

PRESENT: Chairwoman Greenwood; Members, Mr. Mignogna, Ms. Pinckney and Mrs. Bryan-Morgan

ABSENT: Ms. Kopelman, Mrs. Kozlowski and McDonough

HARVEST FIELD MARKET – 350 SOUTH BROADWAY

No one appeared on behalf of the applicant.

GREENWALD – 67 LAKE AVENUE

No one appeared on behalf of the applicant.

ECKLUND – 3 EMERALD WOODS

The Board reviewed plans for the installation of a 4' high picket fence and a 6' high vinyl privacy fence.

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

No one appeared.

“Ecklund – 3 Emerald Woods - I have reviewed this application for the installation of a 4 ft. high picket fence and a 6 ft. high vinyl privacy fence and determined the proposals appear to pose no significant adverse environmental impact.”

Mr. Mignogna moved, seconded by Ms. Pinckney and unanimously carried to approve the installation of a 4' high picket fence and a 6' high vinyl privacy fence at 3 Emerald Woods as shown on the plans received by the Building Department dated February 25, 2021.

KRIEG – 58 GRACEMERE

The Board reviewed plans for the installation of a 54” black aluminum fence.

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

No one appeared.

“Krieg – 58 Gracemere - I have reviewed this application for the installation of a 54-inch black aluminum fence and determined the proposal appears to pose no significant adverse environmental impact.”

Ms. Pinckney moved, seconded by Mrs. Bryan-Morgan and unanimously carried to approve the installation of a 54" black aluminum fence at 58 Gracemere as shown on the plans received by the Building Department dated February 25, 2021.

IGLESIA CRISTIANA RESTAURACION AG INC. – 27 SOUTH WASHINGTON STREET

No one appeared on behalf of the applicant.

COOPER – 50 MALLARD RISE

No one appeared on behalf of the applicant.

TRUSTEES OF SOLOMON'S LODGE #196 – 54 MAIN STREET

The Board reviewed plans for window replacement.

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

No one appeared.

"Trustees of Solomon's Lodge #196 – 54 Main Street - I have reviewed this application for a "Certificate of Appropriateness for window replacement and determined the proposal appears to pose no significant adverse environmental impact."

Mrs. Bryan-Morgan moved, seconded by Mr. Mignogna and unanimously carried to issue "Certificate of Appropriateness" for window replacement at 54 Main Street as shown on the plans received by the Building Department dated May 24, 2021.

KLEIN – 122 McKEEL AVENUE

The Board reviewed plans to install a deer fence in the backyard.

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

Alex Fletcher – 121 McKeel Avenue – is in support of the application.

Michael McLaurin – 175 Neperan Road – appreciates the material they are using and requests that the applicant follow the original fence line that currently exists.

Melissa Lauprete – 169 Neperan Road – is concerned with the plantings in the rear of the property, she would like the applicant to continue the openness of the property and is not in favor of the material of the fence and would like the fence installed several feet in front of the plantings.

P. Fiore – 116 McKeel Avenue – is not in favor of the fence installation.

"Klein – 122 McKeel Avenue - I have reviewed this application to install a deer fence in the backyard and determined the proposal appears to pose no significant adverse environmental impact."

Ms. Pinckney moved, seconded by Mrs. Bryan-Morgan and unanimously carried to approve the installation of a deer fence in the backyard at 122 McKeel Avenue as shown on the plans received by the Building Department dated May 26, 2021 subject to the following:

1. Installation of a six-foot high cedar post with rectangular wire mesh.
2. Applicant to stay within the property line.

#### 56 WILDEY LLC – 56 WILDEY STREET

The Board reviewed plans to expand the third floor.

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

No one appeared.

"56 Wildey LLC – 56 Wildey Street - I have reviewed this application to expand the third floor and determined the proposal appears to pose no significant adverse environmental impact."

Mr. Mignogna moved, seconded by Ms. Pinckney and unanimously carried to approve the expansion of the third floor at 56 Wildey Street as shown on the plans received by the Building Department dated May 27, 2021 subject to the following:

1. Vinyl siding installed on new portion to match existing.
2. New vinyl windows.
3. New roof to be same color as existing or lighter.
4. All trim to be white.

#### VINCENT LLESHAJ – 130 WILDEY STREET

No one appeared on behalf of the applicant.

#### FERRY LANDINGS LLC – 41 HUDSON VIEW WAY

The Board reviewed plans for exterior alterations and minor addition to existing building.

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

Gary Connolly – 1 Lighthouse Way – Supports this rendering and loves the design.

"Ferry Landings LLC – 41 Hudson View Way - I have reviewed this application for exterior alterations and a minor addition to existing building and determined the proposals appear to pose no significant adverse environmental impact."

Mr. Mignogna moved, seconded by Mrs. Bryan-Morgan and unanimously carried to approve the exterior alterations and minor addition to the existing building at 41 Hudson View Way as shown on the plans received by the Building Department dated May 28, 2021 subject to the following:

1. Applicant to submit minor revisions for the glass box.

#### MERCADO – 72 SHELDON AVENUE

No one appeared on behalf of the applicant.

#### APPROVAL OF MINUTES

Ms. Greenwood moved, seconded by Mrs. Bryan-Morgan and unanimously carried that the minutes of the Architectural Review Board's May 19, 2021 meeting be approved as submitted.

The approval of the March 17, 2021 and April 21, 2021 minutes to be approved at the July 21, 2021 meeting.

MEETING ADJOURNED at 10:00 p.m.

Carla Sapienza  
Secretary