

**VILLAGE OF UPPER NYACK  
ARCHITECTURAL REVIEW BOARD MEETING  
Monday, September 13, 2021**

***Minutes***

A meeting of the Architectural Review Board of the Village of Upper Nyack was held on the above date via videoconferencing and called to order at 6:07pm by Vice Chairman, Gretchen Reinheimer.

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

**Also present:** Noelle C. Wolfson, Esq., Consulting Attorney; Janet Guerra, Secretary.

**6:07pm:** Vice Chairman, Gretchen Reinheimer, opened the meeting and asked for a motion to approve the minutes from the June 14, 2021 meeting.

**MOTION BY:** Member Eileen McCabe-Sares

**SECOND:** Member Thomas Gaffney

**VOTE: APPROVED**

Yes: 4 (McCabe-Sares, Gaffney, Luzi, Reinheimer)

No: 0

Absent: 1 (Williams)

**6:08pm** Noelle Wolfson, Esq. reviewed Local Law 7 of 2021. Ms. Wolfson explained that this is a modification of Local Law 6 of 2020 and explained the following changes; but explained there is no substantive change in the legal standard.

- No fence applications will come before the ARB unless they require a variance.
- No paint or materials applications will come before the ARB unless they are part of a larger project requiring a building permit.
- No chicken coop applications will come before the ARB.
- No pool applications will come before the ARB.

Ms. Wolfson also reported that the Board of Trustees adopted the Village's comprehensive plan.

**6:11pm: Brookfield Nyack, LLC, 519 North Midland Avenue, County Map No. 60.09-03-48.**

Application for architectural approval for a new single-family residence located in Residence Zoning R-3 District. The Application was represented by the Homeowners and Elizabeth Parks, Architect and George Alatsas, the builder.

The Applicant explained that although they had prior approval and a building permit, they decided to make modifications adding triple pane windows and a lot of insulation which required a larger footprint. Gable overhangs have also been added and the siding has been changed. the garage is more dimensional. Now, there's a slate roof with copper overhangs. Hip rooves were added. The

porch was extended. More columns and eave details have been added for a more traditional detailing. The triple pane windows are high performance. The lighter siding and more detail have improved the appearance.

The applicant presented the finish schedule. There was discussion about the colors of the door, the garage doors and the shutters. The applicant assured the Board that the shutters will not be black, the door and the garage doors will likely be white or a wood color. Vice Chairman Gretchen Reinheimer asked the Applicant to amend the finish schedule and resubmit and the Applicant agreed.

The applicant said that he tried to save the old house but due to mold issues he wasn't able to; but wanted to compliment the landscape and honor the person who owned the house previously, Ms. Brookfield.

Vice Chairman Gretchen Reinheimer asked if there were any other comments from the Board and since there were none and there was a motion to open the public hearing.

**MOTION BY:** Member Silvia Luzi.

**SECOND:** Member Eileen McCabe-Sares.

**VOTE: APPROVED**

Yes: 4 (McCabe-Sares, Gaffney, Luzi, Reinheimer)

No: 0

Absent: 1 (Williams)

There were no comments from the public.

**MOTION TO CLOSE THE PUBLIC HEARING:** Member Silvia Luzi

**SECOND:** Member Eileen McCabe-Sares.

**VOTE: APPROVED**

Yes: 4 (McCabe-Sares, Gaffney, Luzi, Reinheimer)

No: 0

Absent: 1 (Williams)

**MOTION:** The Board moved to recommend approval of the following plans for the New Residence for Marc & Sari Mallow, all prepared by Elizabeth Parks Architect, dated June 2020, last revised 7/29/21: Cover Sheet (Sheet A001), Cellar Plan (Sheet A100), First Floor Plan (Sheet A101), Second Floor Plan (Sheet A102), Attic Plan, Pool Pavilion (Sheet A103), Roof Plan & Cross Sections (A 104), Exterior Elevations E, W (Sheet A400), and Exterior Elevations N; S, Window & Exterior Door Schedule (Sheet A401) (collectively, the "Plans"). The Plans are recommended for approval on the condition that the applicant comply with the above referenced plans and that the finishes are as indicated on the finish schedule submitted by the Applicant. The Board will submit an approval recommendation form to the Planning Board.

**VOTE: APPROVED**

Yes: 4 (McCabe-Sares, Gaffney, Luzi, Reinheimer)

No: 0

Absent: 1 (Williams)

**6:33pm: 645 North Broadway, 645 North Broadway, County Map No. 60.06-01-06.**

Application for architectural approval for exterior modifications to an existing interior renovation building permit for a single-family residence located in the Residence R-1 District. The applicant was represented by Tom Ryback, Architect, and Greg Hasaj.

Mr. Ryback gave some history about the original renovation of the mansion at 649 North Broadway. He explained that the applicant bought the house next door (645 North Broadway), even though it was contemporary, and wanted the same architectural detail as the original mansion; but didn't want to change the floor plan or the footprint of the house. Mr. Ryback explained that a building permit was issued; but then the applicant decided to do balconies and dormers. Mr. Ryback continued that the look will basically be a "sister-looking sort of building" to the original mansion. Mr. Ryback showed samples of the brick and the slate to be used.

Vice Chairman Gretchen Reinheimer questioned whether the brick would be red and the trim would be white and Mr. Ryback confirmed this and showed a sample of the white trim. She asked if Mr. Ryback could show the front and sides of the renovation.

Member Tom Gaffney asked for clarification between the old permit and the new permit. He asked if the dormers and the balconies were the only items that were changed. There was discussion surrounding the balconies and the dormers. Then, Vice Chairman Gretchen Reinheimer asked for confirmation that the only changes are the balusters at the porches and the extra dormers towards the back and Mr. Ryback confirmed that.

Member Tom Gaffney asked Noelle Wolfson, Esq. if this can be presented as a revision to an existing permit or can it be approved as it's been presented. Ms. Wolfson explained that the original application was for interior renovations and that's why the building permit was issued without referral to this Board; but when the interior modifications like the balconies started affecting the exterior, that's what triggered the application to come before this Board. She explained that this Board doesn't have any approval to amend.

Member Tom Gaffney then asked to confirm whether the brick façade and roof materials were ever approved before. Ms. Wolfson confirmed that her understanding is that they were not subject to an approval. Mr. Ryback explained they were part of the original application; but were not previously subject to review and approval by the Board.

Vice Chairman Gretchen Reinheimer asked if there were any other questions from the Board. Member Tom Gaffney had a question about a note on the plan and Ms. Wolfson had a question about a second note. Mr. Ryback agreed to remove the referenced notes as they didn't pertain to this Board's approval of the application.

Vice Chairman Gretchen Reinheimer asked if there were any other questions from the Board. There were none.

**MOTION TO OPEN THE PUBLIC HEARING:** Member Silvia Luzi

**SECOND:** Vice Chairman Gretchen Reinheimer

**VOTE: APPROVED**

Yes: 4 (McCabe-Sares, Gaffney, Luzi, Reinheimer)

No: 0

Absent: 1 (Williams)

No members of the public wished to comment on the application.

**MOTION TO CLOSE THE PUBLIC HEARING:** Member Silvia Luzi

**SECOND:** Member Tom Gaffney

**VOTE: APPROVED**

Yes: 4 (McCabe-Sares, Gaffney, Luzi, Reinheimer)

No: 0

Absent: 1 (Williams)

**MOTION:** Member Silvia Luzi made a motion to approve the architecture of the exterior building modifications to the single-family home on the Property located at 645 North Broadway in the Village's Residence R-3 Zoning District on the following conditions:

1. The applicant shall comply with the plans in the Plan Set titled *Renovation & Alteration, Guest House, 645 North Broadway, Upper Nyack, New York*, prepared by T.M. Rybak Associates, P.C. dated 9/12/19, last revised 8/5/2021 (the "Plan Set"):
  - a. Title Sheet, Building Info & Key Plan (Sheet T-200.00);
  - b. Demolition Plan and Notes- Basement (Sheet DM-100.00);
  - c. Demolition Plan and Notes- First Floor (Sheet DM-101.00);
  - d. Demolition Plan and Notes- Second Floor (Sheet DM-102.00);
  - e. Construction Plan and Notes- Basement (Sheet A. 100.00);
  - f. Construction Plan and Notes- First Floor (Sheet A. 101.00);
  - g. Construction Plan and Notes- Second Floor (Sheet A. 102.00);
  - h. Construction Plan and Notes- Roof Plan (Sheet A. 103.00);
  - i. Proposed Elevations- Sheet 1 of 2 (Sheet A. 301.00);Proposed Elevations- Sheet 2 of 2 (Sheet A.302.00); and
2. Window and Door Schedule Sheet (A.401.00).
  - a. The applicant shall delete the following notes from each plan in the Plan Set:
  - b. "The scope of work is part of a comprehensive set of drawings that are represented on the master plan created by Jay A. Greenwell, PLS, LLC. Please refer to list of drawings for additional scope of work related to this project."
  - c. "This drawing is approved only for the scope of work indicated in the drawings. All other matters shown are not to be relied upon or considered as either being approved by this architect and his consultants in accordance with applicable codes and standards."

3. The finishes on the building shall comply with the finish schedule submitted to the Board.

**SECOND:** Member Eileen McCabe-Sares

**VOTE: APPROVED**

Yes: 4 (McCabe-Sares, Gaffney, Luzi, Reinheimer)

No: 0

Absent: 1 (Williams)

**Other Business:**

None.

The meeting was adjourned at 6:50pm by Vice Chairman Gretchen Reinheimer and Seconded by Member Tom Gaffney.

Respectfully submitted,

Janet Guerra, Secretary