

Project Narrative to Nyack Architectural Review Board

Bermeo Multi-Family
32 South Franklin Street, Nyack, New York 10960
Tax Lot 66.37-2-47

October 6, 2026

The applicant is seeking to expand and modify the existing 3 family apartment building to include three additional apartments. The existing building has one one-bedroom unit and two two-bedroom units. The project, once completed, will have one one-bedroom unit and five two-bedroom units. An easement across the adjacent property to the north (20 South Franklin Street, the Nyack Police Substation) was approved by the Village Board at its meeting on May 22, 2025 to facilitate a second means of egress from the building as well as an accessible ramp on the applicant's property - leading to the south side entrance.

The project has been designed to maintain the scale and style of the existing building façade on Franklin Street to the greatest extent possible – and to be in keeping with building height, bulk, finishes, and the character of the neighborhood.

The proposed facades will be a classic dark blue fiber cement clapboard (which will provide fire resistance while preserving the look of classic clapboard siding). The new siding will also be a marked upgrade over the existing vinyl siding. The proposed windows will be double-hung with no grilles, (once again evoking a clean, classic look)– the exterior finish will be black - to add a level of sophistication. All rakes, fascia and trim boards shall be white fiber cement or a similar fire-resistant product. All soffits shall be white aluminum.

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ZBA ActionsVariances

In its current form, the building does not conform to the requirements of the DMU-1 zone, which requires at least four residential units. The proposed expansion will bring the site into closer conformity. Nonetheless, the project required the following variances:

Dimension	Required	Proposed
Side Yard (one)	0' or 5'	1.31'
Side Yard (both)	0' or 5'	3.3'
Rear Yard (upper floors)	15'	5.2'
FAR	0.20	0.25
Maximum Density	3 du/ac	6 du/ac
Parking	5 spaces	0 spaces

The variances result from the limited width and size of the existing lot, as well as the fact that the existing structure is set at an angle to the property lines, further adding to the challenges of the lot.

The Zoning Board of Appeals granted all variances on July 20, 2026.

Special Permit

The DMU-1 zone requires non-residential uses on the ground floor of buildings. Although the subject building never had such ground floor uses and was thus “grandfathered”, the Building Inspector determined that the expansion of the ground floor expanded the non-conformity and a special permit was required from the ZBA under VON Code § 360-1.9(D)(2).

The ZBA granted the special permit on July 20, 2026.

Planning Board Actions

The Planning Board granted Final Site Plan approval on September 14, 2026

In considering this application, we would ask the board to consider the positive impact that this development would have on the village. This project will provide much needed housing in a newly renovated and expanded building . The applicants will be making a major investment in the future of Nyack in support of the continued success of this thriving and growing village.