

Members Present:

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

Also Present:

John Allgor *Building Inspector*

The Minutes of the July 15, 2009, Nyack Architectural Review Board Meeting have been approved.

- 1 **7 South Broadway. Caitlin Burck for Fuzzi Whigs. Continuation. Application for alterations to façade.** The proposal complies with zoning requirements.

Public comment by Marion Baron that the proposed changes were an improvement to the existing façade.

Motion by Member McManus, seconded by Member Holley 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 conditions as agreed to by the applicant:

1. The proportions are adjusted as indicated in the revised elevation received on August 12, 2009. The lower panel will be raised wood, double-panel, and it has been recommended that the panel be painted to match the rest of the façade. The single panel above the double panel will be an inset panel of back painted glass, the back painting to match the framing that exists on the glass to appear uniform and to disappear. If code compliant, the applicant may opt to put individual lettering with the business' name on the painted glass panel. There will also be a simple bead applied to the perimeter of the glass to distinguish it from the beveled raised panels in the lower section. It was also suggested that the upper section have thinner struts at the top between the panel and the existing glass above and that a heavier section be applied to the lower beveled section to distinguish it from the glass panel.

Approved by a vote of 5-0.

- 2 **47 Washington Street. Laura Schwab. Continuation of application for a rear porch.** The proposal has been approved by both the Planning Board and the Zoning Board of Appeals. The applicant stated that she received approval to set the porch back the one foot as recommended at the previous meeting.

The applicant presented porch rail details and bracket support details noted as Exhibit A dated 8/19/09.

No public comment. Motion by Member McManus, seconded by Member Matthews 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 presented with the supporting data noted as Detail A. Approved by a vote of 5-0.

- 3 **53 Hudson Avenue. DCAK. Application for alterations to exterior of building.** The application was presented by the architect and owner, Julia Khonut.

No public comments. Motion by Member Matthews, seconded by Member Brown 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 presented. Approved by a vote of 5-0.

- 4 **168 Main Street. Indigo Paradise. Application for two signs.** The application was presented by Mike Lyons, sign fabricator.

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 Holley to approve the application with the following conditions and recommendations as agreed to by the applicant:

1. Per the Building Inspector's notation, the size of the sign is non-compliant. In order to be compliant it needs to be reduced to 36-square feet;
2. The Board is recommending a longer and sleeker sign that is more proportional to the width of the storefront with the triangular detail cut out and the profile of the sign to follow that line. It was also recommended that the triangular detail be located over the blue pier. These changes must be submitted for review by two members of the Board in the interim.

3. The perpendicular sign is accepted as presented.

Approved by a vote of 5-0.

- 5 **9 Francis Avenue. Rebecca Schick. Application for a deck and sliding glass door.** The Planning Board approved the proposal which complies with zoning requirements. The applicant's contractor, who was present for this application, clarified that the left-hand side of the sliding glass door will align with the left-hand side of the upper story window. The deck will align with the left-hand side of the rear elevation and extend 12 feet to the right. Also clarified is that the railing is porch rail, not attached to the deck and it will be unpainted pressured-treated wood.

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

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

- 6 **39 Hudson Avenue. Victor Gagliardi. Application for two signs.** The proposal complies with zoning requirements.
- 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 Holley to approve the application as follows:
1. Perpendicular sign is approved as presented with the clarification that the support brackets are of a wrought-iron material and the sign is 3/4-inch thick material as stated on the application;
 2. The front parallel sign is being changed to two window applied signs, lettering to be applied directly to the windows. The applicant is to submit a sketch indicating the position and the size of the revised proposal and it will be reviewed by two members of the Board in the interim and subject to compliance review by the Building Inspector.
- Approved by a vote of 5-0.
- 7 **122-124 Main Street. Kier Levesque, architect. Application for alterations to façade.** In order to expedite this application the Board is reviewing this application in two sections.
- The first section to be reviewed is the window replacement in the upper stories and the alteration to the façade on Bridge Street.
- No public comment. Motion to close by Member Matthews, seconded by Member Brown; approved by a vote of 5-0.
- Motion by Member Brown, seconded by Member McManus to approve the application for upper story window replacement as presented. Motion is also to accept the alteration to the Bridge St. façade with the notation that the finish on the metal on the Bridge Street facade will match the material that will be specified for the Main Street façade. The Main St. material has not yet been determined. Approved by a vote of 5-0.- The second portion of this application refers to the Main Street ground level storefront elevation. The Board grants preliminary approval to the elevation alterations at ground level: the composition of the metal and glass elements, but requests that the applicant consider a material other than the silver metal that was presented. Board members suggested a bronze tone material which they felt would be more sympathetic to the building. Several Board members expressed concern for retaining the heavy billboard-like parapet above the entry level façade. The applicant stated that the parapet would be addressed in a future signage application. Members responded that with so much alteration of the façade, it was not appropriate for the excessively dissimilar parapet to remain. The application needs to be reviewed in entirety; the proposal for the treatment of the parapet must be included. Recommendations were made that the parapet be reduced, altered or integrated in some manner to be more in keeping with the architecture of the building. The applicant will take these comments into consideration. The application for alteration to the Main Street ground level façade and parapet remains open.

8 **88 Main Street. Louis Higgins. Application for alterations to storefront and awning with sign.** The proposal complies with zoning requirements.

The Board responded favorably to the general concept of the proposed alteration to the façade and to the signage that was proposed. Prior to final review however, additional information is required. There are no section details of the storefront, and the applicant was lacking information as to what surfaces the proposed mosaic is to be applied to. The Board also questioned if the existing wing wall that housed the roll-down security gate was to remain. The Board suggested that if it's not structural, that the wing wall be removed. The Board also recommended that the knee wall on the façade match the height of the adjacent storefront to the left that it shares the entry with. The Board also questioned the paint application on the door and metal surround for the glass and requested a sample of the finish.

The applicant will take all of these comments into consideration and will return at a future meeting. The application remains open.

9 **140 Main Street. Tasha. Mural on Franklin Street and awnings with exterior draperies.** The proposal does not conflict with zoning requirements. The applicant has stated that the multi-tenant sign, which is obsolete, will be removed.

Discussed at length was the use of exterior draperies on the façade. Members agreed that an exterior application of draperies would be difficult to maintain, become soiled and unsightly very quickly. Some members also objected to the proportions of the building being obscured by so much drapery.

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 Matthews to approve the application with the following conditions as agreed to by the applicant:

1. Signage is approved as presented;
2. The mural is approved as presented;
3. The awning is approved as presented;
4. Drapery is approved only as two panels flanking the doorway inside the threshold on either side of the door.

Approved by a vote of 4-1, with Member Brown voting negatively.

10 **117 Main Street. Jawonio Inc. Application for a sign.** The proposed sign will replace the sign panel and complies with sign requirements.

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 Holley, seconded by Member Brown to approve the application as presented.

Approved by a vote of 5-0.

Let the record show the meeting ended at 10:00 p.m.

Respectfully submitted,

EILEEN KUSTER-COLLINS
Chairperson