

**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, August 1, 2017 at 7:30 pm at the Village Hall, 282 South Broadway, South Nyack, NY 10960**

**AGENDA**

**(Noticed 07/20/2017)**

1. **An continuation application by Chaim Gubitz 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; for area variances 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.**
2. **An appeal by Ann Davis for an existing building to extend an nonconforming as to bulk requirements applicable to the premises and area variances to remove one (1) story rear entry and replace with one (1) story mud room with bath from the requirements from 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 is located at 116 Depot Pl., South Nyack, NY 10960 and identified on the Tax Map as Section 66.53 Block 2 Lot 31 in an in an R-6 Zoning District.**
3. **An appeal by John Robinson & Eva Robinson for an existing building to extend an nonconforming as to bulk requirements applicable to the premises and area variances to adding a prefab, garage with a walkway, add a 20' x 29' room to the existing structure with a kitchen, a new 1 ½ story frame addition 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 is located at 24 Washington Ave., South Nyack, NY 10960 and identified on the Tax Map as Section 66.62 Block 2 Lot 34 in an in an R-12 Zoning District.**
4. **An appeal by Amos Dodi & Ann-Marie Dodi for an existing building to extend an nonconforming as to bulk requirements applicable to the premises and area variances to by to construct a single family wood frame house on a vacant lot adjoining the Hudson River 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 is located at 121 Piermont Ave., South Nyack, NY 10960 and identified on the Tax Map as Section 66.54 Block 2 Lot 6 in an in an R-6 Zoning District.**

**Old business:**

- **Minutes to approve:**
  - **May 15, 2017**
  - **June 6, 2017**

**Next Zoning Board of Appeals Meeting:**

- **TBD**