

Meeting Notes
VILLAGE OF UPPER NYACK
ARCHITECTURAL REVIEW BOARD MEETING
Monday, February 6, 2023

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 6:06 p.m. by Chairperson Michael Williams.

Other board members present: Gretchen Reinheimer and Thomas Gaffney,

Absent: Eileen McCabe Sares and Silvia Luzi

Also present: Janet Guerra, Board Secretary, and Noelle Wolfson, Esq., Consulting Village Attorney

6:06 p.m: Motion to open the meeting and move the review of the minutes to the end.

MOTION: Gretchen Reinheimer

SECOND: Thomas Gaffney

VOTE: 3-0, 2 (absent)

6:07 p.m.: Martina Fugazzotto and Michael Caputo, 214 Hilltop Lane, County Map 60.09-01- 23. Application for architectural review of interior renovations and new windows on an existing one-family residence in the Residence R-20 District.

Applicant's Representative: Maren Robertson, Architect

Applicant presentation: Ms. Robertson explained that the homeowners want to change some windows as a part of kitchen/dining renovation. Two (2) new windows and a new patio double door will be added to the existing residence's north facade.

Ms. Robertson brought color samples of the window materials which will be used for the Board to review. The Board reviewed the color samples, the elevation and the other submission materials.

Ms. Robertson explained how the windows are being integrated into the existing finishes of the home. She advised that the exterior is not changing color, the windows and door are being incorporated into the existing design. No other elevations are being affected by the proposal.

The Board was of the view that this will have no detriment to the neighbors and that the design is an improvement.

Motion to open the public hearing:

MOTION: Gretchen Reinheimer

SECOND: Thomas Gaffney

VOTE: 3-0, 2 absent

There were no comments from members of the public.

Motion to close the public hearing:

MOTION: Gretchen Reinheimer

SECOND: Thomas Gaffney

VOTE: 3-0, 2 absent

Motion to grant architectural approval for the proposed installation of a new window and door on the north façade of the existing residence on the property located at 214 Hilltop Lane on the following conditions:

1. The applicant shall comply with the plans presented to and reviewed by the ARB at the 2/6/23 meeting, all prepared by Maren Robertson Architecture and dated January 11, 2023 as follows: Site Plan and Vicinity Map (A-0), Existing and Proposed Floor Plans (A-1), Existing Elevations (A-2), Proposed Elevations (A-3).
2. The finishes on the building shall comply with the finish schedule submitted to the Board for the 2/6/23 meeting.

MOTION: Thomas Gaffney

SECOND: Gretchen Reinheimer

VOTE: 3-0, 2 absent

6:16 p.m. Ido Sela, 201 Lexow Avenue, County Map 60.09-01-30. Application for architectural review of a basement remodel and new egress window on property improved with a single-family residence located in the Residence R-20 District

Applicant's Representative: Ido Sela, Homeowner/Applicant

Project Description: The applicant is proposing an interior renovation of the basement in the residence and is adding an egress window. Other than the addition of the egress window, no changes to the façade are proposed.

The submission materials did not include an elevation and the Board explained that elevations are typically used to evaluate the proposal. However, because the changes are so minor, it is not needed for this application.

The applicant showed the Board members a photograph of the elevation of the home being affected and there was a discussion about the proposed change.

There was a discussion about some of the markings on the site plan.

Motion to open the public hearing:

MOTION: Thomas Gaffney

SECOND: Gretchen Reinheimer

VOTE: 3-0, 2 absent

There were no comments from members of the public.

Motion to close the public hearing:

MOTION: Thomas Gaffney

SECOND: Gretchen Reinheimer

VOTE: 3-0, 2 absent

Motion to grant architectural approval for the addition of a proposed egress window to the existing residence located at 201 Lexow Avenue on the following condition:

1. The applicant shall comply with the plans presented to and reviewed by the ARB at the 2/6/23 meeting, all prepared by John Perkins Architect and dated October 7, 2022, last revised November 11, 2022 as follows: General Notes and Specifications (Sheet 1 of 3), General Notes and Details (Sheet 2 of 3), Basement Floor Plans Details (Sheet 3 of 3).

MOTION: Michael Williams

SECOND: Gretchen Reinheimer

VOTE: 3-0, 2 absent

6:27 p.m. There was a discussion about the approval of the minutes. No quorum of members present at the meetings were present at this meeting to approve the minutes. Chairman Williams asked the members present if they had any comments on the minutes and they had none. The Board Secretary was asked to recirculate the minutes to the Board members for any additional comments so that they could be ready for adoption at the March meeting.

6:33 p.m. Motion to adjourn the meeting.

MOTION: Michael Williams

SECOND: Thomas Gaffney

VOTE: 3-0, 2 absent