PLEASE FIND RESPONSES TO EACH ACTION AGENDA ITEM HIGHLIGHTED IN YELLOW BELOW

ARCHITECTURAL REVIEW COMMITTEE
Regular Meeting
Wednesday, September 2, 2020
6:34 – 9:18 pm
Zoom Virtual Meeting
Action Agenda draft

Members Present: Richard Hein, Chairperson; Katherine LoBalbo, Secretary (arrived at 8:03); Heidi Brake-Smith; Leander Krueger; Graziano Meniconi; Paul Pugliese (left at 8:45); Louis Contadino; John Conte (arrived at 6:45)
Absent: Peter Boldt; Rhonda Cohen

Staff Present: Marisa Anastasio, Senior Planner; Jacalyn Pruitt, Planner II

I. Exterior Alteration Applications:
   1. 62 Mason Street, LLC, 62 Mason Street; Application PLPZ 201800533 for an Exterior Alteration review for lighting, landscaping, and roof plan only on a property located at 62 MASON STREET in the CGB Zone. Last reviewed at the 7-10-19 meeting. Members present at that meeting: Hein, LoBalbo, Boldt, Contadino, Conte, Meniconi, Krueger.

   Click here to review plans

   Decision Status: Return to a Meeting
   Motion: Hein Second: Meniconi Vote: unanimous on recommendations (Hein; Brake-Smith; Contadino, Conte; Krueger; Meniconi; Pugliese)
   Vote on return to meeting: 6-1 (Pugliese voted for electronic return)

   Applicant to provide plans to reflect the following:

   1) Provide elevations of the ADA lift to show how it impacts lighting and landscaping. ARC notes that P+Z may want to review how the lift affects architecture. (During the discussion ARC noted that the design of the lift should be integrated into the architecture.)
NO LONGER NEED TO HAVE THE LIFT – IT WAS A LAST MINUTE INSERTION BEFORE THE FINAL P&Z MEETING IN OCTOBER ’19. UPON THE ADVICE OF OUR CODE CONSULTANT, CONNCODE, IN JUNE WE PROVIDED A HANDICAPPED WALKWAY TO A PEDESTRIAN GARAGE DOOR MEETING ALL CODE REQUIREMENTS. ALL OF THIS HAS BEEN NOTED ON THE PLAN BY ROCCO D’ANDREA ENGINEERS. (attached)

2) All exterior lighting fixtures must be depicted on plans and specifications of the fixtures provided, including in the following areas where plans currently show no lighting:
   a. The many outdoor patios and walkways.
   b. The roof where outdoor kitchens are located and are anticipated to be used other than in full day light.
   ALL AREAS REQUESTED REPRESENTED ON LANDSCAPE AND SMA PLANS (attached)
c. All egress areas including the spiral staircases between the third floor and roof. **SEE SMA DRAWING FOR LOCATION AND FIXTURE SPECIFICATION (attached)**

3) The temperature of all exterior lighting fixtures shall be consistent at 2700K. **CONFIRMED BY LANDSCAPE ARCHITECT AND SMA ON RESPECTIVE PLANS**

The exterior lantern and sconces require a 2700K LED flame tip bulb. Here is the spec for the bulb.


4) Provide an updated south elevation plan to accurately depict the spiral staircases between the third floor and the roof. Show any lighting needed here for emergency egress or normal use. ARC notes that P+Z may want to provide input on the updated elevation.

**SPIRAL STAIRCASES TO THE ROOF DECK ARE REQUIRED BY CODE. CONNCODE, BROUGHT TO THE TEAM AFTER P&Z APPROVAL IN NOV. ’19, INDICATED THAT A SECOND FORM OF EGRESS IS REQUIRED FROM THE ROOF DECK AND DIRECTED TO THE UNIT IN USE.**

**STEVEN MUELLER INDICATES THAT THERE WILL BE A SEPARATION PARTITION BETWEEN THE UNITS. THAT TOGETHER WITH THE FACT THAT THE STAIRCASES ARE INSET TWO FEET FROM THE FINISH FAÇADE MAKES THEM INVISIBLE FROM MASON STREET TO THE EAST AND THE TOWN PARKING LOT TO THE WEST**

5) The applicant noted that the owner will submit any future applications that relate to shade elements and landscaping on the roof plans. ARC finds this to be onerous in that P+Z and ARC should be shown any proposed elements that are anticipated, including shading and landscaping for the roof terrace.

**THERE WILL BE NO ADDITIONS OF LANDSCAPING OR SHADING TO THE ROOF DECK SUBMISSION TO ARC ON SEPTEMBER 2, 2020**

6) ARC finds the landscaping rendering to be inaccurate as it depicts a robust and tall tree canopy along the southern border of the property. The applicant shall update the landscaping plan to provide taller, larger trees to be planted in this area to provide a “green wall”.

**ARC AND P&Z ACCEPTED OUR LANDSCAPE PLAN AS DRAWN. IT IS UNREASONABLE TO TAKE A RENDERER’S REMOTE DEPICTION AND NOW CHALLENGE WHAT HAD BEEN ACCEPTED. NOTWITHSTANDING, WESLEY STOUT INDICATES THERE IS NOT ENOUGH ROOM FOR THE ROOT BALLS OF THREE OF THE TREES TO INCREASE THEIR CALIPER. ACCORDINGLY, THAT IS THE SIZE REQUIRED TO MAKE THEM ALL UNIFORM, BUT WE WILL INCREASE THE CALIPER TO THE NEXT SIZE FOR THE THREE REMAINING TREES, IF DESIRED.**
7) During discussion ARC noted that the applicant should retain an arborist during construction.

WE HAVE HIRED AN ARBORIST, RICK WHITEHEAD FROM HUTCHINSON TREE SERVICE, NEW CANAAN, WHO WILL PREPARE AND MONITOR A TREE PROTECTION PLAN
**Soil Chart**

<table>
<thead>
<tr>
<th>Lat test under soil condition</th>
<th>Type of preparation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nassau County Clays</td>
<td>Full, heavy drainage</td>
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<td>Nassau County Clays</td>
<td>Full, heavy drainage</td>
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<td>Full, heavy drainage</td>
</tr>
</tbody>
</table>

**Planting Notes**

1. All species to be trimmed and pruned to standard heights and spread.
2. Rootball shall be above existing grade unless specifically instructed by landscape leader.
3. In poorly drained soils set rootball several inches higher than grade and spread.
4. Fold burlap away from top half of root ball.
5. Thoroughly mix prepared soil with potting soil, cut any circling roots.
6. In poorly drained soils set rootball several inches higher than grade and spread.
7. Test soil for ph and nutrients, adjust as required and receive approval prior to planting.
8. Prior to planting add mycorrhiza spores and 3-4" layer of potting soil, cut any circling roots.
9. Loosen existing soil, add composted organic matter to bring organic content to 5% dry weight.
10. Do not add fertilizer to planting soil for fall plantings.
11. All plant material shall be guaranteed by the contractor to be in good, healthy and flourishing condition for a period of one year unless specifically instructed by landscape leader must remain intact. Do not prune head of container plant unless specifically instructed by landscape leader.

**Groundcover & Vines**

<table>
<thead>
<tr>
<th>Symbol</th>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Diameter of rootball</th>
<th>MIN. Depth</th>
<th>MIN. Soil Area</th>
<th>MIN. Spread</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>Liriope muscari</td>
<td>Ilex crenata</td>
<td>3&quot;-5&quot; CAL.</td>
<td>4&quot;-5&quot;</td>
<td>3&quot; Soil saucer</td>
<td>24&quot;-30&quot; HT. x WD.</td>
</tr>
<tr>
<td>2</td>
<td>Viburnum plicatum f. tomentosum</td>
<td>Viburnum plicatum f. tomentosum</td>
<td>3&quot;-5&quot; CAL.</td>
<td>4&quot;-5&quot;</td>
<td>3&quot; Soil saucer</td>
<td>24&quot;-30&quot; HT. x WD.</td>
</tr>
<tr>
<td>3</td>
<td>Liriope muscari</td>
<td>Ilex crenata</td>
<td>3&quot;-5&quot; CAL.</td>
<td>4&quot;-5&quot;</td>
<td>3&quot; Soil saucer</td>
<td>24&quot;-30&quot; HT. x WD.</td>
</tr>
</tbody>
</table>

**Proposed Site Development Plan, Grading Plan and Contract Drawings**

62 MASON STREET
62 MASON ST.

- **Groundcover & Vines**
  - Liriope muscari
  - Viburnum plicatum f. tomentosum

- **Shrubs**
  - Taxus cuspidata 'Densiformis'
  - Viburnum plicatum f. tomentosum
  - Cuprocyparis leylandii
  - Juniperus conferta
  - Liriope muscari

- **Trees**
  - Eucalyptus globulus
  - Pinus Pinaster
  - Picea Pungens
  - Eucalyptus Globulus

**Proposed Lighting Schedule**

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<thead>
<tr>
<th>O#</th>
<th>Symbol</th>
<th>Type</th>
<th>Description</th>
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- **Lawn**
  - Trifolium medium
  - Trifolium pratense
  - Trifolium repens

- **Proposed Planting Schedule**
  - Deciduous Tree Planting
  - Evergreen Tree Planting
  - Groundcover & Vines
  - Planting Pit for Shrubs
  - Proposed Site Development Plan, Grading Plan and Contract Drawings


**PRODUCT DESCRIPTION**

Landscape Wall Wash luminaire

**FEATURES**

- Tiltable and adjustable beam angle
- Integral dimmer
- IP67 rated, protected from temporary immersion under water
- Drive over up to 4500lbs
- Solid diecast brass or corrosion resistant aluminum
- Available concrete pour kit
- 6' lead wire and direct burial gel filled wire nuts included
- Maintains constant lumen output against voltage drop
- UL 1838 Listed
- Not suitable to use with external dimmers

**ORDERING NUMBER**

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<th>Color Temp</th>
<th>Finish</th>
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<tr>
<td>27 2700K</td>
<td>BZ Bronze on Aluminum</td>
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<tr>
<td>30 3000K</td>
<td>BBR Bronze on Brass</td>
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Example: 5031-30BBR

**SPECIFICATIONS**

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<tr>
<th>Input</th>
<th>9 - 15VAC (Transformer is required)</th>
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<tbody>
<tr>
<td>Power</td>
<td>2W to 12W / 2VA - 17VA</td>
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<tr>
<td>Brightness</td>
<td>70 lm to 505 lm</td>
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<tr>
<td>Beam Angle</td>
<td>15° to 60°</td>
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<tr>
<td>CRI</td>
<td>85</td>
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<tr>
<td>Rated Life</td>
<td>55,000 hours</td>
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<th>IEC safety Standard</th>
<th>Walk over</th>
<th>Drive over</th>
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<tbody>
<tr>
<td>Resistance to static load test</td>
<td>Yes (1125lbs)</td>
<td>Yes (4496lbs)</td>
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<tr>
<td>Resistance to torque and shear loads test</td>
<td>N/A</td>
<td>Yes</td>
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**Module Replacement**

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<tr>
<td>3000K</td>
<td>M5031LE-30BZ</td>
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**WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. AUG 2017**
Elsinore Large Hanging Lantern
Item # CHC 5051OW-CG

Designer: Chapman & Myers

Height: 26.5"
Width: 18.25"
Canopy: 6" Round
Finishes: BLK, OW, WZ
Glass Options: CG
Socket: 4 - E12 Candelabra
Wattage: 4 - 40 C

Note: Finish Will Weather and Patina in Full Weather | Extreme Conditions May Deteriorate Finish
Elsinore Medium Bracket Lantern
Item # CHD 2952WZ

Designer: Chapman & Myers

Height: 20.5"
Width: 11"
Extension: 11.75"
Backplate: 4.5" x 5" Rectangle
Finishes: BLK, WZ
Glass Options: CG
Socket: 4 - E12 Candelabra
Wattage: 4 - 60 C

Note: Finish Will Weather and Patina in Full Weather | Extreme Conditions May Deteriorate Finish
©EFC DESIGNS
SPEC SHEET

Elsinore Medium 3/4 Wall Lantern
Item # CHD 2950BLK

Designer: Chapman & Myers

Height: 15.75"
Width: 11"
Extension: 7.75"
Backplate: 5.5" x 9.5" Rectangle
Finishes: BLK, OW, WZ
Glass Options: CG
Socket: 2 - E12 Candelabra
Wattage: 2 - 60 C

Note: Finish Will Weather and Patina in Full Weather | Extreme Conditions May Deteriorate Finish

©EFC DESIGNS
SPEC SHEET

**Elsinore Small 3/4 Wall Lantern**
Item # CHD 2945BLK-CG

Designer: Chapman & Myers

Height: 12"
Width: 8.5"
Extension: 5.75"
Backplate: 4.25" x 6.75" Rectangle
Finishes: BLK, OW, WZ
Glass Options: CG
Socket: E12 Candelabra
Wattage: 40 C

Note: Finish Will Weather and Patina in Full Weather | Extreme Conditions May Deteriorate Finish
PRODUCT DESCRIPTION
Horizontal rectangle step light designed for safety and style on stairways, patios, decks, balcony areas, walkways and building perimeters.
Features an architectural design. Energy efficient for long-lasting outdoor lighting solutions. Creates an attractive, romantic impression at night.

FEATURES
- Solid diecast brass, corrosion resistant aluminum alloy, or cast stainless steel construction
- IP66 rated, Protected against high-pressure water jets
- Conveniently adapts into existing 12V system
- Invisible hardware
- Maintains constant lumen output against voltage drop
- UL 1838 Listed

SPECIFICATIONS
- Input: 9-15VAC (Transformer is required)
- Power: 2W / 3.1VA
- CRI: 90
- Mounting: Fits into 2” × 4” J-Box with minimum inside dimensions of 3”L × 2”W × 2”H Includes bracket for J-Box mount
- Rated Life: 60,000 hours

ORDERING NUMBER

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<th>Lumens</th>
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<td>SS Cast Stainless Steel</td>
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Example: 4011-30BK

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