

Members Present:

Eileen Kuster-Collins *Chairperson*
Mary Mathews
Toma Holley

Also Present:

John Allgor *Building Inspector*

Absent:

Maggie McManus
T. Robins Brown

The Minutes of the June 17, 2009, Nyack Architectural Review Board Meeting have been approved.

- 1 **17 North Broadway. Carol McIlmurray. Application for alterations to façade of building.** The applicant had been given an Appearance Ticket for non-compliance with one ARB condition and other safety and compliance issues. A court hearing began on July 9 and is rescheduled for July 30. This application is formally closed. The applicant was informed that in order to present any new information, the applicant must open a new application.
- 2 **47 Washington Street. Laura Schwab. Continuation. Application for a rear porch.** The applicant failed to appear.
- 3 **42 Main Street. Sage Management. Continuation. Application for alterations to a structure.** The applicant failed to appear.
- 4 **“175th Firemans Anniversary Parade”. Banner Application.** The Village Board has approved the dates and location.
No public comment. Motion by Member Holley, seconded by Member Matthews to close the public portion; approved by a vote of 3-0.
Motion by Member Matthews, seconded by Member Holley to approve the application as presented. Approved by a vote of 3-0.
- 5 **117 Main Street. Village of Nyack. Application for a freestanding sign.**
The applicant failed to appear.
- 6 **55 Jefferson Street. Eric and Deborah Thorne. Enlarge existing back porch.** The proposal complies with zoning requirements. No public comment. Motion by Member Holley seconded by Member Matthews to close the public portion; approved by a vote of 3-0. Motion by Member Holley, seconded by Member Collins to approve the application with the following conditions as agreed to by the applicant:
 1. Porch rail to match existing.

2. Porch rail to be painted to match existing.
3. Framed lattice to be installed beneath deck.

Approved by a vote of 3-0.

- 7 7 South Broadway. Fuzzi Whigs. Continuation. Application to alter storefront.** Both proposals comply with zoning requirements. Application was presented by designer Caitlin Burck.
- Applicant presented information that indicated cost to lower the existing glass to below the transom would require tempered glass and was estimated at \$11,700. The applicant indicated that this cost was prohibitive. The second option presented a planter box below the existing window to alter the awkward scale of the existing kneewall. Both options were discussed at length by the Board. The Board requested that the applicant obtain a cost to lower the existing window to a height that would not require tempered glass, with the understanding that the glass would not align with the transom bottom. The second option (estimated at \$5,000) was discussed resulting in Board objection to a permanent planter box that would be subject to plant maintenance, and comments by the Building Inspector that the planter could potentially be used for undesirable uses such as an ashtray and public urinal, which has occurred in other locations.
- The Board appreciated the applicants attempt to remedy the scale issues and suggested that the concept be explored with a built in structure such as millwork with obscured glass inserts. The applicant agreed to explore both options. The application remains open.

Let the record show the meeting ended at 8:45 p.m.

Respectfully submitted,

EILEEN KUSTER-COLLINS
Chairperson