



Village Of Nyack

Incorporated February 27, 1883



Asst Building Inspectors
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BUILDING DEPARTMENT
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MANNY A. CARMONA
Chief Building Inspector

LAST REVISED: 05/17/24

ARCHITECTURAL REVIEW BOARD APPLICATION

☒ Disapproved Permit Appl. ☒ Formal Application ☐ Pre-application Meeting (pursuant to §360-5.4A)

Project Street Address: 37 Piermont Ave **Application Date:** 09/30/2025

Project Name: 37 Piermont Ave

Tax Map Designation: Section 66.38 Block 3 Lot 22 Section _____ Block _____ Lot _____

Property Classification: Detached Two-Family Dwelling

Project Location: On the East side of Piermont Ave approximately, 150 feet North from the intersection of Piermont Ave and Depew Ave in the Village of Nyack.

Acreage of Parcel 0.08 **Zoning District** TFR – Two-Family Dwelling

School District VILLAGE OF NYACK **Postal District** VILLAGE OF NYACK

Fire District NYACK FIRE DEPARTMENT **Ambulance District** NYACK ABULANCE CORP.

Water District NYACK WATER DEPARTMENT **Sewer District** ORANGETOWN ENV. MGT. -ENGINEERING

Project Description: (please attach a narrative summary). Demolition of a detached ^{unsafe} garage in rear of property.

CONTACT INFORMATION

	NAME/ADDRESS	PHONE #/ E-MAIL	LICENSE #
Applicant	All Star realty management NY LLC	845-367-5065/ hillel@astrealty.com	
Property Owner	MORDECHAI NEUSCHLOSS	(718)541-1420	
Tenant			
Sign Company			
Contractor			
Architect			

Your application is hereby disapproved by the Chief Building Inspector and referred before the Architectural Review Board for review, approval, approval with modifications or disapproval to be issued a permit by the Chief Building Inspector.

§360-5.4B. Application Submittal. (5) Fees and Costs.

■ **2 Family Dwelling \$100 Receipt #/Date#:** # 02282 / 10/28/25

(b) Recovery of consultant costs. In addition to the development fee, an applicant shall pay all costs billed by the Village for expenses incurred in review of an application, including fees from consultants hired to assist in the review. Escrow funds may be required, at the discretion of the Chief Building Inspector.

(c) Outstanding fees and costs. All fees and costs shall be paid by the applicant prior to scheduling of hearings and/or meetings for any development application. No new applications shall be accepted by the Village until all previous fees and costs associated with an applicant are paid in full by the applicant.

(6) Outstanding municipal violations. Applications for review and approval of any project shall not be deemed complete while there are outstanding municipal violations pending against the owner, owner's agent, or other entity making such application, where such municipal violations are outstanding against all or part of the premises which is the subject of the application.

■ **No Violations** ☐ **Violations Pending (see attached)**

§360-5.4C. Determination of application completeness. After receipt **one set** of complete submittal of the development application, the Chief Building Inspector shall determine whether the application is complete and ready for review.

(1) If the application is determined to be complete, the applicant will be notified of the additional number of copies required to be submitted for the application to then be processed according to the procedures set forth in this code. An application will be considered complete if it is submitted in the required form, includes all required information and supporting materials, and is accompanied by the applicable fee. The determination of completeness shall not be based upon the perceived merits of the development proposal.

(2) If an application is determined to be incomplete, the Chief Building Inspector shall provide notice to the applicant along with an explanation of the application's deficiencies. No further processing of an incomplete application shall occur until the deficiencies are corrected in a future resubmittal. The inclusion of false information in an application is grounds for determination that the application is incomplete.

§ 360-5.4D Application referral, review and staff report. After determining that a development application is complete, the Building Inspector shall process the development application as follows:

Article V Administration, § 360-5.1 Summary and organization of this article, pursuant to Table 5-1: Summary of Decision-making Authority and Public Hearing.

§ 360-5.16 Demolition permit.

A. The purpose of demolition review is to reflect the objectives of the Village Comprehensive Master Plan, including to promote and enhance the Village's historic scale, character and charm.

(2) The application should include photographs of the building and structure proposed for demolition and of all buildings and structures on the lot and on adjacent properties; a site plan locating the building or structure on the lot, a statement why the demolition is requested and, if requested, by the ARB or Planning Board cost estimates for rehabilitating the building or structure and other information necessary for making a decision.

(3) A demolition application shall be referred to the ARB for a formal advisory recommendation prior to review by the Planning Board, except for applications on landmark properties or within historic districts when the ARB shall decide. If the review will be advanced by a joint meeting of the Planning Board and the Architectural Review Board, either Board can schedule a joint meeting or request an advisory opinion from the other Board.

(6) The Planning Board will make the decision except for applications involving landmarks or landmark districts when the ARB shall make the decision.

(1) The ARB shall consider whether the building(s) or structure(s) proposed for demolition may qualify for designation as a landmark using the criteria in § 360-5.12C and how the demolition affects design and appearance in the visual impact area using the criteria in § 360-5.15C.

(2) If the property is a landmark or within a landmark district, the ARB shall use the criteria in § 360-5.11C to decide the demolition application.

Application's conformance: This application conforms to the Local Zoning and Planning Law of the Village of Nyack. Applicant is seeking approval for the demolition of a detached garage in rear of property.

§ 360-5.4E(3)(c). Posted notice. The applicant shall post notice on the property at least 10 days before the scheduled hearing date. Such notice shall be of a dimension, design and materials as required by the Building Inspector. Notice shall be posted every 20 feet along the front yard, and one additional notice shall be posted conspicuously on each side yard and rear yard property line.

Notice was posted on: 11/10/25

The following documents shall be provided:

- ☐ Color photographs of all buildings and structure on the lot and on adjacent properties.
- ☒ Site plan or survey
- ☒ Narrative (why the demo is requested)
- ☒ Affidavit that the proposed work and applicant are authorized by the property Owner (if other than the owner is making the application).
- ☐ Posted notice photo.

Date application given to applicant: 8/14/2024

Date of ARB meeting: 9/18/2024

Date application is due to the Bldg. Dept: No later than 8/28/2024

Date application received by the Bldg. Dept: _____

Date application is determined to be complete: _____

Applicant Print Name

Signature

PUBLIC COMMENTS: ☐ Opened _____ ☐ Closed _____
Date Date

☐ APPROVED: _____ to _____
Date Vote Vote

REFERRED: ☐ PB ☐ ZBA ☐ NO

☐ DISAPPROVED: _____ to _____
Date Vote Vote

FOR THE FOLLOWING REASONS: _____

MANNY A. CARMONA
Chief Building Inspector