

**VILLAGE OF UPPER NYACK  
ARCHITECTURAL REVIEW BOARD MEETING  
Monday, July 13, 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 6:00pm 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.

**6:00pm:** **Approval of Minutes:** Board Member Gretchen Reinheimer moved to approve the Draft Minutes as submitted from June 8, 2020; **SECOND:** Silvia Luzi.

**6:01pm:** **Comito Homes LLC, 205 Wanamaker Lane, County Map No. 60.13-02-94.**

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

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 third garage on the west side of the new single family residence that is well under construction. The site plan has received preliminary approval from the Planning Board. Photos were shown of the progress of the construction. The finishes will be the same as the existing house. The garage will have two doors that will allow you to drive through for easy access from the front yard to the back yard. There is a separation of 5' from the house to the retaining wall on the west side of the garage.

The Board reviewed the plans. The Chairman inquired why the peaks on the garage and the main house do not line up. The Applicant explained that they did not want to block the egress windows of the house.

There were no comments from the public.

The BOARD had no further questions.

**MOTION:** The Board moved to approve the plans dated 5/26/2020 by Kier B. Levesque, R.A. Architect for Comito Homes, LLC for a third garage on a new single family residence.

**MOTION BY:** Gretchen Reinheimer

**SECOND:** Silvia Luzi

**VOTE:** Unanimously APPROVED

**6:09pm: Louie, Elviar & Aasin Ahmetaj, 606 Palmer Drive, County Map No. 60.05-02-34.**

Said property is located in Residential Zoning District R-1.

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

The Application was represented by Louie Ahmetaj, Homeowner.

The Applicant's engineer is not available this evening. The shed is 10x12 or smaller. The windows have not been decided yet. The architectural of the shed will match the cabana and be very similar to the main house.

The Board reviewed the plans. The Board noted that there is no drawing of the shed only the cabana. The Board asked to review the site plan. The Secretary was able to pull up the plans. There was a discussion regarding the placement of the shed on the south side of the house and whether there would be any windows. The Applicant noted that there will be one or two windows. After some discussion the Board decided that they need to see drawings for the shed and a finish schedule.

There were no comments from the public.

The BOARD had no further questions.

**MOTION:** The Board moved to conditionally approve the plans dated 6/18/2020 by Paul Gdanski, PE, PLLC for the Ahmetaj cabana and shed with the provision that the Applicant submit drawings showing the elevation, location entrances, finish schedule and windows of the shed for the Boards review and approval on a single family residence.

.

**MOTION BY:** Gretchen Reinheimer

**SECOND:** Silvia Luzi

**VOTE:** Unanimously APPROVED

The meeting was adjourned at 6:31pm.

Respectfully submitted,

Jillana Sinnott, Secretary