

Members Present:

DRAFT

Eileen Kuster-Collins	<i>Chairperson</i>
Mary Mathews	
Toma Holey	
Maggie McManus	
Lisa Buckley	<i>Alternate Voting Member</i>
Donald Yacopino	<i>Building Inspector</i>

Absent:

T. Robins Brown

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

- **[Item 2] 104 Gedney Street. Nesta Nsengbene for Steve Projan. Application to install a rooftop solar panel.** The Board had concerns about the height of the panel facing Gedney Street. Additionally, there was public comment from the neighbor at 14 Fourth Avenue, Gail Greiner, who, together with her partner, were concerned about their view to the river since the Fourth Avenue street rises up and their view to the river is across the rooftop of this property. The Board has requested that the engineers for the solar company look to see if the stanchions can be lowered down. The Board has also requested an elevation from the Fourth Avenue street side of the building and the rise of the solar panels on the roof be drawn in.
The applicant has agreed to keep the application open and will return with that information.
- **[Item 1] 235 High Avenue. David Makan for DM Equities. Continuation of site plan application to demolish existing house and rear-yard garage, construct a new single-family home, and formal recommendation to the Planning Board for demolition.**
Public comment from adjacent neighbors, Chris and Marilyn Taylor. They approved the latest revised drawings of the property and were in agreement with the Board condition that the foundation height be the same as the foundation height on their property so that the house is not elevated above them.
No further 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 Holey to approve the application with a recommendation to the Planning Board for the demolition of the house and garage, and with the following conditions as agreed to by the applicant:

1. Windows on the front elevation facing High Avenue are to have simulated divided lights in all windows, two over one;
2. Foundation height is to match the foundation height of the adjacent houses to the west so that the entry door is on the same elevation;
3. The divided lights in the rear basement windows are to be omitted;
4. The first stone on knee foundation is to be omitted and replaced with _____ concrete or cement; and
5. The colors noted by the applicant are hardiplank in color Light Mist and asphalt roof in color Thunderstorm Gray.

Approved by a vote of 5-0.

- **[Item 3] 165 North Broadway. Steve Guaracio. Application to add portico roof over existing patio at main entry door.** The proposal complies with zoning requirements.

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

1. The columns are to be square columns with beveled corners and divisions as drawn. They appear to be turned; the applicant has indicated that is not correct;
2. The Fretwork on the underside of the front entry portico is to be omitted;
3. The height of the portico entry, the undersigned opening clear from the step up will be at least the height of the entry door clear;
4. The face of the gable roof is to be a painted clapboard;
5. There will be a pendent light hung inside the gable in the entry;
6. An additional column will be added on the southeast corner of the entry portico attached to the face of the house to frame the entrance from the driveway; and
7. The applicant has indicated that there will be railing coming from the columns down to the driveway entrance, and has agreed that wrought iron would be the appropriate material.

Approved by a vote of 5-0.

- **[Item 4] 24 Haven Court. Robert M. Sbordone and Kier Levesque, architect. Site plan application to replace existing windows, construct rear-yard deck, remove kitchen door and two windows.** There is Board consensus that mullioned windows and the bay window in the front were not

in keeping with the spirit and style of the house, which is a simple Cape-Cod style cottage.

No public comment. Motion by Member Holey, 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 conditions as agreed to by the applicant:

1. The large window in the front elevation is to be a flat window, not a bay, without mullions;
2. No mullions are to be in any of the windows; the windows are to be one over one; and
3. The architect will review the proposed removal of the window on the east side to ensure that it is code compliant and make a recommendation. If it is code compliant, then the Board approves removal and in the infill of existing vinyl siding.

Approved by a vote of 5-0.

- **[Item 5] 16 Haven Court. Kier Levesque for Amelie Southwood. Site plan application for two rear-yard additions, extend rear porch, and construct a rear-yard shed.** The application require a variance for furtherance of non-conforming side yard.

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 Mathews, seconded by Member Holey to approve the application as submitted, with a positive recommendation to Planning and Zoning for the application.

Approved by a vote of 5-0.

- **[Item 6] 55-57 Burd Street. Bob Silarski for Orville Mann, Jr. Application to replace existing windows.** The proposal complies with zoning requirements.

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 the following condition as agreed to by the applicant: The window style is to be changed to two over two. The applicant has indicated that they are Anderson inset windows with simulated divided lights.

Approved by a vote of 5-0.

- **[Item 7] 400 High Avenue. Nyack LLC. Continuation of site plan application to demolish existing manufacturing structure and construct a multi level hotel with attendant signage.** Many variances are required per Building Inspector.

No public comment. Motion by Member Buckley, 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 conditions as agreed to by the applicant:

1. Demolition is approved as submitted, partial demolition of the building with the retention of the structural steel frame;
2. The building proposal in its entirety, the form of the architecture and the elevations are approved as presented with the condition that the shutters on the north elevation are to be removed from the center section of the building. The entry portico is approved as drawn by needs to be indicated on the site plan;
3. Lighting: The gooseneck lights that are shown to light the signage on the east and west elevations and anywhere on the upper exterior of the building, the architect has indicated that the exposed lighting glass will have a light shield. They need to submit documentation of that or they have agreed to change the lighting type so that the light source is obscured;
4. The proposal for the pylon sign was not accepted by the Board. The architect has agreed to come up with a different concept for displaying that sign on the site;
5. Signage approvals as follows:
 - Flag signs
 - Sign on the face of the brick wall service yard is to be moved to the right-hand panel of that wall. The concept of the sign is approved; the content of the sign needs to be presented to the Board at a future date.

The following signs are approved as presented:

- Positive recommendation for the variance required on all standard-size directional signs such as one-way sign
- The two surface applied signs, the NYLO Nyack east and west elevations
- Two wall-mounted mental banner signs internally illuminated on the south elevation
- The wall-mounted entry sign NYLO main entrance south elevation
- Window sign NYLO Nyack secondary entrance on the north elevation
- The bicycle sign in its original size, the 5' x 5' x 5" size.

The following signs, the applicant agreed to delete:

- Two of the three parking signs. These are surface applied sign # 7 on the north elevation and banner sign # 9 on the south access to the parking garage.
- The Building Inspector noted that the flags and flag poles were not allowed by right, and so this Board is not making a determination on those.

- The double-sided banner signs for the future restaurant are approved; the restaurant sign content and graphics will be submitted at a later date.

Approved by a vote of 5-0.

Let the record show the meeting ended at 10:45 p.m.

Respectfully submitted,

Eileen Kuster-Collins
Chairperson