

**Village of Nyack
Zoning Board of Appeals
Agenda
June 29, 2026
7:00pm**

- 1. 32 South Franklin Street. Wilson Bermeo. Application is seeking Area Variances and a Special Use Permit for the construction of a 3-story, 3 apartments addition to a legal pre-existing non-conforming (use and dimensional standards) 3-family dwelling. The proposed development also requires Special Permit to change the non-conforming use to another non-conforming use of more restricted nature (6-family dwelling without commercial on first floor).**