

Members Present:

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

Absent:

Mary Mathews

The Minutes of the January 18, 2012 Nyack Architectural Review Board Meeting were approved.

1. 231 Main Street, Barry Terach for Travis Monuments, Inc. Continuation of application for addition of roof cover over business/customer entrance and a re-landscape display area. Based on Board comments, the main entrance to the building has been revised, new drawings were submitted, and a cut sheet for the hanging light in the entryway was submitted.

Public comment from Patricia Patterson, adjacent neighbor at 221 Main Street, who commented that the drawings were lovely. No further 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 Brown, seconded by Member McManus to approve the application as presented with the notation that the cut sheet submitted for lighting was approved and that lighting distribution was subject to code compliance by the Building Inspector. Also, a positive recommendation to the ZBA for a taller than compliant fence. Due to the special nature of the elevated site and the fact that the fence is not located at pedestrian level- the proposed height of the fence was deemed appropriate.

Approved by a vote of 5-0.

2. 332A Route 59. Affordable Auto Claim Inc. Application to replace a parallel sign and a freestanding sign. Both signs comply with zoning code requirements. Revised drawings were submitted and reviewed in the interim by two ARB members as stipulated in the previous minutes. Members Brown and McManus approved the revised drawings. The applicant was not required to appear. The revised application was approved as submitted.

3. 85 South Broadway. WAC Travel. Application for ground floor window sign. Building is in DMU Zoning District. The height of web address letters is limited to 3 inches. Sign is code compliant. The Board recommended to the applicant that the name on the sign shown as "WAC Travel" appear more prominent, and that the lines above and below the destinations be tightened to read as tag line script below the name of the business. It was also recommended that the name of the business be lowered slightly to be more at eye level so it wasn't floating high in the window. The applicant has agreed to take the Board's comments under consideration and will revise and resubmit for review in the interim by two members.

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

Motion by Member Holley, seconded by Member McManus to approve the application with the condition that the applicant will take Board comments under consideration and resubmit for review in the interim by two members of the Board. Approved by a vote of 5-0.

4. 38 High Avenue. Application to upgrade telecommunication equipment with addition and replacement of existing antennas. The application was presented by attorney Cara Bonomolo of the firm Snyder & Snyder. The proposal complies with zoning requirements. This is an application for *Sprint* equipment. The Board was concerned about the visual clutter of additional equipment on a tower that is already cluttered with equipment from at least three providers. There was lengthy discussion about whether a screen wall could be put up in front of the tower. The attorney argued that the tower does not have visible impact on the Village. The Board disagreed. The application needs to be submitted to SHPO, the State Historic Preservation Office, for comments, and the approval of this application is conditional upon compliance with their response.

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

Motion by Member McManus, seconded by Member Holley to approve the application with the following conditions:

1. The elevation on the west side of the unit needs to be painted to match the existing brick façade and the RRH units need to be lowered to the furthest point allowed by the 6-foot cable;
2. On the south side, the entire façade and proposed antenna need to be painted in the brick color to match the other parapet faces, and the RRH units on that elevation need to be lowered to their maximum lowered point ;
3. Color boards need to be submitted to the Building Department for review and approval by two members of the Board;
4. If the advisement of SHPO is not consistent with the decision of this Board, the applicant must reappear;

5. If the landlord/owner of the building does not approve the conditions imposed, the applicant must reappear before this board.

Approved by a vote of 3-1, with Member Collins voting negatively; Member Brown has recused herself from this application as she owns a neighboring property.

5. 78 Burd Street. Muriel Boone for "Burd Street Café". The applicant failed to show.

6. 92-94 Main Street. Harry Liapes for "Kouzina Restaurant". Application for alterations to façade and one parallel, six ground floor window signs, and one directory sign. The property is in the DMU Zoning District. The proposed new signage along ground level complies with zoning requirements. The applicant is requesting to not have the FW Woolworth signage computed in the permitted allowable signage square footage. The Building Inspector references another building in town, 86 Main Street, where the original sign is considered part of the architecture and not part of the establishments within. The Board agreed on this point that the FW Woolworth is part of the architecture and should not be included in the calculations.

Many items on the proposed façade were discussed. The Board recommended that the horizontality of the building supported in the design - referencing the original Woolworth photos, and the existing façade above the Woolworth sign. The Board also recommended that the portion of the building where the restaurant is to be located consider new materials and not follow the inappropriate façade that was applied on the bottom part of the building after the 1920's Woolworth renovation. It was recommend that:

1. a more substantial and durable material be proposed for the knee wall such as stone, granite or terrazzo;
2. that the existing knee wall height and alignment be maintained;
3. that the header line above the windows be maintained;
4. that the signage be mounted along the windows that open into the building in order for the window height to be maximized.

The applicant has agreed to take all of the comments into consideration, will revise the drawings, and may request an interim workshop.

7. 116A Main Street. Sign-A-Rama for "Flower Buds". Application for two parallel signs. The sign is not code compliant. The proposed sign is 40-square feet where 26.8-square feet is allowed on the Main Street parallel sign. The applicant has indicated that she will reduce the sign to be code compliant.

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

Motion by Member Holley, seconded by Member McManus to approve the application with the following condition: The sign will be reduced to be code

compliant; the length will be reduced, and the height will be consistent with the sign that faces Park Street. It will be centered over the façade. Approved by a vote of 5-0.

Let the record show the meeting ended at 9:30 p.m.

Respectfully submitted,

Eileen Kuster-Collins
Chairperson