

Members Present:

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

Also Present:

Donald Yacopino *Asst. Building Inspector*

Absent:

Mary Matthews
John Allgor

The Minutes of the April 15, 2009, Nyack Architectural Review Board Meeting were previously circulated and approved.

- 1 **31 Route 59. David Baker. Continuation. Application for two signs, one parallel and one freestanding.** The proposal complies with zoning requirements. The internal illumination was previously approved by the ZBA with the condition that the illumination is shut off at 9:00 p.m. The applicant confirmed that this condition will still be honored. The applicant also noted that the existing frames are to remain, the sign face inserts are being changed.

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 McManus, seconded by Member Holley to approve the application as submitted. Approved by a vote of 4-0.

- 2 **40 Route 59. "Old World Marketplace", represented by applicant, Andrew Poma. Application for decorative light fixtures on façade and freestanding sign.**

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

The lighting is approved as submitted;

The freestanding sign is approved subject to the following conditions:

1. The sign is located on the site plan dated July 10, 2008 that was submitted last month;

2. The applicant has indicated that the sign is to be 2-inches thick and the posts to be approximately 6-1/2 to 7-feet in overall height. The post height and size of the sign are approved as presented provided that they are code compliant, subject to Building Department review;
3. A drawing indicating the missing dimensions must be submitted for record to the Building Department.
Approved by a vote of 4-0.

3 **14 South Franklin Street. Barbershop Center. Application for a sign.**

The proposal complies with sign requirements. The Board noted that the sign has already been installed.

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 Holley, seconded by Member Brown to approve the application as submitted with a recommendation by Member McManus that the façade portion that comprises the barbershop be painted darker to make it more prominent. Approved by a vote of 4-0.

4 **90 Jefferson Street. Dorothy DeNonno. Application to replace double window on south side of house first floor with single window and replace single window on north side third floor with double window.**

The proposal complies with zoning requirements.

The applicant noted that the height of the existing double window is shorter than the existing north side single window. This addressed the Board's concern regarding the proportion of the replacement window in the north upper story façade. The applicant also noted that the size of the new single window on the south side will be similar to the existing south side adjacent window.

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 Collins, seconded by Member McManus to approve the application as submitted with the following condition as agreed to by the applicant:

1. The applicant noted that the existing asbestos siding is to be removed and the infill will match the original clapboard.
 2. All window header heights and casings to match existing.
- Approved by a vote of 4-0.

- 5 42 Main Street. Sage Management Inc. Preliminary application for alterations to structure.** The proposal is presently before the Planning Board and will be reviewed by the Zoning Board for a variance for parking. After presentation and discussion, the Board agreed that the direction of the proposed project did not meet with any objection. The Board has requested for future review meetings, a complete application that includes but is not limited to: missing elevations, details, materials list, photographs of existing building, site and adjacent neighboring properties, and further information regarding the location and view to mechanical equipment. There was no public comment. The application remains open for further review.
- 6 Grace Episcopal Church. Application for a banner.** The applicant did not appear.
- 7 PALS Neighborhood Bagel & Deli. Application for an awning.** The proposal complies with sign requirements. The applicant noted that a new awning will be applied to the existing frame and the typeface will match the existing awning typeface. 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 McManus, seconded by Member Holley to approve the application as submitted with the following conditions as agreed to by the applicant:
1. The telephone number will be omitted. The lettering will justify to the left. The wording as requested by the applicant will now read: "PALS NEIGHBORHOOD BAGEL, DELI & CATERING". The lettering was noted as being 8 inch height. Approved by a vote of 4-0.
- 8 6 Park Street. "Louemie's Multi Service of Rockland:. Application for a banner sign in window.** The Board expressed concern for the use of a flexible, non permanent material for a sign. It was also noted that information was missing regarding: the location of the sign in the elevation, the size of the glass for Building Inspector review, and mounting detail information. The Board agreed that the basic format of the sign was acceptable, and the lacking information could be submitted in the interim for review . 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 as submitted with the following conditions as agreed to by the applicant:

1. The size of the glass and proposed signage will be submitted on a photo or elevation for compliance review by the Building Inspector.
 2. The sign will be shown on an elevation or photo for review by the ARB.
 3. Material and mounting detail will be noted.
 4. The submitted material will be reviewed by 2 members of the ARB in the interim. Approval is subject to code compliance approval by the Building Inspector.
- Approved by a vote of 4-0.

- 9 **53 Hudson Avenue, DCAK. Application for alterations to existing building.** The application was presented by company partner Julia Khomut. The proposal complies with zoning requirements.

The Board noted that the applicant had incorporated suggested revisions made by the Board at a prior review. The Board agreed that the newly proposed revisions presented by the applicant were an improvement to the project.

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

Approved by a vote of 4-0.

- 10 **21 Route 59. Trustco Bank. Application for sign.** The proposal complies with sign requirements.

The Board noted that in prior applications, building representatives had received approval subject to the building maintaining a consistent signage program: sign boxes, mounting devices etc. were to match the dark bronze that existed on the building. The applicant acknowledged that requirement and has agreed to comply.

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 render a positive recommendation to the Zoning Board for internal illumination, and to approve the application as submitted with the following conditions as agreed to by the applicant:

1. The parallel sign cabinet will be dark bronze to match the existing bronze finish on the building.
2. The directional sign is approved as submitted provided it meets with sign compliance as determined by the building inspector.
3. A site plan indicating signage locations is to be submitted to the Building Department for record.

Approved by a vote of 4-0.

Let the record show the meeting ended at 9:30 p.m.

Respectfully submitted,

EILEEN KUSTER-COLLINS
Chairperson