

**Village of Nyack
Zoning Board of Appeals
Agenda
July 20, 2026
7:00pm**

- 1. 32 South Franklin Street. Wilson Bermeo. Continuation of Application seeking Area Variances and a Special Use Permit for the construction of a 3-story, 3 apartments addition to a legal pre-existing non-conforming (use and dimensional standards) 3-family dwelling. The proposed development also requires Special Permit to change the non-conforming use to another non-conforming use of more restricted nature (6-family dwelling without commercial on first floor).**
- 2. 53 Burd Street. 53 Burd Realty LLC. Application for a Change of Use from 8 commercial office units to 7-units multiple dwelling with (2) 1-bedroom apartments and (5) 2-bedroom apartments requiring several area variances including parking.**