



Village Of Nyack

Incorporated February 27, 1883



Asst Building Inspectors
Paul Rozsypal
Fire Inspector
David Smith
Code Enforcement Officer
Richard J. Siddi
Benjamin C. Wolford

BUILDING DEPARTMENT
9 North Broadway
Nyack, New York 1096-2697
(845) 358 - 4249 / FAX: (845) 358 - 0672
www.nyack.gov buildingdepartment@nyack.gov

MANNY A. CARMONA
Chief Building Inspector

PLANNING BOARD REVIEW APPLICATION

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

Project Street Address: 37 Piermont Ave **Application Date:** 12/13/2025

Project Name: 37 Piermont Ave

Tax Map Designation: Section 66.38 Block 3 Lot 22 **Property Classification:** _____

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 Residential

Area of Disturbance None **SWPPP:** ☐ Yes ☒ NO **Wetlands:** ☐ Yes ☒ NO

Floodplains: ☐ Yes ☒ NO **Natural Drainageways:** ☐ Yes ☒ NO **Slope > 25%:** ☐ Yes ☒ NO

View Protection Overlay District: ☐ Yes ☒ NO

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

Project Description: (please attach a narrative summary). To legalize the demolition without approval of a detached garage in the rear of property.

CONTACT INFORMATION

	NAME/ADDRESS	PHONE #/ E-MAIL	LICENSE #
Applicant	All Star realty management NY, LLC	845-367-5065	
	P.O. Box 845, Monsey, NY 10952	hillel@asrealtyny.com	
Property Owner	Mordechai Neuchloss	718-541-1420	
	27 Bluefield Dr., Unit 301, Spring Valley, NY 10977		
Architect			
<input type="checkbox"/> P.E. <input type="checkbox"/> P.L.S.			
Landscape R.A.			

BUILDING DEPARTMENT USE ONLY

Application's conformance: This application does not conform to the Local Zoning and Planning Law of the Village of Nyack. **Applicant is seeking post-approval for demolishing a detached garage in the rear of the property without first obtaining approval from the PB.**

§360-5.4 General development review procedures.

B. Application Submittal.

(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)**

C. 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.

§ 360-5.2A Decision-making body pursuant to § 7-718 of the Village Law of the State of New York.

(2) Powers and duties. The Planning Board shall have the following powers and duties:

■ 360-5.16 Demolition permit.

A. Purpose and applicability. 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.

B. Procedure.

■ (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.

ARB formal advisory recommendation: Approved on 11/19/2025

(4) Public notice. Date: 11/10/2025

(5) Public hearing. Date: 11/19/2025

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

§ 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: _____

Date application e-mailed to applicant: 12/13/2025
Date application received by the Bldg. Dept: _____
Date application is determined to be complete: _____
Date scheduled for PB meeting: 2/2/26

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

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: 37 Piermont Ave			
Project Location (describe, and attach a location map): 37 Piermont Ave Section 66.38 Block 3 Lot 22			
Brief Description of Proposed Action: Demolition of a detached, unsafe garage in the rear of the property.			
Name of Applicant or Sponsor: All Star Realty Management NY LLC		Telephone: 845-367-5065 #111	
		E-Mail: hillel@asrealtyny.com	
Address:			
City/PO: Monsey, /845		State: NY	Zip Code: 10952
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: approval of the architectural review board			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? 0.00551 acres b. Total acreage to be physically disturbed? 0.00551 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.08 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>all star management</u> Date: <u>12/22/2025</u> Signature: <u><i>hillel klinger</i></u> Title: <u>manager</u>		

Affidavit of Permission *

I, Mordechai Neusht, being the lawful owner of the property located at 37 Piermont Ave, Nyack, NY 10960, do hereby give permission to All Star Management to file for a permit on my behalf. This affidavit serves as authorization for the designated individual or entity to act in my stead in all matters pertaining to the permit application process for the aforementioned property.

I affirm that the information provided herein is true and correct to the best of my knowledge.

Signature: M. Neusht

Date: 10/21/2025


SOLOMON ITZKOWITZ
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 011T4785441
Qualified in Kings county
Commission Expires July 30, 2026

Architectural Review Board

Nov 19, 2025

Minutes

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Public Comment:

No public comment

Conclusion:

Application is approved as presented.

Motion by member Healey, 2nd by member Steinhorst. Approved by 3-0 vote.

3. **38 Central Avenue.** Renewal by Anderson. Application for window replacement.

No one showed up to present application. No ruling was made.

4. **54 S Midland Avenue.** Renewal by Anderson. Application for window replacement.

No one showed up to present application. No ruling was made.

5. **37 Piermont Avenue.** Mordechi Rosenberg. Application to approve removal of garage.

Application presented by: Brian Conway

Board discussion:

The applicant is seeking retroactive approval for demolition of garage, which has already been removed. Picture of garage before demolition shows it was dilapidated and run down. Garage was removed by former owner. Current owner is seeking board approval to bring permits up to date.

Public Comment:

No public comment

Conclusion:

Application is approved as presented.

Motion by member Healey, 2nd by member Steinhorst. Approved by 3-0 vote.

Architectural Review Board

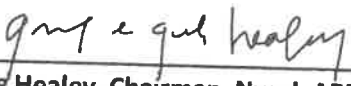
Nov 19, 2025

Minutes

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Meeting Adjournment at 7:17pm

The Chairperson of the Architectural Review Board of the Village of Nyack is hereby authorized, directed and empowered, by the ARB to sign these Minutes, and to file a copy thereof in the office of the Village Clerk:



Greg Healey, Chairman, Nyack ARB











