



# Village Of Nyack

Incorporated February 27, 1883



## Asst Building Inspectors

Paul Rozsypal

## Fire Inspector

David Smith

## Code Enforcement Officer

Richard J. Siddi

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## BUILDING DEPARTMENT

9 North Broadway

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**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: 53 Burd St.

Application Date: November 25, 2025

Project Name: \_\_\_\_\_

Tax Map Designation: Section 66 Block 38 Lot 3 Property Classification: Office Building

Project Location: On the South side of Burd St. approximately, 123 feet West from the intersection of Burd St. and Piermont Ave in the Village of Nyack.

Acreage of Parcel .08 Zoning District DMU -2 – Downtown Mixed Used-2

Area of Disturbance 0 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). Convert an office building into a 7-family multiple dwelling With (2) 1-bedroom apts. And (5) 2-bedrooms apts.

### CONTACT INFORMATION

	NAME/ADDRESS	PHONE #/ E-MAIL	LICENSE #
Applicant	Architect		
Property Owner	53 Burd Realty LLC c/o Isack Weisz 5 Murray Dr., Airmont, NY 10952	347-650-7542 613itsadeal@gmail.com	
Architect	Jenny R. Zuniga-Casal 77 Sierra Vista Ln, Valley Cottage, NY 10989	845-598-1613 Jzuniga000@msn.com	029774
P.E. <input type="checkbox"/> P.L.S. <input checked="" type="checkbox"/>	Josip Medic 379 Brookfield Dr., Jackson, NJ 08527	845-666-0155 info@terranvc. com	103757
Landscape R.A.			

## BUILDING DEPARTMENT USE ONLY

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**Application's conformance:** This application does not conform to the Local Zoning and Planning Law of the Village of Nyack. **Applicant is seeking approval to change the use of an office building to a seven-family multiple dwelling. Zoning Board of Appeals Area Variance(s) are required.**

### §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.

## § 360-5.7 Site development plan.

**A. Purpose.** The purpose of the site development plan process is to ensure compliance with the development and design standards and provisions of this code, and to encourage quality development reflective of the goals, policies and objectives of the Village Comprehensive Master Plan. For development activity requiring a site plan review, no building permits or other authorizations may be issued until a site plan showing the proposed development has been approved in accordance with the procedures and requirements of this section. The site development plan process is intended to allow for the evaluation of both the intended design, arrangement and uses of the area, as well as the impacts of the development on the community.

**Preliminary Approval:** \_\_\_\_\_ **Final Approval:** \_\_\_\_\_

**B. Applicability.** Site development plan approval by the Planning Board is required for:

(1) The erection or enlargement of all buildings in all districts (excluding signage), or any change in the site characteristics, including but not limited to parking, traffic or pedestrian access, loading, drainage, lighting, utilities, landscaping, sight lines or view corridors, except as provided in § 360-5.14(A).

**D. Criteria.** In approving the site development plan for any particular use, the Planning Board shall take into consideration the public health, safety and general welfare, the comfort and convenience of the public in general and of the residents of the immediate neighborhood in particular, advice of the Architectural Review Board, and may attach such reasonable conditions and safeguards as a precondition to approval of said plan which will further the general purpose and intent of this chapter and the Village Comprehensive Master Plan. In addition, the Planning Board shall give specific consideration to the design of the following:

**ARB Advice:** \_\_\_\_\_

(1) Location, arrangement, massing, scale and design of buildings and associated structures (e.g., signs, fences, lighting).

**Comply**       **Not Compliant**       **N/A**

(2) Adequacy and arrangement of vehicular traffic access and circulation, including intersections, road widths and sections, pavement surfaces, dividers and traffic controls.

**Comply**       **Not Compliant**       **N/A**

(3) Location, arrangement, appearance and amount of off-street parking and loading.

**Comply**       **Not Compliant**       **N/A**

[4] To mitigate the impacts of solar energy systems on environmental resources such as important agricultural lands, forests, wildlife and other protected resources;

[5] To create synergy between solar and other stated goals of the community pursuant to its LWRP and Zoning Code (such as downtown revitalization, vacant land management, creating a walkable, healthy community, etc.). Consequently, the Village is desirous of promoting:

[a] A decrease in the use of fossil fuels, thereby, reducing the carbon footprint of Village of Nyack;

[b] Investment in a locally generated source of energy and to increase local economic value, rather than importing nonlocal fossil fuels;

[c] To align the laws and regulations of the community with several policies of the State of New York, particularly those that encourage distributed energy systems (the NYS Unified Solar Permit was updated in October 2016);

[d] To become more competitive for state and federal grants and tax benefits;

[e] To make the community more resilient during storm events;

[f] To aid in the energy independence of the community as well as the country;

[g] To diversify energy resources to decrease dependence on the grid;

[h] To improve public health;

[i] To encourage a sense of pride in the community;

[j] To encourage investment in public infrastructure supportive of solar, such as generation facilities, grid-scale transmission infrastructure, and energy storage sites.

**(c) Definitions.** As used in this subsection, the following terms shall have the meanings indicated:

## **BUILDING-INTEGRATED SOLAR ENERGY SYSTEM**

A combination of solar panels and solar energy equipment integrated into any building envelope system such as vertical facades, semitransparent skylight systems, roofing materials, or shading over windows, which produce electricity for onsite consumption.

## **GLARE**

**§ 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: 8/15/2026

Date application received by the Bldg. Dept: \_\_\_\_\_

Date application is determined to be complete: \_\_\_\_\_

Date scheduled for PB meeting: 01/05/2026

**PUBLIC COMMENTS:**  Opened \_\_\_\_\_  Closed \_\_\_\_\_  
Date \_\_\_\_\_ Date \_\_\_\_\_

APPROVED: \_\_\_\_\_ to \_\_\_\_\_  
Date \_\_\_\_\_ Vote \_\_\_\_\_ to \_\_\_\_\_  
Date \_\_\_\_\_ Vote \_\_\_\_\_

REFERRED:  PB  ZBA  NO

DISAPPROVED: \_\_\_\_\_ to \_\_\_\_\_  
Date \_\_\_\_\_ Vote \_\_\_\_\_ to \_\_\_\_\_  
Date \_\_\_\_\_ Vote \_\_\_\_\_

**FOR THE FOLLOWING REASONS:** \_\_\_\_\_  
\_\_\_\_\_

MANNY A. CARMONA  
Chief Building Inspector