

**BYRAM TOWNSHIP ARCHITECTURAL REVIEW COMMITTEE (ARC)
MINUTES – December 14, 2016**

The meeting was called to order at 8:55 pm. Present were Chairman Vince Gallo and Secretary Tom Dixon.

Review:

Mavis Discount Tire (currently STS Tire):

The Mavis Discount Tire sign permit application was previously denied because a bold roof color was proposed in the “Village Center” zone, and a variance from Byram Township Code § 240-80.H.(3)(c) from the Zoning Board of Adjustment (Planning Board) would be required. The Planning Board Chair was contacted by the zoning officer and agreed that for expediency, the Applicant could present its proposal to the ARC for comment prior to applying to the Planning Board.

The ARC met with Stephen Cooper/Bohler Engineering (Mavis' representative) on 10/12/16, and indicated that it was not in favor of the proposed roof color. On 11/2/16, Mr. Cooper submitted a revised plan specifying the color HC-134 Tarrytown Green (Historical Color Collection) by Benjamin Moore for the roof, but on 11/7/16, advised that Mavis would also like to paint the existing bricks white. At the 11/9/16 meeting, the ARC came to the consensus that painting the bricks white in conjunction with the green roof proposed would yield a bold looking building, which would not meet the intent of the Village Center design guidelines. The zoning officer updated Mr. Cooper that the ARC would not be in favor of painting the existing bricks white. One of the ARC members wanted to know if Mavis would be willing to add molding to the top of the roof. On 12/9/16 Mr. Cooper confirmed that Mavis agrees to paint the roof and columns between the garage doors Tarrytown Green, leave or re-paint the garage doors (around the individual glass panes) white, and to leave the bricks unpainted. He also advised that Mavis prefers not to add any molding, but only would if required for approval.

The ARC is in agreement with Tarrytown Green for the roof and columns, white for the garage doors, and leaving the bricks unpainted. Further, the Applicant cannot be compelled to add molding because it is not required by ordinance. Therefore, the sign permit and the site plan waiver (change of tenant) will both be issued by the zoning officer.

The Liquor Factory (old CVS unit in Acorn Plaza):

Review of this application is tabled until the next ARC meeting on 1/11/17. Comments must be provided for the 1/19/17 Planning Board meeting.

Adjourn: 9:10 pm.