

**Present:**

Eileen Kuster-Collins	<i>Chairperson</i>
Maggie McManus	<i>Member</i>
Toma Holley	<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: 84 North Highland Avenue. Allison Dubois for Hudson River Health Care Inc.** Site Plan Application for a front yard addition and a handicap accessible ramp.

**Building Inspector Review:**

Proposal complies with zoning requirements.

**Board Review Based Upon:**

1. The application;
2. Building Inspector review;
3. Testimony of applicant and architect Esther Dederichs.
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 proposed drawings 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 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 360-5.15C 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 Holley the board finds that the application be approved as submitted. Approved by a vote of 5-0.

**Application 2: 126 Main Street. Derek Maldonado for D Anthony.** Application for a parallel sign to be illuminated with three gooseneck lights.

**Building Inspector Review:**

Proposal complies with zoning requirements.

**Board Review Based Upon:**

1. The application;
2. Building Inspector review;
3. Testimony of applicant Marissa Corts;
4. ARB members knowledge of the site;
5. Site visits by members;
6. No testimony from the public.

**Board Findings:**

1. Legal Counsel noted that a letter was required from the property owner to the tenant allowing the signage.

2. The board reviewed the drawings and felt that the signage was contemporary and would have preferred the lighting be contemporary for consistency. The Building Inspector noted that the lights had not been approved. (Architect later confirmed that the lights had been approved in a prior application).

**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 360-5.13D of the Village of Nyack Code. The board concludes that the design, materials and placement of the proposed sign are appropriate for the location, and are compatible with nearby area.
3. On a motion by Member McManus seconded by Member Holley, the board finds that the application be approved.

Approved by a vote of 5-0.

**Application 3: 35 South Broadway. Rockland County YMCA.** Application for a parallel sign with lighting behind canopy to indirectly light stairs and sign lettering.

**Building Inspector Review:** One parallel sign already exists on this façade. A variance will be required for more than one parallel sign to the face of the building.

**Board Review Based Upon:**

1. The application;
2. Inspector review;
3. Testimony of applicants Chuck Mayes, Bill Pfaff;
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 existing signage as noted by the Building Inspector is engraved into the building stone and is considered by the board to be an important part of the architecture. The board requests that the inspector consider it as such and revise the requirement for a variance.
2. Member McManus recommends that the applicants carefully consider the spacing of the proposed lettering so that it reads as individual letter YMCA rather than as a word. The applicant notes that they will be placing mockups to review and will consider the comment.

**Conclusions:**

1. Having no further comment by the public, the public hearing is closed on a motion by Member Buckley seconded by Member McManus, 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. The board concludes that the design, materials and placement of the proposed sign are appropriate for the location, and are compatible with nearby area.
3. On a motion by Member Holley seconded by Member Curley, and with a recommendation that the existing signage be considered an element of the building rather than a sign, the board finds that the application be approved.

Approved by a vote of 5-0.

**Application 4: 9 South Broadway. Stacy Starr and Lisa Jenner for The Quilt Tree.** Application for a perpendicular sign.

**Building Inspector Review:** The application is for a perpendicular sign, however three ground floor window signs have been installed without approval or permit.

Detailed mounting specs must be supplied. Bottom of sign must be at least 8 ft. from top of sidewalk.

**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;
6. There was no testimony from the public.

**Board Findings:**

1. The applicant failed to appear.

**Conclusions:**

1. The application remains open.

**Application 5: 32 Tallman Ave. Kier Levesque for Bernie Weintraub.** Application for the construction of a new single family house with detached rear yard garage.

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

**Board Review Based Upon:**

1. The application;
2. Building Inspector review;
3. Testimony of applicant Bernie Weintraub;
4. ARB members knowledge of the site;
5. Site visits by members;

**Board Findings:**

1. The board discussed the architectural elements of the house and recommended revisions:
2. The double roofs on the front façade are too similar to each other rendering a double gable symmetry that is not typical to the local architecture. Board recommends that one of the roofs be differently angle or sized to create one gable with more prominence.
3. The central window in the front façade is contemporary and not in harmony with the traditional style on the rest of the façade. Board recommends smaller less contemporary configuration of window or windows.
4. The roof on the first floor front façade bay window is a style that appears too repetitive with other roofs proposed on the house. Board recommends an alternate style roof such as a hip roof be considered.
5. The applicant agreed with all of the recommendations.

**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. The board concludes that subject to the recommendations in Findings 1 to 5 , the proposed alterations are in harmony with and compatible with the existing design and architecture of the Village.
3. The drawings will be revised to reflect the agreed upon recommendations and will be submitted for review in the interim by at least two members.

On a motion by Member Collins seconded by Member Holley and subject to the conditions noted in the findings and conclusions, the board finds that the application be approved as submitted.

Approved by a vote of 5-0.

The meeting adjourned at 9pm.

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Eileen Kuster-Collins, Chairperson