

February 20, 2026

Village of Nyack
Planning Board
9 North Broadway
Nyack, N.Y. 10960

Attn: Laura Rothchild – Planning Board Chairperson

Re: Site Plan Review
32 South Franklin Street – Bermeo Multi-Family
NYK0226

Dear Members of the Board,

We are in receipt of a re-submission regarding the above captioned project consisting of the following:

1. Architectural Plans entitled “Bermeo Multi-Family”, prepared by George Hodosh Associates, Architect, drawings: Cover, D1, D2, A1- A6 , last revised 02-10-2026.

We are not yet in receipt of a Survey or detailed Site Plan. Without this information we are unable to assess the feasibility of compliant access, including grading and the width of both the access walk and ramp from Jackson Avenue, across the rear of the structure and along the south side of the structure to the building entry. The egress window wells for the basement apartment shall be shown on the plan.

The site is located on the west side of South Franklin Street, approximately 25 feet south of the intersection of South Franklin Street with Jackson Avenue. The site is improved with a three-family structure. The property is within the DMU-1 Zone District. The applicant is proposing to construct an addition to the existing structure to accommodate a total of eight apartments. The footprint of the new structure will substantially cover the full lot area. There is no parking currently existing or parking proposed for the eight apartments. A number of variances are being requested.

We offer the following comments:

1. A signed, stamped Boundary and Topographic Survey prepared by a licensed Land Surveyor shall be provided as part of the plan submission. *This remains to be submitted.*

2. The Survey shall indicate spot elevations and contours throughout the property with ten feet overlap onto the adjoining properties. All existing utilities shall be shown. *This remains to be submitted.*
3. The plan indicates a proposed six feet wide access and egress easement across the adjoining lot to the north. This area appears to be encumbered by an encroachment of the existing parking lot of the adjoining property to the west. This should be clarified. *This remains to be submitted.*
4. The side yard setback to the adjoining property to the south shall be clearly shown along the length of the proposed renovated structure. *The impacts of building the ramp access upon the existing structure to the south cannot be determined as grades and setbacks are not provided. This remains to be submitted.*
5. The proposed ramp width and walkway widths shall be noted. *This remains to be shown.*
6. The applicant shall offer testimony on how stormwater management will be addressed to reflect a zero net increase in run-off. *This remains to be shown.*
7. The location of a trash dumpster shall be shown. *This remains to be shown.*
8. A Lighting and Landscaping Plan, Erosion Control Plan, and Construction Details Plan shall all be provided. *This remains to be shown.*
9. Accessibility for emergency services, and access for the fire department is of concern. We defer to the individual departments for their review and comment. *This remains to be provided.*

Very Truly Yours,
Weston & Sampson, PE, LS, LA, Architects PC



Eve M. Mancuso, P.E.
Principal Engineer