



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
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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: 9 Lawrence St. Application Date: _____

Project Name: Little Nyack's School House

Tax Map Designation: Section 65.44 Block 1 Lot 3 Section _____ Block _____ Lot _____

Property Classification Institutional Group I-4 – Day Care Facility

Project Location: On the North side of Lawrence St. approximately, 0 feet East from the intersection of Lawrence St. and Bache st. in the Village of Nyack.

Acreage of Parcel 0.26 Zoning District SFR2 -Single-Family Residential-2

Area of Disturbance 0 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). Request approval to transfer the special permit to another licensed operator.

CONTACT INFORMATION

	NAME/ADDRESS	PHONE #/ E-MAIL	LICENSE #
Applicant	<u>Miguel Ortiz-Crane</u>	<u>917-999-6563</u> <u>ortizcrane@gmail.com</u>	
Property Owner	<u>Christa Sampath</u>	<u>845-544-3701</u> <u>nyackslsh@gmail.com</u>	
Architect			
Engineer			
Surveyor			

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.

☒ **Special Permit** \$ 300.00 Receipt #/Date 02359 2/6/20
☒ **Public Hearing** \$150 Receipt #/Date 02359 2/6/20 ☐ **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:

☒ (d) **Special permits** to alter, enlarge or extend a lawfully existing nonconforming uses in accordance with the provisions of § 360-5.9.

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.

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: **Transfer the Special Permit previously granted on 2/26/1996 for a Child Day Care Center pursuant to previous Article III, VON Code 59-6B(2)(d). To continue the use of a day care center previously known as Little Nyack's School House and now known as Nyack's Little House of Explorers. Pursuant to condition of approval #2: "The approval is for the applicant at this location, and that it is not assumable or assignable to another without prior approval of this Board."** The new owner is now **operating without ZBA approval due to an oversight of this condition.**

The following documents shall be provided:

- ☐ Detailed narrative.
- ☐ Color photographs of all buildings and structure on the lot and on adjacent properties.
- ☐ Affidavit that the proposal and applicant are authorized by the property Owner (if other than the owner is making the application).
- ☐ Public notice for hearing
- ☐ GML is required.
- ☐ Short EAF

Date application given to applicant: 2/5/2026

Date of ZBA meeting: 2/23/2026

Date application received by the Bldg. Dept: _____

Date application is determined to be complete: _____

§ 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: 2/9/2026

Miguel Ortiz-Crane

Applicant Print Name

Signature

PUBLIC COMMENTS: ☐ Opened _____ Date _____ ☐ Closed _____ Date _____

☐ APPROVED: _____ Date _____ to _____ Vote _____

REFERED: ☐ PB ☐ ZBA ☐ NO

☐ DISAPPROVED: _____ Date _____ to _____ Vote _____

FOR THE FOLLOWING REASONS: _____

MANNY A. CARMONA
Chief Building Inspector