

**VILLAGE OF UPPER NYACK  
ARCHITECTURAL REVIEW BOARD MEETING  
Monday, June 8, 2020**

***Minutes***

A meeting of the Architectural Review Board of the Village of Upper Nyack was held on the above date via videoconferencing in accordance with the Governor's Executive Order 202.1 due to the COVID-19 emergency and called to order at 6:01pm by Chairman, Michael Williams.

**Other Board members present:** Silvia Luzi, Thomas Gaffney, Eileen McCabe-Sares and Gretchen Reinheimer.

**Also present:** Jillana Sinnott, Secretary

**6:00pm:** Chairman, Michael Williams opened the meeting.

The Chairman took a moment to welcome new member Eileen McCabe-Sares. The Chairman announced that Gretchen Reinheimer will be appointed at the June Board of Trustee meeting to be the Vice Chairman of the Architectural Review Board.

**6:03pm: Approval of Minutes:** Board Member Gretchen Reinheimer moved to approve the Draft Minutes as submitted from May 11, 2020; SECOND: Silvia Luzi.

**6:04pm: Mark and Carmen Bowen, 114 Old Mountain Road, County Map No. 60.13-03-24.**

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

This Applicant submitted to the clerk the Certificate of Mail receipts of neighbor notification.

The Application was represented by Kier Levesque, Architect.

The Applicant discussed the submitted plans for a one story addition of a dining room on the southwest side, a second floor addition for a master bedroom on the northwest side and a deck to the rear north side of the house. Nothing will be visible from the road. The materials will match the existing wood cedar shake, Anderson white vinyl windows and the deck will have white wood railings with composite decking.

The Board reviewed the plans. The main entrance location was reviewed. The color of the deck and the bluestone walkway was discussed. The color of the deck will be grey and the bluestone will be grey and white. The elevations were discussed. There is a discrepancy of the number of risers on the deck stairs. The Applicant will add the extra riser to correct the plan. The sizing of the second floor window was discussed. The Applicant will make sure the windows are all the same size.

There were no comments from the public.

The BOARD had no further questions.

**MOTION:** The Board moved to approve the plans dated 2/7/2020 by Kier B. Levesque, R.A. Architect for the Bowen residence for a one story dining room addition, second floor bedroom

addition and a rear deck on a single family residence with the provisions that the plans are corrected to show the following:

- Correct the number of risers to four
- All windows should be sized the same

**MOTION BY:** Gretchen Reinheimer

**SECOND:** Thomas Gaffney

**VOTE:** Unanimously APPROVED

**6:21pm: Michael Hays and Bernie Richey, 117 Lexow Avenue, County Map No. 60.09-03-36.**

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

This Applicant submitted to the clerk the Certificate of Mail receipts of neighbor notification.

The Application was represented by Jeffrey Small, Architect and Bernie Richey, Homeowner.

The Applicant discussed the submitted plans to replace the existing back porch. The poly carbonite roof is deteriorating and there are water and gutter problems. The deck will be in the same footprint. The deck cannot be seen as it is at the rear of the house. The eave will wrap around the entire area so there can be a gutter which will be made of galvanized metal. The existing cedar poles will be replaced with black painted steel poles. The new poles will be in the same line but more centered with the back door. The roofing will be the same poly carbonate material. The sliding door has suffered over time so a header will be added to the outside of the door. The drainage trench will not be changed.

The Board reviewed the plans. Member Gaffney inquired about the new gas line for the barbeque. The Applicant will be working the logistics of it out with the building inspector and the Plumber. The roof cricket was explained to the Board.

There were no comments from the public.

The BOARD had no further questions.

**MOTION:** The Board moved to approve the plans dated 12/31/2019 by Jeffrey Steeholm Small Architect for the Hays/Richey residence to replace the existing deck on a single family residence as submitted.

**MOTION BY:** Silvia Luzi

**SECOND:** Gretchen Reinheimer

**VOTE:** Unanimously APPROVED

The meeting was adjourned at 6:38pm.

Respectfully submitted,

Jillana Sinnott, Secretary