



Village Of Nyack

Incorporated February 27, 1883



Asst Building Inspector

Paul Rozsypal

Fire Inspector

David Smith

Code Enforcement Officers

Richard J. Siddi

Benjamin C. Welford

BUILDING DEPARTMENT

9 North Broadway

Nyack, New York 10960-2697

(845) 358- 4249 / FAX: (845) 358-0672

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MANNY A. CARMONA

Chief Building Inspector

May 21, 2025

Zoning Board of Appeals Members

Village of Nyack

RE: 52 Jefferson St. (66.30-1-44) Area Variance Application

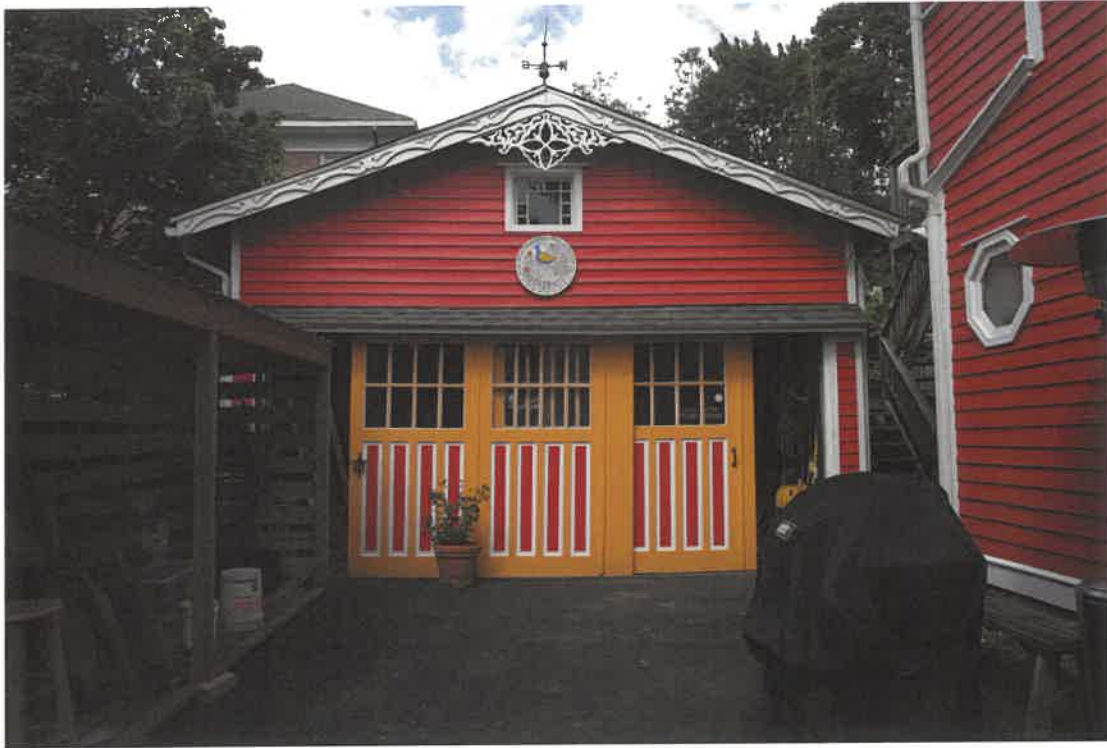
As per the Board's request, an inspection was conducted at the above address to determine if there is any negative impact created on the adjacent property (142 – 144 Third Ave) by the approval of this variance.

The alteration of the garage and the increased building height is creating a positive impact on 142 – 144 Third Ave by eliminating the property line encroachment and roof rainwater discharge by the roof overhang.

The new construction will eliminate the overhang by making the roof side lines flush with the exterior walls; Additionally, roof gutters will be installed to catch roof rainwater and divert it to 52 Jefferson St. property.

MANNY A. CARMONA
Chief Building Inspector

Attach: Before and proposed pictures/plans



FRONT OF GARAGE



BACK OF GARAGE



RIGHT SIDE OF GARAGE



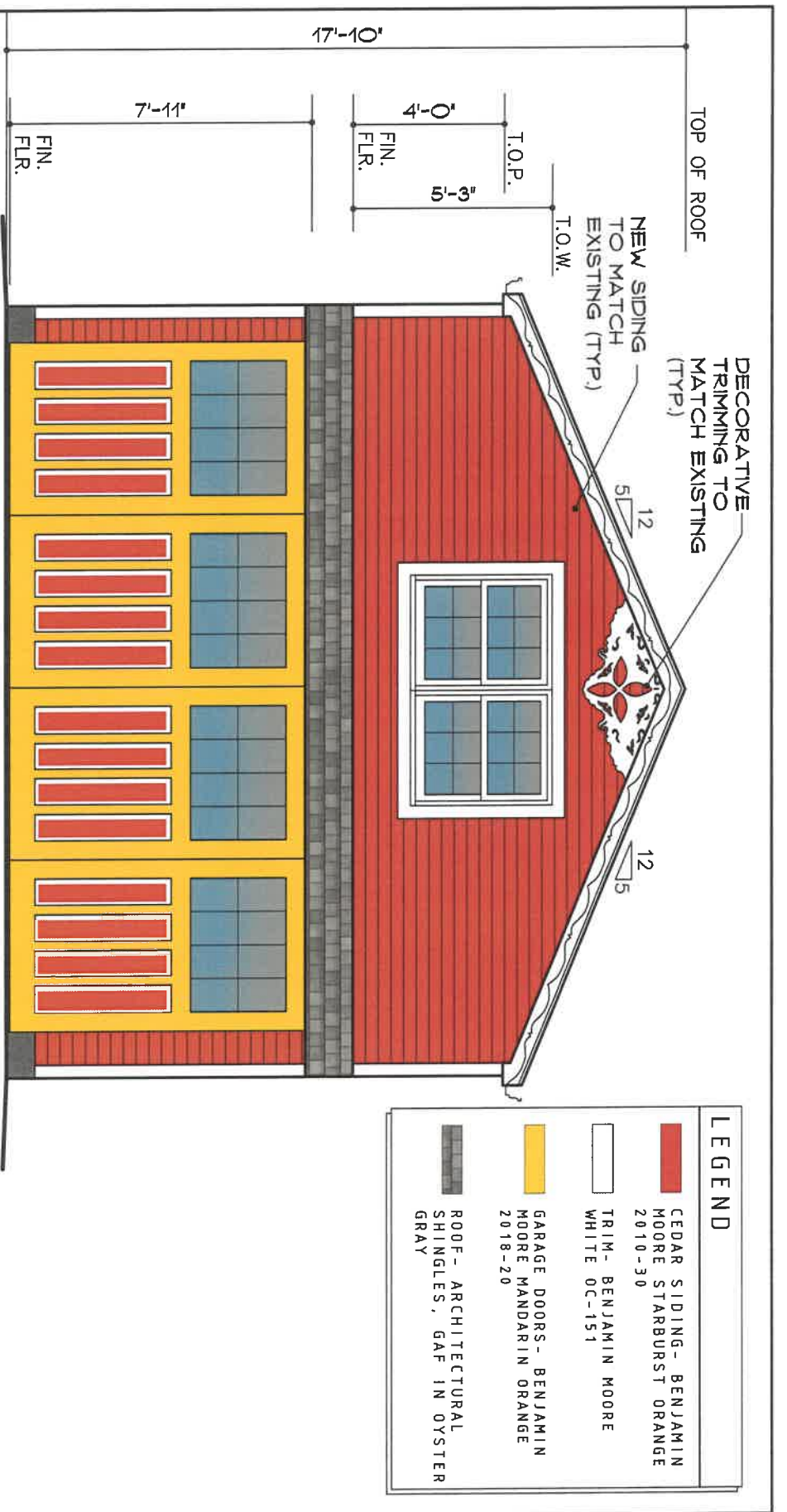
LEFT SIDE OF GARAGE



JORGE L. LOPEZ, ARCHITECT, PC

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LEGEND	
	CEDAR SIDING- BENJAMIN MOORE STARBURST ORANGE 2010-30
	TRIM- BENJAMIN MOORE WHITE OC-151
	GARAGE DOORS- BENJAMIN MOORE MANDARIN ORANGE 2018-20
	ROOF- ARCHITECTURAL SHINGLES, GAF IN OYSTER GRAY

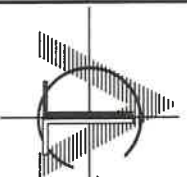
PROPOSED FRONT ELEVATION

Not Valid for Building Unless Signed and Sealed by Architect

George L. Lopez

NY 028753

PROPOSED
ALTERATIONS FOR
DOROTHEA ERICHSEN
52 JEFFERSON ST
NYACK NY 10960



JORGE L. LOPEZ, ARCHITECT, PC

JORGE L. LOPEZ, RA, AIA, PRINCIPAL
Residential & Commercial Architecture

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52 Jefferson St

From Manuel Carmona <mcarmona1@me.com>

Date Tue 24-Jun-25 14:08

To Manny Carmona <chiefbuildinginspector@nyack.gov>

This email originated from outside of the organization.



5/21/2025







Sent from my iPhone

