

Architectural Review Board
Village of Tarrytown
Regular Meeting
October 18, 2023 7:00 p.m.

PRESENT: Chairwoman Greenwood; Members: Mr. Mignogna, Mrs. Kozlowski, 1st Alternate Member Mrs. Bryan-Morgan

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

BARNARD – 8 FAIRVIEW AVENUE

Applicant requested an adjournment.

KAHAN – 42 SOUTH WASHINGTON STREET

Applicant requested an adjournment.

DE CRISTOFARO – 1 NEPERAN ROAD

No one appeared on behalf of the applicant.

DOS SANTOS - 6 BAYLIS COURT

The Board reviewed plans to replace 12 feet of an existing vinyl fence with a chain link fence in the rear yard.

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

“Dos Santos - 6 Baylis Court - I have reviewed this application for a Certificate of Appropriateness to replace a vinyl fence with a chain link fence and have determined the proposal appears to pose no significant adverse environmental impact; however, the Architectural Review Board should deliberate on any special considerations that relate to this property being in the Maini Street Historic District.”

Ms. Bryan-Morgan moved, seconded by Mr. Mignogna and unanimously carried to approve a “Certificate of Appropriateness” for the replacement of an existing vinyl fence at 6 Baylis Court as shown on the plan received by the Building Department on September 26, 2023.

1. Fence to be a 6’ high cantilever chain link – white lattice similar to existing vinyl.

The secretary recorded the vote:

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

All in favor. Motion carried. 4-0

GRACEMERE PARTNERS, LLC – 23 BROWNING LANE

The Board reviewed plans for the construction of a new single-family residence.

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

“Gracemere Partners, LLC – 23 Browning Lane - I have reviewed this application for the construction of a single-family residence and determined the proposal appears to pose no significant adverse environmental impact.”

Mr. Mignogna moved, seconded by Mrs. Bryan-Morgan and unanimously carried to approve the construction of a single-family residence as shown on the plans, dated August 16, 2022, last revised, September 28, 2022, received by the Building Department on September 27, 2023, with the addition of windows on the side as discussed and noted on the plan. Applicant to submit revised drawings with building permit.

The secretary recorded the vote:

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

All in favor. Motion carried. 4-0

WALPUCK – 48 LEGRANDE AVENUE

The Board reviewed plans to replace the siding around the entire perimeter of the house.

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

“Walpuck – 48 Legrande Avenue – I have reviewed this application to replace existing siding and have determined the proposal appears to pose no significant adverse environmental impact”

Mr. Mignogna moved, seconded by Mrs. Bryan-Morgan and unanimously carried to approve the new siding in the application received by the Building Department dated September 29, 2023 as follows:

1. Vinyl siding (Brownstone) to be replaced with white trim. Applicant to provide color sample.
2. Wrought-iron columns to be replaced with pre-fab; railings in white to match trim
3. Two-tone trim around the perimeter of house.

The secretary recorded the vote:

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

All in favor. Motion carried. 4-0

MAHAJAN – 257 BENEDICT AVENUE

The Board reviewed plans to exterior alterations; new main entrance, new entry door, new porch and paint existing siding.

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

“Mahajan – 257 Benedict Avenue - I have reviewed this application for exterior alterations; new main entrance, new entry door, new porch and paint existing siding and determined the proposals appear to pose no significant adverse impact.”

Ms. Kozlowski moved, seconded by Mr. Mignogna and unanimously carried to approve the plans with updated revisions submitted by the applicant at the meeting and noted on the plans dated May 24, 2023, received by the Building Department on September 29, 2023 to include:

1. Aluminum siding to be painted dark blue with contrasting accent colors.
2. Addition of columns and removal of the window in the front.

The secretary recorded the vote:

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

Motion carried. 4-0

KATZ- MOSS – 27 MECHANICS AVENUE

The Board reviewed plans to replace the existing chain link fence and install a new fence on the side and rear of the property. Ryan Nuckel, Landscaper, appeared, representing the applicant.

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

“Katz-Moss – 27 Mechanics Avenue - I have reviewed this application to replace the existing chain link fence and install new fence in the back and side yard of the property and determined the proposal appears to post no significant adverse environmental impact.”

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

Diane Pratt, 86 Wildey Street, appeared and confirmed with Mr. Nuckel, representing the owner, that the proposed fence is not extending onto her property.

Henry Rowlett, Trustee, and Pastor Andre Upson, of the Foster Memorial A.M.E. Zion Church, at 90 Wildey Street, advised that the existing fence is on their property. After discussion with the Board and Mr. Nuckel, Mr. Rowlett and Pastor Upson had no objection to having the owner of 27 Mechanics installing the new cedar fence in the same location as the existing chain link fence, which they believe is on their property as long as there is no expense incurred by the church. There was no survey submitted to determine the existing location of the fence.

Mrs. Bryan-Morgan moved, seconded by Mrs. Kozlowski and unanimously carried to approve the replacement of the chain link fence with a 6-foot cedar fence on the north and west side of the property. The Zion church will allow the installation of the cedar fence in the same location as the existing chain link fence with the finish side facing the church, as highlighted in yellow on the plan, received by the Building Department on September 1, 2023.

The secretary recorded the vote:

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

All in favor. Motion carried. 4-0

PRELIMINARY HEARING – NIGRO - 93A Highland Avenue

The Board reviewed the plans, last revised, September 15, 2023, for the construction of a single-family home which is currently before the Planning Board.

The Board commented as follows:

1. Applicant should consider using a softer white color for the proposed cedar shake vinyl.
2. Applicant should explore adding sills to the windows.
3. Applicant to provide a roof plane and modeling to better understand the roof lines.
4. Applicant to show corner boards on the plan.
5. Applicant to present a sample board of color and materials at next meeting.

The applicant will return pending site plan approval with updated plans.

APPROVAL OF MINUTES

The approval of the September 20, 2023 minutes to be approved at the November 15, 2023 meeting.

ADJOURNMENT

Ms. Greenwood moved, seconded by Mrs. Bryan-Morgan, to adjourn the meeting at 8:40 p.m.
All in favor. Motion Carried. 4-0

Liz Meszaros
Secretary