

Present:

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

Application 1: 142 Main Street. Gregory Sahagian & Son for Gisoni Family LTD. Partnership. Continuation of application for awning and signage. Proposal is to construct an awning with signage on Main St, two parallel signs on Franklin St., and two parallel signs on west elevation in parking lot.

Building Inspector Review:

An area variance will be required from Article IV VON 360-4.11E (1) for parallel signs on west façade not facing a street. There is perpendicular signage proposed for the Main St awning sign. The code is silent on this issue.

Board Review Based Upon:

1. The application and drawing dated 10/4/16;
2. Building Inspector review;
3. Testimony of applicant's representative (Paul Mazzacane, GSNS Awnings);
4. ARB member's knowledge of the site;
5. Site visits by members;
6. No testimony from the public.

Board Findings:

1. The board discussed and agreed that awning fabric on the Main St façade is inappropriate for use as a facade material. It is viewed as either an awning, or as impermanent. The board requested that the façade be clad with a permanent quality material.
2. Board members discussed and agreed that the proposed form of the façade appeared to be an inappropriate scale; large box like forms extending over the sidewalk. The board suggested the façade be of a different form than the proposed center awning.
3. The board requested that the architect be present to discuss. This was also requested by the board at the prior meeting. The representative agreed to extend the request to the owners/applicants.
4. The board proposed that a meeting could be scheduled onsite with two members of the board to review the façade and discuss board concerns.

Conclusions:

1. There was no comment by the public, the public hearing remains open.
2. The board has requested revisions and the applicant's representative has agreed to relay that information.

Application 2: 50 Gedney Street. York Analytical Laboratories. Application to install one non-illuminated professional sign.

Building Inspector Review:

Proposal complies with zoning requirements.

Board Review Based Upon:

1. The application dated 9/28/16;
2. Building Inspector review;
3. Testimony of applicant Kevin Liddy;
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 that the sign placement relate to the existing architecture. The board requested that the center of the sign be aligned horizontally with the centerline of the porthole windows in the existing entry doors to the west. The applicant agreed.
2. The board requested that the sign location be shifted west to sit closer to the entry. As rendered, the sign location makes the sign appear to be floating on the façade in an arbitrary location. The applicant agreed.

Conclusions:

1. Having no comment by the public, the 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 360-5.13D of the Village of Nyack Code. The board concludes that with the 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 McManus seconded by Member Mathews, the board finds that the application be approved.

Approved by a vote of 5-0.

The meeting adjourned at 8:15 pm.

Eileen Kuster-Collins, Chairperson