

Members Present:

Eileen Kuster-Collins	<i>Chairperson</i>
Mary Mathews	
T. Robins Brown	
Maggie McManus	
Lisa Buckley	<i>Alternate Voting Member</i>
Donald Yacopino	<i>Building Inspector</i>

Absent:

Toma Holley

The Minutes of the October 19, 2011, Nyack Architectural Review Board Meeting were approved.

1. 144 Main Street. Panda Garden. The application was presented by Frank Lyons, the signage company representative. There was Board discussion regarding: 1. the style of the awning, which is a "waterfall" style awning, as being inappropriate for the Village, and 2. the scale of the lettering and graphics on the awning as being too large. The applicant agreed to accept the Board comments and revise the application.

No public comment. Motion by Member McManus, seconded by Member Buckley, to close the public portion on the awning sign; approved by a vote of 5-0.

Motion by Member McManus, seconded by Member Mathews to approve the application for the awning sign only, with the following conditions, as agreed to by the applicant:

1. The application is accepted with the agreement that the "waterfall" awning will be revised to be a "shed" style awning;
2. The lettering on the awning will be reduced by approximately ten-square feet to be in more in scale with the aesthetics of the Village and also to allow the applicant some area for window signage;
3. These revisions are to be recorded and submitted for approval by two members of the Board in the interim;
4. The window signage is excluded from this application and will have to be presented at a future meeting. Not enough information was submitted for window sign review.

Approved by a vote of 5-0.

2. 28 High Avenue. Joseph Kandoth. The application was presented by Mr. Kandoth the building owner and architect, together with his spouse.

The proposal requests conversion of a two family residence to a one family residence. The application requires numerous variances. The variances include nonconformance to dimensional and developmental standards including lot area, lot width, front yard, side yard, building height and number of stories. A variance is also required for the proposed floor area ratio.

The Board discussed the proposal at length with the applicant. The Board understood the applicants desire to expand the living space within the structure and the majority of members did not object to enlarging the structure through the use of dormers at the rear of the house, and to building an addition at the rear of scale of the house. Many members were concerned about: the number of required variances, the proposed scale, and the major alteration to the front façade. The alteration results in the proposal seeming like a tear down rather than an alteration since the changes are so drastic. To help expedite the process, the Board suggested that the applicant meet the Board in the interim to informally to discuss proposed revisions to the application.

Public comment from neighbor Carol Barrett of 33 High Avenue who stated that she felt there is no consistency in the architecture of the street; that she has an appreciation for what is being presented, that the applicants are good neighbors, and she would like to see them succeed in their revisions so that they can stay in the Village. She feels that many of the façades have been adapted on the streetscape, and that this proposal should be met with favor.

The Board has recommended and the applicant has agreed to keep the application open for further review, and will return at a future date and possibly meet in the interim for an informal meeting.

3. 135 Main Street. M&T Bank. Application to replace two signs and two awnings with redesigned logo. The application was presented by the signage company. The proposal complies with zoning requirements. Please note that the applicant stated that all signage material is going to be a low sheen satin finish.

No public comment. Motion by Member McManus, seconded by Member Buckley to close the public portion; approved by a vote of 5-0.

Motion by Member McManus, seconded by Member Mathews to approve the application as presented. Approved by a vote of 5-0.

4. 37 Ackerman Place. Judy and Brett DiPalma, homeowners. Application for addition of deck over rear porch. This is a two-family house in the TFR Zoning District. The deck proposal is code compliant; however, a variance is required for an alteration to a non-conforming structure.

No public comment. Motion by Member Mathews, seconded by Member Brown to close the public portion; approved by a vote of 5-0.

Motion by Member McManus, seconded by Member Mathews to approve the application as presented. Approved by a vote of 5-0.

5. 51 Mountainview Avenue. Sign application presented by Kim Furphy and Wendy Bleiwess; Application to replace freestanding sign with a monument sign. The proposal complies with zoning requirements.

Based on concerns by members of the Board, the applicant noted that the surface of the sign is a hard synthetic stucco that should be durable and vandal resistant.

No public comment. Motion by Member Brown, seconded by Member Mathews to close the public portion; approved by a vote of 5-0.

Motion by Member Mathews, seconded by Member Brown to approve the application as presented. Approved by a vote of 5-0.

Let the record show the meeting ended at 9:20 p.m.

Respectfully submitted,

Eileen Kuster-Collins
Chairperson