

Present:

Eileen Kuster-Collins *Chairperson*
Toma Holley *Member*
Mary Mathews *Member*
Paul Curley *Alternate Member*
Donald Yacopino *Chief Building Inspector*
Walter Sevastian *Legal Counsel*

Application 1: Prospect Street. Comito Homes LLC. Application to build three single family homes and install a real estate sign.

Building Inspector Review:

Lot 1, House B (11 Prospect St) complies with zoning requirements.
Lot 2, House C (9 Prospect St) previously approved.
Lot 3, House A (7 Prospect St) complies with zoning requirements.
Lot 4, House D (5 Prospect St) complies with zoning requirements.

Board Review Based Upon:

1. The applications dated 1/5/16; site plan and renderings dated 1/4/16;
2. Building Inspector review;
3. Testimony of applicant Marc Comito, architect Bob Hoene;
4. ARB member's knowledge of the site;
5. Site visits by members;
6. No testimony from the public.

Board Findings:

Regarding the proposed house construction for Lot 1, House B; Lot 3, House A,
Lot 4, House D:

1. The board discusses the single family home designs incorporating garages into the front facades. Detached garages are the recommended prototype however the board agrees that this is an atypical "no outlet" location with difficult terrain behind for detached garages.
2. The board reviews the proposed construction for the three homes. Board discusses that the designs (double symmetrical gables, double ganged windows, same garage door, repeated materials) are excessively similar. The board recommends and the applicants agree to the following:
 - A. Revise the gable on Lot 4, House D, so there are not double gables as seen on Houses A & C. Revise architectural and finish details on House D, i.e. column type.
 - B. Revise window pattern on Lot 4, House D so that the second story windows are not double ganged.
 - C. Vary the window mullions on at least two homes so they differ from one another.
 - D. Vary the garage door types to distinguish the houses.
 - E. Omit unauthentic, inappropriately sized shutters on all proposed houses.
 - F. Proposed Lot 1-House B; and Lot 3-House A, are approved as submitted. Applicants should consider 2C and D recommendations.
 - G. The applicants will revise the drawings and submit for review in the interim by two members of the board.

Regarding the proposed signage:

3. The board expresses concern that the signage facing Route 9W contains phone numbers that are larger than pedestrian legible scale and considers this dangerous as motorists might stop to record numbers. The applicant recommends and the board agrees that the proposed sign be located in front of Lot 1 and a traditional real estate sale sign face Route 9W.

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 4-0.
2. Regarding the proposed single home construction: 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 in Finding 2 A– G, 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 2 A-G, the board finds that the application be approved.
Approved by a vote of 4-0.
4. Regarding the proposed signage: 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 subject to the conditions in Finding 3, the design, materials and placement of the proposed sign are appropriate for the location, and are compatible with nearby area.
5. On a motion by Member Mathews, seconded by Member Holley, subject to the conditions set forth in Finding 3, the board finds that the application be approved.
Approved by a vote of 4-0.

Application 2: 170 Franklin Street. Richard Tirado and Dana Harkrider. Application for a second story addition.

Building Inspector Review:

Proposal complies with zoning requirements.

Board Review Based Upon:

1. The application dated 12/8/15 and drawings dated 12/2/15;
2. Building Inspector review;
3. Testimony of applicant’s architect Margaret Fowler;
4. ARB member’s knowledge of the site;
5. Site visits by members;
6. No testimony from the public.

Board Findings:

1. The board has reviewed the submitted drawings. Member Mathews finds the proposed design to be well considered. Member Collins expresses concern for the vertical elements applied to a horizontal ranch style house. The addition appears as a vertical pop-up through the long horizontal roof line. The architect notes that the function of the interior has been studied and the proposed form responds to the functional concepts.
2. Member Collins requests that the architect consider revising the design to better incorporate the proposed addition into the existing horizontal roof structure and to minimize the visual impact. Suggested revisions: extend the additions roof to flow into the existing roof; change the window types to be horizontal style windows rather than all vertical windows; consider horizontal rather than vertical siding on the addition. Board members agree with the recommendations but note that the overall form of the proposed addition is acceptable. Board requests that the details be revised to comply with the recommendations.
3. The architect agrees to consider board recommendations and will revise the drawings and resubmit for review by two members in the interim.

Conclusions:

1. Having no comment by the public, the public hearing is closed on a motion by Member Mathews seconded by Member Holley, 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 recommendations in Findings 2 and 3, 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 Curley, subject to the agreed upon conditions set forth in Findings 2 and 3, the board finds that the application be approved.

Approved by a vote of 4-0.

Application 3: 1 Orchard Street. Kier Levesque for Paul and Mary Adler. Application for exterior renovation to replace windows, doors, railings and roof.

Building Inspector Review:

Proposal complies with zoning requirements.

Board Review Based Upon:

1. The application dated 12/31/15 and drawings dated 12/30/15;
2. Inspector review;
3. Testimony of applicant Paul Adler;
4. ARB member's knowledge of the site;
5. Site visits by members;
6. No testimony from the public.

Board Findings:

1. The board has reviewed the drawings. Board members find the proposed alterations to be appropriate to the existing buildings and surrounding area. The board notes that the applicants have retained the over 100 year-old converted barn and the proposed alterations are sensitive to the age and history of the building.
2. Board notes that the rear addition is more contemporary than the historic barn, and recommends the applicant consider that architectural elements on the rear addition be treated differently than the barn, i.e. contemporary windows without mullions.

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 the proposed alterations are in harmony with and compatible with the existing design and architecture of the Village.
3. On a motion by Member Holley seconded by Member Curley, the board finds that the application be approved.

Approved by a vote of 4-0.

Application 4: 37 Ackerman Lane. Brett and Judy DePalma. Application to extend existing rooftop deck.

Building Inspector Review:

Proposal complies with zoning requirements.

Board Review Based Upon:

1. The application dated 12/31/15;
2. Inspector review;
3. Testimony of applicants Brett and Judy DePalma;
4. ARB member's knowledge of the site;
5. Site visits by members;
6. No testimony from the public.

Board Findings:

1. The board has reviewed the drawings. Board members find the proposed alterations to be appropriate to the existing buildings and surrounding area.
2. Board notes that if, due to roof conditions, a step is required to construct the deck extension- the applicants consider two shallower steps to minimize tripping hazard.

Conclusions:

1. Having no comment by the public, the public hearing is closed on a motion by Member Mathews seconded by Member Holley, approved by a vote of 4-0.
3. 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.
4. On a motion by Member Mathews seconded by Member Holley, the board finds that the application be approved.
Approved by a vote of 4-0.

The meeting adjourned at 8:55 pm.

Eileen Kuster-Collins, Chairperson