

Members Present:

T. Robins Brown	<i>Acting Chairperson</i>
Mary Mathews	
Lisa Buckley	<i>Alternate Voting Member</i>
Paul Curley	<i>Alternate Voting Member</i>
Donald Yacopino	<i>Building Inspector</i>

Absent:

Eileen Kuster-Colins
Maggie McManus
Toma Holley

The Minutes of the May 16, 2012 Nyack Architectural Review Board Meetings were not yet approved as they haven't been reviewed by the Board members, and will be reviewed/approved individually by email.

- **[Item 1] 1 Front Street. Presented by Robert Silarski and Mary Ann Armano, homeowner. Application for the construction of a deck on the rear of the dwelling.**

A question was raised about the application being in two parts with two designs, and the Building Inspector said he will deal with whether a CO can be given for part one by itself, but that we did not have to deal with this issue.

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

Motion by Member Mathews, seconded by Member Curley to approve the application as presented, with the understanding that it is a two-stage application and the pergola will not be constructed during construction this year. The entire project is likely to be completed within the two-year span of issuance of the building permit.

Approved by a vote of 4-0.

- **[Item 2] 95 1/2 Main Street. "Star Bar". Presented by Lee Smith, of Sign- O-Rama. Application for three signs.** The applicant was unaware that the project needed two variances, and agreed to withdraw the back lighting entirely and to shrink the size to fit code if after discussion with the building inspector determines that it needs a variance due to size.

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

Motion by Member Brown, seconded by Member Curley to approve the application with the following condition: That the back lighting is omitted, and

a recommendation that size might need to be shrunk to conform to the code requirements for sign area.

Approved by a vote of 4-0.

- **[Item 3] 140 Main Street. "Luminesque". Presented by Marcie Weisberg, Architect, and Laura Cepeda and Christena Katelos, applicants. Application for three signs and signage on existing awning.** The applicants are keeping the existing awning, and it's going to be reskinned. The scalloped edge is vinyl applied to the window. They withdrew the wording on the awning that was in violation of code.
No public comment. Motion by Member Curley, seconded by Member Mathews to close the public portion. Approved by a vote of 4-0.
Motion by Member Mathews, seconded by Member Buckley to approve the application with the following conditions as agreed to by the applicant:
 1. The tag line, "Add Some Light & Spice To Your Life" is omitted from the awning on the east side of the Main Street façade.
 2. On the east window (facing Main Street) lowdown, below the word "Luminesque" a line in similar font will be added that says, "Add Some Light and Spice to Your Life";
 3. The applicants have the option of adding a smaller size logo on the front door window so long as it does not require a size variance
 4. For approval by two members of the Board, the applicant is required to submit a sample of the awning material reskinned and new Photo Shop drawings that show the approved changes.Approved by a vote of 4-0.

- **[Item 4] 55 Rt. 59. Howard Geneslaw presenting for "McDonald's Restaurant". Also presenting was Brad Bohler, engineer. Application for the demolition and reconstruction of a new fast food restaurant.** The applicants presented primarily the signage since the building had not undergone any changes since its design was presented to the ARB. The presentation focused on the signs that require variances.
The greatest discussion was about the sign which says, "Please Have Your Payment Ready." The Board thought this was an unnecessary sign, and if McDonald's needed to give this message, they had ample opportunity to put it on an earlier sign which digitally tell customers what the payments are. The applicant agreed to withdraw this sign.
No public comment. Motion by Member Buckley, seconded by Member Mathews to close the public portion. Approved by a vote of 4-0.
Motion by Member Mathews, seconded by Member Buckley to approve the building designs as shown in the color elevations of 3-21-2012 and drawings R1.3 and A2.0 and A2.1 dated 3-8-2012.
The traffic signs on the sign drawings which are revised as of 6/7/2012, were accepted as presented to the ARB with a positive recommendation to

the ZBA for size variances. The ARB was informed that the consultant to the Planning Board recommends these signs for improved circulation and safety.

The other signs on the site plan and sign drawings dated 6/7/2012 and on the drawings for the building that were previously cited were also accepted as presented , with a positive recommendation to the ZBA for the variances needed, except for the sign that says, "Please Have Your Payment Ready," This sign was not approved as ARB considered unnecessary, not a pre-existing condition, and not a sign that positively contributes the building's design. It was asked to be deleted (Cut #12 on Drawing 11 out of 14).

The approvals and positive recommendations to the ZBA took into consideration that the project is a replacement of an existing building and that the variances reflect the pre-existing conditions at the property or revisions to improve access and safety.

Note: The ARB had not had a presentation by the planning consultant for the project nor received comments from the Rockland County Planning.

Approved by a vote of 4-0.

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

Respectfully submitted,

T. Robins Brown
Acting Chairperson
July 4, 2012