

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, 2nd 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:

Scott T. O'Neill

Scott O'Neill, Acting Chairman, Nyack ARB