



Village of Nyack Planning Board Meeting Minutes

October 5, 2026

Members Present:

Laura Rothschild – Chair - present
Catherine Friesen (alternate) - present
Samuel Hart – present
Jennifer Knarich - present
Layla Vrabel - present

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 and introduced everyone.

Minutes for the September 14, 2026 meeting were previously distributed for review and approved.

The Chair polled the members of the Board regarding the issue of possible conflicts of interest regarding any of the applications. There were no conflicts.

In addition, the following applications are on for adjournment until the November 2, 2026, Planning Board Meeting in Village Hall at 7:00 pm: 53 Burd Street, 124 Fifth Avenue and 11 Fourth Avenue.

1. 87 Piermont Avenue. Continuation of application to amend previous Site Plan approval to add second curb cut and install circular driveway.

Kier Levesque, applicant's representative, returned following the September meeting and submitted additional photographs and videos documenting conditions along Piermont Avenue, including vehicles extending beyond marked parking spaces and limited visibility when exiting the existing driveway. A written statement from property owners Paul and Dee Gray was read into the record. The owners requested a second curb cut to permit a semicircular driveway around a large, preserved sycamore tree, allowing vehicles to enter and exit facing forward. They cited vehicle and bicycle traffic, blocked sightlines, and the difficulty of turning a vehicle within the existing driveway.

Board members reviewed the supplemental evidence and discussed whether the reported hazards arose from the property configuration or from inadequate parking-line striping and enforcement. Members considered more prominent pavement markings, adjustment of parking-space boundaries, parking enforcement, possible relocation of the handicapped accessible parking spot, and the alternative of a widened existing curb cut. The Board noted

that parking regulation and enforcement matters would involve other Village authorities, including the Parking Authority, Board of Trustees, and, for traffic violations, Orangetown Police.

The Chair opened the floor for public comment. Nyack residents Nicola Romina and Beth Wish submitted a petition bearing 89 signatures (see attached) opposing the loss of the parking space. They described the importance of nearby parking for veterans and other users of the American Legion Hall, including individuals with mobility limitations, as well as the nearby park and community programs. Other speakers, including Andrew Wiley, discussed accessibility, existing parking demand, and possible less intrusive measures such as improved signage, mirrors, parking enforcement, and reconsideration of accessible-space placement. A further speaker raised concerns about the tree and prior construction-related parking impacts. Representatives of the Legion Hall indicated willingness to cooperate with the applicant to discourage improper parking. The applicant's representative reiterated the owners' safety concerns and requested a vote.

The Chair closed the public hearing.

Following an informal discussion of individual views, Catherine Friesen made a motion to deny the requested amendment to the Site Development Plan, based on plans dated June 22, 2026, for a second curb cut serving a circular driveway.

The stated grounds for denial were that the Board carefully reviewed the applicant's photographs and videos and concluded that the reported safety concerns arose from the striping and marking of permitted on-street parking, rather than a specific feature of the existing approved Site Development Plan. The motion identified possible remedies through improved striping, modification of the parking configuration near the Legion Hall, including accessible parking, and improved enforcement of Village parking regulations. The Board also considered the concerns of residents and Legion Hall users and the effect that eliminating an on-street parking space would have on access to that facility.

The motion was seconded by Jennifer Knarich. Vote was 4-1 to deny this application.

2. 1 Laveta Place. Continuation of Site Plan application for seawall rehabilitation and safe stair access.

Dena Prastos, Indigo River Architecture and Engineering, appeared on behalf of property owner Andreas Roy for continued review of the proposed seawall/shoreline retaining-system rehabilitation and safe stair access to the Hudson River. The applicant reported submitting written responses to the Rockland County General Municipal Law review and the Village Engineer's comments, together with revised drawings and an updated survey.

The applicant stated that the County recommendations would be followed except for a

requested partial override of recommendations concerning softer or hybrid shoreline treatment. The applicant explained that the site's substantial grade differential and limited horizontal space required a structural retaining system to stabilize the upland, while riprap and other softer shoreline measures would be used where compatible. Board members discussed the County recommendations, revised plans, construction means and methods, coordination with utilities, and the need for the Village Engineer and Building Inspector to review the most recently submitted materials.

The Board reviewed the proposed resolution prepared by Village Planner Robert Galvin. Village Attorney Dennis Michaels advised that any conditions adopted by the Board must be expressly reflected in the motion and final resolution. Members discussed incorporating the applicant's October 5, 2026 response letter to the Village Engineer, including all commitments and assurances contained therein, and requiring satisfactory review of the latest revised plans and drawings.

Sam Hart made a motion to approve the resolution prepared by Village Planner Robert Galvin, concerning the application by Indigo River Architecture and Engineering, DPC, for 1 LaVeta Place, subject to the following additional conditions:

1. All commitments, promises and assurances set forth in the applicant's engineer's letter dated October 5, 2026 shall be conditions of approval.
2. The revised plans and drawings submitted after preparation of the Village Planner's proposed resolution shall be reviewed by and be satisfactory to the Chief Building Inspector.
3. Any requirements imposed by the Building Inspector concerning those most recently revised drawings and plans shall be satisfied.

The motion was seconded by Jennifer Knarich. Vote passed 5-0.

The Chair closed the meeting at 8:10 pm.

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

PETITION TO PRESERVE ACCESSIBLE PARKING FOR THE CHARLES R. AND RAYMOND O. BLAUVELT POST NO. 310

To the appropriate municipal officials and members of the Planning/Zoning Board:

We, the undersigned residents, participants, and supporters of **The Charles R. and Raymond O. Blauvelt Post No. 310 (aka American Legion Hall)** respectfully ask that the proposed construction of a circular driveway at the neighboring private single-family residence be rejected because of its potential impact on parking availability and accessibility for those who use the Legion Hall.

The American Legion Hall serves as an important **community center for the general public**. It hosts classes, meetings, programs, social events, and other activities attended by many residents, including a significant number of **older adults and individuals with disabilities or mobility limitations**.

Parking in this area is already greatly limited and parking close to the building is not simply a matter of convenience. For many people who attend activities at the Legion Hall, the ability to park nearby can determine whether they are able to participate safely and independently. Although there are two designated handicapped parking spaces directly in front of the building, these spaces do not adequately meet the needs of everyone who has difficulty walking or navigating longer distances. Not everyone with a mobility limitation is eligible for, or able to use, one of these spaces thereby placing additional burden on people who already face physical challenges in accessing community activities.

We believe that any potential **safety and limited visibility** concerns raised by the residents of 87 Piermont Ave. can be addressed through alternatives such as **more visible markings and signage** that will not eliminate valuable parking.

We respectfully ask that the reviewing authorities consider:

- The **existing and ongoing need for convenient, nearby parking** for users of the Legion Hall;
- The disproportionate impact that the loss of nearby parking could have on **older adults and people with disabilities or mobility limitations**;
- The fact that the three designated accessible spaces do **not fully address the broader need for close parking**;
- The frequency and variety of activities held at the Post and the number of people who rely on nearby parking to attend them;
- Whether the neighbor's safety and visibility concerns can be addressed through **improved parking markings, signage, or other measures that do not reduce existing parking capacity**.

We understand and respect the neighboring homeowner's interest in improving their property and addressing safety concerns. At the same time, we believe the needs of the broader community—particularly those residents who have the greatest difficulty walking longer distances—should be given priority.

We therefore respectfully request that the proposed circular driveway **be rejected**. Preserving this parking is essential to ensuring that **The Charles R. and Raymond O. Blauvelt Post No. 310/American Legion Hall remains accessible and usable by all members of our community**.

Respectfully submitted,

PETITION TO PRESERVE PARKING

at the Nyack American Legion Hall Post 310

We, the undersigned, respectfully petition to **preserve the parking** at the Nyack American Legion Hall Post 310. By signing below, we express our support for keeping this parking available for the Post, its members, and the community it serves.

	Printed Name	Address / Community	Signature
1	Willie Keltson	46 Broadway Ave Nyack, NY 10959	Willie Keltson
2	Charlene Bradini	291 Brookside Ave V.C. NY 10989	Charlene Bradini
3	Kim Grace	206 Newport Ave Tappan NY 10983	Kim Grace
4	Lia Spinka	304 W. 88th St. New York, NY	Lia Spinka
5	Mitch Limer	215 Washington St #16 Tappan NY 10983	Mitch Limer
6	De Garabrant	14 Douglas Ct Pearl River NY	De Garabrant
7	Olive Jaswant	50 N Broadway Unit 2 Nyack	Olive Jaswant
8	Susan Chernick	874 Morrison St Teaneck NJ 07660	Susan Chernick
9	Joan Berkowitz	5 Hamilton Lane Livingston, NJ 07039	Joan Berkowitz
10	Ileana Scapinsky	(NANUET, NY 10954) 1 Jeanne Marie GDS APT	Ileana Scapinsky
11	Nana Koch	45 South Mountain Rd New City NY 10956	Nana Koch
12	Judith Rose	101 Gedney St Nyack NY 10960	J Rose
13	Ronni Galy	1275 15 St Fort Lee, NJ	Ronni Galy
14	Ben Usher	112 Highmont Ave Nyack 10960	Ben Usher

Please print your name clearly. One signature per person.

Return completed petition to: _____

PETITION TO PRESERVE PARKING

at the Nyack American Legion Hall Post 310

We, the undersigned, respectfully petition to **preserve the parking** at the Nyack American Legion Hall Post 310. By signing below, we express our support for keeping this parking available for the Post, its members, and the community it serves.

Printed Name	Address / Community	Signature
Karen Gilbert	732 Jacqueline Dr Valley Cottage, NY	Karen Gilbert
Julie Mowatt	19 Nan Houlton St Nyack NY	J Mowatt
Dana Day	88 Nash Broadway	D Day
Madeline Warren	87 E. Hamilton Ave Englewood, NJ 07631	Madeline Warren
WARREN DOBB	24 PLAIND DR 10956	Warren Dobb
Tom DUDZICK	151 Sickles Ave.	Tom Dudzick
ELENA KRIMCHANSKY	25 LEXINGTON Rd New city NY 10956	Elena
Randi Shubit	157 Daisy Farm New Rochelle NY	Randi Shubit
Randi Shubit	49 Bird St Suite 302 Nyack	Randi Shubit
Myram Bumban		Myram Bumban
Lynne Zilberstein	10 box 118 Alpine Rd	Lynne Zilberstein
Michele Sassone	92 Buckinghamt Pkwy NY	Michele Sassone
Barbara Atwell	27 4th Ave Nyack	Barbara Atwell
Mona Pao	136 Rose Rd Valley Cottage	Mona Pao
Louise Temple	NYACK	Louise Temple

Please print your name clearly. One signature per person.

Return completed petition to: _____

PETITION TO PRESERVE PARKING

at the Nyack American Legion Hall Post 310

We, the undersigned, respectfully petition to **preserve the parking** at the Nyack American Legion Hall Post 310. By signing below, we express our support for keeping this parking available for the Post, its members, and the community it serves.

	Printed Name	Address / Community	Signature
1	Jeanne Burger	24 Pine Lane New City, N.Y. 10956	Jeanne M. Burger
2	Bill Koster	206 Hill Top Lane Nyack, NY 10960	Bill Koster
3	murko fsg michiel	20 S Gloria Rd m n s e y	m murko fsg
4	Yasuko Vendley	531 W. Broadway Nyack, NY 10960	Yasuko Vendley
5	Allen Broadman	12 Lewis Rd. Montvale NJ 07645	Allen Broadman
6	Ryan Lappi	111 Wydenown Rd Nyack 10960	Ryan Lappi
7	John Thomas	13 Tamey Pine Valley Cottage	JT
8	Spenta Cama	53 musket Rd. Tappan, NY	Spenta Cama
9	Lester Gordon	#66 MARION ST NYACK 10960	Lester Gordon
10	Fam Hicks	4102 Overlook Circle Piermont, NY 10968	F. Hicks
11	Ben Green	6 Cross Creek Ln St. Rt. NY 10980	Ben Green
12	Bruce A Kocher	18 Lake Dr Sparkill, NY 10976	Bruce A Kocher
13	Jill Weck	785 RT 9W SNYACH	Jill Weck
14	Kim Grace	226 Newport Ave Tappan	Kim Grace

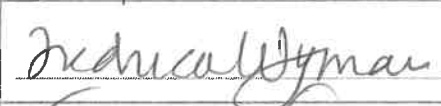
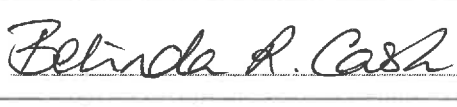
Please print your name clearly. One signature per person.

Return completed petition to: _____

PETITION TO PRESERVE PARKING

at the Nyack American Legion Hall Post 310

We, the undersigned, respectfully petition to **preserve the parking** at the Nyack American Legion Hall Post 310. By signing below, we express our support for keeping this parking available for the Post, its members, and the community it serves.

	Printed Name	Address / Community	Signature
1	Betsy Ceva	Valley Cottage	
2	Jenn Hearue	Tappan	
3	LAURINE HARRISON	Nyack	
4	Fredrica Wyman	5 Laveta Place NY	
5	Eleanor Gaffney	Upper Nyack	
6	Elaine Cohen	New City	
7	Ronna Pasco	Congers	
8	Elaine Corral	Congers Visiting	
9	Abe Corral	"	
10	Belinda Cash	Blauvelt	
11	Queke Bednarski	New City	
12	LAURAD eCHAM	Valley Cottage	
13	Emilia Falkner	Upper Nyack	
14	Preston Pomeroy	South Nyack	

Please print your name clearly. One signature per person.

Return completed petition to: _____

PETITION TO PRESERVE PARKING

at the Nyack American Legion Hall Post 310

We, the undersigned, respectfully petition to **preserve the parking** at the Nyack American Legion Hall Post 310. By signing below, we express our support for keeping this parking available for the Post, its members, and the community it serves.

	Printed Name	Address / Community	Signature
1	Joe Heider	Upper Nyack	
2	Dorothy Brenner	Pearl River	
3	Susan Chindemi	Bardonia	
4	Lucille Montemur	Nyack	
5	Karin Crawford	Nyack	
6	Manthi Jahrom	Nyack	
7	Margie Barton	Nyack	
8	Terence Nemo	Nyack	
9	Eileen Geiger	Nyack	
10	Susan Musgrove	Nyack	
11	Walter Krastz	"	
12	Ben Zips	Valley Cottage	
13	L. Esmay	Nyack	
14	PHILIP BARCELONA	Nyack	

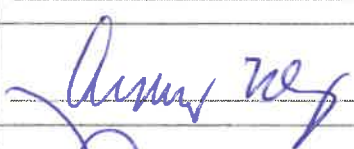
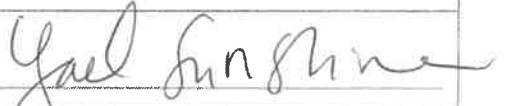
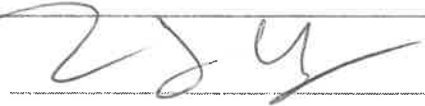
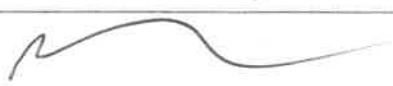
Please print your name clearly. One signature per person.

Return completed petition to: _____

PETITION TO PRESERVE PARKING

at the Nyack American Legion Hall Post 310

We, the undersigned, respectfully petition to **preserve the parking** at the Nyack American Legion Hall Post 310. By signing below, we express our support for keeping this parking available for the Post, its members, and the community it serves.

	Printed Name	Address / Community	Signature
1	Bryan Markert	Blauvelt	
2	Carl Palitti	Blauvelt	
3	Ben Daly	Nyack	
4	Andrew Wilby	Sparkill	
5	Thomas Daly	NYACK NYACK	
6	Nicola Warner	Nyack	
7	Yael Sunshine	Piermont	
8	Ann Neville	W. Nyack	
9	Lori Perra	Nyack	
10	Culi Engel	ASuffern	
11	ZKENSLEY	Piermont	
12	Matt Shelby	Nyack	
13	Lynda Brothers	Pearl River	
14	Paula Heitzner	Nyack	

Please print your name clearly. One signature per person.

Return completed petition to: _____

PETITION TO PRESERVE PARKING

at the Nyack American Legion Hall Post 310

We, the undersigned, respectfully petition to **preserve the parking** at the Nyack American Legion Hall Post 310. By signing below, we express our support for keeping this parking available for the Post, its members, and the community it serves.

	Printed Name	Address / Community	Signature
1	Libbey Walker	6 N. Midland Ave, Nyack 10960	
2	Maureen Gallagher	103 High Ave Nyack	
3	Kate Valentine	147 High Ave Nyack 10960	
4	Scott Cantor	120 5th Ave Nyack	
5	Nathaniel Cantor	120 5th Ave Nyack	
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Please print your name clearly. One signature per person.

Return completed petition to: _____