

Present:

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

Application 1: 316 Main Street. Mobil Gas Station. Application to change existing price sign to LED price sign.

Building Inspector Review:

Size of signage complies with requirements found in 360-4.11E (5).
An area variance will be required from Article IV VON 360-4.11G (2) for prohibited LED signage.

Board Review Based Upon:

1. The application;
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 noted the signage will be active 24 hours a day.
2. Applicant confirmed the proposed sign will not exceed the size of the existing sign to be replaced.
3. The board reviewed the lighting requiring the variance and noted that other gas stations had similarly approved illumination.

Conclusions:

1. Having no comment by the public, the public hearing is closed on a motion by Member McManus seconded by Member Holley, approved by a vote of 4-0.
2. The Architectural Review Board has considered the factors set forth in Section 360-5.13D of the Village of Nyack Code. The board concludes that with the notations in Findings 1 to 3, and with a positive recommendation to the ZBA for the required variance, 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 McManus seconded by Member Holley, the board finds that the application be approved.

Approved by a vote of 4-0.

Application 2: 294 Main Street. Bart Rodi. Application to replace and existing sign on Highland Ave. façade (Tandy Leather)

Building Inspector Review:

Proposal complies with zoning requirements.

Board Review Based Upon:

1. The application dated 6/8/16;
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. The existing sign for Tandy Leather had been approved with the condition that the stucco substrate be repaired to match existing. This was not completed. Mr. Rodi as applicant indicates newly proposed sign will remedy this by covering the exposed area. Board members agree.

Conclusions:

1. Having no comment by the public, the public hearing is closed on a motion by Member McManus seconded by Member Holley, approved by a vote of 4-0.
2. The Architectural Review Board has considered the factors set forth in Section 360-5.13D 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 McManus seconded by Member Holley, the board finds that the application be approved.

Approved by a vote of 4-0.

Application 3: 8 First Avenue. John Gromada. Application to extend duration of building permit.

Building Inspector Review:

Applicant's building permit has expired following a six-month extension granted by the building inspector. Pursuant to Article V VON 360-5.5A, no further work is to be undertaken without a new building permit or approval of the Planning Board or Architectural Review Board.

Board Review Based Upon:

1. The application's letter dated 6/28/16;
2. Inspector review;
3. Applicant arrived after review;
4. ARB member's knowledge of the site;
5. Site visits by members;
6. No testimony from the public.

Board Findings:

1. Proposal remains unchanged from the originally approved application. This application is for an extension of time. Project is substantially complete.
2. Board members had no objection to the request for time extension and agreed a 6-month extension be granted.

Conclusions:

1. Having no comment by the public, public hearing is closed on a motion by Member McManus seconded by Member Holley, approved by a vote of 4-0.
1. 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 and 2, the extension of time for the previously approved renovation be approved.
2. On a motion by Member Holley seconded by Member McManus, the board finds that the application be approved.

Approved by a vote of 4-0.

Application 4: 34 Hart Place. Jan Degenshein for Rand. Application to construct a front porch.

Building Inspector Review:

Proposal complies with zoning regulations.

Applicant received site plan approval from the Planning Board on July/5/2016.

Board Review Based Upon:

1. The application dated 6/14/16;
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 board reviewed the proposal and finds the proposed changes to be appropriate in design.

Conclusions:

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

Approved by a vote of 4-0.

*Member Mathews joined the meeting at 7:30pm.

Application 5: 65 Main Street. Jan Degenshein for Issac Hershko. Application for exterior alterations.

Building Inspector Review:

Property is in DMU zoning district.

Proposal complies with zoning regulations.

Board Review Based Upon:

1. The application dated 7/8/15;
2. Inspector review;
3. Testimony of applicant's architect;
4. ARB member's knowledge of the site;
5. Site visits by members;
6. No testimony from the public.

Board Findings:

1. Board members reviewed the proposed synthetic green material, that is partially installed onsite, and expressed concern regarding durability and quality.
2. Members discussed this atypical application of material and agreed the proposed material could serve to soften the building that consists of hard, non textured surfaces.
3. Board discussed the material that is proposed and agreed the material to be appropriate if concerns for longevity, quality of application, and maintenance could be resolved
3. Board requested: A. a maintenance plan be provided; B. Installation specifications be provided for record and complied with; C. Quality of installation be maintained- Members noted poor execution of already installed material; D. Quarterly inspection of the material and repair to maintain quality; E. Manufacturers information regarding prior installations be submitted.

Conclusions:

1. Having no comment by the public, public hearing is closed on a motion by Member Holley seconded by Member McManus, 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 3, the proposed renovation is in harmony with and compatible with the existing design and architecture of the Village. On a motion by Member Collins seconded by Member McManus, the board finds that the application be approved.

Approved by a vote of 5-0.

Application 7: 160 North Midland Avenue. Mike Pomarico for Nyack Hospital. Site Plan application to construct a two story addition and four story stair tower.

Building Inspector Review:

Building height is limited to 40 feet and 3 1/2 stories by Dimensional Standards Table 4-1. Footnote (o) provides a method for permitting the increase in height of a building in the H zoning district to six stories or 72 feet. Calculations per footnote (o) must be submitted before it can be determined if a variance for height is required from the Article IV VON 360-4.3, Dimensional Standards Table 4-1.

Board Review Based Upon:

1. The application and drawings dated 7/1/16;
 1. Inspector review;
 3. Testimony of applicants and architect;
 4. ARB member's knowledge of the site;
 5. Site visits by members;
 6. Public comment by residential neighbors: Ellyse Berg- concerned about light pollution; stated there are already lighting issues with the cancer center and fears an increase. There are south side spotlights that are disruptive. Ms. Berg is concerned with a two story glass entry and light spillage and also light from large scale emergency sign on building. Architect offered solution of motorized screen inside building to cut light. Comment by Ann O'Donoghue and Mary Ann Armano – also concerned with light pollution. North parking area was approved with "night shade" post lights. Hospital has placed glaring lights on building that shine towards adjacent properties. Tom Dudzick and Kyle Ryan also expressed concern about lighting and disruption. Concern expressed for proposed line up of emergency vehicles and the proposal that they back into spaces- will this create vehicle noise, and headlights facing forward to Midland in the constant "on" position. Barbara Cohig questioned if turn-around would not create traffic block.

Board Findings:

1. Applicants and architect presented a comprehensive view of the building through elevations, plans and renderings via projected images. Extensive discussion followed addressing locations, concept, scale, functionality, views and materials.
2. Board members agreed the proposal was met with general approval however a board request for additional information was issued: A. Board requested that elevations of the Midland Ave. renovation at the north section be provided that include the retaining walls with heights and a graphic reference to human scale. The presentation included elevations of the north Midland elevation but the view from the street was not included. B. Larger scale elevations of portions of the building are required to understand details. The elevations presented are of the entire long elevation on the east and are lacking in detail.
3. Board respectfully requests that the Planning Board consider comments by neighbors regarding light pollution, (proposed and existing) comments regarding the proposed configuration of emergency/ambulance vehicles and their impact. (see comments above).

4. Board requests that any design solutions proposed in response to neighbor concerns be incorporated into the proposal for review re visual impact.
5. Board requests the Planning Board require a planting and maintenance plan as the plantings have great long term visual impact on the property.

Conclusions:

1. The public hearing will remain open for further comment.
2. The applicants have agreed to consider board requests and will return with the additional information for further review.
3. The Architectural Review Board has considered the factors set forth in Section 360-5.15C of the Village of Nyack Code. The board by a majority agrees that the proposal will remain open but is considered appropriate in overall approach and should proceed to Planning Board review. The applicants will return for review after receipt of Planning comments. The application remains open.

**Member Collins left the meeting at 8:50 pm.

Application 6: 8 Depew Avenue. Paul Curley. Application to change windows.

Building Inspector Review:

Property is in TFR zoning district.

Proposal complies with zoning regulations.

Board Review Based Upon:

1. The application;
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. On south and east facades (1st and 2nd floors), 5 existing windows will be replaced with new 6 over 6, simulated divided light windows to match style of others on basement level (2012 addition).
2. On west side, 1 window will be replaced with a new 1 over 1 to match other window on this façade.
3. On the north façade (not generally visible to the public), 3 windows will be replaced with new 1 over 1 to match existing window.

Conclusions:

1. Having no comment by the public, public hearing is closed on a motion by Member McManus seconded by Member Holley, approved by a vote of 3-0.
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 McManus, the board finds that with conditions stated in Findings 1 to 3, the application be approved.
Approved by a vote of 3-0.

The meeting adjourned at 9:15 pm.

Eileen Kuster-Collins, Chairperson