

# Village of Hastings-on-Hudson, NY

## ARCHITECTURAL REVIEW BOARD

### Meeting Minutes

<b>Meeting Location:</b>	Village Hall, Second Floor Conference Room		
<b>Date of Meeting:</b>	7:00 PM, Monday, July 10 <sup>th</sup> , 2023		
<b>Members Present:</b>	<input checked="" type="checkbox"/> D. Emilio, Chairperson <input checked="" type="checkbox"/> G. Anderson <input checked="" type="checkbox"/> A. Hubener <input type="checkbox"/> R. Kornfeld <input checked="" type="checkbox"/> M. MacDougall <input checked="" type="checkbox"/> E. Bouhassira	<b>Building Dept. Member(s) Present:</b>	<input checked="" type="checkbox"/> Charles Minozzi, Building Inspector
<b>Planning Board Liaison Present:</b>	<input checked="" type="checkbox"/> R. Bass	<b>Applicant/Property Owner's Representative(s) Present:</b>	<ul style="list-style-type: none"> <li>• Neil DeLuca, Owner</li> <li>• Mark Blanchard, Esq.</li> <li>• John Sullivan, FAIA</li> <li>• Karl Ackerman, Sullivan Arch.</li> <li>• Richard Quigley, IQ Landscape</li> </ul>

<b>Review of Architectural Review Board (ARB) Submission:</b>	<b>Status:</b>
<b>Property Owner:</b> Warburton 1, LLC	<input type="checkbox"/> Approved
<b>Project Type:</b> 21 New Townhouses	<input type="checkbox"/> Approved with Comments
<b>Address:</b> One Warburton Avenue	<input type="checkbox"/> Resubmission Based on Comments
<b>Presented By:</b> Neil DeLuca and John Sullivan	<input checked="" type="checkbox"/> Pending

#### ARB Observations/Comments:

- The ARB noted that they received the submission materials on the Friday before the meeting as it underwent revisions by the applicant to ensure that it included all the required materials and was complete.
- The owner and architectural team presented the project to the ARB members present, including the background, design intent, previous board meetings attended, and secured approvals.
- It was noted that the ARB is also acting in an advisory capacity to the Planning Board, and their liaison was present. One of the objectives of this meeting was to provide any comments/observations to the Planning Board for their next meeting to be held on July 20<sup>th</sup>, 2023.
- The proposed project includes the following scope of work:
  - Remove the existing catering hall on the west side of Warburton Avenue and excavation/stone removal of the existing parking lot on the east side of Warburton Avenue.
  - The construction of four (4) three-story structures. One structure is located on the west side of Warburton Avenue (Building One), and three are located on the east side of Warburton Avenue (Buildings Two to Four) between Warburton Avenue and the Old Croton Aqueduct State Historic Park (OCA).
  - Each building will include individual townhouse units that are three stories in height, except for Building Four, which will be two stories on the west elevation and three stories on the east. There are a total of 21 units.
  - All units have front entrances that face Warburton Avenue.
  - Parking for the units at Buildings Two to Four will be through individual garage doors on the east elevation. Access to the east elevation parking will be via a divided roadway between Buildings Two and Three. Building One will have a single garage door to a common parking area under the building.
  - It was noted that Building One would be a separate homeowners association, that the southernmost unit is in the City of Yonkers (requiring separate approvals), and architecturally was designed slightly differently from the three buildings east of Warburton Avenue.
  - Three units will be below the market rate and are located on the south side of Building Two and the north side of Building Four.
  - The buildings are primarily articulated with flat roofs, stucco walls, aluminum windows, balconies with cable or glass railings, and a stone water table. The roofs at Building One will have 100% tray-style vegetated roofs over a membrane,

---

while Buildings Two to Four will have both tray-style vegetated roofs over a roof membrane and pavers on pedestals, except at the below-market-rate units, which will also be 100% tray-style vegetated roofs.

- Building One will have a single color scheme at the wall body, and Buildings Two to Four will have a two-color scheme at the wall body.
  - There will be a new walkway between the north side of Building Four and the OCA and a new metal picket-style fence on the west side of Warburton, north of Building One.
  - Besides landscape elements and side lighting, no site structures, such as trash enclosures, are currently proposed.
  - The applicant noted that additional items, if necessary, would be presented to the ARB for items not yet designed, such as mailboxes, etc. The applicant noted that elements presented to the Building Department and ARB in this submission, such as cornice depths (Sheet SK-5), might change as the project enters the construction document phase. The ARB noted that if changes are made, they will also need to be submitted for review and approval by the Building Department and ARB. Lastly, the drawings depicted a flag pole on the north of Building One. The applicant noted that it could be contingent on the unit owner. The ARB recommended that it be noted if it is included or not in the scope of work.
  - The five members of the ARB present at the meeting discussed the project; in general, the initial observations and comments included the following:
    - The overall scale and massing of the structures at this site appear appropriate.
    - The submission materials, including elevation drawings, read as monolithic and do not accurately show projections and the articulations of the facades. It was recommended that renderings (isometric or similar) be prepared to accurately represent the elevations and the interplay of wall planes, entries, balconies, and projections for all elevations. The reintroduction of "shading" to the elevation drawings was not encouraged as it obscured the articulation of the proposed stucco joints. Further comments by the ARB can be provided when received.
    - It was noted that the spacing at the entry bays felt compressed and too narrow, including the doors, which are 8'-0" in height. It was noted that the rhythmic quality of the massing in the early rendering on the cover sheet appears to be better realized (but no longer accurate).
    - It was noted that the applicant did not include elevation drawings of the interior and roof-facing bulkhead elevations for Buildings Two to Four. The board requested that the applicant accurately show the rooftop air-conditioning condensers' size at each unit on Buildings Two to Four.
    - The ARB requested that the applicant revisit the windows for accuracy and consistency, as some appeared to conflict with roof framing at the sidewalls, and some appeared not to align with windows on floors above.
    - It was observed that the layout of Buildings Two to Four did not follow the curved street wall created by Warburton Avenue, especially Building One. The applicant noted that it was to maximize the views of the Hudson River and the Palisades to the west. The Planning Board Liaison noted that this was not an issue in their review of the project. Additionally, it was observed that the individual units at Buildings Three and Four stepped upward to the north, and that was reflected in the roof lines/parapets. The majority of the ARB members found the proposed site plan layout acceptable.
    - It was noted that the asphalt shingle roofing at the small entry roofs and the bulkheads felt slightly out of character with the overall design of the structures.
    - The material cut sheets provided by the applicant were not reviewed at the meeting and can be reviewed at a future meeting.
  - The Building Inspector recommended that no vote on the applicant's submission was needed at this time by the ARB and that the above-listed would be shared with the Planning Board.
-