

**SPECIAL MEETING
ZONING BOARD OF APPEALS**

Nyack Village Hall
Nyack, New York

May 20, 2026

Present: Steven P. Knowlton, Chair
Jack Dunnigan
Roger Cohen
Richard Gressle

Recused: Miriam Rubington, Alternate
Absent: Ellyse Berg

Also Present: Chief Building Inspector Manny Carmona

**BOARD OF APPEALS
VILLAGE OF NYACK, COUNTY OF ROCKLAND**

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In the Matter of the application of Schenley Vital—Application for a 2 lot subdivision and 8 area
variances. Report to the Village of Nyack Planning Board
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INTRODUCTION

This is a report to the Village of Nyack Planning Board (hereinafter “PB”) regarding a special meeting held on May 18, 2026 at the request of the PB. The Chief Building Inspector and the notes of the April 2026 Planning Board meeting advised that the PB was seeking comment from the Zoning Board (hereinafter “ZBA”) related to SEQRA.

As this meeting was a procedure similar to a pre-application meeting, and since the Planning Board had not issued a SEQRA determination, the Zoning Board was precluded from making any decision on the present application for the variances currently requested, and nor would the ZBA be taking evidence. Additionally, nothing in this document is binding on any party. The public and the Applicant were informed of this procedural limitation. The public was also advised that they would be permitted to speak, but their verbal testimony was not in evidence. If the Applicant returned for a formal hearing, their oral testimony would be admitted into the record. Written submissions to the Building Department would be maintained in due course, and should the Applicant return to the ZBA with the same or substantially similar application, they would be entered into evidence and taken under consideration by the ZBA as part of the public record.

The members of the public present as well as Mr. Vital verbally confirmed their understanding of this process and agreed to proceed under these constraints.

MEETING SUMMARY

The member of the ZBA questioned Mr. Vital, and the following concerns were raised by the ZBA members:

1. Increased density on the site
2. Potential impact of traffic due to the nature of the physical layout of that part of the Village, e.g. the narrowness of the surrounding East-West streets and the waterfront apartment complexes.
3. The general lack of parking due to the activities of the Nyack Boat Club, the Hook Mountain Boat Club, and the waterfront nearby apartment complexes.
4. The magnitude and number of variances sought
5. The effect of the proposed project on the neighborhood's infrastructure
6. The mass of the structures proposed
7. The creation of 2 legally non-conforming lots from one legally conforming lot

While not pertinent to this report, the nine members of the public who spoke all opposed the proposed project as currently configured, citing a variety of concerns which for the most part echoed those raised by the ZBA.

It was suggested by the Chairman to the Applicant that in this application or any future revised application that he reduce the number of variances and the magnitude of the variances. Mr. Vital was also provided with a copy of Village of Nyack Code § 360-1.7 ("Effect of Establishment of Districts") after a discussion of that section.

CONCLUSION

The ZBA declines to make any specific recommendation regarding a SEQRA determination. The ZBA hopes this report is helpful to the Planning Board in its future actions related to this application.

s/ Steven P. Knowlton, Esq.
Steven P. Knowlton, Chairman
For the Zoning Board of Appeals