

Present:

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

Application 1: 233 Main Street. El Cuano. Application for a parallel sign on Main Street façade, a parallel sign on Midland Ave. façade and ground floor window signs on Main St. and Midland Ave.

Building Inspector Review:

Main Street signage complies with zoning requirements.

Midland Avenue signage complies with zoning requirements.

Board Review Based Upon:

1. The application dated 5/25/16;
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 made the following recommendation: A. The flag graphic should be moved closer to the lettering for a more cohesive appearance.
2. The applicant indicated: A. The sign will be satin finish. B. All background surfaces will be the cream color.
3. The board requested and the applicant agreed to incorporate the recommended revision and notations and submit electronically 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 Holley, 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 with the agreed upon 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 Curley, the board finds that the application be approved.
Approved by a vote of 5-0.

Application 2: 188 Main Street. Elite Hair Studio. Application for one parallel and one perpendicular sign on Main Street façade.

Building Inspector Review:

Proposed signage to replace existing approved signage of same size and location.

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

Signs comply with zoning requirements.

Proof of permission from owner to install sign required.

Board Review Based Upon:

1. The application dated 5/25/16;
2. Building Inspector review;

3. Testimony of applicant's representative Dani Hanken
4. ARB member's knowledge of the site;
5. Site visits by members;
6. No testimony from the public.

Board Findings:

1. Applicant indicated: A. Sign is made of PVC in a matte finish with gloss lettering; B. Edges of sign are ½ inch thick with an aluminum black edge molding; C. The sign will be mounted 8 feet above the ground level.

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 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 the agreed upon conditions noted in Finding 1, 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 Mathews, the board finds that the application be approved.

Approved by a vote of 5-0.

Application 3: 4 Waldron Avenue. Taste n See. Application for one parallel sign.

Building Inspector Review:

Proposal is to replace previously approved parallel sign without internal illumination.

Signage complies with zoning requirements.

Proof of permission to install sign required from owner.

Board Review Based Upon:

1. The application dated 5/26/16;
2. Inspector review;
3. Testimony of applicants;
4. ARB member's knowledge of the site;
5. Site visits by members;
6. No testimony from the public.

Board Findings:

1. The board recommended: A. For improved legibility, the "Taste N See" lettering be enlarged. B. The letters below the Taste N See lettering should be reduced so they do not compete with the primary name.
2. 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 Holley, 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 the agreed upon conditions noted in Findings 1 and 2, 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 Curley seconded by Member Buckley, the board finds that the application be approved.

Approved by a vote of 5-0.

Application 4: 1 Laveta Place. Kier Levesque for Miller. Continuation of Application to replace second floor sunroom windows and support columns and construction of a new garage.

Building Inspector Review:

Proposal complies with zoning regulations.

Site plan approval granted by Planning Board on June 6, 2016.

Board Review Based Upon:

1. The application and revised drawings dated 5/31/16;
2. Inspector review;
3. Testimony of 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 accepted it as presented.

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 Buckley seconded by Member Curley, the board finds that the application be approved.

Approved by a vote of 5-0.

Application 5: 39 North Midland Avenue. Kier Levesque for Aaron and Lisa Gould. Application for a two story addition and a side yard deck.

Building Inspector Review:

Proposal complies with zoning regulations.

Board Review Based Upon:

1. The application and drawings dated 6/2/16;
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. The board recommended the following:
 - A. The north elevation addition should jog/inset in from the existing façade to indicate an addition rather than making the main body of the house an inappropriate scale. This type of addition is typical to the village.
 - B. The architect has indicated the siding will match existing. The board noted new siding may not match existing weathered siding. The requested inset noted above in 1A will help alleviate this issue by not having the material butt to each other.
 - C. All 3 windows on the south elevation should match- either 6 over 6 divisions, or 1 over 1. As presented, there are differing window types on the same elevation.
 - D. Revised drawings will be submitted for record.

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 with the conditions agreed to by the applicant, noted in Findings 1A to D, 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 Holley, the board finds that the application be approved.

Approved by a vote of 5-0.

The meeting adjourned at 8:40 pm.

Eileen Kuster-Collins, Chairperson