

Members Present:

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

Absent:

Toma Holley

The Minutes of the February 15, 2012 Nyack Architectural Review Board Meeting were approved by Members McManus and Brown.

1. 33A Route 59. "Affordable Auto Clinic, Inc." Application to amend previous approval of parallel sign and free-standing sign. Both signs comply with zoning code requirements.

No public comment. Motion by Member McManus, seconded by Member Mathews 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 applicant will integrate the name change into the existing sign through the use of graphic lines and color matching, not through an overlay pasted on the existing that looks like a patch.

Approved by a vote of 5-0.

2. 92-94 Main Street. Harry Liapes for "Kouzina Restaurant". Continuation of application to alter the façade and for parallel signs, one on the side and six on the glass panels.

There was lengthy Board discussion regarding materials. The applicant presented a red matte glass tile for banding, and the rustic ivory colored tile for the knee wall. Both were acceptable to the Board. There was Board consensus that the wood material presented for use as infill on the façade was not consistent with the balance of the building and not appropriate for use on this building. The Board requested that the applicant consider an infill of smooth stucco, or a honed, non rustic finished stone such as Travertine.

There was discussion regarding the prior agreement with the applicant that the windows were going to be expanded so there would be less infill. The drawings did not indicate the additional windows. The applicants architect responded that additional windows were planned.

The Board also suggested that to further reduce the infill area, that tile of the same color with different finishes and sizes, such as matte and gloss in a small and large module, be considered. The Board suggested that the entry areas could be tile as they are set back from the façade.

There was no public comment. The applicant will take the Board's comments under advisement, will keep the application open, and will request an interim review of materials.

3. 78 Burd Street. Muriel Boone for "Burd Street Café". Application for a parallel sign.

The application complies with zoning requirements. No public comment. Motion by Member McManus, seconded by Member Mathews 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 condition that the applicant must submit details on hardware and mounting location to the Building Department for approval by the Building Inspector. Approved by a vote of 5-0.

4. 43 North Broadway. Laura Weintraub. Application to remove/replace front door.

No public comment. Motion by Member McManus, seconded by Member Mathews to close the public portion; approved by a vote of 5-0. Motion by Member Brown, seconded by Member McManus to approve the application with the following condition as agreed to by the applicant: 1. The applicant has submitted a photo to the Building Inspector indicating that the entry stair railing in the photo is to be duplicated. 2. The entry door is to be finished wood and the side panels around the door are to be painted wood. Approved by a vote of 5-0.

5. 14 Central Avenue. Michael and Dana Prinz. Application for a front deck.

No public comment. Motion by Member McManus, seconded by Member Mathews to close the public portion; approved by a vote of 5-0. It was noted that the proposal is for a front porch, rather than a deck. Motion by Member McManus, seconded by Member Curley to approve the application with the following conditions, as agreed to by the applicant:

1. The post columns are to be Craftsman style square or splayed columns, heavier in scale to emulate the columns indicated in submitted photos A and B;
2. The number of columns or posts are to be reduced to a total of three or two (determined by applicant with his architect);
3. The porch railings are to be a square type spindle;
4. The drawings will be revised and resubmitted to the Building Department for review by two members of the Board in the interim.

The Board recommends positively on the required variances to the Zoning Board of Appeals.

Approved by a vote of 5-0.

6. 88 Main Street. *Alains Express. Application to alter existing signage on awning.*

Applicant failed to appear.

7. 247 Main Street. *Bethel Haitian Alliance Church. Application for a recommendation to the Planning Board to change use to place of worship, which is a permitted use.*

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

Motion by Member Brown, seconded by Member McManus to approve the application as submitted, with the following conditions as agreed to by the applicant:

1. That the front façade parapet be designed to appear as a structure. It should not appear as a billboard front with exposed structure behind. It is visible approaching from east and west and is highly visible to the adjacent residential neighbors;

2. That the architect consider the application of a water table to be applied to the front façade and wrap the sides of the building to the stopping point created by the building inset. There was concern about the stucco façade meeting the ground with no transition material;

3. That the revisions be submitted for review by two members of the Board in the interim.

The Board had no objections to the visual impact of the change of use as the building is already a commercial establishment between residential units.

Approved by a vote of 5-0.

8. 55 Route 59. *Howard Geneslaw for "McDonald's". Application to demolish existing restaurant, rebuild, and recommendations to Zoning Board of Appeals.* Further preliminary discussion of the application:

The architects submitted revised drawings and have addressed the following Board concerns discussed at the prior meeting: 1. The entry canopy color has been carried around to the east elevation for visual identification of the entry from the east approach. 2. The Route 59 north elevation has been redesigned as the more developed or articulated elevation (previously the east elevation that is less visible was the more articulated elevation).

3. Board concerns for visual cues for pedestrians have been addressed. Wide sidewalks have been incorporated that link to the residential approach from Depew. A sidewalk has been added on the Route 59 or north side. The Board requested that a green strip or patterned concrete type device be

inserted between the curb and the sidewalk as a visual buffer between cars and pedestrians- in both the Route 59 and east walk ways.

Signage was reviewed preliminarily by the Board with no objection by the Board to any of the proposals with the following exception: . The Board recommended that the architects revisit the "M" logo signage with a recommendation that the "M" be of a better quality material than plastic, such as pin mounted metal; and that it be externally, rather than internally illuminated.

All materials proposed for use on the building and all proposed elevations that were presented were deemed acceptable to the Board.

No public comment. The application will remain open for further review.

Let the record show the meeting ended at 10:15 p.m.

Respectfully submitted,

Eileen Kuster-Collins
Chairperson