

ZONING BOARD OF APPEALS

Town of Orangetown
20 Greenbush Road
Orangeburg, New York 10962
(914) 359-8410 (ex. 4331)

Date: July 18, 2023

TO: OBAPAE

- | | |
|--|----------------------------|
| Environmental Management and Engineering | ✓ Rockland County Drainage |
| ✓ Rockland County Sewer District #1 | ✓ Rockland County Health |
| New York State Dept. of Transportation | ✓ Rockland County Planning |
| Palisades Interstate Park Commission | ✓ Rockland County Highway |
| Orange and Rockland Utilities | |
| Orangetown Highway | |

Review of Plans: Annette Saviet, 17 Peach Street, Nanuet, NY
Section 64.19 Block 1 Lots 51; R-22 zone (average density R-15)

This matter is scheduled for:

Chapter 43, R-22 Average Density refers to R-15 District, Section 3.12, Group M, Column 11 (Rear Yard: 35' required, 18.3' existing) for an existing deck at an existing single-family residence. The premises are located at 17 Peach Street, Nanuet, New York and identified on the Orangetown Tax Map as Section 64.19, Block 1, Lot 51 in the R-22 zoning district.

Please review the information enclosed and provide comments. These comments may be mailed , e-mailed or faxed to the Zoning Board Office.

If your Agency does not have any comments at this time, please respond to this office by sending back this sheet.

- US Postal: 20 South Greenbush Road, Orangeburg, NY 10962
- Email to Zoning Board: darbolino@orangetown.com or
- Fax to the Town of Orangetown ZBA @845 359 8526

Zoning Board Meeting Date: September 6, 2023

- () Comments attached
 - () No Comments at this time. Please send future correspondence for review.
 - () No future correspondence for this site should be sent to this agency. Plans reviewed and this agency does not have any further comments.
 - () This project is out of the jurisdiction of this agency and has no further comments.
- This project is before the Zoning Board on Wednesday September 6, 2023. Kindly forward your completed review to this office by September 6, 2023.**

Reviewing Agency _____

Name _____ date: _____

Signature: _____

Thank you, Deborah Arbolino

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

Please check all that apply:

<input type="checkbox"/> Commercial <input type="checkbox"/> Planning Board <input type="checkbox"/> Zoning Board of Appeals <input type="checkbox"/> Subdivision <input type="checkbox"/> Number of Lots <input type="checkbox"/> Site Plan <input type="checkbox"/> Conditional Use <input type="checkbox"/> Special Permit <input type="checkbox"/> Variance <input type="checkbox"/> Performance Standards Review <input type="checkbox"/> Use Variance <input type="checkbox"/> Other (specify): _____	<input type="checkbox"/> Residential <input type="checkbox"/> Historical Board <input type="checkbox"/> Architectural Board <input type="checkbox"/> Consultation <input type="checkbox"/> Pre-Preliminary/Sketch <input type="checkbox"/> Preliminary <input type="checkbox"/> Final <input type="checkbox"/> Interpretation
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PERMIT#: BLDR-3448-23
ASSIGNED
INSPECTOR: Ken L

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

Project Name: SAVIET RESIDENCE

Street Address: 17 PEACH STREET
NANUET, NEW YORK 10954

Tax Map Designation:

Section: 64.19 Block: 1 Lot(s): 51
Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the South side of Peach Street, approximately 200' feet Southwest of the intersection of Bridge Road, in the Town of Orangetown in the hamlet/village of Nanuet

Acreage of Parcel <u>.43</u>	Zoning District <u>R-22 (avg density)</u>
School District <u>Pearl River Union Free</u>	Postal District <u>Nanuet</u>
Ambulance District _____	Fire District _____
Water District _____	Sewer District _____

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

legalization of two-level exterior rear deck

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

Date: 2023-06-09 Applicant's Signature: [Signature]

APPLICATION REVIEW FORM

FILL IN WHERE APPLICABLE.

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

If **subdivision:** N/A

- 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:** N/A

- 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.

N/A

Environmental Constraints:

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area no.

Are there **streams** on the site? If yes, please provide the names. no.

Are there **wetlands** on the site? If yes, please provide the names and type:

no.

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.

N/A

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

N/A



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

REFERRAL TO THE ZONING BOARD OF APPEALS

Date: 6-20-2023 Section: 64.19 Block: 1 Lot: 51

Applicant: Saviet

Address: 17 Peach St. Nanuet, NY

RE: Application Made at: same

Referred For:

Chapter 43, Table 3.11, R-15 District, Column 2 Group M, Column 3 SFR, Column 11 Min Rear Yard 35' w/ 18.3' proposed.

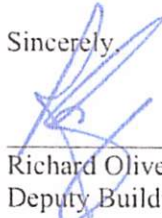
1 Variance Required

Comments: CO for existing rear deck

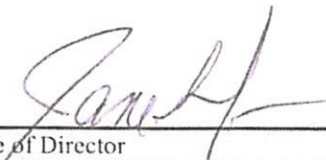
Dear Saviet:

Please be advised that the Building Permit Application # p23-3448, which you submitted on 6.13.23, has been referred to the Town of Orangetown Zoning Board of Appeals. The Clerk to the Zoning Board of Appeals, Debbie Arbolino, can assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4331 or darbolino@orangetown.com.

Sincerely,


Richard Oliver
Deputy Building Inspector

6/20/23


Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
1-30-2023

6/20/23

Date
Liz DeCort
Debbie Arbolino

Narrative to Town of Orangetown Zoning Board of Appeals

July 11, 2023

23032 Saviet Residence
17 Peach Street,
Nanuet, New York 10954

Narrative

The existing single-family home was constructed in 1985. The applicant and her late husband purchased the property in 1998. When the applicant purchased the home, the two-level exterior rear deck existed. The applicant is now seeking to sell the residence and was made aware that the deck had been built without a building permit, which had resulted in a violation by the building department.

The difficulty was not self-created as the exterior rear deck was existing when the applicant and her late husband purchased the house. A municipal violation search dated August 25, 1998 noted that the property did not have any violations at that time. Another violation search, conducted on April 16, 2003, also indicated no violations existed on the property.

The deck is 18.3' from the rear property line, where 35' is required. The deck floor is less than 2' above adjacent grade at the highest point (excluding railings). The property directly behind is at a much lower level, making the deck almost invisible from that neighbors' backyard. The property is heavily wooded to the west, south and east of the existing deck, providing a visual barrier to all three neighboring homes.

The construction of this deck has represented no significant change to the character of this neighborhood as it is in the rear of the property and barely visible to the other neighbors.

The existence of this deck has not created any increase in population density or demand on public services and represents no detriment to the health, safety and welfare of the neighborhood.

The variance sought is minimal necessary to maintain the existing rear deck.

The granting of this variance would allow the applicant to retain an attractive and well-constructed deck which is an asset to the property. While it will have no negative affect on the adjoining properties or neighborhood, it will benefit the applicant, as well as future owners of the property by maintaining an attractive and practical means of enjoying the backyard.

The applicant respectfully requests that the board grant the variance as proposed.

GEORGE HODOSH ASSOCIATES – ARCHITECTS, P.C.

120 North Main Street, Suite 501, New City, New York 10956

Phone: 845-638-9336 ♦ Website: www.HodoshAssociates.com ♦ Email: info@HodoshAssociates.com

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: SAVIET Residence			
Project Location (describe, and attach a location map): 17 Peach Street, Nanuet, New York 10954			
Brief Description of Proposed Action: Legalization of two-level deck at rear			
Name of Applicant or Sponsor: Annette Saviet		Telephone: (845) 300-8058	
		E-Mail: faye796@gmail.com	
Address: 17 Peach Street			
City/PO: Nanuet		State: New York	Zip Code: 10954
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Orangetown Building Permit		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 0.43 acres	
b. Total acreage to be physically disturbed?		_____ 0.01 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 0.43 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>		
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>		

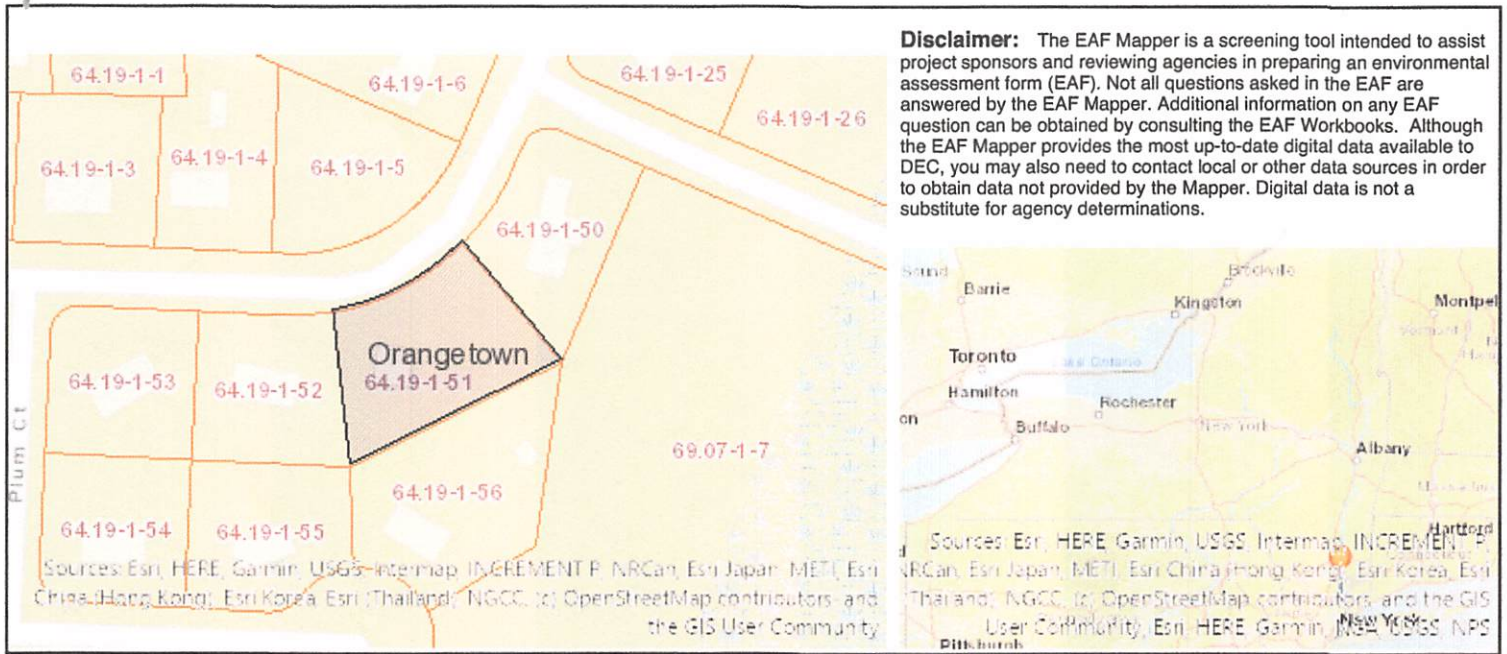
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u> ANNETTE SAVIET </u>	Date: <u>2023-06-09</u>	
Signature: <u> Annette C. Saviet </u>	Title: <u> owner </u>	



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

<u>NIS</u>	<u>PRINT KEY</u>	<u>NAME</u>	<u>ADDRESS</u>
2489	64.19-1-4	Christopher Krukowski	16 Peach St,Nanuet, NY 10954
2489	64.19-1-5	Patrick Donaghy	14 Peach St,Nanuet, NY 10954
2489	64.19-1-6	Raymond Foiles	12 Peach St,Nanuet, NY 10954
2489	64.19-1-50	Michael Killcommons	15 Peach St,Nanuet, NY 10954
2489	64.19-1-51	David Saviet	17 Peach St,Nanuet, NY 10954
2489	64.19-1-52	Barry Annette	19 Peach St,Nanuet, NY 10954
2489	64.19-1-53	Louis G Sciortino	4 Plum Ct,Nanuet, NY 10954
2489	64.19-1-54	James P Torrellas	2 Plum Ct,Nanuet, NY 10954
2489	64.19-1-55	Kevin Dulak	28 Harold St,Nanuet, NY 10954
2489	64.19-1-56	Elizabeth Civan-Flynn	30 Harold St,Nanuet, NY 10954



THE SAVIET RESIDENCE

17 PEACH STREET, NANUET, NEW YORK 10954

GEORGE HODOSH ASSOCIATES-ARCHITECTS, P.C.

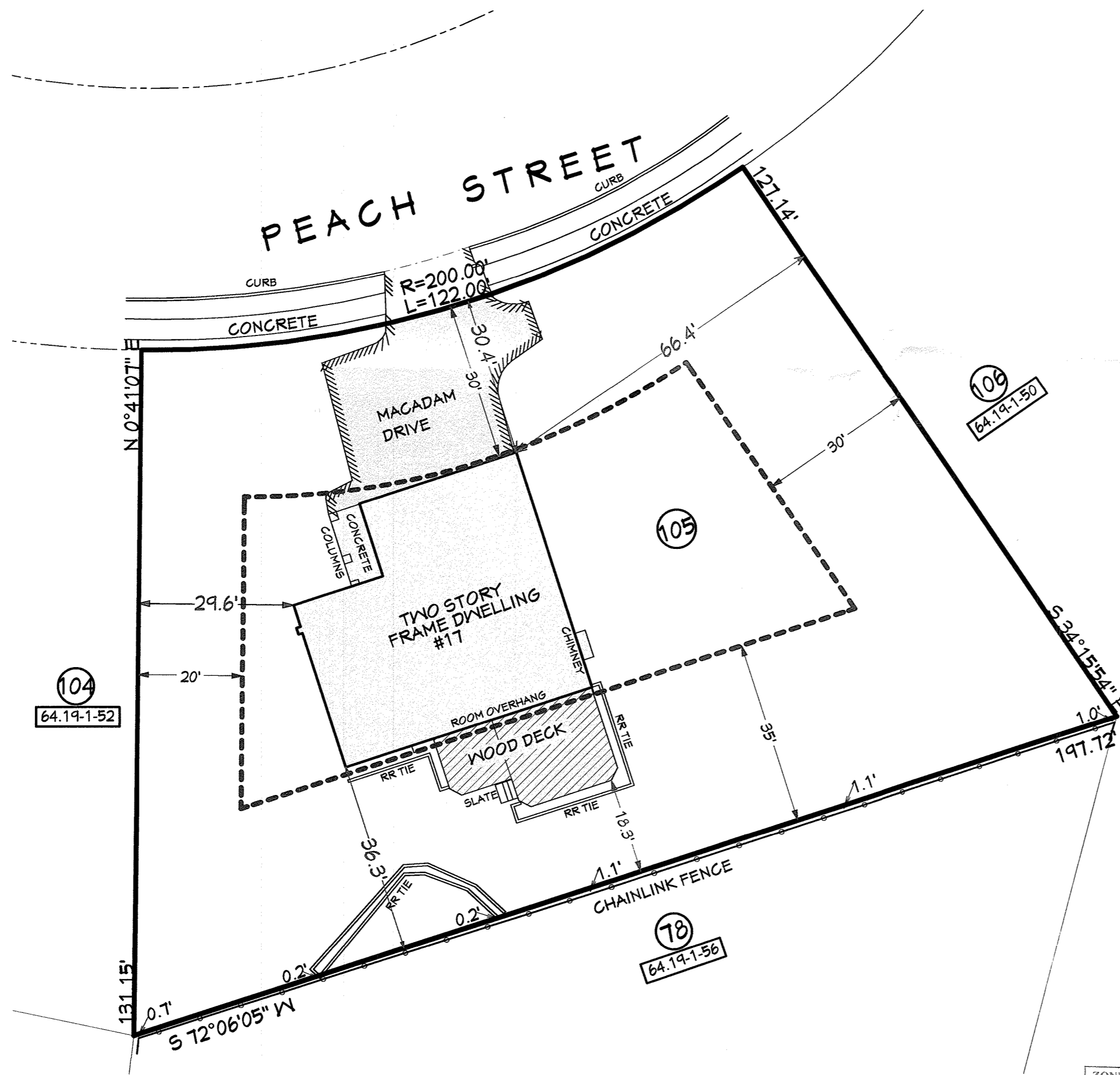
120 NORTH MAIN STREET - SUITE 501, NEW CITY, NEW YORK 10956
 PHONE: (845) 638-9336 FAX: (845) 638-9380

2023-05-22
 LAST REVISED: 2023-06-06

DRAWING LIST

- COVER SHEET
- A1 FIRST FLOOR PLAN
- A2 PARTIAL RIGHT & LEFT ELEVATION
- A3 REAR ELEVATION

23032, SAVIET



ZONING BOARD OF APPEALS
 Meeting Of:
 SEP 6 2023
 Town Of Orangetown

TOWN OF ORANGETOWN TABLE OF BULK REQUIREMENTS ZONE: R-22* SECTION: 64.19 BLOCK: 1 LOT: 51

*AVERAGE DENSITY UNDER THE "SECTION II, PARKWAY HILLS
 SUBDIVISION" USING R-15 BULK REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (SQ. FT.)	15,000	18,830	18,830
LOT WIDTH (FEET)	100	145.2	145.2
STREET FRONTAGE (FEET)	75	122	122
FRONT YARD (FEET)	30	30.4	30.4
SIDE YARD (FEET)	20	29.6	29.6
TOTAL SIDE YARD (FEET)	50	96	96
REAR YARD (FEET)	35	18.3"	18.3"
MAXIMUM HEIGHT (FEET)	12' PER FOOT FROM FRONT LOT LINE	N/A	N/A
FLOOR AREA RATIO	0.20	N/A	N/A

* VARIANCE REQUIRED

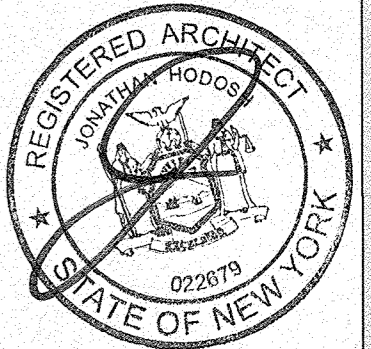
THE DRAWINGS WERE PRODUCED IN COLOR. ANY REPRODUCTIONS
 MUST BE MADE IN COLOR TO PRESERVE THE INTEGRITY OF THE
 ORIGINAL DRAWINGS. ARCHITECT SHALL NOT BE RESPONSIBLE FOR
 ANY DAMAGES RESULTING FROM FAILURE TO DO SO.

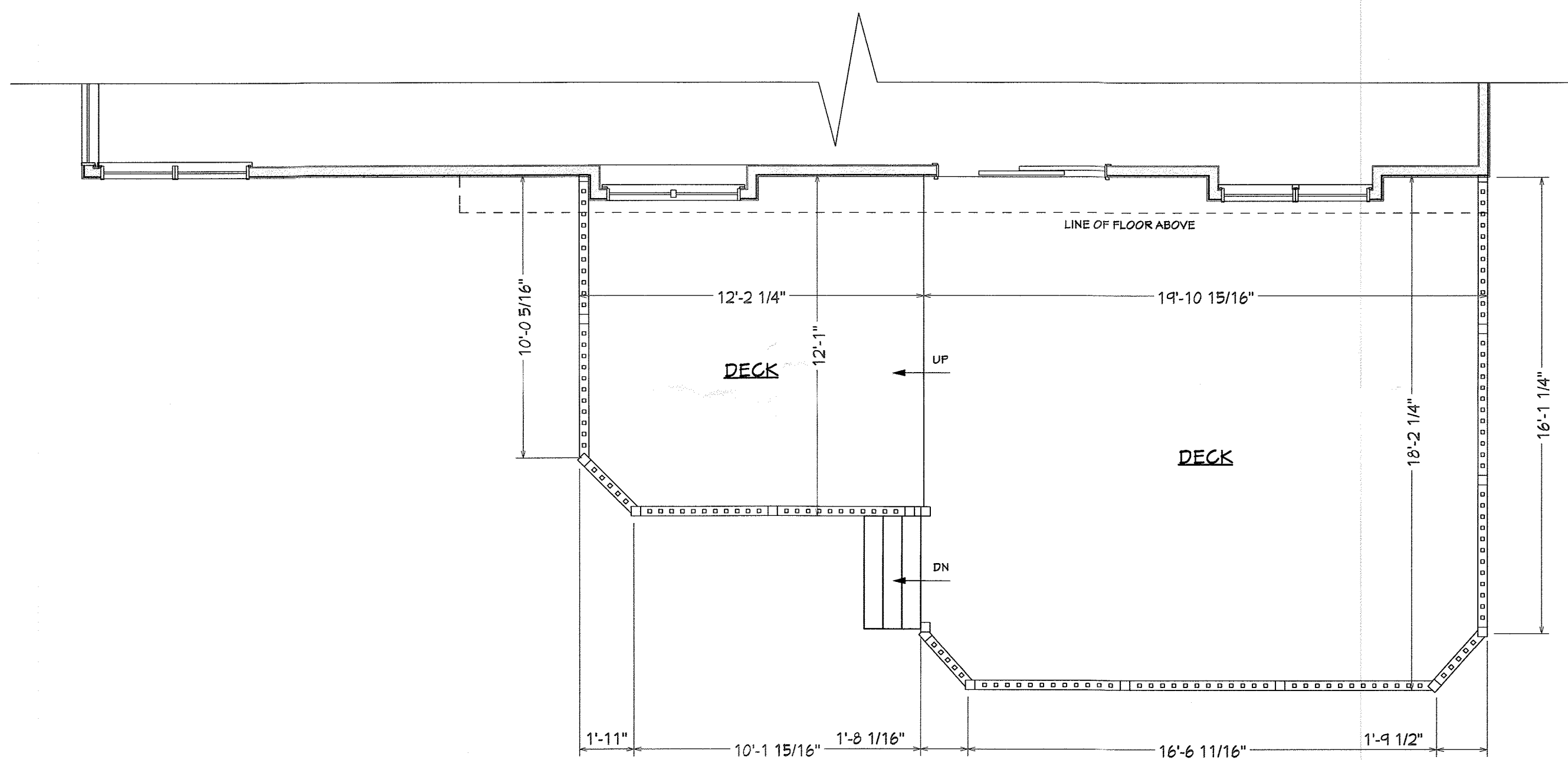
REVISIONS

DATE	DESCRIPTION	BY
2023-05-22	EXISTING CONDITIONS	SAB
2023-06-06	ZBA SET 1	SAB

THESE PLANS ARE NOT TO BE CONSIDERED VALID AND COMPLETE CONSTRUCTION DOCUMENTS UNLESS AND UNTIL THEY BEAR THE ARCHITECTURAL SEAL & SIGNATURE OF JONATHAN B. HODOSH.

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING LICENSED PROFESSIONAL SHALL AFFIX TO THEIR ITEM THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.





EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROPOSED ADDITIONS/ ALTERATIONS:
THE SAVIET RESIDENCE
17 PEACH STREET, NANUET, NEW YORK 10954

SHEET TITLE:
EXISTING FIRST FLOOR PLAN

SCALE:	1/4" = 1'-0"
DATE:	2023-05-22
JOB #:	23032
DRAWN BY:	SAB
CHECKED BY:	JBH



GEORGE HODOSH ASSOCIATES-
ARCHITECTS, P.C.

120 NORTH MAIN STREET - SUITE 501,
NEW CITY, NEW YORK 10956

PHONE: (845) 638-9336 FAX: (845) 638-9360

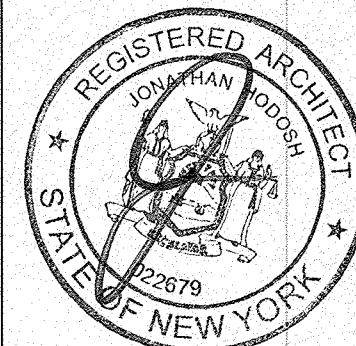
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CONSTRUCTION / DEMOLITION LEGEND

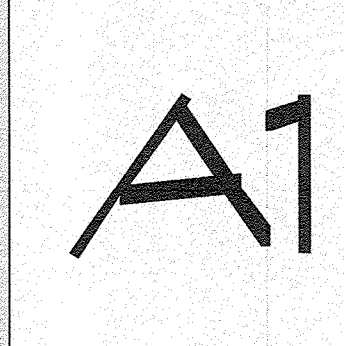
	EXISTING CONSTRUCTION TO BE REMOVED		EXISTING WINDOW TO BE REMOVED		EXISTING DOOR TO BE REMOVED
	EXISTING CONSTRUCTION TO REMAIN		EXISTING WINDOW TO REMAIN		EXISTING DOOR TO REMAIN
	PROPOSED NEW CONCRETE BLOCK WALL		EXISTING WINDOW TO REMAIN		EXISTING DOOR TO REMAIN
	PROPOSED NEW POURED CONCRETE WALL		PROPOSED WINDOW		PROPOSED DOOR
	PROPOSED FRAMED CONSTRUCTION WITH SOUND ATTENUATING INSULATION				
	PROPOSED FRAMED CONSTRUCTION				

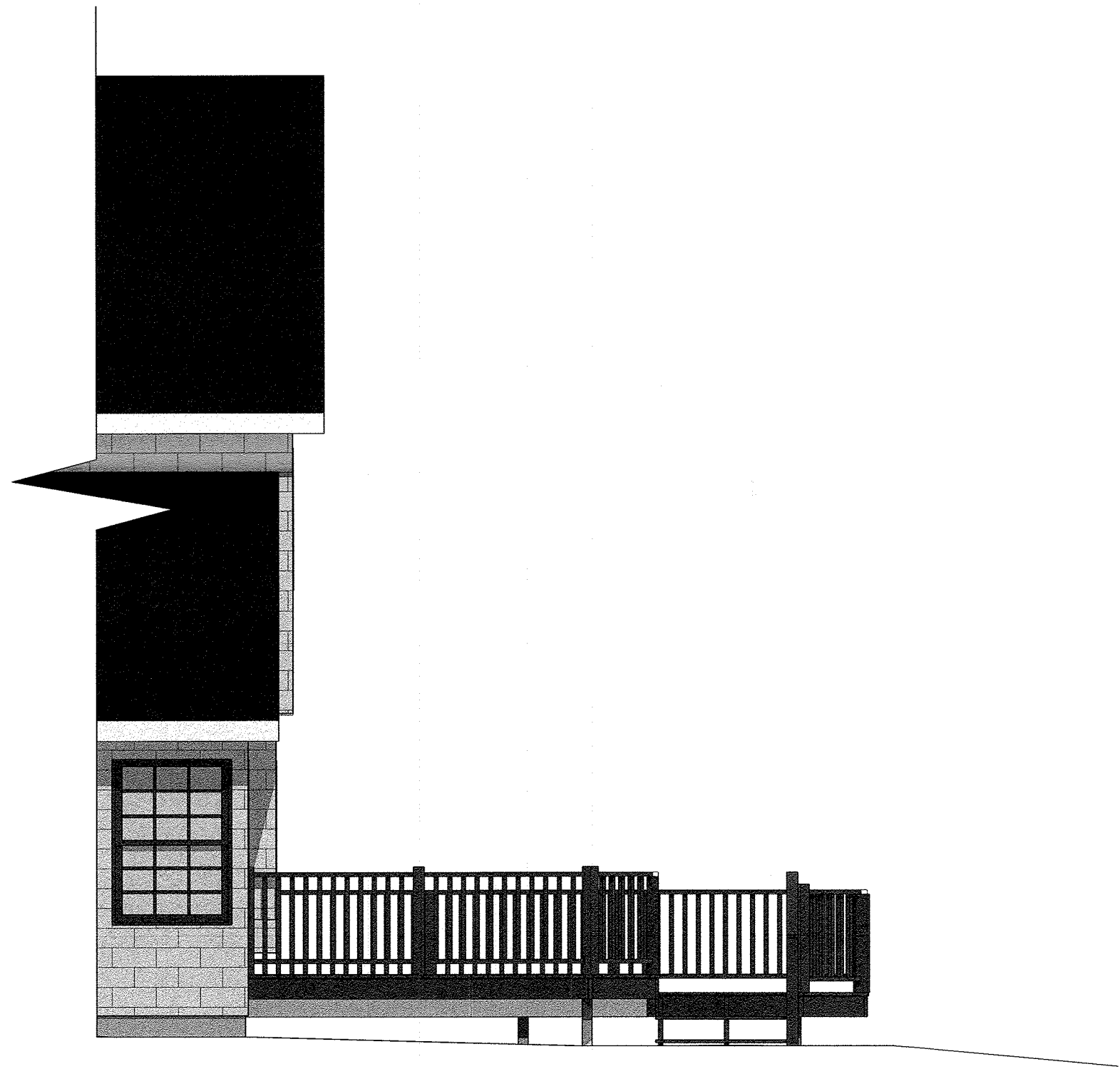
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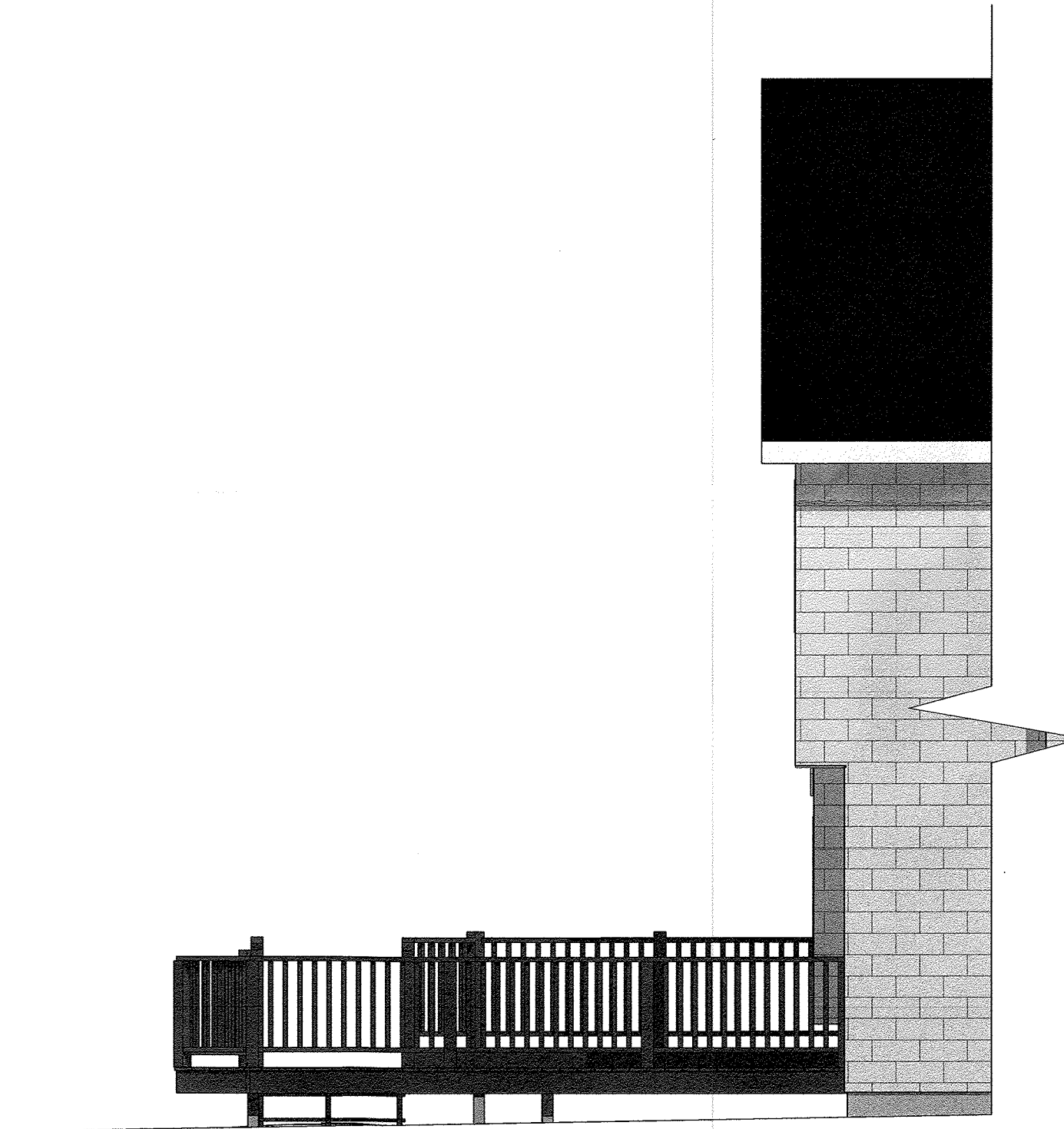


REVISIONS		
2023-05-22	EXISTING CONDITIONS	SAB
2023-06-06	ZBA SET 1	SAB





EXISTING PARTIAL RIGHT ELEVATION
SCALE: 1/4" = 1' - 0"



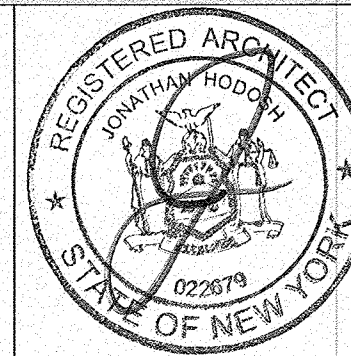
EXISTING PARTIAL LEFT ELEVATION
SCALE: 1/4" = 1' - 0"

CONSTRUCTION / DEMOLITION LEGEND

	EXISTING CONSTRUCTION TO BE REMOVED		EXISTING WINDOW TO BE REMOVED		EXISTING DOOR TO BE REMOVED
	EXISTING CONSTRUCTION TO REMAIN		EXISTING WINDOW TO REMAIN		EXISTING DOOR TO REMAIN
	PROPOSED NEW CONCRETE BLOCK WALL		PROPOSED NEW POURED CONCRETE WALL		PROPOSED FRAMED CONSTRUCTION WITH SOUND ATTENUATING INSULATION
	PROPOSED NEW POURED CONCRETE WALL		PROPOSED WINDOW		PROPOSED DOOR
	PROPOSED FRAMED CONSTRUCTION WITH SOUND ATTENUATING INSULATION				
	PROPOSED FRAMED CONSTRUCTION				

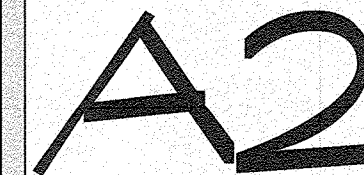
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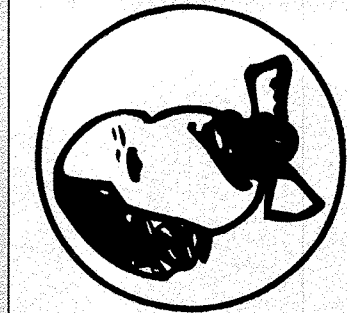


REVISIONS

DATE	DESCRIPTION	BY
2023-05-22	EXISTING CONDITIONS	SAB
2023-06-06	ZBA SET 1	SAB



GEORGE HODOSH ASSOCIATES-
ARCHITECTS, P.C.
120 NORTH MAIN STREET - SUITE 501,
NEW CITY, NEW YORK 10956
PHONE: (845) 638-9336 FAX: (845) 638-9380



SCALE:	1/4" = 1'-0"
DATE:	2023-05-22
JOB #:	23032
DRAWN BY:	SAB
CHECKED BY:	JBH

PROPOSED ADDITIONS/ ALTERATIONS:



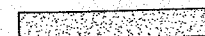
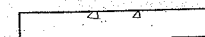


THE SAVIET RESIDENCE
17 PEACH STREET, NANUET, NEW YORK 10954

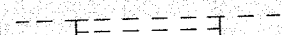


SHEET TITLE:
EXISTING RIGHT & LEFT ELEVATION

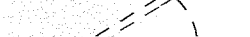




EXISTING REAR ELEVATION
SCALE: 1/4" = 1' - 0"

CONSTRUCTION / DEMOLITION LEGEND

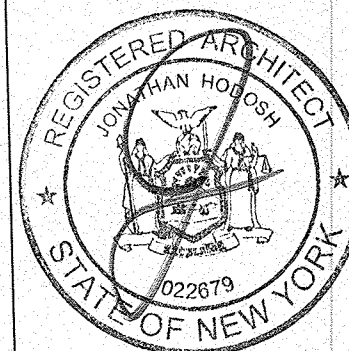
-  EXISTING CONSTRUCTION TO BE REMOVED
-  EXISTING CONSTRUCTION TO REMAIN
-  PROPOSED NEW CONCRETE BLOCK WALL
-  PROPOSED NEW POURED CONCRETE WALL
-  PROPOSED FRAMED CONSTRUCTION WITH SOUND ATTENUATING INSULATION
-  PROPOSED FRAMED CONSTRUCTION

-  EXISTING WINDOW TO BE REMOVED
-  EXISTING WINDOW TO REMAIN
-  PROPOSED WINDOW

-  EXISTING DOOR TO BE REMOVED
-  EXISTING DOOR TO REMAIN
-  PROPOSED DOOR

THESE PLANS ARE NOT TO BE CONSIDERED VALID AND COMPLETE CONSTRUCTION DOCUMENTS UNLESS AND UNTIL THEY BEAR THE ARCHITECTURAL SEAL & SIGNATURE OF JONATHAN B. HODOSH.

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING LICENSED PROFESSIONAL SHALL AFFIX TO THEIR ITEM THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

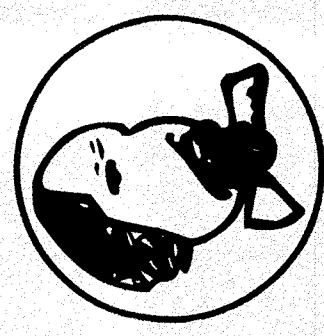


REVISIONS		
DATE	EXISTING CONDITIONS	SAB
2023-05-22		SAB
2023-06-06	ZBA SET 1	SAB

PROPOSED ADDITIONS/ ALTERATIONS:
THE SAYVET RESIDENCE
17 PEACH STREET, NANUET, NEW YORK 10954

SHEET TITLE:
EXISTING REAR ELEVATION

SCALE:	1/4" = 1'-0"
DATE:	2023-05-22
JOB #:	23032
DRAWN BY:	SAB
CHECKED BY:	JBH



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