

Project Narrative to Nyack Planning Board

Pal & Frank Real Estate LLC
128 Main Street, Nyack, New York 10960

September 01, 2026

The applicant is seeking to expand and modify the existing restaurant / retail building to include an expansion of the restaurant into the adjacent two-story retail space facing Main Street and a three-story addition proposed above the existing one-story retail space facing Bridge Street to create 10 one-bedroom apartments.

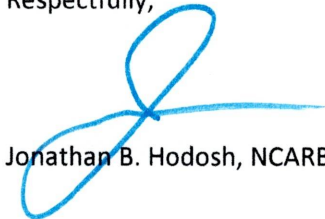
The project received final Site Plan approval at the October 6, 2025 Planning Board meeting and the Resolution of Site Plan Approval was filed with the Nyack Village Clerk on October 6, 2025.

Since the approval, we have been working on the plan requirements for the building permit. Due to a very rough winter season in 2025-2026, and delays in retaining the necessary consultants (due to availability and pricing), we have been unable to obtain the building permit within the allotted one-year period.

We have secured the necessary consultants and structural, mechanical, engineered truss, and civil drawings should be completed within the next few months. We respectfully request a six-month extension of the Site Plan Approval to allow us to complete the process and obtain the building permit.

Thank you for your consideration in this matter.

Respectfully,



Jonathan B. Hodosh, NCARB

GEORGE HODOSH ASSOCIATES – ARCHITECTS, P.C.

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