more from the façade, or features could be incorporated to break the rhythm of the building as designed; the all red (solid color) cornice could include some accents that would make the appearance of the top of the building less “bulky.”

A motion to table the discussion of this application made by Member O’Brien and seconded by Member O’Brien garnered unanimous support.

Applicant	Marcel Dumnici
Occupant	Dovetail Midwork LLC
Address	1012 Park Street
Owner	1012 Park Street LLC
SBL	33.30-1-11
RE:	Certificate of Appropriateness review to paint exterior of two-story mixed use building in Historic District.

Applicant Marcel Dumnici presented an application for façade improvements and signage, half of which has already been completed. He passed out hard copies of his application with additional materials, showing the building as it would appear at full paint out.

Dumnici noted that he is seeking to replace the door to the façade but the change would be in kind and it was determined that a COA for the change would not be necessary. The colors presented for the façade, White-winged Dove (BM 1457) and Wrought Iron (BM 2124-10), although considered attractive were noted as not necessarily reminiscent of an historic color scheme, although the Applicant described them as “modern historical.” The Board considered choosing another color to replace the white but settled on the proposed colors. The Board also showed positive support for the proposed signage.

The Board requested that the window trim on the eastern-facing wall be painted Wrought Iron. This was presented as the only condition of COA approval.

A motion to approve a conditional COA for this application made by Member Mandra and seconded by Member Larson 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

The Applicant was not present but the Board discussed the colors chosen as a result of ongoing discussion with the applicant, lighter versions of their original choices, namely Benjamin Moore Heather Field and Cushing Green.

The Applicant has previously agreed to paint the door and window trim silver but it was unclear as to where the chosen green and purple shades would be painted, especially since there will not be much room left for additional colors after aforementioned trim is painted. The Board asked that the Applicant provide some large paint samples at the storefront itself and/or some other means of displaying where the two colors will be placed, stating that it is difficult to make a decision without the visual effect.

The Board asked that the current sign be centered in the space it is now hanging although it was unclear whether or not that request can be a condition of approval. One condition of approval will be to ask the store owner to reduce the amount of signage covering the window down to 10%, which is the percentage allowed by code.

A motion to table the discussion of this application made by Member Mandra and seconded by Member Larson garnered unanimous support.

Applicant	Joseph Thompson
Occupant	Kathleen's Tea Room/various
Address	979 Main Street
Owner	VcBridgewater, Inc.
SBL	33.29-4-15
RE:	Certificate of Appropriateness review for Construction of a new 3-story mixed-use building with 2 apartments and commercial storefront in Downtown Historic District

Architect Joe Thompson presented the application for a 3-story mixed use building replacing the recently demolished Kathleen's Tea Room. He described the reasoning behind the proposed appearance of the building, which is designed to be compatible with other historical buildings in the District but has details that distinguish it somewhat; namely, a historical multi-color scheme that reflects the colors of the former tea room. Other design features proposed are the prominent cornice, diamond patterns on the façade of the building, and special transom design, lending the building overall distinctive character.

The Board was in praise of the project and the design of the building and had several questions about the design features as well as the pocket park depicted in the presentation, that the City has recently approved. It was noted that the original building in the location was one-story but had a prominent cornice like the current design, and that the height of the building proposed is compatible with the original character of the street. It was also noted that the building skin will be a modern synthetic material that withstands the usual wear caused by the elements. Regarding lighting, the Board was satisfied with that which was presented to be over the front and side first floor elevations of the building. The Applicant noted that a photometric analysis of the lighting effect as proposed could be presented as part of the Site Plan Approval process.

The Applicant noted that the signage will be presented in a COA application at a future date.

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

Applicant	Itsa Aravena
Occupant	Terra Dulce by permission of City of Peekskill
Address	1050 Park Street (1049 Main Street, Terra Dulce Bakery)
Owner	City of Peekskill
SBL	33.30-2-3
RE:	Certificate of Appropriateness review for installation of an outdoor dining area and structure.

The Applicant Itsa Aravena presented a proposal for a new outdoor dining area and pergola just adjacent to the bakery at 1049 Main Street. The board discussed the two colors of the structure proposed, Mushroom and Mahogany, having trouble seeing the actual color of the latter due to the quality of it as it appears printed out and on screen. The Board concluded that the color chosen for the structure should match the signage and trim details of the building adjacent (1049 Main Street) and made this a condition of COA approval.

The Board discussed the project with the Applicant, specifically the design of the tables, the decision to place the pergola and planters into the pedestrian area of the sidewalk, and wondered if the structure and tables will be secure.

The Board asked that the planters proposed be a lighting color, which may require a different material to be used. Another condition of approval was the requirement that the planters be filled with living vegetation year-round (a combination of deciduous and evergreen plantings) and be regularly maintained. Before a COA can be issued, the Applicant has been asked to provide examples of the other planters that could be used and the Board can determine which best suits the District and location.

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

III. MEETING ADJOURNMENT

A motion made to adjourn the meeting made by Member O'Brien and seconded by Member Wiggins garnered unanimous support. The meeting ended at 9:29pm.