

**Village of South Nyack  
Planning Board Minutes  
September 16, 2015**

**Present:**

Jerry Ilowite, Chairman  
Allyson Pifko, Member  
Myra Starr, Member

**Also present:**

Dave Majewski, Building Inspector  
Steve Collazuol, Village Engineer  
Sokuna Mam, Board Secretary  
Robert Knoebel, Board Attorney

**Mr. Ilowite** called the meeting to order at 7:30pm. This meeting was noticed to the public on September 2, 2015. There was one item on the agenda.

- 1. An application by Lisa Oswald for site plan approval for the construction of a deck addition to rear of the house.** The premises, a one family dwelling, is located at 47 Elysian Ave, South Nyack, NY 10960 and is identified on the Tax Map as Section 66.45-3-14, located in a RG-4 Zoning District.

**Case #1 - 47 Elysian Avenue**

**Appearing:** Lisa Oswald, Owner

**Ms. Oswald** proposed to build a small deck on the back of the house.

**Mr. Ilowite** noted that the Rockland County Department of Planning GML response dated 8/10/2015 remanded this matter to local determination.

**Mr. Collazuol, Village Engineer** reviewed his letter dated 8/11/2015.

**Zoning:**

- The maximum total lot coverage allowed is 55%, the existing is 77.3% and proposed indicated as 80.0%. A variance may be required; the existing coverage percentage should be re-checked.
- The minimum front yard setback required is 20 ft., 12.3 ft. is existing and proposed. A variance may be required.
- The minimum side-yard setback required is 10 ft., 2.5 ft. is existing and proposed, a variance may be required.
- The minimum total side-yard required is 20 ft., 16.8 ft. is existing and proposed, a variance may be required.

**Mr. Knoebel** discussed the maximum total lot coverage. The Architect, Mr. Scharf should re-check the maximum total lot coverage and correct bulk table if necessary. Then it can be decided if a variance is also needed for maximum total lot coverage.

**Plan Review:**

The existing structures in the footprint of the proposed deck and disposition should be noted on the plans. There are no further engineering concerns.

**Board Comments:**

**Mr. Ilowite** stated handrail for the steps will be needed.

**Mr. Collazuol** asked that the Architect correct the scale on the plot plan; one inch should equal 20 feet, not 30 feet.

There was a discussion about the lighting. Proposed lights should be full cut off and shown on plans.

**There were no comments from the public.**

**Ms. Starr** made a motion to conditionally approve the application for site plan, dated July 8, 2015, for a proposed deck addition to the rear of dwelling. The Planning Board gives a positive recommendation to the Zoning Board of Appeals. This is conditioned upon approval of variances and the items listed below. The premises, a one family dwelling, is located at 47 Elysian Ave, South Nyack, NY 10960 and is identified on the Tax Map as Section 66.45-3-14, located in a RG-4 Zoning District. This is a Type 2 action under SEQRA with no negative environmental impact.

**Conditions:**

- Correction of lot coverage on Bulk Table.
- Shielded lights and handrails to be shown on plan.
- Correct scale on plot plan to 20ft.
- Basement doors are remaining.
- Shown items that are being removed.

**Ms. Pifko** seconded.

**Board Vote:**

<b>Mr. Ilowite</b>	<b>Aye</b>
<b>Ms. Pifko</b>	<b>Aye</b>
<b>Ms. Starr</b>	<b>Aye</b>
<b>Motion approved</b>	<b>3-0</b>

**OTHER BUSINESS—**

January 21, 2015 minutes could not be approved because there was not a quorum.

Ms. Pifko made a motion to adjourn the meeting at 7:52pm, seconded by Ms. Starr, and unanimously approved.

The next meeting is on October 21, 2015.

Respectfully submitted:

Sokuna Mam  
Deputy Village Clerk

Date Approved: \_\_\_\_\_