

Architectural Review Board  
Village of Tarrytown  
Regular Meeting – Zoom Video Conference  
November 18, 2020 7:00 p.m.

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

ABSENT: Mr. Mignogna, Ms. Kopelman and Mrs. Bryan-Morgan

GABE REALTY CORP. – 22 KALDENBERG PLACE

The Board reviewed plans to paint new mural art work.

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

Mark Fry – Non-resident – Spoke in favor of the new mural art work.

“Gabe Realty Corp. – 22 Kaldenberg Place - I have reviewed this application to paint new mural art work on the exterior of the building. This is a Type II action under SEQRA and no environmental review is required.”

Mrs. Kozlowski moved, seconded by Mr. McDonough and unanimously carried to approve the new mural art work at 22 Kaldenberg Place as shown on the plans received by the Building Department dated November 16, 2020. If the applicant would like to proceed with the plaque design they must return before the Architectural Review Board.

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.

Mark Fry – Non-resident – Expressed the same concerns as the Board regarding the chain link fence.

Brenda Fracaroli - 24 Independence Street – Does not like the chain link fence.

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

MISHRA – 2 ICHABOD LANE

No one appeared on behalf of the applicant.

WELLS FARGO – 350 SOUTH BROADWAY

The Board reviewed plans for exterior lighting upgrade.

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

Mark Fry – Non-resident – Agrees with Boards recommendations.

Discussion followed. The Board requested that the applicant return next month with more information on the existing parking area light poles for comparison to proposed poles, including lamping, output and color temperature. Also, applicant to discuss possibility of replacing all the recessed high-hat fixtures along south facing retail strip with mall owner, not just the 6 requested by applicant. The board is concerned about significant difference in light quality along the contiguous strip of retail establishments.

HART – 18 HERITAGE COURT

The Board reviewed plans to replace cedar siding.

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

No one appeared.

“Hart – 18 Heritage Court - I have reviewed this application to replace old cedar siding and determined the proposal appears to pose no significant adverse environmental impact.”

Mr. McDonough moved, seconded by Mrs. Kozlowski and unanimously carried to approve the replacement of cedar siding with CertainTeed shingles in “Herringbone” at 18 Heritage Court as shown on the plans received by the Building Department dated October 13, 2020.

THE HEBREW CONGREGATION OF NORTH TARRYTOWN AND TARRYTOWN – 25 LEROY AVENUE

Mark Levin, architect, reviewed with the Board plans for revised exterior alteration.

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

Joyce Byrne – 30 Leroy Avenue – Thanked Temple Beth Abraham for addressing her concerns regarding the lighting.

Lisette Mendez – 159 Grove Street – Concerned with the gate by the dumpster area.

“The Hebrew Congregation of North Tarrytown and Tarrytown – 25 Leroy Avenue - I have reviewed this amended application for revised exterior alteration and determined the proposal appears to pose no significant adverse environmental impact.”

Mr. McDonough moved, seconded by Ms. Pinckney and unanimously carried to approve the revised exterior alteration at 25 Leroy Avenue as shown on the plans received by the Building Department dated October 30, 2020.

FERNANDES/SIMAO – 11 & 13 EMERALD WOODS

Mr. Alex Esposito, architect and Mr. Craig Studer, architect reviewed with the Board plans to install two (2) new gates.

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

No one appeared.

“Fernandes/Simao – 11 and 13 Emerald Woods - I have reviewed this application to install two new gates and determined the proposal appears to pose no significant adverse environmental impact.”

Mrs. Kozlowski moved, seconded by Mr. McDonough and unanimously carried to approve the installation of two (2) new gates at 11 and 13 Emerald Woods as shown on the plans received by the Building Department dated November 2, 2020 and November 3, 2020.

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:

The applicant presented their revised scheme that addressed ARB comments from the previous meeting on 10.21.20. The latest design is a thoughtful interpretation of our suggestions that successfully improved upon the previous design. Concerns regarding scale, massing and fenestration have been considered. Though the significant scale of the project hasn't changed, by introducing setbacks, emphasizing the 2-story bay window projections, a complement of color and introducing additional brick patterns and new materials, the new scheme seems more appropriate for our village. The ground level fenestration along Windle Park is much improved and the landscape plan shows ground cover, shrubbery and trees wrapping three elevations which will add natural texture to help soften the building mass.

We welcome further refinement that address actual materials and color palette but overall are pleased with the direction this project is taking.

Please note, these comments are provided by the Board members in attendance and do not reflect any comments by members not present at the 11.18.20 ARB meeting.

Sadie McKeown – 3 Archer Place – Spoke in support of the project.

Mark Fry – Non-resident – Spoke in support of the project.

David Barnett – 104 Main Street – Spoke in support of the project.

Adolf Beil – 108 Main Street – Spoke in support of the project.

#### APPROVAL OF MINUTES

The approval of the October 21, 2020 minutes to be approved at the December 16, 2020 meeting.

MEETING ADJOURNED at 10:40 p.m.

Carla Sapienza  
Secretary