

Village of Nyack Planning Board  
9 North Boardway  
Nyack, New York 10960

March 27, 2026

Re: Response to County Department of Planning letter dated March 5, 2026  
11 Fourth Avenue, Nyack, New York 10960

Honorable Chairperson,

We are in receipt of Department of Planning letter dated March 5, 2026, and we appreciate the opportunity to respond. Specifically, we provide responses to item number 1, 5, 9, and 13.2, as follows:

1: Although the proposed plans do not strictly comply with the applicable bulk standards, the applicant is proposing a two-lot minor subdivision that will result in only one additional lot; and both lots will remain the largest lots on Fourth Avenue. Specifically, the proposed plan will result in lots that are 7,492.5 square feet and 6,210 square feet, both will exceed the typical lot sizes on Fourth Avenue that are generally 3,500 square feet. See attached Lot Map.

The Village Planner opined that the trip “generation for both lots generates a minimal number of trips for the two lots. We have reviewed the sight distance as well as the traffic generations and concluded that there is no significant issue related to traffic issues...”

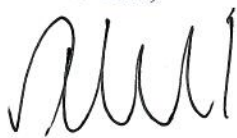
Finally, Nyack is a pro-housing community based on its submission to the New York State Department of State. The lots are located in a Two-Family Residential Zone, which uniquely abuts the Downtown Waterfront District, which includes existing and proposed developments with units per acre density that are nearly four times as much as the plan proposed. The contiguous lots are nearly all non-conforming and the area variances requested for the proposed development are modest based on past approvals and practices.

5: The FEAF form is updated based on County Department of Planning’s comments and resubmitted for consideration.

9: In response to the County Department of Planning, the proposed plans are updated to replace all driveway surfaces with permeable pavers in an effort to reduce the impact of impervious surfaces.

13.2: The bulk table is updated to remove estimations.

All the best,

  
Scherley Vital

