

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

MINUTES

July 13, 2023

Full video/audio of meeting available

The Historic and Landmarks Preservation Board (the “Board” or “HLPB”) held a meeting on July 13, 2023 at 7:30 pm at City Hall in Council Chambers. Members present: Ida Silver Wiggins, Mary Ellen O’Brien, Christian Larson and Kayte Handler. A City of Peekskill Planner was also in attendance.

Atticus Lanigan, Planner, called the meeting to order at 7:32 P.M.

I. ACCEPTANCE OF MEETING MINUTES

The Board could not vote to accept the meeting minutes from June 22, 2023 as a quorum of those who attended the meeting were not attendance.

II. APPLICATIONS

Applicant	Gricelda Andrade
Occupant	Paleteria Michoacana
Address	4 Bank Street
Owner	Peekskill Properties Inc
SBL	33.30-1-12
RE:	Certificate of Appropriateness review for proposed paint colors at retail storefront in Downtown Historic District

The Applicant for this project was not in attendance but the Board discussed new material submitted prior to the meeting, namely a depiction of the color scheme as proposed by the Applicant. The Board showed concern over maintaining a similar color scheme and compatibility with the rest of the building at that address.

A motion made by Member O’Brien and second by Member Larson to approval the application to paint at 4 Bank Street garnered three votes of approval and one abstention. Planner agreed to talk further with the Applicant to figure out how they can proceed with having color at the storefront but remaining in some continuity with the rest of the building.

Applicant	Marco Mandra
Occupant	Lilly of the Valley Florist/various
Address	810 South Street
Owner	Mary Foster
SBL	33.29-5-7
RE:	Certificate of Appropriateness re-review of replacement of storefront, specifically a new canopy design.

Architect Marco Mandra represented the owner at 810 South Street, where work proceeded with the canopy of the entrance way in a way not previously approved by the HLPB. Mandra explained

the structural and aesthetic reasons for the change and presented the plans for a visual explanation. The Board did not see any issue with the major amendment, which would be a substantial pitch change of the canopy from the flat roof originally proposed.

A motion made by Member Wiggins and seconded by Member Larson to accept the amendment to the plans and proposed construction of the façade canopy garnered unanimous support.

Applicant	Marco Mandra
Occupant	Taco District
Address	20 N Division
Owner	Hever Palacios
SBL	33.29-4-5
RE:	Certificate of Appropriateness review to replace the existing storefront with a reconfigured façade and signage in the Downtown Historic District.

Architect Marco Mandra represented the owner at 20 N Division where a new storefront façade is being proposed. He described the existing as in poor repair and also explained that the interior of the first floor of the building is in such a state that complete renovation was required. The design chosen for the new façade is inverted compared to its current state, giving the interior more space. The colors have been changed (the Applicant presented samples of the proposed choices) and one of the doors was eliminated.

Mandra also described the signage, which was included in the application. The letters will be 12” tall silver Century Gothic text in all capitals. There will LED lights under canopy to illuminate the letters as well as lights at the entryway and sconces.

The second floor of the building will remain untouched with the exception of a rehabilitation to the double hung windows in the center. The brickwork in the entire façade will remain untouched.

A motion made by Member Larson and seconded by Member Wiggins to accept proposed façade renovation and signage garnered unanimous support.

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 the rear of existing historic diner and provide five new dwelling spaces in the Downtown Historic District.

Architect Marco Mandra represented the owner at 13 Bank Street. He noted that, since last review by the Board, the cornice has been changed to grey in an attempt to soften the appearance of the façade and attempted to show how the building proposed blends with the overall character of the Downtown District. Mandra presented historical images showing tall buildings in the previous landscape of Peekskill and an historic aerial map of Bank Street with multi-story buildings depicted there. Based on this research it was noted that Bank Street, as it currently is, is out of historical character.

Mandra also presented a petition of 26 names gathered from those in the district, some of which are building owners on Bank Street. In addition, three letters sent to the Board in support of the

project were read by Chairperson Handler, making them a matter of record.

Board members had differing opinions on the capability of a four-story building on Bank Street. It was noted that the building height proposed is out of character with the rest of the street and that it is within the purview of the Board to restrict height if adjacent buildings do not have the same number of stories or height in feet. Despite this the Board also conceded that there is a distinct possibility that in the future, the proposed height will be an appropriate fit for Bank Street.

A motion made by Member Larson and seconded by Member O'Brien to approve the application for a 4-story building addition at 13 Bank Street garnered three votes of approval and one abstention. More discussion of the project ensued. A second motion to approve the application made by Member Larson and second by Member O'Brien 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 8:48pm.