

Architectural Review Board

Nov 19, 2025

Minutes

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Meeting location: Nyack Village Hall

Meeting called to order = 7:03pm

Present:

Greg Healey	Chair
Laurie Steinhorst	Member
Mary Adler	Member
Manny Carmona	Chief Building Inspector
Dennis Michaels	Village Attorney

1. 28 N Broadway. Nyack Bike Shop. Application for signage.

Application presented by: Ismael Acosta

Board discussion:

The applicant did not speak English well, so Manny translated for him. Applicant is seeking approval of vinyl window decal on storefront window. Decal measures 30" x 30" or 6.25 sq ft. Decal size is below allowed limit and is compliant.

Public Comment:

No public comment

Conclusion:

Application is approved as presented,

Motion by member Healey, 2nd by member Laurie Steinhorst. Approved by 3-0 vote.

2. 69 Lydecker Street. Peas Playcare. Application for signage.

Application presented by: Greg Tkacz

Board discussion:

The applicant is seeking approval of a new sign. It is a blade sign with a 42" round placard. Bracket will be bolted to front of building. Sign will be 124" / ~10' above the sidewalk, more than the 8' requirement. It is a double sided aluminum sign with white lettering on dark green background.

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Public Comment:

No public comment

Conclusion:

Application is approved as presented.

Motion by member Healey, 2nd by member Steinhorst. Approved by 3-0 vote.

3. 38 Central Avenue. Renewal by Anderson. Application for window replacement.

No one showed up to present application. No ruling was made.

4. 54 S Midland Avenue. Renewal by Anderson. Application for window replacement.

No one showed up to present application. No ruling was made.

5. 37 Piermont Avenue. Mordechi Rosenburg. Application to approve removal of garage.

Application presented by: Brian Conway

Board discussion:

The applicant is seeking retroactive approval for demolition of garage, which has already been removed. Picture of garage before demolition shows it was dilapidated and run down. Garage was removed by former owner. Current owner is seeking board approval to bring permits up to date.

Public Comment:

No public comment

Conclusion:

Application is approved as presented.

Motion by member Healey, 2nd by member Steinhorst. Approved by 3-0 vote.

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Meeting Adjournment at 7:17pm

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:



Greg Healey, Chairman, Nyack ARB