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

Meeting Location: Via video conference using Zoom

Date of Meeting: 8:00 PM, Monday, January 3rd, 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 from Trio Architecture

Planning Board Liaison: J. Mondello

Review of ARB Submission:

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

Status:
☐ Approved
☐ Approved with Comments
☒ Resubmission Based on Comments
☐ Pending

ARB Comments:

• The applicant submitted this project informally in August 2021 and at the September 2021 ARB Meeting.
• The architect presented updated renderings, project plans, and details at this meeting.
• ARB had the following design comments that required revisions or clarifications, including:
  o Submit a complete set of documents, not just new or updated materials.
  o Articulate the color scheme for the building and provide manufacturers paint colors, not just color swatches.
  o Provide/confirms manufacturers names and/or colors for the following elements, including, but not limited to 1) rear yard wall brick, 2) rear yard wall coping, 3) rear yard pavers, 4) rear yard metal gate, 5) rear yard wood fence, 6) rear yard deck material, 7) west elevation vinyl siding, 8) west elevation thin brick, 9) roof railings and attachment type, 10) materials for any roof level flashings or skirts, and 11) doors for the first and second floors at the west elevation.
  o Provide a fabric sample and color for the proposed rear awning.
  o Review the edge detail for the proposed wood deck system at the main roof to ensure it is resolved and does not show the pedestals.
• Provide updated, dimensioned, and accurate details for the following elements: 1) section from soffit to existing knee wall including head, jamb, sill, horizontal mullion, and corner posts for the Warburton Avenue storefront, 2) sections how the roof deck and skirt interfaces with the adjacent north wall, roof, and any other elements, and 3) how the main roof railings attach to the metal skirt below.
• Design elements that were previously proposed and/or changed from the previous submission include:
  o A new metal flashing skirt at the underside of the roof deck continues over the north elevation roof coping and brick wall.
  o The rear yard wall-mounted light fixtures have been removed.
  o The two proposed wall-mounted flagpoles were changed to two (2) mounting brackets: ARB - no comment.
  o The proposed Warburton Avenue light fixture type (Rejuvenation Dayton): ARB - no comment.
  o The proposed Warburton Avenue second-floor windows (Anderson 400 Double-hung in white): ARB - no comment.
  o The proposed Warburton Avenue first floor doors (Smooth Star Half Lite/2 Panel in white): ARB - no comment.
• The ARB had the following other miscellaneous comments and observations regarding the submission:
  o Consider selecting a slightly lighter color or shade for the roof railing and associated flashing elements above the cornice.
to minimize the darker colors at the top of the building.

- The following elements appear not to have been addressed from the September 2021 ARB meeting:
  - Confirm that the rear yard post-mounted light fixtures are dimmable.
  - Is the roof being replaced at the existing rear addition, and if so, what is the material.
- All present members agreed that the application should be resubmitted based on comments.
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                 ☒ R. Komfeld
                 ☒ K. Sibilia
                 ☒ M. MacDougall

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

Property Owner: 15 Spring Realty LLC

Applicant/Property Owner's Representatives: Vivian Ditisheim from Edward Weinstein Architect

Planning Board Liaison: ☒ J. Mondello

Review of ARB Submission:

Project Type: New Mixed Used Building
Address: 15 Spring Street
Presented By: Vivian Ditisheim

Status:
- ☐ Approved
- ☒ Approved with Comments
- ☐ Resubmission Based on Comments
- ☐ Pending

ARB Comments:

- The applicant previously submitted this project at the December 2019 and May 2021 ARB Meetings.
- The architect presented updated renderings, project plans, and details, which addressed comments from the ARB at the May 2021 meeting.
- All present members approved the application with the following comments:
  - Storefront signage shall be submitted to the Building Department and ARB as a separate application.
  - The proposed mortar color for the bricks shall be submitted for review and approval.
  - The applicant shall review how the storefront assembly intersects at the sidewalk at the uphill side of the property at the entrance and resubmit alternates for consideration by the ARB.