

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 November 15, 2006 Nyack Architectural Review Board Meeting have been motioned and approved.

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- 1 **33 Main Street. Charlene Jones. Continuation of discussion of construction for a two-family dwelling.** 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. Motion by Member McManus, seconded by Member Holley to approve the application with the following conditions:
 1. Dimensions need to be added to the drawings and submitted to the Building Department;
 2. The height of the lower windows needs to be increased per the agreement from the last meeting. The lower level windows need to be longer than the upper story windows. We are suggesting a minimum increase in the lower level windows on the front façade of at least six inches. The change must be documented and submitted to the DOB. The applicant is obliged to resubmit if this condition cannot be met.Approved by a vote of 5-0.

- 2 **300 Front Street. 300 Front Street Corp. Site plan application for construction of three single-family dwellings on three lots that were previously subdivided. Application was presented by the owners, attorney and architect.** Comments from all members of the Board regarding the scale and appearance of the proposed structures. Members reiterated the opinion stated at preliminary review: that the appearance of the proposed garages in the facades of all three structures

constitutes excessive dissimilarity to the surrounding neighborhood in terms of appearance, scale and application of design elements. The Board noted that the street contained very few houses with garages in the façade. Those few having front garages were typically one and a half story structures. The proposal also constitutes excessive similarity in that the structures are too similar to each other. This is presented in the proposed application of major design elements such as: the gabled roof lines, porch alignment, door and window placement, single offset door entry up a long staircase, double window in the center flanked by two windows. The similarity between the proposed residences visually indicates the insertion of a three unit development, rather than the insertion of three unique residences as is typical to this eclectic streetscape. The applicants poled the Board to see if either issue weighed more heavily. Two members responded that the excessive similarity was the dominant concern. Three members of the Board responded that the excessive dissimilarity was of greater concern. The applicant has requested a work session with the Board. The Board agrees to do so and has requested a publicly notified work session. The applicant will coordinate with the Building Department to arrange the meeting. No members of the public provided comment. The application remains open.

- 3 **80 South Broadway. JT Staprem for "Murray's Deli."**
Continuation of application for a sign. 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 Mathews, seconded by Member McManus to approve the application with the following conditions as agreed to by the applicant:
1. The shape of the sign will be changed to a rectilinear shape with notched corners;
 2. The sign will be located centered above the entry doors;
 3. There will be an outline around the perimeter of the sign that is the same color as the proposed lettering;
 4. The bollards that are in front of the bay window are to be revised to match the steel bumpers that are around the island.
- Approved by a vote of 5-0.

- 4 **163 Main Street. Patisserie Didier Dumas. Application for signage.** The applicant failed to appear.
- 5 **1 Remsen Avenue. Neil Robinson. Continuation of application to construct a dormer and change windows, install garage doors and a new entry door.** There was Board discussion regarding the alteration of the windows in the front gable and also in the design of the entry doors. Members questioned the consistency of design of these elements to the other elements in the structure such as the windows. Member Mathews opined that the improvements to the property were substantial enough to overrule these concerns. The application was open to the public; no 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 Holley to approve the application as submitted. Approved by a vote of 4-1, with Member Brown voting negatively.*
- 6 **3 Lawrence Street. Gerald Fenton. Application to construct a one-story addition and a deck.** 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 as submitted, with the following change as noted by the applicant:
1. That the deck railings are to be wood as opposed to the plastic rail that is drawn. The Board has requested that the applicant revise the drawing to reflect this change and resubmit to the Building Department for record.
- Approved by a vote of 4-0.
- 7 **149 High Avenue. Lia Vartanian Warren. Application to construct a deck on the rear of dwelling.** The Board also noted that a pair of doors were being inserted into the rear façade to accommodate the deck.
- 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 Mathews, seconded by Member

Brown to approve the application with the following notations and conditions as agreed to by the applicant:

1. The applicant noted that the doors were to be Anderson wood doors with mullions dividing the glass;
2. The trim around the doors in the rear façade are to match the trim around the doors and windows on the front façade. The width of the doors will be the exact opening of the existing windows they are replacing;
3. There will be framed lattice screening below the deck to match that which exists on the front façade;
4. The finish of the materials will match the front porch, the deck being stained and all of the trim being painted.

Approved by a vote of 4-0.

- 8 **7 South Broadway. "Fuzz Whigs". Application for an awning sign, permanent interior window signage, and alteration to façade.** All Board members commented regarding the scale, proportion and materials proposed for the alteration to the façade. The materials appeared to be of a quality more suited to an interior application than an exterior application. The proposed proportions of the front façade are atypical to the majority of commercial facades and also create a modern appearance amidst the existing historic facades. The Board referenced other fronts in the Village having more appropriate proportions and materials, such as the façade housing "Circa" antiques, comprised of masonry in a proportion of two thirds glass to one third masonry. The Board recommended that the applicant reference other store fronts in the Village for the appropriate proportions and also for the quality of materials, noting that the existing store fronts are either masonry knee wall or paneled wood knee wall. The applicant has agreed to take these comments under consideration and will return at a future date.
- 9 **12 West End Ave. Gholan Razghandi. Application to install vinyl siding.** The applicant failed to appear.
- 10 **86 Main Street. "Optical Shop of Nyack". Application to replace existing awning.** The application was open to the public, there were no comments. Motion by Member Brown, seconded by Member Mathews to close the public portion; approved by a vote of 4-0. Motion by Member Brown, seconded by Member Mathews to approve the application

with the following notations as agreed to by the applicant:

1. The existing canopy frame is to be reused;
 2. The existing canvas is to be replaced with a fabric that is the same color and quality as existing;
 3. The lettering or type face on the proposed sign is to match the existing type face lettering in all caps, and will be applied to the apron portion of the awning.
- Approved by a vote of 4-0.

Let the record show the meeting ended at 10:00 p.m.

Respectfully submitted,

Eileen Kuster-Collins
Chairperson

**Note: Member Holley left the meeting at 9:25 p.m.*