

**Members Present:**

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

**Also Present:**

John Allgor                      *Building Inspector*

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The Minutes of the October 18, 2006 Nyack Architectural Review Board Meeting have been approved.

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- 1 **33 Main Street. Frank Jones, represented by Charlene Jones, applicant, and Mr. Hoene, architect. Presentation of revised drawings for construction of a two-family dwelling.** Planning Board and Zoning Board approvals have been obtained. There was consensus amongst the Board members that the \_\_\_\_\_ and revised drawings are acceptable to this Board. Additional information is required as follows:
1. All materials are to be culled out and specified. The sign is slightly wider than the temporary sign that is displayed;
  2. The Board is requesting that the front façade, since this is new construction, be of quality material, Hardi-Plank or better;
  3. The sizes of the corner boards and casings around windows should be noted and detailed;
  4. There's a request to increase the heights on the lower windows so that the overall heights on the upper-level windows differ;
  5. The shutters are going to be omitted per the architect;
  6. That the dormers on the east-facing elevation had been revised per a revised proposal that was brought into the meeting; and
  7. On the west elevation, additional windows reflecting the interior bathrooms are to be inserted.

The Board is in favor of all these changes and will review them at the following meeting. At this point there was no public comment. The application remains open for further review.

- 2 **300 Front Street. 300 Front Street Corp. Application for construction of three single-family dwellings.** A letter was submitted to the Architectural Review Board by the representative's attorney stating that the applicant will not appear at this meeting and would like to complete their application with Planning prior to appearing before this Board again.
- 3 **76 Sixth Avenue. Alexandra Lease & Ernst Bennet. Application to amend previously approved site plan.** 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 5-0. The architect representing the applicant has noted that the railing is Portrail and the decking is composed of wood. Motion by Member McManus, seconded by Member Holley to approve the revised application as submitted. Approved by a vote of 5-0.
- 4 **55 Tallman Avenue. Paul D. Shein, represented by Michael Esmay, architect. Application to amend previously approved plan.** The application was open to the public; no public comment. Motion by Member McManus, seconded by Member Mathews to close the public portion; approved by a vote of a 5-0. Motion by Member Mathews, seconded by Member McManus to approve the application with the following conditions as agreed to by the applicant:
  1. That the bay window in the rear façade upper story, the outside windows flanking the center casement be changed to double-hung windows; and
  2. That the brick façade on the foundation is to wrap around the west-side elevation to simulate the appearance of a brick pier approximately 18 inches in width.Approved by a vote of 5-0.
- 5 **20 Tallman Avenue. Dru Meneker & John Daniesenski. Site plan application for an addition.** Planning Board and Zoning Board approvals have been obtained. The applicant was represented by Jeffrey Hall, architect for the project.

The application was open to the public; there were no comments. 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 Holley to approve the submitted application with the following conditions:

1. Drawings must be submitted to the Department of Buildings for record indicating on the drawings measurements of the details on the exterior of the house;
2. Any specifications that are omitted in the spec legend on the first sheet should be incorporated into the drawings for record.

Approved by a vote of 5-0.

- 6 **17 Grand Avenue. Bradd & India Weinberg. Site plan application to add front porch and deck.** Planning Board approval has been obtained. The proposal complies with zoning requirements.

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 5-0. Motion by Member Mathews, seconded by McManus to approve the application with the following stipulations:

1. Conditional that casings be added around the front window and existing entry door;
2. A suggestion that the applicant consider corner boards on the outer edges of the front façade to distinguish the difference and create a transition between the existing siding versus the new proposed cedar shingles; and
3. That the copula that is proposed is an optional decision of the applicant. If they decide to omit it, the Board has no objection.

The applicant has indicated that the siding proposed for the front of the house is cedar shingle even though it is rendered graphically as a shake.

Approved by a vote of 5-0.

- 7 **1 Remsen Street. Neil Robinson. Site plan application to change several windows, construct dormer at west elevation and rear elevation.** The dormer requires approval. The applicant desires approval for the window changes since the building is currently under renovation.

This Board had numerous comments regarding the application of the windows. The drawings are too incomplete for this Board to render a decision. The

applicant has not indicated the actual window styles, the mullions have not been shown and the mullions on the replacement windows have not been shown. The Board has requested more material. The applicant will return at a future meeting. Member Brown suggested to the applicant that he do something more geometrically shaped, like a triangular transom windows as opposed to the overall arch top. The applicant will take these comments under consideration and return at a later date.

- 8 **26 Route 59. Best Western. Preliminary site plan application for exterior alterations.** The applicant is in the preliminary stages of redesigning and is seeking feedback. The Board has suggested that the applicant embrace the really interesting existing features such as the corner sign with the north-south indicators on it, some of the modular, linear-type elements of the existing buildings and develop those ideas. We have suggested that they not use classical or post-modern elements as originally proposed, but go more in a contemporary modern, retro direction. The Board also suggested that they begin with the southeast corner of the building that houses the existing sign as their starting point because that's the most visible corner and has an existing Mansard roof that is very unsightly.

The applicant has agreed to take these comments under consideration and will return at a future date. The Board has also indicated to the applicant that it is open to informal preliminary review of sketch ideas in the interim by two Board members.

Let the record show the meeting ended at 10:05 p.m.

Respectfully submitted,

Eileen Kuster-Collins  
Chairperson