

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: \_\_\_\_\_

*Please check all that apply:*

<input type="checkbox"/> Commercial	<input type="checkbox"/> Residential
<input type="checkbox"/> Planning Board	<input type="checkbox"/> Historical Board
<input checked="" type="checkbox"/> Zoning Board of Appeals	<input type="checkbox"/> Architectural Board
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Consultation
<input type="checkbox"/> Number of Lots	<input type="checkbox"/> Pre-Preliminary/Sketch
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Preliminary
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Final
<input type="checkbox"/> Special Permit	<input type="checkbox"/> Interpretation
<input checked="" type="checkbox"/> Variance	
<input type="checkbox"/> Performance Standards Review	
<input type="checkbox"/> Use Variance	
<input type="checkbox"/> Other (specify): _____	

PERMIT#: BLDR-1185-22  
 ASSIGNED  
 INSPECTOR: Ken

Referred from Planning Board: YES / NO  
 If yes provide date of Planning Board meeting: \_\_\_\_\_

Project Name: Fine Addition

Street Address: 55 Glen Byron Ave South Nyack, NY 10960

**Tax Map Designation:**

Section: 66.70 Block: 2 Lot(s): 23  
 Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

**Directional Location:**

On the east side of Glenn Byron Ave. South Nyack, approximately  
0 feet at \_\_\_\_\_ of the intersection of Edgewater Lane, in the  
 Town of Orangetown in the hamlet/village of South Nyack.

Acreage of Parcel <u>.339</u>	Zoning District <u>R-12</u>
School District <u>Nyack Union Free</u>	Postal District <u>Nyack</u>
Ambulance District <u>Nyack</u>	Fire District <u>Nyack Joint Fire Dist.</u>
Water District <u>Suez</u>	Sewer District <u>Orangetown</u>

**Project Description:** *(If additional space required, please attach a narrative summary.)*

one story 100 SFD addition to the West side of the dwelling

\_\_\_\_\_

\_\_\_\_\_

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.

Date: Sept. 15, 2022 Applicant's Signature: *Javier B. Jerez*

**APPLICATION REVIEW FORM**

**FILL IN WHERE APPLICABLE.**

**( IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE )**

**If subdivision:**

- 1) Is any variance from the subdivision regulations required? \_\_\_\_\_
- 2) Is any open space being offered? \_\_\_\_ If so, what amount? \_\_\_\_\_
- 3) Is this a standard or average density subdivision? \_\_\_\_\_

**If site plan:**

- 1) Existing square footage \_\_\_\_\_
- 2) Total square footage \_\_\_\_\_
- 3) Number of dwelling units \_\_\_\_\_

**If special permit, list special permit use and what the property will be used for.**

\_\_\_\_\_

\_\_\_\_\_

**Environmental Constraints:**

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area NONE

Are there **streams** on the site? If yes, please provide the names. NONE

Are there **wetlands** on the site? If yes, please provide the names and type:  
NONE

**Project History:**

Has this project ever been reviewed before? no

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

\_\_\_\_\_

\_\_\_\_\_

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

NONE

\_\_\_\_\_

\_\_\_\_\_



OFFICE OF BUILDING, ZONING, PLANNING,  
ADMINISTRATION AND ENFORCEMENT  
TOWN OF ORANGETOWN

20 Greenbush Road  
Orangeburg, N.Y. 10962

Jane Slavin, R.A.  
Director

(845)359-8410

Fax: (845) 359-8526

**DENIAL TO THE ZONING BOARD OF APPEALS**

Date: May 19, 2022

Applicant: Holt Fine

Address: 55 Glen Byron Ave, South Nyack, 10960

RE: Application Made at: same

Chapter 330, Schedule 1, R-12 District

Front Yard required setback 35' with Front Yard One 25' and Front Yard Two 25.2'

Two Variances required

Section: 66.70

Block: 2

Lot: 23


Dear Holt Fine:

Please be advised that the Building Permit Application, which you submitted on  
May 12, 2022, has been denied. I have enclosed a Xerox copy of your application, where you will find  
at the bottom the reason for denial.


**In Accordance with Zoning, Chapter 43 Section 10.322 the time to appeal a determination of a  
Building Inspector or Similar administrative office is thirty (30) days from the filing of such a  
determination with the Town Clerk.**

The Clerk to the Zoning Board of Appeals, Debbie Arbolino, will assist you in the preparation necessary to  
appear before the board.

Sincerely,

  
Richard Oliver  
Deputy Building Inspector

Signature of Director  
NOTE: PLEASE KEEP FOR YOUR RECORDS  
12-31-18-CCC

  
Date  
CC: Rosanna Sfraga  
Liz Decort  
Debbie Arbolino

SWIS PRINT KEY

NAME

ADDRESS

PAGE # 1

392489 66.70-2-13

Michael J Aroughofi  
Untracht Early LLC

P.O. Box 238, Florham Park, NJ 07932

392489 66.70-2-14

Stamatella Pasandis-Rakhlia

1 Edgewater Ln, South Nyack, NY 10960

392489 66.70-2-15

Michael Aroughofi

2 Edgewater Ln, South Nyack, NY 10960

392489 66.70-2-16

Morton R Stoll

3 Edgewater Ln, South Nyack, NY 10960

392489 66.70-2-21

Robin Miller

8 Edgewater Ln, Nyack, NY 10960

392489 66.70-2-22

Robert Blajer

9 Edgewater Ln, South Nyack, NY 10960

392489 66.70-2-23

Rebecca L Holt

55 Glen Byron Ave, So Nyack, NY 10960

392489 66.70-2-24

Daniel Carter

53 Glen Byron Ave, So Nyack, NY 10960

392489 66.70-2-25

Marius Ward

52 Glen Byron Ave, South Nyack, NY 10960

392489 66.70-2-26

Robert D Laufer

50 Glen Byron Ave, So Nyack, NY 10960

392489 66.70-2-45

Francis Cooney Jr

6 Gurnee Av, So Nyack, NY 10960

392489 66.70-2-46

Frank Scotto

7 Gurnee Ave, So Nyack, NY 10960

392489 66.78-1-8

Melwyn Rodrigues

1 Tappan Zee Ter, South Nyack, NY 10960

392489 66.78-1-9

Steven Costello

2 Tappan Zee Ter, South Nyack, NY 10960

66.78-1-7

Steven + Ann Colozuel

3 Tappan Zee Ter, South Nyack, NY 10960

66.78-1-6

Setzer Dell

33 Smith Av, Nyack, NY 10960

66.78-1-5

Russell + Marguerite R  
Fernando

35 Smith Av., Nyack, NY 10960

66.70-2-47

Djannati Pari

12 Gurnee Ave, Nyack, NY 10960

66.70-2-44

Michael + Jill Cruz

4 Gurnee Av, Nyack, NY 10960

66.78-1-10

Anna G Logiodice

4 Tappan Zee Ter, Nyack, NY 10960

66.78-1-11

Geminiano + Rocio Sanz

1 Tidewater Ln, Nyack, NY 10960

66.70-2-20

Geminiano + Rocio Sanz

7 Edgewater Ln, Nyack, NY 10960

66.70-2-19

Stephen + Marsha Salsan

6 Edgewater Ln., Nyack, NY 10960

66.70-2-17

Cameron + Allison Travers

4 Edgewater Ln, Nyack, NY 10960

66.70-2-27

Thomas + Carolyn Olanlon

48 Glen Byron Av, Nyack, NY 10960

66.70-2-28

John + Patricia Schuckle

46 Glen Byron Av., Nyack, NY 10960

May 23, 2022

Rebecca Holt Fine  
55 Glen Byron Avenue  
Nyack, NY 10960

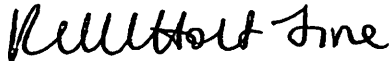
Town of Orangetown – Building Department  
20 Greenbush Road  
Orangeburg, NY 10962

RE: Written authorization for agent to appear on owner behalf  
55 Glen Byron Avenue  
Nyack, NY 10960

Dear Zoning Board members,

I hereby authorize Kier B. Levesque Architect to appear on my behalf before the Town of Orangetown Zoning Board of Appeals as agent for the above referenced property.

Sincerely,



Rebecca Holt Fine  
(718) 855-5433

# KIER B. LEVESQUE ARCHITECT

49 Third Avenue Nyack, New York 10960 845-358-2359  
Email [kblevesque@optonline.net](mailto:kblevesque@optonline.net)

September 15, 2022

Zoning Board of Appeals  
Town of Orangetown Building Department  
20 Greenbush Road  
Orangeburg, NY 10962

Re: Fine Addition  
55 Glen Byron Ave.  
South Nyack, NY 10960

Job # 202208

## NARRATIVE

This project is a 100 sf addition to expand an existing kitchen and dining area. The addition has been aligned with the current side entry addition which projects into the required front yard setback. The dwelling is located on a corner lot and is nonconforming to both front yards. Variances will be required for the deficient front yard setbacks as noted in the building department denial. Front yard on Glenn Byron is 25.2' existing and proposed, front yard on Edgewater Lane is 25' existing and proposed.

The house was relocated to this property when the Tappan Zee Bridge was constructed in the 1950's and has not been altered since then. The current side entry is 25.2' where 35' is required from the property line and this will not be made more nonconforming with the proposed addition.

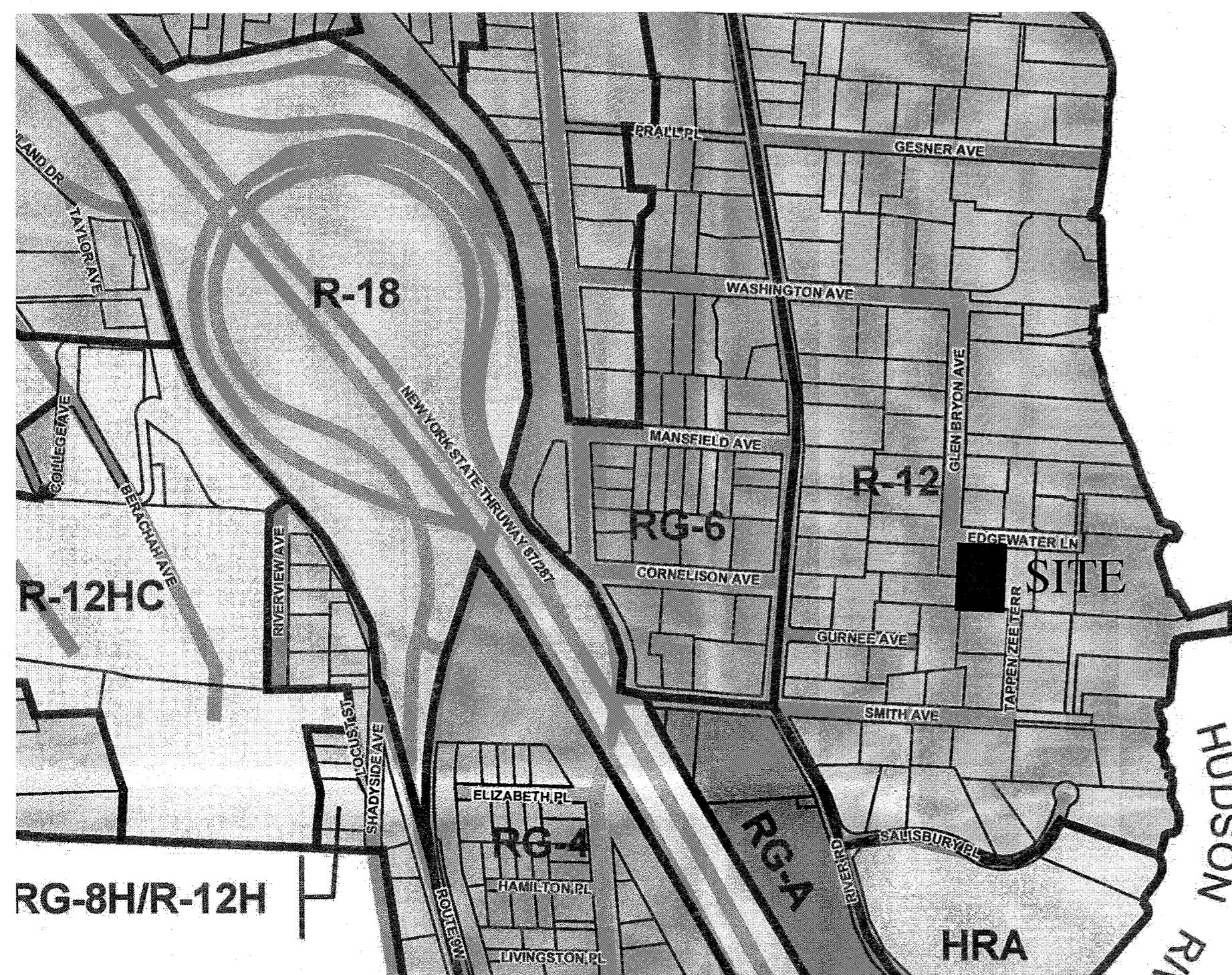
The Orangetown planning Board granted conditional approval on Sept. 14, 2022.



West elevation – addition location

# FINE ADDITION

55 GLEN BRYON AVE.  
SOUTH NYACK, NEW YORK 10960



2 VICINITY MAP  
C NTS

**TREE PROTECTION NOTES**

1. EXISTING TREES SHOWN ON THIS PLAN ARE TO REMAIN UNDISTURBED. ALL EXISTING TREES TO REMAIN ARE TO BE PROTECTED WITH A 6 FOOT HIGH WOODEN FENCE WITH POSTS PLACED AT THE DRIP LINE OF THE BRANCHES OR AT 8 FEET MINIMUM FROM THE TREE TRUNK. ANY EXISTING TREE SHOWN TO REMAIN THAT IS REMOVED DURING CONSTRUCTION SHALL BE REPLACED BY A 4" CALIPER SHADE TREE AS DIRECTED BY THE VILLAGE LANDSCAPE ARCHITECT. WHEN AN AREA OF EXISTING TREES IS SHOWN TO BE SAVED, AND AREA OF SUCH TREES HAS BEEN REMOVED, A 2 1/2" - 3" CAL. SHADE TREE SHALL BE REPLACED FOR EACH 200 SQUARE FEET OF AREA DISTURBED.

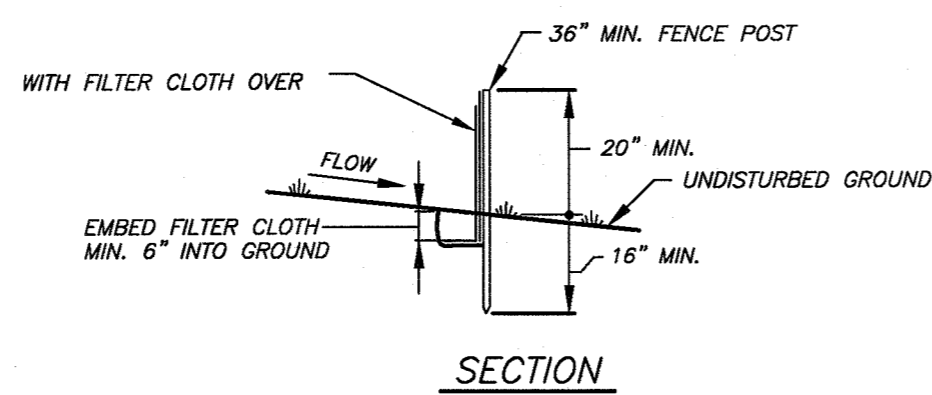
**NOTES**

- ALL CONSTRUCTION AND UTILITY WORK MUST COMPLY WITH THE VILLAGE OF SOUTH NYACK CONSTRUCTION STANDARDS.
- ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
- REFER TO VOSH ZONING CODE SECTION 110-6.14 FOR NOISE LIMITS FOR EQUIPMENT. MAX db MEASURED 3' FROM THE UNIT NOT TO EXCEED 75db.d. AND NO GREATER THAN 50 d.b.d. AT THE PROPERTY LINE. SCREEN THE UNITS WITH LANDSCAPING. SOUND MEASUREMENTS TO BE VERIFIED BY AUHD.
- ALL EXTERIOR LIGHTING SHALL BE SHIELDED AND DOWNWARD SHINING.

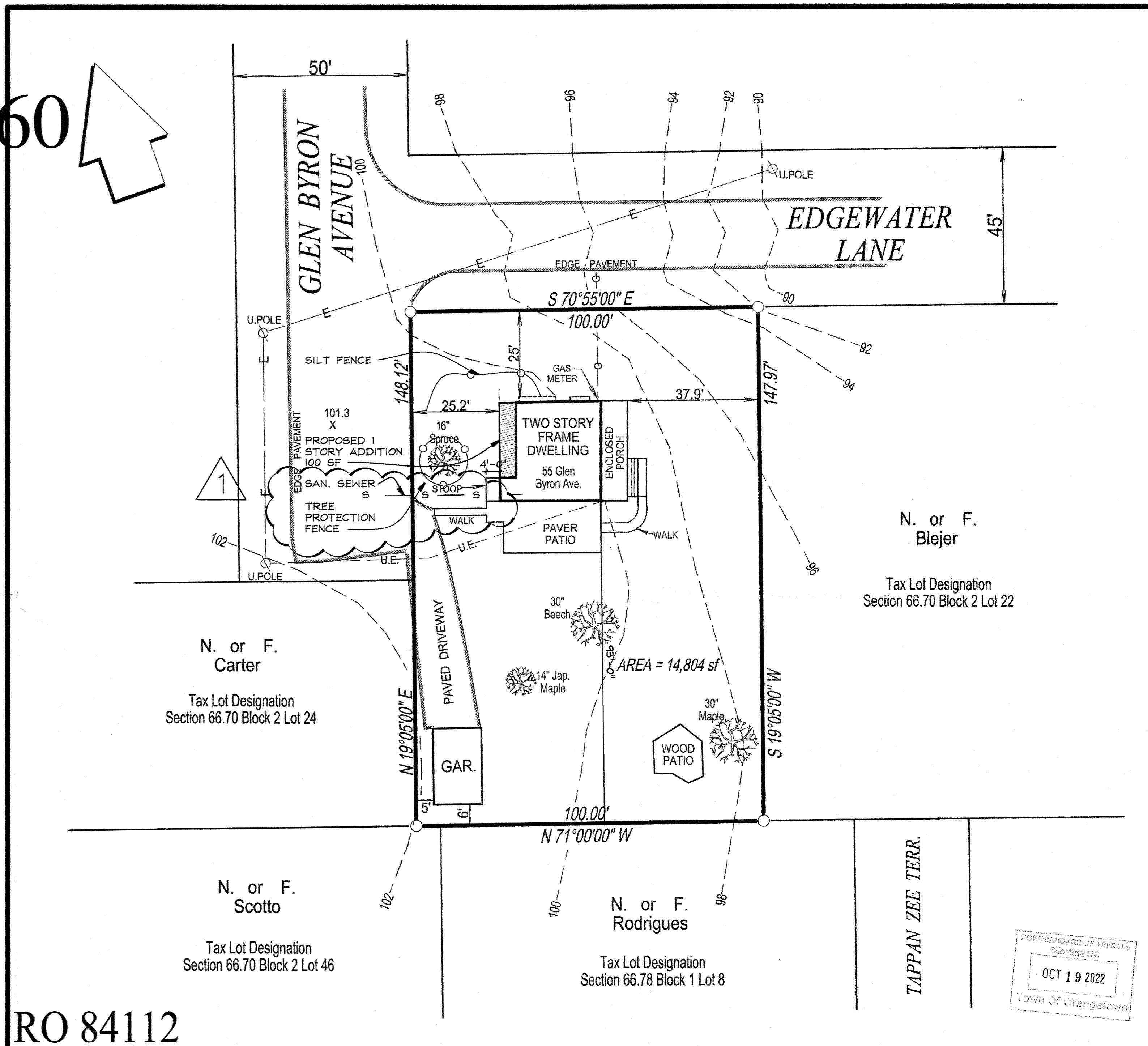
SCHOOL DISTRICT - NYACK  
WATER DISTRICT - NYACK WATER  
FIRE DISTRICT - NYACK JOINT FIRE COMPANY

**INDEX TO DRAWINGS**

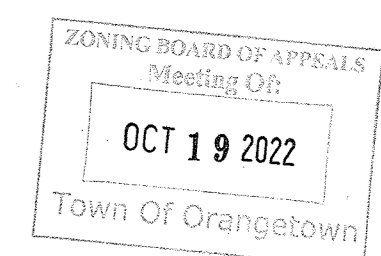
- A1 FOUNDATION PLAN & DETAILS
- A2 FIRST AND SECOND FLOOR PLANS
- A3 ELEVATIONS AND SECTION
- A4 ELEVATIONS
- D1 DEMOLITION PLANS
- E1 ELECTRICAL AND LIGHTING PLANS
- SP1 SPECIFICATIONS



3 SILT FENCING  
C NTS



RO 84112



**BULK REQUIREMENTS OF SOUTH NYACK ZONING CHAPTER 110 ZONING LOCAL LAW**

BULK REQUIREMENTS SOUTH NYACK			
ZONE DISTRICT: R-12			
USE GROUP: SINGLE - FAMILY RESIDENTIAL			
REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
PRINCIPAL BUILDING:			
LOT AREA, MIN. S.F.	12,000	14,804	NO CHANGE
FRONTAGE MIN.	100	> 100	NO CHANGE
FRONT YARD MIN.	35	25*/25.2*	NO CHANGE
SIDE YARD MIN.	25	37.9	NO CHANGE
TOTAL SIDE YARD	35	NA	NO CHANGE
REAR YARD MIN.	25	93	NO CHANGE
MAX. BUILDING HEIGHT	2 STORY/30	2 STORY/28.83'	NO CHANGE
LOT COV. %	45% (6,661.8)	19.3% (2,862)	20% (2,962)

\* EXISTING NON-CONFORMING

EXISTING LOT COVERAGE:	
DWELLING	961
STOOP	27
PATIO, WALKS & STEPS	590
DRIVEWAY	798
GARAGE	308
WOOD PATIO	12
TOTAL	2,862 SF

PROPOSED COVERAGE:	
EXISTING COVERAGE	2,862
NEW ADDITION	100
TOTAL	2,962 SF

NEW COVERAGE 100 SF	
TOTAL PROPOSED LOT COVERAGE	2,962 SF

**KIER B. LEVESQUE, RA**  
**ARCHITECT**  
49 THIRD AVENUE  
NYACK, NEW YORK 10960  
845-358-2359

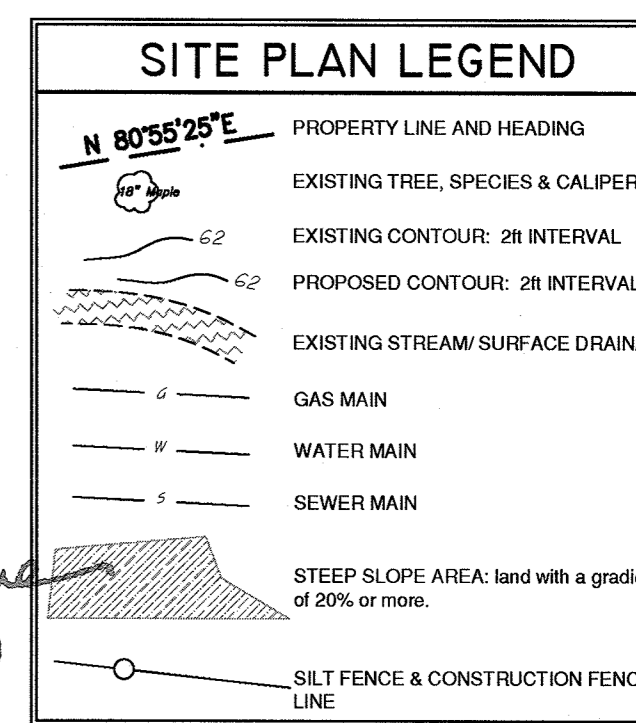
NY LIC# 15938

1 SITE PLAN  
C 1 INCH = 10 FEET

ORANGETOWN TAX MAP NO: 66.70 - 2 - 23  
THE INFORMATION ON THIS DRAWING WAS TAKEN FROM A SURVEY FOR:  
REBECCA HOLT FINE DATED: SEPTEMBER 23, 2011, REV. APRIL 26, 2022

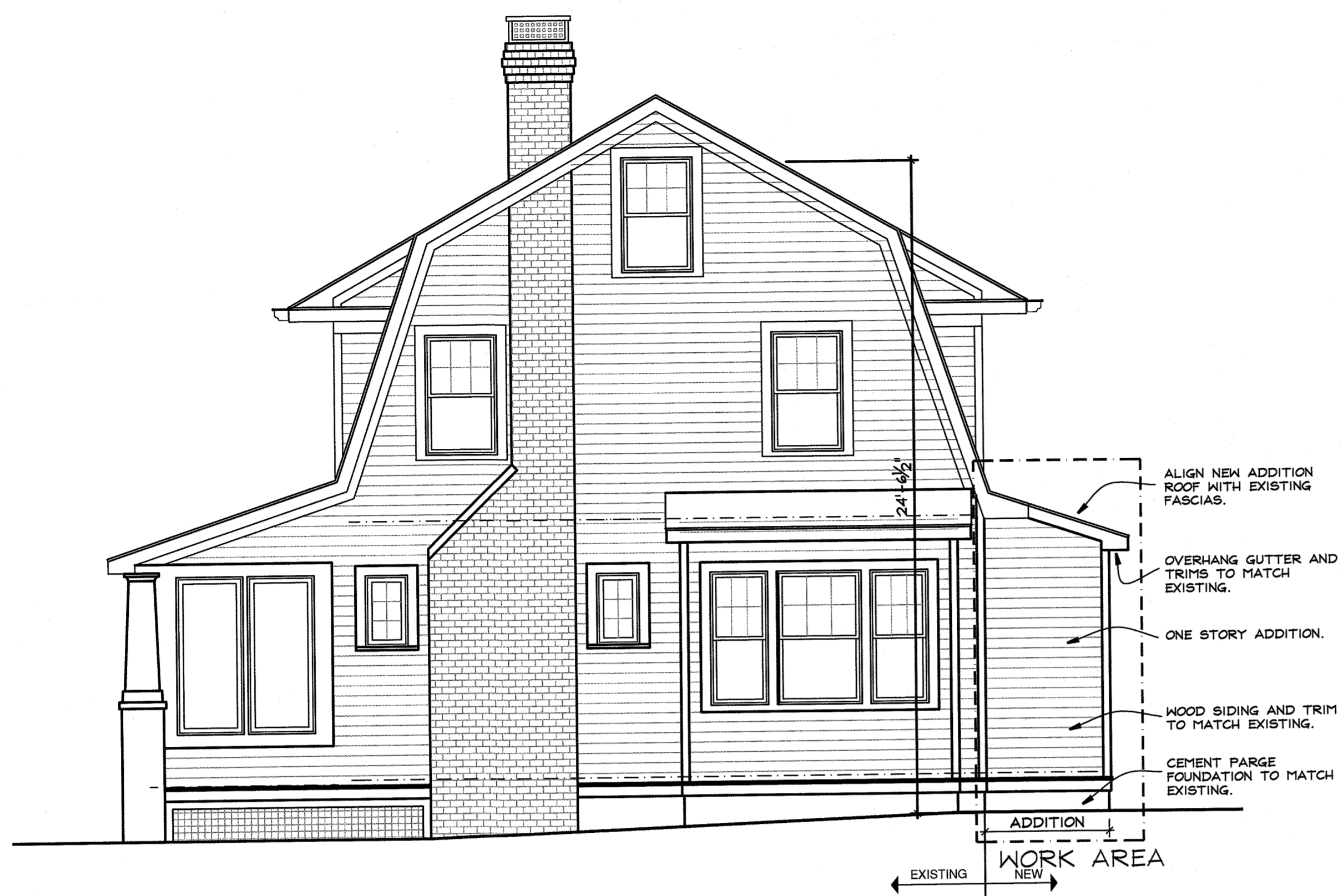


Robert E. Sorace, PLS  
135 South Main Street  
New City, NY 10956  
845-638-1498



**GENERAL NOTES**

- DO NOT SCALE THE DRAWINGS. USE INDICATED DIMENSIONS ONLY.
- ALL WORK SHALL CONFORM TO LOCAL AND NEW YORK STATE CODE REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL A BUILDING PERMIT HAS BEEN ISSUED AS REQUIRED BY THE LOCAL BUILDING DEPARTMENT.
- ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE INDICATED. DOOR SIZES ARE IN FEET-INCHES. REFER TO THE INTERIOR ELEVATIONS FOR DOOR HEIGHT AND STYLE.
- ALL NEW WALL BASE PLATES SHALL BE SET IN A MINIMUM 3/4" CONTINUOUS BEAD OF CAULK OR SEALANT. ALL PENETRATIONS THROUGH CEILINGS AND EXTERIOR WALLS SHALL BE AIR SEALED WITH EXPANDING FOAM AND/OR SILICONE CAULK PRIOR TO FLASHING.
- ALL NEW EXTERIOR WALLS ARE 2x6 STUDS AT 16"OC UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS ARE 2x4 STUDS AT 16"OC UNLESS OTHERWISE INDICATED.
- DOUBLE UP JOISTS UNDER PARALLEL PARTITIONS.
- WINDOWS ARE 400 SERIES BY ANDERSEN. UNITS TO BE LOW-E COATED WITH INSULATING GLASS AND ARGON GAS. PROVIDE ALL OPERATING UNITS WITH SCREENS. UNIT NUMBERS ARE INDICATED ON THE PLANS.
- ALL WOOD IN CONTACT WITH MASONRY & CONCRETE SHALL BE PRESSURE TREATED WITH A WOOD PRESERVATIVE.
- INSTALL HANGERS AND CONNECTORS BY SIMPSON STRONG-TIE (SST) AS NOTED ON THE DRAWINGS AND DETAILS. INSTALL ALL CONNECTORS WITH NAILS OR SCREWS AS SPECIFIED BY SIMPSON STRONG-TIE. DO NOT SUBSTITUTE CONNECTORS OR FASTENERS. ALL FASTENER COATINGS SHALL MATCH THE EXTERIOR COATING OF THE SPECIFIED HANGER. HDG TO HDG AND STAINLESS TO STAINLESS.
- FLASH ALL WINDOW ROUGH OPENINGS WITH A PEEL & STICK TYPE MEMBRANE FLASHING. FLASH SILLS TO CREATE A DRAIN PAN PITCHED TO THE EXTERIOR SIDE.
- INSTALL BOISE "VERSA-LAM" 2.0 3100B LAMINATED STRUCTURAL LUMBER BEAMS IN SOLID WIDTHS AS INDICATED ON THE DRAWINGS. DO NOT NOTCH BEAMS. PROVIDE MINIMUM 3" SOLID BEARING AT ENDS UNLESS OTHERWISE INDICATED.
- SEAL AROUND ALL DOOR AND WINDOW ROUGH OPENINGS WITH MINIMALLY EXPANDING FOAM. FOLLOW MANUFACTURERS PRECAUTIONS.
- REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION.



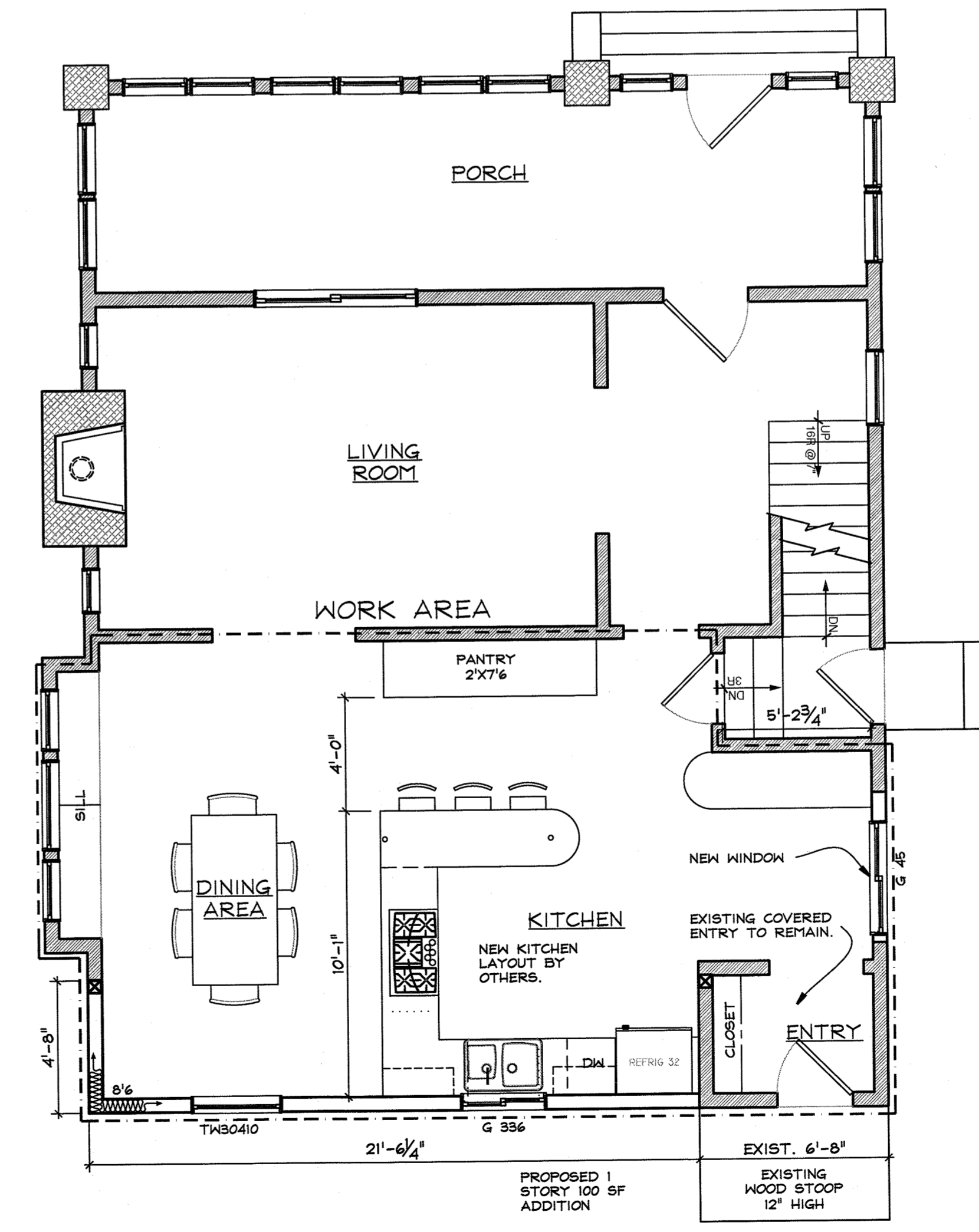
3 NORTH ELEVATION  
1/4" = 1 FOOT



4 SOUTH ELEVATION  
1/4" = 1 FOOT



2 WEST ELEVATION  
1/4" = 1 FOOT



1 FIRST FLOOR PLAN  
1/4" = 1 FOOT



CONSTRUCTION LEGEND	
	NEW CONSTRUCTION
	EXISTING WALLS TO BE DEMOLISHED
	EXISTING MASONRY WALL
	EXISTING STUD WALL TO REMAIN
	SHEET NOTES CALL: SEE NOTES THIS SHEET
	HARDWIRED CARBON MONOXIDE DET.
	HARDWIRED SMOKE DETECTOR

**FINE RENOVATION AND ADDITION**  
55 GLEN BYRON AVE.  
SOUTH NYACK 10968

**KIER B. LEVESQUE, R.A.**  
ARCHITECT  
49 THIRD AVENUE  
NYACK, NEW YORK 10960  
845-358-2359

**FLOOR PLANS**

SCALE AS SHOWN  
DATE MAY 10, 2022  
JOB NO. 202208  
REVISIONS: SHEET NO.



**A-1**