

# **Architectural Review Board**

**Sept 17, 2025**

**Minutes**

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Meeting location: Nyack Village Hall

Meeting called to order = 7:02pm

## **Present:**

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

**1. 67 South Broadway.** Nyack Berea Seventh Day Adventist Church. Application for signage.

Application presented by: Greg Tkacz

### **Board discussion:**

The applicant is seeking construction of new sign. Proposed sign is freestanding post & panel sign 8' tall with 3' x 4' main panel plus riders below. Replacing existing sign of same type and similar size. New sign has white posts and panels.

### **Public Comment:**

No public comment.

### **Conclusion:**

Application is approved as presented.

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

**2. 190 Main Street.** Vegan Pastry Lab. Application for signage.

Application presented by: Cris Longoria

### **Board discussion:**

The applicant is seeking approval for a new window sign. Sign is white vinyl inside window. Sign does not exceed allowable limit.

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#### Public Comment:

No public comment

#### Conclusion:

Application is approved as presented.

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

**3. 192-194 Main Street.** Modern Barber Shop and Nyack Computer. Application for signage.

Applications presented by: John Ward

Note: This application is for 2 separate addresses for 2 separate signs. Applications will be reviewed in 2 parts.

#### Board discussion - 192 Main:

The applicant is seeking approval for a new sign at 192 Main. Sign is 72" x 8" printed decal on top of window. Application is also for lighted barber pole that will be on inside of window. Barber pole may not be on outside of window due to height restrictions. Also, barber pole shall only be illuminated during business hours.

#### Public Comment:

No public comment

#### Conclusion:

Application for 192 Main is accepted as presented with following conditions: sign / sticker is centered on window. Also barber pole is only turned on during business hours.

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

#### Board discussion - 194 Main:

The applicant is seeking approval for existing sign at 194 Main. Sign is 84" x 8" vinyl decal on white styrene or similar. Sign as existing is not centered over window.

#### Public Comment:

No public comment

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### Conclusion:

Application for 194 Main is accepted as presented with condition that sign is remounted to be centered over window if possible.

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

#### **4. 20 South Broadway.** Tamarind. Application for signage.

Application presented by: Todd Fitzgerald

### Board discussion:

The applicant is seeking approval for 2 permanent signs. Sign over entryway is 73" x 20", made out of 1" Komacel, painted white. Dimensional lettering will be attached to brick façade with studs and silicone. Sign should be centered over entryway. Second sign is double sided banner, black background with white lettering. Banner mounts to existing poles.

### Public Comment:

No public comment.

### Conclusion:

*Application to remain open until the next ARB Meeting. Motion/ruling can not be made due to late posting of announcements.*

The public hearing for this application will remain open until the next ARB meeting on Oct 15th, 2025.

#### **5. 77 North Midland Avenue.** David Hill. Application for addition.

Application presented by: Maren Robertson

### Board discussion:

The applicant is seeking approval for 2 story addition on north side of single family home. Proposed addition is 15' x 14'. Due to grade of land, addition is 2 stories at back yard and appears as partial 2 story from street view. Siding and trim to match existing siding if it can be restored otherwise all siding to be replaced. First floor windows on east and north sides to be egress casement. 2<sup>nd</sup> floor will have sliding patio door or inswing French doors with Juliette balcony on east side. With double hung Andersen windows on west (street) side similar to existing structure. Windows should have rosette corners to match existing.

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**Public Comment:**

No public comment.

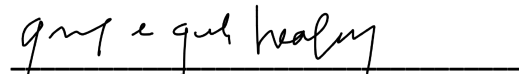
**Conclusion:**

Application is accepted as presented with condition rosettes are added to windows on west face matching existing.

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

Meeting Adjournment at 7:45pm

**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**