

Members Present:

Mary Mathews
Maggie McManus
T. Robins Brown

Also Present:

John Allgor *Building Inspector*

Absent:

Toma Holley

The Minutes of the August 19, 2009, Nyack Architectural Review Board Meeting have been approved.

- 1 **10 Piermont Avenue. Hossein and Lynda Fassa. "Green Babies".**
Application for a sign permit. The proposal complies with sign requirements.

The Board discussed the sign location and suggested that the sign would be more appropriately located if centered over the large first floor window. The applicant agreed but noted that the siding underneath the existing sign might not match.

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 Mathews, seconded by Member McManus to approve the application as submitted, with a recommendation that the sign be centered over the first floor plate glass window. The Board urged that if possible, the siding under the existing sign be finished to match the façade, so the proposed sign could be centered over the window. Approved by a vote of 4-0.

- 2 **8 Aldin Park. Application presented by Jeffrey Hall, architect, for Greg Talenfeld. Application for exterior alterations.** The proposal requires an area variance to permit an increase in degree of non-conformity. The item was to be reviewed by the Planning Board at a prior meeting on Sept. 14.

No public comment. Motion by Member McManus, seconded by Member Mathews 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. Approved by a vote of 4-0.

- 3 **163 Main Street. Didier Dumas. Application for modification to the front street side of the building entrance.** The proposal complies with zoning requirements. The Board commented that the loss of an entry on Main Street

was not compliant with the recommendations of the comprehensive plan nor the recommendations of the revisions to the zoning codes. The Board agreed that the entrance could be moved from its location on the Main Street façade, but that it needs to remain on Main Street. A suggestion was made that the door be inset into the northeast corner similar to the entry to the building at the southwest corner of Franklin and DePew.

The applicant will take these comments into consideration and return at a later date. The application and the public hearing remain open.

- 4 **162 Main Street. Cafe' Barcel. Application presented by the applicant and Kier Levesque, architect. Application for awning, banner sign and alterations to the front façade.** The proposal complies with zoning requirements, except direct illumination of a perpendicular sign requires a special permit.

No public comment. Motion by Member McManus, seconded by Member Mathews to close the public portion; approved by a vote of 4-0.

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

1. The revised drawing of September 16 indicates a barrier rail across the glass door openings and approved as presented.
2. The Board has imposed the condition that a low planter be placed on the exposed area of steps to the left of the entry door so that the plantings read horizontally to enclose that area and mask the steps that lead to nowhere.
3. A longer apron is to be applied to the awning so that the signage can be larger letters to be more visible. The letters will be centered over the entry door.
4. The perpendicular sign is approved as presented with the recommendation that the thickness of the lettering be increase to be more legible.

A positive recommendation is being made to the Zoning Board of Appeals for direct illumination of the signage.

Approved by a vote of 4-0.

- 5 **70 South Franklin Street. Blake Tovin, together with architects, Sebastian Quinn and Brandan Cook. Application for alternations to façade.** The proposal complies with zoning requirements. The applicant has indicated that they are unsure if the security gates were to remain part of the application. Additionally, the Board had questions about the details of the security gates. The Board also expressed concern that when closed, the corrugated metal security wall or gate created a very imposing and relentless façade. Discussion followed regarding the use of one material on the entirety of the façade. The applicant and Board agreed to hold open the discussions regarding the security gate and to review the application in two parts.

Part One will be all proposed alterations to the building excluding the security gates on the front Franklin Street façade. Part Two will be the application of security gates to the Franklin Street façade.

Part One proposal, no public comment. Motion by Member Brown, seconded by Member Mathews to close the public portion; approved by a vote of 4-0. Part One proposal, motion by Member Brown, seconded by Member McManus to approve the application as submitted with the following clarification.

1. The proposal includes a Franklin Street elevation with garage style windows and entry door at the south end. The Board approves the elevation with the exclusion of the sliding metal security gate that would overlap these windows and door.

Approved by a vote of 4-0.

Part Two proposal for the sliding security gates remains open.

- 6 **85 South Broadway. Gail Rossi. Application for two signs.** The permanent interior window sign complies with sign regulations. The exterior sign is non-compliant and would require a variance. The applicant has agreed to omit the exterior sign over the window.

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 Mathews, seconded by Member Brown to approve the application for the window sign as submitted. Approved by a vote of 4-0.

- 7 **121 Jackson Avenue. Levi Burnett. Application for alterations to existing porch.** The applicant appeared with his contractor. The proposal complies with zoning requirements.

The Board objected to the proposed enclosure of the front porch. The Board felt the style of the enclosure to be excessively dissimilar to porch enclosures typical to the Village. The proposed enclosure filled in the entire porch with solid siding except for a few windows. The Board recommended that a multi window enclosure be applied to read as a "glassed in" or sun porch. The Board also recommended that the entry area to the front door remain unenclosed. The applicant agreed to these conditions.

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

1. Two of the three bays between the columns are to be enclosed with four vertical double hung windows. Each bay is to have two windows with framing, not solid walls between the windows. The siding below the windows is to match the house siding. The rail head below the windows should be typical of a porch, not to exceed thirty-six or forty-two inches. The design should be per the recommended sketch rendered at the meeting.

2. This redesign will be submitted for review by two members of the Board and will include specifications that indicate the window types and materials.

3. The third porch bay that houses the existing entry door is to remain open from the stair to the door. It will be enclosed on the left side to create a complete porch enclosure and if the applicant opts, can be enclosed on the right. There will be no enclosure at the top of the existing porch stairs that lead to the entry door.

Approved by a vote of 4-0.

8 53 Hudson Avenue. Hudson One, Inc. Application was presented by Ms. Khomut, architect and one of the building owners. Application for a multi-occupant sign and a recommendation to the Zoning Board of Appeals for an area variance to permit signs that do not front a street.

The Board discussed the use of a non street fronting sign and felt it appropriate for this site. As the easterly adjacent building steps back, the Board deemed the non street fronting sign as more visible and less detrimental to the façade than an allowed perpendicular 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 Mathews, seconded by Member McManus to approve the application as presented, with the following conditions as agreed to by the applicant:

1. The signage program for the east elevation of the building is approved as presented with a positive recommendation to the Zoning Board of Appeals for a sign that does not front a street.

2. The Paul Tong yoga group sign within the east elevation signage program is approved with the following conditions: the sign will read, Yoga, establishment's name, and the web site. All words after the web site are to be omitted excepting a tag line. A tag line is permitted if the applicant wishes to add that.

3. The front elevation DCAK sign is approved as presented. The applicant/architect has indicated that the material will be brushed aluminum.

4. The Paul Tong sign for the front of the building is approved with the following conditions: the material must be brushed aluminum to match the program for the front of the building, and the address will be omitted.

Approved by a vote of 4-0.

Let the record show the meeting ended at 10:15 p.m.

Respectfully submitted,

EILEEN KUSTER-COLLINS
Chairperson