

Architectural Review Board

March 16, 2022

Minutes

Meeting called to order = 7:02pm

Present:

Greg Healey	Acting Chair
Laurie Steinhorst	Member
Scott O'Neill	Member
Maren Robertson	Alternate Member for German Lanzetta
Lisa Buckley	Alternate Member for Toma Holley
Manny Carmona	Building Inspector
Walter Sevastian	Village Attorney
Rosa Martinez	Meeting Host

- 1. 109 Jackson Avenue.** Upper Nyack Views LLC. Application for window replacement and deck repair.
Application on agenda for adjournment purposes only.
- 2. 53 Route 59.** NY Fuel Distributors. Continuation of application to demolish existing building and fuel pump canopy and relocate on site.
Application on agenda for adjournment purposes only.
- 3. 21 Rt 59.** Taco Boys Mexican Grille. Application for signage.
PROVIDED DOCUMENTATION: Sign Permit application dated 2/17/22, drawings prepared by Hispana Signs, insurance certificates and property owner letter of consent.
PROPOSAL: Applicant seeks to install a 2' x 15' channel letters sign on raceway attached to wall of the building front facade. The total area of signage for all tenants in the building does not exceed 10% or 80 square feet of the front facade.

Application presented by: Jose Garcia

Board discussion:

Plans presented do not represent current building appearance. Plans as shown are not updated. Position of sign should be repositioned above awning and below roof overhang. Sign should not be wider than awning, size of awning not shown, so should be wider than 15' wide sign as proposed, or reduced in width to be no wider than awning. Sign is illuminated internally, which is allowed in this CC commercial zone. Raceway sign is mounted on should be painted same color as building façade.

Public Comment:

None

Closed on motion by member Healey, 2nd member Steinhorst, approved by vote 5-0

Conclusion:

Conditional approval as long as applicant provides updated plans showing revised plans with actual building appearance meeting the following criteria: Sign is centered in space above the awning and below the roof overhang, is no wider than the awning, the raceway that the sign is mounted on is painted to match the building façade color and an updated as built plan is provided.

Motion by member Healey, 2nd by member O'Neill. Approved by 5-0 vote

4. 21 Rt 59. Nyack Smokers. Application for signage.

PROVIDED DOCUMENTATION: Sign Permit application dated 2/17/22, drawings prepared by Hispana Signs, insurance certificates and property owner letter of consent.

PROPOSAL: Applicant seeks to install a 20.5" x 180" channel letters sign on raceway attached to wall of the building front facade. The total area of signage for all tenants in the building does not exceed 10% or 80 square feet of the front facade.

Application presented by: Jose Garcia

Board discussion:

Similar to previous application, except sign is on left side of same building. Plans presented do not represent current building appearance. Plans as shown are not updated. Position of sign should be repositioned above awning and below roof overhang. Sign should not be wider than awning, size of awning not shown, so should be wider than 15' wide sign as proposed, or reduced in width to be no wider than awning. Raceway sign is mounted on should be painted same color as building façade. Green color should match other signs, agreed by presenter.

Public Comment:

None

Closed on motion by member Healey, 2nd member O'Neill, approved by vote 5-0

Conclusion:

Conditional approval as long as applicant provides updated plans showing revised plans with actual building appearance meeting the following criteria: Sign is centered in space above the awning and below the roof overhang, is no wider than the awning, the raceway that the sign is mounted on is painted to match the building façade color and an updated as built plan is provided.

Motion by member Healey, 2nd by member Steinhorst. Approved by 5-0 vote

5. 21 Rt 59. Iodice Plaza. Application for pylon sign.

PROVIDED DOCUMENTATION: Sign Permit application dated 2/17/22, drawings prepared by Hispana Signs, insurance certificates and property owner letter of consent.

PROPOSAL: Applicant seeks to install a two posts 20 feet tall pylon with a 4' x 6' crown and two 4' x 6' signs on the northwest corner of the property.

§360-4.11 E(2)(b):

The maximum sign area permitted shall be 60 square feet per face;

The proposed pylon total signs area is approximately 68 square feet per face.

Pylon sign shall be set back a minimum of 15 feet from a property line;

The existing pylon is approximately 25 feet from the front set back and 6 feet from the side set back.

The pylon shall be set back a minimum of 50 feet from any residential use or zone boundary;

The existing pylon is approximately 75 feet west from the SFR-2 zone boundary.

The maximum height of a pylon sign shall be 25 feet;

The existing pylon sign is 20 feet in height.

There is no perpendicular sign on the building.

Application presented by: Jose Garcia

Board discussion:

Sign as presented is over allowed 60 sq ft per side, needs to be revised to comply to village code. Sign is illuminated internally. Sign is too close to side setback, but is allowed as it is existing condition.

Public Comment:

None

Closed on motion by member Healey, 2nd member O'Neill, approved by vote 5-0

Conclusion:

Conditional approval as long as applicant provides updated plans meeting the following criteria:

Sign is revised and resubmitted with total surface area no more than 60 square feet as is allowed per village code and an updated as built plan is provided.

Motion by member Roberston, 2nd by member Healey. Approved by 5-0 vote

6. 41 Second Avenue. Lauren Saletan. Application for rear addition with open deck.

PROVIDED DOCUMENTATION: Building Permit application dated 3/09/22, drawings prepared by Joseph Kandoth, R.A., dated 12/06/21 pages T-100.00, G-100.00, S-100.00, C-100.00.

D-100.00, A-100.00 and A-200.00 thru A-202.00,

Andersen windows specifications and property owner affidavit of consent.

PROPOSAL: Property owner seeks to construct a one-story addition at rear of building with an unroofed deck.

Application presented by: Adra Bobesi

Application has been revised, extension is reduced by 2' per agreement with neighbor.

Drawings will be revised.

Variance is needed due to setback encroachment.

Board discussion:

Deck and stairs facing driveway encroach on side yard setback. New gables will match that on existing house, and all elements will be re-centered on revised plan. Lattice under new deck is wood.

Public Comment:

Comment by neighbor Joe Carlin & Robin Shepherd: Wanted to thank the applicant for agreeing to concerns and the revised deck is very welcome.

Closed on motion by member Healey, 2nd member O'Neill, approved by vote 5-0

Conclusion:

Conditional approval as long as applicant provides updated drawings {plan & elevation} showing revisions of all changes. Can be submitted and approved before next meeting.

Motion by member Healey, 2nd by member O'Neill. Approved by 5-0 vote

7. 27 Route 59. Taco Bell. Application for demolition of existing building and construction of new restaurant.

PROVIDED DOCUMENTATION:

- Building Permit application dated 1/04/22
 - Preliminary drawings prepared by Zelta Design, project Z224-21, dated 1/03/22 pages A-2.0, A-4.0 and A-4.1;
 - Site plan prepared by Diego A. Villareale, project #20123, dated 01/28/22
- pages C-000, C-010, C-020, C-100 thru C-400 and C-900 thru C-904;
- Awnings, Canopies, Art Family, Logos, Signs and Outdoor Digital Display specs;
 - Pictures of existing building on the lot and adjacent buildings;
 - Property owner letter of consent;
 - Applicant project narrative;
 - Traffic Study.

PROPOSAL: Property owner seeks to demolish an existing service garage building and construct a one-story 2,040 sq. ft. newly refined Taco Bell Fast Food Restaurant with a drive-thru service window, a drive-thru re-circulating lane, numerous signs awnings, outdoor digital display, exterior lighting, parking area, landscaping, retaining wall and stormwater improvements.

Application presented by: Paul Dumont & Erik Liepins

Board discussion:

Reviewed siding colors, materials and lighting. Applicant agreed to provide photometrics. Several members of the board asked if the hanging signs aka 'dibond mural panels' appearance could be changed to something with a local look. It was also discussed if the 4 panels should be considered signage since they do have branding details. This might put the amount of signage above the allowable amount. The applicants agreed to look into the feasibility of changing the artwork on the panels and present something different. The longevity and appearance of the panels over time was also questioned. The applicant stated that the appearance of the restaurant would be expected to stay the same for 15 years.

Public Comment:

None

Closed on motion by member Healey, 2nd member Steinhorst, approved by vote 5-0

Conclusion:

Application is approved as presented except for the 4 hanging dibond panels. Applicant agrees to present different artwork proposal for the dibond panels at a later date, but meanwhile the applicant can proceed with request for approval from the other Nyack Village entities.

Motion by member Healey, 2nd by member O'Neill. Approved by 5-0 vote

Adjournment 8:27pm