

BAWN PROJECTS

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June 28, 2026

Manny A. Carmona, Chief Building Inspector
Village of Nyack Building Department
Village Hall, 9 N. Broadway
Nyack, NY 10960

Re: 18 Front Street, Nyack, NY 10960 — Section 60.77, Block 1, Lot 48
Building Permit Application No. []
Response to Comments — Building, Initial Plan Review, dated June 5, 2026

Dear Mr. Carmona:

On behalf of the owner, Laurie Doanld, we have revised the permit set for the above-referenced property (re-issued [date]) to address each item in your initial plan review letter. Responses below follow the numbering of your letter; corresponding revisions appear on the sheets noted.

Comment 1. *“Shall reference and demonstrate compliance with the 2025 Residential Code of NYS and Appendix BO, Sections BO102 and BO106.”*

Response: Sheet T-001 now carries a Building Code Compliance schedule demonstrating compliance with the 2025 RCNYS and Appendix BO. The work is classified as an Addition under Section BO106. Per Section BO106.2 (structure for horizontal additions), the new construction attached to the existing dwelling is designed to the structural requirements of the code for new construction: the addition bears on new continuous footings and CMU foundation walls (A-120), the deck bears on new pier footings, and existing conditions at the ledger connection will be field-verified prior to framing (A-130). Per Section BO102, the work does not reduce the existing dwelling's level of compliance: no existing load-bearing elements are removed, the new wall opening is provided with a header (A-100), and the existing means of egress — including the existing sliding doors between dwelling and addition — are maintained. Energy compliance for the addition is demonstrated per Section BO102.13 and the 2025 ECCCCNYS (Energy Compliance Notes, T-001). Smoke alarms per Section R310 and carbon monoxide alarms are noted and shown on A-140, and safety glazing per Section R324 is noted at glazed doors DR1 and DR2. Code section references throughout the set have been updated to the 2025 edition numbering.

Comment 2. *“Indicate scope of work to be Addition.”*

Response: The scope of work on T-001 and A-020 has been revised to read: “ADDITION — one-story 300 SF addition and [297] SF deck at the rear of the existing single-family dwelling; legalization of existing detached accessory greenhouse.”

Comment 3. *“Provide Sec/Block/Lot #, work area sq. ft, total dwelling sq. ft., type of construction, occupancy type.”*

Response: Provided in the Project Information block on T-001: Section 60.77, Block 1, Lot 48; Work Area [661] SF (300 SF addition + [297] SF deck + [64] SF greenhouse); Existing Dwelling 1,114 SF; Total Proposed Dwelling 1,414 SF; Construction Type V-B; Occupancy Group R-3. The greenhouse area has been corrected to its field-verified dimensions and reconciled across the work-area and lot-coverage tabulations.

Comment 4. *“Provide new survey or site plan complying with the bulk table requirements of Local Zoning Code 360-4.3 and 360-4.4 as may be applicable and the attached site plan/survey requirements checklist.”*

Response: Site Plan A-020 has been revised to demonstrate compliance with the dimensional standards of § 360-4.3 (Table 4-1) for both the principal and accessory structures, and with each item of the site plan/survey requirements checklist. The existing greenhouse is dimensioned to both property lines with footprint and height noted; required off-street parking is dimensioned on the existing driveway; walks and terraces maintain the required offset from property lines per § 360-4.2; and roof eave projections at the east side setback are dimensioned. No tree removal is proposed. The site plan has been prepared by the undersigned registered architect with reference to the land survey by Robert E. Sorace, PLS, dated June 11, 2020 (Sheet S-010).

Comment 5. *“Land Use Board approvals are required.”*

Response: Acknowledged. We understand the project requires site development plan approval by the Planning Board pursuant to § 360-5.7 and we respectfully request placement on the next available agendas. If presenting to the ARB is necessary we request to be placed on the next available agenda for that as well. Exterior materials, the mini-split condenser, and the wood stove flue termination are shown and noted on the elevations for ARB review.

Comment 6. *“Complete the attached Planning Board Review Application.”*

Response: The completed Planning Board Review Application is enclosed, together with photographs of the existing dwelling and greenhouse and the greenhouse manufacturer’s literature. Short Environmental Assessment Form also enclosed.

In addition to the items above, the following coordination revisions were made to the set: the zoning table label “Min. Building Height” was corrected to “Max.”; the deck area was reconciled between T-001 and A-020; the wood stove manufacturer, model, UL 1482 listing, hearth and clearance requirements were added to A-600, A-511 and A-100; and smoke and carbon monoxide alarm locations were added to A-140.

We trust this addresses each item of the review. Please advise if anything further is required to deem the application complete for referral to the Boards.

Respectfully,

Anthony D. McGinn, RA
Registered Architect, State of New York — No. 046885
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Enclosures: Revised permit set (T-001 through S-010), re-issued [date]; Planning Board Review Application; photographs of existing dwelling and greenhouse; greenhouse manufacturer’s literature.