

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, January 8 th , 2024		
Members Present:	<input checked="" type="checkbox"/> D. Emilio, Chairperson <input type="checkbox"/> G. Anderson <input type="checkbox"/> A. Hubener <input checked="" type="checkbox"/> R. Kornfeld <input checked="" type="checkbox"/> M. MacDougall <input checked="" type="checkbox"/> E. Bouhassira	Building Dept. Member(s) Present:	<input checked="" type="checkbox"/> Charles Minozzi, Building Inspector <input type="checkbox"/> Christopher Zielinski, Asst. Building Inspector
Planning Board Liaison Present:	<input type="checkbox"/> None	Applicant/Property Owner's Representative(s) Present:	<ul style="list-style-type: none">• Mark Blanchard, Esq.• Karl Ackerman, Sullivan Arch.

Review of Architectural Review Board (ARB) Submission:		Status:
Property Owner:	Warburton 1, LLC	<input type="checkbox"/> Approved
Project Type:	20 New Townhouses	<input checked="" type="checkbox"/> Approved with Comments
Address:	One Warburton Avenue	<input type="checkbox"/> Resubmission Based on Comments
Presented By:	Blanchard, Sullivan, Ackerman	<input type="checkbox"/> Pending

ARB Observations/Comments:

The applicant's representatives, including an attorney and architect, presented the proposed project to the ARB members in attendance. The project includes four buildings with a total of 21 units (20 in Hastings and one in Yonkers). The project was previously submitted to the ARB at the July and December 2023 meetings. The ARB's review of the applicant's July 2023 submission resulted in the materials being "pending," and the review of the December submission resulted in "Resubmission Based on Comments."

This meeting focused on the applicant's revisions since the last presentation to the ARB, including revisions to the façades and plans. The revisions were detailed in the applicant's letter to the ARB dated December 21st, 2023, and the referenced drawing set of selective sheets. The changes to the drawings were identified with revision clouds and included:

- The design of the roof level parapets, including:
 - The addition of returns on the east elevation of the 100 building and the west elevation at buildings 200 to 400.
 - The parapets at the east elevation of Buildings 200 to 400 are now cable rail, and the cable rail will have returns at several corners.
 - The roof level divider wall between the roof terraces and green roofs at Buildings 200 to 400 is now cable rail and will have a secured gate so that the vegetative roofs can be maintained.
- The garage door color at the east elevation of Buildings 200 to 400 is proposed as black to match the windows and doors.
- The trail from the Old Croton Aqueduct State Historic Park to the street was not changed.
- The third-floor Juliet balconies on the third floor were not changed, and the floor does not project from the plane of the facade.
- Several window types were revised.
- Large-scale manufacturers' color samples were brought to the meeting for review.
- The mailbox type is still to be determined: individual boxes or cluster box type.

The four members of the ARB were present at the time of the vote – Bouhassira, Emilio, Kornfeld, and MacDougall.

Kornfeld, MacDougall, and Emilio voted to approve the project with the following comments and observations:

- The applicant shall submit additional information regarding the roof-level planters between units and the plant materials to be placed in them to the Building Department.
- If the mailbox type is required to be changed from individual boxes to a cluster box type by the Postmaster, the applicant will submit revised plans showing the location for approval by the Building Department.

Bouhassira abstained from voting.

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, January 8 th , 2024		
Members Present:	<input checked="" type="checkbox"/> D. Emilio, Chairperson <input type="checkbox"/> G. Anderson <input type="checkbox"/> A. Hubener <input checked="" type="checkbox"/> R. Kornfeld <input checked="" type="checkbox"/> M. MacDougall <input checked="" type="checkbox"/> E. Bouhassira	Building Dept. Member(s) Present:	<input checked="" type="checkbox"/> Charles Minozzi, Building Inspector <input type="checkbox"/> Christopher Zielinski, Asst. Building Inspector
Planning Board Liaison Present:	<input type="checkbox"/> None	Applicant/Property Owner's Representative(s) Present:	<ul style="list-style-type: none"> John Reinus, CEO and General Counsel Michaelangelo Cavi

Review of Architectural Review Board (ARB) Submission:	Status:
Property Owner: Hastings Garage LLC	<input type="checkbox"/> Approved
Project Type: Window Tint and Lettering Decals	<input type="checkbox"/> Approved with Comments
Address: 45 Main Street, Retail Unit #1	<input checked="" type="checkbox"/> Resubmission Based on Comments
Presented By: John Reinus	<input type="checkbox"/> Pending

ARB Observations/Comments:

The applicant presented the proposed project to the ARB members in attendance. The project included:

- The application of translucent frosted polyester film to 100% of the street-facing front entrance door and the windows. The proposed product is Solyx SXWF-WM (White Matte.)
- Application signage (green and clear (reverse lettering on frosted)) on the center window of the eastern storefront bay. The proposed signage is 10" tall and 60" wide. The signage would be printed onto or made part of the film.

The ARB and the applicant discussed the proposed scope of work. The following was discussed:

- Is there a need to have film applied to 100% of the door and windows? The NYS Adult Use Rules, specification Section 125.3 (b) (5) Security and Storage of Cannabis states, "Cannabis and cannabis products within storage areas shall be kept out of plain sight and not visible from a public place outside of the licensed premises...". The applicant was asked to revisit the extent to which the film is applied, and perhaps the upper horizontal band of the windows and door would not have the film applied.
- The ARB reviewed a small sample of the Solyx SXWF-WM during the meeting and requested that the sample be temporarily attached to the actual storefront and that the other samples that the applicant received also be temporarily applied to evaluate the opaqueness. The ARB members would review the samples in the field, and as determined, a larger physical sample could be requested.
- The applicant indicated that a security camera might need to be installed. As determined by the Building Department, this would be a subsequent submission to the ARB.
- The applicant noted that no additional illumination is needed besides the existing lighting in the soffits of the storefront.
- The applicant noted that the address or unit number was not needed as the adjacent main entrance to the building has the street address posted.
- The applicant noted that they are required to have an NYS Verification Tool with a QR code on the storefront and that this would be added to their re-submission.
- The applicant indicated that they would like to remove the two (2) column wraps from the bike shop and that this would be added to their re-submission.
- There was a discussion on how to incorporate a pattern, fretting, or color into the translucent frosted film to make the film less

Village of Hastings-on-Hudson, NY
ARCHITECTURAL REVIEW BOARD
January 2024 Meeting Minutes
Project: 45 Main Street, Retail Unit #1
Page 2

monolithic, more interesting, and pedestrian-friendly.

There were no comments from the public during the meeting. An email from John Sellgman, President of the Board of Managers, Riverton Lofts East Condominium to the Village of Hastings-on Hudson, was noted as being received.

The four members of the ARB present – Bouhassira, Kornfeld, MacDougall, and Emilio unanimously voted to request "Resubmission Based on Comments."
