

Members Present:

Eileen Kuster-Collins *Chairperson*

Toma Holley

Maggie McManus

T. Robins Brown

Mary Mathews

Don Yacopino *Chief Building Inspector*

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

1. 4, 10, 17 North Highland Avenue. "Walgreens". Continuation. Application for store and signs.

There was much discussion about the required variances and sizes of the signs. The applicant noted that many sizes and requests for lighting were reduced. Member Brown asked if the lit Walgreens channel signs on the building facades could be reduced so the average size between them would be compliant. Applicant was concerned about visibility as the signs are set back from the road.

The pylon sign proposed with LED lit lettering was discussed again with members objecting to both the size and use of LED. The applicant presented an alternative sign that is a monument sign with LED. Members Brown and Mathews objected to the use of LED. Members Holley and McManus requested additional information to review this option.

Public comment from property owner Kathleen Christopherson, who owns the corner property at the intersection of Route 59 and Highland, and wanted it noted in the minutes that she is submitting to have her property listed on the historic register as part of the underground railroad in an effort to protect her property from the proposed development. She again stated that the proposal removes her ability to park, and removes the barrier of hedges screening the front of her property. Comment from Mary Ashley of 175 North Franklin, who commended the Board for holding the applicants to the required code compliance. No further comment.

Public portion motioned to close on all items except the Route 59 pylon sign which remains open. Motion by Member Holley, seconded by Member Matthews to close the public portion with the exclusion of the pylon sign; approved by a vote of 5-0.

Motion by Member McManus, seconded by Member Holley to approve the application for the following items only:

1. The parallel "Walgreens" sign on both the south and east elevations are approved with a positive recommendation to the ZBA for internal illumination with the following notation: That the 24-hour and Pharmacy lettering will not have internal illumination and that all approved illumination will occur during hours that the store is open only;

2. The Drive-Thru signs and Pharmacy signs on the canopy are approved as presented with a positive recommendation to the ZBA for internal illumination;

3. One-Way, Do Not Enter and Stop signs are approved per the State DOT recommendation for size, with a positive recommendation for a variance for the non-conformance of size. All other signs, including the Do Not Block sign, are to be sized to conform to the required code of two feet or less. None are illuminated;

4. The "Provident" sign on the corner of 9W and High is accepted as presented with a positive recommendation to the ZBA for internal illumination;

5. Monument sign on Highland is approved with the following conditions as agreed to by the applicant: The base of the sign is to be reduced to one foot and will be externally illuminated in the form of landscape lighting. There will be no internal illumination of this sign;

6. The tower sign is accepted as presented, with a positive recommendation to the ZBA for internal illumination.

This portion of the application was approved by a vote of 4-1, with Member Brown voting negatively, with objections to the non-compliance.

The portion of the sign application that will remain open is the Route 59 pylon sign, which was also presented with an alternative as a monument sign. The applicant will return with additional elevations to review regarding the pylon/monument signage.

2. 100 North Franklin Street. Sean Keenan. Application for the construction of two dwellings.

The application is incomplete. Required photographs of adjacent properties and existing properties are not included in the application. The Board also requested:

1. A line elevation showing the proposed buildings together with the existing so that the scale and proximity to existing buildings can be reviewed, 2. Site plan that includes the existing house with both proposed structures on one sheet.

Preliminary comments from the Board as follows: The proposed houses need to relate in form and materials to the existing houses along that street between Sickles and Haven, and including the house north of Haven on Franklin. The form and materials relate to the church across the street. The spacing and plantings relate to the park like church property across the street. The existing houses have stone and stucco and appear wider than they are taller. The proposed houses are very vertical, they include a garage in the front façade, and the material minimally relates to the existing houses. Member Brown suggested that the approach to the houses be simpler so that they appear less vertical. Member Collins questioned the proximity of the northern house to the existing structure. A distance is shown of approximately eight feet, and that is very atypical for this streetscape. All members objected to garages in the front elevation of both proposed structures as being excessively dissimilar. There was also concern that excavation for the northern proposed structure would harm the existing trees that are supposed to remain.

Public comment by Ani Adishian, who owns the residence at 6 Sickles Avenue. She stated that she was in favor of the Board's comments to the applicant and that she can see the back of these properties from her property, which is perpendicular on Sickles to these properties. She stated that she's very concerned about the development in general.

Applicant Keenan stated that he could sue to win development of many more residences than approved by Planning and that removing garages was not negotiable. He also stated that the Board Chair was biased to the applicant due to past interaction from the prior project on Sickles. Member Collins stated that this was not accurate and stated that the Board worked to resolve disputes with the neighbors on the Sickles application. Mr. Keenan disagreed and stated that the Board delayed him many months with requests for changes. Again, the Board disagreed.

The application remains open as this was preliminary review only. The applicants architect agreed to take comments into consideration and requested a site visit with Board Members. The Board agreed to meet on site. The application remains open for further review.

- 3. 11 Orchard Place. Jay Greenwell. Application for construction of a new dwelling.** The application was presented by architect, Robert Hoene. Member Kuster-Collins recused herself from this application as an adjacent property owner.

Board comments as follows: There was concern over the massing and over-complicated rooflines. The Board requested: specification sheets and on the windows and specs and samples of the stone; and requested the required photos of adjacent properties. The Board noted that the large picture window over the entry door was disproportionate in scale to the balance of the windows and seemed inappropriate in that location on the facade. The architect will return with revised drawings. No public comment. The application remains open.

- 4. 160 North Midland Avenue. Tony Gioffre for Nyack Hospital Wireless Telecommunications facility. Application to co-locate antennas and associated unmanned equipment on the rooftop of the existing Hospital building.**

The Board noted that the proposed antennas and equipment had minimal visual impact.

No public comment. Motion to close the public portion by Member Holley, seconded by Member Mathews. Motion by Member McManus, seconded by Member Holley to approve the application as presented, approved by a vote of 5-0.

- 5. 122-124 Main Street. Andrew Jackel. Application for two signs.**

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

1. The lettering, Herb Lack, is to be located on top of the Benjamin Moore lettering and to be larger in scale, a proportion of two to one;
2. A sample of the Sintra is to be submitted for review;
3. The back board is to be of a matte material on all the signs.

The applicant is to revise the drawings to reflect these changes, submit the required samples, and resubmit the drawings for review by two members in the interim.

Approved by a vote of 5-0.

6. 70 Sixth Avenue. Gary Hecht for Roy Holladay. Application for a screen around hot tub with open roof.

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

Motion by Member McManus, seconded by Member Matthews to approve the application as submitted. Approved by a vote of 5-0.

7. 116A Main Street. Bon Chung. Application for a sign permit.

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

Per the Building Inspector's comments, the original application required numerous variances. The applicant reduced the scope to be compliant as reflected in the drawings.

Motion by Member Mathews, seconded by Member Holley to approve the application with the following condition as agreed to by the applicant: Park Street elevation- the brown band will continue across the bottom of the right-hand window to be consistent with the front elevation. Approved by a vote of 5-0.

8. 155 Main Street. "Wells Fargo". Application for sign permits. The signage is code compliant, but the requested internal illumination requires a variance.

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 Mathews to approve the application with the following conditions as agreed to by the applicant:

1. The pylon sign is approved as presented; however, there will be no internal illumination, eliminating the need for a variance;
2. The "Wells Fargo" sign is approved as submitted with the following conditions:
 1. The right edge of the "O" in Fargo will align with the vertical mullion below to the right of the door in the sidelight;
 2. the sign is to be backlit and not internally illuminated, eliminating the need for a variance.

Approved by a vote of 5-0.

9. 219 DePew Avenue. Tim Mills. Application to amend previously approved front porch plans. The application is code compliant. The applicant noted that the proposed posts are square, not round.

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

Motion by Member McManus, seconded by Member Matthews to approve the application as submitted. Approved by a vote of 5-0.

10. 82-84 South Franklin Street. The Training Studio, Inc. Application to replace a door. The application is code compliant.

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

Motion by Member Matthews, seconded by Member Brown to approve the application as submitted. Approved by a vote of 5-0.

Let the record show the meeting ended at 10:40 p.m.

Respectfully submitted,

Eileen Kuster-Collins
Chairperson