

Present:

Eileen Kuster-Collins *Chairperson*
Mary Mathews *Member*
Maggie McManus *Member*
Lisa Buckley *Alternate Member*
Donald Yacopino *Chief Building Inspector*
Steve Knowlton *Legal Counsel*

Minutes of the February 18, 2015 meeting are approved.

1. **112 Sickles Avenue. Robert Silarski for Bruce Beck & Tama Shore.** Site Plan Application for one story addition. New dining room, bath, and mud room.

Building Inspector Review: An area variance is required for side yard setbacks.

Board Review Based Upon:

1. The application dated 2/27/15, Drawings dated 2/27/15, Project Narrative dated 2/27/15;
2. Building Inspector review;
3. Testimony of architect Robert Silarski and applicant Tama Shore Beck;
4. ARB members knowledge of the site;
5. Site visits by members;
6. No testimony from the public.

Board Findings:

1. The board finds the application to be thorough and well documented. There are no questions by any board members.

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 4-0.
2. The Architectural Review Board has considered the factors set forth in Section 360-5.15C of the Village of Nyack Code.
3. 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 Buckley, the board finds that the application be approved as submitted.

Approved by a vote of 4-0

2. **297 High Avenue. NYLO Hotel.** Continuation. Application for the demolition of a dwelling.

Building Inspector Review: Property has been acquired by NYLO owners. It is proposed to be combined with existing NYLO properties by way of a Zoning Map change application currently being considered by the Village Board. Applicant appeared before Planning Board on March 2, 2015 to discuss these issues at which time the PB offered approval to demolish the building conditioned on approval by the Architectural Review Board.

Signage: A formal sign application has not been submitted, freestanding sign renditions were delivered after the informational cutoff date for preliminary review at board' discretion.

Inspector notes that a freestanding pole sign is not a permitted sign in the M zoning district.

Proposal complies with zoning requirements.

Board Review Based Upon:

1. The application dated 2/17/15;
2. Building Inspector review;

3. Testimony of applicant John Krupo;
4. ARB members knowledge of the site;
5. Site visits by members;
6. No testimony from the public.

Board Findings:

1. Per VON Code 360-5.16C: The board questions if any of the building is worth salvaging. The applicant notes that per agreement with the seller, the seller has stripped much of the interior, and there is nothing to salvage. The board discussed the building relative to adjacent structures and deemed it no longer appropriate in character considering the adjacent hotel development. No member of the board objects to the proposed demolition.
2. The applicant notes that the area of demolition will be converted into additional parking. The board questions the view of the parking from the townhouses located across the street. The homeowners presently have a view of a 2 ½ story house with greenery and a row of trees. It may be detrimental to their property values to have a view of a parking area imposed. The board requests that trees and plantings be added to the corner to create a more appropriate view for the existing residences.

Conclusions:

1. Having no further comment by the public, the public hearing is closed on a motion by Member McManus seconded by Member Mathews and is approved by a vote of 4-0.
2. The Architectural Review Board has considered the factors set forth in Section 360-5.16C of the Village of Nyack Code.
3. The board recommends to the Planning Board that the demolition be approved with a request that a planted green buffer be imposed to maintain an appropriate view for the residences located directly across.
4. On a motion by Member Mathews seconded by Member Buckley the board finds that the recommendation for demolition be approved with a request to the Planning Board: to impose a green planted area as view and screening of the parking area for the residences across the street.

Approved by a vote of 4-0.

Preliminary Signage Review: The board reviewed the request for a pole mounted sign informally as this is not a formal submission. The board notes the Building Inspector comment that the proposed sign is not permitted in the M zoning district.

The board discussed the use of an LED panel board as inappropriate to the character and appearance of the building being constructed and to the village. The board discussed the NYLO sign and there is consensus that this sign would be considered appropriate with the omission of the LED panel. The board requests that the applicant submit an elevation of the sign in the context of the site to assess appropriateness of scale and appearance. The applicant agrees to include this information in the formal presentation.

3. **2 & 6 North Midland Avenue. Barry Terach for Joseph Lagana.** Site plan application for the construction of a 48 Dwelling Unit multi family dwelling.

Building Inspector Review: Property is in DMU zoning district. Proposal requires area variances and a variance for lack of an entry on the Main St elevation.

Board Review Based Upon:

1. The application dated 1/16/15, drawings dated 1/21/15 with a submission date of 3/6/15;
2. Building Inspector review;
3. Testimony of architect Barry Terach and applicant's representative Joe Ceva;
4. ARB members knowledge of the site;
5. Site visits by members;
6. There was no testimony from the public.

Board Findings:

1. As a result of a workshop meeting, the architect has amended the drawings to address concerns including excessive similarity and appropriateness of scale. The architect notes that all trim on the building is now black to differentiate it from nearby recently developed structures. Additionally, the building has been lowered to reduce the perception of a 4 story building.
2. The board continues to have concerns regarding the lack of entry on the Main Street elevation. The board discussed that the building is not pedestrian friendly on that elevation. There is a long wall of masonry with no entry. The architect responds that there are some setbacks in elevation that reduces the scale. Board members discussed the idea of adding benches in the setbacks to introduce a more pedestrian friendly façade.
3. The scale regarding the windows and the monotony of the three stories was addressed. The board requests that the main floor windows be slightly elongated to break the repetitive scale of the three stories.
4. The architect presented the concept of a main entry on Midland with industrial elements. The board agreed the approach was appropriate, but requested that the mullion detail in the large glass panel above the entry be revisited to be more appropriate to the scale of the large glass. The proposed design of the mullions appears to be more appropriate to smaller residential window types.

Conclusions:

5. 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 4-0.
6. The Architectural Review Board has considered the factors set forth in Section 360-5.15C of the Village of Nyack Code.
7. The board concludes that subject to conditions, the proposed development is in harmony with and compatible with the existing design and architecture of the Village.
Conditions as agreed to by the applicant are:
 1. Main floor windows will be elongated to differ in height from those in the two upper stories.
 2. The railings at ground level will be added per the architect's comments.
 3. The color of the materials will reflect those submitted in the color renderings presented at the meeting.
 4. The applicant will add benches on the Main Street elevation to increase pedestrian access and alleviate the lack of an entry on Main Street.
 5. The drawings will be revised and submitted in the interim for review by at least two board members.
8. On a motion by Member McManus seconded by Member Collins the board finds that the application be approved as submitted.
Approved by a vote of 4-0

4. **263 Main Street. Bart Rodi for Rockland County Action Coalition Housing.** Site Plan application to demolish existing building and construct a 33 Dwelling Unit, three story Multifamily residential building.

Inspector Review: Area variances are required.

Board Review Based Upon:

1. The application dated 2//15;
2. Building Inspector review;
3. Testimony of architect A.J. Coppola, engineer Bart Rodi, applicants Gerri Levy and Bert Hughes;
4. ARB members knowledge of the site;
5. Site visits by members;
6. There was no testimony from the public.

Board Findings:

1. Per 360-5.15 C (1) & (2): “façade design, building ornament, inappropriateness of design”, the board had submitted comments a workshop with the applicants. The architect has submitted two options of revised drawings to address board comments that include: reducing the plateaued effect of the planted area, maintaining consistency with street line of the buildings, reducing the visual scale of the development by wrapping the brick further around the facades, inserting a flat roof parapet above the entry to reduce the inappropriately long gable, and reducing the length of the exterior entry gable to improve the relationship of the scale to the building. The board agrees that aligning the entire frontage of the building with the street line is not successful and the option with a single tier planting is appropriate.
2. At the board workshop, the architect had agreed to add benches in a setback in the front retaining wall. There had been agreement the setback was to align with the column of the entry canopy. The architect will correct the drawings to reflect this.
3. The board expressed concern for being able to view the backs of the ornamental gables on the east west elevations. The board felt that for the gables to be appropriate, they should appear as integral to the facade and not as obvious ornamental devices. The architect indicates that the gables will maintain the same pitch but will be lowered down approx. 4 feet in the façade so they are integrated and the backs cannot be viewed.

Conclusions:

1. Having no further comment by the public, the public hearing is closed on a motion by Member Mathews seconded by Member Buckley, 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.
3. The board concludes that subject to conditions, the proposed alterations are in harmony with and compatible with the existing design and architecture of the Village.
4. On a motion by Member Buckley seconded by Member Holley the board finds that the application be approved subject to the following conditions as agreed to by the applicant:
 1. The retaining wall planter on Main Street will align at the east end with the building street line and will set in at the west end to align with the entry columns. This setback will accommodate benches for the public.
 2. The windows on the ground floor of the Main St elevation will be increased in length to differentiate from the upper stories.
 3. A lime stone band will be reinstated at floor level of the first story.
 4. The east and west elevation gables will maintain pitch but be lowered approximately four feet to be incorporated into the façade elevation.
 5. The board makes a recommendation to the Planning Board that the schedule for planting in the front elevation planting bed include at least one tree to assist in reducing scale and increasing pedestrian friendliness.
 6. The revised drawing will be submitted for review by two members in the interim.

Approved by a vote of 4-0

The meeting adjourned at 8:30pm

Eileen Kuster-Collins, Chairperson