



Village Of Nyack

Incorporated February 27, 1883



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

BUILDING DEPARTMENT
9 North Broadway
Nyack, New York 1096-2697
(845) 358 - 4249 / FAX: (845) 358 - 0672

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MANNY A. CARMONA
Chief Building Inspector

PLANNING BOARD OF REVIEW APPLICATION

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

Project Street Address: 42 Burd St.

Application Date: March 31, 2026

Project Name: 42 Burd Street – Multifamily Conversion

Tax Map Designation: Section 63.38 Block 2 Lot 53 Property Classification: multi family residential

Project Location: On the North side of Burd St. approximately, 30 feet from the intersection of Burd St and Piermont Ave in the Village of Nyack.

Acreage of Parcel .0764 Zoning District DMU-2

Area of Disturbance N/A 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: The 42 Burd St property is located on the northwest corner of Burd Street and Piermont Avenue and in within a DMU-2 Zone. The property is fully developed with a two 2-story structure and paved parking lot. The applicant is seeking to expand the structure and convert it into four (4) -one (1) bedroom residential units.

CONTACT INFORMATION

	NAME/ADDRESS	PHONE #/ E-MAIL	LICENSE #
Applicant	Gisondi Family LTD Partnership	914-948-0605	
		jgisondi@petergisondi.com	
Property Owner	Gisondi Family LTD Partnership	914-948-0605	
		jgisondi@petergisondi.com	
Architect	Edward Swaby, RA	914-946-3300	013315
		ed@edswaby.com	
<input type="checkbox"/> P.E. <input type="checkbox"/> P.L.S.			

Your application is hereby disapproved by the Chief Building Inspector and referred before the Planning Board for review, approval, approval with modifications or disapproval to be issued an extension of approval.

§360-5.4 General development review procedures.

B. Application Submittal.

(5) Fees and Costs.

■ **Area Variance(s) Reapproval:** \$500 Receipt #/Date 02402 / 4/1/24

(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.

Article V. Administration.

§ 360-5.5 Expiration of approvals and permits.

A. Every building permit, certificate of appropriateness and approval by the Planning Board or Architectural Review Board shall expire if the work authorized has not commenced within 12 months after the date of issuance or approval or has not been completed within 24 months from such date. If no zoning amendments or other Village regulations affecting the subject property have been enacted in the interim, the Building Inspector shall authorize in writing the extension of the latter period by an additional six months, following which no further work is to be undertaken without a new building permit or approval of the Planning Board or Architectural Review Board.

B. Every variance or special permit shall expire if the work or use authorized has not commenced within 12 months after the date of issuance. In such case, the variance or special permit shall become null and void.

Application Conformance: This application was in front of the Zoning Board of Appeals on 4/03/2023 and approved on 11/06/2023. The applicant has failed to obtain a building permit for the approved project as required by Zoning code § 360-5.5 and is seeking an extension of such approval to be granted. A 1-year extension was approved by the Planning Board on 4/07/2025. Approval shall also be requested and granted from the Architectural Review Board.

The following documents shall be provided:

- Affidavit that the proposed work and applicant are authorized by the property owner.
- Updated narrative of the proposed project.

Date application e-mailed to applicant: March 31, 2026

Date application received by the Bldg. Dept: March 31, 2026

Date application is determined to be complete: March 31, 2026

Date of Planning Board Meeting: April 13, 2026

John M Gisondi
Applicant Print Name


Signature

Gisondi Family LTD Partnership
11 Harding Ave
White Plains, NY 10606
914-948-0605

March 23, 2026

Village of Nyack Planning Board
9 North Broadway
Nyack, N.Y. 10960
Attn: Laura Rothschild – Planning Board Chair

Re: Reapproval of 42 Burd Street – Multifamily Conversion
Gisondi Family LTD. Partnership NYK 0201

Dear Members of the Board,


We are in receipt of your request, to come before the Village of Nyack Planning Board for a re-approval regarding the above captioned project. As the property owner we are writing this letter to the Planning Board requesting an extension of time on the re-approval. The reason for this request was due to the economy, labor and material cost overruns which ties in with our bank construction loan interest rate hike. Attached, please find our Planning Board Application, fee and documentation.

Gisondi Family LTD. Partnership dated narrative of the proposed project is the exact same from the last approval by the Village of Nyack. The property is located on the northwest corner of Burd Street and Piermont Avenue and within a DMU-2 Zone. The property is fully developed with a 2-story structure and paved parking lot. The applicant is seeking to expand the structure and convert it into four residential units.

This letter acts as an affidavit that the proposed work and applicant are authorized by +
Gisondi Family Ltd. Partnership, property owner.

If you have any questions or concerns, please let us know.

Sincerely yours,



John M. Gisondi
Managing Director Partner
Gisondi Family Ltd. Partnership