

Members Present:

Eileen Kuster-Collins	<i>Chairperson</i>
Mary Mathews	
T. Robins Brown	
Maggie McManus	
Paul Curley	<i>Alternate Voting Member</i>
Donald Yacopino	<i>Building Inspector</i>

Absent:

Toma Holley

The Minutes of the September 21, 2011, Nyack Architectural Review Board Meeting were approved.

1. 40 South Franklin Street a/k/a 117 Depew Avenue. Jessica Lang.

Application to install a ground floor window sign. The proposal complies with zoning requirements.

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

Motion by Member Mathews, seconded by Member McManus to approve the application as presented. Approved by a vote of 5-0.

2. 296 North Midland Avenue. Francesca Russo. Building in TFR Zone.

Application to create one floor addition at existing rear deck site. The proposal complies with zoning requirements.

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

Motion by Member McManus, seconded by Member Curley to approve the application as presented. Approved by a vote of 5-0.

3. 4 Park Street. Sabrina Feldman for Weld Realty. Application for two ground floor window signs. The proposal complies with zoning requirements.

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

Motion by Member Brown, seconded by Member McManus to approve the application as presented. Approved by a vote of 5-0.

4. 26 Tallman Avenue. Kier Levesque for Robert Wagt. Application to alter and repair existing front porch. The proposal complies with zoning requirements.

No public comment. Motion by Member McManus, 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 with the following conditions as agreed to by the applicant's representative:

1. A spindle frieze to be designed by the architect will be applied to the underside of the eaves on the bottom of the beam to wrap around the entire front porch;

2. The revised design to the porch needs to be submitted in the interim for review and approval by two members of the Board.

Approved by a vote of 5-0.

5. 29 Main Street. Kier Levesque for Steve Lubeck. Application to amend previously approved plans. The proposal complies with zoning requirements..

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

Board discussed the aesthetic of the proposed columns- appearing too commercial for a building located next to a residence. Changes were recommended.

Motion by Member Collins, seconded by Member McManus to approve the application with the following conditions as agreed to by the applicant's representative:

1. The three columns in the front elevation will be splayed, being narrow at the top and widening out to the bottom with a wider brick base;

2. The change will be revised on the drawings and submitted for review by two members of the Board in the interim.

Approved by a vote of 5-0.

6. 8 Depew Avenue. Kier Levesque for Paul Curley. Application for a one story rear addition and deck. Please note that Member Curley is recusing himself as he is the applicant.

Variances are required for pre-existing conditions regarding dimensional developmental standards, existing lot area, existing front yard, existing side yard, and a building that is nonconforming. The addition increases the nonconformance. The Board noted that the proposed changes are in the rear of the building and have no detrimental impact on the visual quality of the building.

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

Motion by Member McManus, seconded by Member Mathews to approve the application as submitted per the revised drawings dated October 19, 2011. The motion includes a positive recommendation to the Zoning Board of Appeals for the required variances. Approved by a vote of 4-0.

7. 75 1/2 South Broadway. "Hat Boutique". Application for a ground floor window sign. The proposal complies with zoning requirements.

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

Motion by Member McManus, seconded by Member Mathews to approve the application as presented. Approved by a vote of 5-0.

Let the record show the meeting ended at 8:20 p.m.

Respectfully submitted,

Eileen Kuster-Collins
Chairperson