

**VILLAGE OF UPPER NYACK  
ARCHITECTURAL REVIEW BOARD MEETING  
Monday, September 14, 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, Eileen McCabe-Sares and Gretchen Reinheimer.

**Also present:** Jillana Sinnott, Secretary

**6:05pm:** Chairman, Michael Williams opened the meeting.

**6:05pm:** The Chairman noted that at the end of the July 13<sup>th</sup> meeting there were several iterations that needed to be done to the drawing to meet everyone's requested requirements to the finish schedule and the shed design for the Ahmetaj application. We were able to accomplish that to the satisfaction of the Board and would like to know if everyone agrees. The Board responded that they did.

**Approval of Minutes:** Board Member Gretchen Reinheimer moved to approve the Draft Minutes as submitted from July 13, 2020; SECOND: Silvia Luzi.

**6:13pm:** **Brookfield Nyack, LLC, 519 North Midland Avenue, County Map No. 60.09-03-48.**

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 Elizabeth Parks, Architect; Blythe Yost, Landscape Architect; and Marc Mallow, Homeowner.

The Architect discussed the submitted plans for a new single family residence. It is a two story home with an attached three car garage. The new house will be longer and almost in the same location as the current house which will be demolished. The house will be medium gray with white trim and a grey slate roof. The low slope roof, porch roof, gutters and leaders will be copper. The windows will primarily be double hung Anderson windows. The porch and patio will be fieldstone. The one garage will be for intermittent use and will only have the pavers instead of a macadam surface. Shutters will be only on the front of the house by the front door.

The Landscape Architect discussed the plan. There will be foundation plantings, boxwood and accent trees. Large stepping stones will be at the front door. There will be cobblestone treads in the lawn for the drive through driveway. The existing driveway is reduced in size from the previous submission. The back of the property has been opened up and they will be planting ground cover that is deer resistant to stabilize the slope.

The Board reviewed the plan.

There were no comments from the public.

The BOARD had no further questions.

**MOTION:** The Board moved to approve the last revised plans dated 8/24/2020, by Elizabeth Parks, Architect for Brookfield Nyack, LLC as submitted for a new 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