

Present:

Eileen Kuster-Collins *Chairperson*
Mary Mathews *Member*
Maggie McManus *Member*
Toma Holley *Member*
Lisa Buckley *Alternate Member*
Donald Yacopino *Chief Building Inspector*
Steve Knowlton *Legal Counsel*

Minutes of the January 21, 2014 meeting are approved.

Application 1: 79 Main Street. Optical Shop of Nyack. Application for a sign.

Building Inspector Review: Signage complies with zoning requirements.

Board Review Based Upon:

1. The application dated 1/23/15 ;
2. Building Inspector review;
3. Testimony of applicant Meg Yong;
4. ARB members knowledge of the site;
5. Site visits by members;
6. No testimony from the public.

Board Findings:

1. The board discussed the location and placement of the sign. The applicant indicated that the sign will be placed between the two vertical piers, and sit below the continuous band running along the tops of all storefronts. The sign will cover the false glass panel below the continuous band and would fit cleanly within the area of the band.

Conclusions:

1. Having no further comment by the public, the public hearing is closed on a motion by Member McManus seconded by Member Holley and is approved by a vote of 5-0
2. The Architectural Review Board has considered the factors set forth in Section 360-5.13D of the Village of Nyack Code.
3. The board concludes that the design, materials and placement of the proposed sign as noted in Findings 1., are appropriate for the building, and are compatible with nearby buildings.
4. On a motion by Member Buckley seconded by Member Holley the board finds that the application be approved subject to the following condition as agreed to by the applicant: 1. Background material of the sign-board will be a matte finish. Approved by a vote of 5-0.

Application 2: 78 Main Street. Soul Flyte. Application for (3) second floor window signs.

Building Inspector Review: Proposal complies with zoning requirements.

Board Review Based Upon:

1. The application dated 2/3/15;
2. Building Inspector review;
3. Testimony of applicant Shira Turkl-Rubin;
4. ARB members knowledge of the site;
5. Site visits by members;
6. No testimony from the public.

Board Findings:

1. Per VON Code 360-5.13 D (2): The board discussed the proposed tag line on the sign and noted that it may not be legible from ground level. The applicant stated that it is part of the logo and would like it to remain.
2. The location of the sign was discussed and the board requested that the sign be centered in the lower sash of the upper windows to create appropriate proportion to the size and scale of the window.

Conclusions:

1. Having no further comment by the public, the public hearing is closed on a motion by Member McManus seconded by Member Mathews and is approved by a vote of 5-0.
2. The Architectural Review Board has considered the factors set forth in Section 360-5.13D of the Village of Nyack Code.
3. The board concludes that subject to conditions, the design, materials and placement of the proposed sign are appropriate for the building, and are compatible with nearby buildings.
4. On a motion by Member Mathews seconded by Member Buckley the board finds that the application be approved subject to the following condition as agreed to by the applicant:

1. The signage will be placed to be center of the lower sash of the windows in the upper story.

Approved by a vote of 5-0.

Application 3: 235 High Avenue. John Di Noiaite. Site plan application for a side deck and side entry door.

Building Inspector Review: Proposal complies with zoning regulations.

Board Review Based Upon:

1. The application dated 12/31/14, drawings dated 1/13/15;
2. Building Inspector review;
3. Testimony of applicants John and Jocelyn Di Noia, and architect E K Osborn;
4. ARB members knowledge of the site;
5. Site visits by members;
6. There was no testimony from the public.

Board Findings:

1. Applicants noted that many properties in the area have side entry doors and that the house originally had a side entrance. The proposal is to re-install a side entry.
2. Architect noted that the lattice below the decking will be enclosed by a frame.
3. Applicants noted the materials will be Trex in a color to match existing trim.

Conclusions:

1. Having no further comment by the public, the public hearing is closed on a motion by Member McManus seconded by Member Holley, approved by a vote of 5-0.
2. The Architectural Review Board has considered the factors set forth in Section 360-5.15C of the Village of Nyack Code.
3. The board concludes that subject to the notations in Findings 2. & 3. , the proposed alterations are in harmony with and compatible with the existing design and architecture of the Village.
4. On a motion by Member McManus seconded by Member Holley the board finds that the application be approved as submitted.

Approved by a vote of 5-0

Application 4: 10 South Broadway. Marcy Denker. Site Plan application to replace front door and transom.

Inspector Review: Proposal complies with zoning regulations.

Board Review Based Upon:

1. The application dated 2/3/15;
2. Building Inspector review;
3. Testimony of applicant Marcy Denker;
4. ARB members knowledge of the site;
5. Site visits by members;
6. There was no testimony from the public.

Board Findings:

1. The board discussed the proposal to replace a double door with a single door with side elements. The applicant stated that double doors had been problematic for access. The applicant proposes a centered single door, wide in scale that allows better access in and out of the building.
2. Per 360-5.15 C (1) & (2): "façade design, building ornament, inappropriateness of design" -The board discussed the glass block proposed as side-lites flanking the centered door. The block is inserted as side-lites within a highly figured classical ionic columned arch. The applicant noted that the building has many eclectic elements with more than one entry and some contemporary features in other areas of the building. The board agreed that the building contains less classical elements elsewhere in the building but the use of art deco block within a classical arch reflects inappropriateness of design. The applicant has no objection to revising the glass block to a material less dissimilar to the style of the arch. The board suggested single lite glass side panels.

Conclusions:

1. Having no further comment by the public, the public hearing is closed on a motion by Member Holley seconded by Member Buckley, approved by a vote of 5-0.
2. The Architectural Review Board has considered the factors set forth in Section 360-5.15C of the Village of Nyack Code.
3. The board concludes that subject to conditions, the proposed alterations are in harmony with and compatible with the existing design and architecture of the Village.
4. On a motion by Member Buckley seconded by Member Holley the board finds that the application be approved subject to the following conditions as agreed to by the applicant:
 1. The glass block will be omitted as side-lite material and will be replaced with a glass panel side-lite.
 2. The revised drawing will be submitted for review by two members in the interim.

Approved by a vote of 5-0

The meeting adjourned at 8:00pm

Eileen Kuster-Collins, Chairperson