

Members Present:

Eileen Kuster-Collins *Chairperson*

Toma Holley

Maggie McManus

T. Robins Brown

Mary Mathews

Donald Yacopino *Chief Building Inspector*

The Minutes of the September 15, 2010, Nyack Architectural Review Board Meeting have been approved.

1. 259 North Midland Avenue. Robert Silarski, architect. Application for porch renovation.

No public comment. Motion by Member Holley, seconded by Member Matthews to close the public portion. Approved by a vote of 4-0*.

Motion by Member Matthews, seconded by Member McManus to approve the application as submitted, approved by a vote of 3-1, with Member Brown voting negatively. Member Brown objected to the removal of the large Doric columns which are the most distinctive architectural feature of the house and similar to the next door house, stating that they were built as a pair.

* NOTE: Member Collins joined the meeting at 7:45.

2. 20 Burd Street. Robert Silarski. Application for modification of previously approved plans to amend east elevation.

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

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

(1) The alterations to the basement entry with the exterior stair replacing the Bilco door is approved as presented;

(2) The alteration changing the third-floor pergola to a roof is approved with the following agreed-to conditions:

- a. The pitch of the roof will be increased to create more of a slope;
- b. A frieze will be added to the underside of the roof to be more consistent with the frieze boards above other columns.

The above will be documented and submitted in the interim for review by two members. Approved by a vote of 5-0.

3. 142 Main Street. Peter Gisondi. "Franklin Antiques". Application for a parallel sign .

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 Collins, seconded by Member Matthews to approve the application with the following conditions as agreed to by the applicant:

- (1) The sign is to be centered left to right on the backboard fascia. A revised drawing documenting this is to be submitted for record and review;
- (2) A sample letter in matte finish is to be submitted for review by two members of the Board in the interim.

Approved by a vote of 5-0.

4. 4, 10, 17 North Highland Avenue. David MacCartney for "Walgreens". Continuation of application for signs.

The applicant has requested final approval on the architecture of the building. The Board reviewed the building without the pylon sign. No public comment. Motion by Member McManus, seconded by Member Holley to close the public portion on the building only. Approved by a vote of 5-0. Motion by Member McManus, seconded by Member Holley to approve the application as presented on the drawings dated 10/4/2010 for the architecture of the building, including the revised windows in the facades. Approved by a vote of 5-0.

Regarding the application for the pylon sign: the applicant presented a 10 foot high monument sign incorporating a reader board as an alternative to the pylon sign. Members Mathews and Brown objected to the LED reader board in any format. Members McManus, Holley and Collins objected to the scale of the monument sign and were still concerned about the use of a reader board. Members stated that a monument sign 10 feet in height was more like a small building than a monument sign. The proposed size is also non compliant with the zoning code for this sign.

The pylon and monument signs were discussed at length. The applicant requested that the Board vote on the sign application as presented without further revision. The applicants

stated that they would reapply if the sign is revised. They also discussed having a workshop meeting.

No public comment regarding the pylon/monument sign at this meeting; public comment was recorded at the prior meeting. Motion by Member Brown, seconded by Member Matthews to close the public portion on the signage. Approved by a vote of 5-0. Noting that the sign is out of character with the Village and does not comply with the recommendations of the comprehensive plan for the gateway community, a motion was made by Member Brown, seconded by Member Matthews to deny the application for the sign, with a negative recommendation to the ZBA for the required variance for size and for the LED board. Approved by a vote of 5-0.

5. 94 North Franklin Street. SMK Realty. Continuation. Application for the construction of a new dwelling.

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

Member Collins expressed concern for the proximity of the proposed house to the existing house and for the potential loss of trees on the street side of the proposed house. The architect stated the trees are to remain.

Motion by Member McManus, seconded by Member Matthews to approve the application with the following conditions as agreed to by the applicant's architect representing him:

- (1) The height of the roof is to be reduced;
- (2) Final drawings with specifications, notes and details are to be included for review;
- (3) The height of the garage is per elevation A1-1031 dated 10/14/10, as it differs from that on the streetscape drawing. Final drawings approved are also of that same date and number;

(4) The driveways are to be of a permeable material, not macadam, and if the turnarounds are not a site plan requirement, that they be removed. If required, then they need to be of a pervious green planted material.

The drawings are to be revised documenting these changes and submitted for review by two members.

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

6. 104 North Franklin Street. SMK Realty. Continuation. Application for construction of a new dwelling.

Member Collins requested that a detached garage be located in the rear yard as opposed to being in the front façade of the house. The applicants architect stated that the yard would have no useable space.

No public comment. Motion by Member McManus, seconded by Member Holley 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's representative:

- (1) The approved drawings are per drawing A1-1032 dated 10/14/10;
- (2) Notes, specification and details are to be added to the final drawings for review by two members of the Board in the interim;
- (3) The Board is requiring that the driveways be of a material other than macadam. If the turnarounds are required, they must be a green-scaped pervious material. Macadam is out of character with this park like street scape, especially since the proposed paved areas are in front of rather than on the sides of the houses. Alternate materials are to be submitted for review in the interim by two members.

Approved by a vote of 5-0.

7. 150 Main Street. Elaina Durso for "Perennial Consignment".
Application for a sign. The applicant failed to show.

8. 39 Hudson Avenue. Victor Gagliardi. Application to remove vertical siding, replace with Natural Birchwood.

Members were concerned that the birch as presented would look like plywood substrate rather than a finished surface. Discussion about the amount and location of moldings followed. Members together with the applicant developed a sketch with additional applied moldings.

No public comment. Motion by Member McManus, seconded by Member Holley 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 condition as agreed to by the applicant:

1. The molding is to be applied per the sketch developed at the meeting. The sketch shows molding dividing the birch to look like molded paneled sections. Approved by a vote of 5-0.

9. 4 Park Street. Weld Realty. Application for signs. Represented by Sabrina Feldman. The application requires a recommendation to the Zoning Board of Appeals for the window display box.

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

Motion by Member Brown, seconded by Member Holley to approve the application as follows:

- (1) The window sign which is compliant is approved as proposed;
- (2) The window display box, which the applicant has noted is the same material as the storefront color, is approved as presented with a positive recommendation to the ZBA.

Approved by a vote of 5-0.

Let the record show the meeting ended at 10:35 p.m.

Respectfully submitted,

Eileen Kuster-Collins
Chairperson