

Village of Hastings-on-Hudson, NY

ARCHITECTURAL REVIEW BOARD

Meeting Minutes

Meeting Location: Village Hall, Second Floor Conference Room

Date of Meeting: 7:00 PM, Monday, August 7th, 2023

Members Present:

- ☒ D. Emilio, Chairperson
- ☒ G. Anderson
- ☐ A. Hubener
- ☒ R. Kornfeld
- ☒ M. MacDougall
- ☒ E. Bouhassira

Building Dept. Member(s) Present:

- ☒ Charles Minozzi, Building Inspector
- ☒ Christopher Zielinski, Asst. Building Inspector

Applicant/Property Owner's Representative(s) Present:

- Ivan Molomot, President, Riverview Manor Tennis Club
- Michael Bevivino, AIA

Planning Board Liaison Present: ☐ R. Bass

Review of Architectural Review Board (ARB) Submission:

Status:

Property Owner:	Riverview Manor Tennis Club	<input type="checkbox"/> Approved
Project Type:	Exterior Stairs with Handrails, Bench, and Landscaping	<input checked="" type="checkbox"/> Approved with Comments
Address:	49 Euclid Avenue	<input type="checkbox"/> Resubmission Based on Comments
Presented By:	Ivan Molomot and Michael Bevivino	<input type="checkbox"/> Pending

ARB Observations/Comments:

- The applicant and architect presented the project to the ARB members present. Access to the tennis courts is currently by walking down a grass slope on the south side of the property from the existing sidewalk.
- The proposed scope of work includes the following:
 - A new 6'-0" wide exterior stair with concrete edging infilled with pea gravel. There are two typical tread lengths, so the proposed stair roughly aligns with the existing slope. The proposed pea gravel is restrained with an HPE grid stabilizer.
 - At the meeting, the applicant presented two alternate materials for consideration: 1) rubber mulch as an alternative to the pea gravel and 2) painted steel edging as an alternative to the Cor-Ten edging.
 - Depending on the slope of the existing grade, a new lower Cor-Ten steel curb on either side of the stairs is required.
 - New uncoated weathering steel (Cor-Ten) railings on both sides.
 - A new wooden bench at the base of the stair in clear finished Mahogany or Ipe.
 - New native plantings in groupings on either side of the proposed new stairs.
- The ARB and the applicant/architect discussed the proposed scope of work.
- The five members of the ARB present – Anderson, Bouhassira, Kornfeld, MacDougall, & Emilio unanimously voted to approve the project with the following comments:
 - The pea gravel should be the material for the treads infill instead of the proposed alternate. Cor-Ten should be the edging instead of the painted steel.
 - If the applicant desires, the ARB would consider an appropriate clear coating on the Cor-Ten to prevent the railing material from staining the proposed concrete tread material.