

Present:

Maren Robertson	Chairperson
Laurie Steinhorst	Member
Scott O'Neill	Member
Greg Healey	Member
German Lanzetta	Alternate Member for Toma Holley
Donald Yacopino	Chief Building Inspector
Walter Sevastian	Village Attorney

Call to order: 7:00 pm

1. 100 Main Street. A&D Family Associates.

Application for awning replacement with new business signage.

Building Inspector Review:

Proposal complies with zoning requirements.

Board Review Based Upon:

1. The application.
2. Building Inspector review
3. Testimony of Tyrone Azavedo, Co-owner of "The Henry"
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 Robertson, approved by a vote of 5-0.

2. 82-84 South Franklin Street. ARC of Rockland.

Application for exterior alterations consisting of new retaining wall rising 3'-6" above sidewalk to the south, retractable awnings in parking area, modification of entranceway on Cedar Hill Avenue and fence in front yard at S Franklin Street.

Building Inspector Review:

There appears to be modifications to sidewalk to the south. That sidewalk is in South Nyack and any modifications will have to be approved by them.

Fence and wall facing South Franklin is proposed to be 5 feet in height. Unless it is reduced to 3'-6" in height it will require a variance from Article IV, VON§360-4.9B(1)(a).

Board Review Based Upon:

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

Board Findings

1. The Building Inspector reiterates that if the fence along Franklin Street will be 5' high as shown on the plans a variance is needed. The applicant agrees to reduce the fence height to 3'-6".

Conclusion:

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

3. 143 and 145 Main Street. DR Pilla.

Application for exterior alterations in connection with the proposed merger of two buildings and exterior alterations.

Building Inspector Review:

Applicant proposes to merge two lots and building on the corner of Main Street and Franklin Street. A one-story addition is proposed on the building at 145 Main Street which will be provided with an extensive green roof. Stair and elevator bulkheads will rise above roof level. The rooftop mechanicals are proposed to be screened.

An area variance will be required from Article IV, VON §360-4.5B(3) for three parking spaces associated with a change of use.

Subdivision approval is required from Article IV, VON §360-4.13F(2) for merger of lots.
A Special Permit approval is required from Article IV, VON §360-5.9A for the merger of lots.

Board Review Based Upon:

1. The application.
2. Building Inspector review
3. Testimony of applicant Dominick Pilla & Davia Tutko
4. ARB members' knowledge of the site
5. Site visits by members
6. Testimony from the public

Board Findings

1. The Building Inspector states that a code review is needed regarding the windows on the west side of the building. They might not be permitted because of distance of the building to the lot line.
2. The board encourages the applicant to consider brick below the storefront at 145 Main.
3. The board needs to see material samples of the proposed brick and stucco.
4. Applicant states that signage at 145 Main will be somewhat unified.
5. Applicant confirms that gooseneck lights will be used on 145 Main, similar to 143 Main.

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 conditionally approve the application. The board requests to see material samples of the proposed brick and stucco. If no physical sample is available printed representations of the materials and proposed colors are acceptable, to be reviewed by two members via email. Seconded by Member Steinhorst, approved by a vote of 5-0.

4. 109 Jackson Avenue. Upper Nyack Views, LLC.

Continuation of application for window replacement and deck repair,

APPLICATION APPEARS ON AGENDA FOR ADJOURNMENT PURPOSES ONLY.

4. 53 Route 59, NY Fuel Distributors LLC.

Continuation of application to demolish existing building and gas pump canopy and re-locate on site.

APPLICATION APPEARS ON AGENDA FOR ADJOURNMENT PURPOSES ONLY.

Meeting adjourned at 8:03 pm

Respectfully submitted,

Maren Robertson
Chairperson