

**Members Present:**

Eileen Kuster-Collins	<i>Chairperson</i>
T. Robins Brown	
Toma Holey	
Maggie McManus	
Paul Curley	<i>Alternate Voting Member</i>
Lisa Buckley*	<i>Alternate Voting Member</i>
Donald Yacopino	<i>Building Inspector</i>

**Absent:**

Mary Mathews

\* Arrived at 7:50 p.m.

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The Minutes of the March 20, 2013 Nyack Architectural Review Board Meeting were approved.

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1. **104 Gedney Street. Nesta Nsengbene for Steve Projan. Continuation of application to install a rooftop solar panel.** At the March meeting, there were objections from the Board about the visibility of the solar panels from the Gedney Street elevation and the view from Fourth Ave. There was also comment from the neighbors west of the property on Fourth. They were concerned with the visual impact on their second-story view to the river. The Board had requested that the applicant provide elevations with the façades included, and requested that the stanchions on the panels be lowered to reduce the overall height of the panels. There was a request to try to lower the panels so they did not exceed the height of the existing roof mechanicals. The Board also requested that the panels be moved back from the front façade. The applicant has written a response stating that there would be a five percent reduction in the efficiency of these units if alterations are made to height and location of panels. No proposed revisions to the panels were presented.

The Board members responded that the Board concerns have not been properly addressed. The Board felt a 5% efficiency loss seemed minor in comparison to the negative visual impact of this installation. The Board felt strongly that there was room for compromise and that the application of solar panels cannot be at the negative visual cost of the Village and the adjacent neighbors.

The Board requested that the applicant return with 1. an elevation of the front of the building showing the panels, and 2. to explore reducing both quantity and height of the panels. The application remains open for further review.

**2. 28 Route 59. Adam Rosin and Seth Marks for Palisades Auto. Application for an awning with signage.** The proposal complies with zoning requirements.

Member Buckley expressed opposition to the sign that was proposed stating it violated the modernism of the building. Member Collins agreed. A recommendation was made 1. for the awning to be rectangular instead of gabled, 2. to span the entire width from vertical post to vertical post as opposed to doorway width, and 3. to leave the V-form of the roofline fully visible and expressed. The applicant has agreed.

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

Motion by Member Collins, seconded by Member Holley to approve the application as presented, with the following conditions as agreed to by the applicant:

1. The awning will be revised to have a flat rectangular front elevation, and will span from left vertical upright to right vertical upright -that are beyond the glass flanking the entry doors. The awning will also have a slight slope to shed water beyond the entry stair.
2. The applicant has indicated that the area of glass which is exposed above the awning be in filled with black shading to match the existing shaded area. The Board agreed.
3. The revisions must be submitted in the interim to the Building Department for review by a minimum of two members.

Approved by a vote of 5-0.

**3. 100 Main Street. Robert Silarski for Mojo's. Application to illuminate existing awning sign and add illuminated sign to west side of the building.**

Awning sign exists on the south side of the building on the storefront. The proposed signage on the west wall of the building not fronting a street will require a variance from VON 360-4.11E. The indicated lighting design complies with the zoning code.

There was full consensus by the Board that the indirect lighting proposed for the south/front elevation was appropriate, and that the specification of the lighting was acceptable.

A majority of Board members were not opposed to the sign proposed for the west-facing wall. Member Buckley stated that there was a precedent set for signs painted on the surface of brick on other buildings in the village. Member Brown strenuously objected noting that this is a non-compliant sign; that the zoning code was recently changed to not allow this type of signage, and that this sets a precedent for a signage type that is not permitted in the Village according to new zoning codes. A majority of Board members felt that since the sign was being painted on brick; (as opposed to mounted three dimensional signage), it related to some of the charming brick painted signage that exists elsewhere. There was also consensus among all Board members that the proposed lighting for the west elevation sign be disapproved. All members objected to adding lighting on a non-compliant sign, noting that the lighting would render this sign to be a "billboard" and

that was highly objectionable to the Board. Members felt that lighting would violate their consideration for recommending this non-compliant sign- that any low visual impact and inherent "charm" would be lost.

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 Curley to approve the application as presented with the following condition as agreed to by the applicant:

1. The light fixture is to be omitted from the west elevation painted sign.

The approval carries a positive recommendation to the ZBA for the variance for the west elevation painted sign, with a recommendation that a variance for the west elevation light be denied. The Board felt that the light creates a proposal that would be excessively dissimilar to existing signage in the village.

Approved by a vote of 4-1, with Member Brown voting negatively.

**4. 172 Main Street. Danielle Moran and Julianne Gallagher for "Halo Salon". Application for two parallel signs, one facing Main Street and one on the west-facing wall.** The Main Street sign complies with the zoning code; the west-facing wall sign not fronting on a street requires a variance from VON 360-4.11E.

There was consensus that the sign facing Main Street, which is noted as being pin-mounted painted individual letters, was acceptable to the Board and met with no objection.

The sign proposed on the west side of the building met with many objections. The west side of the building has an irregular profile and is in poor condition. The Board agreed that the signage was not acceptable due to: the issues of scale, building condition, and that the proposed sign was three dimensional surface mounted letters. A majority of the Board agreed that the proposed sign would not have the same positive effect as some of the painted signs at other locations in the Village. Member Brown noted that the code was written to not allow these types of signs, and objected to any precedent set by approval of this sign. All members agreed that this sign was not appropriate.

The Board suggested that the applicant consider a compliant perpendicular sign on the Main Street façade. It was recommended that it be mounted to the left of their proposed parallel sign. The Board also suggested that the sign be vertical in nature and have black mounting hardware to match the parallel sign. Member Curley noted that a perpendicular sign has the advantage of being visible from both directions on Main Street. The applicants agreed to the recommendations.

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

Motion by Member McManus, seconded by Member Curley to approve the application with the following conditions as agreed to by the applicants:

1. The pin-mounted sign on the Main Street side of the building is approved as submitted;

2. The pin-mounted sign on the west side of the building that is non-compliant is to be omitted.

3. The applicants will submit to the Building Department- a proposal for a compliant perpendicular sign mounted on the front face of the building. The proposal will be reviewed in the interim by no less than two members of the Board.

4. Approval of this application is conditioned on the applicant's agreement to ensure that the existing pin-mounted sign on the west side of the building (left over from a prior occupant of the building) will be removed.

Approved by a vote of 5-0.

**5. 142 Main Street. New York State Thruway. George Paschalis. Application for ground-floor window sign.** The proposal complies with zoning regulations.

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

Motion by Member Holley, seconded by Member McManus to approve the application as presented.

Approved by a vote of 5-0.

Let the record show the meeting ended at 8:50 p.m.

Respectfully submitted,

Eileen Kuster-Collins  
*Chairperson*