

VILLAGE OF UPPER NYACK
Zoning Board of Appeals
NOTICE OF PUBLIC HEARING

Notice is hereby given that a Public Hearing will be held before the Zoning Board of Appeals on **December 12, 2023 at 7:30pm**, or as soon as practical thereafter, at the Old Stone Meeting House, 347 North Broadway, Upper Nyack, NY to take such action as may come before said Board:

Allison and John Rohlwing, 23 West End Avenue, County Map 60.17-03-04.

Application for area variances from the requirements of Village of Upper Nyack Zoning Law §4.4.2 (Bulk Table), Row 6, Col. 5 (minimum required front yard) to permit a minimum front yard of 32.42 feet where 35 feet is required, and §4.4.2 (Bulk Table), Row 6, Col. 11 (maximum floor area ratio (FAR)) to permit an FAR of 33% where 25% is the maximum permitted to allow for the addition to an existing single-family residence located in R-10 Zoning District.

A meeting agenda, plans, application materials, and other information will be posted on the Village's website -- <https://www.uppernyack-ny.us/> -- in advance of the meeting.

Copies of the applications are available for public inspection in Village Hall during regular business hours, 9am-12noon.

Comments and questions can also be provided via email before the meeting to Janet Guerra, Board Secretary, at boardsecretary@uppernyack-ny.us.

Dated: December 5, 2023

Thomas Englert, Chairman Zoning Board of Appeals