

Members Present:

Eileen Kuster-Collins *Chairperson*
Mary Mathews
Maggie McManus
T. Robins Brown

Also Present:

Donald Yacopino *Building Inspector*

Absent:

Toma Holley

The Minutes of the September 16, 2009, Nyack Architectural Review Board Meeting have been approved.

1 163 Main Street. Presented by Didier Dumas and architect John Colgan. Application for alterations to building.

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 Matthews to approve the application with the following conditions as agreed to by the applicants:

1. The applicants stated that the device over the entry door is not an air-conditioner as indicated in the drawings. It is to be a small exhaust fan.

Details of the exhaust fan are to be submitted.

2. The mullion configuration in the transom to the right of the exhaust fan is to be refined and scaled to comply with the scale of the other window divisions.

3. The stair railing will be resubmitted with new detail. Board members suggested that the rail be refined to a lighter scale. The Board questioned if the rail could have less spindles or no spindles and still be code compliant.

The revisions for the exhaust fan, transom and railing detail are to be submitted in the interim for review by two members.

Approved by a vote of 4-0.

2 95 1/2 Main Street. Application presented by owner Bac Benasillo. Application for a 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 Matthews to approve the application as presented with the following clarification provided by the applicant: Due to the uneven surface of the tile substrate of the façade, the applicant is opting to mount the individually cut letters on a full sign

backboard. The sign backboard will be a matte black aluminum to cover the entire exposed area and the letters will either be aluminum finish or painted finish cut-out metal. The applicant indicated that the exposed edge of the sign will be matte black to match the backboard. Approved by a vote of 4-0.

3 201 High Avenue. Phil Griffin together with architect Robert Hoene. Preliminary review of a proposal to alter existing single-family structure.

Most detail information is missing, including a site plan. Board comments are preliminary review only. Board's comments are as follows:

1. The roof line is too massive, and all members agreed that the roof needs to be scaled down. It is atypical for the streetscape and excessively different from the lines of the existing roofs of other properties in the area. The Board requested front elevation outlines that show the proposed roof line together with adjacent building rooflines.

2. The architect indicated that the house is going to be shifted back from its present location. Member Brown requested that the site plan show the setback footprint of the existing house, the footprint of the proposed house and the street line setbacks of the adjacent houses to assess the pattern that exists in terms of street setback. The Board questioned whether this was an alteration or construction of a new building and questioned the validity of tearing down an existing structure to gain a few feet in setback. The Board requested that the applicants provide documentation to support their position to demolish an entire structure.

3. The Board requested that the bulk of the side elevations of the house be reduced. The proposed scale has not been reviewed for code compliance. Board members agreed that the house appears too massive on the east and west elevations. The Board requested that the scale of the façade and roof on these elevations be visually reduced.

4. Member Matthews requested that the window mullions be reviewed so that the three over three division is not applied regardless of the proportion of the window. The scale of the divisions rather than the quantity of divisions should be consistent.

5. The Board questioned the scale of the front elevation dormer. The scale of the dormer seemed more appropriate for a larger gable. The architect agreed to review.

There was public comment from neighbors, the Hodges, who questioned whether this was a multi- or single-family residence. The response from the applicant was that it is a single-family residence.

The public portion remains open as this is a preliminary hearing, and the applicant will return with additional information.

Let the record show the meeting ended at 8:25 p.m.

Respectfully submitted,

EILEEN KUSTER-COLLINS
Chairperson