



Village Of Nyack

Incorporated February 27, 1883



Asst Building Inspectors
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Fire Inspector
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Code Enforcement Officer
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BUILDING DEPARTMENT
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MANNY A. CARMONA
Chief Building Inspector

ZONING BOARD OF APPEALS REVIEW APPLICATION

Formal Application

Pre-application Meeting (pursuant to §360-5.4A)

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.

Acreage of Parcel 0.065 Zoning District DMU-1

Area of Disturbance 0.034 SWPPP: Yes NO Wetlands: Yes NO

Floodplains: Yes NO Natural Drainageways: Yes NO Slove > 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). Addition and alteration to a pre-existing non-conforming 3-family dwelling to create a 8-family dwelling

CONTACT INFORMATION

| | NAME/ADDRESS | PHONE #/ E-MAIL | LICENSE # |
|---|---|---|-----------|
| Applicant | Jonathan 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 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. | | | |

§360-5.4B. Application Submittal. (5) Fees and Costs.

Preapplication Meeting \$100.00 Receipt #/Date 02377 / 3/11/24

§ 360-5.4 General development review procedures.

The common development review procedures in this section shall apply to all types of development applications under this article, unless an exception to the common procedures is expressly called for in the particular development application requirements in subsequent sections of this article. To the extent that the provisions of this article are inconsistent with the provisions of the Village Law of the State of New York at § 7-712 et seq., the Board of Trustees hereby declares its intent to supersede the provisions of the Village Law pursuant to § 10 et seq. of the Municipal Home Rule Law. For any application to build or construct multifamily or cluster dwellings, the applicant shall consult with the Building Inspector to determine if the proposed project impacts the Village's Affordable/Workforce Housing Law.

Affordable/Workforce Housing impact: Yes NO

A. Optional: Preapplication meeting.

(1) Purpose. The purpose of a preapplication meeting is to provide an opportunity for an informal evaluation of an applicant's proposal and to familiarize the applicant and the relevant decisionmaking body with the applicable provisions of this chapter, the Comprehensive Master Plan, and any other issues that may impact the development application. A preapplication meeting is optional, but is recommended for applications that will likely require amendments to the Zoning Chapter, site development plan review or subdivision.

(2) Procedure.

(a) An applicant may request a preapplication meeting with the Building Inspector. At the time of request, the applicant shall provide the Building Inspector with a description of the character, location and magnitude of the proposed development along with any other supporting documents, maps, plans, etc., available. While detailed plans and other materials are not required, the amount of material provided directly relates to the ability of the Building Inspector or other decisionmaking bodies to provide meaningful and reliable direction to the applicant.

(b) Based on the character of the application, the Building Inspector shall determine the appropriate decisionmaking bodies to involve in the preapplication meeting. In general, the preapplication meeting will include the Building Inspector and a representative of one or more boards with review authority. In some cases, depending on the character of the development, the

Building Inspector may schedule a preapplication meeting before an entire board.

**Decisionmaking body to be involved: The entire ZBA
Chief Building Inspector**

(c) At the preapplication meeting, the applicant, the Building Inspector and any other persons the Building Inspector deems appropriate to attend shall discuss the proposed development, including the applicable requirements and standards of this chapter. The applicant is responsible for recording a summary of the discussion, which shall be submitted as part of any formal application.

(3) Informal evaluation not binding. The informal evaluation provided during the preapplication meeting is not binding upon the applicant or the Village, but is intended to serve as a guide to the applicant in making the application.

Application's conformance: This application conforms does not conform to the Local Zoning and Planning Law of the Village of Nyack. Applicant is seeking approval for an addition and alteration to a pre-existing non-conforming 3-family multiple dwelling to create a permitted 8-family multiple dwelling. Area variances are required.

Table 4-1, Dimensional Standards

| ITEM | REQUIRED | EXISTING | PROPOSED |
|---------------------------------|----------|----------|----------|
| side setback (one) | 0 or 5 | 1.3' | 0' |
| side setback (both) | 0 or 5 | 3.3' | 2' |
| min rear setback (upper floors) | 15' | 55.3' | 5.2' |
| max floor area ratio | 2.0 | 0.78 | 2.5 |
| max density (DU/acre) | 3 | 3 | 8 |
| min. dwelling unit size | 600 s.f. | 489 s.f. | 554 s.f. |
| parking | 8 | 0 | 0 |
| | | | |

The following documents shall be provided:

■ Updated Site Plan and Elevations.

■ Narrative of the proposed project.

■ Affidavit that the proposed work and applicant are authorized by the property Owner (if other than the owner is making the application).

Date application e-mailed to applicant: 3/10/2026

Date application received by the Bldg. Dept: 3/11/26

Date application is determined to be complete: 3/20/2026

Date of ZBA meeting: 3/30/2026

Jonathan B. Hodosh

Applicant Print Name


Signature

Board Comments: _____

MANNY A. CARMONA
Chief Building Inspector