

**REGULAR MEETING  
ZONING BOARD OF APPEALS**

Nyack Village Hall  
Nyack, New York

March 30, 2026

Present: Steven P. Knowlton, Chair  
Jack Dunnigan  
Ellyse Berg  
Richard Gressle  
Miriam Rubington, Alternate  
Absent: Roger Cohen

The following resolution was offered by Member Gressle, seconded by Member Dunnigan, and carried based upon a review of the evidence presented at the public hearing held on March 30, 2026.

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

In the Matter of the application of Miguel Ortiz Crane (9 Lawrence Street) for:

1. Special Permit from Article I, VON Code § 360-3.1 (Table 3-1) to permit the continued operation of a Child Day Care Center permitted in the zoning district;
- X

The Zoning Board of Appeals held a public meeting on the 30<sup>th</sup> day of March 2026, and due deliberations having been made this day;

Now, upon said hearing and upon the evidence adduced thereat, it is hereby found and determined that:

**PREFATORY STATEMENT**

For purposes of the application due to the specific circumstances here (continuous operation of a previously granted use), the Board will consider this as a renewal of a previously granted Special Permit.

**FINDINGS OF FACT & CONCLUSIONS OF LAW**

**FIRST:** Applicant petitions the Zoning Board for the special permit renewal outlined above.

**SECOND:** The ZBA, in reaching its Findings of Fact and Conclusions of Law has taken the

following factual testimony and evidence under consideration:

1. The application and supporting documents submitted.
2. The testimony of Miguel Ortiz Crane, Applicant.
3. ZBA members knowledge of the site in question.
4. Site visits by all members of the ZBA.
5. Chief Building Inspector's notes and summary.
6. The Special Permit decision dated March 1996, and Planning Board minutes dated April 1996 made a part of the record herein;
7. Public comment: there was no public comment.

**THIRD:** The site in question is located in the TFR zoning district.

**FOURTH:** The Applicant wishes to essentially renew a special permit granted on April 1996. The current Applicant was unaware that the original Special Permit did not transfer to them when the Child Care Center changed ownership.

**FIFTH:** Since the grant of the original special permit and the permit renewal application there have been no changes to the site, business activity nor to the general vicinity around the site.

**SIXTH:** The business in question is a Special Permit use in the TFR zone and has been operating on a continuous basis since April of 1996.

These Findings of Facts were moved and passed (5-0)

#### **CONCLUSIONS OF LAW:**

As to the Special Permit renewal: as no changes have occurred to the site or business activity since the original grant of the Special Permit, the Zoning Board finds that in the interests of justice the Special Permit granted in 1996 should be renewed with any attendant conditions.

A review of the Special Permit shall be performed by the Building Department after a period of 5 years has elapsed. The Applicant has agreed to this condition.

On a roll call, the vote was as follows:

Ayes: 5  
Nays: 0  
Abstain: 0

*/s Steven P. Knowlton*  
STEVEN P. KNOWLTON, Chairman  
Zoning Board of Appeals, Nyack.