

**VILLAGE OF UPPER NYACK  
ARCHITECTURAL REVIEW BOARD MEETING  
Monday, March 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 6:03pm by Chairman, Martin Wortendyke.

**Other Board members present:** Jefferson Crowther, Michael Williams, Silvia Luzi, and Gretchen Reinheimer.

**Also present:** Jillana Sinnott, Secretary

**Others in attendance:** Kier Levesque, Dean Gianakourus, John Colgan, Walter Aurell and Liza Altman

**6:03pm:** Chairman, Martin Wortendyke opened the meeting.

**6:03pm:** **Benjamin and Corinne Winograd, 515 North Broadway, County Map No. 60.14-01-01.**

Said property is located in Residential Zoning District R-2.

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

The Applicant was represented by Kier Levesque, Architect.

The Applicant discussed the submitted plans for dormer and window changes, new deck railing and replacing sections of stucco with brick on an existing single family residence. The dormers will be added on the back North side. They will remove the stucco on the North and South side and replace it with white brick. The stucco might be causing water damage. The West and a portion of the North elevation to the garage will remain as stucco. The roof will be replaced. The windows will be replaced because the maintenance of replacing the sashes is not working. The existing wood deck railing will be replace with a glass railing. There will be a section of cable railing on the North end. The French doors will be replaced on the South and East.

The BOARD discussed the submitted plans.

The BOARD listened to comments from the public.

**Liza Altman, 513 North Broadway,** would like to know when construction would begin. She is concerned about dust and debris on the East elevation as she has a pond with expensive plantings.

The Applicant stated that construction would begin sometime during the summer.

The Board suggested that Ms. Altman speak to the Applicant regarding the placement of the construction debris and the dust.

The BOARD had no further comments.

**MOTION:** The Board moved to approve the Winograd plan for dormer and window changes,

new deck railing and replacing sections of stucco with brick dated 1/22/18 by Kier Levesque, R.A. as submitted.

**MOTION BY:** Michael Williams

**SECOND:** Jefferson Crowther

**VOTE:** Unanimously APPROVED

**6:15pm: Miller 2012 Family Trust, 1 Perry Lane, County Map No. 60.18-01-03.**

Said property is located in Residential Zoning District R-4.

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

The Applicant was represented by John Colgan, Architect.

The Applicant discussed the submitted plan for new windows and a pergola. There was a new folding door, swing door and windows approved in June 2017. A small roof on the East (A2) was approved previously. The roof will now be tempered glass instead of copper. The wooden window and door on the sunroom will be replaced. The door will be relocated to the side. There will be a new pergola in cedar erected. The windows will be off white with dark green shutters.

The BOARD discussed the submitted plans.

There were no comments from the public.

**MOTION:** The Board moved to approve the Miller 2012 Family Trust plan, for new windows and a pergola dated 1/10/18 by Colgan, Perry, Lawler, Aurell Architects as submitted.

**MOTION BY:** Jefferson Crowther

**SECOND:** Gretchen Reinheimer

**VOTE:** Unanimously APPROVED

**6:28pm: Approval of Minutes:** Member Jefferson Crowther moved to approve the Draft Minutes from *February 12, 2018 as amended*; **SECOND:** Silvia Luzi.

**OTHER BUSINESS:**

**Kostantine & Michelle Gianakouras, 209 Hilltop Lane**, appeared in front of the Board to review the changes that the Board had asked for. The Applicant thought it would be easier for the Board to review them at the meeting than having each member come to the Village Hall to review.

The Board reviewed the requested changes below as requested at the January 12, 2018 meeting and found them satisfactory.

- 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.

The meeting was adjourned at 6:29pm.

Respectfully submitted,  
Jillana Sinnott, Secretary