

**Members Present:**

**\*\*\* D R A F T \*\*\***

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

**Also Present:**

John Allgor                      *Building Inspector*  
Walther Sevastian              *Village Attorney*

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With respect to the Minutes of the December 20, 2006 Nyack Architectural Review Board Meeting:

**Item #6, 3 Lawrence Street,** Condition 1 should read: "The Board has requested that the applicant revise the drawing."

**Item #2, 300 Front Street,** the first statement should read, "That the Board notes that the application is incomplete as only elevations of the front façades are presented."

With the above amendments, the minutes were approved.

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- 1 **300 Front Street. 300 Front Street Corp. Continuation. Application for construction of three single family dwellings.** David McCartney; represented by James, Tom and Ann Foley, with a court reporter present.

Public comment by the following members of the public: Maggie McManus commented that she's a former member of the Board and wanted to commend the ARB for their diligence on this application, specifically in light of the pressure exerted by the attorneys for the applicant. Secondly, comment by Gholan Racghani who stated that he objects to a two-car garage in the façade of a building; that he has an engineering background and thinks that it is possible to accommodate some of the comments to alter the façades.

No further public comment. Motion by Member Holley, seconded by Member Mathews to close the public portion; approved by a vote of 4-0.

There were comments from various members of the Board regarding the resubmission of this application. Member

Mathews stated that she appreciated the differences that were rendered in the façades of the houses adjacent to one another. Member Brown stated that she too appreciated the alterations to the front façades but agreed with Member Collins that more alteration could be made to the center house to change the consistent scale of the structures to each other. Member Brown also noted that the entry garage door in the center unit was oversized and did not read like a single garage. Member Holley stated that she still had some difficulty with the similarities between the buildings and expressed some agreement with the opinion that the center building could be altered, perhaps with the entry being moved to the lower level. Member Collins voiced an opinion that the center building should be altered to help alter the scale of the building and that the entrance could be altered to be at ground level as well so that it did not appear to be a development with three houses appearing so similar.

The majority of the Board members requested that we use the required deliberation time within the law of sixty-two days to review and make a decision on this application.

Please note that the attorney noted that the color rendering be submitted as part of the record.

2 **7 South Broadway. "Fuzz Whigs". Application for an awning sign, permanent interior window signage, and alteration to façade.**

The proposal complies with zoning requirements. Although several variations of the sign are presented, the applicant indicates that the awning sign will read "Fuzziwhigs Beauty Parlor". Revised storefront drawings were presented, and they had to take in the comments from the previous meeting regarding the proportions of the storefront façade in relation to other storefronts that are adjacent on that street, and the applicant has indicated that the base of the new storefront will be 2' height at one end and 2'4" height at the end where the ground slopes. It will be a panel design.

The Board has noted that further details are required indicating whether it's raised panel, recessed panel with some details and how the glasses attaches to the ledge above the paneled section. The Board also suggested that a line be delineated for a water board where the ground slopes to keep the bottom of the panel horizontal.

The applicant will return to the special meeting that has been scheduled where this applicant is on the agenda for this Friday, January 19, at 9 a.m.

- 3 **163 Main Street. "Patisserie Didier Dumas." Application for a perpendiculars sign.** The application was represented by Mr. Simone, one of the principals of the property. The proposal complies with zoning requirements.

The application was open to the public, there were no comments. Motion by Member Mathews, seconded by Member Brown to close the public portion; approved by a vote of 4-0. Motion by Member Brown, seconded by Member Holley to approve the application as presented, with the following notations:

1. That the colors of the perpendicular sign are to be brown background painted with gold lettering, and that the thickness of that sign will not exceed two inches; and

2. That the location sign address number over the door is accepted as presented in the blue, white and green color scheme, which is paper \_\_\_\_\_ to the existing wood and lacquered over.

Approved by a vote of 4-0.

- 4 **12 West End Avenue. Gholam Razghandi. Application to install vinyl siding.** The proposal complies with zoning requirements.

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

1. The color of the siding is to be Adobe Cream;

2. There will be corner boards installed at the corner junctures of the building;

3. There will be casings installed around all windows and doors;

4. The shutters are being replaced in kind and the garage glass is to be replaced in kind.

Approved by a vote of 4-0.

- 5 **41 Route 59. EZ Food & Newz. Application for amended sign approval. Recommendation to the Zoning Board of Appeals to permit two parallel signs on front of building.** The

Building Inspector has noted that this was an application for an amended sign approval, but it is not compliant as there are two parallel signs on the front of one establishment and, therefore, a variance would be required.

The application was open to the public, there were no comments. Motion by Member Holley, seconded by Member Brown to close the public portion; approved by a vote of 4-0. Motion by Member Holley, seconded by Member Mathews to approve the application with the following condition: The approval is for one sign located over the operational door on the right side of the storefront. The left side of the storefront where the duplicate sign has been inserted will be changed out to a plain plexi-panel without writing, with the lighting behind it.

Approved by a vote of 4-0.

Let the record show the meeting ended at \_\_\_\_\_ p.m.

Respectfully submitted,

Eileen Kuster-Collins  
*Chairperson*