

**Village of Upper Nyack  
Zoning Board of Appeals  
Tuesday, July 11, 2023 7:30 pm**

**AGENDA**

**Approval of Minutes from March 7, 2023.**

**1. Gregory Cooper and Ilana Davidson, 113 Castle Heights, County Map 60.17-02-41.**

*Continued from March 7, 2023.* Application for an interpretation of the building inspector's notice of determination dated January 20, 2023 regarding Village of Upper Nyack Zoning Law §2.2.1.39 (Fence, Deer); and after the fact area variances from the requirements of same regarding installation of perimeter deer fencing on a property improved with a single-family residence in the Residence R-10 district.

**2. Nyack Field Club, 335 North Midland Avenue, County Map No. 60.13-03-58.**

Application for an interpretation of the Upper Nyack Zoning Law (the "Zoning Law") that either (i) Zoning Law §6.10 (Tennis Courts and other Sports Courts) does not apply to the Private Membership Club use of the Property, or (ii) if it does, that proposed new and expanded sports courts are not located in the Front Building Setback; or, in the alternative, seeking area variances from the requirements of Zoning Law §6.10.1 (Prohibition against sports courts in a Front Building Setback) to permit a new and expanded sports court within the Front Building Setback. The Applicant is also seeking an area variance from Zoning Law §4.2.2, Row 4, Col. 9 to permit a maximum 29.47% Development Coverage on the Property where a maximum 25% Development Coverage is permitted. The Property is in the Residence R-30 and R-10 districts and is improved with a Private Membership Club.