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

Meeting Location: Via video conference using Zoom
Date of Meeting: 8:00 PM, Monday, November 1st, 2021

Members Present:
☐ D. Emilio, Chairperson
☒ G. Anderson
☒ A. Hubener
☐ R. Komfeld
☐ K. Sibilla
☒ M. MacDougall

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

Property Owner: River Road LLC
Applicant/Property Owner's Representatives: Ben Liberatore

Planning Board Liaison: None

Review of ARB Submission:
Project Type: Construction of Greenhouse & Other Exterior Renovations
Address: 100 River Street
Presented By: Bruce Bernacchia, Ben Liberatore, and Tomasz Lopinski

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

ARB Comments:

Background of the project presented by Ben Liberatore from Harvest on Hudson:
The concept, last presented in 2019, is unchanged in function, size & site plan. The new greenhouse is more traditional & less complex in design (as recommended by the ARB).

The project presented by Tomasz Lopinski, Architect & Bruce Bernacchia, president of River Road LLC:
The greenhouse proposed is manufactured by "Solar Innovations." It has a 2" x 6" extruded black iodized aluminum structure with 18" high stone veneer walls between the access doors on three sides. At the parking lot, there is a section of the wall that is 3'-6" high (hidden by planting) at the equipment area. The flooring is bluestone to match the adjacent hard landscaping & the coping on the Natural Stone Veneers "Virginia Ledgestone" is also bluestone. All the finishes are black: the insulated glass window 3/4” SDL’s, the sliding & bifold door hardware, the exterior wall mounted & interior pendant light fixtures & the ceiling fans. All the light fixtures will have dimmable diodes. The gas radiant ceiling heaters match those used at the exterior of the restaurant. The roof vents, finials & ball & spike ornamentation are black in the finish.

The existing adjacent structure with bar & fire burning oven will be restored without the bar facility, which will be relocated into the greenhouse. The new roof will be clay tile to match the restaurant roof & the stone walls will match the greenhouse veneer stone.

The three members of the ARB present - Gill, Andreas & Malcolm unanimously approved the project as presented.