

PRESENT: Chairwoman Greenwood; Members, Ms. Kopelman, Mrs. Kozlowski and Ms. Pinckney

ABSENT: Mr. Mignogna, Mr. McDonough and Mrs. Bryan-Morgan

GABE REALTY CORP. – 22 KALDENBERG PLACE

No one appeared on behalf of the applicant.

MISHRA – 2 ICHABOD LANE

No one appeared on behalf of the applicant.

SHAMES JCC ON THE HUDSON – 371 & 425 SOUTH BROADWAY

The Board reviewed plans to install shatter resistant security film on windows.

Chairwoman Greenwood questioned whether anyone wished to address the Board on this matter.

No one appeared.

“Shames JCC on the Hudson – 371 & 425 So. Broadway - I have reviewed this application to install shatter resistant security film on windows and determined the proposal appears to pose no significant adverse environmental impact.”

Mrs. Kozlowski moved, seconded by Ms. Pinckney and unanimously carried to approve the installation of shatter resistant security film on windows at 371 & 425 So. Broadway as shown on the plans received by the Building Department dated February 28, 2020.

NEMECEK – 4 BARNES ROAD

The Board reviewed plans to install a 4' high fence in the rear and side yards.

Chairwoman Greenwood questioned whether anyone wished to address the Board on this matter.

Nunzio Raimo III – 12 Barnes Road – No objection to the installation of the fence.

“Nemecek – 4 Barnes Road - I have reviewed this application to install a 4 ft. high fence in the rear and side yards and determined the proposal appears to pose no significant adverse environmental impact.”

Ms. Pinckney moved, seconded by Mrs. Kozlowski and unanimously carried to approve the installation of a 4' high fence in the rear and side yards at 4 Barnes Road as shown on the plans received by the Building Department dated September 16, 2020.

#### VERNILE – 135 PROSPECT AVENUE

The Board reviewed plans to install solar panels.

Chairwoman Greenwood questioned whether anyone wished to address the Board on this matter.

No one appeared.

“Vernile – 135 Prospect Avenue - I have reviewed this application to install solar panels and determined the proposal appears to pose no significant adverse environmental impact.”

Ms. Pinckney moved, seconded by Mrs. Kozlowski and unanimously carried to approve the installation of solar panels at 135 Prospect Avenue as shown on the plans received by the Building Department dated October 1, 2020.

#### STAUDT - 34 SUNNYSIDE AVENUE

Ms. Amanda Linhart architect, reviewed with the Board plans for an addition at the rear of the house.

Chairwoman Greenwood questioned whether anyone wished to address the Board on this matter.

No one appeared.

“Staudt – 34 Sunnyside Avenue - I have reviewed this application for an addition at the rear of the house and determined the proposal appears to pose no significant adverse environmental impact.”

Mrs. Kozlowski moved, seconded by Ms. Kopelman and unanimously carried to approve the addition at the rear of the house at 34 Sunnyside Avenue as shown on the plans received by the Building Department dated October 1, 2020.

#### EIFLER – 158 CREST DRIVE

The Board reviewed plans for an addition to a 2<sup>nd</sup> story house .

Chairwoman Greenwood questioned whether anyone wished to address the Board on this matter.

No one appeared.

“Eifler – 158 Crest Drive - I have reviewed this application for an addition to a second story house and determined the proposal appears to pose no significant adverse environmental impact.”

Ms. Pinckney moved, seconded by Mrs. Kozlowski and unanimously carried to approve an addition to a 2<sup>nd</sup> story house at 158 Crest Drive as shown on the plans received by the Building Department dated October 2, 2020.

#### CORCORAN LEGENDS REALTY – 38 MAIN STREET

The Board reviewed plans to replace existing signage.

Chairwoman Greenwood questioned whether anyone wished to address the Board on this matter.

No one appeared.

Mrs. Kozlowski moved, seconded by Ms. Kopelman and unanimously carried to issue “Certificate of Appropriateness” to replace existing signage at 38 Main Street as shown on the plans received by the Building Department dated October 2, 2020.

#### PORTUGUESE AMERICAN CULTURAL CENTER – 145 FRANKLIN STREET

Mr. Samuel Vieira, architect, reviewed with the Board plans of existing metal shed and roof structure.

Chairwoman Greenwood questioned whether anyone wished to address the Board on this matter.

David Barnett – 104 Main Street – is in support of the application.

Adolf Beil – 108 Main Street – is in support of the application.

Mark Fry – Non-Resident – is in support of the application.

“Portuguese American Cultural Center – 145 Franklin Street - I have reviewed this application for approval of an existing metal shed and roof structure and determined the proposal appears to pose no significant adverse environmental impact.”

Mrs. Kozlowski moved, seconded by Ms. Pinckney and unanimously carried to approve the existing metal shed and roof structure at 145 Franklin Street as shown on the plans received by the Building Department dated October 2, 2020.

#### MARTINHO – 149 SOUTH BROADWAY

The Board reviewed plans to install a 5’ high chain link fence around the perimeter of the property.

Chairwoman Greenwood questioned whether anyone wished to address the Board on this matter.

Linda DeBellis – 12 Independence Street – suggested that applicant install the fence behind the shrubbery.

Brenda Fracaroli - 24 Independence Street – is concerned with the material and the height of the fence.

Discussion followed. The Board suggested the applicant change the material of the fence to wrought iron or the applicant can install the fence behind the shrubbery. The Board asked the applicant to return next month.

#### WILDER BALTER PARTNERS INC. – CONTRACT VENDEE – 62 MAIN STREET

Wilder Balter Partners, came before the Tarrytown Architectural Review Board for preliminary review of their residential development.

Discussion followed. ARB Board members in attendance made the following comments and suggestions:

In general, the Board's comments addressed the scale, massing, and fenestration of the new structure. We were pleased to see the existing YMCA building will remain "freestanding" in appearance viewed from Main Street and welcome its respectful renovation.

Given the siting of the new structure, the most significant visual impact is seen from Windle Park. This elevation is 184' long and 4 stories tall with minimal landscape area provided at curbside. Unlike the residential development across the street, this site will have minimal opportunities for screening to help blend in with the residential area. We would like to see a landscape plan that provides significant plantings including shrubbery and trees along Windle Park and the south elevation in particular.

The new structure appears more institutional than residential in design. To address this, the Board suggests the addition of more prominent lintels, projecting the 3-story box bay window bands further, introduce a second brick color for diversity, finding opportunities for balconies, varying the roof line to break up the continuous 184' band along Windle Park and Washington St., and consider delineating the vertical edges of each 5-bay block to further break the linearity of the Windle Park elevation.

Additionally, consider different fenestration than shown at ground level along Windle Park. Other than the lobby, entry and leasing spaces, this elevation shows large windows where there is parking behind. Spandrel glass would not be desirable. Perhaps this is an opportunity to differentiate the design of each 5-bay block at the ground floor. Also, consider the fresh air openings at the first level parking as a design opportunity for something other than utilitarian mesh.

Please note, these comments are provided by the Board members in attendance and do not reflect any comments by members not present at the ARB meeting. We look forward to the next design iteration presentation.

Mark Fry – Non-resident – is in support of the application.

Adolf Beil – 108 Main Street - is in support of the application.

Grace Morelli – 28 Windle Park – expressed concern with the size of the building.

#### APPROVAL OF MINUTES

Mrs. Kozlowski moved, seconded by Ms. Kopelman and unanimously carried that the minutes of the Architectural Review Board's September 16, 2020 meeting be approved as submitted.

MEETING ADJOURNED at 11:00 p.m.

Carla Sapienza  
Secretary