

Members Present:

Eileen Kuster-Collins *Chairperson*
Maggie McManus
Toma Holley
Mary Mathews
T. Robins Brown

Also Present:

John Allgor *Building Inspector*

The Minutes of the May 17, 2006 Nyack Architectural Review Board Meeting have been approved with the following comment: Item #1, comment #5, the additional comment should be added: That the front porch would be better served by centrally located steps as opposed to the side steps, which are atypical for the Village.

- 1 ***Lori Reynolds for the Nyack Farmers Market. Application to amend previously approved banner.*** The banner is altered by adding sponsor information. The application was open to the public; there was public comment by Tame Shore Beck indicating that it's difficult to get information from sponsors in a timely manner. The Board suggested that perhaps a prototype be established for future use so that if only the sponsor name is changing, this Board would consider it not having to be reviewed from year to year. No other public comment. Motion by Member McManus, seconded by Member Mathews to close the public portion, approved by a vote of 5-0. Motion by Member Mathews, seconded by Member Holley to approve the application as submitted with the following condition: That this approval is for this year's Farmers Market only. This banner is not to be carried forward as the graphics need improvement. Approved by a vote of 5-0.

- 2 ***Tame Shore Beck and Foster Bass for the Friends of the Nyack. Application to amend previously approved banner.*** The application was open to the public; there was public comment by Lori Reynolds regarding the fact that a telephone number on the banner as part of the templates to be developed is important because they average a great

number of calls before an event with people asking questions. No other public comment. Motion by Member McManus, seconded by Member Holley to close the public portion, approved by a vote of 5-0. Motion by Member McManus, seconded by Member Mathews to approve the application as presented for this year only with a recommendation to this applicant to work together with other organizations to develop a template that can be presented to this Board so that when the sponsor changes year to year, they do not need to resubmit. The template would be submitted for approval and Board review. Approved by a vote of 5-0.

- 3 **33 Main Street. Frank Jones. Continuation of discussion for construction of two-family dwelling.** This Board has noted that the sketches that were submitted were somewhat inadequate for review. The Board suggests that the applicant consult with professionals who can help ease them through the process. They have agreed to take our recommendation under consideration and will return at a future date.
- 4 **82 Sickles Avenue. Sean Keenan, represented by Dave MacCartney, attorney for the project, and the architect, Richard Hoene. Continuation of discussion for construction of two new dwellings.** The application was open to the public, there was public comment by Emily Feiner who stated that the legal agreement did not specifically approve a garage. This Board has once again addressed the idea of a garage in the front façade of the building, which is atypical, but seems to be the preference of the adjacent neighbors rather than having foliage taken out to accommodate driveways on the sides of the houses. The Board requested that the applicant carefully consider the application of the driveways in front yards as opposed to side yards and what they look like and what the materials will be. Additionally, this Board has requested that the western-most new proposal for the house be more in scale to the one-and-a-half-story building that is adjacent to it, that the roof be reduced and that the window scales be addressed. The architect has agreed to take these comments under consideration and will return.
- 5 **26 Sixth Avenue. Peter Voletsky. Application to enlarge a rear deck.** The application was open to the public,

there were no comments made. Motion by Member McManus, seconded by Member Holley to close the public portion, approved by a vote of 5-0. Motion by Member McManus, seconded by Member Brown to approve the application as submitted. Approved by a vote of 5-0.

- 6 **41 Route 59. FLP Holding Corp., represented by the signage company. Application for two signs.** The application was open to the public, there were no comments made. Motion by Member McManus, seconded by Member Holley to close the public portion, approved by a vote of 5-0. Motion by Member Mathews, seconded by Member Collins to approve the application with the following conditions:

1. The scale of the sign must be revised. The primary name "EZ" should match the scale of existing signage that states "Sidney's". The scale of the wording "food and newz" should match the scale of the Sidney's sign that states "Coffee Shop." It was noted that the materials and colors will match existing signage;

2. The freestanding sign needs to be scaled to match the existing lettering of the other businesses listed on the freestanding sign. All are much smaller in scale. Materials and colors to match existing;

3. That these changes need to be submitted to the Building Department for review by two members of this Board.

Approved by a vote of 5-0.

- 7 **80 South Broadway. Joseph Adams and Tim Murray for JT Staprem. Application to install a canopy, alter façade and enlarge rear of structure.** The Board rendered the following comments:

1. Maintain the existing brick in all locations that is on the existing south and front facing façades.

2. Maintain the horizontal band that runs across the top of the front façade;

3. Change the awnings to be more similar to awnings typical in the Village, such as those that appear on Eileen Fisher's building, a sling-type awning with a metal support;

4. There was a request that the light that is on the adjacent building to the north, be altered so that it's not so bright. The applicant has indicated that the underside of the canopy structure will have four recessed lights.

5. The Board is suggesting that the metal structural mullions between the glass as shown on the drawings, are to remain, as opposed to butt joint glass as the applicant has verbally indicated.

6. The paving material that adjoins the front façade at ground level needs to be a material other than macadam. The applicant needs to present alternatives such as pavers.

7. A compliant entry curb must be installed per direction of the Planning Board.

The applicant has indicated that they will take our comments under consideration and will return with detailed drawings.

- 8 **142 South Franklin Street. Peter Klose. Application to add/replace windows, add door and balcony.** The application was open to the public, there were no comments made. Motion by Member McManus, seconded by Member Holley to close the public portion, approved by a vote of 5-0. Motion by Member Brown, seconded by Member Collins to approve the application as submitted with the following notation: The applicant has indicated that the balcony is of wood construction. Approved by a vote of 5-0.
- 9 **256 Main Street. Ned Visser for "La Boqueria". Application to paint the façade and install a new store front forward of an existing garage door and install a sign.** The application for the banner sign only was closed to public comment. Motion by Member McManus, seconded by Member Brown; approved by a vote of 5-0. Motion for the banner signage only was made by Member Holley, seconded by Member Brown to approve the banner sign with a condition that the approval is for three months only pending revisions to the front façade. The work regarding the front façade is to remain open to public comment. The Board made the following comments: the existing architectural details, the top cornice and the original sign plaque location on the front façade are to be addressed as part of the design. The application for alteration of the façade will remain open. The banner sign was approved by a vote of 5-0; the balance will remain open for further review.

10 **102 Main Street. Chase Bank, represented by Margaret Miller. Application to install sign.** The Board rendered the following comments:

1. This sign is already installed and is in a location that is different than shown on the drawings. The Board has indicated that the location shown on the drawings is the preferred location, which is in the center band of the front façade;
 2. The sign that exists and is to be the permanent sign is not of an acceptable quality. It is very one dimensional and appears unsubstantial. The Board has suggested that the applicant choose to do a more dimensional sign to give it some presence on the front façade; and
 3. The Board had suggested that some color be applied to the band across the top to help give the building some presence.
- The applicant will take these comments under consideration and return at a later date.

Let the record show the meeting ended at 10:55 p.m.

Respectfully submitted,

Eileen Kuster-Collins
Chairperson