

Present:

Eileen Kuster-Collins	<i>Chairperson</i>
Mary Mathews	<i>Member</i>
Lisa Buckley	<i>Alternate Member</i>
Paul Curley	<i>Alternate Member</i>
Donald Yacopino	<i>Chief Building Inspector</i>
Steve Knowlton	<i>Legal Counsel</i>

Application 1: 140 North Highland Avenue. Oakhill Cemetery. Application for a freestanding sign.

Building Inspector Review: A variance will be required for a freestanding sign where freestanding signs are not permitted. Exact location not clearly indicated but proposed to be left of main entrance on 9W.

Board Review Based Upon:

1. The application and site plan/survey dated 5/6/15;
2. Building Inspector review;
3. Testimony of Ed Berry, representative for applicant.
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 noted that the sign will be located left of entry on 9W between the two piers, and the bush is to be removed. A majority of members request that the top of the sign not be higher than the stone piers.

Conclusions:

1. Having no further 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 Finding 1 are appropriate for the location, and are compatible with nearby area.
3. 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. Sign will be centered between the two stone piers to the left of the main entry on 9W. 2. The sign will not exceed the height of the stone piers. 3. The finish will be matte or satin. 4. A positive recommendation is made to the ZBA for the required variance. 5. If the overall size requires reduction, the applicant can submit for interim review by a minimum of two members. Approved by a vote of 3-1 with Member Curley voting negatively as he did not agree with the height restrictions.

Application 2: 190 Main Street. Rich Piccini. Continuation of application for alterations to building façade.

Building Inspector Review: Proposal complies with zoning requirements.

Board Review Based Upon:

1. The application dated 5/12/15, revised drawings dated 6/28/15;
2. Building Inspector review;
3. Testimony of applicant Rich Piccini and architect Karl Ackermann;
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 revised drawings for the front elevations and finds them to be appropriate in design.

Conclusions:

1. Having no further comment by the public, the public hearing is closed on a motion by Member Buckley seconded by Member Mathews 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 alterations are in harmony with and compatible with the existing design and architecture of the Village.
3. On a motion by Member Buckley seconded by Member Curley the board finds that the application be approved as submitted. Approved by a vote of 4-0.

Application 3: 24 Aldine Park. Jose Vasquez. Application to extend roof over entrance stairs.

Building Inspector Review: A roofed over unenclosed projection, 8ft wide projecting not more than 6 ft from the building is permitted to encroach into the front yard. This structure will require an area variance..

Board Review Based Upon:

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

Board Findings:

1. The board notes that the submitted sketches are unclear. The applicant indicates that the awning projects straight out over the full length of the stairs and does not slope as indicated on the sketch. The board feels that the size, projection and material of the proposed awning are inappropriate in design and not in keeping with the architecture in Aldine Park.
2. The board recommends that applicant incorporate a cover for the landing into the existing roof canopy. The canopy can be extended out in the same roofing material to rest on posts and to cover only the area of the landing. The applicant prefers to cover the entire run of stairs and to use a canopy metal or fiberglass material. The board feels the design is inappropriate.
3. The applicant agrees to consider board comments and requests the application remain open.

Conclusions:

1. The public hearing remains open.
2. The application remains open for further review.

Application 4: 45 North Highland Ave. Nyack Shell Station. Application to replace existing sign with signage containing LED pricing numbers.

Building Inspector Review: A variance is required for signage other than pricing where 20 sq ft is permitted. A variance is required for prohibited LED signage. Size of pricing sign is code compliant.

Board Review Based Upon:

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

Board Findings:

1. The applicant indicated that the proposed sign will be the same height as the existing.
2. The majority of board members understood the need for LED pricing for ease of changing pricing.
3. Member Collins objected noting that the area contains residences and the LED lighting is bright. The bank located in the same area was not permitted internal illumination. The Mobil on Route 59 does not have LED signage and that is a more commercial area.

Conclusions:

1. Having no further comment by the public, the public hearing is closed on a motion by Member Mathews seconded by Member Buckley, 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 Finding 1 and 2 are appropriate for the location, and are compatible with nearby area.
3. On a motion by Member Mathews seconded by Member Curley, with a positive recommendation to the ZBA for the required variances, the board finds that the application be approved.
Approved by a vote of 3-1 with Member Collins voting negatively.

Application 5: 157 Sickles Ave. Philip Mangaoango. Application to cover clapboard siding with vinyl.

Building Inspector Review: Proposal complies with zoning regulations.

Board Review Based Upon:

1. The application dated 6/19/15;
2. Building Inspector review;
3. Testimony of applicant;
4. ARB members knowledge of the site;
5. Site visits by members;

Board Findings:

1. The board discusses the condition of the existing clapboards noting they are in good condition and questions the replacement.
2. The applicant indicates he wants vinyl for ease of maintenance.
3. The board notes that no details are provided regarding trim, application, quality of material, etc. and requests the following: 1. The applicant consider the use of cement composition board as a more appropriate material requiring less maintenance, and 2. The applicant return with their contractor as the applicant was unable to answer board questions.
4. The applicant agrees to consider board comments and requests the application be held open.

Conclusions:

1. The public hearing remains open.
2. The application remains open.

Application 6: 15 Hart Place. Jeff Betty and Betsy Benjamin. Application for overhang over front porch.

Building Inspector Review: Proposal complies with zoning regulations.

Board Review Based Upon:

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

Board Findings:

1. The applicant indicated that the materials are to be: wood brackets; copper clad roofing; wood trim.
2. The applicant indicates that the existing molding around the side and top of doorway are to remain and will not be overlapped by the proposed roof and brackets.
3. The board discusses if an arch is appropriate on a gabled roof house. The board notes that many buildings on Hart Place have a mixture of roof types and the architecture is very varied.

Conclusions:

1. Having no further comment by the public, the public hearing is closed on a motion by Member Mathews seconded by Member Buckley, 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 3, the proposed alterations are in harmony with and compatible with the existing design and architecture of the Village.
 1. On a motion by Member Buckley seconded by Member Mathews the board finds that the application be approved as submitted.
Approved by a vote of 4-0.

Application 7: 7 Prospect Avenue. Snedens Landing Holding. Site plan application for demolition of existing structures and construction of new single family dwellings.

Building Inspector Review: Proposal complies with zoning regulations.

Board Review Based Upon:

1. The application dated 6/22/15, Site plan/survey dated 6/18/15, drawings dated 6/23/15;
2. Building Inspector review;
3. Testimony of applicant Marc Comito and architect Robert Hoene;
4. ARB members were unable to correctly assess the site as address on site plan survey is incorrect;
5. Members visited 7 Prospect St as noted on application; actual address is 7 Prospect Avenue;
6. There was no testimony from the public.

Board Findings:

1. Chair notes that all members visited an incorrect site and although willing to discuss the application, actual site visit is necessary for decision. The site is addressed incorrectly on the submitted survey.
2. Members objected to a proposal that incorporates garages into the front elevation of the building. The site appears to have room for set-back detached garages as are typical to the majority of housing in the village that have garages.

Conclusions:

1. The board agrees to review the application in a joint meeting with the planning board since this is a preapproved subdivision site.
2. The application remains open until the joint meeting.

***Member Collins left the meeting at 8pm.**

Application 8: 238 High Avenue. Kier Levesque for Derrick and Dwanda Davis. Application for a rear yard addition to create a two family dwelling.

Building Inspector Review: Proposal complies with zoning regulations.

Board Review Based Upon:

1. The application;
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 attorney inquires if this was an application for a two family or for two separate structures. The building inspector confirms his interpretation as it being an application for a two family.
2. Members inquire about the raised roof height. Architect responds the roof height increase is a requirement of the code for ceiling heights.

Conclusions:

1. Having no further comment by the public, the public hearing is closed on a motion by Member Mathews seconded by Member Curley, approved by a vote of 3-0.
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 Curley seconded by Member Buckley the board finds that the application be approved as submitted.
Approved by a vote of 3-0

The meeting adjourned at 8:35pm.

Eileen Kuster-Collins, Chairperson