

Present:

Eileen Kuster-Collins	<i>Chairperson</i>
Toma Holley	<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>
Walter Sevastian	<i>Legal Counsel</i>

Application 1: 68 Sickles Avenue. Andrew Stewart and Rachel Grob. Application to enclose rear entry overhang..

Building Inspector Review:

Proposal complies with zoning requirements.

Board Review Based Upon:

1. The application dated 11/19/15;
2. Building Inspector review;
3. Testimony of applicants;
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 renovation and discussed the materials. The existing house has synthetic siding that cannot be accurately matched. The board recommends that wood clapboard or cement composite board such as Hardi Plank be applied and painted to match the existing siding. The applicants agree.

Conclusions:

1. Having no comment by the public, the public hearing is closed on a motion by Member Holley 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 subject to the recommendations in Finding 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, subject to the agreed upon conditions set forth in Finding 1, the board finds that the application be approved.

Approved by a vote of 5-0.

Application 2: 68 Sickles Avenue. Andrew Stewart and Rachel Grob. Site plan application to convert accessory structure to a dwelling unit and request for recommendation to the ZBA.

Building Inspector Review:

Proposal does not [compliescomply](#) with zoning requirements. Variances are required for Height, proximity to property line, alterations to a nonconforming structure, minimum lot and minimum dwelling size. A use variance is also required.

Board Review Based Upon:

1. The application dated 11/19/15 and drawings dated 10/23/15;
2. Building Inspector review;
3. Testimony of applicants;
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 drawings and has concerns regarding: The scale of the proposed structure; the height and bulk of the structure; the proximity to the neighboring property; the dissimilarity to any other accessory structure in the area; the appropriateness of design- the upper story over-hang on all sides creates an atypical, oddly shaped structure.
2. The board recommends the following: 1A. Revise the proposed structure to read as a one and a half story structure with dormers as opposed to a two story structure. 2B. Lower the ridge line to reduce the height. Utilize dormers to gain headroom. 3C. Minimize the bulk in the view from the rear neighbor's yard- this is the side that is noncompliant for setback. The view should be of roof line, not a two story structure so close to the property line. 4D. Omit the second story overhang. If additional space is needed, expand at ground level (as opposed to second story enlarged footprint) to the west where it impacts this property, not the neighbors. 5E. Consider a side entry into the structure on the west side. This would create a more efficient plan that can aid in reducing bulk.

Conclusions:

1. The board has objection to the specifics of the proposal and feels that with modifications such as those recommended in Finding 2, the proposal would not meet with objection. Provided the proposal is revised to address the concerns stated in Finding 1, the board recommends positively regarding VON 360-1.9 alterations to an accessory structure that is nonconforming to dimensional and developmental standards.
2. The applicants agree to consider board recommendations and will return with revised drawings.
3. The application remains open for further review.

Application 3: 400 High Ave. John Krupa for Nyack NYLO LLC. Continuation of application for amended approval for changes made to the exterior of the building.

Building Inspector Review: This is an application for amended ARB approval and recommendation to the ZBA for an additional height variance for rooftop structures greater in height than previously issued variance and a change in appearance to the building. Allowed height is 35 feet; previously approved height is 51.7 ft. A concrete retaining wall has been erected that requires review.

Board Review Based Upon:

1. The application and revised drawings dated 10/26/15 and 10/23/15;
2. Inspector review;
3. Testimony of applicant John Krupa;
4. ARB member's knowledge of the site;
5. Site visits by members;
6. No testimony from the public.

Board Findings:

1. The board reviewed the revised application for the following items: A. Retaining Wall on the east side of the building; B. Generator Enclosure; C. Glass Structure and Screening above the upper story on the south elevation that screens the elevator mechanical room and bulk head; D. Parapet Wall on the north elevation at the roof level.

The board discussed concerns on all items regarding scale, bulk, and appropriateness of design. The board and applicant after discussion, agree to the following regarding items A - D reviewed:

- A. Retaining Wall: The retaining wall is approved as proposed with the following conditions- The north side of the wall will be black surfaced to match the third story finish on the building. The north side of the wall will omit the parking and will be screened with green plantings to create a green view for neighboring town houses. The black finished concrete will act as a backdrop to the green plantings. The black surfacing will terminate at the inside joint of the north east corner of the wall. The remaining exposed surface that travels north south and continues to the west towards the ramp will

be clad in brick panels to match the building brick surface. Exposed thicknesses of the wall in all areas will be clad in the brick so as not to appear as a veneer. The wall will be capped with material matching limestone style caps found elsewhere on the building.

- B. Generator Enclosure: The enclosure on the south and east elevations of the generator will be architectural powder coated horizontally louvered metal screening per the submitted spec sheet. The board recommends the same material on all sides, but if cost prohibitive, will accept fencing on the north and west elevations since they are not visible from the entry drive. The screening will be 14 feet in height. Any exposed mufflers on the generator will be painted black. Applicant will submit an actual sample for board review prior to installation. The enclosure around the dumpsters will remain as fencing as previously approved but will be reduced in height to 8 feet.
- C. Glass Structure and Screening above upper story on the south elevation: The drawings were revised to incorporate board recommendation to incorporate additional curved steel elements to screen the bulkhead. The board feels the present proposal successfully accomplishes this. The scale of the mechanical room and bulkhead are reduced by the additional curved wall structure added above the upper story. The applicant notes the steel members will be the same size, finish and radius as the existing steel on the front south elevation. The screening around the mechanical room will be the same horizontally louvered metal screening proposed for the generator surround. It will be 7 feet in height.
- D. Parapet Wall on the north elevation roof level: The board expressed concern regarding the north elevation details. The north elevation deviates from approved drawings: the upper story is brick, not black concrete as found on the three other elevations; the parapet wall spans beyond the center section of the building and is significantly taller than approved. The board recommends the following to remedy the issues of scale, bulk and appropriateness of design:
- The black band that runs between floors on the east and west sections of the north elevation will continue through the center section. The black band will be painted on the surface to mimic the black concrete banding.
 - The parapet east and west wings that extend beyond the center section of the north elevation will be reduced in height to 42 inches. Both end section thicknesses of the parapet will be clad in brick so as not to appear as brick veneer. The parapet will be capped with a metal flashing cap that matches the cap installed on the west parapet.
2. The drawings will be revised and submitted for review by two members of the ARB.

Conclusions:

1. Having no comment by the public, the public hearing is closed on a motion by Member Holley 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 subject to the conditions set forth in Finding 1. A - D, and Finding 2, the proposed alterations are in harmony with and compatible with the existing design and architecture of the Village.
4. On a motion by Member Mathews seconded by Member Holley, subject to the agreed upon conditions set forth in Findings 1 and 2, and with a positive recommendation to the ZBA, the board finds that the application be approved.

The meeting adjourned at 9:05 pm.

Eileen Kuster-Collins, Chairperson