

Members Present:

Maggie McManus *Alternate Chairperson*
Mary Mathews
T. Robin Brown
Mary Barron

Also Present:

Don Yacopino *Chief Building Inspector*

Absent:

Eileen Kuster-Collins *Chairperson*
Toma Holley

The Minutes of the April 21, 2010, Nyack Architectural Review Board Meeting have been approved.

- 1 **81-83 South Broadway. RJ's On Broadway. Application for a sign permit.** Joseph Iannone is here, representing himself.
No public comment. Motion by Member Brown, seconded by Member Mathews to close the public portion; approved by a vote of 4-0.
Motion by Member Mathews, seconded by Member McManus to approve the application as presented, with the recommendation that the shelves be eliminated and that the font be a thinner style so as to be more legible.
Approved by a vote of 4-0.

- 2 **125 Main Street. "Mila Moda," presented by applicant, Nissin Yonah. Application for a sign permit.** The applicant withdrew parts of the application, which will be described in the motion.
No public comment. Motion by Member Brown, seconded by Member McManus to close the public portion; approved by a vote of 4-0.
Motion by Member Brown, second by Member Mathews to approve the application with the following conditions:
 1. Removing entirely the signage to the right and left of the transom, also removing entirely all wording, with the exception of that which is within the logo;
 2. The sign box dimension will stay the same and the signage over the door will be approximately 36 x 22;
 3. Both signs will have a flat background and the logo will be the only design element.Approved by a vote of 4-0.

3 103 Sixth Avenue. Michael J. Demarco for Robert and Elizabeth Roach. Application for a rear addition.

The application was postponed because it had not been posted for public notice. The applicant will reappear before this Board next month.

4 102 Main Street. "The Nyack Pour House," presented by Sean Spicer, owner, Anthony Adeccio, architect, and Robert Lewis, attorney. Application for a sign and awning.

A recommendation was made by Member Brown that the applicant consider street-level signage in the windows.

The public portion remains open to address that part of the application dealing with the folding windows in the front.

Motion by Member Mathews, seconded by Member Brown to approve the awning portion of the application with the following conditions:

1. That the address be removed from the valance because it is not code compliant; and
2. That the depth of the awning should not exceed the depth of the adjacent awning of "Reality Bites".

The applicant has been requested to come back with their street-level signage and samples and specifications for the windows that are being proposed to replace the historic storefront at 102 Main Street.

Approved by a vote of 4-0.

Let the record show the meeting ended at 8:30 p.m.

Respectfully submitted,

Maggie McManus
Alternate Chairperson