

**VILLAGE OF UPPER NYACK
ARCHITECTURAL REVIEW BOARD MEETING
Monday, June 5, 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 6:01 p.m. by Chairman Michael Williams.

Other board members present: Gretchen Reinheimer and Silvia Luzi

Absent: Eileen McCabe Sares and Thomas Gaffney

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

6:02 p.m.: The Chairman asked for a motion to open the meeting.

Motion to open the meeting.

MOTION: Gretchen Reinheimer

SECOND: Silvia Luzi

VOTE: 3 (yes) – 0 (no), 2 (absent)

6:02 p.m.: **Review of the minutes of the May 1, 2023 meeting.**

There were no comments from the members of the Board present.

Motion to approve the minutes of the May 1, 2023 Meeting.

MOTION: Gretchen Reinheimer

SECOND: Silvia Luzi

VOTE: 3 (yes) – 0 (no), 2 (absent)

6:03 p.m.: **Michel Henrique Reis Dos Santos, 19 Riverton Drive, County Map 60.13-02-81.09.** Application for architectural review of solar panels and energy storage system on property improved with a single-family residence located in the OBRO (Office Business Residential Overlay) District.

No one was present to represent the application.

At the May meeting the applicant was asked if he could explore extending the step-up design of the panels on the southwest roof and provide an elevation of the battery energy storage system.

The applicant has requested that this application be adjourned to the Board's July 10, 2023 meeting.

Motion to adjourn the Public Hearing to the July 10, 2023 Meeting.

MOTION: Gretchen Reinheimer

SECOND: Silvia Luzi

VOTE: 3 (yes) – 0 (no), 2 (absent)

6:04 p.m.: Vallex Herard, 514 N. Broadway, County Map No. 60.13-03-14 Application for architectural review of interior and exterior renovations including kitchen, primary bedroom and bathroom renovations; new stairs, windows, dormer and siding; new deck, fencing and pergola on property improved with an existing single-family residence located in the Residence R-20 District

Applicant Representative: Maren Robertson, Architect.

Ms. Robertson explained that there was an initial submission and then a recent subsequent submission. The subsequent submission reduced the scale of the project because of construction costs. It is the revised submission that would be presented tonight for review.

Ms. Robertson explained that the house is a high ranch built in approximately 1963. Originally the house had a two-car garage on the ground floor. At some point one bay of the garage was converted to a gym. The owner wants to make the existing garage bay into a mud room and laundry room and build a new two-car garage. He is also proposing a new entrance vestibule.

In terms of the exterior finishes, the owner is proposing to change the siding from vinyl to white Hardiplank with black trim. Many windows are remaining but some new windows are proposed.

Sheet A-6 was reviewed and the new windows shown thereon were discussed. The location of the proposed windows was discussed. The existing windows generally will be retained and the frames will be painted black. The applicant is going to try to remove the mullions in the windows to remain. If any windows must be replaced, they will be replaced in kind with windows with black frames to match the proposed windows.

Ms. Robertson explained the layout of the existing fencing and how the entire front yard is proposed to be enclosed with a wrought-iron appearing fence (the existing vinyl fence will remain).

Ms. Robertson explained that the existing brick is going to be covered with a white stucco veneer. The brick chimney will either be covered in white stucco or will be painted white, depending upon cost considerations.

The proposed finish schedule and samples of the siding and decking materials were reviewed.

There was a discussion about the front door and the garage door. Ms. Robertson showed the members of the Board the catalog depictions of the proposed front door and garage door and the design, color and materials of the doors were discussed.

Motion to open the public hearing.

MOTION: Gretchen Reinheimer

SECOND: Silvia Luzi

VOTE: 3 (yes) – 0 (no), 2 (absent)

There were no members of the public who wished to comment on the application.

Motion to close the public hearing.

MOTION: Gretchen Reinheimer

SECOND: Silvia Luzi

VOTE: 3 (yes) – 0 (no), 2 (absent)

Motion to recommend approval of the architecture on the application of Vallex Herard, 514 N. Broadway for an addition and façade renovations to the Planning Board on the following conditions:

1. **The applicant shall comply with the plans presented to and reviewed by the ARB at its 6/5/23 meeting as follows: Herard Residence, 514 North Broadway, Interior & Exterior Renovations and Additions, prepared by Maren Robertson Architecture, dated 6/4/23, with prior revisions noted on the plan (5/6/23 (Revisions ARB Set)), except that the elevations shall be corrected to indicate the accurate directional orientation:**
 - a. **Site Plan, Bulk Table (SP-1)**
 - b. **Existing Floor Plans (A-1)**
 - c. **Proposed First Floor Plan (A-3)**
 - d. **Proposed Second Floor Plan (A-4)**
 - e. **Existing Elevations (A-5)**
 - f. **Proposed East & South Elevations (A-6)**
 - g. **Proposed North & West Elevations (A-7)**
2. **The finishes on the building shall comply with the finish schedule submitted to the ARB at its 6/5/23 meeting, except that the chimney shall be painted white or covered in white stucco at the applicant's election.**
3. **Replacement windows shall match the proposed windows in color (black frames).**
4. **The garage door (black inlaid panels) and front door (onyx inlaid panels) will have frosted white glass panes (finishes on the frosted white glass panes on the front door and garage doors to match to the maximum extent practicable) as presented to the ARB at its meeting of 6/5/23. Materials sheets to be attached to the Planning Board referral letter.**

MOTION: Gretchen Reinheimer

SECOND: Silvia Luzi

VOTE: 3 (yes) – 0 (no), 2 (absent)

6:42 p.m.: Tavia Gilbert and Bryan Barney, 103 School Street, County Map 60.17-02-58.
Application for architectural review of interior renovations including finished basement and new windows and doors on a property improved with an existing single-family residence located in the Residence R-10 District.

Applicant’s Representative: Maren Robertson, Architect; Tavia Gilbert, property owner

The Chairman clarified that the interior plans are for information only; the ARB only reviews and decides on the exterior architecture.

Ms. Gilbert explained that on the west, north, and east sides of the backyard there are three fences of different materials. The fences on the north and east property lines are deteriorating. The west side fence is a nice cedar fence. She is proposing to replace the north and east fence to match the natural cedar fence on the west side. The gate will be enlarged slightly as well. There was a discussion in general about the color of the fence, but the color has not yet been determined. The Board advised that as long as the fence is zoning compliant, it is not subject to ARB review.

There was a discussion about the newly proposed windows and doors. New windows are proposed and a proposed glass patio door is proposed.

Ms. Robertson advised that she submitted the cut sheets for the windows and door. Anderson 400 series, white, windows and door are proposed.

Motion to open the public hearing.

MOTION: Silvia Luzi

SECOND: Michael Williams

VOTE: 3 (yes) – 0 (no), 2 (absent)

There were no comments from members of the public.

Motion to close the public hearing.

MOTION: Silvia Luzi

SECOND: Gretchen Reinheimer

VOTE: 3 (yes) – 0 (no), 2 (absent)

Motion to grant architectural approval for the proposed installation of new windows and doors as a part of a basement renovation on the property located at 103 School Street, subject to the following conditions:

1. **The applicant shall comply with the plans presented to and reviewed by the ARB at the 6/5/23 meeting as follows: Basement Renovation, 103 School Street, prepared by Maren Robertson Architecture, dated 4/14/23, last revised 6/5/23:**
 - a. **Vicinity Map and Site Plan (A-0)**
 - b. **Existing Floor Plan, Demolition Plan, Proposed Floor Plan (A-1)**
 - c. **Existing & Proposed Elevations and Bathroom Elevations (A-2)**

2. **The finishes on the building shall comply with the finish schedule submitted to the Board and reviewed at the 6/5/23 meeting.**

MOTION: Michael Williams

SECOND: Gretchen Reinheimer

VOTE: 3 (yes) – 0 (no), 2 (absent)

6:54 p.m.: Joanna and Richard Giordano, 119 Highmount Avenue, County Map 60.17-03-

12. Application for architectural review of second story addition, two small first floor additions; and the addition of a covered patio on a property improved with an existing single-family residence located in the Residence R-10 District.

Presenting for the Applicant: Joanne and Rocco (Richard) Giordano, Property Owners.

Procedural History: This application received a waiver of site plan approval from the Planning Board.

Mrs. Giordano explained that the applicants purchased the house in September. It is currently 1443 sf in area. In the 1990s a sunroom was added on the side and a mudroom was added on the back. The proposed plan adds 386 sf, so that the house would have a total area of 1829 sf. She further explained that part of the additional square footage is the covered patio since by the Village's Zoning Law it is included in the floor area of the building.

Mrs. Giordano presented Plan A-1.1 and explained the proposed addition. The elevations were also reviewed.

Mrs. Giordano explained that the current siding is cedar shake. The applicants were not certain if they were going to continue the cedar shake siding into the new addition area or if they were going to house Hardiplank siding in the addition area. Regardless of material, the new siding will be painted to match the existing color of the house.

Mr. Giordano explained that the newly proposed windows will match the style of the existing windows and any windows that require replacement will be replaced in kind with white frames.

Photographs of the existing residence and the surrounding properties were reviewed.

There was an extensive discussion about the detail and trim at the corner of the house where the new addition will be located. It was determined that if the horizontal trim is to be installed in the addition area, that it should align with the existing trim separating the differing siding on the

existing building, or it should be removed from the addition area (except in the bay window area). There was also a discussion about whether vertical trim is proposed for the corners of the house near the new addition. It was determined that vertical trim should only be installed if it is required by the siding manufacturer specifications.

Motion to open the public hearing.

MOTION: Gretchen Reinheimer

SECOND: Michael Williams

VOTE: 3 (yes) – 0 (no), 2 (absent)

There were no comments from members of the public.

Motion to close the public hearing.

MOTION: Gretchen Reinheimer

SECOND: Silvia Luzi

VOTE: 3 (yes) – 0 (no), 2 (absent)

Motion to grant architectural approval for the addition and alteration proposed for the property located at 119 Highmount Avenue, subject to the following conditions:

1. **The applicant shall comply with the plans presented to and reviewed by the ARB at the 6/5/23 meeting as follows and subject to conditions 2 and 3 below: Alterations and Additions to Giordano Residence, 119 Highmount, prepared by Margaret Fowler Architect LLC, dated 4/27/23:**
 - a. **General Notes (A-0.0)**
 - b. **Basement Floor Plan (A-0.1)**
 - c. **First Floor Plan (A-1.1)**
 - d. **First Floor Plan (A-1.2)**
 - e. **Second Floor Plan (A-2.1)**
 - f. **Second Floor Lighting & Electric (A-2.2)**
 - g. **Roof Plan (A-3.1)**
 - h. **East Elevation (Front) (A-4.1)**
 - i. **South Elevation (Side) (A-4.2)**
 - j. **West Elevation (Back) (A-4.3)**
 - k. **Wall Section (A-5.1)**
 - l. **For Information Only: Kitchen and Bathroom Elevations (A-6.1, A-6.2, A-6.3)**

2. **On Sheets A-4.1 and A-4.3, remove the horizontal trim board on the second floor in the addition area on the east and west elevations, but it may remain in the bay window bump out, or align the proposed trim board in the addition area with the existing trim.**

3. **Sheets A-4.1, A-4.3 and A-4.2 shall be corrected to reconcile the removal of the trim board so that it shows consistency between the three drawings. If the vertical trim is required by the siding manufacture specification, the plans must be reconciled. If the vertical trim is not required by the siding manufacture specifications it must be removed.**
4. **The finishes on the building shall comply with the finish schedule submitted to the Board and reviewed at the 6/5/23 meeting.**

MOTION: Silvia Luzi

SECOND: Gretchen Reinheimer

VOTE: 3 (yes) – 0 (no), 2 (absent)

7:39 p.m. Motion to adjourn the meeting.

MOTION: Gretchen Reinheimer

SECOND: Silvia Luzi

VOTE: 3 (yes) – 0 (no), 2 (absent)