

**VILLAGE OF UPPER NYACK
ARCHITECTURAL REVIEW BOARD MEETING
Monday, July 11, 2022**

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 6:00 pm by Chairman Michael Williams.

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

Absent: Thomas Gaffney

Also present: Adam Wekstein, Esq., Consulting Village Attorney and Janet Guerra, Board Secretary.

6:00 pm: Chairman Michael Williams opened the meeting and asked for a motion to open the meeting.

MOTION: Gretchen Reinheimer

SECOND: Eileen Sares

VOTE: 4-0, 1 absent. APPROVED.

6:01pm: Chairman Michael Williams asked for a motion to approve the minutes, as amended, from the June 6, 2022 meeting.

MOTION: Eileen Sares

SECOND: Gretchen Reinheimer

VOTE: 4-0, 1 absent. APPROVED.

6:03pm: Chairman Michael Williams stated that due to the complexity of the second application, the first application would move to the first agenda item.

6:04 pm: Peter and Jaime Marino, 106 School Street, County Map No. 60.17-02-61.

Application for architectural review of a kitchen renovation including changing back door to a sliding door and adding a pass through from the kitchen to the dining room.

The Applicants were represented by Peter Marino, one of the homeowners.

Mr. Marino explained that this renovation of adding a pass through from the kitchen to the dining room and changing the back door to a glass sliding door served two purposes—to improve the aesthetics and to make the areas more functional.

The Board discussed that the finish schedule for the door was not in the packet of board member materials. The applicant stated that it is a five-foot door. Vice Chair Gretchen Reinheimer inquired whether it would be painted to match the trim around the house. The applicant said that it was aluminum and white. The Chairman directed the applicant to amend the finish schedule to include that information. The applicant amended the application and completed the finish schedule to indicate the material and that the color will match the color of the front door.

Motion to open the public hearing.

MOTION: Gretchen Reinheimer
SECOND: Eileen Sares
VOTE: 4-0, 1 absent. APPROVED.

No comments from the public.

Motion to close the public hearing.

MOTION: Michael Williams
SECOND: Gretchen Reinheimer
VOTE: 4-0, 1 absent. APPROVED.

Member Eileen Sares made a motion for architectural approval of the addition of the pass through and changing the back door to a glass sliding door on the property located at 106 School Street. The approval is subject to the plans dated June 30, 2022 titled Kitchen Door Reno. and submitted to the Architectural Review Board on July 1, 2022 by BOLT Architecture, PLLC.

MOTION: Eileen Sares
SECOND: Gretchen Reinheimer
VOTE: 4-0, 1 absent. APPROVED.

6:14pm: Soraya Scroggins and Adam Budgor, 11 Tompkins Court, County Map No. 60.14-01-12.7.

Referral from Planning Board. Application for architectural review of a residential renovation of existing dwelling with site landscaping and pool renovation on a property improved with an existing single-family residence located in the Residence R-30 District.

The applicants were represented by the homeowners, Soraya Scroggins and Adam Budgor; the architects, Chris Coy and Lauren Zucker from Barnes Coy; the landscape architects, Ian Hanbach and Justin Leanza from LaGuardia Design Group.

Adam Budgor introduced himself and his wife, Soroya Scroggins. He explained why they chose Upper Nyack as their home; and turned the presentation over to Chris Coy.

Mr. Coy explained that the applicants have appeared before the Planning Board and received variances from the Zoning Board of Appeals for the proposed project. He said that their approach for this transformation was to take advantage of the river views; not changing the basic shape of the house.

Vice Chair Gretchen Reinheimer asked about the actual glass and whether there would be any glare effects.

Lauren Zucker stated that the glass is Starfire Low E and it is absolutely clear.

Chairman Michael Williams expressed concern about glare.

Vice Chair Gretchen Reinheimer asked about the finish for the metal around the windows. The applicant presented the board with an example piece of the window casement material. They explained it was an aluminum alloy clad in a black coating that has a 40-year life span. They represented that they had a material specification that supported that claim.

There was a landscaping discussion.

Vice Chair Gretchen Reinheimer asked a question about the handrail and whether it, too, was glass.

Chairman Michael Williams stated that there was a question from the board member who is absent. He asked about the infinity pool. He said it shows the infinity pool spilling into the trough around three sides of the pool; and shows the infinity edge on the west side with nowhere to spill. It was explained that the water goes over into a slot into a collection area.

Vice Chair Gretchen Reinheimer asked about the garage door and whether it was the same Starfire glass...see through or obscure. Discussion about the materials ensued.

Chairman Michael Williams confirmed it is translucent and not reflective.

Member Silvia Luzi asked about the shape of the patio. She asked what the idea of the geometric shape is.

It was confirmed that the idea was to enhance the view.

Motion to open the public hearing.

MOTION: Gretchen Reinheimer
SECOND: Michael Williams

VOTE: 4-0, 1 absent. APPROVED.

No comments from the public.

Motion to close the public hearing.

MOTION: Gretchen Reinheimer

SECOND: Eileen Sares

VOTE: 4-0, 1 absent. APPROVED.

Chairman Michael Williams asked for a motion to refer back to the Planning Board with the acceptance of the plans as presented to the Architectural Review Board, subject to the clarification that the glass proposed to be used in the windows for the home will be Starphire Low E glass that is not going to have a mirror effect..

MOTION: Eileen Sares

SECOND: Gretchen Reinheimer

VOTE: 4-0, 1 absent. APPROVED.

Motion to adjourn the meeting.

MOTION: Eileen Sares

SECOND: Gretchen Reinheimer

VOTE: 4-0, 1 absent. APPROVED.

6:44 pm: Meeting adjourned.

Respectfully submitted,

Janet Guerra
Board Secretary