

ZONING BOARD OF APPEALS

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

Date: July 8, 2020

TO: OBAPAE

Environmental Management and Engineering
Rockland County Sewer District #1 ✓
New York State Dept. of Transportation
Palisades Interstate Park Commission
Orange and Rockland Utilities
Orangetown Highway
Fire Prevention (Performance Standards)

Rockland County Drainage ✓
Rockland County Health ✓
Rockland County Planning ✓
Rockland County Highway ✓

Village of Armonk

DEC
DOT

Review of Plans: Hyun Site Plan, 161 Tweed Boulevard, Sparkill, NY

Section 75.09 Block 1 Lot 3 R-22 zone

This matter is scheduled for:

Chapter 43, R-22 District, Group I, Section 3.12, Columns 4 (Floor Area Ratio: .20 permitted, .52 existing, 1.19 proposed); 8 (Front Yard: 40' required, 15.9' existing, 1.7' proposed); 11 (Rear Yard: 45' required, 0' existing & proposed to new addition) and 12 (Building Height: 9" per 1' permitted, 19.5" per 1' existing, 208" per 1' proposed) for an addition to an existing single-family residence.

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 2, 2020

- () 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 2, 2020**. Kindly forward your completed review to this office by September 2, 2020.

Reviewing Agency _____

Name _____ date: _____

Signature: _____

ZONING DATA

ORANGETOWN			PIERMONT			
TAX LOT 75.09-1-3 ZONING DISTRICT R-22 LOT SIZE ACTUAL 4875 # NET 3175 #			TAX LOT 75.37-1-4 ZONING DISTRICT R-20 LOT SIZE 17,626 # NET 10,462 #			
BULK REGULATION	REQUIREMENT	EXISTING	PROPOSED	REQUIREMENT	EXISTING	PROPOSED
LOT SIZE	22,500 #	3,175 #	3,175 # *	20,000 #	10,462 #	10,462 # *
LOT WIDTH	125'	150'	150'	150'	150'	150'
FRONTAGE	75'	156.26'	156.26'	NA	-	-
FRONT YARD	40'	15.9' *	1.7' **	50'	0'	0' *
SIDE YARD	25'	36.5'	36.5'	35'	37.3'	37.3'
TOTAL SIDE YARD	20'	111.5'	76.5'	20'	114.3'	87.3'
REAR YARD	45'	0'	0' *	40'	91.3'	71.5'
FLOOR AREA RATIO	0.20	0.62 *	1.17 **	0.20	0.036	0.044
HEIGHT	9' / 11'	19.5' / 11' *	20.2' / 11' **	12' STORY - 35'	35'	35'
COVERAGE	NA	-	-	22.9%	3.7%	3.7%

* EXISTING NON-COMFORMANCE
 ** VARIANCE REQUIRED
 TOTAL LOT SIZE = ACTUAL 4875 # + 17,626 # = 22,501 # / NET 3175 + 10,462 = 13,637 #

NOTES

THIS SITE PLAN IS BASED ON A SURVEY OF PROPERTY AND SLOPE CATEGORY MAP FOR HYUN BY JAYA GREENWELL, P.E. 35 LAFAYETTE AVE. SUFFERN, NY - DRAWING NO. 21934 DATED 8/3/19

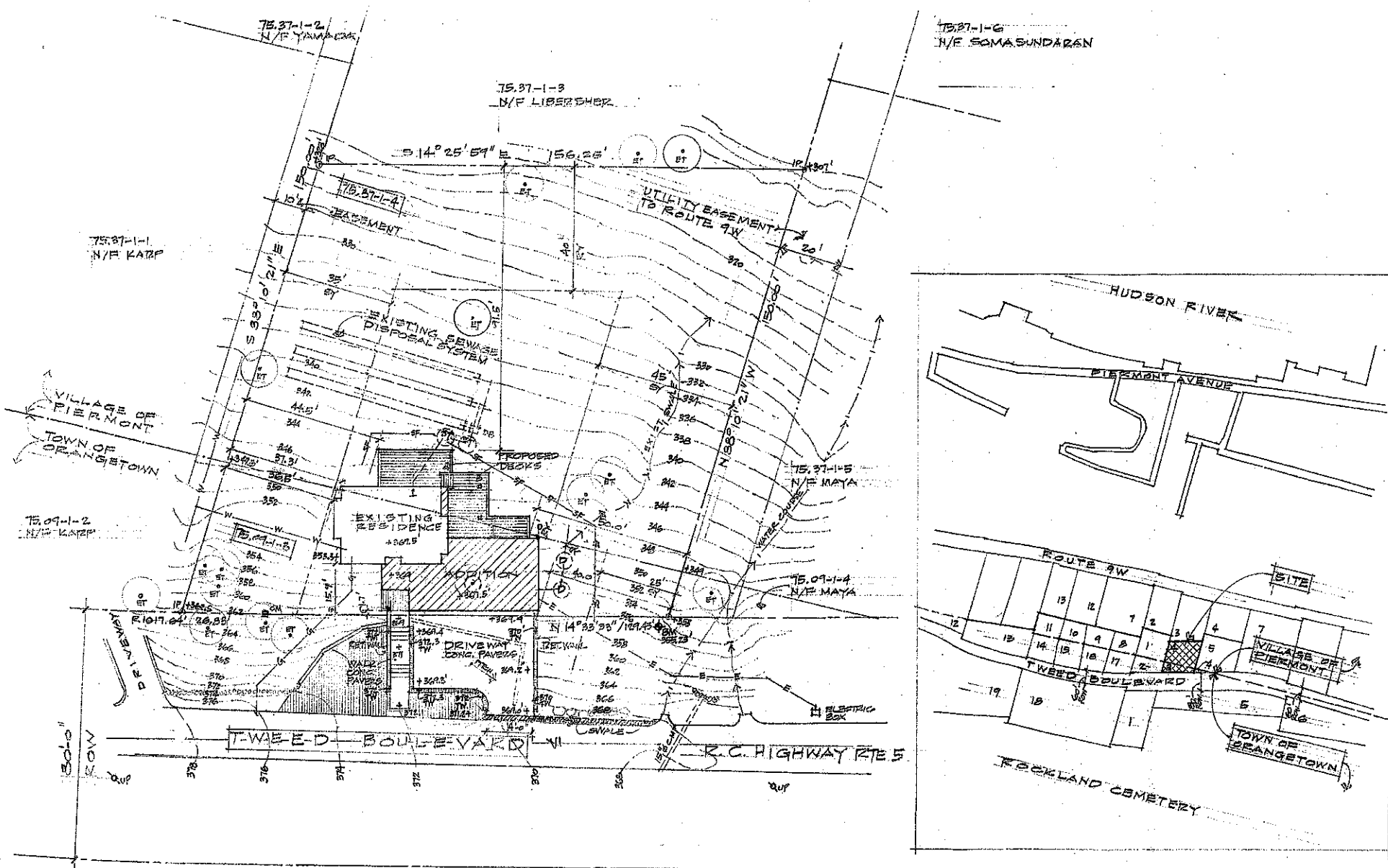
PROPERTY OWNERS: MIKYONG & CHUL HYUN
 PO BOX 889 / PALI SADES, NY 10964

DISTRICTS: SCHOOL - SOUTH ORANGETOWN
 FIRE - ORANGETOWN FIRE DEPARTMENT
 WATER - SPAZKILL
 LIGHTING - TOWN OF ORANGETOWN
 SEWER - ORANGETOWN SEWER DISTRICT

THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN IN THE MANNER SPECIFIED BY SECTION 239 L & M 2E THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.

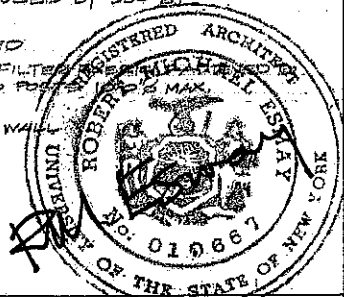
EXISTING SEWAGE DISPOSAL SYSTEM WAS APPROVED BY THE ROCKLAND COUNTY HEALTH DEPARTMENT IN 1972 FOR A TWO BED ROOM HOUSE. THE NUMBER OF BED ROOMS IN THIS PROPOSAL IS TWO.

ZONING BOARD OF APPEALS
 Meeting Of:
SEP 02 2020
 Town Of Orangetown



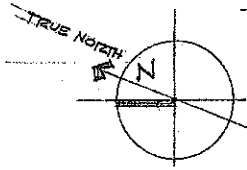
LEGEND

- — — — — PROPERTY LINE
- — — — — BUILDING SETBACK LINE
- - - - - EXISTING TO BE REMOVED
- ~ ~ ~ ~ ~ TOPOGRAPHICAL CONTOUR AT 2' INTERVALS - DATUM NAVD83
- W — WATER SERVICE LINE
- G — GAS SERVICE LINE
- E — UNDERGROUND ELECTRIC SERVICE
- ⊙ (T) EXISTING TREE TO REMAIN
- ⊙ (ST) EXISTING 1000 GALLON SEPTIC TANK
- ⊙ (D) DRYWELL - FINAL LAYOUT WILL BE BASED ON A PERC TEST DRAINAGE ANALYSIS AND REPORT
- ▨ ADDITION
- UP UTILITY POLE
- ▨ EXISTING ASPHALT PAVING TO BE REMOVED - IMPERVIOUS. SURFACE IN ROW WILL BE REDUCED BY 350 #
- ▨ PROPOSED NEW DECKS
- ▨ EXISTING DECKS TO BE REMOVED
- SF — WIRE REINFORCED SILT FENCE. FILTER FABRIC. 5' HIGH. WOVEN WIRE FENCE FASTENED TO POSTS
- ▨ RETAINING WALL - +TW = TOP OF WALL
- ⊙ (BM) BENCH MARK



SITE PLAN
 1" = 20'-0"

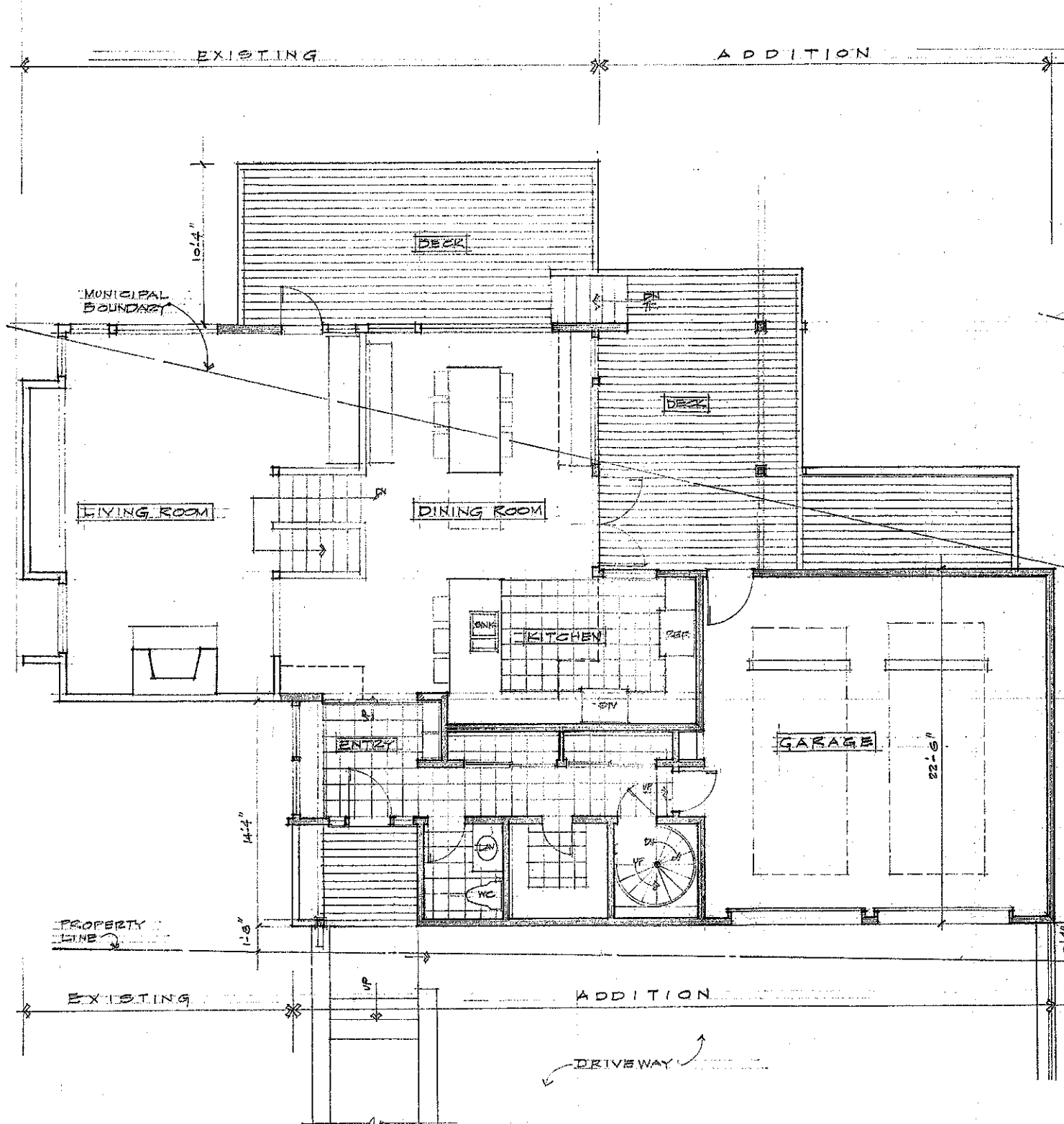
LOCATION MAP
 1/2" = 150'



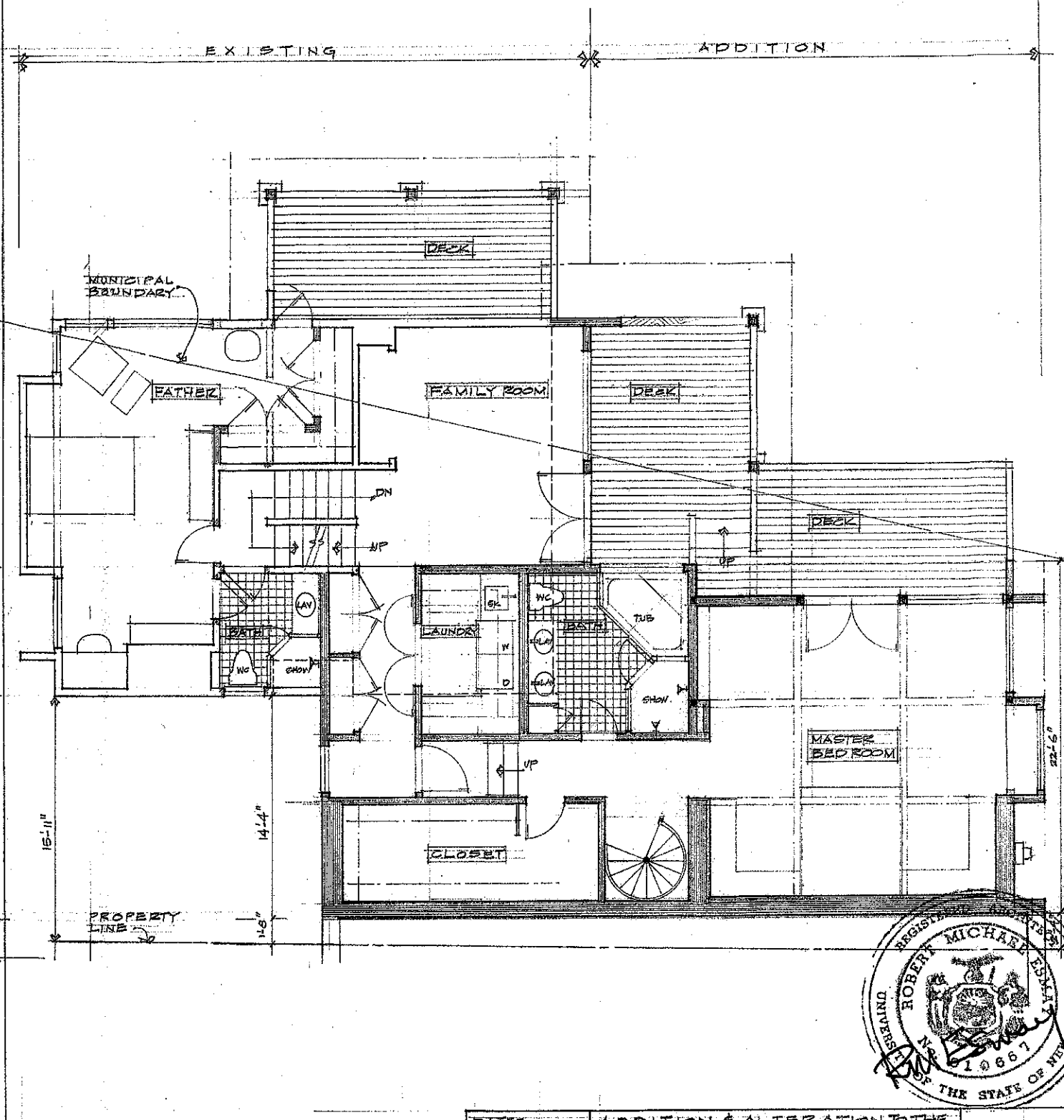
DATES:
 BLDG PERMIT 10.27.19
 REV. 11.18.19
 PLANNED 12.2.19
 REV. 3.10.20
 ZBA 6.30.20

ADDITION & ALTERATION TO THE
 HYUN RESIDENCE
 T-WEED BLVD / TOWN OF ORANGETOWN

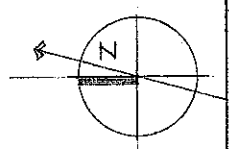
MICHAEL EEMAY / ARCHITECT
 17 VAN HOUTEN ST. / UPPER NYACK, NY
 TEL: 245-258-2732



UPPER LEVEL PLAN
1/4"=1'-0"



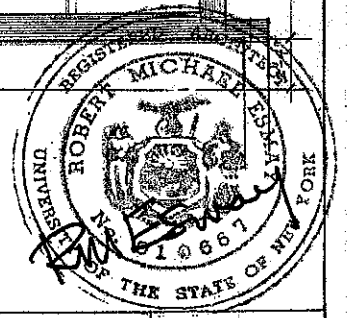
LOWER LEVEL PLAN
1/4"=1'-0"

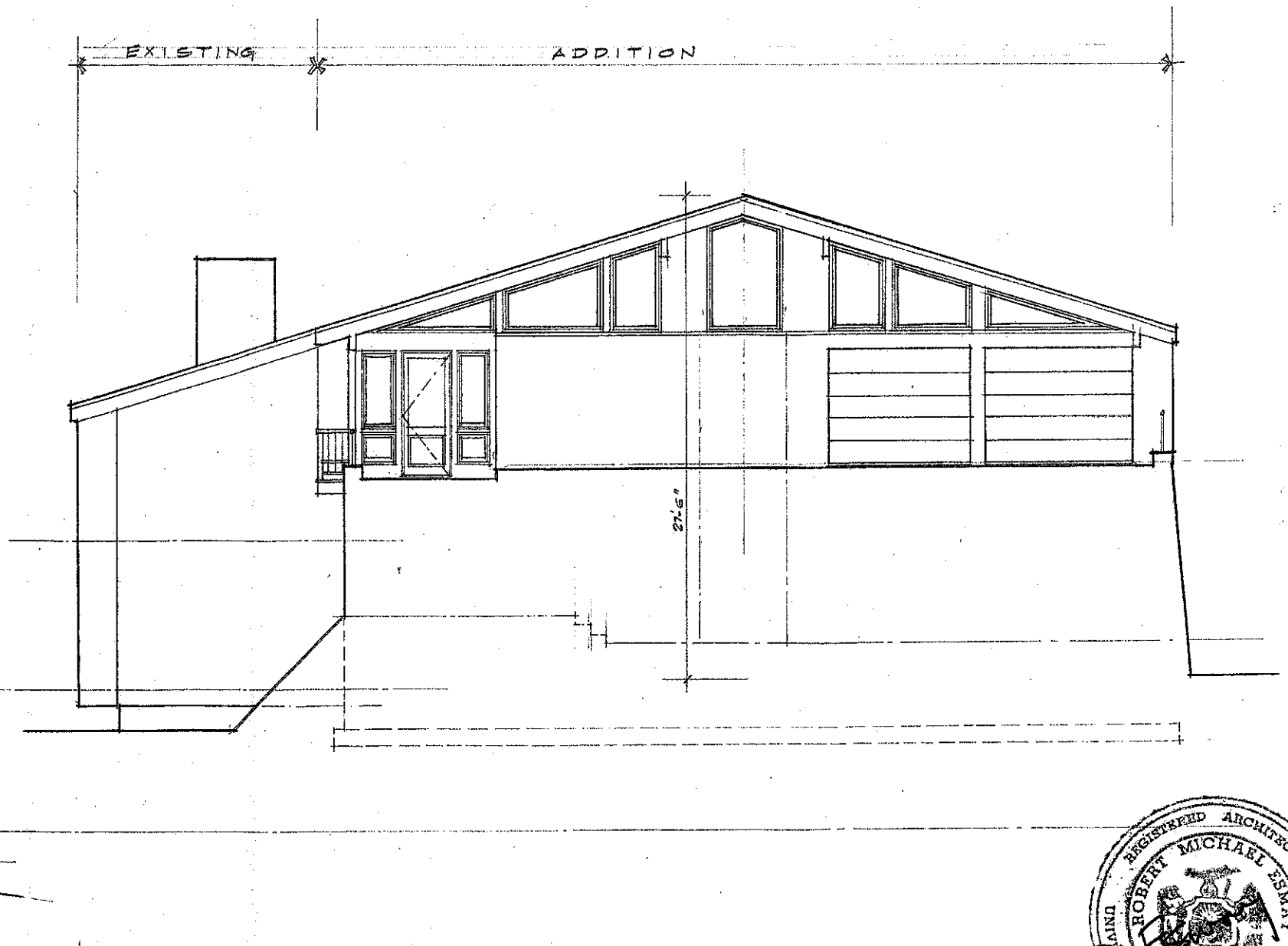
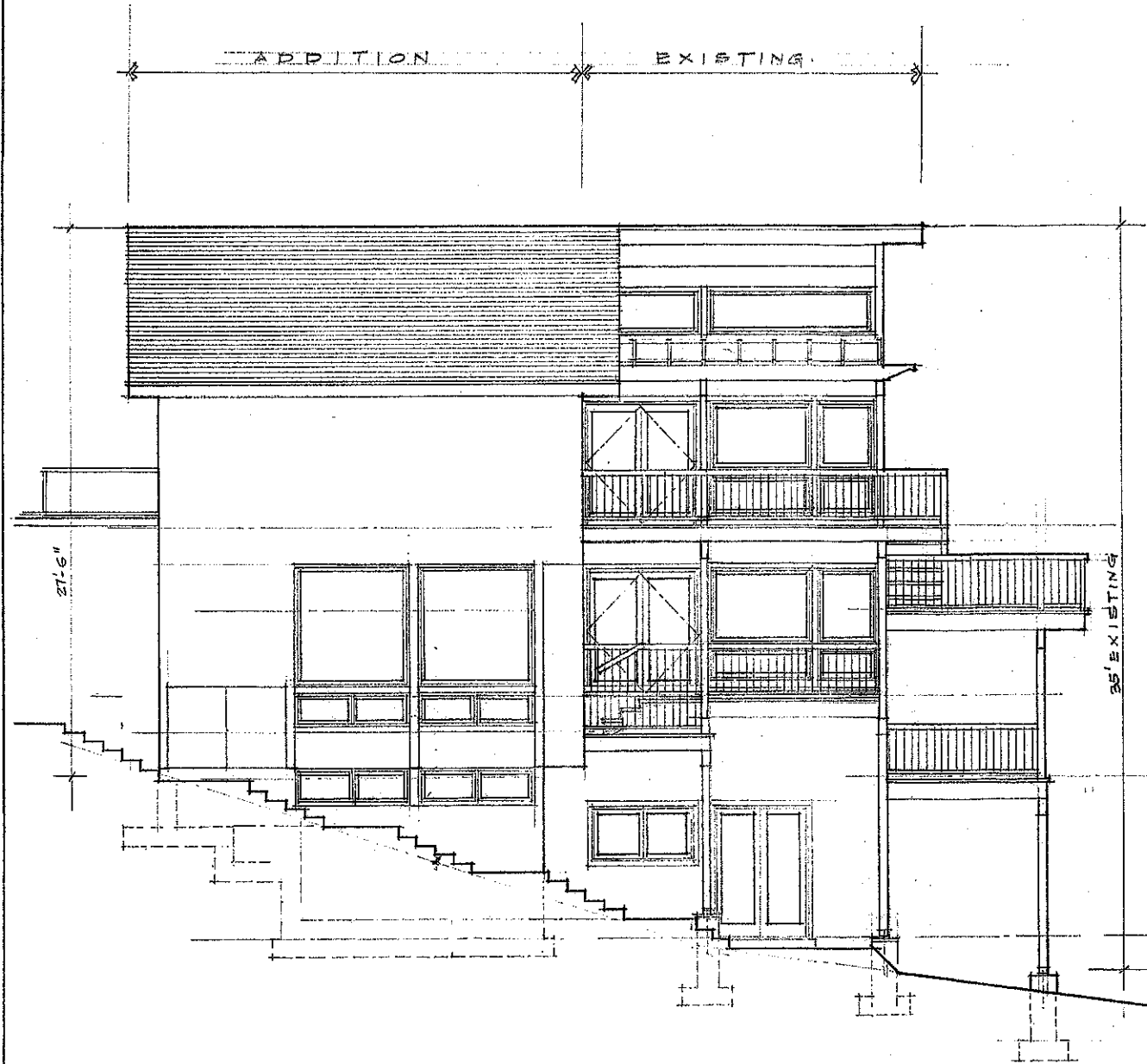


DATES
 BLDG. PERMIT 10/21/19
 PLANN. BD. 11/21/19
 ZBA 6/30/20

**ADDITION & ALTERATION TO THE
 HYUN RESIDENCE**
 121 TWEEB BLVD./TOWN OF ORANGETOWN, NY

MICHAEL ESMAY / ARCHITECT
 17 VAN HOUTEN ST./UPPER NYACK, NY
 TEL: 914 385-0925





SOUTH

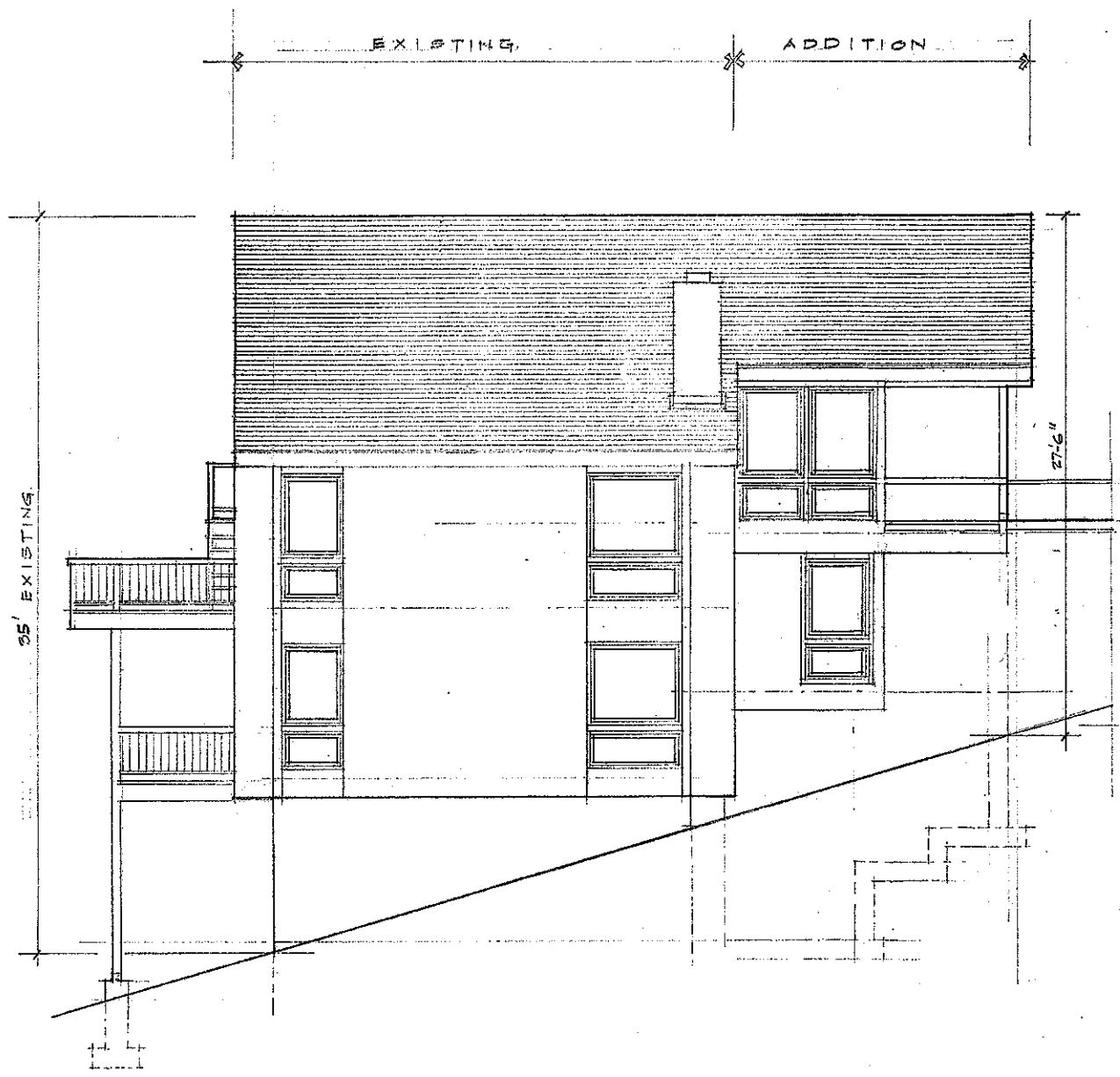
WEST

ELEVATIONS
1/4" = 1'-0"



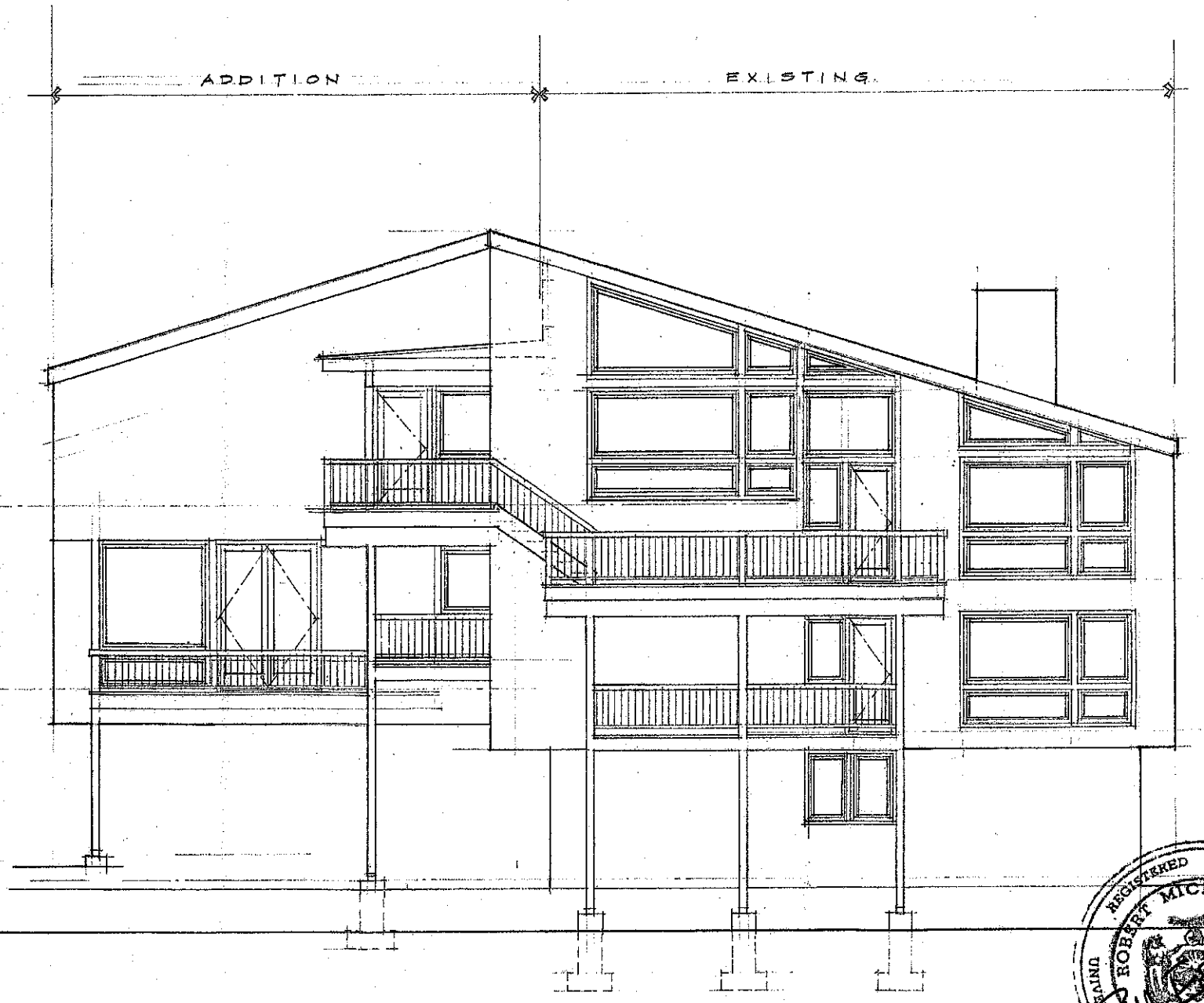
DATE: 12/19/19	ADDITION & ALTERATION TO THE
BLDG PERMIT: 108419	HYUN RESIDENCE
PLAN NO: 12.19	161 TWEEB BLVD / TOWN OF ORANGE TOWN
25A: 6.20.20	
MICHAEL ESMAY / ARCHITECT	
17 VAN HOUTEN ST / UPPER NYACK, NY	
TEL: 248 359 0735	

5
DWG.



NORTH

ELEVATIONS
1/8" = 1'-0"



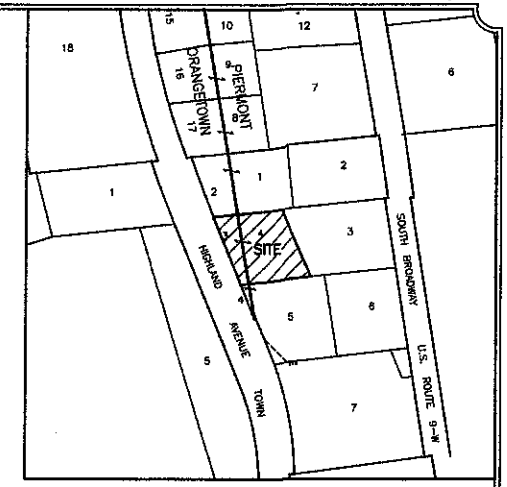
EAST



DATES: BLDG. PERMIT 10/21/19 PLANN. BD. 12/8/19 ZBA 6/30/20	ADDITION & ALTERATION TO THE HYUN RESIDENCE BELTNEED BLVD / TOWN OF ORANGETOWN
MICHAEL ESMAY/ARCHITECT 17 VAN HOUTEN ST / UPPER NYACK, NY TEL: 248 350-0933	

4

DWG.



TAX LOT 75.09-1-1
N OR F KARP

TAX LOT 75.09-1-2
N OR F KARP

TAX LOT 75.37-1-1
N OR F KARP

TAX LOT 75.37-1-2
N OR F YAMADA

TAX LOT 75.09-1-5
N OR F VOLTERRE

TAX LOT 75.37-1-4
AREA=17,626 SF±

TAX LOT 75.37-1-3
N OR F LIBERSHER

TAX LOT 75.37-1-6
N OR F SOMASUNDARAN

NYS ROUTE 9W

TREE LEGEND

1" BK — CALIPER IN INCHES
 BK — TREE TYPE (SEE BELOW)
 2=TWIN, 3=TRIPLE, ETC.

K = OAK
 S = SUMAC
 T = TULIP
 M = MAPLE
 B = BIRCH

MG = MAGNOLIA
 D = DEAD

DATUM: NAVD '88'

LEGEND

--- 142 --- CONTOUR
 +141.5 SPOT GRADE
 CB F CATCH BASIN/FIELD INLET
 --- DRAW LINE
 S SMH SANITARY MANHOLE / PIPE
 --- EDGE OF PAVEMENT
 --- CONCRETE CURB
 G G GAS LINE/ VALVE
 W W WM WATER LINE / VALVE / METER
 --- UTILITY POLE
 * LIGHT POLE
 --- OHW OVERHEAD WIRES
 --- UE UNDERGROUND ELECTRIC

REFERENCES:

1. BEING LOT 1 ON A MAP ENTITLED "SUBDIVISION OF PROPERTY FOR JAMES A. & ELIZABETH ANN HOROWITZ", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP 4235.
2. MAP ENTITLED "MINOR SUBDIVISION FOR RICHARD VOIGTS", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP 4951.
3. MAP ENTITLED "SURVEY FOR RALPH BERECHID", PREPARED BY WILLIAM A. YUDA ASSOCIATES, DATED JAN 10, 1973, LAST REV. 9-4-73.
4. DEEDS ON FILE IN THE ROCKLAND COUNTY CLERK'S OFFICE AS FOLLOWS: INST# 2018-3360, INST# 1999-41174, LIBER 814 PAGE 458, L991 P143, L1014 P338

SURVEY NOTE:

1. PROPERTY SHOWN HEREIN IS TOGETHER WITH A NONEXCLUSIVE TWENTY (20') FOOT UTILITY EASEMENT ALONG THE NORTHERLY LINE OF LOT 3 AND 4 AS SHOWN ON FM 4235.

1/30/20	REVISIONS
8/17/19	DWLG OH
DATE	REVISED BY
DRAWN LDW	
CHECKED JAG	
APPROVED JAG	
JAY A. GREENWELL, P.E. NYS LIC. # 49676	

SURVEY OF PROPERTY FOR HYUN VILLAGE OF PIERMONT ROCKLAND COUNTY, NEW YORK		TAX LOT # SEE ABOVE AREA 22,501 SF FILE 21934SURV SCALE 1"=20' DATE 08/05/19 JOB NO. 21934
JAY A. GREENWELL, PLS, LLC LAND SURVEYING - LAND PLANNING 85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901 PHONE 845-357-0830 FAX 845-357-0756		



REVISED THROUGH
FEBRUARY 28, 2019

75.09	75.10
75.11	75.12
75.13	75.14
75.15	75.16
75.17	75.18
75.19	75.20
75.21	75.22
75.23	75.24
75.25	75.26
75.27	75.28
75.29	75.30
75.31	75.32
75.33	75.34
75.35	75.36
75.37	75.38
75.39	75.40
75.41	75.42
75.43	75.44
75.45	75.46
75.47	75.48
75.49	75.50

PROPERTY OWNERS

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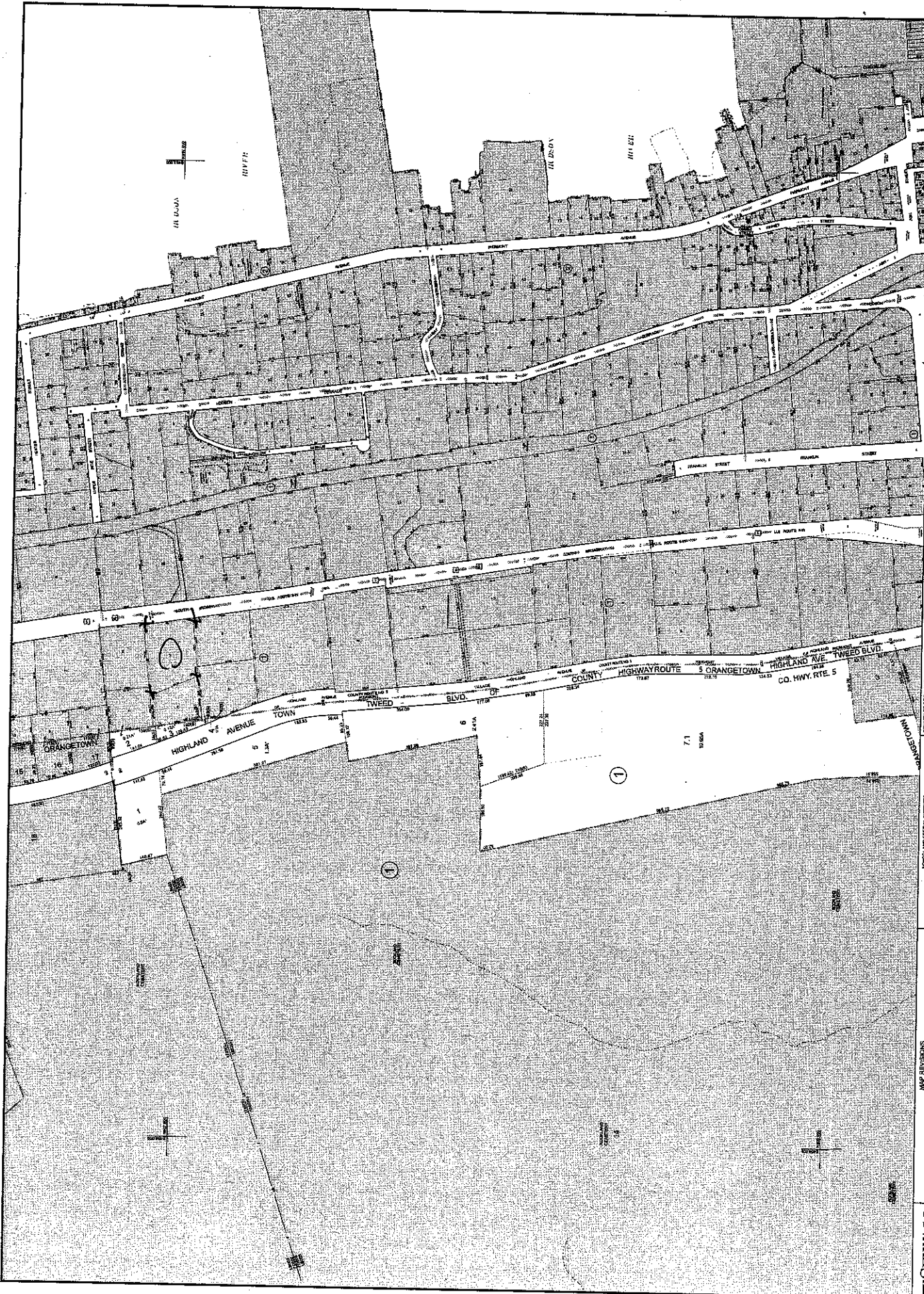
PROPERTY OWNERS

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PROPERTY OWNERS

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PROPERTY OWNERS



SEWALL
ENGINEERS & ARCHITECTS
INCORPORATED
1000 W. BAYVIEW AVENUE
SUITE 100
ORANGETOWN, FL 32967
TEL: 352.385.1111
WWW.SEWALL-FL.COM

Name of Municipality: TOWN OF ORANGETOWN

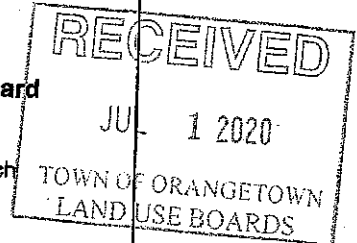
Date Submitted: 6/30/20

2020 LAND USE BOARD APPLICATION

Please check all that apply:

<input type="checkbox"/> Commercial	<input type="checkbox"/> Residential
<input checked="" 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#: 49477
 ASSIGNED
 INSPECTOR: Rick Oliver
 Referred from Planning Board: YES / NO
 if yes provide date of Planning Board meeting: 6/24/20



Project Name: Addition & Alteration to the Hyun Residence

Street Address: 161 Tweed Blvd Upper Grandview
Town of Orangetown, NY 10960

Tax Map Designation:

Section: 75.09 Block: 1 Lot(s): 3
Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the East side of Tweed Blvd, approximately 3000 +/- feet North of the intersection of Route 9W, in the Town of ORANGETOWN in the hamlet/village of Upper Grandview.

Acreage of Parcel 0.11 Acres
School District South Orangetown
Ambulance District _____
Water District _____

Zoning District R22
Postal District Nyack
Fire District Orangeburg Fire
Sewer District Orangetown

Project Description: (If additional space required, please attach a narrative summary.)
Addition to an Existing Single Family Dwelling

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

Date: 6/30/20 Applicant's Signature: [Signature]

APPLICATION REVIEW FORM

Applicant: Mikyong Hyun Phone # 845 548 8687
 Address: 139 Washington Spring Rd. Palisades NY 10964
Street Name & Number (Post Office) City State Zip Code

Property Owner: Mikyong Hyun Phone # 845 548 8687
 Address: 139 Washington Spring Rd. Palisades NY 10964
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: Michael Esmy Phone # 845 358 0933
 Address: 17 Van Houten St Upper Nyack NY 10960
Street Name & Number (Post Office) City State Zip Code

Attorney: _____ Phone # _____
 Address: _____
Street Name & Number (Post Office) City State Zip Code

Contact Person: Mikyong Hyun Phone # 845 548 8687
 Address: 139 Washington Spring Rd. Palisades NY 10964
Street Name & Number (Post Office) City State Zip Code

GENERAL MUNICIPAL LAW REVIEW:

This property is within 500 feet of:
 (Check all that apply)

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 L, M, N, AND NN.

- | | | |
|--|---|--------------------------------------|
| <input checked="" type="checkbox"/> State or County Road | <input type="checkbox"/> State or County Park | Already done.
Ask Debbie Arbolino |
| <input type="checkbox"/> Long Path | <input type="checkbox"/> County Stream | |
| <input checked="" type="checkbox"/> Municipal Boundary | <input type="checkbox"/> County Facility | |
| | | |

List name(s) of facility checked above:
Rockland County Highway Rte No 5
Village of Piermont

Referral Agencies:

- | | |
|---|--|
| <input checked="" type="checkbox"/> RC Highway Department | <input type="checkbox"/> RC Division of Environmental Resources |
| <input type="checkbox"/> RC Drainage Agency | <input checked="" type="checkbox"/> RC Dept. of Health |
| <input type="checkbox"/> NYS Dept. of Transportation | <input type="checkbox"/> NYS Dept. of Environmental Conservation |
| <input type="checkbox"/> NYS Thruway Authority | <input type="checkbox"/> Palisades Interstate Park Commission |
| <input checked="" type="checkbox"/> Adjacent Municipality | |
| <input type="checkbox"/> Other _____ | |

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 Area w/ Slopes greater than 25% - 1700 SF / Net area = 3175 SF

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? Yes

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.

Planning Board - Case NO. PB 20-10
Meeting & Referral Date - 6/24/20

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

Tax Lot - 75.37/1/4 in the Village of
Piermont



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

Planning Board Referral Letter

Mikyong Hyun

Date: November 20, 2019

161 Tweed Blvd

Palisades, NY,

PMT 49477, sbl 75.04-1-3

Re: Chapter 43, Section 10.223

Paragraph G-1 requires Planning

Board Approval

Dear Mikyong Hyun:

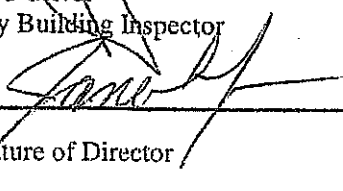
Please be advised that the Building Permit Application, which you submitted on October 28, 2019, has been denied to appear before the Planning Board. I have enclosed a copy of your application, where you will find at the bottom the reason for denial.

The Clerk to the Planning Board, Cheryl Coopersmith, can assist you in the preparation necessary to appear before the board. Please contact her 845-359-8410 ext 4330 or ccoopersmith@orangetown.com

Sincerely,


Richard Oliver
Deputy Building Inspector

11/20/19


Signature of Director

11/22/19
Date

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

CC: Rosanna Sfraga
Liz DeCort
Cheryl Coopersmith

PERMIT EXPIRES TWO (2) YEARS FROM DATE OF ISSUANCE.
TWO SIX (6) MONTH EXTENSIONS MAY BE GRANTED PRIOR TO EXPIRATION DATE.

APPLICATION FOR BUILDING / DEMOLITION PERMIT
TOWN OF ORANGETOWN

20 Greenbush Road, Orangeburg, NY 10962 Phone: (845) 359-8410 Fax: (845) 359-8526

ZONE: R-22 (C/MU) **OFFICIAL USE ONLY** **ACREAGE:** .11

Inspector: G **Date App Received:** 10/28/19 **Received By:** L13

Permit No.: 49477 **Date Issued:** _____

CO No.: _____ **Date Issued:** _____

Permit Fee: \$41032 **Ck#:** 1382 **Paid By:** Hyun

GIS Fee: \$20 **Ck#:** 1383 **Paid By:** _____

Stream Maintenance Fee: _____ **Ck #:** _____ **Paid By:** _____

Additional Fee: _____ **Ck#:** _____ **Date Paid:** _____ **Paid By:** _____

1st 6 mo. Ext.: _____ **Ck #:** _____ **Exp. Date:** _____ **Paid By:** _____

2nd 6 mo. Ext.: _____ **Ck #:** _____ **Exp. Date:** _____ **Paid By:** _____

APPLICANT COMPLETES:

Note: See inside for instructions for completing this application,
PAGES 2, 3 and PAGE 4 must be reviewed and PAGES 3 & 4 must signed by the applicant.

Property Location: 161 Tweed Blvd
Section: 75.09 **Block:** 1 **Lot:** 3

Property Owner: Mikyong & Chul Hyun
Mailing Address: Po Box 689, 139 Washington Spring Rd, Palisades NY 10964
Email: Mikidesign@yahoo.com **Phone #:** 845 548 8687

Lessee (Business Name): NA
Mailing Address: _____
Email: _____ **Phone #:** _____

Type of Business /Use: _____
Contact Person: Mikyong (Miki) Hyun **Relation to Project:** owner
Email: Mikidesign@yahoo.com **Phone#:** 845 548 8687

Architect/Engineer: Michael Esmay **NYS Lic #:** 10667
Address: 17 Van Houten St. Upper Nyack, NY 10960 **Phone#:** 845 358 0933

Builder/General Contractor: Not Selected **RC Lic #:** _____
Address: _____ **Phone#:** _____

Plumber: _____ **RC Lic #:** _____
Address: _____ **Phone#:** _____

Electrician: _____ **RC Lic #:** _____
Address: _____ **Phone#:** _____

Heat/Cooling: _____ **RC Lic#:** _____
Address: _____ **Phone#:** _____

Existing use of structure or land: Residential

Proposed Project Description: Addition and alteration to an existing residence.

Proposed Square Footage: 1800 sq ft **Estimated Construction Value (\$):** 250,000

BUILDING DEPARTMENT COMPLETES BELOW

PLANS REVIEWED: _____

PERMIT REFERRED / DENIED FOR:
Chapter 43, Section 10-223, Paragraph 6-1, requires Planning Board Approval.

also ZBA req'd

[Signature]
11/20/19

[Signature]
11/22/19

FOR OFFICE USE ONLY SECTION 75.09 BLOCK 1 LOT 3 NAME Mikyong PERMIT# 49477



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

ZONING BOARD OF APPEALS

Date: July 1, 2020

Applicant: Mikyong Hyun

Address: 161 Tweed Boulevard Sparkill NY

Section: 75.09

Block: 1

Lot: 3

Permit# 49477

Plans Submitted: Addition & Alteration tot he Hyun REsidence 161 Tweed dated 10/21/19 last

revised 6/30 2020 signed and sealed by Robert Michael Esmay Architect.(4 pages)

Survey dated 8/5/19 by Jay Greenwell LS

RECEIVED

JUL 1 2020

Project Name: Hyun Residence

TOWN OF ORANGETOWN
BUILDING DEPARTMENT

Date of Submittal to Land Use Board: 7/1/2020

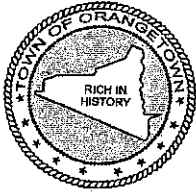
Date of Board Meeting: TBD

Sincerely,

Debbie Arbolino

Administrative Aide

Date/Initial of OBZPAE Review Completed: J 7-1-2020



OFFICE OF BUILDING, ZONING, PLANNING
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN
20 GREENBUSH ROAD
ORANGEBURG, N.Y. 10962

Jane Slavin, RA
Director

(845) 359-8410

Fax: (845) 359-8526

Date: June 18, 2020

To: Cheryl Coopersmith, Chief Clerk
Planning Board

From: Jane Slavin, RA.,
Director O.B.Z.P.A.E.

Subject: **Hyun Site Plan** **PB #20-10**
Critical Environmental Area
Prepreliminary/ Preliminary/ Final Site Plan and SEQRA Review
161 Tweed Boulevard, Sparkill
75.09/1/3; R-22 zoning district

Submission Reviewed:

Site survey map as prepared by Jay A. Greenwell, PLS last revised 1/30/2020
Slope category map as prepared by Jay A. Greenwell, PLS last dated 8/5/19, Addition
and Alteration plans 1-4 as prepared by Michael Esmay, last revised 3/10/2020.

- 1) The variances requested are substantial; of most concern is the proposed 1.7' setback from the ROW. Applicant should consider alternate ways to achieve the desired additional space.
- 2) The following variances are required:
 - a) Front Yard required 40', existing 15.9', proposed 1.7'
 - b) Floor area ratio required .20, existing .52, proposed 1.19
 - c) Rear yard, 45' required, 0' existing, proposed 0' to new addition.
 - d) Height permitted 9"/1', existing 19.5"/1', proposed 208"/1'.
- 3) The proposed retaining walls range in height from 1 foot to 12 feet. Detailed information for the proposed retaining walls must be provided including structural details and elevations.
- 4) Per Chapter 2, section 2-4 (A) and 2-5B (4), ACABOR review and approval is required.