

Members Present:

Eileen Kuster-Collins	<i>Chairperson (Not Voting)</i>
Maggie McManus	
Mary Mathews	
T. Robins Brown	
Toma Holley	
Lisa Buckley	<i>Alternate Voting Member</i>
Donald Yacopino	<i>Building Inspector</i>

The Minutes of the March 21, 2012 Nyack Architectural Review Board Meetings were approved.

**1. 92-94 Main Street. Harry Liapes for "Kouzina Restaurant".
*Continuation of the proposal for modifying ground-floor elevations, including signage.*** The applicant presented a maroon color granite for use as the knee wall and has indicated that the infill will be stucco. No objections from any Board member.

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

1. The design concept as presented has been approved.
2. The maroon granite will be applied to the knee wall;
3. The infill on the face of the building will be stucco with matte red tiles as indicated on the exterior elevation dated 4/1;
4. The transom window will be incorporated into the framing for the windows below it so that it reads as one unit with no stucco between the transom and the windows;
5. The finish on all of the new metal work is to be an antique brass, not a shiny brass;
6. Cuts on any lighting changes are to be submitted for review;
7. All of these comments are to be included in the drawings, which are to be revised and resubmitted to the Building Department for review by two members of the Board.

2. 88 Main Street. "Alain's Express" Application to change existing awning signage from current SEA to Alain's Express. The proposal complies with zoning ordinance.

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

3. 17 North Broadway. Application to change signage on property in conjunction with change of owner from HSBC to First Niagara.

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

Motion by Member McManus, seconded by Member Holley to approve the application as follows:

1. Signs 1, 2 and 3 are approved as submitted;
2. Sign 4 is to match the pin-mounted letters of sign 3;
3. The internally-illuminated sign is being omitted;
4. Signs 5, 6, 7, 8, 9, 9A and 10 are approved as submitted;
5. The aesthetic design of signs 11, 12 and 13 is approved as submitted; however, the signs will be reduced in size to be code compliant.;
6. Sign 14 is approved as submitted;
7. Sign 15 is being omitted.

Approved by a vote of 5-0.

4. 7 Orchard Street. Catherine Miklitsch. Application to repair porch, floor and stairs, and change roof overhang to install gutters. The repairs do not require Board approval. The removal of the rafter tails to be replaced with copper gutters and porch ceiling requires review, but is zoning code compliant.

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 McManus, seconded by Member Holley to approve the application as presented. Approved by a vote of 5-0, with Member Buckley voting. Please note that Member Collins recused herself as she is a neighbor of the applicant..

5. 100 Main Street. Robert Silarski for Reality Bites. Not enough information was provided for the signage to be calculated in advance. The signage has been calculated at the meeting and the signage on the awning is code compliant; however, it only leaves 7-square feet for any additional signage. The applicant may opt to reduce the size of that signage in order to have window signage as recommended by the Board.

The Board objected to the run of three doors in the façade, one having a step, the other two having a ramp adjacent to the existing colonial style door to the right for the apartment upstairs.

The Board was unanimous in objecting to the run of doors across the width of the setback façade. Member Brown objected to having a storefront window replaced by a door. The applicant stated he was aiming for a theatre style entry and the Board argued that this was not appropriate for this location. Further discussion ensued and it was recommended that the residential entrance on the right be pulled forward to be adjacent to align with the knee wall on the left, creating a natural alcove for the doors. The architect and applicant agreed to take these comments into consideration.

There was no public comment. The public portion and the application remain open. The applicant will return with further information.

Please note that the Board did not have adequate drawings prior to the meeting. Detailed drawings were presented at the meeting. The Board did not have proper time for prior review and was not prepared to render a decision on this application.

Let the record show the meeting ended at 9:10 p.m.

Respectfully submitted,

Eileen Kuster-Collins
Chairperson