

**Members Present:**

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

**Absent:**

Eileen Kuster-Collins  
Toma Holley  
Maggie McManus

The Minutes of the May 15, 2013 Nyack Architectural Review Board Meeting were approved.

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- 1. 24 Haven Court. Kier Levesque for Robert Sbordone. Site plan application for a rear deck.** The application includes a privacy screen and sliding doors. The proposal complies with zoning regulations.

No public comment. Motion by Member Brown, seconded by Member Curley to close the public portion.

Motion by Member Brown, seconded by Member Curley to accept the application as presented.

Approved by a vote of 4-0.
- 2. 159 Main Street. Richard Cerdeira. Application for a perpendicular sign. AVIDA Wine Bar.** The proposal complies with zoning requirements.

The creative design of the sign met with compliments by several members of the board. Member Brown suggested that additional signage on the windows or door would be appropriate for the Village's pedestrian traffic. The applicant indicated that he was in favor of this. Member Brown further pointed out that a new door had been installed which was not covered by this application. There was board consensus that the wood door was not in keeping with Nyack's traditional style of store front.

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

  1. The perpendicular sign will be mounted directly above the entry.
  2. A clear indication of the placement and size of the window signs/decals will be submitted in the interim to the Building Department for review by a minimum of two members.
  3. Approval of this application is conditioned on the restoration of the wood and glass door.

Approved by a vote of 4-0.

**3. 63 North Midland Avenue. Walter Aurell for Camp Venture. Site plan application for a 1-story rear addition.** The dimensional and developmental standards of this property are nonconforming. The first floor addition is on the footprint of an existing deck. A landing and stair lead to the back yard.

Member Buckley expressed concern that the plans included only the rear elevation and there are no windows on the north and south sides. The applicant felt that this was a modest addition that fell within the allowable building envelope, and with houses in such close proximity windows are often not present.

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

Motion by Member Brown, seconded by Member Curley to approve the application as presented with the conditions that the proportions of the rear windows be changed to be more in conformance with the building's other windows, that the shutters may be removed, and that the North and South elevations and drawings for the revisions are submitted in the interim to the Building Department for review by a minimum of two members. This was agreed to by the applicant.

Approved by a vote of 3-1, with Member Buckley voting negatively.

**4. 65 Main Street. Huan Gen Wu for "Ocean Seafood Sushi Buffet". Application for two parallel signs, one facing Main Street and one on the east-facing wall.** The signage is within size limitations and complies with zoning ordinances.

Member Mathews expressed opposition to the proposed sign stating neither the shape, color nor configuration is appropriate to the building. Further the red, white, and blue, stars and stripes color scheme was not appropriate to the type of restaurant proposed - a buffet featuring sushi. Member Curley suggested that, while it is not the Board's role to approve business ~~names, that~~ names that the proposed name was redundant and suggested that the applicant consider a simplified name such as Ocean Sushi Buffet. Member Mathews noted that the east-facing sign would do little to advertise the business as it faces down Main Street, away from the majority of vehicle and pedestrian traffic, and that a perpendicular sign over Main Street might be more effective. The applicant was receptive to all of the Board's observations.

The Board requested that the applicant return with a reconsideration of the style, location and content of the proposed signage.

Let the record show the meeting ended at 8:30 p.m.

Respectfully submitted,

Mary Mathews

*Acting Chair*