

**VILLAGE OF UPPER NYACK  
ARCHITECTURAL REVIEW BOARD MEETING  
Monday, June 6, 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 6:00 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.

**6:01 pm:** Chairman Michael Williams opened the meeting and asked for a motion to approve the minutes from the May 2, 2022 meeting.

**MOTION: Gretchen Reinheimer**

**SECOND: Thomas Gaffney**

**VOTE: 4-0, 1 abstention (Silvia Luzi not present for 5.2 meeting). APPROVED.**

**6:02 pm: Lisa Larsen-Kelley and Thomas Kelley, 508 North Midland Avenue, County Map No. 60.09-02-58.**

Application for architectural review of a one-story addition to include expansion of an existing bedroom and new bathroom on a property improved with an existing single-family residence located in the Residence R-20 District.

The Applicants were represented by Kier Levesque, R.A.

Mr. Levesque explained that the Applicants wish to expand the master bedroom and add a second bathroom to their split-level home. He continued that the Applicants got conditional approval from the Planning Board. He stated that the windows will match; as will the roof; and the addition, which is in the rear of the house, is not visible from the street.

Chairman Michael Williams asked if the footprint would remain the same and Mr. Levesque confirmed that it would.

Member Thomas Gaffney asked about the soffit and Mr. Levesque said that it was beadboard.

Member Silvia Luzi said that the plans look clear and straightforward.

Member Thomas Gaffney inquired where the plumbing for the added bath would be. Mr. Levesque explained it would be alongside the other toilet.

Chairman Michael Williams asked for a motion to open the public hearing.

**Motion to open the public hearing.**

**MOTION: Silvia Luzi**  
**SECOND: Gretchen Reinheimer**  
**VOTE: 5-0, APPROVED.**

No members from the public present.

**Motion to close the public hearing.**

**MOTION: Gretchen Reinheimer**  
**SECOND: Eileen Sares**  
**VOTE: 5-0, APPROVED.**

Vice Chair Gretchen Reinheimer made the motion to recommend approval by the Planning Board for the proposed one-story addition including expansion of an existing bedroom and a new bathroom on the property located at 508 North Midland Avenue as submitted to the Architectural Review Board dated May 19, 2022 titled Kelley Addition by Kier Levesque, R.A.

**MOTION: Gretchen Reinheimer**  
**SECOND: Michael Williams**  
**VOTE: 5-0, APPROVED.**

**6:15 pm: Paul and Melissa Curley, 211 Kuyper Drive, County Map No. 60.05-02-33.**

Application for architectural review of façade renovation on a property improved with an existing single-family residence located in the Residence R-40 District.

Applicant was represented by Robert Silarski, A.I.A.

Mr. Silarski explained that the Applicants would like to add a portico over their front porch so that they can sit outside and look at the mountains. He said it was a timbered appearance.

Member Silvia Luzi expressed that the gable looked short.

Member Thomas Gaffney asked what the walking surface will be. Mr. Silarski said it would slate.

Chairman Michael Williams referred the application to the Planning Board.

**Motion to open the public hearing.**

**MOTION: Thomas Gaffney**  
**SECOND: Silvia Luzi**

**VOTE: 5-0, APPROVED.**

No members from the public present.

**Motion to close the public hearing.**

**MOTION: Thomas Gaffney**

**SECOND: Gretchen Reinheimer**

**VOTE: 5-0, APPROVED.**

Member Thomas Gaffney made the motion for architectural approval of the façade renovation on the property located at 211 Kuyper Drive. The approval is subject to the elimination of the reference of “brick” on detail #2 and compliance with the finish schedule on the plans dated March 29, 2020 titled Façade Renovation at The Curley Residence and submitted to the Architectural Review Board on May 3, 2022 by Robert Silarski, A.I.A.

**Motion to adjourn the meeting.**

**MOTION: Gretchen Reinheimer**

**SECOND: Eileen Sares**

**VOTE: 5-0, APPROVED.**

**6:41 pm:** Meeting adjourned.

Respectfully submitted,

Janet Guerra  
Board Secretary