

Members Present:

Eileen Kuster-Collins *Chairperson*
T. Robins Brown
Mary Mathews
Toma Holley
Marian Baron *Alternate Member*

Also Present:

Don Yacopino *Chief Building Inspector*

Absent:

Maggie McManus

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

1 138 Main Street. Murasaki. Application for an awning and to change the color behind the glass flanking the sign.

The Board discussed the possibility of putting vinyl over the glass to obscure the color behind. The Board also discussed the possibility of repainting the color of the cornice and trim to make the facade look more uniform. The applicant has agreed to meet informally with Board members on site Wednesday, the 24th of March, at 9:30a.m..

This application remains open.

2 136 High Avenue. John Ferraro for the Thomas Residence. Application for a one-story rear addition and referral to the ZBA for two area variances.

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

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

1. Materials must be specified on the drawing;
2. Corner boards should be indicated from the second story down through the first story at the connection point of the addition;
3. An alternate better quality material needs to be proposed for the chimney;
4. The chimney needs to be shown on the south elevation, and the siding needs to be indicated on the left side of the south elevation;
5. The window trim dimension and material will match existing;

6. The drawing must be revised to reflect the above and resubmitted for review in the interim by two members of the Board.

The Board also makes a positive recommendation to the ZBA for the two required variances.

Approved by a vote of 5-0.

3 *Banner Application. Village of Nyack. African American Multi Cultural Parade.*

The Board is opting to review the banner application without representation by the applicant.

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 Holley, seconded by Member Brown to approve the banner with the following condition:

1. The banner material must be of a matte non-reflective material. There is also a recommendation that the year be removed from the banner. If the banner is for an annually recurring event, the banner can then be reused with a simpler date change.

Approved by a vote of 5.0.

4 *231 High Avenue. Louis Castaldo. Application for replacement of siding, windows, rear porch and bathroom with altered roof line.* The proposal complies with zoning requirements.

The applicant has removed the request for demolition of the garage from the application.

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

1. Windows are to be double hung two over two muntin style. If not available in a standard vinyl window, the applicant has the option of installing one over one with no muntins;
2. The Hardi plank siding is approved in the proposed sage color. The trim color was indicated as being white;
3. If the applicant opts: the awning window on the rear elevation can be changed to match the existing double hung windows;
4. The drawings must be revised to reflect the above changes and resubmitted to the Building Department for record.

Approved by a vote of 5-0.

5 19 Main Street. Jean Volcey. Application for a bulletin board.

The applicant has failed to appear.

6 50 North Broadway. Unit 11. Louis Culot. Application for a retractable awning.

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

Motion by Member Brown, seconded by Member Baron to approve the application with the following conditions as agreed to by the applicant:

1. The applicant must submit confirmation that the proposed awning is available in a white metal frame, and with a straight rather than scalloped fabric apron.

If the proposed manufacturer cannot meet the above stated requirements, an alternate manufacturer and spec sheet must be submitted;

2. The applicant must submit a color sample of the material to ensure that it matches the existing awning or sign on the front façade.

The proposed installation faces Broadway. The awning is visible when viewing the main façade of the building and it is critical that the details of the awning match existing elements on the building.

3. The above items will be submitted for review by two members of the Board.

Approved by a vote of 5-0.

Let the record show the meeting ended at 9:15 p.m.

Respectfully submitted,

Eileen Kuster-Collins
Chairperson