

## **Architectural Review Board**

**Dec 17, 2025**

### **Minutes**

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The spokesperson for the window replacement company stated the project is to replace 10 windows. 9 of the replacements will be like for like, double hung. The existing window on first floor next to entry door currently has an intricate wood grill pattern. The windows will fit inside the existing size, by removing existing and installing new windows in the openings.

#### **Public Comment:**

No public comment

#### **Conclusion:**

Application is approved as presented with request by the board that the front window with the wood pattern be replaced with a diamond shaped or similar grill pattern.

Motion by member Healey, 2<sup>nd</sup> by member Mills. Approved by 4-0 vote.

**3. 80 South Broadway.** DR Pilla. Preliminary application. Applicant is requesting an informal review and recommendations to the Planning Board.

Application presented by: Dominick Pilla

#### **Board discussion:**

The purpose of the application is to present the revised plans at the site. They are presenting preliminary plans for an informal review. It now has 3 stories with ground floor retail spaces and 18 dwelling units, consisting of 4 studios, 12 one bedroom units, and 2 two bedroom units. The building has 16 underground parking spaces accessed by 1 garage door with a ramp down to the spaces. There are also 6 street level parking spaces in front of the retail stores. Board members commented that the plan should include pedestrian paths to run from the sidewalk to the retail spaces and the main apartment entrance. The revised plan has the building in line with the other buildings to the north on Broadway, which the board members preferred. The building will block windows on the buildings to the north and south. The front of the building lacks details similar to buildings to the north on Broadway. It should have a cornice with more architectural details echoing the neighboring buildings to the north. The plan has green space on the roof, which the tenants will have access to. The second floor has Juliet railings with opening French doors. The second and third floors have a brick façade on the east face with hardi paneling to the sides and horizontal siding on other sides of the building.

#### **Public Comment:**

Don Ferrechy made comments on behalf of Hannemann Funeral Home, bordering property to the south. The comments included: Now the plans will be reviewed by the ARB and Planning Board and that is it. He commented that the street level parking in front is excessively

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dissimilar to other buildings. The plan for 80 S Broadway leaves no space between the buildings to the north and south. The plan has no back door. The client objects to the 80 S Broadway building blocking access to their courtyard and side of the building at 88 S Broadway.

#### **Conclusion:**

First, the board thanks the applicant and its representatives for spending time and resources for presenting a preliminary plan to get a feel for the board's position on the new plan. The board is pleased with the position of the building, bringing it to the sidewalk in line with other buildings to the north. The overall look of the building is good, but should have more architectural details similar to neighboring buildings. It needs to have a better plan for keeping pedestrians, tenants and visitors safe. The board feels the parking in front of the retail spaces is excessively dissimilar to other downtown buildings and could potentially set a bad precedent for the village and future construction projects. There is a potential for the mix of cars parking and existing the spaces in front of the building, delivery trucks, and cars navigating the underground parking to create a hazardous situation for pedestrians and other motor vehicles.

**Meeting Adjournment at 7:55pm**

**The Chairperson of the Architectural Review Board of the Village of Nyack is hereby authorized, directed and empowered, by the ARB to sign these Minutes, and to file a copy thereof in the office of the Village Clerk:**

  
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Greg Healey, Chairman, Nyack ARB