

Members Present:

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

Absent:

Mary Mathews

The Minutes of the September 19, 2012 Nyack Architectural Review Board Meeting were approved.

- **[Item 1] 116 A Main Street. Cards Plus Convenience Store. Presented by John Bosco. Application to replace existing sign with new.**

All Board members recommended that the applicant keep the existing logo. If the intent is to reduce it and to incorporate "convenience store", then it is recommended that the original type face combination of caps and cursor be maintained and that "convenience store" be on the right-hand side of the sign stacked with upper and lower case combinations. The sign has been reduced per the applicant to be code compliant, so the variance that was written up is no longer required.

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

 1. The sign is to be redesigned with the name in the former type face, with "convenience store" stacked on the right-hand side of the sign using upper and lower case letters;
 2. The surface of the sign is to be completely matte, no sheen;
 3. The applicant is to make sure that the spelling is correct on the sign because there are a few words that are spelled incorrectly; and
 4. The changes are to be resubmitted to the Building Department in the interim for review by no fewer than two members of the Board.

Approved by a vote of a 5-0.
- **[Item 2] 21 Haven Court. Pascal Murphy. Application to alter appearance of building by replacing current aluminum siding on top floor, and vinyl siding.** The proposal complies with the Zoning code. The

Board objected to the application of any kind of siding over the doorway as this is a Tudor-style house and historically stucco with batten is more appropriate. The applicant has stated that investigation has not been done to the façade underneath the existing siding, so the Board's preference would be to have the stucco repaired, if it exists below.

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

The contractor, together with the applicant will remove the siding above the door. Building Inspector Yacopino will be contacted to come and review the condition of the existing material below. If it is reasonable to repair the stucco, then the applicant must repair the stucco, and siding can be applied to other areas of the house where siding exists. If the stucco is deemed by all parties to be irreparable or cost prohibitive to be repaired, then siding may be applied in that façade over the entry door. It is strongly advised that the applicant use quality material such as wood clapboard or a composite clapboard to improve the appearance of the house rather than using vinyl siding over the primary entrance.

Approved by a vote of 5-0.

- **[Item 3] 20 Burd Street. Robert Silarski. Application to extend and connect balconies on east façade, and to construct carport in driveway on west side.** Note that Members McManus and Buckley have recused themselves from this application. Member Buckley is a directly adjacent property.

Public comment from Lisa Buckley with concern about drainage and the bulk of the appearance that's very close to the property line and directly adjacent to her driveway. She wants to ensure that the visuals are reduced and that the drainage is not draining towards her property.

Board comment that the proposed additional decking railing porch on the east side of the structure is excessive and inappropriate, that the house already maintains an abundance of porches that were designed into the original structure.

On the west side the proposal for a carport was objected to by Member Brown who felt that the bulk of the lot was at its maximum without the addition of the carport. Members Holey, Collins and Curley felt that the carport may be acceptable if it was reduced in scale. Their recommendation was to remove one bay from the front portion so that the carport is set back substantially from the street; also, to change the materials to be natural material similar to the pergola on the top floor so that it disappears more and to reduce the impact of the scale and the grandeur.

The applicant has agreed to take all comments into consideration, to be cognizant of the drainage request, and will keep the application open and return at a future date.

- **[Item 4] 91 Piermont Avenue. Kier Levesque for Terry Plank. Site plan application to replace existing deck with a larger deck and referral to the ZBA.** The property requires numerous variances.
No public comment. Motion by Member McManus, seconded by Member Holey to close the public portion. Approved by a vote of 5-0.
Motion by Member McManus, seconded by Member Holey to approve the application with a positive recommendation for the variances. This deck is in the rear yard of a building that is not visible from the street, nor is it accessible to view since it is riverfront property. The proposed deck does not seem to have any impact on the adjacent properties and, therefore, this Board has rendered a positive recommendation.
Approved by a vote of 5-0.
- **[Item 5] 29 Dickinson Avenue. Donald Hammond and Ronna Hammond. Site plan application for addition to front porch.** The proposal complies with zoning requirements. The applicant was questioned as to why the new main entrance leads to a set of doors that are not the entry door; claims that they would now change that to their entrance.
No public comment. Motion by Member Brown, seconded by Member Buckley to close the public portion. Approved by a vote of 5-0.
Motion by Member Brown, seconded by Member Holey to approve the application as presented. Approved by a vote of 5-0.
- **[Item 6] 17 South Broadway. John Sharkey for First Niagara Bank. Application to repair and replace cornices, parapet wall and terracotta decorative stone.** The architect has submitted a fiberglass material that is being molded by the manufacturer to match the profile of the existing cornice detail exactly. There is no objection from the Board.
No public comment. Motion by Member McManus, seconded by Member Holey to close the public portion. Approved by a vote of 5-0.
Motion by Member McManus, seconded by Member Buckley to approve the application with the following condition: Actual samples of the proposed color that is being developed and of the proposed replacement brick is to be submitted to the Building Department for review in the interim by a minimum of two members. Approved by a vote of 5-0.
- **[Item 7] 1 Spear Street. River Rowing Association. Continuation of site plan application for the construction of a boathouse with roofed boat racks, oar storage rack and wood framed deck.** These are preliminary comments. Site plan approval is not being sought at this time. The Village Board is requesting commentary from the ARB. The ARB, in terms of the visual appearance of this building, has no objection to the basic form of the building that is being proposed. There was no consensus agreeing to the roof structure, and there was consensus that the scale of the flag on top of

the roof was inappropriate, too large and an encumbrance. The Board was in favor of the building itself, the materials and the form.

There were questions about the accessibility of the site, whether or not there was fencing on all sides, and if it was going to be accessible and welcoming to members of the public that are not directly affiliated with the River Rowing Association. There were questions about the visuals of the boat storage. The applicants stated that there would be sunscreens probably in the form of a light fabric that shields parts of boat storage, and the Board was hoping that parts of it can still be open to view and see through.

In general, the Board reacted favorably to the proposal, is supportive of the building, is appreciative of the fact that the building was moved down to the lower position on the site, and that the height was reduced. In question, of course, is still the rooftop deck and flagpole. The materials were stated as being corten steel for the siding, galvanized steel for the roofing, rails and stairs, which was met with a favorable response from the majority of the Board.

The application remains open as this was not a site-plan approval process.

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

Respectfully submitted,

Eileen Kuster-Colins
Chairperson