

**VILLAGE OF UPPER NYACK
ARCHITECTURAL REVIEW BOARD MEETING
Monday, June 11, 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 6:02pm by Chairman, Martin Wortendyke.

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

Also present: Jillana Sinnott, Secretary

Others in attendance: Marc Comito and Robert Hoene.

6:00pm: Chairman, Martin Wortendyke opened the meeting.

6:04pm: **Comito Homes, LLC, 209 Jewett Road, County Map No. 60.09-01-19.**

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 Marc Comito, Homeowner and Robert Hoene, Architect.

The Applicant discussed the submitted plans for a balcony on the second floor and removal of windows to add a sliding door on a new single family house. The house was previously approved and the prospective new owners would like to have a balcony off of the master bedroom. The balcony would extend 4' from the house. The windows would be replaced with a door and two sidelights. The PVC railing and round aluminum balusters will be black.

The BOARD discussed the submitted plans. The Board discussed the colors of the proposed balcony and the previously approved front deck. The Board thinks that the balcony would look better if it was white.

There were no comments from the public.

The BOARD had no further comments.

MOTION: The Board moved to approve the plan for Comito Homes LLC., pages A2.0, A4.0 and A5.0 for a new balcony last revised date of 4/26/18 by Robert Hoene, Architect with the recommendation that the color of the railing and balusters are changed to white to match the front porch and the posts are standard size.

MOTION BY: Michael Williams

SECOND: Jefferson Crowther

VOTE: Unanimously APPROVED

6:10pm: **Approval of Minutes:** Member Silvia Luzi moved to approve the *Draft Minutes* from May 14, 2018; **SECOND:** Gretchen Reinheimer.

There was no other business.

The meeting was adjourned at 6:12pm.

Respectfully submitted,
Jillana Sinnott, Secretary