



Village of Nyack Planning Board Meeting Minutes

July 6, 2026

Members Present:

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

Minutes for the June 1, 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. Laura Rothschild confirmed that she had recused herself from the 53 Burd St application and that Sam Hart would Chair that application. There were no other conflicts.

In addition, the following applications are on for adjournment until the September 14, 2026 Planning Board Meeting in Village Hall at 7:00 pm: 45 Route 59, 11 Fourth Ave and 32 South Franklin St.

1. 67 South Broadway.

Mr. Robert Silarski, Architect, representing Seventh Day Adventist Berea Church.

Mr. Silarski stated that they were here last month and were asked to add some vegetation which we have done. We have added a Katsura tree at the corner as well as low boxwoods. We have also added tempered glass to the railings for safety. We went before ARB for preliminary comments. They offered us no comments, only a positive recommendation.

The Chair asked if the Katsura is a native tree? It is not. It is a Japanese tree. They are incredibly healthy and do not grow too large. The Chair asks if there is a preference for native plants? Bob Galvin states that they are preferred but not required. The Chair asks Mr. Silarski to state reason for a Katsura. Mr. Silarski states that the Katsura is a non-invasive tree that does not drop seedpods or helicopters. It presents beautiful color changes throughout three seasons.

The Chair asked about sidewalk and lighting. Mr. Silarski stated that there is a 3-foot stamped concrete sidewalk leading to the elevator. No lighting changes. There will be a light over the entrance to the elevator. There was discussion about the possibility of ground level solar lighting. Mr. Silarski stated that it doesn't work well with landscapers. There is a lot of ambient lighting in the area and there is a streetlight directly in front of the entrance which provides good lighting. We believe it will be safely illuminated. We hope the Board will look favorably on this project and send us along to the ARB.

The Chair opened up the meeting for Public Comment.

No one from the public spoke.

Bob Galvin asks about the retaining wall along Hudson Ave. Mr. Silarski states that it has been added to the Site Plan.

The Chair closes public comment.

Sam Hart states that he likes the project. The Chair believes it serves its purpose and is very pleasing. Layla Vrabel is in favor of this project.

The Chair then went through the Planning Board checklist on the application and answered the questions.

The Planning Board is satisfied with the Site Plan for 67 S Broadway dated June 10, 2026. Application is now going to ARB for approval and does not need to return to Planning Board unless a substantial change is made.

Sam Hart makes a motion to approve the Site Plan for 67 S Broadway dated June 10, 2026. This is seconded by Layla Vrabel. Vote passed 4-0.

2. 53 Burd Street.

The Chair has recused herself from this application and takes a seat in the audience. Sam Hart will Chair for this application.

Jenny Zuniga-Casal, Architect, representing 53 Burd Realty LLC.

It has been some time since we were here because the owner was trying to work something out with the new owner of the bank. There is no easement in place for vehicular traffic. We are offering 0 parking. The owner is going to ask for a contract for parking spaces from the new owners of the bank. We went to ARB for an advisory

recommendation to the Planning Board. They offered no comment and decided not to give a formal recommendation to the Planning Board.

The back will be used as a garden area with a pergola. The Building Inspector says this is an accessory structure and it should be made part of the Site Plan. Ms. Zuniga says the pergola would be a future project under a separate permit. She doesn't want to waste more time. Layla Vrabel asks her to indicate that on the Site Plan that this would be future project. Sam Hart reminds her that Right of Way should be removed from the Site Plan. Ms. Zuniga indicates that was already done on the copies for ZBA.

Layla Vrabel asks if any changes were made to the square footage of the apartments? Ms. Zuniga says no, same as presented last time. She then went over the square footage of each apartment. Some discussion about studio apartments requiring minimum 450 square feet and 1 and 2 bedrooms requiring minimum 600 square feet.

Bob Galvin asks what the fence is going to look like in the back. Ms. Zuniga says it was not indicated on the site plan but that it would be a regular white 6 foot vinyl fence. Layla Vrabel asks to be shown specifications.

Bob Galvin asks about the location of the garbage dumpster. Ms. Zuniga says there is a corridor on the right side, like an alley way that is fenced. Garbage cans will be kept there. This is the only area we have for trash cans which is accessible from the street. The Building Inspector will work with the landlord and carting company to be sure enough cans are provided for number of apartments. Sam Hart asked that the fence in front of this corridor be added to the site plan.

Layla Vrabel asks about ADA accessibility. Manny Carmona states that this is an existing building. It will be made as accessible as possible.

Catherine Friesen asks about lighting over the door. Ms. Zuniga says no new lighting proposed. The lighting is as it exists. There are two sconces on the building.

Sam Hart recommends that when this application goes to ZBA, the applicant should indicate parking possibilities/solutions within the Village. Bob Galvin says that they should indicate how far each of the parking opportunities is from the property.

The Chair opens public comment.

Evan Rossiter of 49 Burd Street asks about the fence in the back. He would like to know what kind of fence they are installing because he may like to work together and fence his property the same. He also spoke to the bank owner who would not offer a contract for parking spots. Esthetically happy that they are cleaning up the property but not thrilled about the potential number of people in there. Parking is tough. The Spear Street lot is

now flooded with people since the bank fenced in the lot. He is advised that this application is going to ZBA next and will return to Planning Board on September 14th.

Layla Vrabel makes motion to give advisory opinion to ZBA recommending that the applicant lessen some of the area variances by either adjusting the unit layouts or the unit count by either changing some of the 1 bedrooms to studios or reducing the number of units which would also help with parking requirements. No comment on other variances. Sam Hart seconds this motion. Vote 3-0. Laura Rothschild is recused.

The Chair closed the meeting at 8:30 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