

April 23, 2026

Re: Minor Subdivision: 11 Fourth Avenue, Nyack, New York 10960
Applicant's Project Narrative

Applicant is proposing a minor subdivision of 11 Fourth Avenue, Nyack, New York 10960. The objective is to create two lots- Lot A and Lot B.

Lot A

Lot A is proposed as a corner lot with frontage on Gedney Street (91') and Fourth Avenue (75'). Lot A is proposed as a 7,493 square foot lot. Applicant is proposing a conversion of an existing single-family dwelling to a two-family dwelling- a permitted use in the applicable Two-Family Residential (TFR) zoning district. The structure is proposed as a side-by-side duplex consisting of identical 4-bedroom 4-bathroom units occupying the 2nd and 3rd floor. The structure consists of a basement that is below grade plane with 3 stories above grade.

The basement garage includes 2 dedicated off-street parking spots for each duplex unit to satisfy the parking requirement. The backyard includes over 2,500 square feet of shared usable green space.

The structure as proposed requires the following variances:

Minimum Lot Area 10,000' sq. ft. required → 7,492.50' sq. ft. proposed

Lot Depth 100' feet required → 83.25' feet proposed

Building Stories 2 permitted → 3 Stories proposed

Building Height 32' feet permitted → 36' feet proposed

Lot B

Lot B is proposed as a 6,120 square foot lot with frontage on Fourth Avenue (68'). Applicant is proposing to build a two-family dwelling on a lot with an existing standalone two car garage and shed. The structure is proposed as a duplex with a unit on the 1st floor and a separate unit occupying the 2nd and 3rd floors- a permitted use in the applicable TFR zoning district.

The unit on the 1st floor is a subordinate 2-Bedroom 1-Bathroom unit. The second unit is a 4-Bedroom 3.5-Bathroom primary unit. The proposed structure includes an above-grade garage with 2 off-street parking spaces and 2 additional parking spaces in the driveway to satisfy the parking requirement. Each unit has a separate entrance. The backyard includes almost 2,000 square feet of usable green space.

The structure as proposed requires the following variances:

Minimum Lot Area 10,000' sq. ft. required → 6,120' sq. ft. proposed

Lot Width 75' feet required → 68' feet proposed

Lot Depth 100' feet required → 90' feet proposed

Building Stories 2 permitted → 3 Stories proposed

Thank you,

Schenley Vital, Owner