

Minutes of the Nyack Planning Board  
April 1, 1996  
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**Planning Board Members Present:**

Chairperson Robert J. Nelson  
Member Marie Lorenzini  
Member Michael Hawkins  
Member Eileen Kuster-Collins

**Also Present:**

Chief Building Inspector, John Allgor  
Village Attorney, John McAlevey

Good evening ladies and gentlemen. This is our regular meeting of the Nyack Planning Board for April 1, 1996.

Chairperson Robert J. Nelson called the meeting to order at 7:30 p.m. and began with the Pledge of Allegiance.

Item #1. 21 Burd Street, Nyack Seaport, Hudson Valley Children's Museum. Application for a banner permit. Motion by Member Hawkins, seconded by Member Lorenzini. Let the record show that the board votes 4-0 to grant the approval of the proposed banner.

Item #2. 174 Main Street, Sandra Schmidt. Application to install a parallel sign on the facade of the building. Motion by Member Kuster-Collins, seconded by Member Hawkins to grant the applicant permission to install a parallel sign as indicated in the information submitted to the Building Department which conforms to our sign regulations. Let the record show that the board votes 4-0 to grant the applicant approval.

Item #3. 155 Main Street, Frohling Sign Co., representing First Union National Bank. Application to install three (3) signs. Motion by Member Lorenzini to grant the applicant approval to install the three signs, with the understanding that the signs will not be internally illuminated. The applicant will remove the illegal signs which have been placed on the premises, that will be the sign next to the Main Street entrance "Bank Parking Only." Let the record show that the board votes 4-0 to grant this sign plan approval under the provisions that were stated in the motion.

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Item # 4. 9 Lawrence Street, Christa Sampath. Application for a Special Permit for a Day-Care Center. Motion by Member Lorenzini, seconded by Member Hawkins to grant the applicant a special permit for the Day-Care Center, which has been approved with certain conditions as indicated in the finding of the Zoning Board of Appeals. Let the record show that the board votes 4-0 to grant this special permit for the Day-Care Center. No members of the community were present at the Planning Board meeting to express any objections to the issuance of this special permit.

Item #5. 197 Main Street, JTT Service Station. Application for a sign permit. Motion by Member Hawkins, seconded by Member Lorenzini to grant the applicant permission to replace a freestanding Getty sign with a Gulf sign. The applicant will contact the Zoning Board of Appeals if the sign is internally illuminated. Let the record show that the board votes 4-0 to grant the applicant approval.

Item # 6. 16 Fourth Avenue, Michael LaPlaca. Application for a garage with an attached greenhouse. Motion by Member Hawkins, seconded by Member Kuster-Collins to grant the applicant site plan approval to construct an accessory structure which will be a garage and a greenhouse. To recommend to the Zoning Board of Appeals the two variances required for the side yard and front yard setbacks. The applicant informed the Planning Board the reasons for these less than standard front and side yard was his desire to have a minimum affect on the trees in his yard and to permit his neighbor to maintain a view of the Hudson River. Under these circumstances we recommend the variances to be granted although the final decision is up to the Zoning Board of Appeals. Let the record show that the board 4-0 to grant approval.

Item # 7. 193 North Franklin Street, Deborah Ragasto. Amend deck approved at the February 5, 1996 Planning Board Meeting, and site plan application to alter the roof line. Motion by Member Kuster-Collins, seconded by Member Lorenzini to grant site plan approval to alter the existing roof line window and door layout, and to amend the deck design. Let the record show that the board votes 4-0 to grant the applicant site plan approval.

Item # 8. 93 South Broadway, Gary Blankfort. Application for a sign permit. Motion by Member Lorenzini, seconded by Member Kuster-Collins to grant the permission to mount one picture of a vintage car between the two doors, shown on the sketch submitted with the application. This vintage car sketch is not to exceed 15 X 22 inches. The gold lettering on the door to the left will be of a similar type face. The applicant will attempt to minimize the amount of gold lettering in the door to the left of the proposed picture of the vintage car. If there is a slight change in the dimensions of these posters, as long as they fit in the two-foot wide area they will be permitted by the Planning Board. Let the record show that the board votes 4-0 to grant permission for the one poster and the gold lettering.

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Item #9. 1 LaVeta Place, Kwinter-Brooks residence. Application for an exterior staircase. The application was withdrawn for resubmission at the next meeting of the Planning Board because of the feeling of the Planning Board members that a railing would be desirable on the steps. Please note that Chairman Nelson recused himself from the discussion since he is a neighbor of the subject property.

Item #10. 52 Burd Street, Mark Marsillo. Application for a two story addition to an existing two story dwelling. Also, conversion of an existing single family residence into a two family residence. Recommendation to the Zoning Board of Appeals. Motion by Member Lorenzini, seconded by Member Kuster Collins to grant approval to the applicant for the floor area ratio variance .75. We recommend the variance required for the density be interpreted in the applicants favor, the applicant will also need a special permit to allow a conversion from one conforming use to another which will be a consideration of the Zoning Board of Appeals. Let the record show that the board votes 4-0.

Item #11. 235 North Broadway, Richard Lewis for Rosie O'Donnell. Application for exterior alterations. Specifically, alteration of several east elevation window openings. Motion by Member Kuster-Collins, seconded by Member Lorenzini to grant the applicant site plan approval to alter several windows on the east side of the building. We are pleased that the architectural changes that are proposed on the building will basically maintain the integrity of the building. Let the record show that the board votes 4-0 to grant approval for the window changes and addition.

Item #12. 6 Summit Street, Peter Vermazen. Application for exterior alterations, Specifically, alteration of several east elevation window openings. Motion by Member Kuster-Collins, seconded by Member Lorenzini to grant site plan approval to construct a single story addition existing dwelling. To recommend to the Zoning Board of Appeals that the single family use variance be granted. The deficit in the rear yard setback for the single story addition result in a diminishment of the rear yard setback of 3 ft. of the required 30 ft and it is recommended to the Zoning Board of Appeals. Let the record show that the board votes 4-0 to grant site plan approval.

Item #13. 65 1/2 Main Street, Nyack Grande. Application to replace existing awnings and raising one section of the awning. Motion by Member Lorenzini, seconded by Member Hawkins to grant site plan approval to change the color and fabric of the existing awnings, and to change the slope of the awning covering the stairs. Let the record show that the board votes 4-0 to grant site plan approval.

Item #14. 142 Fifth Avenue, Marie C. Armand. Application to construct an addition to an existing dwelling. Application withdrawn after discussion with Planning Board and will be reviewed by the applicant with her architect and submitted for site plan review. At a future meeting of the Planning Board.

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Item #15. 107-109 High Avenue, Nyack Mews. Application to install gates to control traffic flow. Motion by Member Lorenzini, seconded by Member Hawkins to install three remote control barrier gates at three entrances, High Avenue, North Franklin, and Main Street. The condominium association will make sure they are properly maintained and that the barrier gate on Franklin Street be set back far enough so that while waiting for the gate to operate they will not obstruct traffic. The stationery barrier on High Avenue entrance shall consist of planting.

Item #16. Municipal Referral. 1. 125 Highmount Avenue. 2. 140 Highmount Avenue. The Members of the Nyack Planning Board express no opinion as the proposed alterations have no impact on the Village.

The meeting ended at 11:00 P.M.

Let the record show that the board approved the minutes of the March 4, 1996.