

**Members Present:**

Eileen Kuster-Collins	<i>Chairperson</i>
T. Robins Brown	
Lisa Buckley	<i>Alternate Voting Member</i>
Toma Holley	<i>(Arrived at 7:50 p.m.)</i>
Donald Yacopino	<i>Building Inspector</i>

**Absent:**

Mary Mathews  
Maggie McManus

\* The ARB meeting for November 21, 2012 was rescheduled due to the holiday and held on November 28, 2012.

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The Minutes of the October 17, 2012 Nyack Architectural Review Board Meeting were approved.

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**1. 95-1/2 Main Street. Leslie Jordan for "The Little Flower Shop".  
Application for a parallel sign. The signage complies with VON zoning code.**

No public comment. Motion by Member Buckley, seconded by Member Brown to close the public portion; approved by a vote of 3-0.

Motion by Member Buckley, seconded by Member Brown, to approve the application. Approved by a vote of 3-0.

**2. 4 South Franklin Street. Mindy Paz for "The Night Owl".**

**Application for an awning with signage.** The applicant failed to show.

**3. 8 North Broadway. "8 North Broadway Restaurant". Application for a perpendicular sign. The size of the sign is code compliant; however, information pertaining to height to bottom of sign projection, distance from edge of curb is required.**

No public comment. Motion by Member Brown, seconded by Member Buckley to close the public portion. Approved by a vote of 3-0.

Motion by Member Brown, seconded by Member Buckley to approve the application with the following condition: The applicant will submit code compliant dimensions as noted above for the signage. The applicant has noted that the signage is to be a matte metal material. The application also provides conditional approval for a future window sign that would require approval in the interim by two members of the Board. Approved by a vote of 3-0.

**4. 130 First Avenue. "Grace Episcopal Church". Application for two signs. The signage requires variances for the free-standing signs.**

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

Motion by Member Buckley, seconded by Member Holley to approve the application as presented, with a positive recommendation for the required variance.

Approved by a vote of 4-0.

**5. 68 South Broadway. Linda Kagel for "Finds Sample Sale". Application for a sign.**

The proposal complies with zoning ordinance.

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

Motion by Member Holley, seconded by Member Brown to approve the application as submitted, noting that the applicant has the option of replacing the apron on the awning that reads "Eileen Fisher", to read "Finds" in the same font as the window signage, provided that it is code compliant per the Building Inspector's review.

Approved by a vote of 4-0.

**6. 20 Burd Street. Robert Silarski. Continuation. Site plan application to construct carport in driveway on west side.**

Please note that Member Buckley has recused herself as the adjacent neighbor to the property.

The applicants representative has decided to withhold the application since only three members of the Board are present and three positive votes are required to approve the application. He has requested to wait till a full quorum is present. The application remains open till further review.

Public comment by Member Buckley, who commented that she felt that building to the property line was excessive and out of character, and objected to the additional bulk being added to an already large structure.

**7. 220 Main Street. Barry Terach for Joseph Lagana. Glenmare. Site plan application for construction of retail and residential buildings.**

The architect has noted that the plot lines and bulk of the building is compliant, however the number of units requested is non-compliant. Member Brown expressed a concern for increased density considering that there are so many units already existing on this conjoined site.

Comment from the Board regarding the front façade and the rhythm, size, and placement of the storefront window units. There was a request that the supports around the windows be more substantial to the supporting building and that the center run of windows be revisited as they seemed modernistic in comparison to the rest of the building.

Comment regarding the balconies on the upper section, that they seem superfluous since they are not operational, and the Board had requested that

the architect revisit that and come up with a different device so it doesn't feel so faux in style.

There was discussion about greenery on the building, and if there is any availability to create pockets of greenery. There was also comment about the services of the parking area and that they be permeable.

Public comment from Jeanine Hastings, neighbor on 32 Catherine Street, who said that there were a lot of residents on Catherine Street who are concerned about the Catherine Street facing side of the lot: the retaining wall and fence are in disrepair, and that the opening to the former ramp down to the lot is in disrepair. She has requested that it be made more presentable as part of this project. This is a big impact project that should not be built without consideration of all the site elements.

The Board is also requesting information about the design of the lighting, material details, et cetera.

The application remains and the applicant will return at a later date.

**8. 1 LaVeta Place. Namaste Garden Co., Inc. Site plan application for stone piers and solid board fence to replace existing fence.** The applicant failed to appear.

Let the record show the meeting ended at 9:35 p.m.

Respectfully submitted,

Eileen Kuster-Colins  
*Chairperson*