

**VILLAGE OF UPPER NYACK
ARCHITECTURAL REVIEW BOARD MEETING
Monday, February 12, 2018**

Minutes

A meeting of the Architectural Review Board of the Village of Upper Nyack was held on the above date and called to order at 6:04pm by Chairman, Martin Wortendyke.

Other Board members present: Michael Williams, Sylvia Luzi, and Gretchen Reinheimer.

Also present: Jillana Sinnott, Secretary

Others in attendance: Kostantine Gianakouros and Walter Aurell.

6:04pm: Chairman, Martin Wortendyke opened the meeting.

6:04pm: **Kostantine & Michelle Gianakouros, 209 Hilltop Lane, County Map No. 60.09-01-47.**

Said property is located in Residential Zoning District R-3.

This Application submitted to the clerk the Certificate of mail receipts of neighbor notification.

The Applicant was represented by Kostantine Gianakouros, Homeowner.

The Applicant discussed the submitted plans for an addition at the rear of the garage and add a second story addition on an existing single family residence. Family is growing and they need space. There will be a mud room on the back of the garage and additional space above the garage. They will access the garage through the dining room.

6:08pm: Board Member Jefferson Crowther arrived.

The BOARD discussed the submitted plans. The pitch of the existing and proposed roof were discussed. There is no North elevation. The pitch on the dormer is off and not centered. The new and old windows were discussed. The Applicant states that all the windows will be the same size. The Architectural plans do not show the same as the color rendition the Applicant is presenting. The sidewalls on the dormer are different heights. There was a discussion on whether the stairs could be moved. The Applicant stated that it would cut into the bay and furnace stack so it was not feasible.

Board Member, Silvia Luzi thinks that the back wall of the house is too big but the Applicant is limited on their options with what they want to do. She thinks there would be some other design options that the Applicant should look at.

The Board discussed the measurement on the plans of the dormer which does not seem to be drawn correctly. If windows are to be replaced it should be noted on the plan.
There were no comments from the public.

The Board had no other comments.

MOTION: The Board moved to approve the Gianakouros plan pages A1-A4, for the addition at the rear of the garage and a second story addition last revised 1/22/18 by Creative Design with

the following recommendations to be addressed and presented to the Board to review.

- Detail on sheet A4 of the dormer over the garage should be redrawn for actual symmetry.
- The window heights should be reviewed as the measurements seem off.
- The Door and Window schedule should be updated.
- Make sure that the overhang is correct as it is not consistent.
- Show a North elevation

MOTION BY: Marty Wortendyke

SECOND: Jefferson Crowther

VOTE: Ayes: Chairman: Wortendyke; Members; Williams, Reinheimer and Crowther

Nays: Member Luzi

6:25pm: Arthur Gunther, 25 Van Houten Street, County Map No. 60.18-01-25. The APPLICANT withdrew their application to come in front of the Board.

6:25pm: Approval of Minutes: Member Jefferson Crowther moved to approve the Draft Minutes from *December 11, 2017 as amended*; **SECOND:** Gretchen Reinheimer

OTHER BUSINESS:

120 Castle Heights Avenue, the Board discussed the Finish Schedule of the new construction. The Building Inspector has reviewed the finishes and found the front porch has been upgraded from Trex to IPE. The bricks are a light grey which was not part of the finish schedule. The Board felt that the house has confirmed to the Finish Schedule approved.

The Board discussed changing the Architectural Review Board to meet before the Planning Board as discussed previously. The Board would like to know if their requests would be taken as suggestions or requirements for the Planning Board decision. Would the Planning Board be able to override their decision?

The procedure of the Nyack Planning Board was reviewed. If the Application is simple it would be approved by the ARB if it is more complex it would just be a preliminary hearing and would have to return to the ARB after the Planning Board approval.

There was a discussion on whether the ARB would be allowed to not allow building to the footprint allowed if they felt the house was too massive. The Zoning Ordinance allows an Applicant to build within the footprint allowed and the ARB would not be able to tell them to change it, although they could make suggestions.

The Chairman will review with the Planning Board the procedure and the details of how it will work and report back to the Board, so that they can make a more informed decision at the next ARB meeting.

The meeting was adjourned at 6:10pm.

Respectfully submitted,
Jillana Sinnott, Secretary