

Present:

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| Eileen Kuster-Collins | <i>Chairperson</i> |
| Maggie McManus | <i>Member</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: 157 Sickles Avenue. Phillip and Agnes Mangaoangho. Continuation of application to cover clapboard siding with vinyl siding.

Building Inspector Review: Proposal complies with zoning regulations.

Board Review Based Upon:

1. The application;
2. Building Inspector review;
3. Applicant failed to appear;
4. ARB members knowledge of the site;
5. Site visits by members;

Board Findings:

1. The applicant failed to appear.

Conclusions:

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

Application 2: 202 High Avenue. Jessie and Brett Brighmam. Application for interior and exterior renovations and recommendations to Zoning Board of Appeals.

Building Inspector Review: Applicant has appeared informally in a pre meeting with the ARB. Recommended changes to plans have been incorporated into this submission. A variance is required for the following pre existing nonconforming Dimensional Standards.

Board Review Based Upon:

1. The application;
2. Building Inspector review;
3. Testimony of applicants and architect Robert Palmerini;
4. ARB members knowledge of the site;
5. Site visits by members;
6. No testimony from the public.

Board Findings:

1. The architect noted the following: Trim is PVC; Corner boards are 3 ½" Azek; Windows are revised to two over two with mullions SDL type.
2. 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 Mathews seconded by Member Buckley and is 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. 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 McManus seconded by Member Buckley, with a positive recommendation to the ZBA, and with Board Findings 1 & 2, the board finds that the application be approved as submitted.
Approved by a vote of 5-0.

Application 3: 174 North Broadway. Kier Levesque for Tracy Saxton. Application for replacement of basement and first floor windows and the addition of two egress window wells.

Building Inspector Review: Proposal complies with zoning requirements.

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. No testimony from the public.

Board Findings:

3. The board finds the proposed changes 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, 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. 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 5-0

Application 4: 143 Main Street. Dominick Pilla for Hawthorne Consolidated, LLC. Application for exterior alterations.

Building Inspector Review: Proposal complies with zoning requirements.

Board Review Based Upon:

1. The application;
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: Upper two stories – the brick will be painted off-white; Windows and columns will be aluminum.
2. Member McManus questioned the appropriateness of the existing angled entry stairs. Member Buckley noted that the stairs were in harmony with the Art Deco style on that section of the building. The applicant concurred.

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 5-0.

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 McManus seconded by Member Buckley, the board finds that the application be approved as presented.
Approved by a vote of 5-0.

Application 5: 26 Tallman Avenue. Phoebe Ryder and Amos Fredland. Application to construct a 140 sq. ft. shed replacing a previously installed 96 sq. ft. shed and request for recommendation to Zoning Board of Appeals.

Building Inspector Review: Shed was found to have been installed without building permit. An area variance will be required for a rear yard setback.

Board Review Based Upon:

1. The application;
2. Building Inspector review;
3. Testimony of applicant;
4. ARB members knowledge of the site;
5. Site visits by members;
6. Testimony of neighbor Howard Paul of 266 North Broadway.

Board Findings:

1. The applicant Phoebe Ryder states that the shed will be relocated three feet back from the property lines to be compliant.
2. The applicant offers to provide trees and shrubbery to screen the shed from Mr. Paul's property. Mr. Paul agreed that this was acceptable. The left, rear elevation of the shed will be fully screened by the plantings.

Conclusions:

1. Having no further comment by the public, the public hearing is closed on a motion by Member McManus 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. 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 Mathews, and with Board Findings 1 and 2, the board finds that the application be approved as submitted.
Approved by a vote of 5-0

The meeting adjourned at 8:00pm.

Eileen Kuster-Collins, Chairperson