

**Members Present:**

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

**Also Present:**

John Allgor      *Building Inspector*

**Absent:**

Toma Holley

---

—

The Minutes of the August 23, 2006 Nyack Architectural Review Board Meeting have been approved with the following correction: On Page 6, the numbering of the items has been skewed and they should continue with Item #9, 10, 11, etc.

---

—

1 ***171 High Avenue. Rueben Roy. Continuation of application for a third story addition.*** The site plan was approved by the Planning Board and an area variance was granted by the Zoning Board for a third story. The architect revised the drawings as requested at the previous meeting. The gable roof peak has been clipped to be more similar to the existing roof. The east-facing façade has been revised to reduce the scale. The original third-story window in the front façade has been re-instated and, as previously indicated, all windows will have casing to match existing. Member McManus stated an objection to the scale of the proposed addition. The Board noted that the third story had been approved by the ZBA.

The application was open to the public; there were no comments. Motion by Member Brown, seconded by Member McManus to close the public portion. Approved by a vote of 4-0. Motion by Member Mathews, seconded by Member Collins to approve the application with the following condition as agreed to by the applicant:

1. That the arch top in the east-facing dormer window be omitted.

Approved by a vote of 3-1, with Member McManus voting negatively.

- 2 **193 High Avenue. Sean Keenan. Application for construction of a new dwelling.** The Planning Board recently approved the newly created lot and granted site plan approval. The proposal complies with zoning requirements.

The Board made the following comments to the applicant, who was represented by his architect:

1. That the proportion of the second story seems to be overbearing. The architect indicated that there was a knee wall for the third floor concealed behind the second-floor façade and he would revise the proposed scale;

2. The sizing of the windows needs to be more vertical in proportion to their width;

3. That the second-floor overhang on the rear façade be removed;

4. That better quality exterior materials be specified. The Board noted that the proposed materials were not appropriate in the context of the existing streetscape. The architect indicated that the applicant would consider using Hardi-Plank siding with shingles in the top story (rather than shakes);

5. That a smaller window be proposed for the attic façade; and

6. Adding additional windows to the side elevations to relieve the long stretch of siding without penetrations.

The architect has agreed to take these comments under advisement and will return at a future date.

- 3 **233 North Midland Avenue. Helen Park. Amend previously approved plans.** An existing building permit exists for reconstruction of this structure. The new owner is proposing an alternative design.

The application was open to the public. There was public comment by the following members of the community:

Robert Gabrielson, the directly adjacent property owner, commented that there are many existing two-story buildings and this proposal was very large in comparison to the other existing structures. He also requested that fencing or screening be considered between his house and this proposal because this proposal has side entrances and there are privacy issues;

Comment by John Dunderman of 209 Midland Avenue. He questioned the code requirement for the allowable height of the building;

Comment by Robert Monnihan of 204 North Midland Avenue, who stated that he has lived in the area for twenty years, he thinks that the building is too huge, that it is inappropriate in style and scale, and he is advocating against over-development in the Village.

The Board directed this applicant to reconsider the original proposal and some of the comments of the neighbors and to consider placing one entry door to one of the units facing the street rather than having both as side entrances. Additionally, the Board noted that the proposed changes are out of scale and out of harmony with the context of the neighborhood and urged the applicant to refer back to the original drawings.

The applicant has agreed to take these comments under consideration and will keep the application open.

- 4 **41B Route 59. Gary Gebia. "Wooden Indian". Sign permit application.** The proposal complies with zoning requirements. The application was open to the public; there were no comments. Motion by Member McManus, seconded by Member Brown to close the public portion. Approved by a vote of 4-0. Motion by Member Mathews, seconded by Member Collins to approve the application with the following conditions as agreed to by the applicant:

1. That the height of the letters be reduced. The Board suggested that they match the height and type face of the existing wording "Coffee Shop";

2. That the revised drawing be submitted for review by two members of this Board.

Approved by a vote of 4-0.

- 5 **16 Catherine Street. Andrew Ferber & Kathleen Viglietta. Application to renovate garage and add a deck.** The proposal complies with zoning requirements. The Planning Board recently granted site approval.

The application was open to the public; there were no comments. Motion by Member McManus, seconded by Member Mathews to close the public portion. Approved by a vote of 4-0. Motion by Member Brown, seconded by Member McManus to approve the application with the following conditions as agreed to by the applicant:

1. The lattice under the staircase is to be framed lattice rather than exposed edge;
2. The railing on the stairs is to be porch railing versus the deck rail as shown on the drawings; and
3. The west elevation roof line is to continue across the underside of the dormers so that the freeze board continues across.

Approved by a vote of 4-0.

- 6 **49 Route 59. "Jimle Deli". Sign permit application.** The proposal complies with zoning requirements. The application was open to the public; there were no comments. Motion by Member McManus, seconded by Member Brown to close the public portion. Approved by a vote of 4-0. Motion by Member McManus, seconded by Member Mathews to approve the application as presented. Approved by a vote of 4-0.

- 7 **41B Route 59. "Power Fitness Training". Sign permit application.** The proposal complies with zoning requirements. The application was open to the public; there were no comments. Motion by Member McManus, seconded by Member Brown to close the public portion. Approved by a vote of 4-0. Motion by Member McManus, seconded by Member Mathews to approve the application with the following condition as agreed to by the applicant:

1. Choice number "1" lettering is approved with the omission of the logo.

Approved by a vote of 4-0.

- 8 **268 Upper Depew Avenue. Patricia R. Ward. Application to replace existing garage doors.** The application was open to the public; there were no comments. Motion by Member McManus, seconded by Member Brown to close the public portion. Approved by a vote of 4-0. Motion by Member McManus, seconded by Member Brown to approve the application with the following condition as agreed to by the applicant:

1. The intent to change the doors is approved. The design of the door needs to be resubmitted with the condition that the applicant agree to the design guidelines suggested in the Clopay brochure or a similar product. Revised style and specification of door to be reviewed by two members of this Board.

Approved by a vote of 4-0.

- 9 **217 North Midland Avenue. Application to rebuild an existing garage.** Applicant represented by contractor Kevin Scanlon. The Building Inspector has noted that the south wall of the structure will need to have fire-rated siding due to close proximity of the garage to the property line.

The application was open to the public; there were no comments. Motion by Member Collins, seconded by Member Brown to close the public portion. Approved by a vote of 4-0. Motion by Member McManus, seconded by Member Brown to approve the application with the following condition as agreed to by the applicant:

1. That the siding on the entire structure, not just the south wall, will be Hardi-Plank, preferably in a shiplap. If shiplap is not in the product line, the siding is to be clapboard in the largest width available.

Approved by a vote of 4-0.

- 10 **84 North Highland Avenue. Kier Levesque for Geraldine Tartaglione. "Dapper Dog". Application to modify exterior and also an application for a sign.** The proposal complies with zoning requirements. The "Dapper Dog" lettering facing south is non-compliant and the applicant has indicated that it is to be removed from this application.

The application was open to the public; there were no comments. Motion by Member McManus, seconded by Member Brown to close the public portion. Approved by a vote of 4-0. Motion by Member Brown, seconded by Member McManus to approve the application with the following conditions as agreed to by the applicant:

1. That the Hardi-Plank siding color be changed to Autumn Tan JH20-20;

2. The aluminum facia at the top of the façade be changed from white to a color that is more compatible with the bronze tone of the window frames.

Approved by a vote of 4-0.

Let the record show the meeting ended at 9:55 p.m.

Respectfully submitted,

Eileen Kuster-Collins

*Chairperson*