**Village of Upper Nyack**

**Zoning Board of Appeals**

**Tuesday, May 18, 2021 8:00pm**

# AGENDA

**Approval of Minutes from April 20, 2021**

1. **Peter and Mia Marsh, 661 North Broadway, County Map No. 60.6-1-1. Appeal #2021-01.** *Continuation from the April 20, 2021 public hearing.* Request to modify a condition of an area variance granted for the subject building on 2/21/1962 limiting the use of such building to a tool shed/garage to permit a pool cabana use; and request the following area variances from the requirements of the Zoning Ordinance of the Village of Upper Nyack for **Article V, Section 19:1 and Article IV, Section 10.4** Minimum front yard setback (35 feet required, 28 feet, 6 inches permitted per variance granted 6/19/1980, 27 feet proposed) for an existing building on a lot improved with an existing single-family residence located in Residential Zoning District R-2.
2. **Maria Soraire, 115 Larchdale Avenue, County Map No. 60.05-02-05.01. Appeal # 2021-03.** Request for a Special Permit pursuant to the requirements of the General Ordinance 5.13 of the Code of General Ordinances of the Village of Upper Nyack to keep, harbor or breed chickens located in Residential Zoning District R-4.
3. **Trina Hunn and Nick Underwood, 325 North Broadway, County Map No. 60.18-01-35. Appeal #2021-05.** Appeal from the Zoning Ordinance of the Village of Upper Nyack seeking an area variance from the requirements of **Article IV, Section 13:3** for yard setback and **Article V, Section 19:1**, minimum setback from side yard lot line (25 ft. required, 16.2 feet at addition proposed) for an addition on an existing single family residence located in Residential Zoning District R-4