



Village of Nyack Planning Board

June 2, 2025

Members Present:

Laura Rothschild – Chair - present
Jennifer Knarich – present
Samuel Hart – present
Peter Voletsky – present
Taylor Light (Alternate) - absent
Catherine Friesen – absent

Also Present:

Dennis M. Michaels, Esq. Village Attorney - present
Manny Carmona – Building Department - present
Bob Galvin – Village Planner - present

Meeting opened by the Chair at 7:00 PM.

Approval of Minutes: The Chair confirmed that the minutes of the May 5, 2025, Planning Board meeting were previously distributed and approved.

Adjournments Announced: Applications for 128 Main Street and 80 South Broadway were adjourned and will be continued at the July 7, 2025, Planning Board meeting at 7:00 PM in Village Hall.

1. 160 North Midland Avenue – Montefiore Nyack Hospital

Application: Continued Site Plan Review for installation of a generator and flood barrier system

Presenters: Dennis Lynch, Attorney for the Hospital and Shannon Folino, PE

- Applicant seeks final approval for generator and floodgate installation related to FEMA-funded improvements.
- Generator will be installed within existing asphalt area with a gravel perimeter; net reduction in impervious surface of approximately 190 sq ft.
- Flood barrier to be constructed within property limits.
- Applicant withdrew sidewalk and curb improvements from the proposal due to potential delays and cost, which may jeopardize FEMA funding.
- Board discussed stormwater runoff, diversion, and drainage; a stormwater analysis document will be submitted and reviewed by the Village Engineer as a condition of approval.
- Board expressed concerns regarding visual screening, grading, flood barrier operation, and stormwater redirection.
- Applicant confirmed that a maintenance agreement for the flood barrier will be included and is committed to working with DOT and Oak Hill Cemetery to address broader drainage issues.

- Village Attorney cited Village Code §360-4.4(E)(3), which prohibits diversion of stormwater to other properties.
 - Application deemed a Type II action under SEQRA.
 - Public comment was opened and one member of the public asked about municipal responsibility in drainage infrastructure.
 - The Board will prepare a draft resolution for consideration at the July 7, 2025 meeting. Public hearing remains open.
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2. 55 Catherine Street – Application for Two-Family Dwelling

Applicant: Alyssa Manfredonia of Thomas Haynes Architects

- Proposal includes merging two lots, demolition of an existing structure, and construction of a two-family home with four bedrooms and three bathrooms per unit.
 - Each unit includes two parking spaces and garages. Exterior basement doors were removed to satisfy Building Department comments.
 - Updated plans will be submitted to ensure consistency between engineering and architectural drawings.
 - Subdivision plat required for merger; Board requests final subdivision plat for July meeting.
 - Village Planner and Engineer identified required revisions including clarification of dwelling unit size, lot areas, stormwater management, tree protection/removal, and utility meter details.
 - No variances required.
 - Concerns about future demolition leaving a blighted property were raised; Building Department confirmed property maintenance regulations would apply.
 - Application to be continued at the July 7, 2025 meeting; public hearing remains open.
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3. GML Referral Review – Village of Upper Nyack

Subject: Review of proposed Special Use Permit for a private elementary school near Village boundary

- Under General Municipal Law §239, the Village of Nyack was notified and invited to provide comments on the application.
- Planning Board discussed the potential traffic impacts from the proposed school given proximity to Nyack High School.
- Board expressed concern that no comprehensive traffic study was included in submission. DOT will require one.
- Chair suggested any study include traffic from multiple access points including the NY State Thruway and local roads.
- Suggestion made to consider a roundabout as a long-term traffic calming solution.
- Chair emphasized the need for stakeholder inclusion (e.g., Board of Ed, DOT, residents) and noted the importance of safety given pedestrian and vehicular traffic.

- A recommendation letter will be prepared by the Planning Board and submitted to the Village Clerk of Upper Nyack.
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The Clerk/Secretary to the Planning Board of the Village of Nyack is hereby authorized, directed and empowered, by the Planning Board, to sign these Minutes, and to file a copy thereof in the office of the Village Clerk:


Mary Screene, Clerk/Secretary