

Members Present:

DRAFT

Eileen Kuster-Collins *Chairperson*
Mary Mathews
T. Robins Brown
Lisa Buckley *Alternate Voting Member*
Paul Curley *Alternate Voting Member*

Fred Vial *Alternate Building Inspector*

Absent:

Donald Yacopino *Building Inspector*
Maggie McManus
Toma Holley

The Minutes of the April 16, 2014 Nyack Architectural Review Board Meeting were approved.

- **184 Main Street, Francesca Bozorgomid. Continuation of application to amend previously approved site plan.** The property was not compliant with the plans, specs and drawings that were originally reviewed and approved based on the five points cited in the last meeting. There were objections to the following:
 1. The original porch was to be wood, it's now built in concrete;
 2. The railings on the house throughout were to be wood, they have been installed in wrought iron;
 3. There is a long concrete railing at street level that consists of concrete pillars and large-scale balusters that is not in keeping with the character of the neighbor;
 4. The concrete stairs leading from the street level to the house are not oriented in the same direction. They were wood stairs with a straight elevation, and they are turned and have a very large retaining wall on the side; and
 5. The windows on the east and west sides of the building were to be mullioned windows, double-hung, and they were installed as casement windows in all of the openings.After lengthy discussion with the applicant's architect and the applicant, the Board came to a consensus on the follow:
 1. The railings on the front façade of the house would be deemed accepted if they were to be painted white to match the verticals to alleviate the heavy ____ of the building;
 2. The railings leading from the porch down to the streetscape should also be painted white to be lightened up, not have so much impact;

3. A landscaping plan needs to be submitted to help mitigate the amount of concrete that is exposed to the streetscape;

4. All of the concrete posts and balusters need to be removed and noted as such on a drawing; and

5. As to the windows on the east side and the west side of the buildings, the architect presented some options for snap-in mullions to help mitigate the problem. The Board did not object to the concept, but they objected to the form. The architect will redesign.

The Board has offered an interim informal meeting to review the proposal. The Building Department representative, Fred Vial, noted that the concrete pilasters may not be compliant with the required setbacks. The Board suggested that the curb stops for the parking area be simpler and that the building respect the adjacent properties, one of which has a simple split-rail fence, and the other which has simple guardrails for parking and also very simple wood balusters on the porches.

The application remains open. At this time there was no public comment.