

**Village of Nyack
Zoning Board of Appeals
Agenda
September 18, 2025
7:00pm**

- 1. 80 South Broadway. DR Pilla. Continuation of application for the demolition of existing gas station and the construction of a new 4-story mixed-use building consisting of 18 residential units and 4 commercial spaces. Variances are required for 4th story as well as parking requirements.**

ON AGENDA FOR ADJOURNMENT PURPOSES ONLY

- 2. 19 Catherine Street. Mark Coyne and Jill Garnette. Continuation of application seeking variances required for the conversion of a single-family residence to a two-family residence.**

ON AGENDA FOR ADJOURNMENT PURPOSES ONLY

- 3. 1 Prospect Street. Claude Mews. Application is appealing to ZBA requesting an interpretation that reverses the determination of the Building Inspector that determined that the property is not a four-family dwelling.**

- 4. 1 Prospect Street. Claude Mews. Application for a change of use from a single-family to a four-family dwelling.**