

Members Present:

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

Also Present:

John Allgor *Building Inspector*

Absent:

Toma Holley

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The Minutes of the September 20, 2006 Nyack Architectural Review Board Meeting have been approved.

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- 1 **140 Main Street. Imeda McCain. Continuation. Application for a sign, "Playing Mantis".** The applicant presented a Photo Shop photograph indicating that the sign will be 24" x 48". The lettering will be burn-etched into the face of the sign and the logo will be painted on. The applicant has indicated that the sign is slightly wider than the temporary sign that is displayed.

The application was open to the public, there were no comments. Motion by Member McManus, seconded by Member Collins to close the public portion; approved by a vote of 4-0. Motion by Member Mathews, seconded by Member McManus to approve the application as presented; approved by a vote of 3-1, with Member Brown voting negatively.

- 2 **193 High Avenue. Continuation. Discussion for construction of a single-family dwelling.** The applicant was represented by the architect, Mr. Hoene. 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 McManus, seconded by Member Mathews to approve the application with the following conditions:

1. The quality of the material (vinyl) presented for the siding was not approved. The Board unanimously agreed that a better quality of material should be the

standard in new construction. Vinyl was not accepted as an appropriate quality material to be in keeping with the historic value of the village, especially for the highly visible main street. The approved siding material must be Hardi-Plank siding or better;

2. The eave in the third-story front-façade window is going to be reduced in size to 2' wide x 4'6" height;

3. The architect has indicated that the foundation exposure on the front façade is to be one foot high;

4. The windows are to be Anderson Fine Line windows;

5. The applicant has indicated that the casings around openings are 4 inches in width;

6. The applicant has the option of omitting the shutters if desired;

7. The drawings are to be revised and submitted for record at the Department of Buildings.

Approved by a vote of 4-0.

- 3 **300 Front Street. 300 Front Street Corp. Application for construction of three single family dwellings.** The applicant was represented by the architect, Michael Langel, and Jim Foley, the developer.

Comment from the Board regarding the following:

1. There was full consensus opposing the idea of garages in the lower level or basement level of all three proposed structures. The Board noted that detached garages are more typical for the Village and more appropriate for the historic quality of the Village. There are only a few houses scattered throughout the entirety of Front Street between Fifth Avenue and the dead end that had garages at the ground-floor level;

2. There was a comment that the attic vent be incorporated into the design rather than just appearing to be technical vents;

3. There was a request that perhaps the roof lines be varied slightly more; also a request that the window mullions on two of the houses be slightly less similar.

4. There was consensus amongst the Board that the general approach of the houses above the porch line was a well thought-out and sensitive design in terms of scale and style, but that perhaps more deviation between the properties could be achieved.

Lastly, the applicant made comment that the Planning Board had asked for a discussion regarding the proximity of the houses to one another. This Board opined that aesthetically, closer proximity of structures would

further make it feel like a development and that the proposed wider spacing between the houses is preferable.

The Board is also asking for as much permeable surface area on the lots as possible. The Board would request consideration for gravel drives as opposed to large expanses of macadam since so much green space is being lost on this street.

The applicant will hold this application open. The applicant is also requesting a workshop to develop these ideas. The Board is amenable to that and the applicant has indicated that the Board will be contacted.

Please note that this application is still presently open for site plan review before the Planning Board and that this Board will forward our comments to the Planning Board for reference.

4 ***106 High Avenue. Tracy Jones. Application for three sign permits. Recommendation to the Zoning Board of Appeals for an area variance as required.***

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

1. The signage in the left-hand window stating "Tracy J. Hair Extraordinaire" is to be repeated in the furthest right-hand window. The proposed signage for that window is to be omitted. In the center window, the font on the phone number is to be altered to match the font that is proposed by the font reading "Hair Extraordinaire".

The Board further makes a positive recommendation to the Zoning Board of Appeals for these non-conforming signs.

Approved by a vote of 4-0.

5 ***Burd Street. "The Nyack Seaport Lena's Restaurant". Application for a sign permit.*** The applicant was represented by Angelo Rubino, the owner.

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

1. An elevation photo drawing of the pole and the sign on the pole must be submitted indicating the actual size of the sign and the spacing between the sign and the pole. The Board has recommended that the spacing be more similar to existing signs and not be so snug to the pole;

2. That a re-proportioned actual sign indicating the logo and lettering be submitted. This will be reviewed in the interim by three members of this Board.

Approved by a vote of 4-0.

6 **11 South Broadway. Stuart Strow. Application to amend previously approved plans. The proposal is for a roof structure to allow access to a roof with a wood deck and railing.** The application was open to the public; there were no comments. Motion by Member Mathews, seconded by Member McManus to close the public portion; approved by a vote of 4-0. Motion by Member McManus, seconded by Brown to approve the application with the following recommendations:

1. That "cable rail" is suggested for use as the deck railing;

2. That the height of the rail meet the minimum requirement height of 36 inches rather than the maximum.

Approved by a vote of 4-0.

7 **Regarding application of Patricia Ward:** A previous application that was reviewed by this Board. The applicant submitted garage door options for review as an interim submission as agreed to by the Board. The Board consensus is to approve the submitted door style stating "Ranch House Collection Series #132". It is noted as being from the Ranch House portfolio line.

Let the record show the meeting ended at 9:25 p.m.

Respectfully submitted,

Eileen Kuster-Collins
Chairperson