

Members Present:

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

Absent:

T. Robin Brown
Maggie MacManus

The Minutes of the September 18, 2013 Nyack Architectural Review Board Meeting were approved.

1. 5 First Avenue. *Walter Harrington, presented by Richard Harrington.* Application for vinyl siding and enlarging front deck. At the September meeting, there were objections from some Board members concerning the installation of vinyl siding, which had commenced without Building Department approval. It was observed that this is a historical block, and no other buildings on this block have vinyl siding (other than an adjacent property which faces Gedney St). At the prior meeting, the applicant had been asked to consider alternative materials such as Hardy Plank, to consider keeping the existing siding in place, or to consider a better quality and scaled material that was in keeping with the adjacent properties. It was noted that the proposed material would render the house excessively dissimilar in quality and appearance to every other property on First Avenue, having negative impact on the historical character and value of the street. The applicant stated that he had rejected these suggestions.

No public comment. Motion by Member Mathews, seconded by Member Holley to close the public portion. Approved by a vote of 5-0.

Motion by Member Collins, seconded by Member Holley to approve the portion of the application relating to the expansion of the front deck, with the following condition as agreed to by the applicant: that the lattice is made of wood rather than vinyl and that the railing continue down the stairs. The motion includes a positive recommendation to the ZBA for the required variance.

Approved by a vote of 5-0.

Motion by Member Collins, seconded by Member Holley to reject the portion of the application relating to the installation of vinyl siding noting it to

be excessively dissimilar in quality and appearance to all other structures on First Ave.

Approved by a vote of 4-1, with Member Mathews voting negatively.

2. 29 Catherine Street. Danny Mitlof. Application for the removal of structurally unsound portion of a garage. Member Curley reported that he had contacted the Village historian as well as the Nyack Historical Society, and both of these resources indicated that it was highly unlikely that this building had any historical connection with the Underground Railroad, although it has been used as a memorial relating to the Underground Railroad for the past several years. The applicant stated that the structure was unsafe and that he would be subject to monetary penalties if he did not remedy the situation by a certain date.

Member Holley commented that the Underground Railroad sign itself had some cultural value, to remind people that the nearby Nyack Brook may have been a path used by escaping slaves to travel from safe houses in Nyack down to the Hudson River. Board members concurred that it would be a good idea to retain the signage.

No public comment. Motion by Member Mathews, seconded by Member Buckley to close the public portion. Approved by a vote of 5-0.

Motion by Member Holley, seconded by Member Mathews to approve the application as presented, with the following condition as agreed to by the applicant:

1. The applicant will preserve the Underground Railroad signage, which should remain attached to the building or otherwise displayed nearby, and
2. The foundation of the building should be preserved.

Approved by a vote of 5-0.

3. 46 Third Avenue. Jill McCabe. Application to install a pool and extend a deck. The applicant was unsure of some aspects of the proposed details of the deck. The applicant agreed to leave the application open and will return at a later date.

4. 71 South Broadway. Kier Levesque for Riverside Builders. Application to demolish two rear yard structures, construct a rear deck, and rooftop deck.

No public comment. Motion by Member Holley, seconded by Member Buckley to close the public portion; approved by a vote of 5-0.

Motion by Member Mathews, seconded by Member Holley to approve the application as presented, with the following condition as agreed to by the applicant:

- 1 That the applicant consider replicating cast iron or a warehouse / industrial aesthetic on the railing of the rear deck.

The motion carries a positive recommendation for the required variances.
Approved by a vote of 5-0.

5. 112 Main Street. *Vincent's Ear. Application for awning sign.*

The awning sign would be located on the same awning as Sign of the Times, since the applicant will be sharing the space. The Building Inspector offered and the Board concurred that the proposed signage did not require a variance.

No public comment. Motion by Member Mathews, seconded by Member Holley to close the public portion; approved by a vote of 5-0.

Motion by Member Mathews, seconded by Member Holley to approve the application as presented.

Approved by a vote of 5-0.

6. 239 Main Street. *Steve Finn. Application for vinyl siding.*

The siding has already been largely installed.

There was Board discussion regarding the use of the proposed material at this location. There was Board consensus that the scale and quality of the proposed material was acceptable, especially since the applicant had retained so many of the desirable features of the existing house. The fretwork, fish scale shingles, and porch elements had all been retained, therefore the character of the building remained intact. It was noted however that the casing around the windows had been removed and needed to be replaced.

No public comment. Motion by Member Curley, seconded by Member Mathews to close the public portion; approved by a vote of 5-0.

Motion by Member Mathews, seconded by Member Holley to approve the application as presented, with the following conditions as agreed to by the applicant:

1. that the shingles remain unclad and refreshed with paint;
2. that the porch be refreshed with paint;
3. That casing be installed around the front windows.

Approved by a vote of 5-0.

7. 30 Second Avenue. *Clarissa and Timothy Stone. Application to side three exterior walls to match main structure.*

There was Board discussion regarding the use of vinyl. The Board felt that the quality of the material, a thick, rigid vinyl in a large scale wide board, with a texture that duplicated wood, was acceptable. The applicant also indicated that they would install corner boards and window casing.

No public comment. Motion by Member Buckley, seconded by Member Holley to close the public portion; approved by a vote of 5-0.

Motion by Member Holley, seconded by Member Buckley to approve the application as presented, with the following condition as agreed to by the applicant:

1. Corner boards and window casing will be installed in a solid material.

Approved by a vote of 5-0.

8. 69 Lydecker Street. *Chris Smith for Athene. Application for several signs.*

There was little discussion regarding the proposed signage, other than the large sign facing Broadway, near Main Street. The applicant had proposed replacing the existing Presidential Life sign facing Broadway, with a new Athene sign in the same location. All of the Board members recommended that it would be better to remove the existing sign, and place the new sign in a more visually appealing location, and there was extensive discussion of the details. Board members commented favorably on the signage, in general, and the applicant agreed with the Board's suggestions regarding the Broadway-facing sign.

No public comment. Motion by Member Holley, seconded by Member Buckley to close the public portion; approved by a vote of 5-0.

Motion by Member Buckley, seconded by Member Holley to approve the application as presented, with the following conditions as agreed to by the applicant:

1. that the existing sign facing Broadway be removed
 2. that a new Broadway-facing sign consist of pin-mounted letters, centered between the second and third floor windows, sized to fit within the piers on the brick wall, with the understanding that the blue "feathers" may be mounted on the recessed portion as long as they are flush with the letters
- The Board makes a positive recommendation to the ZBA for the required variances.

Approved by a vote of 5-0.

Let the record show the meeting ended at 9:55 p.m.

Respectfully submitted,

Eileen Kuster-Collins
Chairperson