

Present:

Maggie McManus	Acting Chairperson
Mary Mathews	<i>Member</i>
Paul Curley	<i>Member</i>
Lisa Buckley	<i>Member</i>
Donald Yacopino	<i>Chief Building Inspector</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 dated 4/30/15 ; drawings dated 4/28/15;
2. Building Inspector review;
3. Testimony of applicant Kristian O’Leary
4. ARB members’ knowledge of the site;
5. Site visits by members;
6. No testimony from the public.

Board Findings:

1. The board reviewed the amended application for one perpendicular sign on Main Street (formerly for the ATM).
2. The applicant stated that his understanding was that the space underneath the parallel sign facing 9W would be reserved for the future tenant of the space located directly below.

Conclusions:

1. Having no comment by the public, the public hearing is closed on a motion by Member Mathews seconded by Member Buckley 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 as submitted. Approved by a vote of 4-0.

Application 2: 45 Route 59. David Atzl for Catalyst Trading, LLC. Continuation of Site Plan application for construction of office building.

Building Inspector Review: Approvals for demolition granted by ARB on 12/19/14. 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 X/XX/15, elevations and street scape drawings dated 06/01/15;
2. Building Inspector review;
3. Testimony of applicants John Atzl and architect Jorge 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 discussed the lack of windows on all but the front (Route 59) elevation.
2. The board viewed the insulated metallic panel samples that the architect provided at the boards' request. The finish is a beige and a brown tone. The board agreed the proposed colors and material are appropriate. The building is comprised solely of the metal panels and glass, with windows and front door trim anodized aluminum.

Conclusions:

1. Having no comment by the public, the public hearing is closed on a motion by Member Mathews seconded by Member Curley and is 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 structure, while starkly modern, is compatible with the existing buildings in the Gateway area of the Village.
3. On a motion by Member McManus seconded by Member Mathews the board finds that the application be approved with the following notations: front door is glass with aluminum trim, rear door is solid metal, and signage is not part of this application. Approved by a vote of 3 -1, with Member Buckley voting No.

Application 3: 179 Cedar Hill Avenue. Cornielle Enterprise. Continuation of Site Plan application for construction of single family dwelling.

Building Inspector Review: Property is in TFR zoning district. This is a slightly undersized building lot which received an area variance for minimum lot area size from ZBA on 9/24/12. For this application, the architect has relocated the house on the property to eliminate the need for area variances and submitted a street scape drawing. Tree removal issue remains in question as it was not resolved at Planning Board Meeting on 6/1/15.

Board Review Based Upon:

1. The application dated X/X/X, revised elevation dated 3/06/15 (THIS DATE DOESN'T MAKE SENSE), and street scape dated 5/27/15
2. Building Inspector review;
3. Testimony of architect George Lopez;
4. ARB members' knowledge of the site;
5. Site visits by members;

Board Findings:

1. Board notes that the architect altered the front in the following ways: 1. the double layered gable on the left side is now a single gable, and 2. The bay roof has been reduced to not compete with the main roof.
2. Member McManus found the front façade to be excessively dissimilar to the neighborhood and the Village.

Conclusions:

1. Having no comment by the public, the public hearing is closed on a motion by Member Mathews seconded by Member Buckley and is 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 and concludes the following: the proposed construction is in keeping with the harmony of the village.
3. On a motion by Member Buckley seconded by Member Mathews the board finds that the application be approved. Approved by a vote of 3-1 with Member McManus voting No.

Application 4: 140 North Highland Avenue. Oak Hill Cemetery. Application for a freestanding sign.

Building Inspector Review: Property is in TFR zoning district. A variance will be required from Article IV VON 360-4.11D(1)(2)&(3) for a freestanding sign where freestanding signs are not permitted in the TFR zoning district.

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 5: 190 Main Street. Rich Piccininni and Carl Ackermann, Architect. Application for alterations to building façade.

Building Inspector Review: Property is in DMU zoning district. Proposal complies with zoning requirement.

Board Review Based Upon:

1. The application dated 5/12/15, drawings dated 4/11/15
2. Building Inspector review;
3. Testimony of owner Rich Piccininni and architect Carl Ackermann;
4. ARB members' knowledge of the site;
5. Site visits by members;
6. There was no testimony from the public.

Board Findings:

1. Members stated that while the general design approach is appropriate and an enhancement to the block, the elevation provided was so out of scale that it was impossible to interpolate the design changes being proposed.
2. Member Mathews finds the application of stone veneer inappropriate to a store front .
3. The board discussed fenestration for both the second floor residential unit and the large store front window.

Conclusions

1. Public hearing remains open.
2. On a motion by Member McManus, seconded by Member Curley, the board finds that the application be approved for the back elevation in its entirety (including the lighting fixtures) and approved IN PART subject to the following conditions as agreed to by the applicant: 1. Second floor windows are located in the existing openings and are 4 over 1. 2. Windows and door trim is anodized aluminum while the door on the left (to the apartment) will be paint grade. Approved by a vote of 4-0.
3. The applicant was requested to return with an accurate elevation and an alternative resolution to the 1st floor design; and cut sheet for front lighting fixtures that are less residential in character.

Application 6: 82-84 S Franklin St. Jeff Costaldo for “Nyack Fitness”. Application for two parallel signs, one on north facade and one facing Franklin Street.

Building Inspector Review: Property is in DMU zoning district. Parallel sign on north façade not facing a street requires a variance from Article IV VON 360-4.11E(1)

Board Review Based Upon:

1. The application dated 5/15/15, photographs;
2. Building Inspector review;
3. Testimony of owner Jeff Costaldo;
4. ARB members’ knowledge of the site;
5. Site visits by members;

Board Findings:

1. The board discussed the locations, design, and placement of the sign

Conclusions:

1. Having no public comment, the public hearing is closed on a motion by Member McManus seconded by Member Buckley 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 two signs are appropriate for the building, and are compatible with nearby buildings.
4. On a motion by Member Mathews seconded by Member McManus the board finds that the application be approved with a positive recommendation to the ZBA for the north facing parallel sign. Approved by a vote of 4-0.

Application 7: 68 South Broadway. Lex Reibestein for “The Beast with a Million Eyes”. Application to replace an awning and for two ground floor window signs.

Building Inspector Review: Property is in DMU zoning district. Proposal complies with zoning regulations.

Board Review Based Upon:

1. The application dated 5/26/15; photographs and sample of font for awning;
2. Building Inspector review;
3. Testimony of applicant Lex Reibestein
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 awning is an acid green with purple lettering. The window letters are pale yellow.
2. Member Mathews expressed opinion that the fonts on the awning and the window signs should be the same, that the quotation marks should be eliminated, and that the spelling of Shoppe for Shop was rather precious (didn’t actually use those words)
3. The applicant, an artist AND an editor, disagreed.

Conclusions:

1. Having no 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. On a motion by Member McManus seconded by Member Curley the board finds that the application be approved as submitted. Approved by a vote of 4-0.

Application 8: 42 South Midland Avenue. Kier Levesque for Mary Mathews and Pete Diaz. Application for an attic dormer.

Building Inspector Review: Property is in TFR zoning district. Proposal complies with zoning regulations.
Board Review Based Upon:

1. The application dated 5/19/15; drawings dated 5/12/15
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:

Conclusions:

Approved by a vote of 3-0. Member Mathews recused.

Application 9: 140 Main Street. DSZ Barbers Inc.. Application for two awnings and two barber poles.

Building Inspector Review: Property is in DMU zoning district. Awnings comply with zoning requirements. Seven feet clearance required from sidewalk to bottom of awning, eight feet seven inches proposed. The installation of barber plies on building facades presents several problems. They will encroach into public space at a height lower than required for awning height, presenting obvious issues for passing pedestrians.

Board Review Based Upon:

1. The application dated 4/16/15, photographs
2. Building Inspector review;
3. Testimony of owner XXXXX
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 awnings, color, font and configuration and whether the barber poles fall under the category of signage.

Conclusions:

1. Having no comment by the public, the public hearing is closed on a motion by Member XXXXXX and seconded by Member XXXX, approved by a vote of 4-0.
2. After review applicable code, the Board finds that the barber poles do fall under the category of SIGN. "Any writing, flag, pennant, insignia, border tubing, **permanent sculptures** . . . and is used to **identify**, announce, direct, attract, or advertise and is visible from outside the building."
3. On a motion by Member Buckley seconded by Member McManus the board finds that the application be approved with the following stipulations as agreed to by the applicant: 1. There will be no white border on the scalloped edge of the awning; the font on the awning matches that of the window signs; the barber poles are to be a minimum of 8 feet from the sidewalk. Approved by a vote of 4-0

