

Architectural Review Board  
Village of Tarrytown  
Regular Meeting  
November 16, 2022 7:00 p.m.

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

ABSENT: Mrs. Kozlowski and Mr. McDonough

SUNRISE – 99 WHITE PLAINS ROAD

The Board reviewed plans to amend ARB “Certificate of Appropriateness” and ARB approval for material/texture changes.

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

No one appeared.

“Sunrise – 99 White Plains Road - I have reviewed this application for material/texture changes and determined the proposal appears to pose no significant adverse environmental impact.”

Mr. Mignogna moved, seconded by Mrs. Bryan-Morgan and unanimously carried to amend previous “Certificate of Appropriateness” and ARB approval for material/texture changes at 99 White Plains Road as shown on the plans received by the Building Department dated November 15, 2022.

BARNARD – 8 FAIRVIEW AVENUE

Applicant requested an adjournment.

KAHAN – 42 SOUTH WASHINGTON STREET

Applicant requested an adjournment.

SLEEPY HOLLOW HOTEL – 455 SOUTH BROADWAY

Applicant requested an adjournment.

ECKLUND – 3 EMERALD WOODS

The Board reviewed plans to install a new shed.

Zoning Board approval received October 13, 2022.

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 to install a new shed and determined the proposal appears to pose no significant adverse environmental impact.”

Ms. Pinckney moved, seconded by Mr. Mignogna and unanimously carried to approve the installation of a new shed at 3 Emerald Woods as shown on the plans received by the Building Department dated September 29, 2022.

1. Siding – Benjamin Moore Shaker Beige
2. Trim – Benjamin Moore Monterey White
3. Roof – Weathered Wood

### SHAPIRO – 54 GRACEMERE

The Board reviewed plans to install solar panels.

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

No one appeared.

“Shapiro – 54 Gracemere - I have reviewed this application to install solar panels and determined the proposal appears to pose no significant adverse environmental impact.”

Mr. Mignogna moved, seconded by Ms. Kopelman and unanimously carried to approve the installation of solar panels at 54 Gracemere as shown on the plans received by the Building Department dated October 18, 2022.

### COX – 35 FRONT 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.

“Cox – 35 Front Street - I have reviewed this application to replace existing siding and determined the proposal appears to pose no significant adverse environmental impact.”

Ms. Pinckney moved, seconded by Mr. Mignogna and unanimously carried to approve the replacement of existing siding at 35 Front Street as shown on the plans received by the Building Department dated October 27, 2022.

1. Enclosed front porch to remain as is. (White painted stucco)
2. Trim color – Azek white
3. Window – replace to match existing in same location.
4. Siding color – Granite Gray

VAINSHTEIN – 5 OLD FORGE LANE

Mr. Robert Keeler, architect, reviewed with the Board plans for proposed retaining walls in the front and side yards.

Homeowner's Association Approval received.

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

Michael Cohen, 14 Tarryhill Road – in favor of the project.

"Vainshtein – 5 Old Forge Lane - I have reviewed this application for proposed retaining walls in front and side yards 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 proposed retaining walls in the front and side yards at 5 Old Forge Lane as shown on the plans received by the Building Department dated October 28, 2022.

1. Wall to be same block pattern.
2. Handrail – black aluminum.

MERCY COLLEGE – 828 SOUTH BROADWAY

Mr. Darius Chafizadeh, attorney, reviewed with the Board plans to install a new freestanding sign.

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

No one appeared.

Mrs. Bryan-Morgan moved, seconded by Ms. Pinckney and unanimously carried to approve the installation of a new freestanding sign at 828 South Broadway as shown on the plans received by the Building Department dated October 28, 2022.

BECK – 11 QUARRY LANE

Mr. Matthew Cordone, architect, reviewed with the Board plans for an addition, renovation and associated site work.

Planning Board approval received September 28, 2022.

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

No one appeared.

“Beck – 11 Quarry Lane - I have reviewed this application for addition, renovation and associated site work 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 addition, renovation and associated site work at 11 Quarry Lane as shown on the plans received by the Building Department dated October 28, 2022 with the following suggestion:

1. The Board strongly suggests two-tone color siding.

#### DCD REALTY HOLDINGS LLC – 480 SOUTH BROADWAY

Philip Fruchte, architect, reviewed with the Board renovations to existing dealership (interior and exterior); parking lot improvements and landscaping.

Zoning Board approval received September 12, 2022.

Planning Board approval received October 24, 2022.

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

No one appeared.

“DCD Realty Holdings LLC – 480 South Broadway - I have reviewed this application for renovations to existing dealership, parking lot improvements and landscaping and determined the proposals appear to pose no significant adverse environmental impact.”

Mrs. Bryan-Morgan moved, seconded by Mr. Mignogna and unanimously carried to approve the renovations to the existing dealership (interior and exterior); parking lot improvements and landscaping at 480 South Broadway as shown on the plans received by the Building Department dated October 28, 2022.

1. Perimeter fencing – existing stockade and chain link fence remains.
2. Add shrubbery at any location where fence is exposed.
3. 20 height pole lighting dims 50% at 10 p.m.
4. Signage not reviewed.

#### LUFT – 92 LEROY AVENUE

Ms. Gabrielle Salman, architect, reviewed with the Board plans for a rear addition with a deck.

Planning Board approval received October 24, 2022.

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

No one appeared.

“Luft – 92 Leroy Avenue - I have reviewed this application for a rear two-story addition with deck and determined the proposals appear to pose no significant adverse environmental impact.”

Mr. Mignogna moved, seconded by Mrs. Bryan-Morgan to make a motion to approve the rear addition with a deck at 92 Leroy Avenue as shown on the plans received by the Building Department dated October 28, 2022. Jane Greenwood abstained.

1. Existing overhead door to be replaced and painted black.
2. Anderson 400 series windows – white.
3. Roofing shingles – GAF – Mission Brown.
4. “California” stucco limestone.
5. Deck addition – Timbertech – Color: Blended.
6. Deck post to be metal cable instead of vertical post.

#### APPROVAL OF MINUTES

Mrs. Bryan-Morgan moved, seconded by Ms. Greenwood and unanimously carried that the minutes of the Architectural Review Board’s October 19, 2022 meeting be approved as submitted.

The approval of the September 21, 2022 minutes to be approved at the December 21, 2022 meeting.

MEETING ADJOURNED at 10:00 p.m.

Carla Sapienza  
Secretary