Village of Hastings-on-Hudson
ARCHITECTURAL REVIEW BOARD
Meeting Minutes

Meeting Location: Via video conference using Zoom
Date of Meeting: 8:00 PM, Monday, February 7th, 2022

Members Present:
☑ D. Emilio, Chairperson
☑ G. Anderson
☑ A. Hubener
☐ R. Kornfeld
☑ K. Sibilia
☐ M. MacDougall

Building Dept. Members Present:
☑ Charles Minozzi, Building Inspector

Property Owner: Dan Sbrega
Applicant/Property Owner's Representatives: Kathleen Sullivan, Trio Architecture
Dan Sbrega and Daniel Abedon

Planning Board Liaison:
☐ J. Mondello

Review of ARB Submission: Status:

Project Type: Addition of Residential Roof Deck, Replacement of Second Floor Windows and Rear Patio for Restaurant, etc
Address: 583 Warburton Avenue
Presented By: Kathleen Sullivan

☑ Approved
☐ Approved with Comments
☑ Resubmission Based on Comments
☐ Pending

ARB Comments:

- The applicant submitted this project at the September 2021 and January 3rd, 2022 ARB meetings.
- The architect presented the project, including updated drawings and a letter response to previous comments from the ARB. The following items were reviewed and approved.
  - Painting of the Warburton Avenue façade. The body will be Sherwin Williams City Loft (7631), and the trim will be Benjamin Moore Iron Mountain (2134-30).
  - There are three (3) new double-hung windows on the Warburton Avenue façade and two (2) awnings-style windows on the west elevation. The windows will be Anderson Series 400. All windows are proposed as white.
  - New storefront windows flank the first-floor commercial space entrance by Mavin Direct Glaze. The installation will include two (2) new clad corner columns. The new storefront windows will be black.
  - Two (2) new doors on the Warburton Avenue façade with vision panels (Smooth Star Half Lite/2 Panel) and two (2) flush doors at the west elevation (one on the first and one on the second floor, both by Smooth Star). The doors will be field painted the Iron Mountain. The existing transoms above the doors at Warburton will remain.
  - There are four (4) new light fixtures at Warburton Avenue façade adjacent to the new doors. The lamps will be by Rejuvenation Dayton.
  - Two (2) wall-mounted flagpole brackets will be added to the Warburton Avenue façade.
  - New vinyl siding at the west elevation consisting of 4" siding by Georgia Pacific Forest Ridge in white at the small gable and thin brick on the first floor. The brick will be Beldon Belcrest 560.
  - There is a new roof deck, metal railings in black, and metal stairs from the second floor to the roof. The decking is made of Wood tiles by Bison.
  - A new fabric awning on the west elevation. The awning will be fabric by Sattler and the color Forestal 320B70.
  - A new deck and pavers at the rear yard. The decking is Trex Transcend in Gravel Path, and the pavers will be Eco-Priora in Steel Grey Blend in pattern A.
  - There is a new 6'-6" brick wall with a cast stone coping in natural limestone and a new 6'-6" cedar "dog eared" style wood fencing at the rear yard. The brick will be Beldon Belcrest 560.
  - Three (3) metal gates at the rear yard. Wood slats will be added to one gate.
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- Six (6) pole mounted light fixtures at the rear yard. The fixtures will be 60 watts, dimmable, and X color temperature. The top of the fixture will be 10'-0" above grade. Both the poles and light fixtures will be bronze in color.
- The following needs to be resubmitted to the ARB, including:
  - A revised section and details for the roof deck structure above the existing roof, including the railings' interface, the pedestals, and the perimeter skirt. The ARB was concerned that the height was too tall. If possible, the deck height should be lowered, the pedestal height minimized, and the new metal stair on the west elevation should be revised to show that it aligns with the top of the new deck.
  - The drawings did not show a railing layout that accounts for the chimney at the northwest corner. The chimney's height might need to be raised based on the location.
  - Dimensions for the west elevation windows.

Additionally, the applicant should submit copies of the updated drawings presented at the meeting to the Building Department.
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**Planning Board Liaison:** ☐ J. Mondello

**Property Owner:** CGMT Hall Real Estate LLC

**Applicant/Property Owner's Representatives:**
- Paul Molakides, Owner, Boro6 Wine Bar

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**Review of ARB Submission:**

<table>
<thead>
<tr>
<th>Project Type:</th>
<th>Paint and Signage</th>
<th><strong>Status:</strong></th>
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<tbody>
<tr>
<td>Address:</td>
<td>545 Warburton Avenue</td>
<td>☒ Approved</td>
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<tr>
<td>Presented By:</td>
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**ARB Comments:**

- The applicant presented the project to the ARB. Submitted materials included paint samples, drawings of the proposed signage, proposed elevations, and photo illustrations.
- Boro6 is expanding to the storefront to the south. The applicant noted the following:
  - There is no change to the existing door, storefront, or light fixtures.
  - The proposed paint color is Benjamin Moore Newberry Blue (HC-155). It is currently white.
  - Signage is being proposed for the door and storefront and matches the design for the two storefronts to the north.
- All present members approved the application as presented.