

Members Present:

Eileen Kuster-Collins *Chairperson*
T. Robins Brown
Toma Holley
Maggie McManus

Also Present:

Don Yacopino *Building Inspector*

Absent:

Mary Mathews

The Minutes of the March 17, 2010, Nyack Architectural Review Board Meeting have been approved.

- 1 **138 Main Street. Muraski. Application for an awning.** Mr. Umezaki appeared together with the building owner and discussed the renderings of the painted facade and altered signage.
No public comment. Motion by Member Holley, seconded by Member McManus to close the public portion; approved by a vote of 4-0.
Motion by Member Brown, seconded by Member Holley to approve the application with the following conditions as agreed to by the applicant and owner:
 1. The glass panels flanking the existing Muraski sign will be covered with signage panels to match the material and color of the Muraski sign.;
 2. The trim: the cornice above the sign, the cornice below the sign and all of the window trim will be painted in a deep plum color, Benjamin Moore 2072-20 black raspberry. The lights will also be painted this color to unify the façade.The applicant will view a larger sample of the approved color and may need to alter it. If the color requires revision, the applicant must inform the Board for additional approval.
Approved by a vote of 4-0.

- 2 **200 High Avenue. Edward Meehan. Site plan application for installation of a in-ground rear yard pool.**
The application has been withdrawn.

- 3 **400 High Avenue. William Spade for Howard Dean. Application for Special Permit to establish a dog kennel in the Manufacturing zoning district.**

This application is for preliminary review of the design elements of the building only. This project requires a special permit from the Zoning Board of Appeals and requires site-plan review and feedback from various outside authorities.

Based on the designs of the elevations on Sheet A2, the Board had questions as to the materials that were being used. The architect responded, stating that: the frames on the windows and the doors would be a bronze-tone metal; the railings would be stainless steel; the metal ramping and staircases would also be the bronze-tone metal; the windows on the south elevation will have inserts of faintly colored yellow, green, blue and red glass. The architect stated the color would be more visible from the interior than the exterior.

The Board requested:

1. Details on the signage and canopy that are presented only in sketch/conceptual form.
2. That all specified materials be indicated on the drawings for clarity.
3. The Board requested information on lighting as the architect stated that there will be lighting proposed for the facility.

The Board also noted that this is the first occupant of the building. Approvals on this application will likely impact submittals by future occupants in other locations in the building as the building should maintain a uniform appearance.

There were no objections to the proposed design concept from Board members. Public comment from Pari Janati who had concern about the review process and concerns regarding the site. The Board suggested that Ms. Janati attend the Planning and Zoning meetings on this application to address those concerns.

The application will remain open for further review at a later date.

- 4 **79 1/2 South Broadway. "Four Paws & A Tub". Gail Rossi and Dennis Remini for a window sign and store front awning.** The sign is code compliant; however the Building Inspector has noted that the awning must be seven feet above the sidewalk. If the applicant is opting to locate a phone number on the glass, the number cannot exceed five inches in height. The Board suggested that the phone number be less than the typeface on the signage graphics so as not to compete.

No public comment. Motion by Member McManus, seconded by Member Brown to close the public portion; approved by a vote of 4-0.

Motion by Member Mathews, seconded by Member Holley to approve the application as presented. Approved by a vote of 4-0.

- 5 **148 Main Street. Robert Silarski for Mertz Realty. Application to replace rear porch railings, floor and ceiling materials, and add privacy screen.**

Application complies with zoning regulation.

No public comment. Motion by Member McManus, seconded by Member Holley to close the public portion; approved by a vote of 4-0.

Motion by Member McManus, seconded by Member Holley to approve the application with the following change: The Building Inspector was concerned that wood dowels were not structurally stable and advised the use of a metal rod. The architect agreed; therefore, the condition reads that the wooden dowels will be replaced with metal rods to be approved for compliance by the Building Inspector.

Approved by a vote of 4-0

- 6 **35 LaVeta Place. Debra Gold and Eric Parker. Application for a fence.**

The application has been withdrawn.

- 7 **35 Fourth Avenue. Kier Levesque, architect, for Nicholas DelPizzo, owner. Application for addition at rear of dwelling.**

This application requires several variances for non-conforming lot size, lot width, front and side yard, and floor area ratio.

Discussion followed regarding the Boards obligation to maintain an objective review while being aware of the personal objectives of the applicant.

Comments from the Board as follows: Member McManus felt that after viewing the site, the proposed addition did not deviate from the scale of the existing houses. Member Brown disagreed, objecting to the second story addition to the house, feeling that the increase in bulk would be overwhelming for the site, leaving virtually no rear yard and also enlarging the house to a proportion that was not typical for the string of houses. Additionally, the ground floor extension of seven feet further impinges on the rear yard. Member Collins agreed that the proposed bulk was overwhelming to the lot, creating a size and bulk that seems excessive and dissimilar to the existing houses. Since the applicant opted to keep the application open, Member Holley suggested a re-visit to the site to review some of the concerns discussed.

The applicant is opting to keep the application open and will return at a later date.

Let the record show the meeting ended at 8:50 p.m.

Respectfully submitted,

Eileen Kuster-Collins
Chairperson