

**Members Present:**

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

**Absent:**

T. Robins Brown  
Maggie McManus

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**1. 160 North Midland Avenue. Nyack Hospital. Continuation.**

***Application for a one-floor addition on the west side of the building.*** Per Board comments the applicant and architect revised the drawings to propose that the entire structure be of the solid brick-colored metal. As a reaction and comparison there was consensus by the Board that the original presentation with the white vertical segments related better to the building, and camouflaged the addition better than the newly proposed single color metal..

The Board discussed again with the applicant concerns regarding the use of materials that differ from those existing on the building and discussed any potential alternates including the aggregate cement on the existing parapets. The architect stated his concerns for matching the existing materials based on structural, maintenance, longevity of material etc. He again stated that the brick is too weighty for a cantilever application. He also felt the existing parapet material did not wear well and felt the proposed metal panels to be a more stable material that would wear better.

Public comment by the following neighbors: Elise Berg at 115 Sickles Avenue, and Maureen Adragana at 210 High Avenue, who were concerned about the view from their homes. They both stated that originally they had view lines to the trees and the cemetery, and that the site keeps getting built up and that their view becomes more diminished. Ms. Berg also stated that she preferred the proposal with the white vertical sections rather than the single colored metal cladding.

The architect indicated that the corners of the proposed structure are to be brick to match the existing brick, that the parapet and all the other metal panels are to be of a matte finish, the white sections are to be an off-white to match the cement aggregate white parapet that exists on the building, and the window frames are to be a bronze tone metal that matches the existing building metal.

Chairperson Collins noted that the review of this application is subject to conditional approval. All materials (Material samples were not available at the meeting) are to be submitted for review in the interim by a minimum of two Board members. Any approvals rendered at this meeting are subject to final approval of materials in the interim presentation.

Motion by Member Holley, 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 proposed in the original version with the light-colored vertical panels inserted between the brick tone metal panels. The proposal and approval is conditional to the required materials being submitted for review and approval. Required sample materials to be reviewed are: 1. brick to match existing brick,

2. both types of metal,( the light-colored metal and brick-colored metal), and  
3. the bronze tone window metal.

Should any of the materials not be approved, the applicants will need to again appear before the Board.

Approved by a vote of 5-0.

**2. 65 Main Street. Baumgarts. Continuation. Application for signs, awnings and lights.** There was Board discussion regarding the perpendicular sign over the sidewalk. Member Curley questioned if the sign was compliant since it was 42-inches in width plus the bracket. Building Inspector Yacopino confirmed that it was compliant. The perpendicular sign is the only sign being reviewed in this application. The applicant has omitted the sign that was over the entry door.

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 with the following conditions, as agreed to by the applicant:

1. The lights that are proposed in the new light spec are approved, but they must be in the location indicated on the original drawings where they are shown below the molded cornice detail in the stucco.. The lights must be mounted so they do not intersect the cornice detail that is above the lights on the façade of the building;

2. The applicant noted that the metal on the bracket for the sign is to match the bronze metal of the light fixtures and that all materials on the sign are of a matte finish.

Approved by a vote of 5-0.

**3. 19 Main Street. Arlene Levinson for "19 Main". Application for a sign.**

Please note that the telephone number which was non-compliant has been removed from the application.

The applicant noted that the sign material was the existing wood to be repainted.

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

Motion by Member Holley, seconded by Member Mathews to approve the application with the agreed-to condition that the phone number will be eliminated. Approved by a vote of 5-0.

**4. 125 Main Street. "Tibetan Steam Therapy". Application for three (3)**

**signs.** The applicant was not present. Building Inspector Yacopino requested that the Board review the application in their absence.

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

Motion by Member Buckley, approved by Member Holley to approve the application as submitted with the following conditions:

1. The large sign containing the extensive text is not permitted by code and must be kept out of the front window. It was noted by the members of the Board that the applicant had already set the sign back from the window;
2. The sign over the door is approved as presented, with the condition that it be installed properly to fit within the existing metal framework;
3. The sign in the sign box on the façade is approved as presented.

Approved by a vote of 5-0.

Let the record show the meeting ended at 8:40 p.m.

Respectfully submitted,

Eileen Kuster-Collins  
*Chairperson*