



Village Of Nyack

Incorporated February 27, 1883



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

ARCHITECTURAL REVIEW BOARD APPLICATION

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

Project Street Address: 80 S. Broadway **Application Date:** 12/10/2025

Project Name: 80 South Broadway

Tax Map Designation: Section 66.46 Block 1 Lot 39 **Property Classification:** Gas Station and Deli

Project Location: On the West side of S. Broadway approximately, 75 feet from the intersection of S. Broadway and Cedar Hill Ave in the Village of Nyack.

Acreage of Parcel .28 **Zoning District** DMU-1 - Downtown Mixed Use-1

Historic Landmark: ☐ Yes ☒ NO **historic district:** ☐ Yes ☒ NO

☐ Listed on or ☐ eligible for listing on the ☐ State and/or ☐ National Register of Historic Places: ☐ Yes ☒ NO

Included in inventory of historic properties & districts within the Village: ☐ Yes ☒ NO

View Protection Overlay District: ☐ Yes ☒ NO

Project Description: (please attach a narrative summary). New construction of a 3-story 18-family dwelling with retail on the 1st floor, and parking garage in cellar.

CONTACT INFORMATION

	NAME/ADDRESS	PHONE #/ E-MAIL	LICENSE #
Applicant	DOMINICK R. PILLA 143 MAIN ST, NYACK, NY 10960	(845) 727-7793 DARIAT@DRPILLA.COM	R.A. 027028
Property Owner	TIM MURRAY 80 S BROADWAY, NYACK, NY 10960	(845) 300-2773 murraytim428@gmail.com	
Architect	DOMINICK R. PILLA 143 MAIN ST, NYACK, NY 10960	(845) 727-7793 DARIAT@DRPILLA.COM	R.A. 027028
<input type="checkbox"/> P.E. <input type="checkbox"/> P.L.S.			
Landscape R.A.			

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.

☒ **All Others \$250** Date/Receipt # 12/10/25 Rec # 02318

☐ **1 & 2 Family Dwelling \$100** Receipt _____

(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.

The following documents shall be provided:

- ☒ Color photographs of all buildings and structures on the lot and on adjacent properties.
- ☒ Color photographs or sample of material to be used.
- ☒ Proposed project renderings/photographs.
- ☒ Proposed window, doors, siding and trimming details.
- ☒ Affidavit that the proposed work and applicant are authorized by the property Owner (if other than the owner is making the application).
- ☒ Project narrative.

DOMINICK R. PILLA

Applicant Print Name



Signature

BUILDING DEPARTMENT USE ONLY

Application's conformance: This application conforms to the Local Zoning and Planning Law of the Village of Nyack. Applicant is seeking approval to demolish the existing gas station and construct a new 3-story mixed-use building to include:

- 18 dwelling units (4-studios, 12 (1) bedrooms and 2 (2) bedrooms
- 4 ground-floor retail spaces
- Underground garage with 16 parking spaces and 6 parking spaces in front of the commercial spaces.

This is a preliminary application; the applicant has not yet submitted a revised site plan in accordance with the new project design. Applicant is requesting an informal review and recommendations to the Planning Board (PB). Applicant appeared before the PB on 12/08/2025; However, there is no input from such board as the applicant argued that he was only seeking recommendation to the ARB and that the Zoning Code procedure in place was incorrect, that he should not have to go the PB to be recommended to the ARB.

The PB members, the Village Planner and the Chief Building Inspector were taken by surprise with the argument by the applicant on not wanting to hear comments on the new project design.

Please review this new design in accordance with § 360-5.4D(2)(b).

§360-5.4B (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:

(2) Applications requiring multiple reviews or referrals.

(a) Development applications that require review by multiple decisionmaking bodies shall be scheduled for review in the following order, unless a different order is agreed to by both the applicant and the decisionmaking body with final decisionmaking authority: [Amended 6-13-2024 by L.L. No. 5-2024]

[1] Building Inspector.

[2] Planning Board.

[3] Architectural Review Board.

(b) At any time during its consideration of an application, an applicant and/or a decisionmaking body may request to forward the application to another decisionmaking body if, in the opinion of either party, the application involves issues which lie in the other board's area of expertise. The board to which the application is forwarded shall, within 45 days, **review the application informally and make recommendations to the board from which the application was forwarded.** Such review shall not be a public hearing on the application and the board shall neither approve nor deny the application as part of that review.

(c) Joint meetings or hearings of the decisionmaking bodies may be scheduled and are encouraged where applications require review by more than one body.

(d) A staff report prepared by the Building Inspector outlining the application's conformance with the standards of this chapter shall be provided to each decisionmaking body.

§ 360-5.15 Building permit (ARB review required).

A. Purpose and applicability. No person, firm or corporation shall commence the erection, construction, enlargement, alteration, removal, improvement, demolition, conversion or change in the nature of the occupancy of any building or structure, or cause the same to be done, without first obtaining a separate building permit from the Building Department for

each such building or structure; except that no building permit shall be required for the performance of ordinary repairs which are not structural in nature. The provisions of this section apply to those applications that require approval by the ARB due to the nature of the application.

B. Procedure.

(1) Step one: Application submittal. Applicable, with the following modification: Applications shall be made by the owner or lessee, or agent of either, or by the architect, engineer or builder employed in connection with the proposed work. Where such application is made by a person other than the owner, it shall be accompanied by an affidavit of the owner or applicant that the proposed work is authorized by the owner and that the applicant is authorized to make such application.

(2) Step two: Determination of application completeness. Applicable. When Planning Board decision is required for the application, the ARB will provide recommendation to the Planning Board. After the Planning Board decision, the application shall be resubmitted to the ARB.

§ 360-5.2 Decisionmaking bodies.

C. Architectural Review Board.

(4) Powers and duties. The ARB shall have the following powers and duties:

☒ **(e) Provide recommendations** related to design and appearances to the
☐ Village Board ☒ Planning Board ☐ Other Village boards and agencies on
requests for ☒ Site Plan development ☐ Subdivision ☒ Demolition.

Review & Recommend pursuant to §360-5.1, Table 5-1

Date application e-mailed to applicant: 12/09/2025

Date application received by the Bldg. Dept: _____

Date application is determined to be complete: _____

Date of ARB meeting: _____

REFERED BACK TO: ☐ PB

_____ to _____
Date Vote Vote

FOR THE FOLLOWING COMMENTS: _____

MANNY A. CARMONA
Chief Building Inspector