

Present:

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

Application 1: 19 North Broadway. Crankworks. Application for a parallel and 2 ground floor window signs.

Building Inspector Review:

Proposal complies with zoning requirements.
Proof of permission from owner to install sign is required.

Board Review Based Upon:

1. The application dated 4/15/16;
2. Building 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. Board reviewed the application and finds the proposal to be appropriate as presented.

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 360-5.13D of the Village of Nyack Code. The board concludes that 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 Holley seconded by Member Buckley, the board finds that the application be approved.
Approved by a vote of 5-0.

Application 2: 37 Route 59. A Dollar +. Application for one parallel and one freestanding sign.

Building Inspector Review:

Sign complies with zoning ordinance.
Proof of permission from owner to install sign required.

Board Review Based Upon:

1. The application dated 4/19/16;
2. Building 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. Applicant indicated that a patch would be applied to the existing awning sign with new name, applied to the full width of the existing awning. Members were concerned that color will not match and suggest the patch be a different background color so an exact match is not required. Applicant agrees.

2. Mounting of patch was discussed. If rivets or hardware attachment is required, board requests that the hardware be applied in a pattern to indicate it is part of the planned design.
3. 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 Mathews seconded by Member Buckley, approved by a vote of 5-0.
2. The Architectural Review Board has considered the factors set forth in Section 360-5.13D 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 Collins, the board finds that the application be approved.

Approved by a vote of 5-0.

Application 3: 81-81 South Broadway. Maura's Kitchen. Application for one parallel and one perpendicular sign.

Building Inspector Review:

Size of signage complies with zoning requirements.

Location of Perpendicular sign not clearly indicated.

Bottom of perpendicular sign must be at least 8 feet from sidewalk.

Board Review Based Upon:

1. The application dated 4/29/16;
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. Applicant was advised about the requirement of 8 ft. height above sidewalk. This will impact size of sign for sign to fit below cornice. Board advised that sign should not interfere with cornice. Applicant agrees and indicates that sign will be reduced in size to comply with height clearance requirement.
2. Applicant stated that the gooseneck type lights will be used to illuminate the perpendicular sign. Board requests that lights be shown on elevation drawings.
3. Applicant stated that the parallel sign will be illuminated by a continuous LED up light concealed behind cornice molding.
4. Revised drawings will be submitted for review in the interim by two board 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 5-0.
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 4, 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 Buckley seconded by Member Mathews, the board finds that the application be approved.

Approved by a vote of 5-0.

Application 4: 81-83 South Broadway. Maura's Kitchen. Application for renovations to building façade.

Building Inspector Review:

Proposal complies with zoning requirements.

Board Review Based Upon:

1. The application dated 4/28/16 and drawings dated 4/27/16;
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 commented regarding details.
2. Transom over door will be aligned in height with the storefront windows.
3. Samples/cut sheets are required of: storefront details and material; window tinting; and door hardware.
4. A note is required on the drawing indicating base/knee wall masonry is existing to remain.
5. Position of signage and position of lights is required on elevations.
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 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 that with the conditions 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 Mathews seconded by Member Holley, the board finds that the application be approved.

Approved by a vote of 5-0.

Application 5: 400 High Avenue. John Krupa for WY Management. Continuation of Application to amend previously approved signage occasioned by a change in brand name 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. **Revisions previously distributed via email.**

Board Review Based Upon:

1. The application dated 11/19/15;
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 applicant noted on sign 1, the pin mounted words "THE" and "TIME" will be the same height of 3'-10". The different heights shown on the drawing were written in error.
2. In compliance with a recommendation by Member Buckley, all black netting signage with the exception of

the banner and parking sign are revised to be black opaque stain applied directly to the brick as background, with white pin mounted letters applied to the brick. The applicant John Krupa stated his appreciation for the boards' recommendations for the project.

The applicant noted the black stain applied to the brick will be a matte finish. The letters will be ¾ inches thick and will be a gloss white.

3. With the above stated notations, the board finds the revised proposal to be appropriate in design.

Conclusions:

1. Having no comment by the public, 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 360-5.13D 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 Buckley seconded by Member Holley, the board finds that the application be approved.
Approved by a vote of 4-0.

Application 6: 20 Fifth Avenue. Andrew Gale. Application to replace garage doors.

Building Inspector Review:

Proposal complies with zoning requirements.

Board Review Based Upon:

1. The application dated 4/28/16;
2. Inspector review;
3. Testimony of applicant 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 applicant noted the doors will be out-swing garage doors.
2. The applicant requested board recommendations regarding hardware. The board recommends that the latch and hinges match in finish, and be compatible with the main entry door.
3. The board reviewed the proposal and with the above notations finds it appropriate as proposed.

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 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 renovation is in harmony with and compatible with the existing design and architecture of the Village.
3. On a motion by Member Holley seconded by Member Buckley, the board finds that with notations stated in Finding 1 to 3, the application be approved.
Approved by a vote of 5-0.

Application 7: 1 Laveta Place. Kier Levesque for Miller. Application to replace second floor sunroom windows and support columns and construction of a new garage.

Building Inspector Review:

Proposal complies with zoning requirements.

Board Review Based Upon:

1. The application dated 4/26/16 and drawings dated 4/26/16;

4. Inspector review;
3. Testimony of applicant and architect;
4. ARB member's knowledge of the site;
5. Site visits by members;
6. Public comment by neighbors Defne & Brian Calwell of 3 Laveta. The Calwell's requested that the height of the proposed garage be maintained as proposed and not increased.

Board Findings:

1. Board and applicant agreed to review the proposal in two phases: 1. Sunroom, & support columns. 2. Garage.
2. Board finds the proposed changes to the sunroom and support columns to be appropriate as presented.
3. Board comments regarding the proposed garage:
 - A. Scale of the garage is too large for the property and house. The garage reads as a horizontal rather than vertical structure and is not compatible with the architecture of the house. Board recommends the garage and pool changing area be segmented to reduce horizontality and scale through use of setbacks, roof level changes etc.
 - B. Style of garage is excessively different from architecture of house and neighborhood. Board recommends stylistic elements such as carriage doors, use of trim, brackets etc to be more appropriate in design. Windows are proposed as casements, inappropriate to house. Board recommends double hung windows to be compatible with house.
4. Board and applicant agree that Phase 1 will be voted upon. Phase 2 will be revised for review at a future meeting.

Conclusions:

1. Having no further comment by the public, the public hearing for the Phase 1 sunroom and support column renovation is closed on a motion by Member Buckley, 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 construction of the Phase 1 sunroom and support columns as noted in Findings 1, 2, and 4 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 Holley, the board finds that the application be approved.
Approved by a vote of 5-0.

The application for Phase 2 garage construction remains open for further review.

Application 8: 11 Front Street. Kier Levesque for Pritsky/Caplan. Application to replace rear door and addition of windows on rear of house

Building Inspector Review:

Proposal complies with zoning requirements.

Board Review Based Upon:

1. The application dated 4/26/16 and drawings dated 4/26/15;
2. Inspector review.
3. Testimony of applicant Mark Pritsky and architect Kier Levesque;
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 it appropriate as presented.

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 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 Holley, the board finds that the application be approved.
Approved by a vote of 5-0.

Application 9: 1 Orchard Street. Kier Levesque for Adler. Application for amended ARB approval. Proposal is to windows on the north and east sides of the house as shown on page A-4.

Building Inspector Review:

Proposal complies with zoning requirements.

Board Review Based Upon:

3. The application dated 4/26/16 and drawings dated 4/26/16;
4. 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 revised drawings and finds the application appropriate as presented.

Conclusions:

1. Having no comment by the public, 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 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 Holley seconded by Buckley, the board finds that the application be approved.
Approved by a vote of 5-0.

Application 10: 31 Laveta Place. Kier Levesque for Justine Girard. Application to replace existing retaining walls and garage to house a Professional Studio.

Building Inspector Review:

A parking space is required for the Studio in addition to the two spaces required for the dwelling, Otherwise, proposal complies with zoning regulations.

Board Review Based Upon:

4. The application dated 4/27/16 and drawings dated 4/26/16;
5. 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 finds the application to be appropriate in design and makes the following request as agreed to by the applicant:

- A.** A vertical mullion be added to the windows in the mansard roof to divide the windows into a two lite window and have the windows appear more vertical in scale.

Conclusions:

1. Having no comment by the public, public hearing is closed on a motion by Member Buckley 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 that with the condition noted in Finding 1A, the proposed renovation 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 5-0.

The meeting adjourned at 8:45 pm.

Eileen Kuster-Collins, Chairperson