

Minutes of the Special Meeting
Of the Board of Trustees of the
Village of Larchmont, N.Y.
held on Monday, October 26, 2020

The Board of Trustees held this meeting via Zoom with Mayor Walsh calling the meeting to order at 5:01 PM. Instructions to join the meeting were published on the Village website calendar.

PRESENT: Mayor Lorraine Walsh
Trustees Carol Casazza Herman
Peter Fanelli
Malcolm Frouman
Sarah Bauer

On motion of Trustee Bauer, Seconded by Trustee Frouman, and unanimously carried, the following resolution was adopted:

The Village Board, upon the advice of its Advisory Committee, hereby approves the design/architecture for the Elk Homes (Centro) improvements depicted on the latest drawings and specifications which have been presented to the Board's Advisory Committee and the Board. The identifying list of these drawings and specifications shall be attached (Attachment A) to this resolution and be a part hereof.

This approval stipulates that issuance of the building permits, except for demolition and foundation permits, for the building is conditional upon the Advisory Committee informing the Board that the materials to be used have been resolved in a reasonably satisfactory manner.

This approval contemplates that the items listed in Attachment B are of particular concern to the Board and that the Board expects, and the applicant agrees, that the applicant shall work in a collaborative manner with the Advisory Committee and the Board to achieve a mutually satisfactory resolution.

If any modifications are made to the design as approved either before or after the issuance of the building permit, such modifications shall be submitted by the applicant to this Board to determine if such changes are material in nature. If such changes are determined to be material, then such changes must be approved by the Board before they may be implemented by the applicant.

Attachment A - 19 Drawings attached

Palmer Elevation dated 10-19-2020, computer rendering
Chatsworth Elevation dated 10-19-2020, computer rendering
Vanderburg Elevation dated 10-19-2020, computer rendering
Pedestrian Passage 1 dated 10-19-2020, view from across
Chatsworth Avenue
Pedestrian Passage 2 dated 10-19-2020, view from Chatsworth
sidewalk

RESOLUTION

Approve
Design/Architecture
Elk Homes
Centro
108-114
Chatsworth Ave.

Pedestrian Passage 3 dated 10-19-2020, view down passage from Chatsworth sidewalk Pedestrian Passage 4 dated 10-19-2020, view from municipal lot on Wendt Avenue

Wendt Elevation dated 10-19-2020, computer rendering

Facade Perspective dated 10-19-2020, Chatsworth facade computer rendering

Sidewalk View dated 10-19-2020, Chatsworth view computer rendering

Site Plan dated 10-19-2020

Roof Plan dated 10-19-2020

Chatsworth Avenue Elevation dated 10-19-2020, elevations marked

Vanderburg Avenue Elevation dated 10-19-2020, elevations marked

Wendt Avenue Elevation dated 10-19-2020, elevations marked

Palmer Avenue Elevation dated 10-19-2020, elevations marked

Materials dated 10-19-2020

Landscape Plan - Ground Floor dated 10-19-2020

Landscape Plan - Roof dated 10-19-2020 Attachment B

The following list of items presented and discussed with applicant, currently remain open and unresolved.

Applicant and PE design team have agreed to develop their proposal further and address our comments relating to items below.

1. **Chatsworth facade** - Study in color, pattern, or some other way to break up relentless facade.
2. **Canopy/ Main Entry** on Chatsworth Avenue
3. **Coping** projection on Chatsworth Avenue
4. **Pedestrian walkway:** Design in progress; Full details requested {i.e. lighting, ceiling finishes, path/paving, mechanical scope to be clarified, ventilation grilles - treatment, brick wall patterning
5. **South Elevation** - Wendt Avenue Facade.
Applicant/PE design team was encouraged to further explore framing of the proposed windows/ masonry detailing
6. **Parking garage** - Wendt Avenue Facade. Garage wall remains unresolved; Applicant/PE design team exploring alternate design options
7. **Brick** - One sample presented to date. Applicant/PE design team was encouraged to further explore range of color variation, including possibility for additional accent color. Large scale mock-up at the site will be required for approval
8. **Brick pattern** (checkered pattern shown as place holder) on East and West elevations. Applicant/PE design team exploring alternate design options

9. **Wood soffit** spec/detail. - One sample presented to date. Applicant/PE design team was encouraged to further explore range of color variation and detailing of proposed solution.
10. **Metal** - One sample presented to date. Applicant/PE design team was encouraged to further explore range of color variation and present a larger scale metal sample/spec's and details for discussion.
11. **Glass** - Window glazing, Balcony glazing- Not discussed yet. Applicant/PE design team will be asked to furnish spec and color samples
12. **Mechanical equipment** - Roof. Applicant/PE design team to provide dimensions of proposed mechanical equipment and explore solution for screening of visible equipment.
13. **Landscaping** - Applicant/PE design team to present drawings reflecting full scope of proposed green areas discussed to date.
14. **Window and Door**. Source/mfg - Not discussed yet. Applicant/PE design team will be asked to furnish full specifications, jamb details and color sam

