

Architectural Review Board

Oct 15, 2025

Minutes

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Meeting location: Nyack Village Hall

Meeting called to order = 7:00pm

Present:

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

1. 20 South Broadway. Tamarind. Continuation of application for signage.

Applicant was not present. Item was moved to bottom of agenda to give applicant time to appear, but applicant was still not present.

However, board members decided to make a motion without applicant present.

From previous meeting; application was presented by Todd Fitzgerald.

Application is 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.

No Public was present to comment on application.

Conclusion:

Application is approved as presented with stipulation that sign over entryway be centered.

Motion by member Healey, 2nd by member O'Neill. Approved by 3-0 vote. (Member Mills was not present at last meeting, so he did not vote)

2. 27-29 Route 59. Taco Bell. Application requesting reapproval of a new one-story detached commercial building for a fast-food restaurant with a drive-thru facility and signage, that was unable to complete the project within two years.

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Application presented by: Matt Berenz

Board discussion:

The applicant is seeking re-approval of existing application. Applicant was last before board in March 2022. From last meeting, board asked if hanging dibond mural panels could be changed to have a more local look. The applicant reported that the signs can not be changed. The board decided since the panels are on the sides of the restaurant and not visible from the street, they would be allowed. Pylon sign at entry near roadway may not be allowed as is due to setback requirements.

Public Comment:

No public comment

Conclusion:

Application is approved as presented with stipulation that if pylon sign is changed, applicant needs to come back before board to review changes.

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

3. 292 North Midland Avenue. Giuseppe Pagano. Application for the construction of a single-family home on Lot 2 of a new subdivision.

Application presented by: Kier Levesque

Board discussion:

The applicant is seeking construction of new single family home. Building has black shingle roof with white siding. It has black shutters on 2nd story front windows. Foundation is brick and fieldstone. Entryway has lattice under structure. Deck on back of house will be built with trex or similar. Windows are simulated 6 over 1 double hung. Railings will be erected on all walls over 30" high.

Public Comment:

No public comment.

Conclusion:

Application is approved as presented.
Building is in compliance of code 360 5.15

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

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4. 294 North Midland Avenue. Giuseppe Pagano. Application for the construction of a single-family home on Lot 2 of a new subdivision.

Application presented by: Kier Levesque

Board discussion:

The applicant is seeking approval for a new single family home. Building is similar to 292 North Midland in previous application. It has 2 tone siding with black metal roof. It also has black windows and white trim. Building has 2 over 2 double hung windows. Egress window in basement (same as Lot 1 application). There is also a composite gable detail in roof peak.

Public Comment:

No public comment

Conclusion:

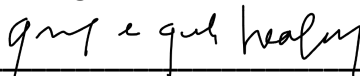
Application is approved as presented.
Building is in compliance of code 360 5.15

Board does not make a recommendation for demolition

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

Meeting Adjournment at 7:35pm

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