

**Present:**

Eileen Kuster-Collins	<i>Chairperson</i>
Mary Mathews	<i>Member</i>
Maggie McManus	<i>Member</i>
Toma Holley	<i>Member</i>
Donald Yacopino	<i>Chief Building Inspector</i>
Steve Knowlton	<i>Legal Counsel</i>

**Application 1: 296 Main Street. O’Leary Insurance Agency.** Continuation of sign application.

**Building Inspector Review:** Application has been amended and limited to the replacement of ATM perpendicular sign with Farmers Insurance signage. Proposal complies with zoning requirements.

**Board Review Based Upon:**

1. The application;
2. Building Inspector review;
3. Applicant did not appear;
4. ARB members knowledge of the site;
5. Site visits by members;
6. No testimony from the public.

**Board Findings:**

1. The applicant failed to appear.

**Conclusions:**

1. The public hearing and application remain open.

**Application 2: 4 South Franklin Street. “The Local”.** Application for one parallel and for one perpendicular sign on Franklin Street façade.

**Building Inspector Review:** Size of signage complies with zoning requirements. Bottom of sign must be 10 ft. above sidewalk, cannot protrude more than 42” from building and cannot be closer than 2 ft. from the curb line.

**Board Review Based Upon:**

1. The application dated 4/30/15 ;
2. Building Inspector review;
3. Testimony of applicant Travis Koester;
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 agrees that if size compliant, the sign will be located centered to align with the four center framed boxes above the window.
2. The board requests that the parallel sign incorporate the graphic shown on the perpendicular sign. The applicant agrees.

**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 4-0

2. The Architectural Review Board has considered the factors set forth in Section 360-5.13D of the Village of Nyack Code. The board concludes that the design, materials and placement of the proposed sign as noted in Findings 1 and 2 are appropriate for the building, and are compatible with nearby buildings.
3. On a motion by Member Mathews seconded by Member McManus the board finds that the application be approved subject to the following condition as agreed to by the applicant: 1. Parallel sign will be centered with edges aligning with edge of centered 4 boxed panels above window and will not interfere with the top cornice. 2. The parallel sign will incorporate the graphics on the perpendicular sign. 3. The revised drawing will be submitted for review in the interim by two members of the ARB. Approved by a vote of 4 -0.

**Application 3: 400 High Avenue. NYLO Nyack LLC.** Application for a freestanding sign. It will be noted that the brand name has been changed to "Time Hotels".

**Building Inspector Review:** A variance will be required from Article IV VON360-4.11(2)(c) for a freestanding pole sign where the only freestanding sign permitted in the M (Manufacturing) zoning district is a monument sign.

**Board Review Based Upon:**

7. The application dated 4/1/15 and the drawings dated 5/1/15 ;
8. Building Inspector review;
9. Testimony of applicant John Krupa;
10. ARB members knowledge of the site;
11. Site visits by members;
12. No testimony from the public.

**Board Findings:**

1. The board discusses the height of the sign relative to the building. The applicant indicates that the sign would be lower than the top of the building.
2. The board discusses the content of the sign. Members feel the sign reading "Time Hotels" presents as a billboard rather than a specific hotel, representing the brand rather than the local hotel. This is not in keeping with the aesthetic image of the village. The applicant agrees and will remove the "s" from Hotels.
3. The applicant notes the illuminated lower sign that reads Delmonico's will be internally illuminated but will be fixed lettering, containing no LED or moving images or words.
4. The applicant indicates that the sign will have plantings below to help screen the pole.

**Conclusions:**

4. 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 4-0
5. The Architectural Review Board has considered the factors set forth in Section 360-5.13D of the Village of Nyack Code. The board concludes that subject to conditions, the design, materials and placement of the proposed sign as noted in Findings 1 to 4 are appropriate for the building, and are compatible with nearby buildings.

On a motion by Member McManus seconded by Member Mathews the board finds that the application be approved with a positive recommendation to the ZBA for internal illumination, and subject to the following conditions as agreed to by the applicant: 1. The content of the sign will be changed to read "Time Hotel". 2. The Delmonico sign will be fixed letter illuminated with no LED moving images or letters.

Approved by a vote of 4 -0.

**Application 4: 60 Cedar Hill Avenue. Pavion.** Continuation of Site Plan application or demolition of existing structures and construction of Mixed Use building comprised of dwelling units and ground floor retail space.

**Building Inspector Review:** Revised plans submitted.

**Board Review Based Upon:**

1. The application dated 10/3/14, drawings dated 4/30/15 and Response to ARB comments letter dated 5/7/15;
2. Building Inspector review;
3. Testimony of architects Julia Khomut and Drazen Cackivoc;
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 states its appreciation for the articulate responses to board comments as noted in the response document. Members also state that the development of the design is in harmony, appropriate and an enhancement to the neighborhood and property values.
2. Member Collins suggests the scale of the applied elements at the south east elevation corner on Cedar Hill be scaled down to be sensitive to the adjacent residential house. The architects agrees and suggests to replace the large panels with horizontal planks.

**Conclusions:**

1. Having no further comment by the public, the public hearing is closed on a motion by Member McManus seconded by Member Mathews, approved by a vote of 4-0.
2. The Architectural Review Board has considered the factors set forth in Section 360-5.15C of the Village of Nyack Code. The board concludes that subject to the notations in Findings 2. , the proposed alterations are in harmony with and compatible with the existing design and architecture of the Village.
3. On a motion by Member McManus seconded by Member Holley the board finds that the application be approved subject to the following condition: 1. The applied material on the south east corner elevation on Cedar Hill will be changed from large scale panels to smaller scaled horizontal planking.

Approved by a vote of 4-0

**Application 5: 45 Front Street. Jan Degenshein for Scott and Diane Kostiw.** Site Plan application for a two story addition.

**Building Inspector Review:** Proposal complies with zoning regulations.

**Board Review Based Upon:**

1. The application dated 4/6/15, drawings dated 5/8/15;
2. Building Inspector review;
3. Testimony of architect Jan Degenshein;
4. ARB members knowledge of the site;
5. Site visits by members;
6. Testimony of neighbors Carl and Kathleen Johnson of 41 Front St. The Johnsons inquired about the height of the proposed addition. The architect noted the addition will be 24'-6" whereas the allowable height is 35 feet.

**Board Findings:**

1. The board discusses the scale of the roof relative to the original house. The architect indicates and the board agrees the roof addition slopes back in hip roof form and should not be imposing.
3. The materials are discussed and the architect clarifies the application of all materials. The board finds the materials appropriate to the tudor style of the house.

**Conclusions:**

1. Having no further comment by the public, the public hearing is closed on a motion by Member Mathews seconded by Member McManus, approved by a vote of 4-0.
2. The Architectural Review Board has considered the factors set forth in Section 360-5.15C of the Village of

Nyack Code. The board concludes that the proposed alterations are in harmony with and compatible with the existing design and architecture of the Village.

3. On a motion by Member Holley seconded by Member McManus the board finds that the application be approved as submitted.

Approved by a vote of 4-0

**Application 6: 45 Route 59. David Atzl for Catalyst Trading, LLC.** Site Plan application for construction of office building.

**Building Inspector Review:** Site Plan approval granted by Planning Board on 4/13/2015. Rear yard and lot size variances granted by ZBA on 1/29/2015.

**Board Review Based Upon:**

1. The application dated 3/11/15, drawings dated 4/24/15;
2. Building Inspector review;
3. Testimony of applicants John Atzl and architect George Lopez;
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 notes that design has been revised to a contemporary design appropriate to the commercial location. The board agrees that the design elements are in harmony with the exception of the proposed arc on the front façade. The board recommends that the building without the arc is more in keeping with the existing elements in the village and requests the drawings be revised to reflect this change.
4. The architect notes that the building is composed of metallic panels 18" by 48" in size and the glass areas will be tinted. The architect also notes that the gold finish depicted in the submitted spec is not indicative of the proposed finish. The finish will be tones of beige. The board agrees the proposed color is appropriate but requests the applicant return with actual samples. The building is comprised solely of the metal panels and glass. The board requires actual samples.

**Conclusions:**

1. Having no further comment by the public, the public hearing remains open.
2. The Architectural Review Board has considered the factors set forth in Section 360-5.15C of the Village of Nyack Code and has requested additional submittals from the applicant as indicated in Findings 1 to 4. The applicant agrees and the application remains open for further review.

**Application 7: 5 Lawrence Street. Lynn Boutler.** Application for replacement of aluminum siding with vinyl and stone, and front door replacement.

**Building Inspector Review:** Proposal complies with zoning regulations.

**Board Review Based Upon:**

1. The application dated 4/16/15;
2. Building Inspector review;
3. Testimony of applicants Lynn Boulter and contractor Ron McCarthy
4. ARB members knowledge of the site;
5. Site visits by members;
6. There was no testimony from the public.

**Board Findings:**

1. Material proposed is reviewed. The board notes that too many materials (stone, clapboard, shakes, leaded glass etc) are proposed for a small scale house and fewer materials should be considered for the house to

appear more coherent and less chopped up. The applicant indicates she would like the house to have some presence and the board agrees but feels that could be better accomplished by careful application of less materials. The board suggests the front façade stone be lowered in height and be applied at foundation level to below the windows. Two to three runs of siding should run below the window above the stone. This allows the house to appear larger and more streamlined.

2. The board recommends that the pearl clapboard vinyl be applied consistently and the shakes be omitted.
3. The board suggests that casing be maintained around the new entry door. The contractor notes that corner trim boards will also be used.
4. The board suggests that the applicant may want to consider applying stone to the piers on the garage to tie the aesthetic of the garage to the house.
5. The applicant agrees with all board recommendations and suggestions.

**Conclusions:**

1. Having no further comment by the public, the public hearing is closed on a motion by Member Mathews seconded by Member Holley, approved by a vote of 4-0.
2. The Architectural Review Board has considered the factors set forth in Section 360-5.15C of the Village of Nyack Code. The board concludes that subject to the notations in Findings 1 to 5 , the proposed alterations are in harmony with and compatible with the existing design and architecture of the Village.
3. On a motion by Member McManus seconded by Member Holley the board finds that the application be approved subject to the following conditions as agreed to by the applicant: 1. Front façade stone will be lowered to allow for clapboard to pass below window. 2. Shakes or shingles are omitted and clapboard will be applied in areas without stone. 3. Casing will be maintained around the entry door and corner boards will be used at corners of clapboard. 4. Applicant may opt to apply stone to the garage piers.

Approved by a vote of 4-0

**Application 8: 126 Main Street. Robert Silarski for Adam Lipson.** Application to replace existing storefront.

**Building Inspector Review:** Proposal complies with zoning regulations.

**Board Review Based Upon:**

1. The application dated 4/30/15, drawings received 4/30/15;
2. Building Inspector review;
3. Testimony of architect Bob Silarski;
4. ARB members knowledge of the site;
5. Site visits by members;
6. There was no testimony from the public.

**Board Findings:**

1. Board expresses concern with the scale of the fascia above entry and the fact that the two materials of the cornice and board intersect the window on Bridge St. Board members felt the area of fill of the longboard makes the building appear top-heavy. Board requests the molding be thicker to lessen the area of longboard and to align with the bottom of the window on Bridge St.

**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 4-0.
2. The Architectural Review Board has considered the factors set forth in Section 360-5.15C of the Village of Nyack Code. The board concludes that subject to the notations in Findings 1. , the proposed alterations are in harmony with and compatible with the existing design and architecture of the Village.

3. On a motion by Member Mathews seconded by Member Holley the board finds that the application be approved as submitted with the following conditions: 1. The fascia trim will be increased to reduce the longboard infill and to align with the window bottom on Bridge St. 2. The revised drawing will be submitted for review in the interim by 2 members.

Approved by a vote of 4-0

**Application 9: 73 South Broadway. Kier Levesque.** Application to demolish one story rear addition.

**Building Inspector Review:** Proposal complies with zoning regulations. Proposal is to demolish a rear addition with structural issues. Due to an oversight on the part of the Building Inspector, applicant appeared before Planning Board prior to ARB. Planning Board granted approval for demolition on May 4, 2015.

**Board Review Based Upon:**

1. The application dated 4/16/15, drawings dated 4/13/15;
2. Building Inspector review;
3. Testimony of architect Kier Levesque;
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 understands the need for demolition based on the architect's presentation and has no objection.

**Conclusions:**

1. Having no further comment by the public, the public hearing is closed on a motion by Member McManus seconded by Member Mathews, approved by a vote of 4-0.
2. The Architectural Review Board has considered the factors set forth in Section 360-5.16 of the Village of Nyack Code. The board concludes that the proposed demolition will have no effect on the visual impact of the area.
3. 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 4-0

**Application 10: 179 Cedar Hill Avenue. Cornielle Enterprise.** Site Plan application for construction of single family dwelling.

**Building Inspector Review:** An area variance is required for the front porch. The rear deck appears to encroach into the required rear yard setback by approximately 2 ft., which, if unchanged, would require an area variance.

**Board Review Based Upon:**

1. The application dated 5/4/14, drawings dated 3/16/15;
2. Building Inspector review;
3. Testimony of architect George Lopez;
4. ARB members knowledge of the site;
5. Site visits by members;
6. Testimony of Anna Ottaiano of 180 Cedar Hill Avenue who inquired about the proximity of the proposed house

**Board Findings:**

1. Board discusses the siting of the house and expresses concern for the loss of significant trees.

2. Board discusses the proximity of house to the neighbor at 180 Cedar Hill and notes that there is a large area of green between the proposed house and the adjacent property.
3. Board notes that the general approach of the front façade is in harmony with existing architects but recommends: 1. the double layered gable on the left side be revised to be a single gable, and 2. The bay roof be reduced to not compete with the main roof. Both elements noted in 1 and 2 present a scale that is not appropriate to the architecture of typical Nyack buildings.

**Conclusions:**

1. Having no further comment by the public, the public hearing remains open.
2. The Architectural Review Board has considered the factors set forth in Section 360-5.15C of the Village of Nyack Code and concludes the following: the proposed construction is in keeping with the harmony of the village but requires aesthetic revisions. The board has no objection to the requested variances.
3. On a motion by Member Collins seconded by Member Mathews the board makes a positive recommendation to the ZBA for the required variances. The application before the ARB for site plan review remains open. The applicant will return.

Approved by a vote of 4-0.

The meeting adjourned at 9:25pm

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Eileen Kuster-Collins, Chairperson