

Present:

Eileen Kuster-Collins *Chairperson*
Mary Mathews *Member*
Maggie McManus *Member*
Lisa Buckley *Alternate Member*
Paul Curley *Alternate Member*
Donald Yacopino *Chief Building Inspector*
Steve Knowlton *Legal Counsel*

Minutes of the December 17, 2014 meeting are approved.

Application 1: 86 Main Street. R2M Realty. Application for a flag sign.

Building Inspector Review: Proposal Complies with zoning requirements.

Board Review Based Upon:

1. The application dated 1/15/15 ;
2. Building Inspector review;
3. Testimony of applicant Kenyatta Jones-Arietta;
4. ARB members knowledge of the site;
5. Site visits by members;
6. No testimony from the public.

Board Findings:

1. The board discussed the visibility of the information on the flag sign. The applicant indicated she may add a rigid spine to the flag to make it more legible.

Conclusions:

1. Having no further comment by the public, the public hearing is closed on a motion by Member McManus seconded by Member Mathews and is approved by a vote of 5-0
2. The Architectural Review Board has considered the factors set forth in Section 360-5.13D of the Village of Nyack Code.
3. The board concludes that the design, materials and placement of the proposed sign are appropriate for the building, and are compatible with nearby buildings.
4. On a motion by Member McManus seconded by Member Buckley the board finds that the application be approved. Approved by a vote of 5-0.

Application 2: 112 Main Street. Alumni 99 LLC. Application for awning and sign.

Building Inspector Review: It appears that the two tenants at 112 Main Street want their own separate awnings and signs to replace the current awning covering both businesses. Proposed awning and sign comply with zoning requirements. Lettering on valance is restricted to 6 inches in height.

Board Review Based Upon:

1. The application dated 1/2/15;
2. Building Inspector review;
3. Testimony of applicant Jean Paul Lotz;
4. ARB members knowledge of the site;
5. Site visits by members;
6. No testimony from the public.

Board Findings:

1. Per the Building Inspectors review and comments, the board notes that the lettering on the valance is restricted to 6 inches.

2. The board discussed and considered that two awnings are proposed for a single façade. Although the upper section of the façade presents as a single façade, the lower section beneath the awnings presents as two distinct storefronts. Therefore, the board finds the proposal for the placement of two awnings to be appropriate. The applicant indicated that there would be a 2 inch space or gap between the awnings and the centerline of the 2 inch gap would align with center of the division between the two storefronts. The applicant indicated both awnings would align at top and bottom.
3. The board discussed quality of materials. Applicant indicated the finish would be matte.

Conclusions:

1. Having no further comment by the public, the public hearing is closed on a motion by Member McManus seconded by Member Buckley and is approved by a vote of 5-0.
2. The Architectural Review Board has considered the factors set forth in Section 360-5.13D of the Village of Nyack Code.
3. The board concludes that subject to conditions, the design, materials and placement of the proposed sign are appropriate for the building, and are compatible with nearby buildings.
4. On a motion by Member Mathews seconded by Member McManus the board finds that the application be approved subject to the following conditions as agreed to by the applicant:
 1. The lettering on the valance of the awning is not to exceed 6 inches in height per the building inspector's directive.
 2. The finish on the signage is to be matte.
 3. There will be a 2 inch gap centered between the two awnings. Both awnings will align at top and bottom.

Approved by a vote of 5-0.

Application 3: 112 Main Street. Sign of the Times. Application for awning and sign.

Building Inspector Review: Proposal complies with zoning requirements.

Board Review Based Upon:

1. The application dated 1/2/15;
2. Building Inspector review;
3. Testimony of applicant Jean Paul Lotz;
4. ARB members knowledge of the site;
5. Site visits by members;
6. No testimony from the public.

Board Findings:

1. The same criteria as discussed in application 2 applies as this awning shares the façade at 112 Main St. The board again considered that two awnings are proposed for a single façade. Although the upper section of the façade presents as a single façade, the lower section beneath the awnings presents as two distinct storefronts. Therefore, the board found the proposal for the placement of two awnings to be appropriate. The applicant indicated that there would be a 2 inch space or gap between the awnings and the centerline of the 2 inch gap would align with center of the division between the two storefronts. The applicant indicated both awnings would align at top and bottom.
2. The board discussed quality of materials. Applicant indicated the finish would be matte.

Conclusions:

1. Having no further comment by the public, the public hearing is closed on a motion by Member McManus seconded by Member Buckley and is approved by a vote of 5-0.
2. The Architectural Review Board has considered the factors set forth in Section 360-5.13D of the Village of Nyack Code.

3. The board concludes that subject to conditions, the design, materials and placement of the proposed sign are appropriate for the building, and are compatible with nearby buildings.
4. On a motion by Member Mathews seconded by Member McManus the board finds that the application be approved with the following conditions as agreed to by the applicant:
 1. The finish on the signage is to be matte.
 2. There will be a 2 inch gap centered between the two awnings. Both awnings will align at top and bottom.

Approved by a vote of 5-0.

Application 4: 38 South Franklin Street. Solar Maximum. Application to replace previously approved signs with new business names, logo and language.

Building Inspector Review: Proposal complies with zoning regulations.

Board Review Based Upon:

1. The application dated 1/6/15;
2. Building Inspector review;
3. Testimony of applicant Nicholas Grisanti;
4. ARB members knowledge of the site;
5. Site visits by members;
6. No testimony from the public.

Board Findings:

1. The board discussed the location of the sign on the front façade. The board was concerned that the sign be placed to not obliterate or conceal architectural trim. The board requested that space be maintained between the top of the sign and the bottom of the second story window trim.
2. The board discussed that typically signage is applied below the cornice band. This is not possible on this façade since the window glass spans to the underside of the cornice without a fascia board between the cornice molding and glass. To simulate the band, the board recommended that a band of paint be applied above the cornice.

Conclusions:

1. Having no further comment by the public, the public hearing is closed on a motion by Member McManus seconded by Member Mathews and is approved by a vote of 5-0
2. The Architectural Review Board has considered the factors set forth in Section 360-5.13D of the Village of Nyack Code.
3. The board concludes that subject to conditions, the design, materials and placement of the proposed sign are appropriate for the building, and are compatible with nearby buildings.
4. On a motion by Member McManus seconded by Member Curley the board finds that subject to the following condition, and with consideration to the recommendation, the application be approved:
 1. Condition: Per 360-5.15D(1): On the front or east facing sign- A minimum space of 2 inches must be maintained between the top of the sign and the bottom of the 2nd story window trim.
 2. Recommendation: The area of the façade behind both signs (South and east), above the cornice molding should be painted with a band of blue paint to match the lower façade to mimic a cornice band and tie the sign to the lower façade. The board recognizes the applicant would require owner approval.

Approved by a vote of 5-0.

Application 5: 8 & 10 Park Street. Neil Goldstein for Elmwood Playhouse. Site plan application to modify Park Street façade.

Building Inspector Review: Renovation of front (Park Street) façade which includes a 6 ft. extension to the theater portion of the playhouse, reconfiguration of entrance stairs and roofed over walkway on north façade. Proposal complies with zoning regulations.

Board Review Based Upon:

1. The application dated 12/31/14, drawings dated 1/15/15;
2. Building Inspector review;
3. Testimony of Larry Beckerle, Neil Goldstein, and Jan Degenshein;
4. ARB members knowledge of the site;
5. Site visits by members;
6. There was no testimony from the public.

Board Findings:

1. Applicants noted that the railings would be changed to Trex composite material and applied as porch rails and square spindles (not pipe rail as shown on drawings).
2. Board discussed the placement of new windows and signage on the upper story of the front façade. The massing, scale, placement and rhythm of the windows is inconsistent with the balance of the building. The upper story is designed to be asymmetrical and the window massing and placement conflicted as being very symmetrical. The applicant agreed to consider board comments.

Conclusions:

1. Having no further comment by the public, the public hearing is closed on a motion by Member Mathews seconded by Member Buckley, approved by a vote of 5-0.
2. The Architectural Review Board has considered the factors set forth in Section 360-5.15C of the Village of Nyack Code.
3. The board concludes that subject to conditions, the proposed alterations are in harmony with and compatible with the existing design and architecture of the Village.
4. On a motion by Member McManus seconded by Member Mathews the board finds that subject to the following conditions, the application be approved as submitted:
 1. Per 360-5-15C (1) dissimilarity with respect to scale, massing and placement: The windows and signage on the front faced second story are to be reconsidered to be placed in a less symmetrical manner to work with the proposed asymmetrical roofline.
 2. The drawings are to be revised to reflect this change and submitted in the interim for review by at least 2 members.

Approved by a vote of 5-0

Application 6: 2 & 6 North Midland. Barry Terach for Joseph Lagana. Site Plan application to construct a 48 Unit multi family dwelling.

Inspector Review: Proposal is to demolish single story structure and construct a three story multifamily apartment building with parking below ground. Area variances will be required. **Building Height-** Proposal presents as a 4 Story building where 3 Stories are permitted which would require an area variance.

Board Review Based Upon:

1. The application dated 1/16/15 and drawings dated 1/31/15.
2. Building Inspector review;
3. Testimony of Joseph Lagana, Joe Ceva, and architect Barry Terach;
4. ARB members knowledge of the site;
5. Site visits by members;
6. Public testimony of Kathleen Haubner and Laura Weiss.

Board Findings:

1. The applicants submitted revised elevation drawings at the meeting. The drawings differ substantially from those submitted. The drawings show elevations of Main St and Midland Ave. and contain elements that differ from those submitted. Windows have divided panes, clapboard has been added, and traditional elements such as cornices, corbels, corner and fascia boards have been added.
2. The application is considered preliminary. The application is incomplete and requires other land use board review – variances are required that may impact the elevations. The application does not include north or west elevations, many details are missing; materials are not clearly indicated. Additionally, the board requested line drawings indicating neighboring buildings. Photographs of neighboring buildings are requested.
3. Board members discussed the lack of entry on the Main St elevation. It is a long expanse of with no pedestrian access along the entire frontage. Per VON Code 360-5.15C (1) – the façade presents as excessively dissimilar in that it contains no entry or access along the entire façade and is directly across from freestanding gabled residences.
4. The Midland Ave elevation presents as a 4 story building. Per Code 360-5.15C (2) - the elevation indicates inappropriateness of design. The elements applied to the façade: cornices; vertical brick piers; same material on basement and first floor; repeated vertical 4 window bays; - accentuate the vertical qualities of the building making it appear taller. The building is visually much larger than other nearby buildings. All other buildings in proximity are less than 4 stories.
5. Per 360-5.15C (1) - the exterior elements indicate excessive similarity to the buildings recently erected east on Main St. The application of materials, use of cornices, Juliet balconies, identify them as excessively similar to those buildings.
6. Public comment by Kathleen Haubner of 54 Catherine St: Ms. Haubner stated: 1. Concern about the height of the buildings compared to existing buildings. 2. Concern for the view from Catherine St that will be blocked by the building, noting the building feels high and intrusive. 3. Disappointed the building does not have commercial use on the ground level. 4. Thinks 48 units is too many.
Comment from Laura Weiss, attorney for applicant who arrived at the end of the application: Ms. Weiss: 1. Referenced cities such as Charleston and New Orleans as having many buildings that are similar. 2. Stated that excessive similarity should not preclude things looking alike.

Conclusions:

1. The board agrees to a workshop to further discuss recommended revisions by the board regarding the application.
2. The board has requested that for full review, the following is required:
 1. Elevations of the north and west facades.
 2. An elevation indicating the outlines of neighboring properties.
 3. Materials and samples.
 4. Photographs of neighboring properties.
3. On a motion by Member Mathews, seconded by member McManus, the public hearing and application remain open.

Approved by a vote of 5-0.

The meeting adjourned at 9:15.

Eileen Kuster-Collins, Chairperson