

Members Present:

Eileen Kuster-Collins *Chairperson*
Toma Holley
Mary Mathews
T. Robins Brown
Jean Pardo *Alternate Member*

Also Present:

John Allgor *Building Inspector*

Absent:

Maggie McManus

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The Minutes of the July 17, 2006 Nyack Architectural Review Board Meeting have been approved.

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1 **82 Sickles Avenue. Sean Keenan, SMK. Continuation of site plan application for the construction of two new dwellings. Applicant Sean Keenan was represented by David McCartney, the attorney for the project.** At the last meeting the paving material was discussed. The applicant's representative stated that the paving material was not in the purview of this Board. In a subsequent conversation with the Village Attorney, it was my understanding that paving material can be within the purview of this Board. In this particular application however, there were many stipulations imposed by the Planning Board about drainage and the paving for the driveway. The Architectural Review Board will respectfully defer to the decision of the Planning Board regarding the larger section of paving.

Public comment was previously closed. Motion by Member Brown, seconded by Member Collins to approve the application with the following conditions:

1. The elevation sheets with the revision date of July 7, 2006 is approved with the following conditions as agreed to by the applicant's representative:

(a) That the window specification be submitted for review;

(b) That shutters that are shown on the front elevation be half the window in single windows and the full-width of windows where there's a conjoined window.

2. Regarding the site plan, the site plan dated 7/11/06 is approved with the following conditions, also agreed to by the applicant's representative:

(a) That a plan be submitted showing the transition between the front entry steps and the driveway;

(b) That a specification sheet be submitted for the paving material that is proposed between the public walkway and the beginning of the driveway,. The Board suggests that two different paving materials be proposed on this development for the two different houses so as not to appear too similar. A recommendation is also made that the transition material between the driveway and the front door be an appropriate paving material that relates to a traditional house.

These changes must be documented and submitted to the Building Department for review by two members of this Board.

The proposal was approved by a vote of 5-0.

2 **80 South Broadway. Joseph Adams and Tim Murray for JT Staprem. Continuation of discussion for an application to install a canopy, alter façade of building and enlarge rear of the structure.** The canopy was reviewed and approved at a previous meeting. The Board is reviewing the alteration to the façade at this review.

The application was open to the public; no public comment. Motion by Member Holley, seconded by Member Mathews to close the public portion; approved by a vote of a 5-0.

Motion by Member Holley, seconded by Member Pardo to approve the application with the following conditions as agreed to by the applicant:

1. The butt-joint glass panels to the left of the door are to be installed in four equal sections. The applicant has indicated that this is clear, not tinted glass;

2. The 18-inch high knee wall that is to the left of the door is to be extended across to the glass to the right of the door;

3. The north side of the building is to receive the same application of material as the front façade: stucco, with the band at the top;

4. The canvas awning that is over the payment window is per the drawing dated 8/23/06 and per the approved submitted sample;

5. The bollards that are in front of the pay window are to match the bollards that are at the gas pumps;

6. The proposed colors on the drawings are approved;

7. The doors are per the submitted photograph labeled Exhibit A;

8. The ADA ramp is noted to be compliant per ADA standards and per the building inspector's direction.

Please note that the applicant has indicated that the light on the north building shining onto this lot will be reviewed after the canopy lights are in. The Board has recommended removal of this light.

Approved by a vote of 5-0.

- 3 **82 Main Street. Black Bear, represented by Sam Gardner, the architect. Continuation of application for alterations to façade, signage and awnings.** The application was open to the public; there were no comments. Motion by Member Pardo, seconded by Member Mathews to close the public portion; approved by a vote of 5-0. Motion by Member Pardo, seconded by Member Holley to approve the submitted application with the following notations:

1. The revised submitted drawing dated August 15, 2006 is the approved drawing;

2. The architect has noted that the stand pipe is to be relocated, preferably to be inset into one of the panels to the right of the door;

3. That the signage is per the colored submitted rendering rather than the photo shop submission;

4. That the applicant has noted that the lighting has been reduced to five direct lights on the signage as indicated in the rendering.

Approved by a vote of 5-0.

- 4 **87 Sixth Avenue. Mark Comito. Application to amend previously approved plans. Applicant is proposing the addition of six windows on the east elevation.** The application was open to the public; there were no comments. Motion by Member Pardo, seconded by Member Brown to close the public portion; approved by a vote of 5-0. Motion by Member Mathews, seconded by Member Brown to approve the application as submitted. Approved by a vote of 5-0.

- 5 **104 Jackson Avenue. Eric Caoli. Application for construction of a two-tier deck on the rear of the dwelling and for the application of vinyl siding to the entire structure.** The application was open to the public; there were no comments. Motion by Member Pardo, seconded by Member Holley to close the public portion; approved by a vote of 5-0. Motion by Member Pardo, seconded by Member Mathews to approve the application with the following conditions as agreed to by the applicant:

1. The vinyl siding is to include casings on all windows to match the casings applied to the front façade windows; and that 4-inch corner boards will be applied to all corners of the structure;

2. The railing detail with the metal addition above the 26-inch wood railing has not been approved by this Board. The Board requests that a revised drawing be submitted in the interim for review by two members of the Board. The Board objected to the use of mixed materials on the railing and had requested an alternate solution.

Approved by a vote of 5-0.

- 6 **171 High Avenue. Roy Kornriech. Site plan application for a third story addition. The applicant was represented by John Ferraro, the architect for the project.** The following comments were made by the Board in reference to this project:

1. It was noted that this is a typical four-square style of architecture. The front dormer is not being altered, so the Board has requested that the existing windows remain and that the egress window be inserted into the east-facing façade;

2. The east-facing façade has very vertical scale. The Board has requested that the architect study that elevation and reduce the scale more consistent with what has been applied on the south elevation. Additionally, the existing roof is a clipped gable and the Board requests that the architect reconsider the appropriateness of that detail for this property;

3. The third-story window that was applied on the east-facing façade does not seem sympathetic to the architecture of the house. The Board requests a more appropriate solution.

4. The architect has indicated that the windows will have casings to match existing. The Board has requested that casings be indicated on the drawing;

5. A line drawing showing the elevations of the two adjacent properties, one to the east and one to the west, be shown in context with this front façade.

The applicant has agreed to these conditions and will return at a subsequent meeting.

- 7 **11 South Broadway. Stuart Strow. Application to replace existing windows with a larger window on the third floor in the rear of the building.** The application was open to the public; there were no comments. Motion by Member Pardo, seconded by Member Holley to close the public portion. Approved by a vote of 5-0. Motion by Member Pardo, seconded by Member Mathews to approve the application with the following condition as agreed to by the applicant:

1. That the stucco that is proposed on the drawings be omitted and that the existing brick is to remain and be matched to accommodate the alteration to the façade as best as possible. The applicant has noted that the windows are Anderson wood windows in a white finish to match the finish on the existing windows on the building.

Approved by a vote of 5-0.

- 8 **160 North Midland Avenue. Cingular application for cell towers at Nyack Hospital. Application for a site plan approval for telecommunication antennas and equipment. Application was presented by Neil Alexander and Doug Roberts.** The application was open to the public, there were no comments made. Motion by Member Holley, seconded by Member Pardo to close the public portion, approved by a vote of 5-0.

The Board noted:

1. That with the exception of the western-most antennae;

2. Due to the existing amount of equipment on the roof, the proposed antennas being applied to the roof of Nyack Hospital appear to have minimal visual impact.

The applicant noted:

1. That the minimum amount of clearance between any proposed structure and the parapet wall is 12 feet;

2. The maximum height of any structure visible is 18 feet, that being the western most antenna on the penthouse roof

Motion by Member Collins, seconded by Member Pardo to make a positive recommendation to the ZBA with the following conditions:

1. The Board requests that the western-most antenna located on the penthouse roof that is visible from Highland Avenue be located substantially eastward and that a rendering and new drawings be deferred back to the ARB indicating this change;

2. That the equipment on the roof be installed in a dark gray finish to disappear as much as possible;

3. That the ARB be included on the distribution list for the environmental impact statement for cultural resource evaluation.

Approved by a vote of 5-0.

9 **130 First Avenue. Grace Church. Application to replace and enlarge two windows and close one window.** The application was open to the public, there were no comments made. Motion by Member Pardo, seconded by Member Brown to close the public portion, approved by a vote of 5-0. Motion by Member Pardo, seconded by Member Holley to approve the application as submitted. Approved by a vote of 5-0.

10 **140 Main Street. Imelda McCain. Sign Permit application for Playing Mantis.** The applicant has indicated she is waiting for information on the actual slab of wood to determine the size and actual shape of the proposed sign. Please note that Member Brown objects to the concept of this sign, deeming it inappropriate for the historic quality of the building. Consensus was reached, however, by the balance of the board that the concept for the sign is acceptable, and the Board requests that the applicant return at a future meeting with actual sizing.

11 **Revised proposal submitted interim by "O'Malley's" based on Board comments.** The following is still required for this Board to render a decision:

On the elevation drawing:

1. Dimensions, including heights;
2. Materials (door material and finish, window muntin material, lower panel material); and
3. Detail notes (true divided lights in the glass?, widths and heights of the muntins, lower panels recessed or raised?).

The drawings must clearly indicate dimensions, materials and detail notes in order to be reviewed.

12 **162 Main Street interim submission for font for the signage:** The font that is circled on the submitted revised application is approved for use on both the awning and on the channel letters that are on the side of the building.

Let the record show the meeting ended at 10:30 p.m.

Respectfully submitted,

Eileen Kuster-Collins
Chairperson