

Members Present:

Maggie McManus, *Acting Chairperson*
T. Robins Brown
Toma Holley
Lisa Buckley, *Alternate Voting Member*

Also Present:

Donald Yacopino, *Building Inspector*

Absent:

Eileen Kuster-Collins, *Chairperson*
Mary Mathews

Minutes: The revised minutes of the May 21, 2014 ARB meeting were not available.

Board Reviews and Resolutions:

1. 184 Main Street, Section 66.29. Block 2, Lot 74. Applicant: Majed Bozorgomid. Continuation of application to amend previously approved plans for a new house.

Francesca Bozorgomid, the applicant's representative, presented and discussed the application which is a continuation of the presentation at the April 16, 2014 and May 21, 2014 ARB meetings and the on-site workshop on June 11, 2014.

Board discussion was also based on:

1. Approved drawings for project by Robert Silarski of S&Co, permit #9282-09, dated 4-27-2009.
2. Design drawings by South Park Consulting LLC, William S. Mandara, Jr., of 10/12/13, 3/1/ 2014, 4/25/, 6/14/2014, 6/17/2014 and other information in the 4/4/2014 amended application as revised 6/17/2014.
3. Memoranda to ARB Members from the Building Inspector re "Architectural Review Board Agenda," April 16, 2004, May 21, 2014 and June 18, 2014.
4. An on-site workshop at 184 Main Street on June 11, 2014, 6 pm, attended by Francesca Bozorgomid, Collins, Brown, Buckley, Holley, Mathews, McManus, and Yacopino.
5. Visual inspection of the exterior of the building and its neighborhood by ARB members.

The project is built, but is not in compliance with the approved drawings for permit #9282-09, dated 4-27-2009.

The major areas of non-compliance and ARB members concerns were outlined in the May Architectural Review Board minutes. Mitigation solutions were discussed on site on June 11, 2014. Then ARB members and Bozorgomid developed the solutions in the motions as a way to lessen the dissimilarities of the constructed house with the approved design and with its neighborhood. In addition, Bozorgomid agreed to remove the concrete balustrades/fencing and planters on the adjacent property to the north.

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

Decision and Findings:

By motion by Brown, seconded by McManus, by a vote of 4-0, approved with conditions the application as shown in the revised drawings of South Park Consulting LLC, New Residence, 184 Main Street, Nyack, NY, Exterior Elevations, 1-200.02, revised 6/17/2014, and entry Plans, C-200.00, 6/14/2014 with the following conditions:

The modifications to be made are the following:

- (1) Window mullions will be added as shown on the 6/17/2014 drawings of Exterior Elevations.
- (2) The pathway in front of the house and leading to the north side will be removed to allow sufficient area for plantings and plantings will be installed in front of the house to mask the concrete retaining walls. The plantings will be a mix of lilac and evergreens.
- (3) The concrete balustrades/fencing near Main Street will be replaced by metal fencing similar to that along the walkway leading to the house, with a footprint as agreed on June 11 and shown in Entry Plan drawing dated 6/14/2014. Note: The metal fencing and railings on the house may remain the existing dark bronze color and new metal fencing will be this color.
- (4) The metal gate near Main Street will be reduced in height so that it does not exceed 4 feet (48”).

2. 1 Main Street, Unit 3304. Clermont. Applicant: Dr. Bruce Handelsman. Application for the installation of a window on SE façade of building.

The application was presented by contractor, *Michael DeMarco*.

Board discussion was also based on:

1. Design drawings by HKA, Hans Knutzen Associates, Inc., 5.20.2014, memorandum of Feb. 9, 2014 of DeMarco Contracting, Inc. and other information in application.
2. Memoranda to ARB Members from the Building Inspector re “Architectural Review Board Agenda, June 18, 2014.”
3. Visual inspection of the exterior of the building and its neighborhood by ARB members

The applicant agreed to the condition, which he believes is the case in the design, but will confirm to ensure that the new window is similar to the existing smaller windows on the building.

No public comment. Motion by Brown, seconded by Holley to close the public portion. Approved by a vote of 4-0.

Decision and Findings:

By motion by McManus, seconded by Holley, by a vote of 4-0, approved the application as presented, with the condition:

- The new window will be the same size as the nearby staircase window.

3. 170 North Franklin Street. Section 66.22, Block 1, Lot 29. Applicant: Dana Harkrider. Application to remove windows at rear of dwelling and replace with sliding door.

The application was presented by Harkrider.

Board discussion was also based on:

4. Information in application.
5. Memoranda to ARB Members from the Building Inspector re "Architectural Review Board Agenda, June 18, 2014."
6. Visual inspection of the exterior of the building and its neighborhood by ARB members.

The change is on the rear of the building.

No public comment. Motion by Brown, seconded by Holley to close the public portion. Approved by a vote of 4-0.

Decision and Findings:

By motion by Buckley, seconded by Holley, by a vote of 4-0, approved the application as presented.

4. 71 Third Avenue. No representative present. The application not reviewed.

5. 13 South Broadway. Applicant: Colin Holmes. Parallel sign application modified to include window signs.

The application was presented by Holmes.

Board discussion was also based on:

1. Information in application.
2. Memoranda to ARB Members from the Building Inspector re "Architectural Review Board Agenda, June 18, 2014."
3. Visual inspection of the exterior of the building and its neighborhood by ARB members.
4. Photographs of existing window signs taken by Brown and attached in the addendum.

ARB members noted that the newly installed window signs also require a permit and ARB approval and asked if the applicant wished to include them in this application. Holmes stated that he did.

No public comment. Motion by McManus, seconded by Holley to close the public portion. Approved by a vote of 4-0.

Decision and Findings:

By motion by Brown, seconded by Holley, by a vote of 4-0, approved the amended application to include the parallel sign and

- The two existing window signs documented by the photograph in the application are approved, subject to confirmation from the Building Department that they conform to VON zoning code requirements.

Let the record show the meeting ended at 8:00 p.m.

Respectfully submitted,

Maggie McManus
Acting Chairperson