

1 M I N U T E S
2 OF THE MEETING
3 OF THE
4 ARCHITECTURAL REVIEW BOARD
5 INCORPORATED VILLAGE OF MALVERNE

6 May 20, 2026

7 7:00 p.m.

8

9

10 PRESENT:

11	TIMOTHY H. SULLIVAN,	MAYOR
12	SCOTT EDWARDS,	TRUSTEE
13	CARL J. PRIZZI,	TRUSTEE
14	LORI A. LANG,	TRUSTEE

15

16

17 Also Present:

18 Benjamin Truncale, Jr. - Village Attorney

19 Jill M. Valli - Village Clerk

20 Louis Santora - Building Superintendant

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1 MR. SANTORA: Next case is Malverne
2 Properties LLC, 61 Church Street, would like to
3 demolish existing one-story structure and
4 construct three-story, 12-unit apartment
5 building multi-family dwelling unit over
6 basement.

7 As you know, they've already been
8 before the Board for a special use and
9 variances.

10 And they have here, you know, Mr. Peter
11 Rossi, the owner, and they have their
12 architect.

13 Introduce yourself when you are ready.

14 MR. STEPHENSON: Good evening, members
15 of the Board. Thank you for having me.

16 My name is Robert Stephenson, I am with
17 Robert A. Stephenson Architect PLLC, I am
18 working on this project. I'm actually taking
19 this project over, as many of you may already
20 know from the previous architect, Mr. Robert
21 Ferrara.

22 So now that its gone through the Zoning
23 Board and we are here for the Architectural
24 Review Board, I would like to just point out
25 what materials we intend to use on this

1 project.

2 So starting from the ground up, we are
3 looking to use a full brick, which we have the
4 Glen-Gery.

5 I can pass these samples around if you
6 would like to review them.

7 MR. SANTORA: Are you going to do real
8 brick?

9 MR. STEPHENSON: Real full brick, not
10 fake brick.

11 After the brick, which goes up a third
12 of the building, we intend to cap it with a
13 precast stone that will be in a gray color, and
14 we'll also have some accent precast on the
15 corners of the building as well. We have
16 decorative black sconces going on the brick.

17 Going up from there we have two
18 different materials that we are looking to
19 utilize for the siding, and that's a Hardie
20 plank or a Certainteed vinyl siding. We have
21 three different color samples that we are
22 looking at at the moment, and so we are open to
23 input on that as well. We intend -- we have
24 two different thoughts on the siding. You will
25 notice on the renderings we have clapboard, we

1 have sections of the building that are in a
2 smooth clapboard, and we have portions that
3 have a Shake appearance to them. If we go with
4 the vinyl siding, we intend to maintain that
5 look. If we utilize the Hardie plank we
6 actually intend to do clapboard for all
7 portions. Just a different material. The
8 selection just has to do with the materials
9 itself.

10 MR. ROSSI: This is the vinyl.

11 MR. STEPHENSON: The vinyl siding also
12 has a Styrofoam backing to it, which you don't
13 necessarily see in this sample. I think we had
14 another sample that does have it. So it should
15 assist it in staying rigid. I know vinyl
16 siding in the past without that has a tendency
17 to cup.

18 On the front facade we also have an
19 area that's slightly different, that we intend
20 to use either the Certainteed or an Azek
21 material which will be used in the center, it
22 will also be used as trim boards around on the
23 corners, and also on the peaks of the roof, the
24 fascia and trim. And then topping it off we
25 have a GAF Timberline asphalt shingle for the

1 mansard roof, it will be either the gray or the
2 charcoal.

3 So these selections that we brought
4 there, we brought the samples that we'd like to
5 utilize, but we brought some variants here so
6 that if the Board has any input or preference
7 on them we can discuss it and go from there.

8 MAYOR SULLIVAN: My first question is,
9 the renderings that you have on display are the
10 updated renderings? They are not in the
11 packet, right, Lou?

12 MR. STEPHENSON: Oh.

13 MR. SANTORA: The renderings are the
14 same renderings as the other hearings.

15 MAYOR SULLIVAN: They are not.

16 MR. STEPHENSON: It's a mix.

17 MAYOR SULLIVAN: The ones up top are
18 newer.

19 MR. ROSSI: We just wanted to show what
20 we had previously. But the architectural
21 drawings are to scale, and that is what rules,
22 you know, the sizes and the shapes.

23 MR. STEPHENSON: Yeah, the
24 configuration is on the black and white prints.
25 And I know the Board was gracious enough to

1 permit us to utilize the previous renderings
2 because the materials are essentially the same.
3 The slight adjustments that we made, those are
4 on the black and white prints.

5 One other thing that I'll point out
6 that is different from the previous project,
7 when I came onboard, I suggested that we
8 include an elevator in the building. It's a
9 three-story building, I feel it should really
10 have a elevator, so we included a elevator.

11 And so you will notice on the
12 elevations there is a portion that sticks
13 straight up as opposed to being on the angle
14 for the mansard, that just has to do with the
15 details of including an elevator, you need a
16 certain amount of overhead for the elevator.

17 MAYOR SULLIVAN: Looks like a chimney.

18 MR. STEPHENSON: Yeah. Put some fake
19 smoke on it.

20 MAYOR SULLIVAN: That's great.

21 You know we are close to our senior
22 group in the Village, and they've all expressed
23 a desire for alternative living supply, and
24 certainly apartments have an attraction for
25 that when they want to downsize and stay within

1 the community, and adding an elevator into that
2 equation fits that need very well. So we do
3 appreciate that addition.

4 I know we've had discussions about the
5 need for multi-family housing for seniors, in
6 particular, so it's a really good addition, we
7 appreciate it.

8 So just going back to the two
9 renderings versus the plans, and there are
10 subtle differences between the two. I'm
11 looking at the renderings, not the plans,
12 correct, they are more updated?

13 MR. STEPHENSON: No, the black and
14 white plans are the updated, the renderings are
15 from the previous design.

16 MAYOR SULLIVAN: They're not.

17 MR. STEPHENSON: I'm sorry.

18 MR. SANTORA: Front one has the
19 elevator.

20 MR. STEPHENSON: Yes.

21 MAYOR SULLIVAN: Even in the side view,
22 which faces north, I believe -- south, the
23 south view is still a little different from the
24 plans.

25 MR. SANTORA: Slight adjustments in the

1 fenestrations, just some windows.

2 MR. STEPHENSON: We are looking at a
3 split screen here, so I apologize.

4 MAYOR SULLIVAN: It's okay.

5 MR. STEPHENSON: These two
6 renderings --

7 MAYOR SULLIVAN: I just want to make
8 sure we are on the same page.

9 MR. STEPHENSON: These two renderings
10 are from the previous design, these two are
11 current attempts, current renderings of the
12 current design.

13 MAYOR SULLIVAN: But the plans above
14 the new renderings don't reflect the renderings
15 per se. They don't.

16 MR. ROSSI: Yeah, they do.

17 MR. STEPHENSON: You are right, I see
18 it. You are right, I see it.

19 MR. SANTORA: Hip roofs.

20 MR. STEPHENSON: There is that and
21 there's also --

22 MAYOR SULLIVAN: Gables.

23 MR. STEPHENSON: Configuration on the
24 first floor. I see that.

25 So let's say it's representative of the

1 materials and not necessarily the design.

2 MAYOR SULLIVAN: So which one is
3 correct?

4 MR. STEPHENSON: The black and white
5 are up-to-date. And the renderings are for
6 reference only.

7 MAYOR SULLIVAN: Okay.

8 I like the front door, it's a little
9 less institutional. I don't want to see a
10 sliding door.

11 TRUSTEE PRIZZI: It's more symmetrical
12 too.

13 MR. SANTORA: Is that a canopy sticking
14 over the door?

15 MR. STEPHENSON: Yes, over the main
16 entrance door we intend to have a canopy when
17 you walk up to it and you are opening the door.

18 MR. ROSSI: And one thing Robert was
19 able to do, and he did a great job, is on the
20 front he flipped the kitchens and bathrooms to
21 the other side, so we're able to use full size
22 windows instead of the smaller windows we had.

23 MAYOR SULLIVAN: I like it a lot.

24 MR. ROSSI: It's night and day.

25 MR. STEPHENSON: Yeah, we flipped the

1 unit.

2 MAYOR SULLIVAN: It looks like a
3 McMansion now instead of an apartment building.

4 MR. STEPHENSON: We did lose the
5 kitchen and bathroom windows, so the windows in
6 the front --

7 MAYOR SULLIVAN: Looks like a big
8 house.

9 MR. ROSSI: I think that's what you
10 want.

11 TRUSTEE PRIZZI: So the renderings --

12 MR. STEPHENSON: Renderings are for
13 reference only for color and material. They
14 are not exact representations of the design.

15 Black and white are up-to-date for
16 representation of the design.

17 TRUSTEE PRIZZI: To the Mayor's point
18 about the door, would you be open to using the
19 door in the rendering?

20 MAYOR SULLIVAN: Something similar to
21 that.

22 TRUSTEE PRIZZI: It's more symmetrical,
23 where you have a double door, you have side
24 lights on either side and on top.

25 MAYOR SULLIVAN: Something similar.

1 I want to go back to the drawings.

2 MR. ROSSI: I don't know, I would want
3 at least a three foot wide door, because I
4 think those two doors --

5 MR. STEPHENSON: Are you saying that
6 you are looking for a six foot slider?

7 MR. ROSSI: No, no, no. They are
8 talking about the front doors.

9 TRUSTEE PRIZZI: The double doors.

10 MR. ROSSI: We need at least three feet
11 for handicap accessibility. And I think if you
12 open one of those doors it's not going to be a
13 three-foot door.

14 TRUSTEE PRIZZI: I got it.

15 MAYOR SULLIVAN: The new plans have
16 doors that open.

17 MR. SANTORA: Yeah, double six footer.

18 MR. STEPHENSON: Yeah.

19 MR. ROSSI: The side light might make
20 the doors a little too small, the side lights.

21 MR. SANTORA: You want it a little more
22 residential, is that what your point is?

23 MAYOR SULLIVAN: No. The original
24 rendering had a slider in it, I am saying I
25 like the new design and I like the new

1 rendering.

2 MR. STEPHENSON: Okay.

3 MAYOR SULLIVAN: I just want to make
4 sure that's what we were going with.

5 MR. STEPHENSON: Right.

6 MAYOR SULLIVAN: If it could be
7 centered, I prefer centered.

8 MR. STEPHENSON: I think one of the
9 main reasons why we didn't have it centered was
10 because of the mailboxes, so that when you come
11 in, if you are standing at the mailbox, if it's
12 centered it makes the area in front of that a
13 little smaller.

14 MAYOR SULLIVAN: There is no step up,
15 right, it's just at-grade entrance?

16 MR. STEPHENSON: There is one step up
17 and there is a ramp coming up to that on the
18 side.

19 MAYOR SULLIVAN: Where is that in the
20 plans?

21 MR. SANTORA: You see that on the site
22 plan on the first page.

23 MR. STEPHENSON: On A1.1.

24 MAYOR SULLIVAN: Okay.

25 MR. SANTORA: Are you planning to make

1 the ramp that wide? It's actually a part of
2 the sidewalk now or, no, it's not?

3 MR. STEPHENSON: It's not part of the
4 sidewalk, but I did make it wide.

5 MR. SANTORA: I see.

6 MAYOR SULLIVAN: The change in grade
7 you have to step up to get the first floor
8 height.

9 MR. STEPHENSON: It's a very casual
10 ramp, but I wanted to make it wide, not just a
11 three foot code required ramp.

12 One other thing that you may not notice
13 here is that there is a portion of the second
14 floor that comes out, it won't interfere with
15 you on the first floor, but it still is kind of
16 there above you, so I wanted to make the ramp a
17 little bit wider so that you don't feel like
18 that's impeding you. But it's on the second
19 floor, so it's just a spacial thing.

20 If you were to look at the front
21 elevation you will notice that that portion
22 with the reverse gable has a cantilever at the
23 second floor.

24 MAYOR SULLIVAN: Okay.

25 MR. STEPHENSON: You can see that

1 better on the east elevation on A7.

2 For the sake of doing the site plan, I
3 didn't want to confuse it by showing something
4 that sticks out on the second floor, I wanted
5 to do that sort of section at the first floor
6 level.

7 MAYOR SULLIVAN: I just got to A1.1, I
8 see what you are doing, okay.

9 I like the landscaping in front of the
10 ramp too, it's well thought out, and the
11 landscaping in front too, it will add some nice
12 greenery.

13 TRUSTEE PRIZZI: Question about the
14 siding. So you said if you went with Hardie it
15 would just be clapboard all the way around,
16 including the bump outs?

17 MR. STEPHENSON: Yes.

18 TRUSTEE PRIZZI: If you went with vinyl
19 you'd have clapboard and then Cedar Shake to
20 it, right?

21 MR. STEPHENSON: Correct.

22 And I'll just point out, we brought
23 samples of the Hardie plank that we can pass
24 around. Although our intent is to use the
25 smooth finish from Hardie, apparently they

1 didn't have any of the samples when we picked
2 them up, they only had the samples with the
3 wood grain on it, I wanted to point that out.

4 TRUSTEE PRIZZI: You wouldn't have a
5 rendering of the clapboard all the way around
6 including the bump outs?

7 MR. STEPHENSON: No.

8 TRUSTEE PRIZZI: I sort of like the
9 contrast of the different textures there,
10 that's a nice look to it.

11 MR. SANTORA: Don't the renderings have
12 clapboard?

13 MR. ROSSI: Yeah, we were going back
14 and forth with that. We started to think that
15 it might become a little bit too busy, and then
16 with the white corners and the white around all
17 the windows and, you know, the white frieze
18 board here and one down here, it just might
19 become too much. So we're not 100 percent
20 decided yet, we just wanted to give you both
21 options, but we are leaning towards the Hardie
22 plank, which is a more premium material and,
23 you know, it will look great with the white
24 trim all the way around.

25 TRUSTEE LANG: I like the darker color.

1 I like the renderings up top rather than the
2 renderings on the bottom, like, just the color.

3 MR. ROSSI: Yeah, the renderings on the
4 bottom are probably this.

5 TRUSTEE LANG: Yeah, it's just a little
6 too whitewashed.

7 MR. ROSSI: We actually feel the same.

8 MAYOR SULLIVAN: I agree with that.

9 TRUSTEE LANG: The top two pictures are
10 beautiful, just so classic.

11 MR. ROSSI: I think it's this. That's
12 where we are leaning towards.

13 TRUSTEE LANG: I would just say that,
14 go a little darker.

15 MAYOR SULLIVAN: Make the decision now,
16 he'll whip it on AI.

17 TRUSTEE LANG: Looks really nice, very
18 classic with the brick and the white and the
19 trim.

20 MR. ROSSI: Yeah. And then this center
21 section here, it will be this material in
22 sheets, this is called Azek and it's white,
23 doesn't require painting, and it will be like a
24 board and batten kind of thing, like a pattern
25 just to accentuate.

1 MAYOR SULLIVAN: Yeah, it looks pretty.

2 MR. ROSSI: That will accentuate the
3 entrance also.

4 MR. STEPHENSON: It breaks up the
5 facade, in addition to the fact that it has
6 that in and out.

7 TRUSTEE LANG: Looks nice.

8 TRUSTEE PRIZZI: Definitely the front I
9 can see what you are saying that there is a lot
10 going on.

11 MR. ROSSI: Yeah.

12 TRUSTEE PRIZZI: The side there it's a
13 broad span. See from a rendering standpoint
14 what it looks like clapboard going across.

15 MR. STEPHENSON: I think the fact that
16 it pops in and out will help that, and the trim
17 boards breaking up a straight run, it's not a
18 straight run.

19 TRUSTEE LANG: The darker color will
20 give it more appeal. I think that's the issue
21 with that bottom picture is it looks so light,
22 looks too light.

23 MR. ROSSI: Yeah.

24 MR. SANTORA: Is the Board wondering
25 why the windows on the left side are a little

1 lower than the other ones and don't line up?

2 I'm curious. There is a reason why. It

3 doesn't necessarily have to be that way.

4 MR. STEPHENSON: It doesn't.

5 MR. SANTORA: But there is a reason, in

6 case that bothered you.

7 TRUSTEE LANG: They are higher you

8 mean?

9 MR. SANTORA: It's the stairwell shaft.

10 TRUSTEE LANG: It's the stairwell,

11 yeah.

12 MR. SANTORA: He has it beyond the

13 landing, it's on a regular height.

14 MR. ROSSI: Otherwise the windows would

15 be --

16 MR. STEPHENSON: When you are on a

17 landing that's mid floor you want to see the

18 window right where you are.

19 TRUSTEE LANG: I don't think you need

20 it symmetrical.

21 MR. STEPHENSON: It doesn't take away

22 from the elevation.

23 TRUSTEE LANG: Looks nice, very nice.

24 MR. SANTORA: Is the elevator shaft, is

25 that brick going to be brick exposed above the

1 roof?

2 MR. STEPHENSON: It is brick at the
3 same amount, so the materials that we were
4 doing on the front I wrapped them around, and
5 so it's brick in the lower portion and we'll
6 have the precast cap and then it will go to the
7 siding up above that, so to make it blend as
8 best I could with the rest of the building.
9 Obviously once you get past the roof it stands
10 out.

11 MR. SANTORA: Besides, just for the
12 Board, this is also site plan review,
13 architectural and site plan review, I don't
14 know if the Board had questions on services,
15 garbage.

16 MAYOR SULLIVAN: I was looking at the
17 trash setup.

18 MR. SANTORA: I had a question, on the
19 previous application it didn't have these area
20 wells for the basement, is that going to be
21 required per code for this particular project?

22 MR. STEPHENSON: It was not required by
23 code because we do have two stairs leading out.
24 However, we felt that the area wells will be an
25 improvement to the project in bringing light

1 and air into the basement, and it also provides
2 additional egress. As long as we were going to
3 bring light and air in, I felt it was best to
4 just make it an egress as well.

5 MR. SANTORA: I did notice it, and my
6 first thought was you might have setback issues
7 and firemen getting access around the building.
8 I don't know what the details are on this, but
9 there's usually a four-foot setback in
10 residential egress, and commercial I guess it
11 may not be clear, but basically a four-foot
12 setback for accessory structures. That's flat
13 on the ground --

14 MR. ROSSI: I just want light and air
15 down there.

16 MR. SANTORA: Shorten up the area,
17 doesn't have to be egress compliant.

18 MR. STEPHENSON: That's true.

19 MR. ROSSI: Like you said, there is a
20 stairwell in the front, a stairwell in the
21 back. I just -- I didn't want to have a
22 cave-like effect down there, have some light.

23 MR. SANTORA: I get it.

24 MAYOR SULLIVAN: So Lou brought up a
25 good question. In terms of operations, the

1 cans are on the north side of the building,
2 right, trash cans?

3 MR. STEPHENSON: Yeah.

4 MAYOR SULLIVAN: How do you foresee
5 people, functionality, bringing out their
6 garbage, are they bringing it to there and then
7 you are going to have a super bring them out to
8 the curb? Like, just describe to us what you
9 are thinking.

10 MR. ROSSI: I think that's probably
11 what we'll need to do. I don't know if we will
12 have them on a rolling cart. We were toying
13 with the idea of having a bigger receptacle,
14 but then I don't know if DPW can pick that up
15 and tilt that into the truck.

16 MAYOR SULLIVAN: They can.

17 So DPW serves our commercial district,
18 so they have roll offs, a good portion of them
19 do.

20 What do the Brown Derby apartments, as
21 we call them, have?

22 MR. SANTORA: Trash cans.

23 MR. ROSSI: Yeah, trash cans.

24 MR. SANTORA: A dumpster, I don't know
25 how you get access.

1 MAYOR SULLIVAN: You have to roll it
2 all the way out.

3 MR. ROSSI: I didn't want it on that
4 side of the building either.

5 MAYOR SULLIVAN: It would be
6 cumbersome, not smell or look great, I agree.

7 MR. ROSSI: Yeah, it's probably going
8 to be a manual operation.

9 MR. SANTORA: And the adjacent building
10 is about, what, five feet off of here?

11 MR. ROSSI: Right.

12 MR. SANTORA: Adjacent building is on
13 the property line, so it's not like you will
14 see the garbage pails there.

15 MR. ROSSI: Yeah, you won't see it.

16 MR. SANTORA: Any windows on that
17 floor?

18 MAYOR SULLIVAN: They do.

19 MR. STEPHENSON: They are off a
20 hallway, not a unit.

21 MAYOR SULLIVAN: We know what may
22 happen there eventually.

23 Anyone else on the Board have any
24 questions?

25 TRUSTEE LANG: No.

1 MR. SANTORA: Are you going to bring
2 gas into this, gas service?

3 MAYOR SULLIVAN: Do it quick.

4 MR. ROSSI: Yeah, I think I want to
5 bring gas service in just in case, in case we
6 want it in the future. The units are probably
7 all going to be electric, but I think it might
8 be good to bring the gas in just in case.

9 MAYOR SULLIVAN: I would.

10 MR. SANTORA: Full restoration on
11 Church Street.

12 MAYOR SULLIVAN: Why full brick and not
13 just brick veneer?

14 MR. ROSSI: That's a good question. I
15 am not even sure -- we might want to reserve
16 the option to go the other way because --

17 MAYOR SULLIVAN: Save yourself some
18 money.

19 MR. ROSSI: The width of the
20 foundation.

21 MR. SANTORA: Real brick is going to
22 ask you to make the foundation four,
23 five inches wider.

24 MR. ROSSI: Yeah. So we are going to
25 think about that one. If we do use the thin

1 brick, Glen-Gery makes the exact same one.

2 MAYOR SULLIVAN: Okay.

3 Anyone from the public care to address
4 the Board? Did you want to see the renderings?

5 MS. McCARREN: I would love to. It
6 sounds really nice.

7 MAYOR SULLIVAN: They are taking
8 applications on your way out. I mean everyone
9 is asking me around the Village how do I get
10 one of these.

11 MS. McCARREN: Is this the front?

12 MAYOR SULLIVAN: That will face Church
13 Street.

14 MR. ROSSI: This is the front, this is
15 the side.

16 TRUSTEE LANG: So it's a skinny long
17 building going, like, back, so that's the front
18 and on the right that's the side.

19 MR. SANTORA: That will face Carbone
20 Park.

21 MAYOR SULLIVAN: The park that's there
22 now.

23 MS. McCARREN: I designed Carbone Park.

24 MR. ROSSI: You did, you designed it?

25 MS. McCARREN: I wanted it to be

1 handicap accessible, so I was thrilled when I
2 heard that you were putting in an elevator and
3 that it would be senior friendly, that will be
4 great for us, appreciate it. It's beautiful.

5 That other place, that's the sand
6 stone, I'm glad you didn't do that.

7 MR. ROSSI: The stucco look?

8 MS. McCARREN: Yeah, the stucco.

9 MR. ROSSI: That was popular back then.

10 TRUSTEE LANG: Are you going to call
11 the building something, were you thinking about
12 that?

13 MAYOR SULLIVAN: Yeah, you have a space
14 for signage right there.

15 MR. ROSSI: Yeah, put a little plaque
16 up there.

17 TRUSTEE LANG: I was just curious, just
18 a thought.

19 MR. ROSSI: That might be a good idea.

20 TRUSTEE LANG: Do a contest, name
21 submissions.

22 MAYOR SULLIVAN: Anyone else?

23 TRUSTEE LANG: No.

24 MAYOR SULLIVAN: Comments, questions?

25 TRUSTEE LANG: No.

1 MAYOR SULLIVAN: Before we vote, I just
2 want to go back, because we talked quite a bit
3 about -- I think there is a little bit of
4 ambiguity, are we going to do this or that. So
5 I just want to re-review what we are going to
6 be voting on.

7 So let's go from the beginning, the
8 clapboard versus the colors, the materials,
9 that kind of thing, can we just review it.

10 In concept I think it looks great, I'm
11 excited for it, but I'm sure the Board probably
12 wants to -- we just want to make sure. As you
13 know, even 12 units is a big change for our
14 little Village.

15 So what are the different materials and
16 colors we are considering right now?

17 MR. STEPHENSON: So I mean we just
18 looked at the color samples on the Hardie
19 plank.

20 MAYOR SULLIVAN: And we kind of all
21 liked the mid dark one.

22 MR. STEPHENSON: Right. So I think --
23 the samples that we have between the two
24 different materials are very similar.

25 MAYOR SULLIVAN: Right. Except they

1 don't have the wood texture in them.

2 MR. STEPHENSON: Right. I'm just
3 saying as far as color is concerned. So we can
4 nail that one down, we are good with that
5 color.

6 MAYOR SULLIVAN: Board, everyone good
7 with that?

8 TRUSTEE LANG: Yes.

9 TRUSTEE PRIZZI: Yes.

10 MR. STEPHENSON: Maybe just give us the
11 name of that.

12 MR. ROSSI: Gray Slate.

13 MAYOR SULLIVAN: That's the one you
14 were leaning towards?

15 MR. ROSSI: Yeah.

16 TRUSTEE PRIZZI: Without the wood
17 grain?

18 MR. ROSSI: Without the wood grain.
19 Smoother looks nice. They didn't have any
20 smooth samples.

21 MR. STEPHENSON: Now let's just talk
22 about whether it's all clapboard or whether
23 Hardie or vinyl.

24 MR. ROSSI: Yeah, so if we go with the
25 vinyl option it will be this -- the color will

1 be this color. These three options that mimic
2 those two. So I'm thinking Granite Gray here
3 in the middle, this shape, this color, that's
4 actually Granite Gray.

5 MAYOR SULLIVAN: So the Hardie board
6 versus the clapboard.

7 MR. STEPHENSON: That's where we are
8 at.

9 MR. ROSSI: Yeah.

10 TRUSTEE LANG: The darker shade?

11 MR. ROSSI: Yes.

12 TRUSTEE LANG: Looks nice. Yeah, that
13 looks nice.

14 MAYOR SULLIVAN: This is the Hardie
15 board look.

16 TRUSTEE LANG: It's beautiful.

17 MAYOR SULLIVAN: Does it make a
18 difference price-wise?

19 MR. ROSSI: Yeah, this is more
20 expensive.

21 MR. STEPHENSON: That's why we are not
22 going with the Shake look if we go with Hardie.
23 And it's going to be clapboard on all portions
24 and not the Shake look because there is a price
25 jump from the vinyl to the Hardie plank and

1 then there's another big jump from the smooth
2 clapboard to the Shake look.

3 TRUSTEE LANG: Shingle look.

4 MR. STEPHENSON: That's the reasoning
5 behind that.

6 MR. SANTORA: The advantage of the
7 Hardie board, obviously you pay for it, it's
8 non-combustible, it's fireproof, hardier, it
9 does not get damaged as easy, lasts longer.

10 MAYOR SULLIVAN: Okay. So what do you
11 want to do?

12 MR. ROSSI: If we have to make a
13 decision now we'll probably go with the Hardie
14 board.

15 MAYOR SULLIVAN: Let's move on, let's
16 keep moving, make sure we are all in agreement.

17 MR. J. ROSSI: I think that's the best
18 option, clapboard is little bit more of a
19 contemporary look, looks nice.

20 MAYOR SULLIVAN: I think so too. I
21 didn't want to get into leaving here with maybe
22 this or that, this or that because then I feel
23 we wouldn't have accomplished what we were
24 trying to set out to do.

25 MR. ROSSI: You are right.

1 The reason we do have the two options,
2 they are both fairly similar in color and in
3 size and shape, so I thought we are pretty much
4 still focused.

5 MR. SANTORA: Talk about anything
6 around the site, fencing, landscaping besides
7 the front, like on the elevation.

8 MAYOR SULLIVAN: Let's just finish if
9 there is any other this or that.

10 MR. STEPHENSON: I think the only other
11 one, whether we go with full brick or thin
12 brick.

13 MR. ROSSI: Either way it will look the
14 same, it's the same color.

15 MR. STEPHENSON: That's true.

16 MAYOR SULLIVAN: I'm okay with letting
17 that go whatever you decide.

18 Anyone else?

19 TRUSTEE PRIZZI: Budget is an issue
20 then.

21 MR. STEPHENSON: It's a construction
22 detail.

23 MAYOR SULLIVAN: You know I'm a
24 developer.

25 TRUSTEE LANG: Yeah, it's more like we

1 are approving the look and the color. And we
2 understand there might be slight variation in
3 the actual product, but we are approving the
4 design.

5 MAYOR SULLIVAN: As long as it's not
6 stucco.

7 MR. STEPHENSON: The roof shingle, that
8 was the only other.

9 MAYOR SULLIVAN: I mean I'm okay with
10 either/or.

11 MR. ROSSI: This one looks light in
12 this light, but when it's up and it's outside
13 it looks darker.

14 MAYOR SULLIVAN: I don't have any
15 objection, whichever.

16 Anyone else on the Board?

17 (Whereupon, there was no response.)

18 MAYOR SULLIVAN: You seem to have good
19 style, so I'm okay with leaving that in your
20 hands, if the Board is.

21 TRUSTEE LANG: Yeah. I think I like
22 the lighter one, I think it will pick up the
23 gray and the brick better.

24 MAYOR SULLIVAN: I think so too.

25 MR. ROSSI: The lighter one?

1 TRUSTEE LANG: I think it will pick up
2 the coloring of everything, tying it
3 altogether.

4 MAYOR SULLIVAN: Difference in price?

5 MR. ROSSI: No, the same. This is
6 Pewter Gray and this is Charcoal.

7 MAYOR SULLIVAN: I like the Pewter too.

8 MR. ROSSI: We might want to go with
9 the charcoal though, is that okay?

10 TRUSTEE LANG: They are both nice.

11 MAYOR SULLIVAN: We will leave that one
12 up to you guys.

13 MR. ROSSI: This one has grays in it
14 too. It depends on the lighting.

15 MR. SANTORA: Can you explain to the
16 Board about how you -- because I don't see -- I
17 know you told me what you are doing, air
18 conditioning and heating systems. I don't see
19 any exterior inverters or condensers on the
20 outside, will there be any? I remember you
21 talking about the air conditioning, you might
22 do units in each unit.

23 MR. ROSSI: We're probably going to be
24 putting, as of now I'm going to have a further
25 meeting with the air condition installer, but

1 we are planning on putting air handlers in each
2 unit with duct work, like a traditional unit,
3 and then either hiding the compressors on the
4 roof or outside in the alleyway.

5 MR. SANTORA: More than -- maybe more
6 than 12, unless you buy big ones and share.

7 Inverters will be heat pump, right?

8 MR. ROSSI: Yeah.

9 MR. SANTORA: Blowing hot air and
10 option for cooling?

11 MR. ROSSI: Right.

12 MR. SANTORA: Multiple inverters, like,
13 outside somewhere, unless they put them on the
14 roof and you'll never see them.

15 MR. STEPHENSON: Right.

16 MAYOR SULLIVAN: I would say the roof,
17 if you can. The pitch is just for the front
18 facing, right, it's a flat roof on that?

19 MR. STEPHENSON: Yeah, minimal pitch to
20 runoff water.

21 MR. SANTORA: I think you have a
22 section already.

23 MAYOR SULLIVAN: You just don't have
24 much wiggle room in the alleys. They are in
25 the back, who cares, no one will see them

1 there.

2 MR. ROSSI: In the back by the railroad
3 you are saying?

4 MAYOR SULLIVAN: Yeah.

5 MR. ROSSI: That's a good idea. Is
6 there a setback requirement?

7 MR. SANTORA: If it's a regular
8 inverter, like I think it is, they are not that
9 deep. If you put them against the building you
10 will have plenty of room to get around for
11 access. Supposed to be four feet.

12 MR. ROSSI: Nice no side yard
13 requirement.

14 MR. SANTORA: Plenty of room on the
15 roof too, you got a big flat roof.

16 MAYOR SULLIVAN: As long as we don't
17 see them we are good.

18 MR. ROSSI: Only thing about the roof
19 is I always worry about leaks, you know.

20 MR. SANTORA: Two pieces of thin seal
21 up there.

22 MAYOR SULLIVAN: Joe, I know I asked
23 you this question the other day, but what do
24 you guys think in terms of timing of
25 construction? So the Board knows. Out of

1 curiosity.

2 TRUSTEE LANG: I did notice there is a
3 document in this packet that has a proposed
4 timeline.

5 MAYOR SULLIVAN: I missed it.

6 TRUSTEE LANG: Under tab seven,
7 construction timeline.

8 MAYOR SULLIVAN: It's right there.

9 MR. ROSSI: I believe it says starting
10 in the Fall.

11 MAYOR SULLIVAN: Building permit late
12 Summer, demolition of existing building early
13 Fall, excavation construction start Fall,
14 completion in 2028.

15 MR. ROSSI: That's what we are aiming
16 for.

17 MAYOR SULLIVAN: Okay.

18 TRUSTEE LANG: So that would be grand
19 opening, like, June 2028.

20 MR. ROSSI: About a year and a half.

21 MAYOR SULLIVAN: The Herald is
22 listening.

23 TRUSTEE LANG: Quote me, don't quote
24 the Mayor, I do the math.

25 MAYOR SULLIVAN: Two follow-up

1 questions.

2 Is your schedule contingent upon when
3 you are getting the permits? So like if you
4 got the permits tomorrow, would this move up,
5 or are there things that we still need to get
6 through mechanicals or whatever that are kind
7 of dictating when you are going to get the
8 permits and everything else?

9 MR. ROSSI: Yeah, pretty much it.

10 MAYOR SULLIVAN: I was trying to get
11 what is being done in the background.

12 MR. J. ROSSI: The plans are actively
13 being worked on.

14 MR. ROSSI: Right now the structural
15 engineer is set to start, then we'll probably
16 have a civil guy look at it, and then after
17 that we'll submit the plans and whatever time
18 is required to review them.

19 MAYOR SULLIVAN: Okay.

20 TRUSTEE PRIZZI: Any potential to move
21 the demolition up, since that doesn't really
22 require a permit?

23 MR. ROSSI: I guess I could, but I
24 don't see if it's beneficial. I think maybe
25 the same contractor that demolishes the

1 building might do the excavation. So he just
2 might bring his equipment and do everything at
3 the same time.

4 MAYOR SULLIVAN: The only thing that --
5 I mean you are a builder too. The only thing I
6 would be mindful of is getting too close to
7 Winter when you are putting the foundation. We
8 have made exceptions for that in the past where
9 people have gotten close and, you know, we want
10 them to have a shovel on the ground and, you
11 know, foundation set.

12 MR. SANTORA: A foundation only permit.

13 MAYOR SULLIVAN: Which we've done that
14 in the past. If you ever get into this further
15 minutia with your design and you're getting
16 closer and closer and closer where, you know,
17 that may be a factor, just come in and talk to
18 us, you know, Lou about that, because we've
19 done those accommodations before.

20 MR. ROSSI: Okay, thank you.

21 MAYOR SULLIVAN: Get the foundation and
22 get moving.

23 Anyone else on the Board have any
24 followup questions?

25 TRUSTEE LANG: No.

1 MAYOR SULLIVAN: Anyone from the
2 public?

3 (Whereupon, there was no response.)

4 MAYOR SULLIVAN: With that I think all
5 of the ambiguities have been settled with the
6 exception of the roof color, which we'll leave
7 in your hands, and whether you are using real
8 brick or brick veneer, we'll leave in your
9 hands.

10 I will say work with the building
11 department, let's make sure that the AC
12 equipment isn't visual from the street, if
13 that's okay.

14 Anything else?

15 TRUSTEE LANG: No.

16 MAYOR SULLIVAN: So I want to make a --

17 MR. TRUNCALE: Mayor, did you want to
18 have them submit separate plans for review by
19 the building department?

20 MAYOR SULLIVAN: I don't know. Is the
21 landscape they submitted sufficient? I don't
22 know if there is much to landscape here.

23 MR. ROSSI: There is so little of it.

24 MR. SANTORA: Sorry to interrupt you,
25 Peter.

1 Right now this site plan shows pavers,
2 which actually is a zoning issue, pavers all
3 the way to the property line or to the fence at
4 Carbone Park. You might want to soften that up
5 facing the Carbone Park side, that's on A1.1.

6 MAYOR SULLIVAN: I am not worried about
7 that.

8 MR. SANTORA: He is showing landscaping
9 in front of the house.

10 TRUSTEE LANG: It's not going to stay a
11 park.

12 MAYOR SULLIVAN: I'm not worried about
13 it right now.

14 MR. SANTORA: Okay. No greenery.

15 MAYOR SULLIVAN: Only consideration --

16 MR. SANTORA: Sidewalk and asphalt.

17 MAYOR SULLIVAN: Only consideration,
18 it's totally up to you, it's marketability, you
19 have those, like, patios on with the walkout,
20 you know, so if you are not going to have any
21 greenery there it's a marketability issue for
22 you, it's up to you, I guess. You know what I
23 mean?

24 MR. ROSSI: I was waiting to see what
25 would transpire because --

1 MAYOR SULLIVAN: With Carbone Park.

2 MR. ROSSI: Exactly. I was thinking
3 maybe a seating area in the back or something.

4 MAYOR SULLIVAN: Which is what the
5 rendering shows.

6 MR. ROSSI: Yeah. I couldn't present
7 it now.

8 MAYOR SULLIVAN: Yeah, so minus that
9 consideration, it's really just what's facing
10 Church, and there's more here in these plans
11 than there was in the previous, so I'm okay
12 with it. I actually like that you are dressing
13 up Church a little bit. Anywhere we can put
14 trees, I like trees.

15 And then I wanted to have this on the
16 record as well. We also talked about
17 consideration being given widening the road
18 there in the future as well. I was thinking a
19 lot about this recently, and I would bet that
20 the Board would still want to do that, but I
21 will leave that up to the Board. But I would
22 imagine it wouldn't be immediate considering
23 that we are probably going to be constructing a
24 new playground there, there may be another
25 building being built there, and you don't want

1 to do all that kind of work while all the
2 construction is going on, but that's something
3 I did want to bring up, put on the record, make
4 sure you are still willing to.

5 MR. ROSSI: Yes.

6 MR. TRUNCALE: It was a condition of
7 the Zoning approval.

8 MAYOR SULLIVAN: Yes.

9 Anyone want to make a motion with all
10 that we've said?

11 TRUSTEE LANG: I would love to make a
12 motion.

13 MAYOR SULLIVAN: I think we've covered
14 it all.

15 TRUSTEE LANG: To accept the building
16 permit for 61 Church Street.

17 MAYOR SULLIVAN: The Architectural
18 Review Board -- not building permit.

19 TRUSTEE LANG: What did I say? I was
20 reading building permit application.

21 To submit to approve.

22 MAYOR SULLIVAN: As discussed.

23 Second?

24 TRUSTEE PRIZZI: Second.

25 MAYOR SULLIVAN: All in favor?

1 TRUSTEE PRIZZI: Aye.

2 TRUSTEE EDWARDS: Aye.

3 TRUSTEE LANG: Aye.

4 MAYOR SULLIVAN: I vote aye.

5 Congratulations!

6 TRUSTEE LANG: One step closer.

7 MR. STEPHENSON: Thank you for your
8 time.

9 MAYOR SULLIVAN: Nice job. It's really
10 pretty. Be proud, it's going to be great.

11 If there is no further business before
12 the Board, could I have a motion to adjourn?

13 TRUSTEE EDWARDS: Motion to adjourn.

14 MAYOR SULLIVAN: Second?

15 TRUSTEE LANG: Second.

16 MAYOR SULLIVAN: All in favor?

17 TRUSTEE PRIZZI: Aye.

18 TRUSTEE EDWARDS: Aye.

19 TRUSTEE LANG: Aye.

20 MAYOR SULLIVAN: Aye.

21 Have a good night, everyone.

22 (Whereupon, the Architectural Review
23 Board hearing was concluded and stood
24 adjourned.)

25

C E R T I F I C A T I O N

I, Mary Kate Waldron, Court Reporter, within
and for the State of New York, do hereby certify that I
have reported the proceedings, that it is a true and
accurate transcription of my stenographic notes.

I further certify that I am not related to
any of the parties to this action by blood or marriage,
and that I am in no way interested in the outcome of
this matter.

IN WITNESS WHEREOF, I have hereunto set my
hand this 5th day of June, 2026.

Mary Kate Waldron

MARY KATE WALDRON