

**REGULAR MEETING
ZONING BOARD OF APPEALS**

Nyack Village Hall
Nyack, New York

May 23, 2016

Present: Catherine H. Friesen, Chair
Mary Ann Armano
John Dunnigan
Ellyse Berg
Roger Cohen

In Memoriam:
Raymond O'Connell

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

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In the Matter of the application of Gateway Lofts
(273 Main Street) for area variance from VON Code
Section 360-4.3, Dimensional Standards Table 4-1,
For a four story building where 3 are permitted.

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The Zoning Board of Appeals, having held a public meeting on the 23rd Day of May 2016, at which the following information regarding the application was received:

1. The application and supporting documents submitted;
2. Testimony of Eli Sasson, Owner, Roberto Macias, Architect and Amy Miele, Esq, on behalf of the Applicant;
3. ZBA members knowledge of the site in question and site visits by all members of the ZBA;
4. Positive recommendation from the ARB dated February 17, 2016;
5. Positive recommendation from the Planning Board dated April 11, 2016;
6. Letter from the Rockland County Department of Planning dated April 25, 2016;
7. Short Environmental Assessment Form dated March 9, 2016
8. Testimony from the following members of the public in opposition to the application:
Loren Bloom and Valentina Tarasenko.

By motion of Member Friesen, seconded by Member Berg, the public hearing was closed, subject to the receipt of the SEQRA determination by the Planning Board.

On a roll call, the vote was as follows:

Ayes: 5 (Friesen, Dunnigan, Armano, Berg, Cohen)

Nays: 0

Abstain: 0

Catherine Friesen

CATHERINE H. FRIESEN, Chair
Zoning Board of Appeals, Nyack