

# **Architectural Review Board**

**July 16, 2025**

## **Minutes**

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Meeting location: Nyack Village Hall

Meeting called to order = 7:01pm

### **Present:**

Greg Healey	Chair
Laurie Steinhorst	Member
Scott O'Neill	Member
Tim Mills	Member
Mary Adler	Member
Manny Carmona	Building Inspector
Dennis Michaels	Village Attorney

1. **Catherine Street.** Shaban Sinanaj. Application for demolition of existing structures, construction of two-family dwelling.

Application presented by: Thomas Haynes

### **Board discussion:**

Applicant is seeking approval for demolition of existing structure and subsequent construction of 2 family dwelling. Existing structure sits on single lot, with adjacent empty lot. Plan is to merge 2 lots and construct a 2 family unit. New building will have hardie plank siding and trim. Each unit to have 4 bedrooms, including 1 in each basement. Each unit has separate rear deck made of trex decking and PT structure with cable railings. Each unit with private entryway and canopy.

### **Public Comment:**

No public present

### **Conclusion:**

*Application approved as submitted.*

*First, demolition of existing structure approved. Then, new structure approved as submitted.*

*Motion by member Healey, 2<sup>nd</sup> by member Steinhorst. Approved by 5-0 vote.*

Meeting adjourned = 7:08pm

**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