



Village Of Nyack

Incorporated February 27, 1883



Asst Building Inspectors
Paul Rozsypal
Fire Inspector
David Smith
Code Enforcement Officer
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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 P.B. Recommendation (pursuant to §360-5.4D)

Project Street Address: 32 S. Franklin St. Application Date: 2026-03-11

Project Name: Bermeo Multi-Family

Tax Map Designation: Section 66.37 Block 2 Lot 47 Property Classification: R-2

Project Location: On the West side of South Franklin Street approximately, 25 feet from the intersection of South Franklin Street and Jackson Avenue in the Village of Nyack.

Acreeage of Parcel 0.065 Zoning District DMU-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). _____

CONTACT INFORMATION

	NAME/ADDRESS	PHONE #/ E-MAIL	LICENSE #
Applicant	Jonathan B. Hodosh - George Hodosh Associates - Architects, P.C. 120 North Main Street, Suite 501, New City, NY 10956	845-222-8941 jonathan@hodoshassociates.com	
Property Owner	Wilson Bermeo 9 Rollingwood Drive, New City, NY 10956	845-821-4601 nyackfreshmarket@gmail.com	
Architect	Jonathan B. Hodosh - George Hodosh Associates - Architects, P.C. 120 North Main Street, Suite 501, New City, NY 10956	845-222-8941 jonathan@hodoshassociates.com	022679
<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 # 02376 / 3/11/24

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.

Jonathan B. Hodosh
Applicant Print Name


Signature

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 approval to change the use of an existing non-conforming 3-family dwelling to a conforming 8-family dwelling to include:

- 3 (1) bedrooms and 5 (2) bedrooms dwelling units
- Rear addition
- Complete alteration of existing 3-family dwelling
- Area Variances are required

Table 4-1, Dimensional Standards

ITEM	REQUIRED	EXISTING	PROPOSED
Side yard (one)	5 ft	1.3 ft	0 ft
Side yard (both)	5 ft.	3.3 ft	2 ft
Rear yard(g)	17 ft	55.3 ft	5.2 ft
F.A.R	2	0.78	2.5
Density d.u. / acre	3	3	8
D.U. size	600 sq ft.	489 sq ft.	554 sq ft,
Parking	11	0	0

The applicant has not yet submitted a complete site plan. The Planning Board is requesting an informal review and recommendations 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.
- [4] Zoning Board of Appeals.
- [5] Board of Trustees.

(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.

Completed _____

Not Completed

(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.

Completed _____

Not Completed

§ 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: 3/4/2026

Date application received by the Bldg. Dept: _____

Date application is determined to be complete: _____

Date of ARB meeting: 3/18/2026

REFERRED BACK TO: PB

_____ to _____
Date Vote Vote

FOR THE FOLLOWING COMMENTS: _____

MANNY A. CARMONA
Chief Building Inspector