

# **Architectural Review Board**

**March 18, 2026**

**Minutes**

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Meeting location: Nyack Village Hall

Meeting called to order = 7:03pm

## **Present:**

|                 |                    |
|-----------------|--------------------|
| Scott O'Neill   | Interim Chair      |
| Tim Mills       | Member             |
| Maren Robertson | Member             |
| Mary Adler      | Member             |
| Manny Carmona   | Building Inspector |

**1. 180 Depew Ave.** Pella Windows. Application for new windows.

Application presented by: Matt Leonardi

### Board discussion:

Applicant seeking to replace all the windows in the dwelling with Pella White Vinyl 250 Series windows. New windows to match existing windows.

### Public Comment:

None

### Conclusion:

*Application approved as submitted.*

*Motion by member O'Neill, 2<sup>nd</sup> by member Mills. Approved by 4-0 vote.*

**2. 53 Burd Street. Isack Weisz.** Application for the conversion of an office building into a 7-family multiple dwelling with (2) 1-bedroom apartments and (5) 2-bedroom apartments.

## **NOT A PUBLIC HEARING – ADVISORY RECOMMENDATION FOR THE PLANNING BOARD**

### Board Conclusion:

All board members reviewed the project and have decided not to give a formal recommendation for this project to the planning board.

**3. 32 South Franklin Street. Johnathan Hodosh.** Application for a rear addition to add five dwelling units to an existing three dwelling unit property.

## **NOT A PUBLIC HEARING – ADVISORY RECOMMENDATION FOR THE PLANNING BOARD**

### Board Conclusion:

All board members reviewed the project and have decided to give a negative recommendation for this project to the planning board due to the architectural massing, width, height, proportion and scale in relation to its surroundings.

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**The Chairman 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**