

# Jenny R. Zuniga-Casal

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# Architecture LLC.

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To Planning Board

Town of Village of Nyack

Reference: Chapter 360. Zoning. Art. IV Developments Standards. Sustainability  
48 S. Franklyn St. Nyack; NY 10960



By this letter I certify that the project was submitted September 5<sup>th</sup> it is and intend to provide a sustainable community with new sustainable amenities. We proposed on this building; accord to Chapter 360. Zoning; the following sustainable amenities:

1. GREEN INFRASTRUCTURE: We proposed the use soils and vegetation to manage storm instead of conventional. Engineer collection. It will consist infiltrations gardens; a drain system collector (pocket collector; footing drain collector); into a 5,000 Gallons storage tank located on the easement (court Area) then after the storm water will be distributed for irrigation. Any excess of water will go to the existing storm drainage system (Located in the building entrance). 10%
2. IMPERVIOUS SURFACE: We opened a new rear yard and new retaining wall providing new storm drain system. 30% of the new open space proposed at first floor, a new rear yard and it is proposed a patio covered with pavers; garden and planters. 10%
3. BUILDING ENVELOPMENT: The building will used accord to the New York State Energy Code; a high efficiency windows and HVAC system, LED Lighting and Insulation as per IRC 2015 (As well the existing structure allowed). 10%
4. ENERGY SOLAR: We will added a solar energy panel located on the Court Yard Area (an existing Easement) 10%.

As a conclusion: The added area to the G.F.A. (gross floor area) will 40%. See Calculation:

G.F.A. =  $2,924 \times 40\% = 1,169.6$  sq.ft.

=  $2,924 + 1,169.6 = 4,094$  sq.ft.

$43,560$  sq.ft.(Acre)/ $50$  DU =  $871.2$  sq.ft.

$4,094$  sq.ft./ $871.2$  sq.ft. =  $4.70$  D.U. =  $5$  D.U.

PROPOSED: First Floor: Retail and offices.

Second & Third floor: 5 Apartments.

If you have any comments, please do not hesitate to contact me by calling (see tel # below)

Sincerely,

Jenny R. Zuniga-Casal R.A.

Architect

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BART M. RODI, P.E.  
234 South Grant Avenue  
Congers, N.Y. 10920  
845-268-6663

April 28, 2022

Village of Nyack Building Department  
9 North Broadway  
Nyack, New York 10960

Re: 48 South Franklin Street, Nyack, New York

On April 26, 2022 I performed a site visit at the above referenced address. The purpose of the site visit was to confirm the HVAC units installed are adequate substitutes for the equipment specified on my approved plan and to confirm that the units are in compliance with the New York State Energy Code.

The 5 ton 14 SEER unit manufactured by the Thermal Zone Corporation for the commercial space was replaced with a 5 ton 13 SEER unit manufactured by the Bryant Corporation.

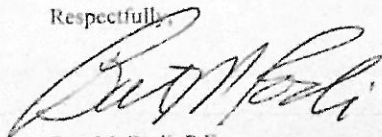
The 2 ton 14 SEER units manufactured by the Thermal Zone Corporation for apartments 201, 202, 302, and 303 were replaced by 2 ton 13 SEER units manufactured by the Bryant Corporation.

The 19 SEER mini split unit for apartment 301 was replaced with an 18 SEER mini split unit manufactured by the Daikin Corporation.

The units installed are an adequate substitution for the units specified on my approved plans. The units installed are in compliance with the New York State Energy Code.

If you have any questions, please feel free to call me.

Respectfully,



Bart M. Rodi, P.E.