

PRESENT: Chairwoman Greenwood; Members: Mrs. Kozlowski and Mrs. Bryan-Morgan

ABSENT: Mr. Mignogna Ms. Pinckney, Ms. Kopelman and Mr. McDonough

BARNARD – 8 FAIRVIEW AVENUE

Applicant requested an adjournment.

KAHAN – 42 SOUTH WASHINGTON STREET

Applicant requested an adjournment.

BANIK – 18 OLD FORGE LANE

The Board reviewed plans to replace siding.

Chairwoman Greenwood questioned whether anyone wished to address the Board on this matter. No one appeared.

“Banik – 18 Old Forge Lane - I have reviewed this application to replace siding and determined the proposal appears to pose no significant adverse environmental impact.”

Mrs. Bryan-Morgan moved, seconded by Mrs. Kozlowski and unanimously carried to approve the replacement of existing siding as shown on the plan received by the Building Department on May 8, 2023.

1. Color of siding to be Riviera Dusk.
2. Color of trim to be white.
3. Shutters to remain.

The secretary recorded the vote:

Chairwoman Greenwood:	Yes
Member Kozlowski:	Yes
1 st Alt. Member Bryan-Morgan:	Yes

All in favor. Motion carried. 3-0

EDGEMONT CONDOMINIUMS – 301 MARTLING AVENUE

The Board reviewed plans to replace mailboxes.

Chairwoman Greenwood questioned whether anyone wished to address the Board on this matter. No one appeared.

“Edgemont Condominiums – 301 Martling Avenue - I have reviewed this application to install a fence and two gates to screen an oil tank in the front yard and determined the proposal appears to pose no significant adverse environmental impact.”

Mrs. Kozlowski moved, seconded by Mrs. Bryan-Morgan and unanimously carried to approve the replacement of existing mailboxes at 301 Martling Avenue as shown on the plans received by the Building Department dated June 14, 2023.

1. Color of mailboxes to be “Sandstone.”

The secretary recorded the vote:

Chairwoman Greenwood:	Yes
Member Kozlowski:	Yes
1 st Alt. Member Bryan-Morgan:	Yes

All in favor. Motion carried. 3-0

NISCO – 164 CREST DRIVE

The Board reviewed plans to replace wood stockade fence and post and rail fence with same type of fences in vinyl.

Chairwoman Greenwood questioned whether anyone wished to address the Board on this matter. No one appeared.

“Nisco – 164 Crest Drive – I have reviewed this application to replace wood stockade fence and post and rail fence with same type of fences in vinyl and determined the proposal appears to pose no significant adverse environmental impact.”

Mrs. Bryan-Morgan moved, seconded by Mrs. Kozlowski and unanimously carried to approve the replacement of the wood stockade fence and post and rail fence with the same type of fences in vinyl at 164 Crest Drive as shown on the plans received by the Building Department dated August 4, 2023 and August 18, 2023.

The secretary recorded the vote:

Chairwoman Greenwood:	Yes
Member Kozlowski:	Yes
1 st Alt. Member Bryan-Morgan:	Yes

All in favor. Motion carried. 3-0

HUDSON HARBOR STATION, LLC – 28 & 29 SOUTH DEPOT PLAZA

The Board reviewed plans for 88 residential units on three floors above one ground floor which includes 52 covered parking spaces, residential lobby space and 1,179 square feet of retail/community art space.

The Board commented as follows:

Architectural Review Board Comments after reviewing the Depot Plaza Project

Depot Plaza was presented to ARB on September 20, 2023

ARB Comments:

Though site plan review is not specifically within ARB scope, the board shared numerous comments that feel are worth noting.

1. There is a universal concern the vehicular entrance to the property will add to an already awkward and precarious traffic/pedestrian pattern at that location. Specifically, when entering the site from the east on Depot Plaza Road while crossing oncoming traffic from the north and from the drop off/pick up zone at the train station. Buses, trucks, autos, and bikes mingle with pedestrians at peak commuter times which adds to the chaotic traffic pattern and will only get worse with the development. We recommend a traffic consultant analyze this condition and provide viable solutions.
2. The board suggests a drop-off curb cut near the building entry be provided. The presenter stated there are designated stalls in the parking area, but we feel they are too remote and will not be effective. Cars will stop at the entrance to unload and given the two-lane drive, this is a potential traffic jam for residents and commercial businesses to the south of the development.

Building Envelop comments

1. In general, the board is pleased with the current design but reserves the right to comment further once the final massing, materials, and finishes are presented to the board. Given the 4-storey building is 354' long, the project successfully creates a reasonable scaled structure by including setbacks, deep fenestrations, and use of contrasting materials. The board responded well to the large window fenestrations that "lighten" the otherwise industrial design. Given the location and the history of industry along the waterfront, most of the board felt the design was appropriate, but a question was raised whether residential housing within a commercial-like building is appropriate.
2. The board is very supportive of the Arts component of the project.
3. The board would like to see more renderings set within the context of the surrounding area including views from all directions to better understand the impact on sight lines and overall massing.

The ARB looks forward to the next iteration of the design and is open to any questions or comments from the Planning Board. Please feel free to contact us at any time.

APPROVAL OF MINUTES

Mrs. Bryan-Morgan moved, seconded by Ms. Greenwood and unanimously carried that the minutes of the Architectural Review Board's August 16, 2023 meeting be approved as submitted.

MEETING ADJOURNED at 9:00 p.m.

Carla Sapienza
Secretary