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PLANNING BOARD
VILLAGE OF NYACK

NARRATIVE SUMMARY

BERMEO MULTI-FAMILY SITE PLAN

Tax Lot 66.37-2-47
32 S. Franklin Avenue

The subject lot is currently improved with a two and one-half-story building having three dwelling units. The house was built circa 1923. The applicant wishes to expand the building to the rear and to add five dwelling units, for a total of eight units.

The site is on the west side of South Franklin Avenue, 24.40 feet south of Jackson Avenue, in the DMU-1 zone. It is adjacent to the Orangetown Police Department sub-station.

The parcel has a lot area of 2,839.37sf. The existing building has a total floor area of 2,214.42sf. The three existing units range in size from 489sf to 668sf. They are one- and two-bedroom units. There are no units in the basement, which is currently unfinished. No parking spaces are provided for the existing units.

The interior plans have changed based on consultations with the Zoning Board of Appeals and this Board. The major change is the reduction in the number of units from eight to six, and the reduction in the number of parking spaces required, from eight to five. Additionally, the sizes of the individual units have been increased and now conform to Village standards.

The proposed addition will add 4,883.08sf. The existing floor plan will be replaced with a new one. There will be one one-bedroom and five two-bedroom units. The new apartments will range in size from 600 sf to 734 sf. It will have three full stories. Each story, excluding the basement, will have two apartments. The basement will be used for utilities, mechanicals, and storage.

The building, with the new addition, will retain the current architectural style, featuring a main entrance on the front left, bay windows on the two lower levels in front, and gabled roofs.

An easement across the adjacent property to the north (30 South Franklin Street, the Nyack Police Substation) was approved by the Village Board at its meeting on May 22,

2025 to facilitate a second means of egress from the building as well as an accessible ramp on the applicant's property leading to the lobby. The existing entrance on Franklin Street will lead to an interior passageway which will provide access to a fire rated stairwell.

The project has been designed to maintain the scale and style of the existing building façade on Franklin Street to the greatest extent possible – and to be in keeping with building height, bulk, finishes, and the character of the neighborhood.

The project will require variances for Side Yard (one) (1.31' where 0' or 5' are required), Side Yard (both) (3.3' where 0' or 5' are required), Rear Yard (upper floors) (5.2' where 15' are required), Maximum Floor Area Ratio (0.25 where 0.20 is required), Maximum Density (6 DU/Acre where 3 are required), and Parking (0 spaces where 5 are required). The variances result from the limited width and size of the existing lot, as well as the fact that the existing structure is set at an angle to the property lines, further adding to the challenges of the lot.

In considering this application, we would ask the board to consider the positive impact that this development would have on the village. This project will provide much needed housing in a newly renovated and expanded building with full accessibility to the apartments. The applicants will be making a major investment in the future of Nyack in support of the continued success of this thriving and growing village.

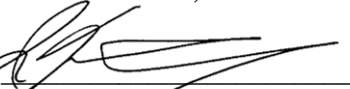
SEQRA and GML Status

The project is an Unlisted action under SEQRA. The Planning Board adopted an intent to be lead agency and is circulating a notice of intent. We ask that the ZBA agree to allow the Planning Board to act as lead agency.

It does not require referral to the Rockland County Planning Department.

Dated: New City, New York
May 8, 2026

Very truly yours,
EMANUEL LAW, PC

By: 
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