

Members Present:

Maggie McManus *Acting Chairperson*
T. Robins Brown
Mary Mathews
Toma Holley
Jean Pardo *Alternate Member*

Also Present:

Donald Yacopino *Assistant Building Inspector*

Absent:

John Allgor
Eileen Kuster-Collins

The Minutes of the March 18, 2009, Nyack Architectural Review Board Meeting were previously circulated and approved.

- 1 **166 Main Street. Reuben Lugo. "Two Greeks and a Gyro."**
Continuation. Application for a sign. The applicant was represented by the owner's cousin, Dimitri Kuklis, as well as the sign maker, Thomas Drummond.
No public comment. Motion by Member Pardo, seconded by Member Brown to close the public portion; approved by a vote of 5-0.
Motion by Member Pardo, seconded by Member Mathews to approve the application with the following condition:
 1. That the sign be durabond material with vinyl graphics and the color that is represented in the color printout. The applicant must submit to the DOB for record, the color printout with specifications of the materials in order to get their permit. This "for record" submittal does not require ARB review.Approved by a vote of 5-0.

- 2 **207 Depew Avenue. RHAC. Continuation. Preliminary site plan application for the construction of three dwellings.** Applicant represented by Burt Hughes and Jerry Levy.
No public comment. Motion by Member Matthews, seconded by Member Holley to close the public portion; approved by a vote of 5-0.

Motion by Member Brown, seconded by Member McManus to approve the proposal as presented with the following conditions:

1. On House #2, a single bay porch or a hood be added to protect the entryway, and to be submitted for approval by two members of the Board;
2. That a grade elevation for the foundation also be submitted for the application so we can see the height elevation of all three slabs;
3. If the applicant chooses to use Hardi plank or some other upgraded material, that is approved by this Board;
4. The corner posts and posts on the porch will be white wood, either clad wood or painted;
5. The doors will be a simple two-panel or four-panel door that will also be submitted by the applicant for review;
6. The color of the vinyl of the middle house will be a greenish color called Cyprus; the two flanking houses, one will be Vintage Green and the other will be Wicker.

Approved by a vote of 5-0.

3 95 Main Street. Christopher Nelson. "Lifestyle Jeans." Application for a window sign and a parallel sign.

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

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

1. Blue vinyl letters applied on top of the existing parallel sign, and that sign is black.

Approved by a vote of 5-0.

4 Restaurant Row. Patti Aagaard. "Village Wide Yard Sale." Banner application.

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 Matthews, seconded by Member Brown to approve the application as submitted. Approved by a vote of 5-0.

5 169 Main Street. Kalpana Ramdas, M.D. "Nyack Medical Care." Application for a sign.

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

Motion by Member McManus, seconded by Member Brown to accept the application as submitted. Approved by a vote of 5-0.

- 6 *The Active International. Lorne MacDougall. Banner application.***
No public comment. Motion by Member Pardo, seconded by Member Holley to close the public portion; approved by a vote of 5-0.
Motion by Member McManus, seconded by Member Pardo to approve the application as submitted. Approved by a vote of 5-0.
As a note, the banners had been made prior to coming before this Board.
- 7 *19 Main Street. "Riviera Steakhouse." Application for a sign.*** The applicant was represented by Mike L. Maikelmehu, Jean Volcy, and Ronaldo Attimy.
No public comment. Motion by Member Brown, seconded by Member Pardo to close the public portion. Approved by a vote of 5-0.
Motion by Member McManus, seconded by Member Holley to approve the application as submitted, with the recommendation that the small insignia inside the "R" be deleted from their sign.
Approved by a vote of 5-0.
- 8 *201 Main Street. Dr. Bruce Ruderman. "Advanced Structural Chiropractor." Application for a sign.***
No public comment. Motion by Member Brown, seconded by Member Holley to close the public portion; approved by a vote of 5-0.
Motion by Member Brown, seconded by Member Pardo to approve the application as submitted. Approved by a vote of 5-0.
The sign, in fact, was brought before us because it was installed as a temporary sign, but actually the building inspector's judgment was that it was a permanent sign, so the application came before our Board.
- 9 *40 Route 59. Kier Levesque for Old World Marketplace. Application for one parallel and one freestanding sign. Preliminary discussion for façade alterations.***
Board Members preliminarily discussed and agreed that the rendered façade alterations, the Venetian style windows and elaborate decorative details were not in keeping with the architecture of the building nor the prevalent architectural style of the Village. The Board also responded negatively to the lanterns indicated in the renderings. The Board responded favorably to the lanterns presented in a drawing by the Architect and to the suggested beige wall coloring. There was also comment that the font style of the signage "old west saloon" was excessively dissimilar to proposed façade alterations.
There was consensus that the parallel sign only be approved.
No public present.
Motion by Member McManus, seconded by Member Brown to approve the application for the parallel signage as presented. Approved by a vote of 5-0.

Let the record show the meeting ended at 9:10.

Respectfully submitted,

Maggie McManus
Acting Chairperson