

Present:

Eileen Kuster-Collins	<i>Chairperson</i>
Mary Mathews	<i>Member</i>
Paul Curley	<i>Alternate Member</i>
Lisa Buckley	<i>Alternate Member</i>
Fred Viohl	<i>Code Enforcement Officer</i>

Application 1: 2 North Broadway. Maureen’s Jazz Cellar. Application for a perpendicular ground floor window sign and two non-illuminated informational boxes. Illuminated perpendicular and ground floor window sign.

Building Inspector Review:

Illuminated perpendicular and ground floor window sign comply with zoning. Bottom of perpendicular sign must be a minimum of 8’ above sidewalk. Bracket mounting details required.

Proposed boxes are neither permitted nor specifically prohibited by sign ordinance.

Proof of permission from owner to install sign is required.

Board Review Based Upon:

1. The application dated 3/31/16;
2. Building Inspector review;
3. Testimony of applicant Brianne Higgins;
4. ARB member’s knowledge of the site;
5. Site visits by members;
6. No testimony from the public.

Board Findings:

1. The applicant offered to omit phone numbers from the signs. The perpendicular and window signs are deemed appropriate by the board.
2. Board discussed the display boxes and requests the boxes relate to the architecture for cohesive appearance. Board members also felt one large box would be preferable so as not to compete with the architecture and overwhelm the small storefront.
3. Board offered the following: Option 1: the display box to the right of the door be elongated to align with the window as indicated on the sketch submitted as a result of the meeting. This option will have only one larger display box. Option 2: the conduit on the left side of the door will have to be relocated; two smaller sign boxes aligned with the window as indicated in the submitted sketch will be installed right and left of the door. The board recommends option 1 as proportionally appropriate but will accept option 2 if the applicant opts for that.
4. The board recommends the applicant consider painting the aluminum storefront as the appearance is inconsistent and of poor quality.
5. Revised drawings incorporating board and inspector comments will be submitted for review in the interim by two members of the board.

Conclusions:

1. Having no 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 360-5.13D of the Village of Nyack Code. The board concludes that subject to the following conditions noted in Findings 1 to 5, the design, materials and placement of the proposed sign are appropriate for the building, and are compatible with nearby buildings.
3. On a motion by Member Mathews seconded by Member Curley, the board finds that the application be approved.

Approved by a vote of 4-0.

Application 2: 152 Main Street. Conjury One. Application for one perpendicular sign.

Building Inspector Review:

Sign complies with zoning ordinance. Bottom of sign must be a minimum of 8' above sidewalk. Bracket mounting details required.

Proof of permission from owner to install sign required.

Board Review Based Upon:

1. The application dated 3/30/16;
2. Building Inspector review;
3. Testimony of applicant Valerian Price;
4. ARB member's knowledge of the site;
5. Site visits by members;
6. No testimony from the public.

Board Findings:

1. The board requested the location of the perpendicular sign and the applicant indicated the sign will be mounted on the left outer edge of the storefront window casing.
2. The applicant indicated the sign will be a matte blue finish with metallic lettering and may be outlined in black. The board has no objections.
3. The applicant was advised of building inspector requirements for compliance and submittals required.

Conclusions:

1. Having no comment by the public, the public hearing is closed on a motion by Member Buckley seconded by Member Mathews, approved by a vote of 4-0.
2. The Architectural Review Board has considered the factors set forth in Section 360-5.13D of the Village of Nyack Code. The board concludes that subject to conditions noted in Findings 1 to 3, the design, materials and placement of the proposed sign are appropriate for the building, and are compatible with nearby buildings.
3. On a motion by Member Mathews seconded by Member Buckley, the board finds that the application be approved.

Approved by a vote of 4-0.

Application 3: 203 Depew Avenue. Pierre Chaubard. Application to change porch railing and change siding on front façade.

Building Inspector Review:

Proposal complies with zoning requirements.

Board Review Based Upon:

1. The application dated 3/01/16;
2. Inspector review;
3. Testimony of applicant;
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 proposal and discussed the corner infill with the applicant since no material is indicated for that area. The applicant stated that stained glass was being considered for the infill. Mr. Viohl noted that the glass would need to be tempered if below a certain height. The board requested a detail for this area to understand what they are being asked to approve. The applicant declined and stated he would replace the lattice in the corner openings.

2. Applicant indicated the porch rails will be painted. The spindles will be stained cedar to match the existing shingles.

Conclusions:

1. Having no comment by the public, 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. The board concludes that with conditions as stated in Findings 1 and 2, the proposed renovation is in harmony with and compatible with the existing design and architecture of the Village.
3. On a motion by Member Curley seconded by Member Mathews, the board finds that the application be approved.
Approved by a vote of 4-0.

Application 4: 16 Depew Avenue. Robert Silarski for Ira Speigel & Kim Fader. Application for alterations to existing front porch.

Building Inspector Review:

Proposal complies with zoning requirements.

Board Review Based Upon:

1. The application dated 4/16/16 and drawings dated 3/30/16;
2. Inspector review;
3. Testimony of applicants and architect;
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 proposal and finds the proposal appropriate in design.

Conclusions:

1. Having no comment by the public, public hearing is closed on a motion by Member Buckley 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. The board concludes that the proposed renovation is in harmony with and compatible with the existing design and architecture of the Village.
3. On a motion by Member Buckley seconded by Member Curley, the board finds that the application be approved.
Approved by a vote of 4-0.

Application 5: 68 Sickles Avenue. Andrew Stewart. Application to change garage doors.

Building Inspector Review:

Proposal complies with zoning requirements.

Board Review Based Upon:

1. The application dated 11/19/15;
2. Inspector review;
3. Testimony of applicants Andrew Stewart & Rachel Grob;
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 and finds the proposal to be appropriate.

Conclusions:

4. Having no comment by the public, public hearing is closed on a motion by Member Mathews seconded by Member Buckley, approved by a vote of 4-0.
5. 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 renovation is in harmony with and compatible with the existing design and architecture of the Village.
6. On a motion by Member Mathews seconded by Member Buckley, the board finds that the application be approved.

Approved by a vote of 4-0.

Application 6: 36 Summit Street. Richard Piccininni. Application for renovation to existing house.

Building Inspector Review:

Proposal documents have conflicting information regarding window demolition, sizes, egress, placement, materials -vinyl vs hardiplank).

Creation of third story requires a variance.

An official site/plot plan is required.

Compliance with Fire and Life Safety requirements is not confirmed.

Board Review Based Upon:

1. The application dated 3/28/16 and drawings dated 3/14/16;
2. Inspector review;
3. Testimony of applicant and architect Carl Ackerman;
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 drawings. The applicant indicated Hardiplank will be the applied siding.
2. The front elevation was reviewed. The board requests the following regarding the front:
 - A. Upper gable windows- casing be installed between windows to incorporate detail typical to the area.
 - B. A horizontal casing or substantial cornice molding will be applied between the second and third floors.
 - C. Third floor door casing will be increased in size to be more appropriate to typical detailing, even if it intersects the gable. The reduced width to clear the gable is deemed less appropriate.
 - D. Second story windows will be shifted inward and first floor window shifted to center to gain some alignment or balance between first and second story windows.
 - E. The architect indicated that the existing entry door and entry stair locations remain in existing positions. Board members felt the drawings indicate a more pronounced offset of door/stair than exists.
3. Depew Avenue board comments: new window will be lowered to match existing.
4. On all elevations: Hardiplank will have a 6 inch profile with a 3/8 inch reveal.
5. Applicant must provide inspector requirements. If requested information affects the exterior design, the applicant needs to return for further review.
6. Revised drawings will be submitted in the interim for review by two members.

Conclusions:

1. Having no comment by the public, public hearing is closed on a motion by Member Buckley 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. The board concludes that with conditions as stated in Findings 1 to 6, the proposed renovation is in harmony with and compatible with the existing design and architecture of the Village.

3. On a motion by Member Collins seconded by Member Buckley, the board finds that with the conditions stated in Finding 1 to 6, the application be approved.
Approved by a vote of 4-0.

Application 7: 17 North Franklin Street. The Village Café. Application for exterior alterations in conjunction with change of use from art studio to restaurant.

Building Inspector Review:

Proposed alterations comply with zoning ordinance.
Change of Occupancy requires handicap accessible route.

Board Review Based Upon:

1. The application dated 4/5/16 and drawings dated 3/31/16;
4. Inspector review;
3. Testimony of applicant R.S. Murthy and architect Randy Bennett;
4. ARB member's knowledge of the site;
5. Site visits by members;
6. Testimony of neighbor Robert Whileley who resides in the condo across the street. He expressed concern regarding the change of use to a restaurant and the potential noise. Comment is noted, however the applicant is advised to attend the other land use meetings to address noise concerns as this is not in ARB purview.

Board Findings:

1. The board reviewed the drawings. The board discussed that the building has many conflicting architectural elements and the renovation should improve the discordant elements.
2. The board requests that the entry door and new restaurant doors align at top. The applicant stated a new door was costly, so the board recommended the alignment could be accomplished by installing a transom above the existing door. The applicant agreed.
3. The north elevation window facing Main street is proposed to be replaced. Board requests that the window divisions be changed to three equal sections to be more harmonious with the style of the front façade. The existing window proposed as replacement in kind, is a residential style picture window, inappropriate to the building.
4. The board requests that the lighting be "dark sky" lighting where the light source is not visible and the style be streamlined to be appropriate commercial style lighting.
5. The board requests that the proposed railing be simplified to be appropriate commercial (non-residential) railing.
6. Revised drawings will be submitted in the interim for review by two members.

Conclusions:

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

Application 8: 400 High Avenue. John Krupa for WY Management. Continuation of application to amend previously approved signage occasioned by a brand name change from NYLO to Time Hotel.

Building Inspector Review:

Proposal is for a change of brand name to Time Hotel of previously approved NYLO signage, with the exception of an identification sign next to the west entry door on south façade.

March 20, 2013 ARB minutes are included which outline previous approved signs, along with the May 20, 2013 variance approving other signs.

Proposal complies with zoning requirements.

Except for alterations to color renditions, nothing appears to have changed from the previous application of 3/16/2016.

Board Review Based Upon:

1. The application dated 3/4/16 and drawings dated 4/8/15;
2. Inspector review.
3. Testimony of applicant;
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 drawings. Board members noted that the drawings did not indicate any changes from the last review.
2. Board discussed the use of black netting as a background for the lettering on many of the signs. Members all agree the black netting will read as impermanent, temporary billboard signs. Members felt that this large scale signage on many elevations will be excessively dissimilar and inappropriate as proposed. The applicant stated that if the hotel ownership changes in the future, a painted sign will be too difficult to replace.
3. The board then recommended that the black background be painted directly on the brick (as understood in the original proposal where "mural type signage" was discussed) and the name on the sign be pin mounted letters that can be changed if required.
4. The applicant agreed to consider this option for all signs that indicate the black netting
5. The application remains open.

Conclusions:

1. The application remains open for review.

The meeting adjourned at 9:35 pm.

Eileen Kuster-Collins, Chairperson