

Present:

Eileen Kuster-Collins	<i>Chairperson</i>
Toma Holley	<i>Member</i>
Mary Mathews	<i>Member</i>
Paul Curley	<i>Alternate Member</i>
Lisa Buckley	<i>Alternate Member</i>
Donald Yacopino	<i>Chief Building Inspector</i>

Application 1: 120 North Broadway. Steve Colozoul. Application to renovate front entrance.

Building Inspector Review:

Proposal complies with zoning requirements.

Board Review Based Upon:

1. The applications dated 1/21/16;
2. Building Inspector review;
3. Testimony of applicant Steve Colozoul;
4. ARB member's knowledge of the site;
5. Site visits by members;
6. No testimony from the public.

Board Findings:

1. The applicant noted that the application and review is for the front entry alteration only. Members reviewed the application and find the proposed design appropriate.

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 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 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, the board finds that the application be approved.

Approved by a vote of 5-0.

Application 2: 3 Second Avenue. Kier Levesque for Katherine Chewning and Todd Mitchell. Application to replace door and windows.

Building Inspector Review:

Proposal complies with zoning requirements.

Board Review Based Upon:

1. The application dated 1/29/16;
2. Building Inspector review;
3. Testimony of applicant Katherine Chewning;
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 and finds the proposed design to be appropriate.

Conclusions:

1. Having no comment by the public, the public hearing is closed on a motion by Member Holley 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 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 Holley, the board finds that the application be approved.

Approved by a vote of 5-0.

Application 3: 273 Main Street. Gateway Lofts LLC. Application for 33 unit, multi-family development.

Building Inspector Review:

An area variance will be required for a height variance for a four story building where three stories are permitted..

Board Review Based Upon:

1. The application dated 01/25/16 and drawings/renderings dated 1/22/16;
2. Inspector review;
3. Testimony of applicant Elan Sasson and KBA architect Macias Bernstein;
4. ARB member's knowledge of the site;
5. Site visits by members;
6. No testimony from the public.**

Note that former Fire Chief Frank Jewett from 288 Main arrived after this application was closed/voted upon and the meeting had ended to provide comment re this application. He stated that he was opposed to a high rise building and requested the style be Victorian style to match buildings in the village. The ARB advised that he attend upcoming PB and ZB board meetings re this application.

Board Findings:

1. The board reviewed the drawings. Board members opinioned that the materials (brick, Hardi plank board, molded metal, wrought metal railings, divided lite windows) are appropriate to the architecture of the village. The architects stated that the brick will be real brick, not brick-face and the window mullions will be either true or SDL simulated divided lites. The board stated that snap in or between the glass mullions would not be approved and that materials need to be of good quality.
2. Members questioned the south elevation design noting that it needed to be less commercial, and more residential in style. ARB requests that fenestrations be less commercial/ vertical ribbon style and incorporate elements of typical residential windows. ARB requests the elevation be revised to incorporate residential architectural elements.
3. Member Buckley expressed concern regarding the mechanical room type door/entry on the north elevation and the lack of pedestrian appropriate design on that elevation at street level. Board requests that the design be revised to incorporate pedestrian friendly elements; a door style with detail and materials that are pedestrian welcoming. Board members were also concerned re the scale of the north elevation regarding pedestrian view. Architect to review elevation to minimize perceived scale of retaining wall.
4. Board questioned the extensive use of continuous metal on the elevations and expressed concern regarding the quality of materials/fabrication/installation. The board requires scaled metal samples that illustrate the molded metal detail and the metal coping. Board also requires that the finish be low luster, no sheen.
5. Board requires that the drawings be revised and resubmitted, and samples be submitted - for review by a minimum of two members.
6. Members Mathews and Collins were concerned with the scale of the building and the fact that as it is located on a steep slope, parts of the building appear very tall. Member Curley felt the scale to be appropriate.

Members discussed the required variance and the majority agree the board should decline to include language in the motion regarding the variance request.

Conclusions:

1. Having no comment by the public, (**see note above) 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 with conditions as stated in Findings 1, 2, 3, 4 & 5, the proposed construction is in harmony with and compatible with the existing design and architecture of the Village.
3. On a motion by Member Mathews seconded by Member Collins, the board finds that with the conditions stated in Findings 1,2,3, 4 & 5, the application be approved.

Approved by a vote of 5-0.

Application 4: 20 South Broadway. Application for one parallel window sign and window awnings. to extend existing rooftop deck.

Building Inspector Review:

There is a required space of 7feet from sidewalk to awning, not indicated on drawings. Mounting details for sign and awnings not included. The proposed sign is greater in size than permitted. The sign company was notified but has not responded.

Board Review Based Upon:

The applicant failed to appear.

The application remains open.

The meeting adjourned at 8:25 pm.

Eileen Kuster-Collins, Chairperson