



# Village Of Nyack

Incorporated February 27, 1883



Asst Building Inspectors  
Paul Rozsypal  
Fire Inspector  
David Smith  
Code Enforcement Officer  
Richard J. Siddi

BUILDING DEPARTMENT  
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MANNYA A. CARMONA  
Chief Building Inspector

## ZONING BOARD OF APPEALS REVIEW APPLICATION

Formal Application

Pre-application Meeting (pursuant to §360-5.4A)

Project Street Address: 11 Fourth Ave

Application Date: 04/23/26

Project Name: Vital Minor Subdivision

Tax Map Designation: Section 66.30 Block 2 Lot 26 Property Classification: SF

Project Location: On the South side of Fourth Ave approximately, 0 feet from the intersection of Fourth Ave and Gedney St in the Village of Nyack.

Acreeage of Parcel 0.313 Zoning District TFR- Two Family Residential District

Area of Disturbance 13,612 sq. ft. SWPPP:  Yes  NO Wetlands:  Yes  NO

Floodplains:  Yes  NO Natural Drainageways:  Yes  NO Slove > 25%:  Yes  NO

View Protection Overlay District:  Yes  NO Fourth Avenue

Water District NYACK WATER DEPARTMENT Sewer District ORANGETOWN ENV. MGT. -ENGINEERING

Project Description: (please attach a narrative summary). Demolish a detached single-family dwelling for a two lot subdivision with construction of two new two-family dwellings on each lot.

### CONTACT INFORMATION

	NAME/ADDRESS	PHONE #/ E-MAIL	LICENSE #
Applicant	<u>Schenley Vital</u>	<u>845-480-1223</u>	
Property Owner	<u>48 S. Franklin St., Nyack, Ny 10960</u>	<u>office@FelixVital.com</u>	
	<u>Same as Applicant</u>		
Architect	<u>Jenny R. Zuniga-Casal</u>	<u>845-598-1613</u>	<u>029774-01</u>
<input type="checkbox"/> P.E. <input type="checkbox"/> P.L.S.	<u>77 Sierra Vista Lane, Valley Cottage, Ny 10989</u>	<u>Jzuniga000@msn.com</u>	
	<u>Steven J. Collazuol</u>	<u>845-358-1510</u>	<u>70,688/49,882</u>
Landscape R.A.	<u>120 1/2 N. Broadway, Nyack, Ny 10960</u>	<u>Collazuolassoc@verizon.net</u>	

Your application is hereby disapproved by the Chief Building Inspector and referred before the Zoning Board of Appeals for review, approval, approval with modifications or disapproval to be issued a permit by the Chief Building Inspector.

**§360-5.4B. Application Submittal. (5) Fees and Costs.**

All Others (Sub-Division)      \$500.00      Receipt #/Date # 02433 / 4/27/20

Public Hearing \$150 Receipt #/Date # 4329 / 4/27/20       Escrow: \$ \_\_\_\_\_

(b) Recovery of consultant costs. In addition to the development fee, an applicant shall pay all costs billed by the Village for expenses incurred in review of an application, including fees from consultants hired to assist in the review. Escrow funds may be required, at the discretion of the Chief Building Inspector.

(c) Outstanding fees and costs. All fees and costs shall be paid by the applicant prior to scheduling of hearings and/or meetings for any development application. No new applications shall be accepted by the Village until all previous fees and costs associated with an applicant are paid in full by the applicant.

(6) Outstanding municipal violations. Applications for review and approval of any project shall not be deemed complete while there are outstanding municipal violations pending against the owner, owner's agent, or other entity making such application, where such municipal violations are outstanding against all or part of the premises which is the subject of the application.

No Violations       Violations Pending (see attached)

**§360-5.4C. Determination of application completeness.** After receipt one set of complete submittal of the development application, the Chief Building Inspector shall determine whether the application is complete and ready for review.

(1) If the application is determined to be complete, the applicant will be notified of the additional number of copies required to be submitted for the application to then be processed according to the procedures set forth in this code. An application will be considered complete if it is submitted in the required form, includes all required information and supporting materials, and is accompanied by the applicable fee. The determination of completeness shall not be based upon the perceived merits of the development proposal.

(2) If an application is determined to be incomplete, the Chief Building Inspector shall provide notice to the applicant along with an explanation of the application's deficiencies. No further processing of an incomplete application shall occur until the deficiencies are corrected in a future resubmittal. The inclusion of false information in an application is grounds for determination that the application is incomplete.

§ 360-5.2B(1)(a) Decision-making body pursuant to § 7-712 of the Village Law of the State of New York.

§ 360-5.2B(2) Powers and duties. The Zoning Board of Appeals shall have the following powers and duties:

(c)  **Area**  **Use variances** in accordance with the provisions of §360-5.4 & §360-5.10

**Decision-making authority & Public Hearing pursuant to §360-5.1, Table 5-1**

(e) Upon the granting of a variance or special permit, to **impose such reasonable conditions** and restrictions as are intended to mitigate the impacts of such variance or special permit on the surrounding neighborhood and are directly related to and incidental to the proposed use of the property.

**Conditions:** \_\_\_\_\_  
\_\_\_\_\_

(g) **Retain**  **Counsel**  **Clerks**  **Secretary**  **Engineers**  **Architects**

**Landscape-Architects**  **Historic-Preservationists**  **Planners**  **Other** \_\_\_\_\_  
to assist the Board in the conduct of its official business.

**Application's conformance:** This application  **conforms**  **does not conform** to the Local Zoning and Planning Law of the Village of Nyack. **Applicant is seeking approval to demolish a detached single-family dwelling for a two (2) lots subdivision and to develop a new detached two-family dwelling on each new lot. The following area variances area being requested:**

**Table 4-1, Dimensional Standards**

ITEM	REQUIRED	EXISTING	PROPOSED LOT A	LOT B
Lot Area (s.f.)	10,000	13,492.5	7,492	6,120
Lot Width (ft.)	75	106.25	90	68
Lot Depth (ft.)	100	90	83.25	90
Bldg. Height (story)	2	1	3	3
Bldg. Height (ft.)	32	17	36	32

**PB reviewed and declared itself as lead agency for SEQRA on 11/3/2025; 2/2/2026 and 4/13/2026.**

The following documents shall be provided:

- Updated Site Plan and Elevations.
- SEQRA EAF     Short Form     Long Form
- Narrative of the proposed project.
- Affidavit that the proposed work and applicant are authorized by the property Owner (if other than the owner is making the application).
- Public notice for hearing.
- General Municipal Law (GML) is required.

Date application e-mailed to applicant: 4/21/2026

Date application received by the Bldg. Dept: 4/27/26

Date application is determined to be complete: \_\_\_\_\_

Date of ZBA meeting: 5/18/26

**§ 360-5.4E(3)(c). Posted notice.** The applicant shall post notice on the property at least 10 days before the scheduled hearing date. Such notice shall be of a dimension, design and materials as required by the Building Inspector. Notice shall be posted every 20 feet along the front yard, and one additional notice shall be posted conspicuously on each side yard and rear yard property line.

**Notice was posted on:** \_\_\_\_\_

Schenley Vital      [Signature]  
Applicant Print Name                      Signature

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PUBLIC COMMENTS:  Opened \_\_\_\_\_  Closed \_\_\_\_\_  
Date Date

APPROVED: \_\_\_\_\_ to \_\_\_\_\_  
Date Vote Vote

REFERRED:  PB  ZBA  NO

DISAPPROVED: \_\_\_\_\_ to \_\_\_\_\_  
Date Vote Vote

FOR THE FOLLOWING REASONS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

MANNY A. CARMONA  
Chief Building Inspector