

ARCHITECTURAL REVIEW BOARD MINUTES

There was a regular meeting of the Architectural Review Board on *Tuesday, March 9, 2021*, at 7:00 p.m., held via video conference using the platform Zoom, Harrison, N.Y.

Members Present

Edward Pon, Chairman
Frank Montemarano
Alain Pierroz
Sara Touijer
Kimberly Burkan

Members Absent

James Polera
James Scoli

The Chairman called the meeting to order at 7:00 p.m. The following plans were reviewed:

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|-----|---|-----|--|
| 1. | 2900 Westchester Company LLC
2900 Westchester Avenue
Block 602, Lot 1
Sign | 11. | Gray Rock Property Holdings LLC
5 Gray Rock Drive
Block 282, Lot 3.3
New Single-Family Home |
| 2. | Blossom Nails
341-385 Halstead Avenue
Block 174, Lot 9
Signs | 12. | Gray Rock Property Holdings LLC
4 Gray Rock Drive
Block 282, Lot 3.5
New Single-Family Home |
| 3. | Kelly
29 Pinehurst Drive
Block 691, Lot 134
2 nd Story Addition Over Garage | 13. | Pleasant Ridge Road Realty, LLC
81 Pleasant Ridge Road
Block 471, Lot 10
Pergola |
| 4. | Locanda
10 Purchase Hills Drive
Block 681, Lot 65
Replace Sunroom Structure | 14. | Felice
1 Parkway Lane
Block 396, Lot 45
Additions |
| 5. | Berisha
50 White Plains Avenue
Block 761, Lot 18
Addition | 15. | Shah
19 Shelly Lane
Block 1003, Lot 16
Solar Panels |
| 6. | Rallis
56 Holland Street
Block 264, Lot 21
One Story Addition & Stone Patio | 16. | Albanese
54 Taylor Lane
Block 505, Lot 3
Addition / Alteration |
| 7. | Hazelton
87 South Road
Block 227, Lot 88
Addition & Renovation | 17. | 21 Brae Burn, LLC
21 Brae Burn Drive
Block 951, Lot 4.1
New Single-Family Home |
| 8. | Kritzman
27 Pinehurst Drive
Block 691, Lot 133
Roof over Rear Patio | 18. | Sisitsky
73 Bellevue Avenue
Block 563, Lot 5
Replace Garage Bay with Windows |
| 9. | Morf
682 Lake Street
Block 983, Lot 4
New Single-Family Home | 19. | Palombo
8 Davenport Street
Block 141, Lot 32
Solar Panels |
| 10. | Buckout Developers LLC
3 Hayden Lane
Block 1001, Lot 58.2
New Single-Family Home | | |

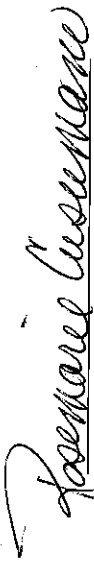
1. The plans for 2900 Westchester Company LLC were reviewed by the Board and approved on a motion made by Alain Pierroz, seconded by Frank Montemarano. Vote carried 4-0 (Sara Touijer was absent).
2. The plans for Blossom Nails were NOT reviewed by the Board. Applicant was unable to share their screen.
3. The plans for Kelly were reviewed by the Board and approved on a motion made by Frank Montemarano, seconded by Alain Pierroz. Vote carried 4-0 (Sara Touijer was absent).
4. The plans for Locanda were reviewed by the Board and approved on a motion made by Sara Touijer, seconded by Kimberly Burkan. Vote carried 5-0.
5. The plans for Berisha were reviewed by the Board and NOT approved.
6. The plans for Rallis were reviewed by the Board and approved on a motion made by Frank Montemarano, seconded by Sara Touijer. Vote carried 5-0.
7. The plans for Hazelton were reviewed by the Board and approved on a motion made by Kimberly Burkan, seconded by Alain Pierroz. Vote carried 5-0.
8. The plans for Kritzman were reviewed by the Board and approved on a motion made by Frank Montemarano, seconded by Sara Touijer. Vote carried 5-0.
9. The plans for Morf were reviewed by the Board and approved on a motion made by Frank Montemarano, seconded by Sara Touijer. Vote carried 5-0.
10. The plans for Buckout Developers LLC were reviewed by the Board and approved on a motion made by Frank Montemarano, seconded by Sara Touijer. Vote carried 5-0.
11. The plans for Gray Rock Property Holdings LLC were reviewed by the Board and approved on a motion made by Frank Montemarano, seconded by Sara Touijer. Vote carried 5-0.
12. The plans for Gray Rock Property Holdings LLC were reviewed by the Board and approved with a change to the returns on the two gable dormers. Motion made by Kimberly Burkan, seconded by Alain Pierroz. Vote carried 5-0.
13. The plans for Pleasant Ridge Road Realty, LLC were reviewed by the Board and approved on a motion made by Sara Touijer, seconded by Kimberly Burkan. Vote carried 5-0.
14. The plans for Felice were reviewed by the Board and approved with changes. Reduce the window sill height on the first floor of the left addition to match the sill height of the existing house, change the front entry to a gable and the window on the right to be the same dimension as the windows on existing house and additions to be pushed back 6 inches. Motion made by Kimberly Burkan, seconded by Sara Touijer. Vote carried 5-0.
15. The plans for Shah were reviewed by the Board and NOT approved.
16. The plans for Albanese were reviewed by the Board and approved on a motion made by Frank Montemarano, seconded by Kimberly Burkan. Vote carried 5-0.
17. The plans for 21 Brea Burn LLC were reviewed by the Board and approved on a motion made by Frank Montemarano, seconded by Sara Touijer. Vote carried 5-0.
18. The plans for Sisitsky were reviewed by the Board and approved on a motion made by

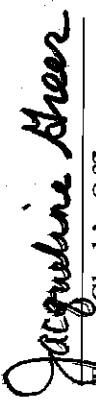
Frank Montemarano, seconded by Alain Pierroz. Vote carried 5-0.

19. The plans for Palombo were NOT reviewed by the Board. Applicant did not appear.

The next meeting will be held on Tuesday, April 13, 2021.

There being no further business to come before the Board, the meeting was adjourned at 10:45 pm on a motion by Alain Pierroz, seconded by Sara Toujier. Vote carried 5-0.


Rosemarie Cusumano, Secretary


Town Clerk's Office

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