

Jenny R. Zuniga-Casal Architecture LLC.

77 Sierra Vista Lane.

Valley Cottage, NY 10989

T.845.598.1613

September 2025

To: Mr. Manuel Carmona

Director of Building; zoning; Planning administration and enforcement.

Project: Change of use Commercial to a residential Use-Multifamily; and Third floor addition

Property Location: 53 Burd St. Nyack NY, 10960

Tax Map Designation: 66.38-3-3

Applicant: Corneille Real Estate Enterprises P.E.

Architect: Jenny R. Zuniga-Casal

The project will be at the referenced address in zoning district DMU-2. Lot area .08 AC. the new proposed total area 3,918 Sq. Ft. Including a third-floor addition, the total area is 4,933 sq. ft.

Project Description:

The existing structure was 7 offices on two stories plus attic. The new proposal is designed to comply with the surrounding area and address the demand for rental apartments. The new proposal maintains the residential setting and supports natural environmental protection. The architecture tries to accomplish to integrate the exterior addition as a part of the existing facade. The new proposed consist 7 apartments (3 stories building and cellar). With the following configuration: First floor with a traditional entrance Lobby and two apartments 2 bedrooms; second floor 3 apartments 2 one bedroom and one 2 bedrooms; Third floor two apartments 2 bedrooms. all apartments have their own kitchen, Laundry and bathroom.

The property has a rear parking area with space for five cars, which is below requirements; however, nearby parking lots are available to residents if needed. As a part of this proposed we are submitting plans; photos of the existing adjacent existing structures...

JENNY R. ZUNIGA-CASAL,
ARCHITECT

