

Members Present:

Eileen Kuster-Collins	<i>Chairperson</i>
Mary Mathews	
T. Robins Brown	
Toma Holley*	
Lisa Buckley	<i>Alternate Member</i>
Donald Yacopino	<i>Building Inspector</i>

Absent:

Maggie McManus

The Minutes of the July 20, 2011, Nyack Architectural Review Board Meeting were approved.

1. 28 North Broadway. Sylver LLC. Application for an awning above storefront window. The proposal complies with zoning regulations.

No public comment. Motion by Member Brown, seconded by Member Mathews to close the public portion; approved by a vote of 4-0.

The Board suggested that the applicant choose a color for the awning other than the green, as green is so predominant on that street and a better identifier would be a different color. The applicant may opt to choose a different awning and submit it for review by two members of the Board. If the applicant opts to maintain the green, that is acceptable to the Board as well.

Motion by Member Mathews, seconded by Member Brown to approve the application as submitted, with the option to submit an alternate awning color - to be reviewed in the interim by two members.

Approved by a vote of 4-0.

* Member Toma Holley joined the meeting at 7:45.

2. 17 North Broadway. "Gena Lisa Lingerie." Application to install one parallel and one perpendicular sign. The proposed signs are code compliant.

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 Brown, seconded by Member Mathews to approve the application as presented with the following notations:

1. The mounting hardware will be the same style as the *BeeAlive* perpendicular mounting hardware. The applicant is aware that the code

requires an eight-foot clearance from the sidewalk to the underside of the perpendicular sign;

2. The perpendicular sign will be centered between the two doors;
3. The materials will be per the submitted sample: painted wood with a matte finish sealer.

Approved by a vote of 5-0.

3. 124 Depew Avenue. Jean Bayrak. Application to install vinyl siding.

The proposal complies with zoning requirements.

In the absence of required photographs, the applicant has noted details and agreed to conditions.

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

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

1. White vinyl window and door casings will be applied to all windows and doors. The horizontal siding will not overlap the casing but will butt to the side of the casing to simulate the original wood cladding around the windows and doors;
 2. White vinyl cornice board will be applied to simulate the original wood trim detail on the house;
 3. White vinyl corner boards will be applied. The horizontal siding will butt to the corner boards to simulate the original wood trim detail on the house.
- Approved by a vote of 5-0.

4. 173 Main Street. "The Wicked Ale House". Application for two parallel signs, one on Main Street and one on Mill Street. The proposal complies with zoning requirements.

The Board objected to the proposal for the parallel sign on Mill Street. The proposed sign is a "t" shaped sign that spans outside the vertical case of the existing panel sign that is being re-used. The applicant opted to withhold that portion of the application. The Board reviewed the parallel sign on Main Street only.

No public comment. Motion by Member Brown, 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 as submitted, the application for the parallel sign facing Main Street, with the following condition as agreed to by the applicant:

1. The sign will be centered over the entrance doors.

Please note that the applicant will remove the letters on the existing panel sign facing Mill Street and will paint out the sign board until he decides how to proceed. He has the option of 1. reconsidering the graphics on the existing panel sign or, 2. presenting a proposal for a sign similar to the sign on Main Street to replace the existing panel sign. He will return for further review.

Approved by a vote of 5-0.

5. 32 Tallman Place. Peter Vermazen. Site plan application to erect a retaining wall. The proposal complies with zoning requirements. Please note that Member Collins recused herself as she is a neighbor of the applicant.

No public comment. Motion by Member Buckley, seconded by Member Brown to close the public portion; approved by a vote of 4-0.

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

1. In elevation, the retaining wall to the left or west side of the staircase is approved as proposed. The retaining wall to the right or east side of the stair is to be revised to have two step downs rather than one, and that two blocks at the end near the driveway are to be removed. The Board recommended that the width of the first step down on the right side of the staircase repeat the width of the step down on the left side of the stair;

2. A revised drawing indicating this change is to be submitted in the interim for review by two members of the Board.

Approved by a vote of 4-0.

6. 69 Lydecker Street. Majestic Signs, LLC, For Presidential Life. Application for an awning with signage over rear entrance door. The awning sign facing Main Street complies with zoning requirements. A variance is required for the sign on the east side that does not face a street.

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

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

1. The 105-inch east-facing elevation is to be squared off at the left edge rather than having a water fall edge. The arch is to remain on the Main Street face of the awning. The applicant has noted that the material is Navy Blue Sunbrella with gold letters, and that the support posts are steel posts.

The Board makes a positive recommendation to the Zoning Board of Appeals for the required variance.

Approved by a vote of 5-0.

7. 145 Main Street. Keir Levesque for Main 145 LLC. Application to replace three (3) second floor windows. The proposal complies with zoning requirements.

The Board questioned why the metal windows with horizontal mullions were being replaced with heavier store front windows without mullions. Member Brown pointed out that the horizontal lines were appropriate for the art deco style of the top of the building. The architect responded that the Hope metal window detail requires disassembling too much of the brick façade surrounding it. The replacement storefront windows

will not have mullions since the framing is much heavier than the original windows and would not translate well into mullions.

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

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

Approved by a vote of 5-0.

8. 84 North Highland Avenue. Richard Steinberg. Application to alter appearance of building with new storefront layout, doors and windows.

The application complies with zoning requirements. Sample materials have been submitted.

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

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

1. The central dormer will be changed to match the two adjacent dormers. Each of the three dormers will be centered over a door;
 2. The windows in the dormers will be one over one rather than multi-pane windows as proposed;
 3. The south elevation will have two windows added into the gable to alleviate the long expanse of siding. The windows will match the dormer windows;
 4. The materials of the building will be : the cladding will be a heavy-duty vinyl with no graining; color range from Savannah Wicker to Light Maple. The architect will submit additional samples in the interim for review;
 5. Windows and doors will be anodized bronze. Window and door frames will be terratone;
 6. The corner boards will be Azek composite material in a color to correspond with the Savannah Wicker and Light Maple;
 7. The roof material will be dark grey tone Tamko or equivalent;
 8. Any additional lighting proposed by the applicant that is not shown on the drawings, with the exception of recessed down lights under the cornice overhang, must be reviewed at a subsequent meeting;
 9. These changes including notes on the color decisions, will be indicated on the drawings and submitted for review by two members in the interim.
- Approved by a vote of 5-0.

9. 85 South Broadway. Tracy Kachtick-Anders for Vincent's Ear. Application for one parallel sign and one ground-floor window sign.

The parallel sign will be similar to the existing parallel signs on the storefront. Ground-floor window sign will read "Art supplies, workshops, exhibits". Both signs are compliant with zoning codes.

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

Motion by Member Collins, seconded by Member Brown to approve the application with the following notations/conditions as agreed to by the applicant:

1. The hanging sign will be a painted wood sign, yellow background, black letters, with the Vincent van Gogh decal on the left-hand side of the sign. The sides of the sign will be finished and the sign will hang from the existing eye hooks left by the previous tenant;
2. The window sign will be individual letters mounted on glass, wording and size as indicated on the proposal.

Approved by a vote of 5-0.

10. 267 Main Street. Loren Bloom, owner with engineer, Bill Truss. Application to replace and repair retaining wall damage in storm.

Construction specifications have been submitted for review to the Village engineer prior to Planning Board appearance. The proposal complies with zoning requirements.

The Board had no objection to the proposed materials nor to the scale of the proposed retaining wall height. The Board recommended that ground cover be planted in the retaining wall rather than grass. The site is sloped and the Board felt that improper mowing would result in unacceptable visual appearance.

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

Motion by Member Brown, seconded by Member Holley to approve the application as presented with a recommendation to use groundcover plantings.

Approved by a vote of 5-0, with a notation that should the Village engineer or Planning Board make any changes that affect appearance, the applicant will need to resubmit.

11. 31 Lydecker Street. Application to install vinyl siding.

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

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

1. As indicated by the applicants: The replacement siding will be approximately 5-inch vinyl molded boards that simulate clapboards. The Board recommended that the vinyl have a smooth finish, and that the applicant has the option of replacing the vinyl with hardiplank;
2. Corner boards will be applied. The horizontal vinyl siding or hardiplank will butt to the edge of the corner boards. The Board recommended using a solid synthetic material such as Azek for the corner boards;
3. Casings will be applied around all windows. The applicant has indicated that all the trim will be white;

4. The Board strongly recommended that the rakeboard detail, the notable molded detail that runs along the front of the gables, be added back onto the house;

5. The replacement windows will be replacement in kind: six over one windows with casings.

Approved by a vote of 5-0.

Let the record show the meeting ended at 10:25 p.m.

Respectfully submitted,

Eileen Kuster-Collins
Chairperson