

Members Present:

Eileen Kuster-Collins	<i>Chairperson</i>
Mary Mathews	
T. Robins Brown	
Maggie McManus	
Lisa Buckley	<i>Alternate Voting Member</i>
Donald Yacopino	<i>Building Inspector</i>

Absent:

Toma Holley

The Minutes of the February 19, 2014 Nyack Architectural Review Board Meeting were approved.

- **[1] 10 Catherine Street. Architect Jan Degenshein representing the applicant. Continuation of site plan application for second story addition, window replacement and recommendation to Zoning Board of Appeals.** The Board reviewed the elevation line drawings and agreed that the proposed heights indicated in the line drawings were appropriate for the streetscape. There was extensive discussion about the front façade. There was consensus by the Board that the front façade was lacking in harmony, that the right side of the front façade presented very symmetrically, while the left or western side of the front elevation was very asymmetrical, creating an imbalance. The front entrance appears very prominent as a major element in the façade, yet it enters at foundation level. This was visually problematic to the Board. The Board requested that the western section of the front elevation be reviewed again by the applicant and their architect and consideration be given to: 1. Broaden the roofline over the entry so the western section of the façade appear more symmetrical; 2. Consideration be given to minimize the impact of the very high foundation area at entry level, possibly through grading, use of stair, plantings etc.
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 McManus, seconded by Member Collins to approve the application with the following conditions as agreed to by the applicant:
 1. It was recommended that the foundation be painted in a dark color to minimize visual impact and also ground the structure. The foundation is currently painted white and since the foundation is so tall, the house appears to not be grounded.
 2. The western or left hand section of the front façade will be revised. The entrance is to be revised to be more symmetrical in that section of the

façade, possibly by modifying the roofline. The oval window above the entry is to be reviewed with the entry revision.

Resubmission is to be reviewed in the interim by three members of the Board.

. Approved by a vote of 5-0.

- **[2] 150 Main Street, Hudson Valley Jewelry and Loan. Application for one perpendicular and one ground floor window sign.** Based on the Building Inspector's review, the proposed sign was too large to comply with code. The applicant has reduced the sign to be code compliant.

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 Mathews to approve the application with the following conditions as agreed to by the applicant:

1. The finish on both the window sign and the perpendicular sign is to be in a matte finish;

2. The kerning on the signage is to be widened. The first letter of each word is to be the size proposed and the following letters in each word are to be reduced. All letters will be caps, but only the first letter of each word will be the originally proposed size.

Approved by a vote of 5-0.

- **[3] 296 North Midland Avenue. Francesca Russo. Application for demolition of an existing garage and construction of new two story garage.** The application requires an area variance for a building that is non-conforming to dimensional standards of an existing lot where 46.86 is the existing width and 50 feet is required. The Board expressed concern with a proposal for an additional that was equal in size to the original house. There was concern regarding the bulk of the proposed structure and also to the proposed prominence of the proposed structure. The addition is comprised of a garage with a second story storage area. The Board opined that the addition would be more appropriate if it visually deferred to the main structure of the primary living area of the house. The Board noted that the intent was to minimize the impact of a garage entry in a front façade. It was suggested that the roof line on the addition be lowered slightly as a visual gesture to minimize its importance. This technique of telescoping roofs for additions is used extensively throughout the village and has been used historically in architectural application.

The applicant took great offense at the Board's suggestions and was not open to dialogue of any sort regarding the application. She insisted that the roof line could not be lowered. When the Board responded that there were many applications of intersecting rooflines not in the same plane, she opined that she was a registered architect who knew the codes and the law and that the Board had no legal right to request any changes to her application. She questioned the Board's credentials, informed us that we

were uninformed and unprofessional, and that as none of us were registered architects, we had no standing to discuss the application. The Board requested that the applicants hold the application open and consider some of the Board comments. The co-applicant wished to engage in further discussion with the Board but Ms. Russo vehemently insisted on withdrawing the application.

The application has been withdrawn.

- **[4] and [5] 49 Route 59, 51 Route 59. Howard Joseph. Application to demolish two existing structures and a referral to the Planning Board.** The abandoned gas station at 51 Route 59 is contaminated with fuel oil which must be remediated before redevelopment can occur, and the second building is the food retail space which the Board agreed has no architectural merit to the Village. Both requests for demolition were approved with a positive recommendation to the Planning Board.

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

Motion by Member McManus, seconded by Member Brown to approve the application with the following condition: That photos of the existing buildings, all elevations, two copies of each are to be submitted to the Building Department for record prior to demolition.

This application comes with a positive recommendation to the Planning Board.

Approved by a vote of 5-0.

- **[6] 15 Hart Place. Jeff and Betsy Benjamin. Application to replace bay window with casement windows to match the rest of the windows.** Member Brown objected to the fact that there was not a full elevation shown for that side of the building, and that there was insufficient information to render a decision. The majority of the Board felt there was sufficient information to review. Member Brown also thought the proposed casement windows differed too much from the double hung windows in that elevation of the building. Other Board members felt that the proposed casement windows were appropriate since they linked to a series of casements wrapping around the back of the structure and the precedent for casement style windows existed. The majority also noted that the side of the building to be altered was not highly visible from the street and that weighed in the decision.
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 Buckley, seconded by Member McManus to approve the application as presented. Approved by a vote of 4-1, with Member Brown voting negatively.

- **[7] 145 Main Street. Kier Levesque for Main Street 145 LLC. Application to replace three windows and repair brick façade.** This proposal had been previously approved. The approval has expired. The applicant presented the same application with a minor modification to openings over the doorway. There were no objections to the revision
No public comment. Motion by Member McManus, seconded by Member Buckley to close the public portion. Approved by a vote of 5-0.
Motion by Member Mathews, seconded by Member Brown to approve the application as presented. Approved by a vote of 5-0.

Let the record show the meeting ended at 8:45 p.m.

Respectfully submitted,

Eileen Kuster-Collins
Chairperson