

Members Present:

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| Eileen Kuster-Colins | <i>Chairperson</i> |
| Mary Mathews | |
| Maggie McManus | |
| Paul Curley | <i>Alternate Voting Member</i> |
| Donald Yacopino | <i>Building Inspector</i> |

Absent:

Toma Holley
T. Robins Brown

The Minutes of the June 20, 2012 Nyack Architectural Review Board Meeting were approved.

1. ***Spear Street River Rowing Association*** application withdrawn to be presented at a later date.
2. ***150 Main Street. Penny for "Yo Serve Frozen Yogurt". Application for a 6 square-foot perpendicular sign and a 6.6 square-foot ground-floor window sign.*** The ground floor window sign is proposed at 6.6 square feet where 5.4 square feet is permitted. The applicant has noted that the window signage has been reduced. The Building Inspector has confirmed it to be a code-compliant sign.
No public comment. Motion by Member McManus, seconded by Member Mathews to close the public portion; approved by a vote of 4-0.
Motion by Member McManus, seconded by Member Curley to approve the application as presented with the following conditions, as agreed to by the applicant:
 1. The typeface on the perpendicular sign and the window signage will be consistent;
 2. The edge of the perpendicular sign will be painted and not be exposed wood.Approved by a vote of 4-0.
3. ***20 Fifth Avenue. Andrew Gale. Site plan application for a side and rear addition.*** An area variance from Article 4 dimensional standard tables for a rear yard of 16 feet where 25.37 feet is required. The Board had no objection to the proposal for additions to the rear and side of the house. There was however, Board consensus that the rear addition was too dissimilar to the original Dutch gable colonial house. Much discussion ensued regarding the

scale and proportion of proposed elements including: the proposed windows in two over two form versus the six over one that exists on the house; the vertical rather than horizontal elements that were applied to the rear elevation of the house; the tower; the angular window in the north façade. It was noted that the west and east elevations were more successful in relating to the existing house. The north-facing elevation appeared to be a different architectural language than the balance of what was proposed. There was also lengthy discussion about the appropriateness of the tower that was proposed to house the bathroom.

Member McManus pointed out that the section drawing of the north side of the building emphasized the horizontality of the building and brought it down to a scale that maintained the charm of the original building. It was also noted that the tower might be too tall and that the device of a tower needed to be less emphatic; and the proposed tower window above being six over one and the window below being a large scale, two over two, seemed disjointed and disconnected from the balance of the building.

The architect suggested that carrying the horizontal siding around to the north side to emphasize the horizontality of the building might be more acceptable on the rear elevation. Additionally, he suggested they revisit the details at the tower and the window divisions.

No public comment. The applicants, together with the architect, have opted to hold the application open, will take Board comments into consideration, and will return at a future date.

4. ***19 Main Street. Kier Lévesque for River Village Properties. Site plan application for exterior alterations.*** The applicant seeks to change the use of the existing building from commercial/residential to residential use on all floors. This application proposes alterations consisting of additional or altered doors and windows to the west and east elevations. Use and area variance will be required for change of use to a building that is not code compliant in the DMU zoning district.

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

1. East elevation, left hand unit, which consists of a five-window bay with skylights, - the proposed alterations to the windows are approved as noted with the condition that the exterior needs to be modified based on Board discussion. The Board noted that the building in that section required upgrading to be appropriate. Surface treatments for that section of the building need to be proposed for approval—ie- newly painted or stained surfaces. Screening for the deck needs to be proposed. That section of the building needs to be made pedestrian approachable through the use of plantings or landscaping..

Revisions are to be submitted for review in the interim by two Board members. A positive recommendation is being made to the Boards for the non-compliant size as proposed. The Architectural Review Board had no objection to the change of use.

Approved by a vote of 4-0.

5. ***28 Second Avenue. Lars Jacobson for Patricia Ann Homes.
Renovation to existing dwelling to include new deck and 7' extension on rear side of second floor.***

Public comment by Kier Levesque who resides at 49 Third Avenue and previously lived at 24 Second Avenue. Mr. Levesque's property backs up to the proposed property. Mr. Levesque provided a brief history of the building, stating that it has been vacant since 1991. He had no objection to the concept of the proposal, and agreed that extending the roofline over the back porch would make sense.

The Board felt strongly that the roofline should incorporate the upper story porch, that the columns need to support the corner of the building where the porch is to read as a rear porch, not a deck. The upper story porch should not extend beyond the existing face of the lower level, and the lower level deck needs to be incorporated to look like a porch.

The Board has requested drawings that are more legible. The Board needs better quality drawings in order to review. The applicant has agreed to consider Board comments, and will hold the application open and return at a later date.

Let the record show the meeting ended at 9:40
p.m.

Respectfully submitted,

Eileen Kuster-Colins
Chairperson