

**Members Present:**

Eileen Kuster-Collins	<i>Chairperson (Not Voting)</i>
Maggie McManus	
Mary Mathews	
T. Robins Brown	
Lisa Buckley	<i>Alternate Voting Member</i>
Paul Curley	<i>Alternate Voting Member</i>
Donald Yacopino	<i>Building Inspector</i>

**Absent:**

Toma Holley

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The Minutes of the April 18, 2012 Nyack Architectural Review Board Meetings were approved by Members McManus, Mathews and Brown.

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**1. 100 Main Street. Robert Silarski for Greenfinch Inc. Continuation of application to replace existing awning fabric with signage and alterations to existing storefront.**

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

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

1. The tenant door on the right will be painted to match the color of the newly painted brick;
2. The door style to the tenant entry: style is as shown in a painted material that differs from the storefront, either wood or painted fiberglass;
3. The tenant door shall be set back a minimum dimension to accommodate the tenant callbox in the side wall;
4. The awning is to be Sunbrella Charcoal Gray, the lettering box a silver gray and the lettering in black;
5. There will be vinyl letters running across the glass;
6. The knee wall will increase by no more than two courses of brick;
7. The door handles are to be custom reverse (C) handles.

Approved by a vote of 5-0.

**2. 32 Dickinson Avenue. Marjorie Otter. Application for demolition of existing deck, replace with larger.**

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

Motion by Member McManus, seconded by Member Mathews to approve the application with the following condition as agreed to by the applicant:

The applicant will relocate shrubbery that is under the stairs to the side of the stairs to obscure the long run of stairs and will plant additional plantings as required.

Approved by a vote of 5-0.

**3. 22 Catherine Street. Mariella Ferguson. Application for the construction of a rear-yard deck.** Two area variances are required for dimensional standards 4350 where 5,000 is required and a combined side yard of 15.4 where 17.4 is required. The Building Inspector noted that there were no detailed drawings on the deck. There were elevations, but no details.

No public comment. Motion by Member Brown, seconded by Member McManus 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 notation: The applicant noted that the style of all spindles, rails, caps and details will match the existing decks and rails constructed on the building. The material will differ from existing. The motion includes a positive recommendation to the Zoning Board for the two required variances.

Approved by a vote of 5-0.

Let the record show the meeting ended at 8:35 p.m.

Respectfully submitted,

Eileen Kuster-Collins  
*Chairperson*