

Architectural Review Board  
Village of Tarrytown  
Regular Meeting  
June 15, 2022 7:00 p.m.

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

ABSENT: Ms. Pinckney

SUNRISE OF TARRYTOWN PROPCO LLC – 99 WHITE PLAINS ROAD

Applicant requested an adjournment.

BROCKMEYER/MCCLURE – 67 WILDEY STREET

No one appeared on behalf of the applicant.

WANGSNESS – 35 Sunset Way

Mr. Niall Cain, architect, reviewed with the Board plans for a second-floor addition, windows, siding and front entryway.

Zoning Board approval received June 13, 2022.

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

No one appeared.

“Wangsness – 35 Sunset Way - I have reviewed this application for a second-floor addition, windows, siding and front entryway and determined the proposals appear to pose no significant adverse environmental impact.”

Mr. Mignogna moved, seconded by Mr. McDonough and unanimously carried to approve the second-floor addition, windows, siding and front entryway at 35 Sunset Way as shown on the plans received by the Building Department dated May 27, 2022 subject to the following:

1. Artisan Lap Siding – 214 Roseate Tern
2. Roofing – Timberline “Weathered Wood” Shingles
3. Azek trim – Driftwood 208
4. Windows – Aluminum clad Grey
5. Brackets/Canopy – standing seam copper or painted aluminum
6. Thinstone Veneer – Adirondeck stone
7. Railings – Steel/black
8. Front door – Hardwood – Oak stain
9. Bluestone treads
10. Gutters – Copper or dark grey
11. Garage door – painting wood/dark grey

HUMMELL – 9 SUNHAVEN COURT

The Board reviewed plans for replacement of wood landing and flagstone pathway from curb to front door.

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

Brian Carr – 39 McKeel Avenue – in favor of the project.

“Hummell – 9 Sunhaven Court - I have reviewed this application for replacement of wood landing and flagstone pathway from curb to front door and determined the proposal appears to pose no significant adverse environmental impact.”

Mrs. Bryan-Morgan moved, seconded by Mr. McDonough and unanimously carried to approve the replacement of wood landing and flagstone pathway from curb to front door at 9 Sunhaven Court as shown on the plans received by the Building Department dated May 27, 2022 and June 15, 2022 subject to the following:

1. Landing – Bluestone (36”-40” wide)
2. If railings to be installed – iron rail/black

HALICKMAN/FREED – 17 ROUNDABEND ROAD

The Board reviewed plans to install new fence on side and rear of property.

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

No one appeared.

“Halickman/Freed – 17 Roundabend Road - I have reviewed this application to install new fence on side and rear of property and determined the proposal appears to pose no significant adverse environmental impact.”

Mrs. Kozlowski moved, seconded by Ms. Bryan-Morgan and unanimously carried to approve the installation of a new 4-foot high aluminum fence with (1) 8-foot wide double gate on side and rear of property at 17 Roundabend Road as shown on the plans received by the Building Department dated May 26, 2022.

BOOTH – 106 LEROY AVENUE

The Board reviewed plans to install new fencing around the perimeter of the property.

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

Timothy Plunkett – 15 Heritage Court – Concerned with the height and material of the rear fence.

“Booth – 106 Leroy Avenue - I have reviewed this application to install new fencing around perimeter of the property 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 installation of a 4-foot high PVC picket fence along front and side of property and a 6-foot high PVC privacy fence along the rear of the property at 106 Leroy Avenue as shown on the plans received by the Building Department dated May 27, 2022 and June 15, 2022.

#### TARRYTOWN PARTNERS – 455 SOUTH BROADWAY

The Board reviewed plans to install a temporary sign.

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

No one appeared.

Mr. McDonough moved, seconded by Mrs. Bryan-Morgan and unanimously carried to approve the installation of a temporary sign at 455 South Broadway as shown on the plans received by the Building Department dated May 24, 2022.

#### WARD – 143 PROSPECT AVENUE

The Board reviewed plans to replace existing siding.

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

No one appeared.

“Ward – 143 Prospect Avenue - I have reviewed this application to replace existing siding and determined the proposal appears to pose no significant adverse environmental impact.”

Mr. Mignogna moved, seconded by Mr. McDonough and unanimously carried to approve the replacement of existing siding at 143 Prospect Avenue as shown on the plans received by the Building Department dated May 24, 2022 subject to the following:

1. Siding - Hardie Plank – Boothbay Blue
2. Trim – Azek – White
3. Window trim – White
4. Shutters to be removed
5. If gutters/leaders be replaced – gray
6. Existing concrete/stucco base to remain.

MUGGENBORG/BARRY – 32 WILDEY STREET

The Board reviewed plans to replace existing siding.

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

No one appeared.

“Muggenborg/Barry – 32 Wildey Street - I have reviewed this application to replace existing siding 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 siding at 32 Wildey Street as shown on the plans received by the Building Department dated May 24, 2022 subject to the following:

1. Siding - Hardie Plank – Night Gray
2. Trim – White
3. Risers – White
4. Treads – Dark gray

BARNARD – 8 FAIRVIEW AVENUE

Walter Sedovic, architect, reviewed with the Board plans to replace rear yard fence and install new fence in front yard.

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

Helen Siebert – 92 Rosehill Avenue – not in favor of the 6’ high fence in the rear yard.

Angela Schneider – 16 Fairview Avenue – not in favor of the 3’ high picket fence in the front yard.

The Board requested that the applicant return next month with alternative options.

MARTIN – 20 WILDEY STREET

Ralph Mastromonaco, engineer, reviewed with the Board plans for installation of a retaining wall and fencing along portions of front, side and rear yard parking lot.

Zoning Board approval received March 14, 2022

Planning Board approval received May 23, 2022

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

No one appeared.

“Martin – 20 Wildey Street - I have reviewed this application for installation of retaining wall and fencing along portions of front, side and rear yard parking lot and determined the proposal appears to pose no significant adverse environmental impact.”

Mr. Mignogna moved, seconded by Mr. McDonough and unanimously carried to approve the installation of retaining wall and fencing along portions of front, side and rear yard parking lot at 20 Wildey Street as shown on the plans received by the Building Department dated May 27, 2022.

### KAHAN – 50 COTTAGE PLACE

The Board reviewed plans to install new condensers on the outside of the building.

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

Manuel and Mariana Cunha – 48 Cottage Place – concerned with the noise from the units.

Gregory Galloway – 51 Cottage Place – concerned with the location of the units.

“Kahan – 50 Cottage Place - I have reviewed this application to install new condensers on the outside of the building and determined the proposal appears to pose no significant adverse environmental impact.”

Mr. McDonough moved, seconded by Mrs. Bryan-Morgan and unanimously carried to approve the installation of new condensers on the outside of the building at 50 Cottage Place as shown on the plans received by the Building Department dated May 26, 2022 subject to the following:

1. Moving three of the units from the right side of the house and relocate to the rear or roof.
2. Moving one unit to the Central Avenue side.
3. Screening of the units on the Central Avenue side.

### APPROVAL OF MINUTES

Mrs. Bryan-Morgan moved, seconded by Mr. Mignogna and unanimously carried that the minutes of the Architectural Review Board’s November 17, 2021 meeting be approved as submitted.

MEETING ADJOURNED at 10:45 p.m.

Carla Sapienza  
Secretary