



Nyack Field Club  
335 North Midland Avenue (P.O. Box 370) Nyack, NY 10960  
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### NARRATIVE SUMMARY

The Nyack Field Club Inc. (“NFC”) is a not-for-profit corporation that operates a private membership club at 335 North Midland Avenue, Nyack, New York. The club has owned and operated its facilities on the same property and in the same manner since 1954. In 2008 the Village of Upper Nyack enacted legislation that purports to “permit” this pre-existing non-confirming use by special permit. A special permit was issued on January 6, 2014 and the applicant now seeks a “renewal” of this permit. Although not approved by the board at this time, NFC may seek to add additional paddle tennis courts in the future. The location of the proposed courts will be shown on a revised plan.

Property consist of 12.38 acres is 692.71 feet of frontage on N. Midland Avenue. The improvements consist of a Tudor main house, pro shop, maintenance building, all purpose building, pool, kiddie pool and equipment shed, 10 har-tru tennis courts, hitting wall, pickle ball and basketball courts, and 4 paddle tennis courts. There are forty parking spaces in the parking lot and parking on the front field for 50 cars.

#### Special Permit Criteria: (§9.6.13):

1. The 682.71 feet of frontage provided exceeds the required 150’.
2. The parcel consists of 12.38 acres of land and complies with the requirement of 3 acres.
3. Submitted with the application, is a certified survey done by WE James, Engineering and Land Surveying PLLC dated November 1, 2022 Showing in excess of 50’ front yard and in excess of 35’ side yards.



4. The club owns a work truck with trailer that is used to plow snow and for landscaping. It is kept in the parking lot and is not in a required front yard space.
5. The club does not have overnight occupancy for its members.
6. The club does not permit the use of firearms, now and arrow, or dangerous weapons on its property.
7. Rental of the house is for members only.
8. The pools and sports facilities are regulated by the Rockland County Health Department and are in compliance.
9. The bar, kitchen, snack bar, and pro shop do not exceed more than 20% of the floor area of the house.
10. Attached is a copy of the certificate of incorporation of NFC as a not for profit corporation as well as a certificate of good standing from the NYD Secretary of State.

The property is in compliance with the original requirements of the special permit and it is respectfully requested that a renewal permit be issued.