

**VILLAGE OF UPPER NYACK
ARCHITECTURAL REVIEW BOARD MEETING
Wednesday, September 7, 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 Vice Chair Gretchen Reinheimer.

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

Absent: Chairman Michael Williams

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

6:00 pm: Vice Chair Gretchen Reinheimer opened the meeting and asked for a motion to open the meeting.

MOTION: Silvia Luzi

SECOND: Eileen Sares

VOTE: 4-0, 1 absent. APPROVED.

6:01pm: Vice Chair Gretchen Reinheimer asked for a motion to approve the minutes, as amended, from the July 11, 2022 meeting.

MOTION: Silvia Luzi

SECOND: Eileen Sares

VOTE: 4-0, 1 absent. APPROVED.

Agenda modified. Applicant two moved to first position.

6:02pm: Amy and Jason Haskell, 110 Castle Heights, County Map No. 60.17-02-10.

Referral from Planning Board. Architectural review of a second-floor addition to existing one-story family room and bathroom and kitchen renovation on an existing one-family residence in the Residence R-10 District.

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

Ms. Robertson explained that the Applicants are doing a second-floor addition to a one-story house, expanding the existing walls; but keeping the existing footprint and renovating a bathroom and a kitchen. She continued that they want to match everything--cornices, facia, overhang, re-use trim and recreate what cannot be used, and the siding will match the existing siding.

Discussion about the pitched gable; the new window versus the slider; the front porch.

Member Thomas Gaffney mentioned that the finish schedule isn't complete.

Vice Chair Gretchen Reinheimer asked Ms. Robertson to amend the finish schedule to reflect that the painting will match the existing. This was completed at the meeting.

MOTION to open public hearing: Thomas Gaffney

SECOND: Silvia Luzi

VOTE: 4-0, 1 absent. APPROVED.

No public comment.

MOTION to close public hearing: Thomas Gaffney

SECOND: Eileen Sares

VOTE: 4-0, 1 absent. APPROVED.

Member Thomas Gaffney made a motion for architectural approval of the second-floor addition to the one-story house including a bathroom and kitchen renovation on the property located at 110 Castle Heights. The approval is subject to the plans dated June 27, 2022 titled Second Floor Addition and Renovations and submitted to the Architectural Review Board on September 19, 2022 by Maren Robertson, R.A.

MOTION: Thomas Gaffney

SECOND: Silvia Luzi

VOTE: 4-0, 1 absent. APPROVED.

6:11pm: 647 North Broadway LLC, 647 North Broadway, County Map No. 60.06-01-05.2.

Referral from Planning Board. Architectural review of construction of proposed single-family residence with free-standing garage, site grading and landscaping on a vacant lot in located in the Residence R-40 District.

The Applicant was represented by Tom Ryback, RA and Greg Hasaj, AIA.

The representatives distributed photos to the Board and Board Secretary.

Tom Ryback gave background on the adjacent property--a mansion built in the early 1900s with a lot of historic details. He said they were engaged to renovate the mansion and do an addition.

For this proposed construction of a single-family residence, Mr. Ryback explained that all existing fences and windows will match.

Mr. Rybak continued that the Applicants went before the Zoning Board of Appeals and the ZBA requested that they move the house so it doesn't go into the slopes.

Mr. Ryback explained that the house will be a reverse California house with the common areas on top and the three bedrooms below. He explained that they are doing the same mutons and the same finishes and columns, like a baby mansion.

Member Thomas Gaffney asked what material the columns are. Mr. Ryback replied that they will be fiberglass.

Vice Chair Gretchen Reinheimer asked what the material will be for the fence and long walkway; and Mr. Ryback said it would be pre-fab steel.

Member Eileen Sares asked to see what the house looks like from the walkway; and Mr. Ryback said that you don't see the house, you just see the roof garden and that the only view of the house is from the river.

Member Thomas Gaffney inquired whether the house is completely functioning separately from the mansion; and Mr. Ryback replied in the affirmative. He continued that there will be an easement for emergency vehicles.

Mr. Ryback added more details about the house. It would have a contemporary to federal look. He said the roof will be the garden itself, a green roof. Not slate.

Member Thomas Gaffney asked if there was a landscape plan.

Mr. Ryback said there wasn't; but that they will develop a landscape plan once they get approval.

Member Thomas Gaffney asked what the overall concept was; and Mr. Ryback said it would be plain with some planting on the side with a glass railing like on the mansion and grass and plantings.

Member Thomas Gaffney asked if it would be a waterproof membrane and then soil and Mr. Ryback replied it would.

Member Silvia Luzi asked how many trees would have to be cut down. Mr. Ryback replied that only trees on the slope would be cut down.

Mr. Ryback said it would have the same fence and gates as the mansion with lights built into the posts.

Vice Chair Gretchen Reinheimer commented that they'd be matching the other two houses.

Member Thomas Gaffney asked about the finish color and materials. Mr. Ryback said it would have the look of wood; but lower maintenance costs.

Member Silvia Luzi asked about the heating system; and Mr. Ryback replied that the systems would be radiant heat and central air.

Member Silvia Luzi asked if there were any green options like geothermal; and Mr. Ryback replied that it is a low maintenance house as it is and heating and cooling will be very efficient.

Member Thomas Gaffney asked about the glass. Mr. Ryback said all the glass and windows would be low E and would match the mansion.

Member Thomas Gaffney mentioned that the narrative has an error and that the street frontage is 150; not 100 feet.

Vice Chair Gretchen Reinheimer said that the narrative should be corrected.

MOTION to open public hearing: Eileen Sares
SECOND: Thomas Gaffney
VOTE: 4-0, 1 absent. APPROVED.

No public comment.

MOTION to close public hearing: Eileen Sares
SECOND: Thomas Gaffney
VOTE: 4-0, 1 absent. APPROVED.

Member Thomas Gaffney made a motion for architectural approval of the proposed single-family residence with free-standing garage, site grading and landscaping on the property located at 647 North Broadway. The approval is subject to the plans dated April 26, 2022 titled 647 North Broadway New Guest House and submitted to the Architectural Review Board on August 4, 2022 by Tom Ryback, RA.

MOTION: Thomas Gaffney
SECOND: Silvia Luzi
VOTE: 4-0, 1 absent. APPROVED.

6:42pm: James Boughton and Julie Mowatt, 19 Van Houten Street, County
Map 60.18-01-22.

Architectural review of alterations to an existing two-story garage on an existing one-family residence in the Residence R-10 District.

Applicant / Homeowner, James Boughton, represented himself.

Mr. Boughton explained that they are planning to reside the house and visually tie the garage to the house and address some aesthetic issues with the garage. He said the siding would be a taupe color and the roof oyster gray.

Member Thomas Gaffney asked about the windows, doors, siding and roof.

Discussion of finishes. Garage will match the house.

MOTION to open public hearing: Eileen Sares

SECOND: Silvia Luzi
VOTE: 4-0, 1 absent. APPROVED.

No public comment.

MOTION to close public hearing: Eileen Sares
SECOND: Silvia Luzi
VOTE: 4-0, 1 absent. APPROVED.

Member Thomas Gaffney made a motion for architectural approval of alterations to an existing two-story garage on the property located at 19 Van Houten Street. The approval is subject to the plans dated August 9, 2022 titled Boughton/Mowatt and submitted to the Architectural Review Board on August 9, 2022 by Michael Esmay, Architect.

MOTION to adjourn: Eileen Sares
SECOND: Thomas Gaffney
VOTE: 4-0, 1 absent. APPROVED.

6:49 pm: Meeting adjourned.

Respectfully submitted,

Janet Guerra
Board Secretary