

Joint ARB/Planning Board Meeting
Village of Tarrytown
Special Meeting
October 7, 2015; 7:00 p.m.

PRESENT: ARB: Chairwoman Greenwood; Members Kozlowski, Morgan; Village Engineer McGarvey; Secretary Sapienza

ABSENT: Planning Board Chairman Friedlander; Members Tedesco, Aukland, Raiselis, Birgy

This was to be a joint ARB/Planning Board meeting but no Planning Board members attended since they did not have a quorum. The Architectural Review Board conducted the meeting, which was chaired by Chairwoman Greenwood.

River House - 45 Hudson View Way

Joe Cotter, owner of the property; John Meyer, and Sean Flynn, all of National Resources; and Ulises Montes DeOca, Lead Architect for the project with Lessard Design, were present on behalf of this application.

Chairwoman Greenwood asked Mr. Meyer to walk them through the packet.

Mr. Meyer went through the pages of the packet as follows:

The cover is just a perspective view looking at the southwest corner of the building from the Hudson River side. The side (to the left of the page) faces the Hudson River and the other side faces Hudson View Way (the road).

G.01a – View looking from the Cooney Building toward the Hudson River. The main entrance to the building is in the center area; the garage door (only entrance) is just to the right of that. The louvers that you see are for ventilation. Chairwoman Greenwood asked if it is a one-story garage. Mr. Meyer said it is a two-story garage, holding 61 cars. Chairwoman Greenwood asked if the louvers surround the entire building. Mr. Meyer said no, the building is surrounded by residential, so this is the only view that you will have the louvers and basically they can only be seen from between the Cooney Building and this building.

Mr. Meyer explained that this building was before this board before. He said they took the comments received by the board and reviewed accordingly. For example, the four townhouses above the garage; the board wanted to see all brick/all stone for each unit, vertically. Mr. DeOca said the challenge with that is to break the mass into smaller portions. They have used the materials that are in the surrounding buildings.

G.03 – Mr. Meyer said this is the overall site plan for the Hudson Harbor development.

Chairwoman Greenwood asked where the third tower cap is. Mr. Meyer said there are two at the southwest corner and one at the northwest corner; they are all facing the Hudson River side. Mr. Meyer said if you look at A.105, it shows you where they are located.

Chairwoman Greenwood said she does not see those caps in the plan and they seem to be at a higher elevation. Mr. Meyer said they are 3' above the 42' so they will be 45'-feet. Mr. DeOca said they are the same as the top of the hip roof. Mr. Meyer said it is 3' 7½" to the peak and it is 1'-9". Chairwoman Greenwood clarified; it's up 3' to the top of the cornerstone and up 6'-7½ inches to the top of the hip roof. Mr. Meyer said the Village's zoning ordinance says you take the measurement to the mid-point of the roof. Mr. McGarvey confirmed that. Mr. Meyer said so that makes it 1'-9" instead of the 3'-7½" which makes it 4'-9" to the mid-point of the roof, which is why we are going above the 42'.

Chairwoman Greenwood and Mr. DeOca talked about the projecting corner balconies. Chairwoman Greenwood said the roof line is not reflecting what is going on.

Mr. Meyer explained that the approval they are seeking, which is what was approved by the Planning Board, is only for the 42'. We definitely want to do the turrets above the 42' to add more character and definition to the building. Chairwoman Greenwood said we understand that but we may decide that the added tops are compelling.

Chairwoman Greenwood asked what is going on where there are no towers; is it just a flat roof. Mr. DeOca said it is a Mansard roof cover with cedar shakes. They discussed the Mansard roof and towers with the architect.

Ms. Kozlowski asked the height of the Lookout North building. Mr. Meyer said 52' from the average grade which is at the entrance to the garage. Chairwoman Greenwood said in relation to this new building, the existing is still taller. Mr. Meyer said yes, the existing Lookout building is 10' taller. He said G.08 shows the site elevations.

Chairwoman Greenwood said she sees strong symmetry.

The board went over the plans with the applicant's representatives.

Mr. DeOca said there is another section they wanted to ask about the height. He pointed out the area on the roof which will be roof terraces for those units. The railing cannot exceed 42' because it is considered a park by zoning. We are seeking to increase the height and have the railing not count as part of the building height. Mr. Meyer said the building will be at 42' and the glass rail which would be 3'-6" above that will extend above the 42'. The elevation is shown on page A.205a.

Mr. Cotter said he appreciates the board taking their time with this. He said the original townhouse design had a height of 42'. We have developed a more aesthetically pleasing design with the planning board over the last eight months. We were told that

the trustees said at this time we do not want more height variances; so we designed within the very strict parameters of 42'. In the course of the approval process, the planning board encouraged us to include a little more variation in the roof height. They said they would be willing to go back to the Board of Trustees for these towers because

it adds more interest to the building. The Planning Board said they would support the towers if the ARB supported them with a height increase of 4'-9³/₄" at the mid-point.

Ms. Kozlowski said those other two are way too high; and after people complained about them, this one will look fine.

Mr. Cotter said the Cooney Building is 45' high. Ms. Morgan asked what the story is with the Cooney Building. Mr. Cotter said currently it is currently zoned Office but we don't know what it will ultimately become. Ms. Morgan said but it is going to stay. Mr. Cotter said yes it always was part of the plan to stay.

Mr. DeOca said we are looking at accents with additional height. The entire building is at 42'; it is just the towers that are 3' higher. Chairwoman Greenwood said we understand that; we are just trying to wrap our heads around the rhythm and undulations and patterns and all that to get a visual. She asked if the railing is set back. Mr. DeOca said it is set back. Chairwoman Greenwood said she likes the linear look with the columns being different than the insets. Chairwoman Greenwood asked if the dimensions are the same as the original. Mr. DeOca said they are the same except for the distance between the sill and the window, the glass is higher above but each floor is pretty much 10'.

Mr. Meyer said G.06 and A.210 shows the materials being used which have been used throughout the site. Chairwoman Greenwood asked if they are using the same materials on this building. Mr. DeOca said yes.

Chairwoman Greenwood asked if there are doors or gates around the garage. Mr. Cotter said there is a door. Chairwoman Greenwood said is it a rolling metal door. Mr. Cotter said not metal; he thinks it aluminum but it is painted to look like wood. Mr. Flynn said it's a solid, commercial grade, architectural door.

Chairwoman Greenwood opened the meeting to the public. No one appeared.

Mr. McGarvey asked if the glass railing is below the 42' or not below the 42'. Mr. Meyer said what has been approved is the top of the glass railing is at 42'. We were hoping that the railing could go up 3'-6" inches and the roof would be at 42', so the railing would be 3'-6" above the 42' roof.

Chairwoman Greenwood asked where are the doors at the southwest corner of the building leading to? Mr. DeOca said it is the living room of a residence. Ms. Kozlowski said the two towers makes it very prominent and appears to be leading into something

other than a private living room. Mr. Cotter said that the planning board wanted it to look more like townhouses.

Chairwoman Greenwood asked about the ground floor units facing the RiverWalk. Mr. Cotter said the planning board wanted the units facing the RiverWalk to appear as

private residences, so that is why we put front doors on those units. Mr. DeOca said you feel like you are entering from a porch.

Mr. McGarvey said the first thing this board has to approve is the 42' height. Chairwoman Greenwood said then we make a recommendation, if we choose, to the Board of Trustees for the tower caps and the 3 + feet for the glass railings. Mr. McGarvey said that is correct.

Mr. McGarvey asked Mr. Meyer the total footage for the glass railing on the roof. Mr. Meyer said approximately 96' across the four units. Mr. McGarvey asked the total height with the 42' plus to the midpoint of the tower caps. Mr. Meyer said to the midpoint it would be 4'-9³/₄", and the others project up 3'.

Ms. Kozlowski asked how they chose which towers would have the peak roof. Mr. DeOca said they are special areas/special corners that you see from the rear park when you walk. Mr. Meyer said the Planning Board wanted us to highlight those corners. Ms. Kozlowski said she is just trying to find the rationale for those corners, they don't anchor anything. Mr. Cotter asked if they like it with or without the peaks. Both Chairwoman Greenwood and Ms. Kozlowski said without; Ms. Morgan agreed. Mr. Cotter said they were encouraged to do that because that is the view you see the most. Mr. Cotter said he agrees with them and they will remove them and take it up with the Board of Trustees.

Mr. McGarvey stated if you get rid of the tower caps, you still have 11 flat caps at 45'.

Ms. Kozlowski said so let's go with the 45' and forget about the caps; now let's talk about the balconies. Ms. Kozlowski said the railings are at 45'. Mr. Cotter said they are 42' but we can go with 45'. Chairwoman Greenwood asked the height to the top of the balcony railings. Mr. Cotter said 45'-6". Chairwoman Greenwood said the top of the towers is 45' and the top of the mansard roof is at 42'. Mr. Cotter agreed. Chairwoman Greenwood said we are only talking about 3' from grade; what you are going to read are the elements popping out. Mr. Cotter said we think it helps with the design. Chairwoman Greenwood agreed and said it breaks it up.

Mr. McGarvey asked the area of the caps. Mr. DeOca said 16' by 16'.

Chairwoman Greenwood asked if the Architectural Review Board is prepared to make a motion. Ms. Kozlowski said the Architectural Review Board moves, seconded by Ms.

Morgan to approve the plans at the approved 42' elevation with a recommendation that the 11 towers be at a height of 45'; in addition, we also recommend that the balcony

railings be at 45'-6". We recommend that the peaks on the three tower caps be eliminated and that the 11 tower caps be limited to 3' for a total height of 45'. All in favor; motion carried.

Carla Sapienza,
Secretary to the Architectural Review Board