

Members Present:

T. Robin Brown *Acting Chairperson*
Mary Mathews
Toma Holley
Jean Pardo *Alternate Member*

Also Present:

John Allgor *Building Inspector*

Absent:

Eileen Kuster-Collins *Chairperson*

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The Agenda was revised because the representative of the first request arrived late.

- 1 **21 Route 59. Quiznos Restaurant. Application to install a parallel sign.** The application was presented by Michael Loga. He requested (1) approval of an already installed sign on the west side of the building, and (2) a recommendation by the ARB to the Zoning Board of Appeals to approve a variance to allow the additional signage.

The application was open to the public; there were no comments. Motion by Member Holley, seconded by Alternate Member Pardo to close the public portion; approved by a vote of 4-0.

Motion by Member Mathews, seconded by Member Holley to approve the sign application as presented and recommend that the ZBA approve the variance. Approved by a vote of 4-0.

- 2 **87 Main Street. Nyack Antique Company. Application to install a parallel sign.** The request to approve an already installed sign was presented by Mr. and Mrs. Mahmoud. When told that phone numbers were not allowed on Village signage, Mr. Mahmoud said there would be no difficulty in removing the phone number.

The application was open to the public, there were no comments. Motion by Alternate Member Pardo, seconded by Member Holley to close the public portion. Approved by a vote of 4-0.

Motion by Alternate Member Pardo, seconded by member Mathews to approve the application with the stipulation that the telephone number is removed from the sign. Approved by a vote of 4-0.

- 3 **40 Prospect Street. Application to replace existing dormers with large shed dormer and make other exterior alterations.** The application was presented by Tim Fichter, owner, and Kier Levesque, architect. It was noted that the application did not include photographs of all neighboring buildings. The application includes a large shed dormer replacing two smaller ones on the front elevation, double-hung windows replaced with casement, and a sliding glass door onto a new second level balcony. The existing stucco is to remain.

The application was open to the public; there were no comments. Comments by the Board members included:

- (1) The proposed exterior changes to the existing house were viewed as too dissimilar to the original building and to neighboring buildings;
- (2) Multi-paned sash windows rather than the proposed windows would be more in keeping with the style of the house;
- (3) The proposed columnar porch received ARB support, as did the desire to rehabilitate the existing structure.

There was consensus that the proposed windows and sliding glass balcony door on the second-story front have too much glazing. Member Brown suggested investigating alternatives to the bulkiness of the proposed front dormer and alternatives to the proposed upper (balcony) railing of the front porch. The applicant will revisit the designs and asked that the application be held open.

- 4 **78 Main Street. Application to change the solid wood door to a glass door with black anodize frame.** Application presented by the owner, Girolomo Loconsole. The finish of the door is to match the existing double door entry.

The application was open to the public, there were no comments. Motion by Member Holley, seconded by Alternate Member Pardo to close the public portion; approved by a vote of 4-0.

Motion by Alternate Member Pardo, seconded by Member Holley to approve the application as presented; approved by a vote of 4-0.

5 **38 Tallman Place. John and Robin Scheuer. Application to reconstruct and enlarge existing accessory structure.**

Application was presented by the architect, Barry Terach. The structure is a former garage set at the rear (northwest) corner of the property. The situation of adjacent houses is such that none are impacted by the changes to the structure and the higher elevation of the roof.

The application was open to the public, there were no comments. Motion by Alternate Member Pardo, seconded by Member Mathews to close the public portion; approved by a vote of 4-0.

Mr. Terach readily agreed to an addition of windows on the south façade when Member Brown noted the lack of windows or door facing the streetscape.

Motion by Member Mathews, seconded by Member Brown to approve the application as presented with the condition that two widely set six-over-one windows are added on the first-story façade of the (south) Tallman Place elevation. Approved by a vote of 4-0.

6 **199 North Broadway. John and Robin Scheuer. Application for third floor dormer enlargement and other exterior alterations.**

The architect, Barry Trach, presented the project, which was the enlargement of a dormer on the north side and a ramp on the east side. The proposed ramp appears to be a wrap-around porch and is hidden behind railings and lattice.

The application was open to the public, there were no comments. Motion by Alternate Member Pardo, seconded by Member Holley to close the public portion; approved by a vote of 4-0.

The comments by the Board were favorable as to the design of the ramp and the configuration of the proposed dormer. It is understood that the addition of the dormer is still under review by the Planning Board.

Motion by Member Brown, seconded by Member Holley to approve the application as presented, with the suggestion that diamond lattice (matching that elsewhere on the building) be placed in the single-pane window in the gable. Approved by a vote of 4-0.

7 **2 Burd Street. Cleremont Condos. Unit 1102. Dominick Pilla Associates. Application to alter exterior wall.**

The application was presented by Barbara Rein, owner. Mr. Rein said that she has gotten preliminary approval

for the change from the condominium board; she'll need ARB approval, then final condo board approval. The wall faces north, the marina section of the complex, and can be seen also from the public access pier. The change would eliminate an overhang, thereby altering the architectural pattern (of light and shadow) of the existing structure.

The application was open to the public, there were no comments. Motion by Member Mathews, seconded by Alternate Member Pardo to close the public portion; approved by a vote of 4-0.

Motion by Member Mathews, seconded by Member Holley to accept the application as presented; approved by a vote of 4-0

- 8 **117-125 Main Street. Application to alter front stairs and ramp/railing details.** The application was presented by Landscape Architect, Robert Torgersen, and owner, Tom Lituma. The applicants want to upgrade the appearance of the property and make it ADA accessible. One of the main features of this alteration is the removal of the stone and cement wall adjacent to the sidewalk. It is proposed that a railing identical to the new railing on the building replace the wall.

The application was open to the public, there were no comments. Member Mathews remarked that the existing glass-paneled railing was more in keeping with the design of the building, but the applicants spoke of the continuing glass breakage problem.

The Board recommended applying different approaches to the architectural railing versus the landscape railing and requested a front elevation showing this. The Board further recommended investigating different colors and railing designs. There was concern about the removal of the trees; the Board asked that trees be included in the landscaping near the sidewalk to continue the visual impact of the trees recently installed on adjacent properties.

Member Brown suggested that the applicant contact the Village's tree committee for species suggestions. The applicant asked to be continued to another date and will come back with modifications.

- 9 **21 North Broadway. Chase Bank. Application for multiple signs. Request for recommendation to the Zoning Board of Appeals for a variance from VON Code 59-25E.4 to permit**

ten directional signs that exceed the 2-square-foot limit; a variance from VON Code 59-25M.3 to permit two internally illuminated signs; and a special permit in accordance with VON Code 59-25F.1 to directly illuminate two directional signs. Application presented by James Igunca for Chase.

Since this application is for a total of about thirty-six individual signs, there was a concern about there being more signs than are needed. By code, the logo and name may be retained on the directional sign near High Avenue, but this sign, like the other directional signs, should meet the Code's size requirement. The front corner directional sign should be as small and low as possible.

The Board also asked that the presentation renderings of the signs be in scale because, as shown on the submitted photo, it looks like the North Broadway parallel sign is too large for the space and the letters are squeezed. This might be a problem of the rendering rather than the proposed sign actually being too large. If it is not a question of rendering, the Board would like the letters reduced in height. The board also needs information on the depth of the channel letters and their projection from the mounting.

The Board does not usually recommend a variance for internal illumination on signs in the downtown area. More study is needed by the applicant to reduce the number of signs. The Chase representative is going to consider the Board's recommendations and submit modifications.

10 **25 Route 59, Dunkin Donuts. Application for amended site plan approval. Request for recommendation to the Zoning Board of Appeals for a variance from VON Code 59-25E.1 to permit signs that do not front a street, and a variance from VON Code 59-25M.3 to permit internally illuminated signs.** The project was presented by architect Saubhash. The application included a redesign of the monoliths-prominent architectural features on two sides, from the approved rectangle to an angled structure and a change of color of surfaces, signage and awnings.

The application was open to the public; there were no comments. Motion by Member Holley, seconded by Alternate Member Pardo to close the public portion; approved by a vote of 4-0.

Board members did not approve most proposed changes shown on the February 8, 2007 drawings, including the slanting tops of projecting walls with the signs, change in the materials of these walls, change in lighting, and simplification of the cornice design. The Board asked that the June 29, 2005 design be revised rather than using the February 8, 2007 redesign.

Motion by Member Brown, second by Alternate Member Pardo to approve the modifications to the previous plans of June 19, 2005, subject to review and approval of the revised plans by two Architectural Review Board members:

- 1) Change in awnings to a solid color with words as shown on February 8, 2007 drawing;
- 2) Approve cloud signs as shown on February 8, 2007 drawings, but with no change to the building's design in the area of where the signs are located;
- 3) Pylon sign approved after it is redesigned to conform to Code;
- 4) Approve exterior colors as shown on February 8, 2007 drawings;
5. Approve changes to rear sections of west and east first-story walls and rear first-story wall as shown on February 8, 2007 drawing.

Recommend approval by the Zoning Board of Appeals of the variances for signs that do not face the street and internally illuminated signs. All revisions must be documented on one complete set of drawings for review by two members and for Department of Building record.

Approved by a vote of 4-0.

Let the record show the meeting ended at 11:15 p.m.

Respectfully submitted,

T. Robin Brown
Acting Chairperson