



**VILLAGE OF MAMARONECK
BOARD OF ARCHITECTURAL REVIEW
MEETING MINUTES
Tuesday, September 2, 2025, 7:30 PM
Courtroom, 169 Mt. Pleasant Avenue, Mamaroneck, NY**

These are intended to be “Action Minutes”, which primarily record the actions voted on by the Board of Architectural Review on September 2, 2025.

PRESENT: Larry Cohen, Chair
Larry Gutterman
Ivonne Levin
Kristian Fonss
Curbie Cohen

STAFF: Brittanie O’Neill – Land Use Board Coordinator

Chair Cohen pointed out the fire exits and asked that everyone turn off their cell phones.

OPEN MEETING & ATTENDANCE

1. APPROVAL OF MINUTES

- A. The Board reviewed the minutes from the meetings held on June 17, 2025 and July 1, 2025.

On motion of Mr. Gutterman, seconded by Mr. Fonss and carried, the Board adopted the June 17, 2025 minutes

*Ayes: Mr. Gutterman, Mr. Fonss, Ms. Levin, Chair Cohen, and Ms. Cohen
Nays: None*

On motion of Ms. Levin, seconded by Ms. Cohen and carried, the Board adopted the July 1, 2025 minutes

*Ayes: Ms. Levin, Ms. Cohen, Mr. Gutterman, Chair Cohen, and Mr. Fonss
Nays: None*

2. PUBLIC MEETING

A. 134 Center Avenue

Signarama proposes a new sign for Community Resource Center.

- Connor Elliott, Signarama appeared and presented the proposed sign to the Board.

On motion of Mr. Gutterman, seconded by Mr. Fonss, the Board approved the project at 134 Center Avenue.

***Ayes: Mr. Gutterman, Mr. Fonss, Chair Cohen, Ms. Cohen, and Ms. Levin
Nays: None***

B. 207 N Barry Avenue

Kelly F. Faloon R.A, proposes to enclose the front porch to add full bathroom, rear mud room and extend family room.

- Kelly Faloon, R.A. appeared and presented the proposed project to the Board.

On motion of Chair Cohen, seconded by Ms. Levin, the Board approved the project at 207 N Barry Avenue.

***Ayes: Chair Cohen, Ms. Levin, Mr. Gutterman, Mr. Fonss, and Ms. Cohen
Nays: None
Excused:***

C. 610 & 611 Fayette Avenue

SSA & Awnings proposes new signs for United Door.

- The representative for SSA & Awnings appeared and presented the proposed signs to the Board.

On motion of Mr. Fonss, seconded by Ms. Cohen, the Board approved the project at 610 & 611 Fayette Avenue.

***Ayes: Mr. Fonss, Ms. Cohen, Ms. Levin, Mr. Gutterman, and Chair Cohen
Nays: None***

D. 825 Orienta Avenue

Paul D. Endres P.E. proposes a two-story addition to the existing single-family home, and a single-story addition to the existing attached garage. Landscaping and storm water improvements are also proposed.

- Anne Fougeron R.A. appeared and presented the proposed project to the Board.

On motion of Mr. Gutterman, seconded by Chair Cohen, the Board approved the project at 825 Orienta Avenue.

***Ayes: Mr. Gutterman, Chair Cohen, Ms. Levin, Ms. Cohen and Mr. Fonss
Nays: None***

E. 871 Port Drive

Virginia K. Piccootta R.A. proposes a first floor rear addition to expand the kitchen and two second floor dormers.

- Virginia Piccootta R.A. appeared and presented the proposed project to the Board

On motion of Mr. Gutterman, seconded by Ms. Cohen, the Board approved the project at 871 Port Drive.

***Ayes: Mr. Gutterman, Ms. Cohen, Chair Cohen, and Ms. Levin
Nays: None
Abstained: Mr. Fonss***

3. ADJOURN MEETING

On motion of Mr. Fonss and seconded by Chair Cohen, the meeting was adjourned.

***Ayes: Mr. Fonss, Chair Cohen, Ms. Levin, Ms. Cohen, and Mr. Gutterman
Nays: None***

PLEASE BE ADVISED, that the next Meeting of the Board of Architectural Review for the Village of Mamaroneck is scheduled for September 18, 2025, at 7:30 P.M. in the Courtroom in Village Hall, 169 Mt. Pleasant Avenue, Mamaroneck, NY