



Village Of Nyack

Incorporated February 27, 1883



Asst Building Inspectors

Paul Rozsypal

Fire Inspector

David Smith

Code Enforcement Officer

Richard J. Siddi

Benjamin C. Wolford

BUILDING DEPARTMENT

9 North Broadway

Nyack, New York 1096-2697

(845) 358 - 4249 / FAX: (845) 358 - 0672

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MANNY A. CARMONA

Chief Building Inspector

FORM LAST REVISED: 01/01/2025

ZONING BOARD OF APPEALS REVIEW APPLICATION

☒ Formal Application

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

Project Street Address: 19 CATHERINE STREET, NYACK, NY 10960 Application Date: 07/07/2025

Project Name: 19 CATHERINE STREET

Tax Map Designation: Section 66.29 Block 2 Lot 69 Property Classification: RESIDENTIAL SINGLE FAMILY

Project Location: On the SOUTH side of CATHERINE STREET approximately, 540 feet from the intersection of CATHERINE STREET and N. MIDLAND AVENUE in the Village of Nyack.

Acreage of Parcel 0.11 ACRES Zoning District TFR - TWO FAMILY RESIDENTIAL

Area of Disturbance N/A SWPPP: ☐ Yes ☒ NO Wetlands: ☐ Yes ☒ NO

Floodplains: ☐ Yes ☒ NO Natural Drainageways: ☐ Yes ☒ NO Slope > 25%: ☒ Yes ☐ NO

View Protection Overlay District: ☐ Yes ☒ NO

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

Project Description: (please attach a narrative summary). PROPOSED CONVERSION OF THE EXISTING SINGLE FAMILY RESIDENCE TO A TWO FAMILY RESIDENCE.

CONTACT INFORMATION

| | NAME/ADDRESS | PHONE #/ E-MAIL | LICENSE # |
|---|---|-----------------------------------|-------------|
| Applicant | Dominick R. Pilla 143 Main Street, Nyack, NY 10960 | (845) 727-7793 DOB@DRPILLA.COM | |
| Property Owner | Jill Garnette 19 Catherine Street, Nyack, NY 10960 | 203-904-7988/914-953-8699 | |
| Architect | Dominick R. Pilla 143 Main Street, Nyack, NY 10960 | (845) 727-7793 DOB@DRPILLA.COM | R.A. 027028 |
| <input type="checkbox"/> P.E. <input type="checkbox"/> P.L.S. | | | |
| Landscape R.A. | | | |

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.

☒ Area Variance \$250.00

Receipt #/Date #02125 / 7/8/25

☒ Public Hearing \$150 Receipt #/Date #4323 / 7/8/25 ☐ 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: _____

☐ (f) Referral to the ☐ **Board of Trustee** ☐ **Planning Board** ☐ **Architectural Review Board** when required by the provisions of this chapter or when, in the opinion of the Board, such referral is necessary to fully evaluate the impacts and benefits of a development application.

☐ (g) Retain ☐ **Counsel** ☐ **Clerks** ☐ **Secretary** ☐ **Engineers** ☐ **Architects**
☐ **Landscape-Architects** ☐ **Historic-Preservationists** ☐ **Planners** ☐ **Other** _____
to assist the Board in the conduct of its official business.

The following documents shall be provided:

- ☒ Color photographs of all buildings and structure on the lot and on adjacent properties.
- ☒ Survey showing the following as may be applicable:
 - all buildings on the lot
 - Sec/Block/Lot #
 - Property address
 - North arrow
 - Easement, if any
 - Bulk table applicable (pursuant to Table 4-1) including:
 - District requirements

- Existing conditions
- Proposed conditions
- Dimensions
- Calculations

☒ Preliminary Plans with elevations.

☒ 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

☒ Project narrative

☒ GML Required ☐ Yes ☒ No

Date application e-mailed to applicant: 7/03/2025

Date application received by the Bldg. Dept: _____

Date application is determined to be complete: _____

Date of ZBA meeting: _____

DOMINICK R. PILLA



Applicant Print Name

Signature

BUILDING DEPARTMENT

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 for the variances indicated on the bulk table below, to change the use of a detached single-family dwelling to a two-family dwelling:

§ 360-4.3, Table 4-1 Dimensional standards.

Provide the setback that require variance only:

| Variance(s) | District Requirement | Existing Conditions | Proposed Conditions |
|----------------------------|----------------------|---------------------|---------------------|
| Lot Area | 10,000 SF | 4,880 SF | NO CHANGE |
| Lot Width | 75.0 FT | 40.8 FT | NO CHANGE |
| Front Setback | 24.4 FT | 23.9 FT | NO CHANGE |
| Side Setback (one) | 5.0 FT | 0.5 FT | NO CHANGE |
| Side Setback (both) | 12.2 FT | 2.5 FT | NO CHANGE |
| Rear Yard (feet) | 36.6 FT | 35.9 FT | NO CHANGE |
| Bldg. Height (stories) | 2 | 3.5 | NO CHANGE |
| Bldg. Height (ft) | 32.0 FT | 36.2 FT | NO CHANGE |
| Minimum Usable Space | 500 SF | 963 SF | NO CHANGE |
| Minimum Dwelling Unit Size | 750 SF | 1,040 SF | NO CHANGE |

Provide all calculations pursuant to Table 4-1 notes:

§ 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: 7/18/25

PUBLIC COMMENTS: ☐ Opened _____ ☐ Closed _____
Date Date

☐ APPROVED: _____ to _____
Date Vote Vote

REFERED: ☐ PB ☐ ZBA ☐ NO

☐ DISAPPROVED: _____ to _____
Date Vote Vote


FOR THE FOLLOWING REASONS: _____

MANNY A. CARMONA
Chief Building Inspector

Owner's Authorization Form

I owner, **Jill Garnette**, authorize the below listed person to act as agent to secure approvals for the construction of a **conversion of the existing single family residence to a two family residence** for the property located at **19 Catherine Street, Nyack, NY 10960**.

Print Name of Agent: **Sarah Murray Wilde & Dominick R. Pilla (Dominick R. Pilla Associates)**

Owner's Signature  Date 7.8.25