



EMANUEL LAW P.C.

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April 9, 2026

Nyack Planning Board
9 North Broadway
Nyack, NY 10960

Re: 32 South Franklin Street

Dear Members:

At your March 2, 2026, meeting, you referred this project to the ZBA for an informal discussion to provide input to the applicant before moving forward. We met with the ZBA on March 30. The discussion was frank and helpful.

The major issue for the ZBA members was the lack of parking for the additional units. The downtown area suffers from a lack of on-site and street parking. The applicant was urged to find parking spaces for prospective tenants.

A representative of the applicant spoke with Village Manager Andrew Stewart. Mr. Stewart advised that the applicant could rent spaces from the Village at the municipal parking lot across the street from the project. This solution is acceptable to the applicant. Eight parking spaces are required using the Zoning Code's calculation.

Very truly yours,
EMANUEL LAW, PC

By: 

Ira M. Emanuel

Cc: Client