

Present:

Maren Robertson	Chairperson
Laurie Steinhorst	Member
Toma Holley	Member
Greg Healey	Member
Scott O'Neill	Member
Donald Yacopino	Chief Building Inspector

Call to order: 7:00 pm

1. 58 South Broadway. Foley Signs for Modern Druid

Application for two ground window signs and replacement awning and awning sign.

Building Inspector Review:

Proposal complies with zoning requirements.

Board Review Based Upon:

1. The application.
2. Building Inspector review
3. Testimony of Robin of Foley Signs
4. ARB members' knowledge of the site
5. Site visits by members
6. No testimony from the public

Board Findings

The signs and awning are already in place. Robin explains that applicant was under time pressure and decided to install the signs/awning and get approval later.

Conclusion:

1. Having no comment by the public, the public hearing is closed on a motion by Member Robertson, seconded by Member Holley, approved by a vote of 5-0.
2. Motion by Member Steinhorst to approve the application as presented. Seconded by Member Robertson, approved by a vote of 5-0.

2. 85 South Broadway. Foley Signs for Piermont Creamery.

Application for signage.

Building Inspector Review:

Proposal complies with zoning requirements.

Board Review Based Upon:

1. The application.
2. Building Inspector review
3. Testimony of Robin of Foley Signs
4. ARB members' knowledge of the site

5. Site visits by members
6. No testimony from the public

Board Findings

Conclusion:

1. Having no comment by the public, the public hearing is closed on a motion by Member Robertson, seconded by Member Steinhorst, approved by a vote of 5-0.
2. Motion by Member O'Neill to approve the application as presented. Seconded by Member Holley, approved by a vote of 5-0.

3. 25 Route 59. Dunkin Donuts.

Applicant proposes to paint and replace window canopies.

Application is for redesigned signage, paint logo on existing awning.

Building Inspector Review:

Proposal complies with zoning requirements as long as there are no flashing lights pursuant to VON§360-4.11G.

Board Review Based Upon:

1. The application.
2. Building Inspector review
3. Testimony of Brian O'Connor of Frohling Sign Co. and applicant's architect Erik Liepins
4. ARB members' knowledge of the site
5. Site visits by members
6. No testimony from the public

Board Findings

The board decides to hear the sign application and building application separately.

Conclusion Signage:

1. Having no comment by the public, the public hearing is closed on a motion by Member Robertson, seconded by Member Steinhorst, approved by a vote of 5-0.
2. Motion by Member Healey to approve the application as presented. Seconded by Member Holley, approved by a vote of 5-0.

Conclusion Building:

1. Applicant's architect clarifies that thin colored bands on façade are not lights but aluminum strips. The color scheme is closer to the Zelta's print than to Frohling's. The new door facing Rt 59 is for staff only.
2. Having no comment by the public, the public hearing is closed on a motion by Member Robertson, seconded by Member Steinhorst, approved by a vote of 5-0.
3. Motion by Member O'Neill to approve the application as presented. Seconded by Member Holley, approved by a vote of 5-0.

4. 32 Tallman Place. Peter Vermazen

Application to amend April 2021 ARB decision regarding deck and to re-apply for a 12'x10' deck in east side yard.

Member Robertson recuses herself. Member Steinhorst acts as chair.

Building Inspector Review:

Application complies with zoning regulations.

Board Review Based Upon:

1. The application.
2. Building Inspector review
3. Testimony of applicant Maureen Dougher.
4. ARB members' knowledge of the site
5. Site visits by members
6. Testimony from the public:

Next door neighbors Ann and Stan Cracovia sent a letter (attached) to the building department voicing their opposition to the deck.

Board Findings

In response to a request by the board to help minimize the impact of the deck on the neighbors, applicant states that the bottom of the deck will get painted hunter green to blend in with the lower level of the house and with the plantings.

Conclusion:

1. After Member Steinhorst reads from the neighbors' letter, the public hearing is closed on a motion by member Steinhorst, seconded by member Healey, approve by a vote of 4-0
2. Motion by Member Holley to approve the application as presented. Seconded by Member Healey, approved by a vote of 3-1.

5. 21 First Avenue. Kier Levesque for Lucas Lopes.

Continuation of Application to extend front porch, add roof deck at second floor and add a dormer to accommodate additional living space.

Application for dormer above second floor, extended front porch to the east, new porch deck above front porch, new porch railings, various changes – windows changed in kind do not require ARB approval.

Building Inspector Review:

Revised plans have been submitted for May 19, 2021 meeting, placing dormer at rear/south side of house and other alterations as outlined in Architect's narrative dated 4/28/21.

All proposed work, except for dormer, complies with zoning regulations.

An area variance is required from Article IV, VON§360-4.3, Dimensional Standards Table 4-1 for creation of a third story where two stories are permitted.

Board Review Based Upon:

1. The application.
2. Building Inspector review
3. Testimony of applicant's architect Kier Levesque and applicant Aaron Patterson.
4. ARB members' knowledge of the site
5. Site visits by members
6. Testimony from the public:
 - Neighbor across the street Martha Singer states:
 - wrap-around porch blocks view of bay windows, best feature of the house, from street
 - dormer is bigger now than on previous proposal
 - examples provided by architect show houses that seem bigger than this house
 - changing a small house to a large house isn't a given and applicants knew what they were getting when they bought the house
 - Next door neighbor Nancy Blaker Weber states:
 - privacy issue because deck above the porch is right outside her bedroom window; suggests Juliette balcony
 - making small house big into nothing
 - suggests setting dormer back to lessen impact

Board Findings

1. After testimony by the public, the public hearing remains open
2. Board members suggest:
 - Reconsider the wrap-around porch – keep as it is currently
 - Juliette balcony instead of deck above porch with door instead of middle window
 - Set back dormer to make it smaller, more in keeping with original submission
3. Applicant is not willing to reconsider the design and requests up-or-down vote

Conclusion:

1. The public hearing is closed on a motion by Member Robertson, seconded by Member Steinhorst, approved by a vote of 5-0.
2. Motion by Member Steinhorst to reject the application as presented. Seconded by Member Robertson, rejected by a vote of 5-0.

6. 88 Third Avenue. Kier Levesque for Howard Reiss.

Application for a ground floor addition, second floor addition and window replacement.

Building Inspector Review:

Proposal complies with zoning regulations.

Board Review Based Upon:

1. The application.
2. Building Inspector review
3. Testimony of applicant's architect Kier Levesque and applicant Howard Reiss
4. ARB members' knowledge of the site
5. Site visits by members
6. No testimony from the public

Board Findings:

Conclusion:

1. Having no comment by the public, the public hearing is closed on a motion by Member Robertson, seconded by Member Holley, approved by a vote of 5-0.
2. Motion by Member Robertson to approve the application as presented with the stipulation that the eyebrow windows in the existing three-season room will remain, and that the new windows will match the existing casement windows. The existing door will get replaced with a matching window. Applicant agrees. Seconded by Member Holley, approved by a vote of 5-0.

7. 24 Second Avenue. Kier Levesque for Ric Plaisance.
Application to repair and alter existing rear yard deck.

Building Inspector Review:

Proposal complies with zoning regulations.

Board Review Based Upon:

1. The application.
2. Building Inspector review
3. Testimony of applicant's architect Kier Levesque
4. ARB members' knowledge of the site
5. Site visits by members
6. No testimony from the public

Board Findings

Conclusion:

1. Having no comment by the public, the public hearing is closed on a motion by Member Robertson, seconded by Member Steinhorst, approved by a vote of 5-0.
2. Motion by member Holley to approve the application as presented, seconded by member Healey, approved by a vote of 5-0

8. 49 Third Avenue. Kier Levesque.
Application to replace sidewalk, steps and curb

Building Inspector Review:

Proposal complies with zoning regulations.

Board Review Based Upon:

1. The application.
2. Building Inspector review
3. Testimony of applicant and architect Kier Levesque
4. ARB members' knowledge of the site
5. Site visits by members
6. No testimony from the public

Board Findings

Conclusion:

1. Having no comment by the public, the public hearing is closed on a motion by Member Robertson, seconded by Member Healey, approved by a vote of 5-0.
2. Motion by member Steinhorst to approve the application as presented, seconded by member Robertson, approved by a vote of 5-0

9. 53 Route 59. NY Fuel Distributors LLC

Application to demolish existing building and gas pump canopy and re-locate on site.

Application appears on May 19, 2021 agenda for adjournment purposes only.

10. 120 North Broadway. Steven Collazul

Application to replace rear door with French doors.

Building Inspector Review:

Proposal complies with zoning regulations.

Board Review Based Upon:

1. The application.
2. Building Inspector review
3. Testimony of applicant
4. ARB members' knowledge of the site
5. Site visits by members
6. No testimony from the public

Board Findings

Applicant states that existing door is centered on window on second floor and that new French doors will be centered on that window as well.

Conclusion:

1. Having no comment by the public, the public hearing is closed on a motion by Member Robertson, seconded by Member Steinhorst, approved by a vote of 5-0.
2. Motion by member Healey to approve the application as presented, seconded by member Robertson, approved by a vote of 5-0

11. 77 Sixth Avenue. Ted Bickwith.

Application to add covered porch over existing front deck, with new stairs to grade. Replace siding and windows. Create new roof and covered porch over existing mudroom and deck.

Building Inspector Review:

- Front yard covered porch complies with zoning regulations.
- Replacement roofing, siding and windows complies with zoning regulations.

- Proposed alterations to nonconforming west side mudroom will require an area variance from the following Article I, VON §360-1.9E:

Nonconforming buildings. The alteration, enlargement or horizontal extension of a building that is nonconforming with respect to dimensional and development standards, as specified in Article IV of this chapter, is permitted unless the degree of the existing nonconformity of the building is increased by such alteration, enlargement or horizontal extension. Increasing the height of a wall or roof that is nonconforming shall be deemed to be an increase in the degree of nonconformity.

[Amended 7-16-2015 by L.L. No. 3-2015]

- Proposed alterations to third floor may require an area variance. Additional investigation required.

Board Review Based Upon:

1. The application.
2. Building Inspector review
3. Testimony of applicant's architect Roberto Palmerini, Roam Architecture
4. ARB member's knowledge of the site
5. Site visits by members
6. No testimony from the public

Board Findings

Conclusion:

1. Having no comment by the public, the public hearing is closed on a motion by Member Robertson, seconded by Member Healey, approved by a vote of 5-0.
2. Motion by member Robertson to approve the application as presented, seconded by Member Steinhorst, approved by a vote of 5-0

Meeting adjourned at 9:05 pm

Respectfully submitted,

Maren Robertson
Chairperson