



Village Of Nyack

Incorporated February 27, 1883



Asst Building Inspectors
Paul Rozsypal
Fire Inspector
David Smith
Code Enforcement Officer
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Benjamin C. Wolford

BUILDING DEPARTMENT
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MANNY A. CARMONA
Chief Building Inspector

Last Revised: 12/01/2024

PLANNING BOARD REVIEW APPLICATION

☒ Disapproved Permit Appl. ☒ Formal Application ☐ Pre-application Meeting (pursuant to §360-5.4A)

Project Street Address: 45 Route 59

Application Date: August 7, 25

Project Name: Duzgund Warehouse

Tax Map Designation: Section 65.35 Block 1 Lot 10 Property Classification: Vacant Lot

Project Location: On the West side of Route 59 approximately, 980 feet from the intersection of Waldon Ave and Route 59 in the Village of Nyack.

Acreage of Parcel 0.164 Zoning District CC

School District VILLAGE OF NYACK Postal District VILLAGE OF NYACK

Fire District NYACK FIRE DEPARTMENT Ambulance District NYACK ABULANCE CORP.

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

Project Description: (please attach a narrative summary). New steel commercial building to be used as a cabinet/counter storage facility.

CONTACT INFORMATION

	NAME/ADDRESS	PHONE #/ E-MAIL	LICENSE #
Applicant	<u>Adria Mounier</u>	<u>914.224.4003</u>	
	<u>587 Piermont Ave Piermont</u>		
Property Owner	<u>William Duzgund</u>		
	<u>76 Ash Street Piermont</u>		
Architect	<u>Lighthouse LLC</u>		<u>034994</u>
	<u>587 Piermont Ave Piermont</u>	<u>914.224.4003</u>	
Engineer			
Surveyor			
Landscape R.A.			

Your application is hereby disapproved by the Chief Building Inspector and referred before the Planning Board 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.

■ SITE PLAN \$400 Receipt #/Date # 02174 / 8/7/25
■ **Public Hearing** \$150 Receipt #/Date # 02174 / 8/7/25 ■ **Escrow: \$ 4,000**
02173 / 8/7/25

(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.

§ 360-5.2A(2) Decision-making body pursuant to § 7-718 of the Village Law of the State of New York.

■ (d) **Site Plan approval** ☐ Preliminary ☐ Final pursuant to § 360-5.4 and 360-5.7.

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

■ (h) **SEQRA** - State Environmental Quality Review Act pursuant to state law and regulation.

■ (i) Referral to the ☐ **Board of Trustees** ■ **Zoning Board of Appeals** ■ **Architectural Review Board** when required by the provisions of this article or when, in the opinion of the Board, such referral is necessary to fully evaluate the impacts and benefits of a development application.

Table 4-1	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Lot Area	7,500 sq. ft.	7,133 sq. ft.	7,133 sq. ft.
Rear Yard	25 ft.	N/A	22.5 ft.

☐ (j) Upon the granting of an approval, to impose such reasonable conditions and restrictions as are intended to promote the objectives of the State Environmental Quality Review Act, the Comprehensive Plan, the Local Waterfront Revitalization Program, or other relevant law or officially adopted local or regional plan, and are directly related to and incidental to the proposed use of the property.

Conditions: _____

☐ (k) **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 does not /conforms to the Local Zoning and Planning Law of the Village of Nyack. Applicant is seeking approval for new development of as 60' x 30' steel structure on a vacant lot to be used as a cabinet and counter storage facility with a small show room for the public.

§ 360-5.7D. Site development plan.

Criteria. In approving the site development plan for any particular use, the Planning Board shall take into consideration the public health, safety and general welfare, the comfort and convenience of the public in general and of the residents of the immediate neighborhood in particular, advice of the Architectural Review Board, and may attach such reasonable conditions and safeguards as a precondition to approval of said plan which will further the

general purpose and intent of this chapter and the Village Comprehensive Master Plan. In addition, the Planning Board shall give specific consideration to the design of the following:

- (1) Location, arrangement, massing, scale and design of buildings and associated structures (e.g., signs, fences, lighting).
- (2) Adequacy and arrangement of vehicular traffic access and circulation, including intersections, road widths and sections, pavement surfaces, dividers and traffic controls.
- (3) Location, arrangement, appearance and amount of off-street parking and loading.
- (4) Adequacy and arrangement of pedestrian traffic access and circulation, sidewalks, crosswalks and overall pedestrian convenience and safety.
- (5) Adequacy and arrangement of landscaping materials, including the preservation of existing significant trees in accordance with § 360-4.4C.
- (6) Adequacy of stormwater and drainage facilities.
- (7) Adequacy of utilities, including underground electric service, water supply and sewage disposal facilities.
- (8) Preservation and maintenance of view corridors and sight lines (particularly Hudson River views).
- (9) Continuation of pattern of front setbacks established by the streetscape.

Municipal Law (GML) ☒ Required ☐ Not Required

The following documents shall be provided:

- ☒ Detailed Site Plan.
- ☒ Preliminary Architectural Plans.
- ☒ Color photographs of all buildings and structure on the lot and on adjacent properties.
- ☒ Color photographs or sample of material to be used.
- ☒ Rendering of proposed completed building.
- ☒ Proposed window and doors details.
- ☒ Project Narrative
- ☒ Environmental Assessment Form
- ☒ 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

Date application e-mailed to applicant: 02/01/2025

Date application received by the Bldg. Dept: 08/07/2025

Date application determined to be complete: 8/20/2025

Date scheduled for PB meeting: September 8th, 2025

Applicant Print Name

Signature

BUILDING DEPARTMENT

§ 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: _____

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