



## *Village of Nyack Planning Board*

**March 4, 2025**

TO: Village of Nyack Board of Trustees

FROM: Village of Nyack Planning Board

CC: Village Attorney, Village Planner, Chief Building Inspector

Re: Requested Recommendation/Advisory Opinion regarding 4<sup>th</sup> Story at 80 S Broadway

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The following was discussed at the March 3, 2025 Village of Nyack Planning Board Meeting:

In response to the Village Board of Trustees's request for a recommendation/advisory opinion regarding the proposed 4<sup>th</sup> story at 80 South Broadway, the Planning Board offers the following comments:

The Planning Board is in favor of the 4<sup>th</sup> story (height at 43') with the following amenities:

Removal of overheard wires  
Place making pedestrian plaza with fountain\*  
Pedestrian linkage  
Green roof  
Terrace

*\*These features can have a positive public benefit and soften the appearance of the Project.*

- 1) Attract in pedestrians for stores**
- 2) Make connection between building and South Broadway.**
- 3) Visually fills in interrupted space in street wall.**

Also, applicant has agreed to establish an escrow of \$5000 for BFJ Planning to review the 80 South Broadway Project including traffic study and circulation, parking, criteria for 4<sup>th</sup> floor, conformity to the 2016 Comprehensive Plan, garage access, placemaking concepts including pedestrian plaza, fountain, etc. BFJ Planning was responsible for the Comprehensive Plan which was approved in October 2016.

**The Planning Board offers a favorable recommendation with a vote of 4-1.  
Laura Rothschild, Jennifer Knarich, Peter Voletsky and Samuel Hart voted in favor.**

**Catherine Friesen is opposed.**

**Samuel Hart motions to approve. Seconded by Jennifer Knarich.**

Sincerely,  
Village of Nyack Planning Board  
*Mary Screene, Secretary to Land Use Boards*