

**VILLAGE OF SOUTH NYACK  
ROCKLAND COUNTY, NEW YORK**

*INCORPORATED 1878*

**282 SOUTH BROADWAY  
SOUTH NYACK, NEW YORK 10960  
(845) 358-0244 Fax (845)-358-0630**

**Please be advised that there will be a Public Hearing of the Zoning Board of Appeals of the Village of South Nyack on Tuesday, June 6, 2017 at 7:30 pm at the Village Hall, 282 South Broadway, South Nyack, NY 10960**

**AGENDA**

**(Noticed 05/23/2017)**

- 1. An application by Michael Arougheti, 51 Glen Byron Ave, South Nyack, New York 10960 for an interpretation of Zoning Ordinance whether or not the house is 4 stories and bulk requirements applicable to the premises; and, for area variances for stories from 3 to 4 where 3 stories is permitted from the requirements of Article XI, Section 110-11.1A (1), Non-Conforming Buildings and Uses, and the Table of Uses and Bulk Requirements of the Zoning Law of the Village of South Nyack, for street frontage, side, total side yard to permit the construction of a two-story addition on the east side of the main residence and a patio with a wine grotto under it. The premises, a one family dwelling, is located at 51 Glen Byron Ave., South Nyack, NY 10960 and identified on the Tax Map as S/B/L 66.70-2-12, and is located in an R-12 Zoning District.**
- 2. An application by Chaim Gubitz, 2 Salisbury Place, South Nyack, New York 10960 for an interpretation of Zoning Ordinance to determine an interpretation of the zoning ordinance definitions: "fence" and "structure" and bulk requirements applicable to the premises; from the requirements of Article XI, Section 110-11.1A (1), Non-Conforming Buildings and Uses, and the Table of Uses and Bulk Requirements of the Zoning Law of the Village of South Nyack. The premises, a one family dwelling, is located at 2 Salisbury Pl., South Nyack, NY 10960 and identified on the Tax Map as S/B/L 66.78-1-26, and is located in an R-12 Zoning District.**

**Old business:**

- Minutes to approve:**
  - May 15, 2017**

**Next Zoning Board of Appeals Meeting:**

- TBD**