

PRESENT: Acting Chairman McDonough; Members, Mrs. Kozlowski, Mr. Mignogna, Ms. Pinckney, Ms. Kopelman and Mrs. Bryan-Morgan

ABSENT: Chairwoman Greenwood

MARTINHO – 149 SOUTH BROADWAY

The Board reviewed plans to install a 5' high chain link fence around the perimeter of the property.

Acting Chairman McDonough questioned whether anyone wished to address the Board on this matter.

No one appeared.

“Martinho – 149 South Broadway - I have reviewed this application to install a 5' high chain link fence around the perimeter of the property and determined the proposal appears to pose no significant adverse environmental impact.”

Mrs. Kozlowski moved, seconded by Mr. Mignogna and unanimously carried to approve the installation of 5' high aluminum fence with square stock per photo in application set between poles already set along Broadway and around the corner onto Independence Street, the remaining fence will be 5' high black chain link fence at 149 South Broadway as shown on the plans received by the Building Department dated October 2, 2020 and January 20, 2021 subject to:

1. Applicant replacing remaining chain link fence along Independence Street with 5' high black aluminum when possible.

MISHRA – 2 ICHABOD LANE

No one appeared on behalf of the applicant.

HARVEST FIELD MARKET – 350 SOUTH BROADWAY

The Board reviewed plans to replace existing signage.

Acting Chairman McDonough questioned whether anyone wished to address the Board on this matter.

No one appeared.

Discussion followed. The Board asked the applicant to look at ways to reduce the size of the sign and moving the pineapple to the angled corner of the building or down by the door.

LEVINE – 25 MALLARD RISE

Niall Cain, architect, reviewed with the Board plans for renovation and addition to existing single-family residence.

Zoning Board approval received December 14, 2020.

Acting Chairman McDonough questioned whether anyone wished to address the Board on this matter.

No one appeared.

“Levine – 25 Mallard Rise - I have reviewed this application for renovation and addition to existing single-family residence and determined the proposal appears to pose no significant adverse environmental impact.”

Mr. Mignogna moved, seconded by Ms. Kopelman and unanimously carried to approve the renovation and addition to existing single-family residence at 25 Mallard Rise as shown on the plans received by the Building Department dated January 8, 2021; all colors to match existing residence.

CAPUANO – 16 CREST DRIVE

The Board reviewed plans to replace existing siding.

Acting Chairman McDonough questioned whether anyone wished to address the Board on this matter.

No one appeared.

“Capuano – 16 Crest Drive - I have reviewed this application to replace existing siding and determined the proposal appears to pose no significant adverse environmental impact.”

Mrs. Bryan-Morgan moved, seconded by Ms. Pinckney and unanimously carried to approve the replacement of existing siding at 16 Crest Drive as shown on the plans received by the Building Department dated January 22, 2021 and January 27, 2021.

POWERS – 41 SO. WASHINGTON STREET

Mr. David Barbuti, architect, reviewed with the Board plans to reconstruct existing 2-car garage.

Acting Chairman McDonough questioned whether anyone wished to address the Board on this matter.

No one appeared.

“Powers – 41 So. Washington Street - I have reviewed this application for reconstruction of existing 2-car garage and determined the proposal appears to pose no significant adverse environmental impact.”

Mrs. Kozlowski moved, seconded by Ms. Kopelman and unanimously carried to approve the reconstruction of existing 2-car garage at 41 So. Washington Street as shown on the plans received by the Building Department dated January 29, 2021.

#### KNIESEL – 91 DEERTRACK LANE

Ms. Abigail Adams, reviewed with the Board plans for site and drainage improvements.

Acting Chairman McDonough questioned whether anyone wished to address the Board on this matter.

No one appeared.

“Kniesel – 91 Deertrack Lane - I have reviewed this application for site and drainage improvements and determined the proposals appear to pose no significant adverse environmental impact.”

Discussion followed. Donato R. Pennella, Village Engineer and the Board advised the applicant that the maximum height of a fence is 6’. Zoning Board approval is required for fences above 6’ in height. The Board asked the applicant to make application to the Zoning Board or reduce the height of the fence to 6’ and return to the Architectural Review Board next month.

#### SUNRISE DEVELOPMENT, INC. – 99 WHITE PLAINS ROAD

The Board reviewed preliminary plans for an 85-unit Service Enriched Assisted Living Housing facility with associated landscaping and site improvements.

Discussion followed. The applicant showed 4 schemes for the porte-cochere and the Board preferred scheme #2 but with more glass and added detailing to steel members with colors to be confirmed.

#### APPROVAL OF MINUTES

Mr. Mignogna moved, seconded by Mrs. Kozlowski and unanimously carried that the minutes of the Architectural Review Board’s December 16, 2020 meeting be approved as submitted.

The approval of the January 20, 2021 minutes to be approved at the March 17, 2021 meeting.

MEETING ADJOURNED at 9:00 p.m.

Carla Sapienza  
Secretary