

Project Narrative to Nyack Planning Board

Pal & Frank Real Estate LLC
128 Main Street, Nyack, New York 10960

November 4, 2024
revised: March 5, 2025
revised: August 28, 2025
revised: September 15, 2025

The applicant is seeking to expand and modify the existing restaurant / retail building to include an expansion of the restaurant into the adjacent two-story retail space facing Main Street and a three-story addition proposed above the existing one-story retail space facing Bridge Street to create 10 one-bedroom apartments.

We have redesigned the project to address the Architecture Review Board's concerns regarding height, bulk, finishes, and character of the neighborhood. We reduced the overall bulk of the building by reducing the perceived height by establishing an eaves line above the second story. This more closely matches the scale of the other structures within the immediate area. The upper floors are now presented as dormers with the fourth floor being reduced in square footage, number of apartments, and the exterior walls of the dormers pulled back from the street to make them less visible from the ground. The stair tower has been extended and redesigned to break up the façade facing Main Street and a clock added to evoke Nyack's 1800s industrial roots reflected in historical buildings along its waterfront.

The proposed facades will be common red brick with fiber cement clapboard siding at the dormers and north gable end. Fiber cement shall be Hardie Plank Select Cedar Mill or approved equal. Siding shall be pre-finished in Aged Pewter. The proposed windows shall be double-hung Andersen 400 Series or approved equal with internal grilles and exterior color shall be black. All rakes, fascia and trim boards shall be wrapped in black aluminum coil stock. All soffits shall be black vented aluminum. A new awning in Benjamin Moore Red (2000-10) and black accent band (maintaining the style of the existing awning) is proposed along Main Street and extending partially onto Bridge Street. The awning and accent band would contain signage for the existing restaurant and Bridge Street storefronts.

The applicant has received approval from the Architectural Review Board and the Zoning Board of Appeals. The applicant is seeking final approval from the Planning Board.

The variances that have been approved will have a positive impact on the character of the surrounding neighborhood as the proposed structure is evocative of and consistent with the inherent

Project Narrative to Nyack Planning Board

Pal & Frank Real Estate LLC
128 Main Street, Nyack, New York 10960

November 4, 2024
revised: March 5, 2025
revised: August 28, 2025
revised: September 15, 2025

style and scale of the late 18th and early 19th century industrial and mercantile structures in the neighborhood.

The following area variances have been approved:

- Minimum Side Setback (0', where 15' is required and existing is 0')
- Minimum Rear Setback – Upper Floors (0', where 15' is required and existing is 0')
- Maximum Floor Area Ratio (2.85, where 2.0 is allowed and existing is 1.05)
- Maximum Density – dwelling units/acre (10, where 6 are allowed and existing is 0)
- Parking (0 spaces, where 7.5 spaces are required and existing is 0 spaces)
- Building Height in Stories (4 stories, where 3 stories are allowed and existing is 2 stories)

At the Planning Board meeting on April, 7th 2025, questions and concerns were raised by board members concerning the restaurant awning facing Main Street and Bridge Street, as well as signage, lighting, a desire for planting areas, and the potential use of the second-floor roof area for an outdoor area for the use of building residents. There was also a question as to whether there would still be a take-out window facing Main Street.

The plans have been modified as follows:

- The plans now show a second-floor outdoor area for residents' use with seating arrangements and planters (this roof deck was approved by the ARB for restaurant seating). The current plans show no physical change to the building or roof deck with the change of use except for the addition of planters.
- Signage has been modified, with proposed lighting shown, and a signage chart has been added to the plans to show compliance with Village zoning and sign regulations.
- A takeout window has been added to the Main Street elevation.
- Planters have been added along the storefronts on Bridge Street where setbacks allow.

Project Narrative to Nyack Planning Board

Pal & Frank Real Estate LLC
128 Main Street, Nyack, New York 10960

November 4, 2024
revised: March 5, 2025
revised: August 28, 2025
revised: September 15, 2025

At the Planning Board meeting on September 8th, 2025, we were asked to provide a summary of the outstanding items and conditions. They are as follows:

- **Lighting:** We have added a recessed LED warm white (3500K) 1000 lumen ceiling light at the main entrance to the apartments on Bridge Street. This is in addition to the linear LED lights over the signage that was presented at the Planning Board meeting. We have also added a second row of linear LED lights under the awning facing Main Street and Bridge Street. These additional fixtures will gently wash the front of the building beneath the awning and light the Main Street entrance to the apartments. They will have a temperature of 3500K (same as the lightning proposed above the signage).
- **Nyack Creek Culvert:** Planning Board approval shall be conditional upon the applicant providing a report for review prepared by a structural engineer addressing the structural stability and hydraulic capacity of the culvert running under the existing building to ensure that the culvert is maintained in working condition and adequately protected from the new structures above. All work will be subject to the approval of the building department and village consultants.
- **Existing foundation:** Applicant shall provide structural analysis to confirm that the existing foundation and structure can carry the additional stories. If, during construction, it is discovered that this is not the case, revised architectural and structural drawings shall be provided as required to address any necessary remedial work. All work will be subject to the approval of the building department.
- **Drainage:** Provisions for stormwater management shall be provided as required. All work will be subject to the approval of the building department. An updated survey showing all utilities and stormwater conveyance systems shall be shown.
- **Site Plan:** A compliant site plan shall be submitted for review.
- **Trash Removal:** The current restaurant places rolling trash cans on the sidewalk facing Bridge Street. The trash is picked up six days a week. The owner of the property directly to the west of

Project Narrative to Nyack Planning Board

Pal & Frank Real Estate LLC
128 Main Street, Nyack, New York 10960

November 4, 2024
revised: March 5, 2025
revised: August 28, 2025
revised: September 15, 2025

the subject property has an easement from the property owner directly to the north to allow a four yard dumpster to be place in the easement directly adjacent to the subject property. The applicants are seeking permission to utilize the same easement to allow for the sharing of the existing dumpster with six day a week collection. The easement and existing dumpster location has been added to the site plan for illustration.

In considering this application, we would ask the board to consider the positive impact that this development would have on the village. The existing, well established neighborhood restaurant would be completely renovated and enlarged. The preservation of the existing first floor retail spaces further strengthens the neighborhood shopping experience while the upper floor apartments provide much needed housing and a built-in clientele for the neighborhood businesses. The applicants will be making a major investment in the future of Nyack and staking their own futures on the continued success of the thriving and growing village.

We further want to thank the board for their positive and constructive input at the [September 8th meeting](#).