

**VILLAGE OF UPPER NYACK
ARCHITECTURAL REVIEW BOARD MEETING
Monday, April 4, 2022**

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 6:03 pm by Chairman Michael Williams.

Other board members present: Gretchen Reinheimer, Thomas Gaffney, Silvia Luzi, and Eileen Sares.

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

6:03 pm: Chairman Michael Williams opened the meeting and asked for a motion to approve the minutes from the March 7, 2022 meeting.

MOTION: Eileen Sares

SECOND: Thomas Gaffney

VOTE: 5-0, APPROVED.

6:04 pm: 308 N. Midland Avenue, County Map No. 60.17-01-19.

Application for new twin casement windows at rear (west) of second floor on an existing single-family home in the Residence R-4 District.

The Applicant was represented by Maren Robertson, R.A.

Ms. Robertson explained that this application is for new twin casement window facing the backyard for a bedroom on the second floor. The applicant presently has double hung windows facing south; but they face neighbors, so the curtains are always drawn. To get more light, they'd like to add this window and would like it to match the other windows.

Member Silvia Luzi commented that in the drawing the window looks smaller.

Maren Robertson said the window would be the same size.

Chairman Williams commented that there is an additional data sheet within the application showing the window sizes.

Member Gretchen Reinheimer agreed that the window looks smaller in the drawing.

Chairman Williams asked if there is a reference to compare.

Maren Robertson said that what is specified is the same size as what Kier Levesque specified for the existing bedroom windows.

Member Silvia Luzi commented that maybe it was drawn incorrectly.

Maren Robertson agreed that it does look a little smaller.

Member Silvia Luzi commented that the one in the catalog supplied is wider; but that the way it's drawn would likely not comply with egress regulations.

Maren Robertson asked if she could re-submit the drawings.

Chairman Williams replied affirmatively and asked for the elevations to be corrected to accurately reflect the dimensions. He further commented that the Board doesn't want to hold up approval.

Motion to open the public hearing.

MOTION: Gretchen Reinheimer

SECOND: Eileen Sares

VOTE: 5-0, APPROVED.

No members from the public present.

Motion to close the public hearing and approve the plans --Project 2107, dated 2/25/22, by Maren Robertson, R.A., on the condition that the applicant have the plans corrected to reflect a window size of 4 feet, 8.5 inches in a manner consistent with the window in the supplied Andersen catalog.

MOTION: Silvia Luzi

SECOND: Thomas Gaffney

VOTE: 5-0, APPROVED.

Motion to adjourn the meeting.

MOTION: Gretchen Reinheimer

SECOND: Eileen Sares

VOTE: 5-0, APPROVED.

6:23 pm: Meeting adjourned.

Respectfully submitted,

Janet Guerra
Board Secretary