

**Present:**

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

**Application 1: 142 Main Street. Gregory Sahagian & Son for Gisondi Family Ltd. Partnership.** Continuation of application for awning and signage.

**Building Inspector Review:** All signage is compliant with respect to size and content.

**Board Review Based Upon:**

1. The application and drawings dated 10/4/16; Façade renderings submitted 11/5 via email;
2. Building Inspector review;
3. Testimony of applicant and architect.
4. ARB members knowledge of the site;
5. Site visits by members;
6. No testimony from the public.

**Board Findings:**

1. The board discussed the alteration to the façade on Main St. The architect presented a revised design with a faceted metal surface in a matte stainless brushed finish to be applied in the upper section of the facade. The architect also indicated the remaining existing façade would be painted in Sherwin Williams Lazy Gray paint. The signage is pin mounted letters on a Tuscan orange painted metal box awning.
2. The Franklin St elevation indicates: 1. An elongated window to match the existing window alignments. 2. A fabric awning with signage on the slope. 3. The existing materials on the west elevation will be painted the SW Lazy Gray. The board requested that the awning shape be revised as the box shape appears very contemporary on a clapboard style elevation. The architect offered to revise to a hip type shape. The board also requested the awning align with the architectural elements of the doorway.
3. The west elevation indicated stainless letters on a Tuscan orange backboard. The board requested the sign be elongated to align with the architecture. The boundaries of the sign as proposed appear arbitrary. The architect agreed.

**Conclusions:**

1. Having no further comment by the public, the public hearing is closed on a motion by Member Buckley seconded by Member Holley and is 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 regarding the alterations to the façade. The Board finds the proposed alterations are in harmony with and compatible with the existing design and architecture of the Village. 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 signs as noted in Finding 1-3 are appropriate for the location, and are compatible with nearby area.
3. On a motion by Member Buckley seconded by Member Holley the board finds that with the agreed upon conditions noted in Findings 1-3, the application be approved. A positive recommendation is made to the ZBA for the required variance. The applicant will revise the drawings to reflect the agreed upon conditions and submit in the interim for review by two members.  
Approved by a vote of 3-0.

**Application 2: 79 South Broadway. Brooklyn Bread Company.** Application for awning, one parallel sign, one perpendicular sign and one ground floor window sign.

**Building Inspector Review:** Signage complies with zoning requirements.  
Bottom of awning must be at least 7 feet above sidewalk.

**Board Review Based Upon:**

1. The application dated 10/28/16;
2. Building Inspector review;
3. Testimony of applicant and signage rep;
4. ARB members knowledge of the site;
5. Site visits by members;
6. There was no testimony from the public.

**Board Findings:**

1. The board reviewed the proposed signage and recommended the word "Bakery" on the parallel sign be condensed to read as vertical letters and to be legible as a single word. The applicant's representative agreed.

**Conclusions:**

1. Having no further comment by the public, the public hearing is closed on a motion by Member Holley seconded by Member Buckley, approved by a vote of 3-0.
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 recommendation noted in Finding 1, the design, materials and placement of the proposed signs are appropriate for the location, and are compatible with nearby area.
3. On a motion by Member Buckley seconded by Member Holley, the board finds that with the condition in Finding 1, the application be approved.  
Approved by a vote of 3-0.

**Application 3: 204 High Avenue. Koke.** Application to replace three windows.

**Building Inspector Review:** Proposed window lights are not the same as existing windows.

**Board Review Based Upon:**

1. The application dated 11/3/16;
2. Building Inspector review;
3. Testimony of applicant;
4. ARB members knowledge of the site;
5. Site visits by members;
6. No testimony from the public.

**Board Findings:**

1. The applicant indicated the windows are Anderson Renewal windows in a 6 over 1 mullion pattern.

**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 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 subject to the notations in Findings 1, the proposed alterations are 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 the application be approved as submitted.  
Approved by a vote of 3-0.

**Application 4: 52 South Midland Avenue. Kier Levesque for Blumenthal.** Application to replace concrete front steps with wood.

**Building Inspector Review:** Proposal complies with zoning regulations.

**Board Review Based Upon:**

1. The application dated 10/13/16;
2. Building Inspector review;
3. Testimony of architect;
4. ARB members knowledge of the site;
5. Site visits by members;

**Board Findings:**

1. The board reviewed the proposal and finds it appropriate in design.

**Conclusions:**

1. Having no comment by the public, the public hearing is closed on a motion by Member Buckley 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 alterations are 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 the application be approved as submitted.  
Approved by a vote of 3-0.

**Application 5: 3 Second Avenue. Kier Levesque for Todd/Chewning.** Application to replace exterior front door and sidelights and add handrails to front steps.

**Building Inspector Review:** Proposal complies with zoning regulations.

**Board Review Based Upon:**

1. The application dated 10/19/16;
2. Building Inspector review;
3. Testimony of architect;
4. ARB members knowledge of the site;
5. Site visits by members;

**Board Findings:**

1. The board reviewed the proposal and finds it appropriate in design.

**Conclusions:**

1. Having no further comment by the public, the public hearing is closed on a motion by Member Holley seconded by Member Buckley, 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 alterations are 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 as submitted.  
Approved by a vote of 3-0.

**Application 6: 32 Tallman Avenue. Kier Levesque for Weintraub.** Application to replace side path and cover front porch.

**Building Inspector Review:** An area variance will be required.

**Board Review Based Upon:**

1. The application and drawings dated October 10, 2016;
2. Building Inspector review;
3. Testimony of applicant and architect;
4. ARB members knowledge of the site;
5. Site visits by members;
6. There was no testimony from the public.

**Board Findings:**

1. Board members discussed the mansard style architecture and find the proposed arched entry element to be atypical for mansard style architecture. The architect and applicant indicated that the house originally was more colonial in style and the mansard roof was added. The board notes that the present architecture of the residence is now a mansard roofed structure.
2. The board conditions that the horizontal line of the proposed porch roof should be continued. Arched elements can be added by applying bracketry. Members Buckley and Collins both presented example photos of typical mansard roof structures with rectilinear lines and arches indicated by applied brackets. All members agreed this was more appropriate to this style of architecture. Member Collins noted that the proposed arch presented a conflicting language and diluted the integrity of the mansard roof structure. The applicant agreed to the recommended revision.

**Conclusions:**

1. Having no further comment by the public, the public hearing is closed on a motion by Member Holley seconded by Member Buckley, 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 subject to the condition noted in Findings 1 and 2, the proposed alterations are in harmony with and compatible with the existing design and architecture of the Village. The applicant will revise the drawings and submit in the interim for review by two members.
3. On a motion by Member Buckley seconded by Member Holley, with a positive recommendation to the ZBA for the required variance, and with the noted conditions, the board finds that the application be approved as submitted.

Approved by a vote of 3-0.

The meeting adjourned at 9pm.

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Eileen Kuster-Collins, Chairperson