

**Minutes of the Nyack Architectural Review Board Meeting
September 21, 2016 / 7:00 p.m.**

Members Present:

Maggie McManus (acting chair)
Toma Holley
Mary Mathews
Paul Curley

Donald Yacopino

Absent:

Eileen Kuster-Collins
Lisa Buckley

1. **19 North Broadway. Legacy Art for Everyone.** Application to install one perpendicular sign. Note: The Building Department has been given a copy of the requisite permission from the landlord for the sign installation.

Application date: 8/22/16

Applicant/Owner: Elizabeth Gott

The bottom of the sign will be mounted as shown in the application so that it is 8' above the ground.

No public comment.

Public comment was closed on a motion by Member Mathews and seconded by Member Holley. VOTE: 4 - 0

On a motion by Member Holley, seconded by Member McManus, the application was approved as presented. VOTE: 4 - 0

2. **15 North Broadway. Churoncalla.** Application to revise existing parallel sign.

Application date: 8/23/16

Applicant/Owner: Qi Chu

The applicant stated that the colors in the pre-existing sign (MacCartney, MacCartney, and etc) represent her vision for her new endeavor thus she is keeping the burgundy and gold.

No public comment.

Public comment was closed on a motion by Member Holley and seconded by Member Mathews. VOTE: 4 - 0

On a motion by Member Mathews, seconded by Member Holley, the application was approved as presented. VOTE: 4 - 0

3. **142 Main Street. Gisondi Family Ltd. Partnership.** Application for awning and signage as follows:

Main Street - Awning and perpendicular signage

Franklin Street - two parallel signs

West elevation (parking lot) - two parallel signs

Application date: 8/24/16

Applicant represented by: Gregory Sahagian, for Gregory Sahagian & Sons, Inc. (awning and signage company.)

The board found that not enough information was presented in the application and that the drawings and photoshop representation that were provided were not sufficiently clear. Further, the unusual nature of the awning proposed for the Main Street entrance could not be sufficiently explained by Mr. Sahagian.

The awning design as understood was deemed not appropriate for Nyack by a least 2 members of the board.

This application remains open until more information can be provided and the front awning configuration fully explained and illustrated.

The board indicated it would provide a positive recommendation to the ZBA for the signs on the west elevation.

4. 18 North Franklin Street. Vibes Cafe. Application for signage as follows:

Franklin Street - one parallel, one perpendicular, and one window sign

South elevation (facing Main Street) - 1 window sign

Application date: 9/16/16

Applicant/Owner: Rajeve Sathiyamurthy

Regarding the importance (facing Main Street) of the south window, the board decided that the very effective image of palm trees and sun should be considered as a stand-alone graphic and not part of the signs. The applicant confirmed that the perpendicular sig will be affixed to a sturdy portion of the front facade.

No public comment.

Public comment was closed on a motion by member Holley and seconded by Member Mathews. VOTE: 4 - 0

On a motion by Member McManus, seconded by Member Holley, the application was approved as presented. VOTE: 4 - 0

5. 13 South Broadway. Soul Flyte. Application for one parallel, one perpendicular, and three ground floor window signs.

Application date: 9/1/16

Applicant/owner: Shira Turkl

No public comment.

Member Curley noted that on the window signs there should be a a dot between the words "Fitness" and "Love", similar to the dots between the other words.

Public comment was closed on a motion by member Mathews and seconded by Member McManus. VOTE: 4 - 0

On a motion by Member Mathews, seconded by Member McManus, the application was approved as presented. VOTE: 4 - 0

6. 17 South Broadway. First Niagara Bank. Application to replace 42 signs as follows:

35 no parking, 2 EXIT, 1 front door (west), 1 south wall, 1 west wall, 1 north wall.

Application date: 9/7/16

Applicant represented by: Jose Garcia, sign installation contractor.

Member McManus remarked that the use of red for the no parking signs was too bright and attention-getting, similar to warning or stop signs, and requested that the color be reversed to red lettering over white or silver. This was agreed to. Member Curley remarked that the size of the letters on the word "exit" should be increased to improve visibility. This was agreed to. The applicant stated that the new signs are replacing exactly what was there before in number and size for expedience.

No public comment.

Public comment was closed on a motion by member Mathews and seconded by Member McManus. VOTE: 4 - 0

On a motion by Member McManus, seconded by Member Curley, the application was approved as presented with the stipulation that the size of the letters on the two EXIT signs be increased. VOTE: 4 - 0

7. 144 Fifth Avenue. Galietta residence. Application to remove two sheds and install one new rear yard shed.

Application date: 8/17/16

Applicant: Jeanmarie and John Galietta

No public comment.

Public comment was closed on a motion by member McManus and seconded by Member Curley. VOTE: 4 - 0

On a motion by Member McManus, seconded by Member Mathews, the application was approved as presented. VOTE: 4 - 0

8. 160 North Highland Avenue. Nyack Hospital. Continuation of application to construct a two-story addition and a four-story stair tower and signage.

Application date: 7/20/16

Applicant represented by: Michael Pomarico, architect, and John Volanto, Nyack Hospital Chief Operating Officer. (among many)

The applicant has responded successfully to both board comments and the concerns of the neighbors. A) New elevations were presented illustrating the northern end of the Midland Avenue elevation showing the tiered retaining walls leading up to the Infusion Center with graphic reference to human scale. NOTE: the two old growth trees that had been slated for removal will remain. B) Larger scale and more detailed elevations were provided for better understanding.

The light spillage issue has been addressed as follows: A) All existing fixtures have been adjusted so light does not project beyond the property. B) The 98% blackout shades will be put on the same photocell as the Emergency sign. When the Emergency sign lights, the shades will automatically drop.

The applicant stated that monthly meetings will be held to update surrounding community and to hear their concerns.

Public Comment:

- 1) Darrow Samberg asked if there would be benches for visitors to use while waiting. The Hospital representative replied that there would be benches outside the emergency entrance, and there are other benches on the property.
- 2) Barbara Cohig commented that the hospital should use warm LED lights. The representative stated that the lights would have a color temperature of 2700 Kelvin.
- 3) Joe Sagan asked about the completion date. The representatives estimated early 2018.
- 4) Amelie Southwood stated that she was concerned about parking. The Hospital representative stated that the hospital provides sufficient parking as required by the Zoning Code, but that their goal is to add more parking capacity in the future.

Public comment was closed on a motion by member Mathews and seconded by Member Curley. VOTE: 4 - 0

On a motion by Member McManus, seconded by Member Holley, the application was approved as presented. VOTE: 4 - 0

9. 55 Gedney Street. TZ Vista, LLC. Application for a multi-family residential project with 131 units and parking for 275 cars and pedestrian walk along the river.

NOTE: This application will require a Special Permit from the Village Board.

Application date: 9/6/16

Applicant represented by: Drazen Cackovic, architect

Mr. Cackovic first thanked the ARB for their help which resulted in buildings and materials that relate to the village, and stepped back buildings to decrease mass. He thanked the public for their input as well before delivering an overview of the project as it stands now and a history of the site.

Mr. Cackovic listed what he sees as the benefits to this development. They include: A) Brownfield clean-up and remediation leading to a productive site; B) Increased tax base; C) New families and neighbors; D) Two small private parking lots on Gedney will become public (?).

He went on to describe parts of the design: The townhouses are on the river front and shield the view of the garage ("linear buildings"). Many surfaces use green technology. The top of the garage, for instance, is lawn with a structured grid and/or grass-crete pavers, both of which can be driven on. The architecture is traditional using brick, fiber-cement board, PVC for trim, white aluminum windows which are double-hung with fixed mullions. The railings will be white fiber cement or PVC. The roofs will also be white.

Member McManus thanked Mr. Cackovic for his presentation and asked for more details regarding the windows and surface treatments and materials. Mr. Cackovic said that would be provided. Member Curley asked about the height and material used for the walls in front of the river-facing town homes. Mr. Cackovic replied that they would be 2 feet and made of stone. Member Mathews said that the elevations were not sufficient

for her understanding of the scope, volume, and complexity of the project and requested that a scale model or, at the very least, 3D renderings of the site be provided. Mr. Cackovic said that they would be able to provide some more information.

In order to consider this application complete, the ARB requests the following:

- A) Larger scale elevation of typical section which shows details of materials and their application
- B) Details for windows, railings, pergolas, roof
- C) Scale model (ideal) or 3D rendering (acceptable) of the entire development in context with the site
- D) Location specifics and rendering of mechanicals

Per the Village Attorney, Walter Sevastian: The ARB requests additional items for application be be considered complete.

Public Comment:

1) Barbara Cohig - 8 1st Street, Nyack

- Scale and massing will block the upland neighbors, would like all or some of the 5th story to be removed
- Townhouses block the view of the river
- White roofs will be unsightly from above
- Materials cheap and should be switched out for quality materials
 - brick instead of brick face and a brick with character
 - wrought iron instead of plastic railing
 - stone or stucco instead of XXXXXXXXX
- Stairway from the river walk is forbidding
- Worried about security issues
- Mechanicals should be hidden and not put on top of the roof further adding to the height of the structure
- She also requested that the ARB recommend against the Special Permit.

2) Richard Kendall - 76 Marion Street, Nyack. A 20 year resident.

- He is an art and architectural historian
- Nyack has a distinctive character and this proposal is out of character.
- (Edward) Hopper would be appalled
- Wood is the principle residential material - brick is not typical
- The esthetics, traditions, and materials have been trampled upon in the crudest possible way
- Nyack Library is a good example of new construction blending in with existing older buildings.

3) Darrow Samberg - 101 Gedney Street, Nyack (the “ugly building”

- The application is “confusing”, like many different opinions about the same painting
- The proposed project has no real character

- She sees no improvement in the new development - commercial in appearance
- It's not open - not friendly
- Concerned about the toxic site
- Fumes and smells already come from the remediated site
- Throw out the proposed materials and use wood
- Give us back our river

4) Ray Wright - no address. A 75 year resident

- Question: What is the percentage of land left open minus the 1/2 acre park?
- Mr. Cackovic said he did not know off hand but he would have that information at the Planning Bd meeting.

5) David Soderlund - 22 Burd Street, Nyack. A six year resident.

- He doesn't know how the ARB does it - he certainly can't decipher the plans what were presented.
- Implores the ARB to use their skills and expertise - every single means available - to ensure that the approved buildings are what we all want in the village.

6) John Shields - Nyack Mayor 2000-2010

- Remembers the Village before there was an ARB and cites an example of poorly designed projects that went through anyway
- The ARB has improved the quality of the village
- He really trusts the ARB

The application will remain open.

The meeting adjourned at 10:05 pm