A South Nyack Zoning Visual Overview and Orangetown Comparison

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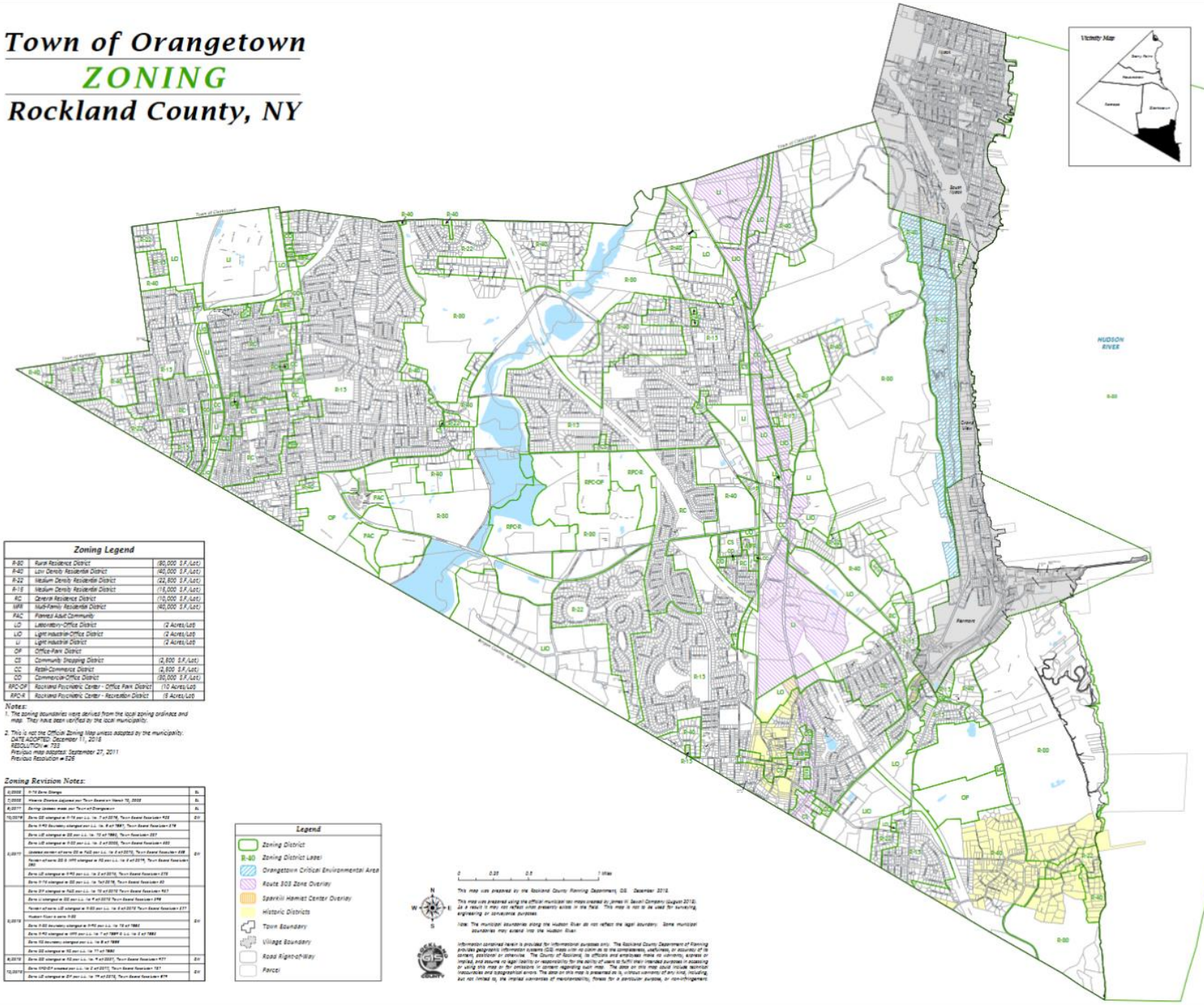
Town of Orangetown
ZONING
Rockland County, NY



Zoning Legend		
R-80	Rural Residence District	(80,000 S.F./Lot)
R-40	Low Density Residential District	(40,000 S.F./Lot)
R-22	Medium Density Residential District	(22,500 S.F./Lot)
R-15	Medium Density Residential District	(15,000 S.F./Lot)
RC	General Residence District	(10,000 S.F./Lot)
MFR	Multi-Family Residential District	(40,000 S.F./Lot)
FAC	Planned Adult Community	
LO	Laboratory-Office District	(2 Acres/Lot)
LIO	Light Industrial-Office District	(2 Acres/Lot)
LI	Light Industrial District	(2 Acres/Lot)
OP	Office-Park District	
CS	Community Shopping District	(2,500 S.F./Lot)
CC	Retail-Commerce District	(2,500 S.F./Lot)
CO	Commercial-Office District	(30,000 S.F./Lot)
RPC-OP	Rockland Psychiatric Center - Office Park District	(10 Acres/Lot)
RPC-R	Rockland Psychiatric Center - Recreation District	(5 Acres/Lot)

Notes:

1. The zoning boundaries were derived from the local zoning ordinance and map. They have been verified by the local municipality.
2. This is not the Official Zoning Map unless adopted by the municipality:
   DATE ADOPTED: December 11, 2018
   RESOLUTION # 733
   Previous map adopted: September 27, 2011
   Previous Resolution # 526

Zoning Revision Notes:

6/2008	R-15 Zone Change	EL
7/2008	Historic Districts Adjusted per Town Board on March 10, 2008	EL
8/2011	Zoning Updates made per Town of Orangetown	EL
10/2016	Zone OS changed to R-15 per L.L. No. 7 of 2016, Town Board Resolution #25	EH
8/2017	Zone R-40 Boundary changed per L.L. No. 8 of 1997, Town Board Resolution #78	EH
	Zone LIO changed to OS per L.L. No. 10 of 1995, Town Resolution 257	
	Zone LIO changed to R-22 per L.L. No. 3 of 2000, Town Board Resolution #60	
	Updated center of zone OS to FAC per L.L. No. 8 of 2010, Town Board Resolution #88	
	Tracker of zone OS & MFR changed to RC per L.L. No. 8 of 2016, Town Board Resolution 280	
	Zone LIO changed to R-40 per L.L. No. 2 of 2016, Town Board Resolution #75	
	Zone R-15 changed to OS per L.L. No. 7 of 2016, Town Board Resolution #0	
8/2018	Zone OP changed to FAC per L.L. No. 10 of 2018 Town Board Resolution #67	EH
	Zone LI changed to OS per L.L. No. 4 of 2018 Town Board Resolution #98	
	Tracker of zone LIO changed to R-80 per L.L. No. 8 of 2018 Town Board Resolution #77	
	Hudson River to zone R-80	
	Zone R-80 Boundary changed to R-40 per L.L. No. 10 of 1995	
	Zone R-40 changed to MFR per L.L. No. 7 of 1999 & L.L. No. 2 of 1995	
	Zone RC Boundary changed per L.L. No. 8 of 1999	
	Zone OS changed to RC per L.L. No. 11 of 1995	
8/2019	Zone OS changed to RC per L.L. No. 4 of 2007, Town Board Resolution #77	EH
12/2019	Zone RPC-OP changed per L.L. No. 2 of 2011, Town Board Resolution 787	EH
	Zone LIO changed to OP per L.L. No. 14 of 2016, Town Board Resolution #74	

This map was prepared by the Rockland County Planning Department, GIS. December 2018.

This map was prepared using the official municipal tax maps created by James W. Sewell Company (August 2018). As a result it may not reflect what presently exists in the field. This map is not to be used for surveying, engineering or conveyance purposes.

Note: The municipal boundaries along the Hudson River do not reflect the legal boundary. Some municipal boundaries may extend into the Hudson River.

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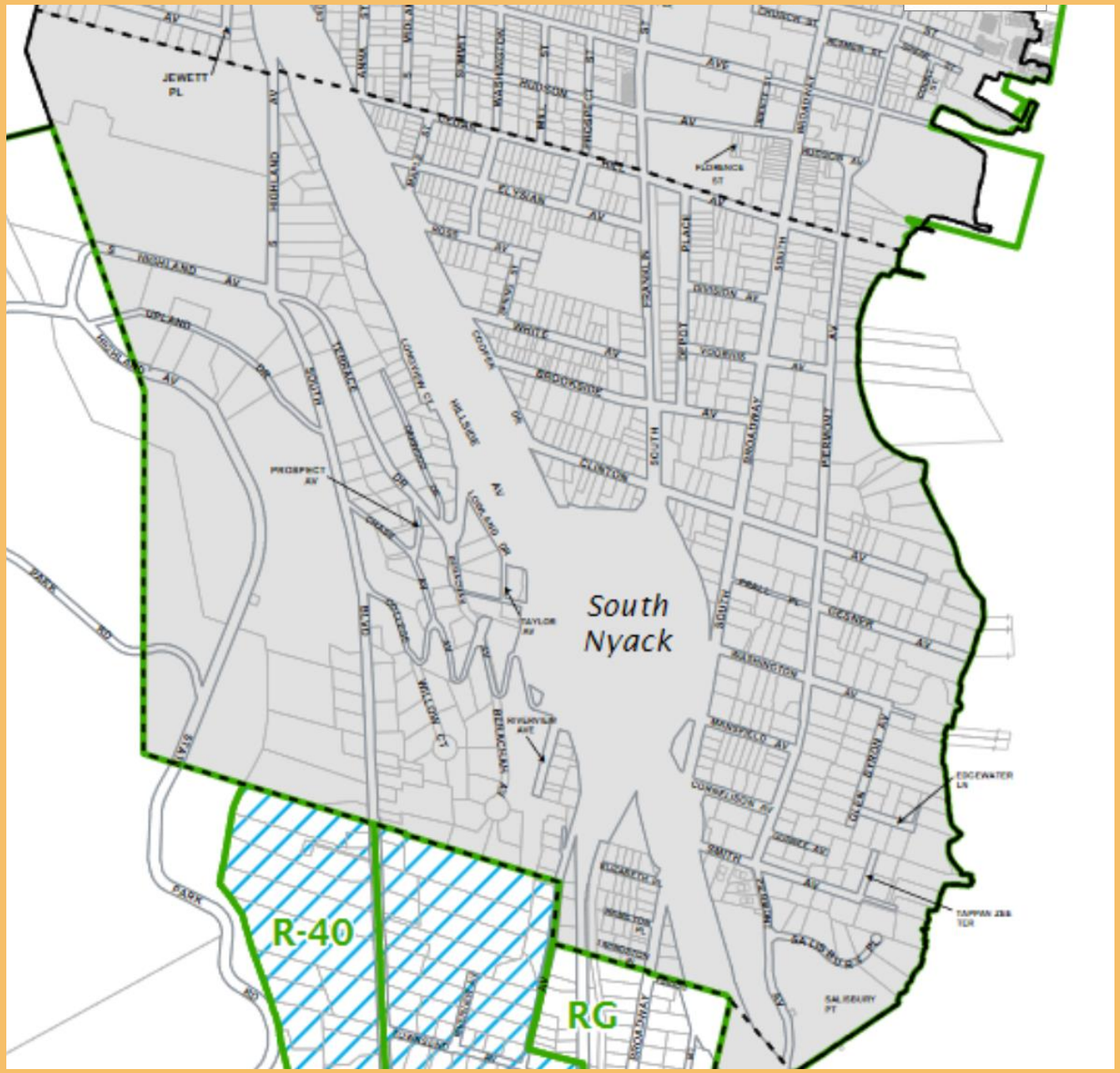
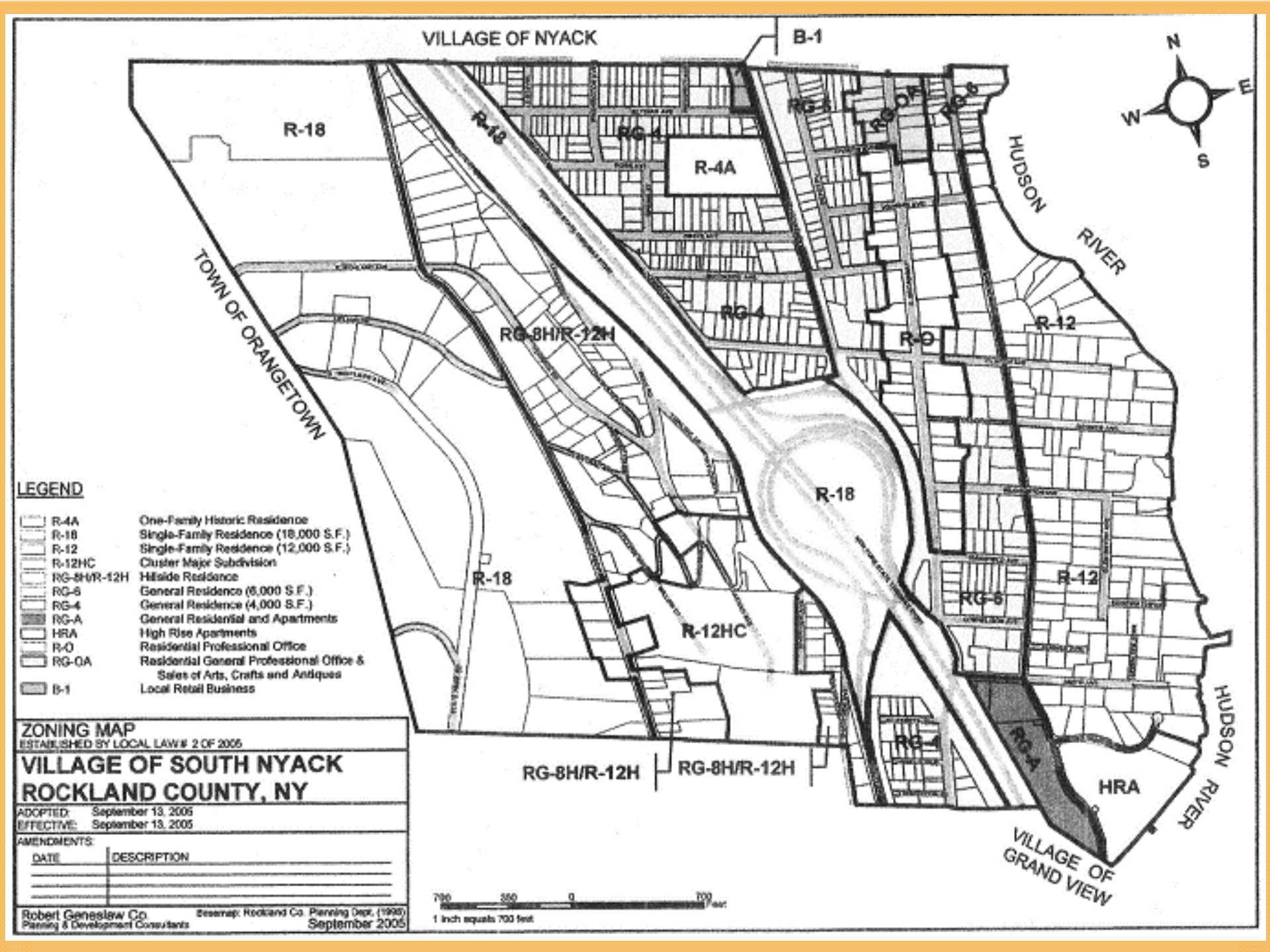

South
Nyack
R-40
RG


VILLAGE OF NYACK
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RG-6
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RG-A
HUDSON
RIVER
TOWN OF ORANGETOWN
RG-4
R-O
R-12
RG-8H/R-12H
R-18
R-18
R-12
RG-6
R-12HC
RG-4
RG-4
HRA
RG-8H/R-12H
RG-8H/R-12H
HUDSON RIVER
VILLAGE OF GRAND VIEW
LEGEND
R-4A One-Family Historic Residence
R-18 Single-Family Residence (18,000 S.F.)
R-12 Single-Family Residence (12,000 S.F.)
R-12HC Cluster Major Subdivision
RG-8H/R-12H Hillside Residence
RG-6 General Residence (6,000 S.F.)
RG-4 General Residence (4,000 S.F.)
RG-A General Residential and Apartments
HRA High Rise Apartments
R-O Residential Professional Office
RG-OA Residential General Professional Office & Sales of Arts, Crafts and Antiques
B-1 Local Retail Business
ZONING MAP
ESTABLISHED BY LOCAL LAW # 2 OF 2005
VILLAGE OF SOUTH NYACK
ROCKLAND COUNTY, NY
ADOPTED: September 13, 2005
EFFECTIVE: September 13, 2005
AMENDMENTS:
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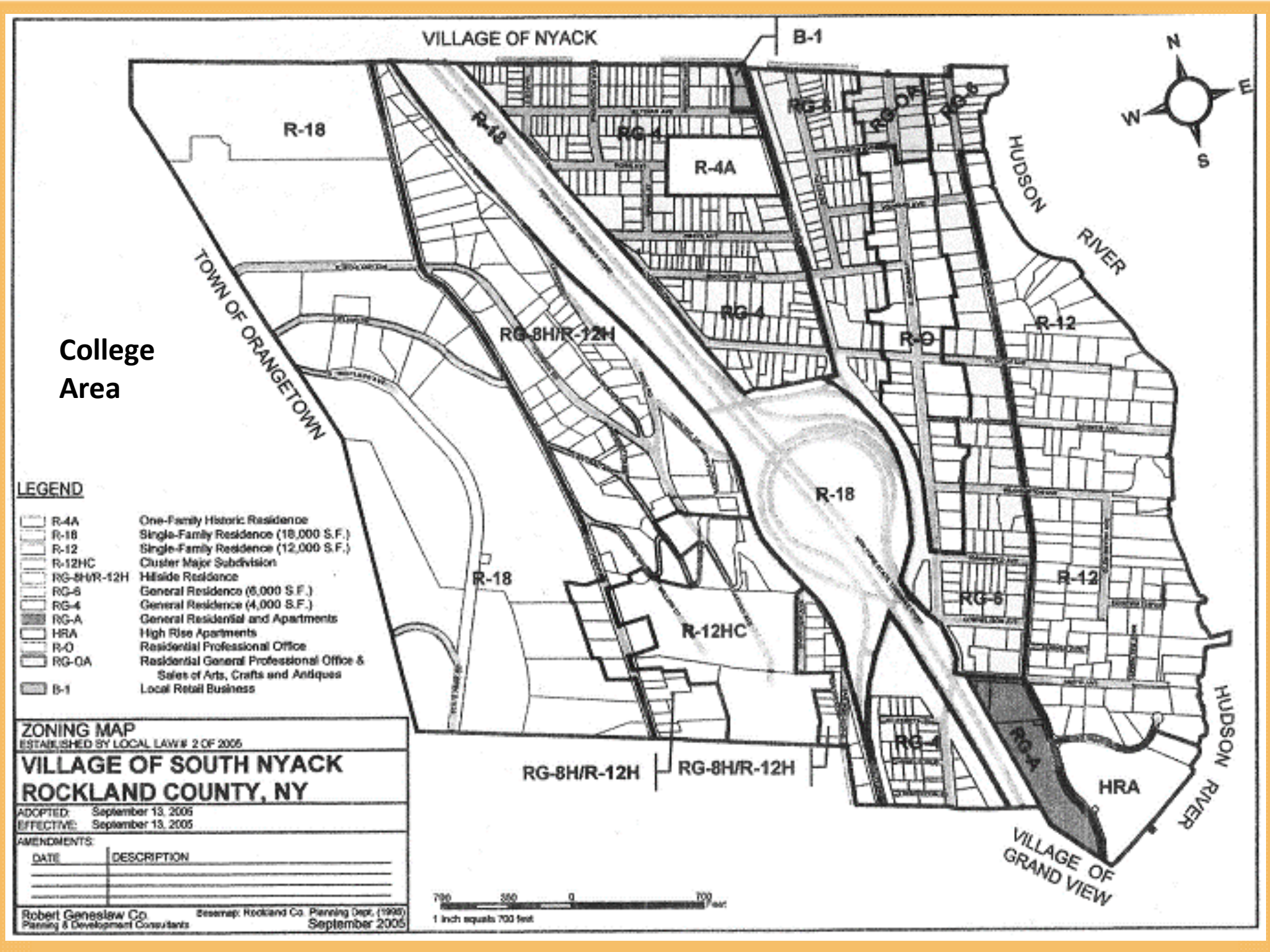
Robert Geneslaw Co.
Planning & Development Consultants
Basemap: Rockland Co. Planning Dept. (1995)
September 2005
700 350 0 700 Feet
1 inch equals 700 feet


College Area
VILLAGE OF NYACK
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HUDSON RIVER
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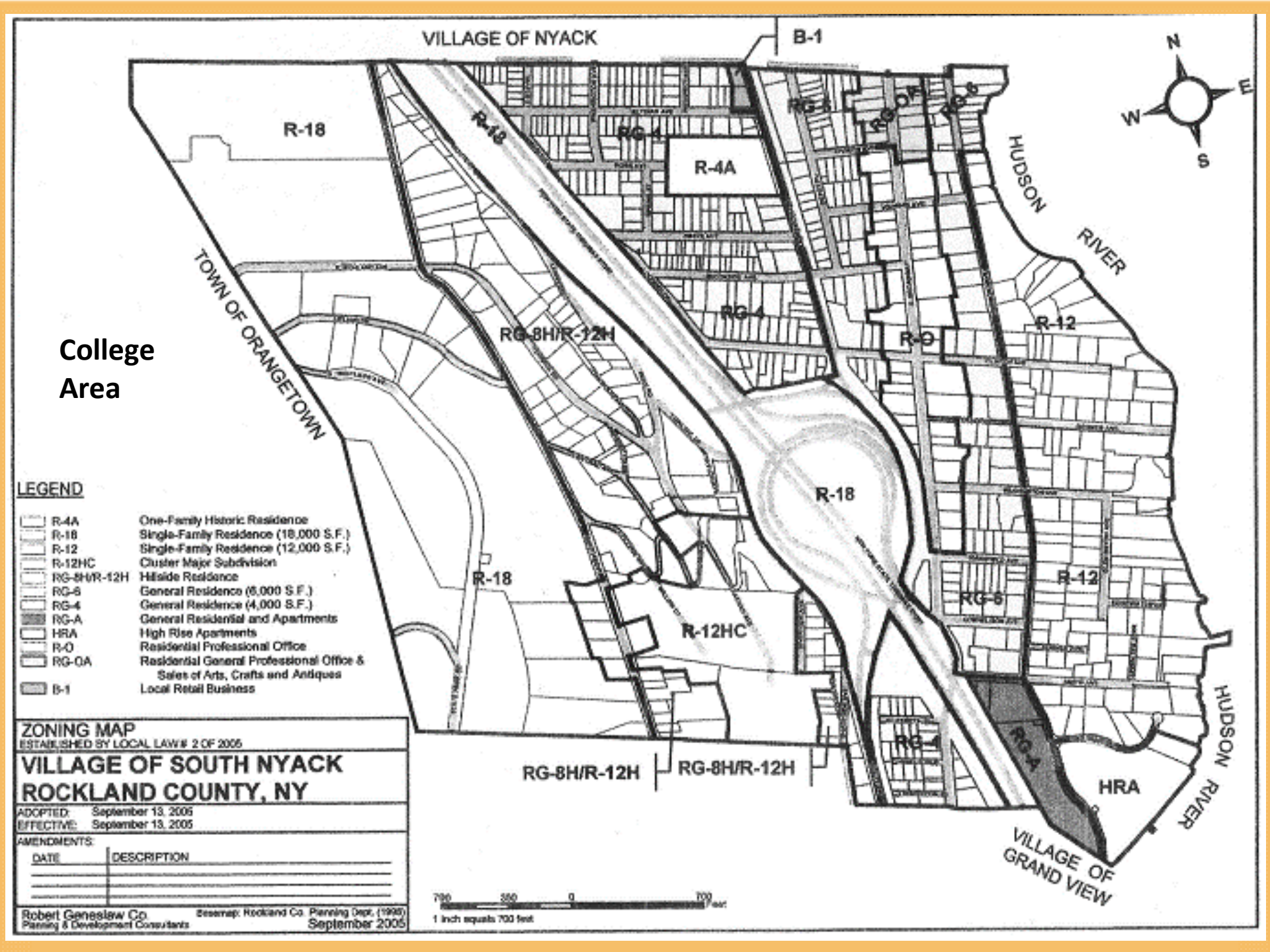
NYACK

MOSELEY
HALL

THE GREAT OOM

The Improbable Birth of Yoga in America

ROBERT LOVE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Photos Compiled from Nyack College Submission to South Nyack Village Board for May 12, 2020 Meeting

Number 14: 164 S. Highland 9 apartments "Barney Hall" (Same pix: Map 26)

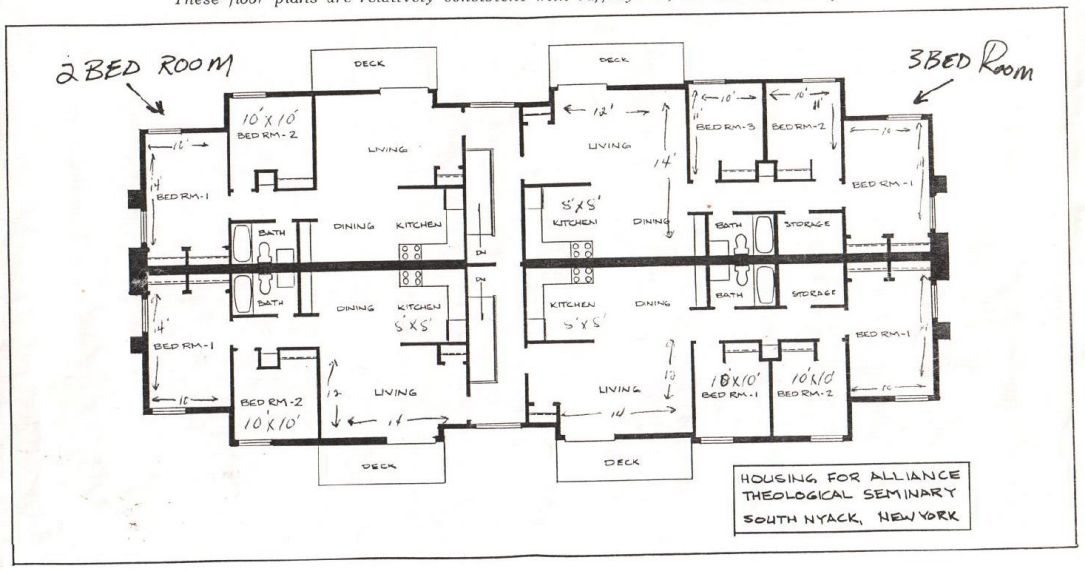
Map Number 15: 166 S. Highland 9 apt's "Shephard Hall"

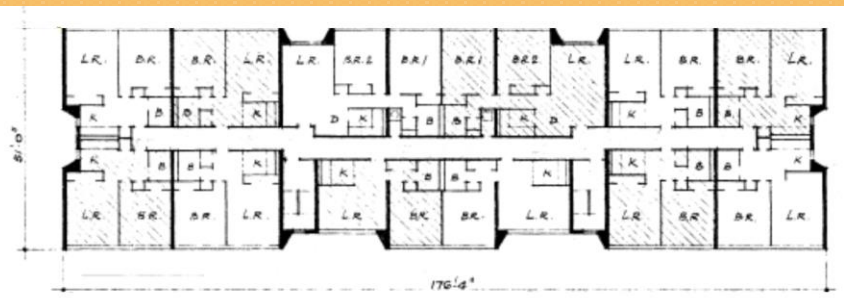
Map Number 16: 170 S. Highland 32 apt's "Jaffray Hall"

Number 17: Sky Island Lodge – apparently not in active use for over 1 yr.

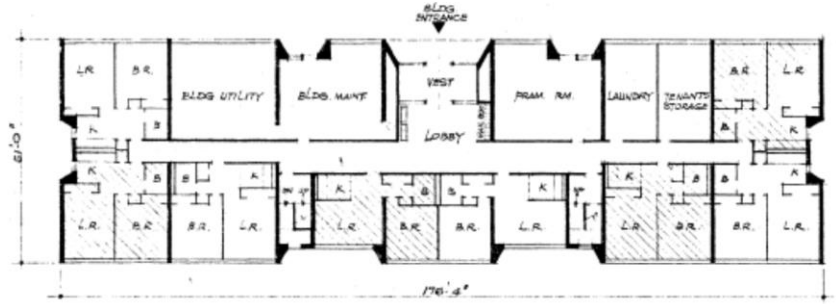
Barney and Shephard

These floor plans are relatively consistent with Jaffrays II, III and Hillside Apts.





TYPICAL FLOOR PLAN (2ND & 3RD FLOOR)
1/16" = 1'-0"



FIRST FLOOR PLAN

APARTMENT DISTRIBUTION SCHEDULE

TYPE / FLOOR	1 B.R.	2 B.R.	TOTAL APT.
1ST FLOOR	8	0	8
2ND FLOOR	10	2	12
3RD FLOOR	10	2	12
TOTAL APT.	28	4	32

AREA OF BUILDING

AREA OF 1 B.R. APT.	= 560 ft
AREA OF 2 B.R. APT.	= 840 ft
AREA PER TYPICAL FLOOR	= 9,012 ft
AREA OF BLDG (3 FLOORS)	= 27,036 ft

Jaffray Hall

Map Number 18: 185 S. Highland – admin. Bldg.. “Shuman Hall”

Map Number 18 Picture B

Map Number 19: 5 Upland Dr single fam. dwelling – “Betty Olson House”

Map Number 20: 4 Upland Dr - single family house – “Beracha House”

Map Number 21: 2 Upland Dr. formerly multi fam. "Betty Knopp House"

Map Number 22: 5 South Blvd. - two family house – "Griswald Cottage"

(See bottom of page 5 for errors in Map 23 submission, 7 South Blvd.)

Map Number 25: & Map no. 26 8-12 South Blvd. "Hillside Terrace"

(See bottom of page 5 for error in Map 26 submission.)

Map Number 25 Picture B & Map 26 - 23 Apts. total for both bldgs.

-3-

Map 23. 7 South Blvd. Dean's house. "Bethesda"

College Area

VILLAGE OF NYACK

R-18

R-18

RG-8H/R-12H

TOWN OF ORANGETOWN

R-18

R-12HC

RG-6

R-12

RG-A

RG-A

HRA

RG-8H/R-12H

RG-8H/R-12H

HUDSON RIVER

VILLAGE OF GRAND VIEW

N

LEGEND

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Map Number 33: 102 South Blvd. on quint lot (5 principal dwellings on one lot). "Bethel" - two family "mother-daughter" configuration.

Map Number 33 Picture B

Map Number 34: 110 South Blvd. on quint lot. Multi-fam. Same photo used for Map 23.

Map Number 35: 5 Chase Ave – 2 fam. house – "Brewer"

Map Number 36: 114 South Blvd. on quint lot. Dormitory. "Harmony"

Map Number 37: 2 College Ave. on quint lot. Single fam. house. "Sunny Side"

Map Number 39 Picture B 202 South Blvd. "Gables"

Map Number 42: 204 South Blvd. Single family house – "Pomona"...

3 College Ave. 16 apartments – front view. "Dunbar" – rear view.

Map Number 40:

Map Number 40 Picture B

6 & 8 College Ave. – 2 family house – "Duplex"…

Map Number 41:

Map Number 41 picture B

Map Number 38: 11 & 15 Chase Ave. Duplex. Staff housing. "Oakwood Cottage"

VILLAGE OF NYACK

R-18

R-18

TOWN OF ORANGETOWN

RG-8H/R-12H

R-18

R-12HC

RG-6

R-12

RG-4

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HRA

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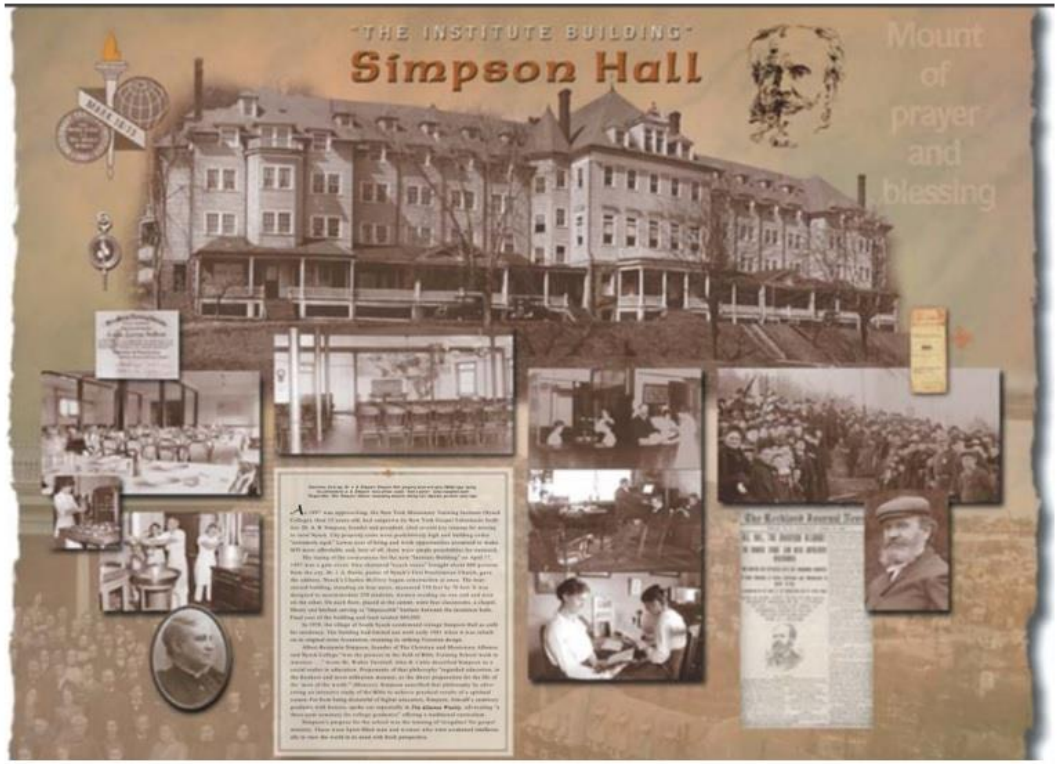
Map Number 24 "Christie Hall" Dormitory for 200 * 31 So. Blvd *per D. Jennings

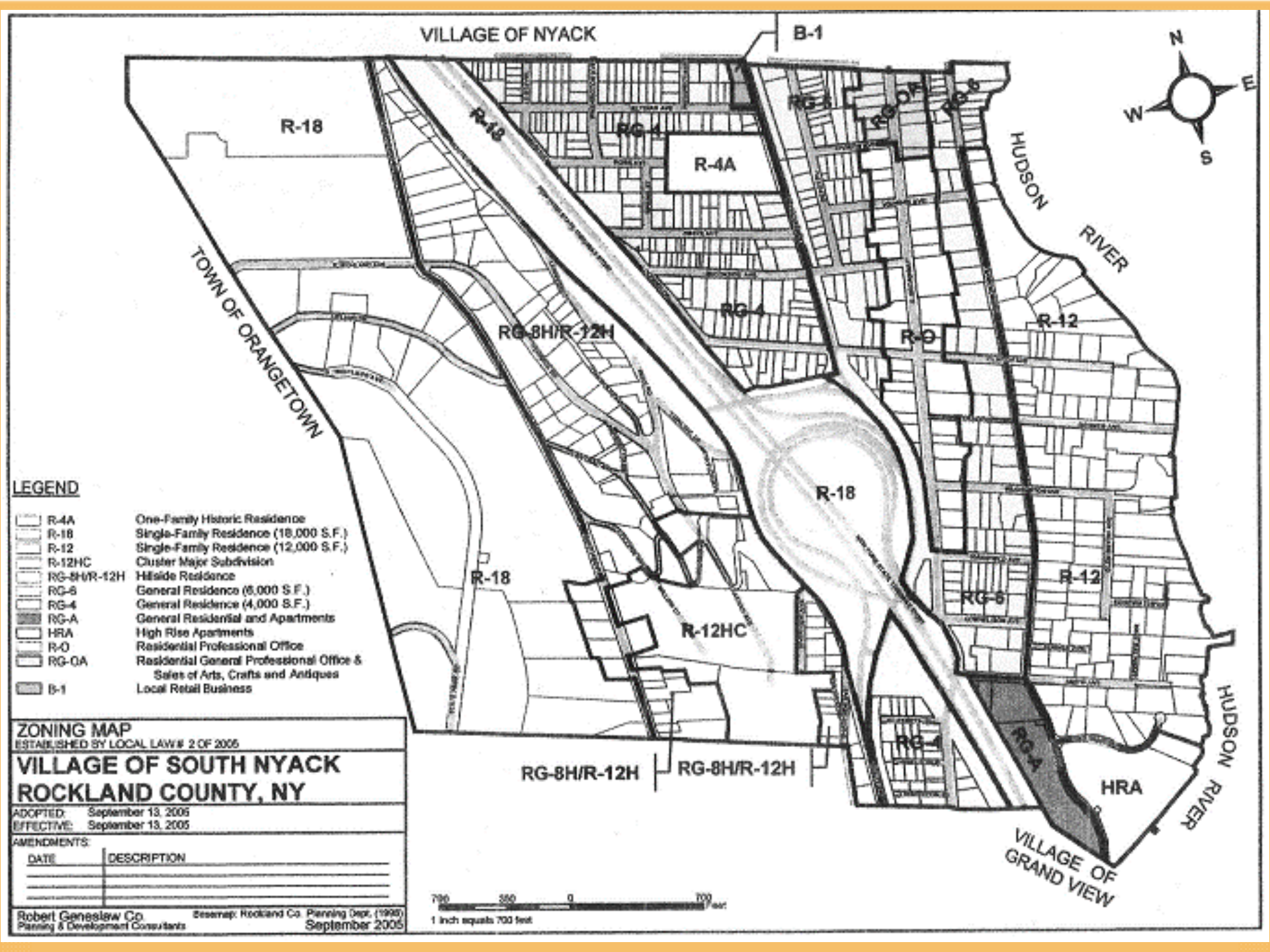
Map No. 27 "Driscoll Cottage" Single family dwelling. 37 South Blvd.

Map Number 30. "Pardington Hall" Auditorium. 45 So. Blvd.

Map No. 32 "Simpson Hall" Dormitory for 200.* Classrooms. 65 So. Blvd.

Simpson Hall's cornerstone was laid in April, 1897. When finished, this magnificent structure became the key building of the Nyack Missionary Training Institute, founded by Dr. Alfred B. Simpson. Later, Nyack College was founded as an adjunct to MTI, and more nearby properties were added to accommodate the fast growing college. *per David Jennings of NC to VB, 5/20.

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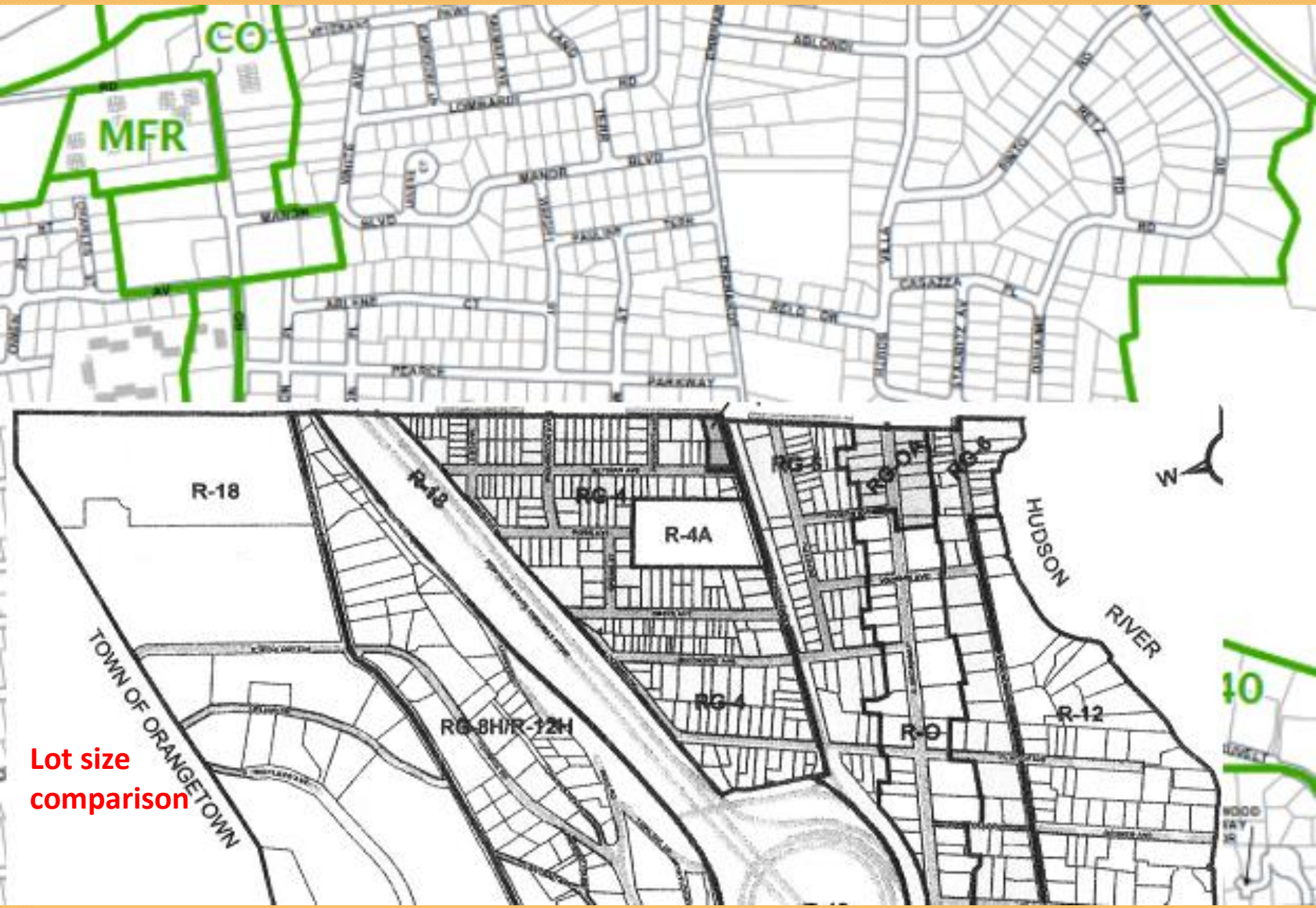
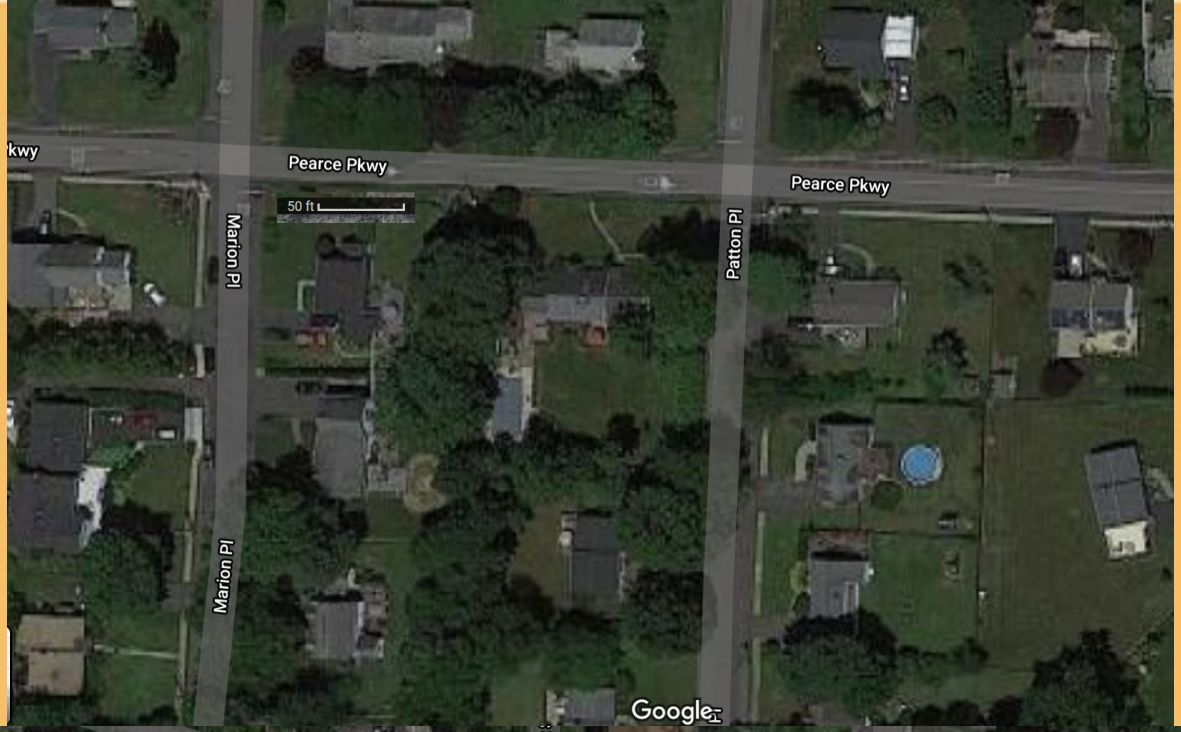


Lot size comparison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Pearce Pkwy
Pearce Pkwy
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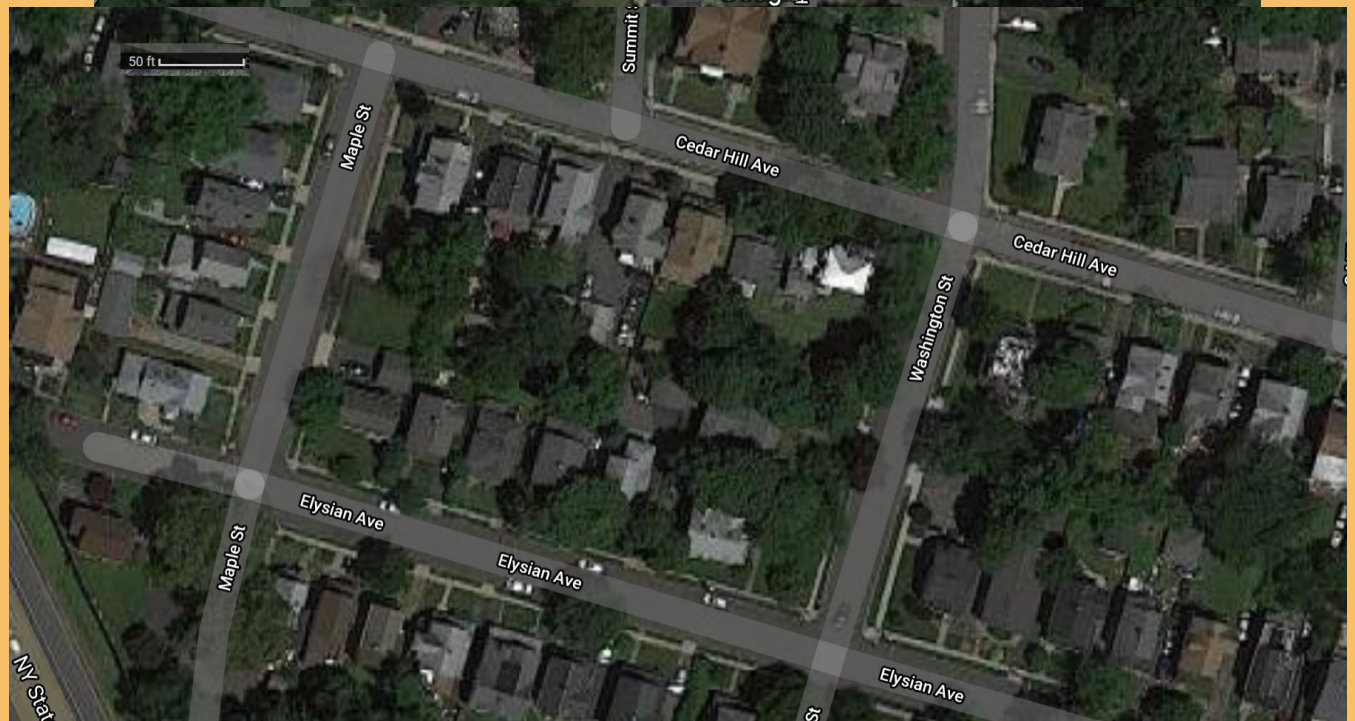
Marion Pl
Marion Pl
Patton Pl
Google


50 ft
Summit
Maple St
Cedar Hill Ave
Cedar Hill Ave
Washington St
Elysian Ave
Elysian Ave
Elysian Ave
Maple St
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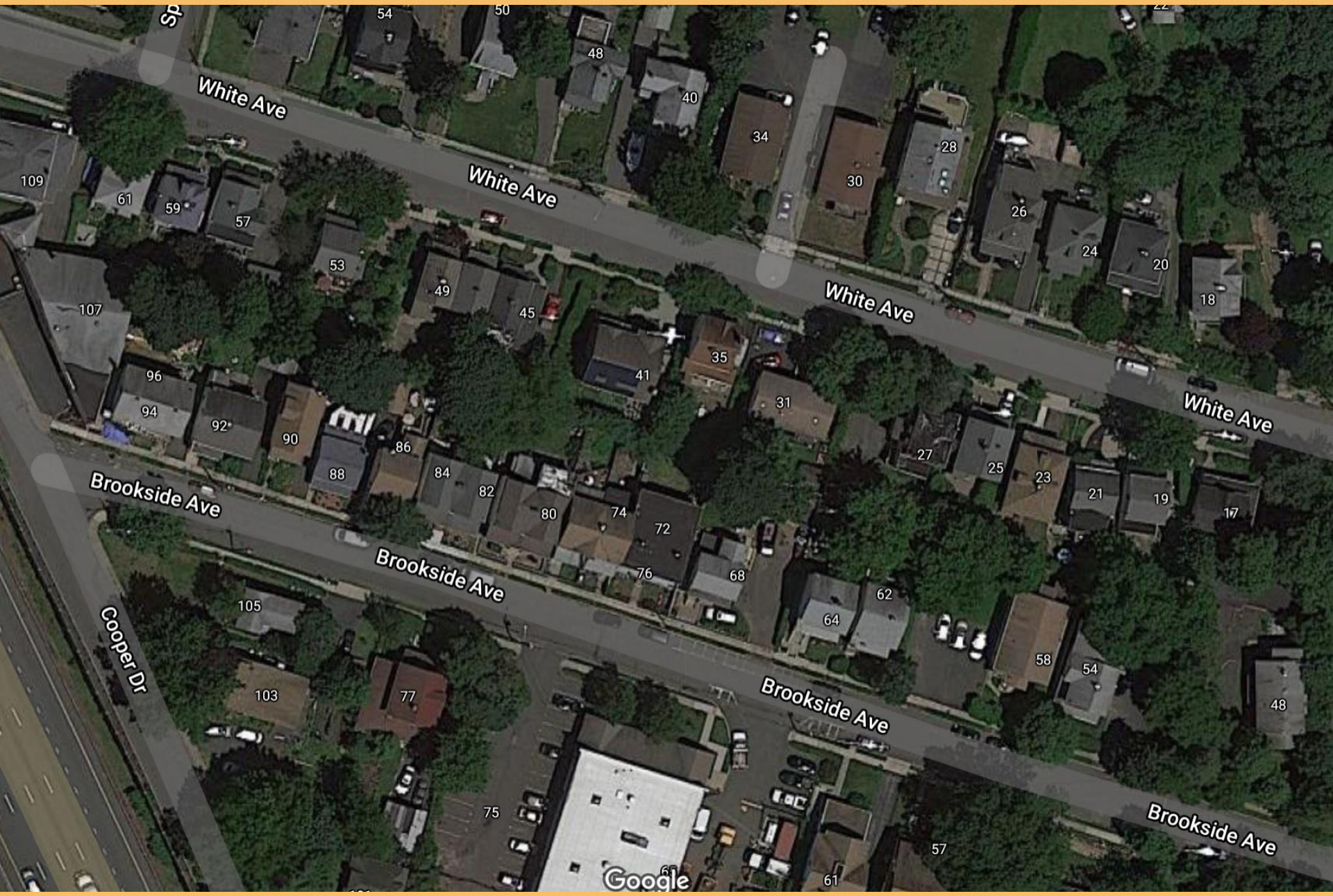
Cedar Hill Ave. Zoning District RG-4


White Ave
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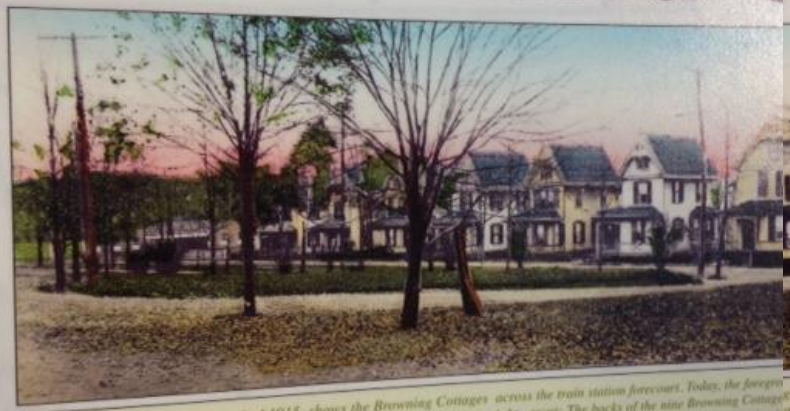
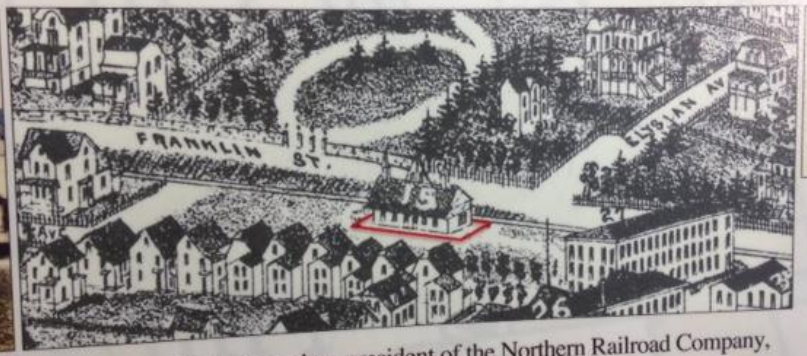
Brookside Ave. Zoning District RG-4

BROWNING COTTAGES AND F



ABOVE: This postcard, postmarked 1915, shows the Browning Cottages across the train station forecourt. Today, the foregro is occupied by Franklin Street Park. Image courtesy of Robert Courtewright. RIGHT: The backs of the nine Browning Cottage ground are clearly visible in this 1884 map. The large Morrow and Jackman shoe factories stand nearby, and Nyack train station ages outlined in red. North is to the right. Image source: Nyack on the Hudson 1884 map drawn by L. R. Burleigh. See the links on is the bottom of the sign for more details. ks at

LEFT: Members of the Orangetown Fire



John Hull Browning, president of the Northern Railroad Company, purchased land in 1880 on the east side of Railroad Ave (now called Depot Place) from Tunis DePew and asked well-known builders Cornelius and Matthew Watson DeBaun to erect nine small hom

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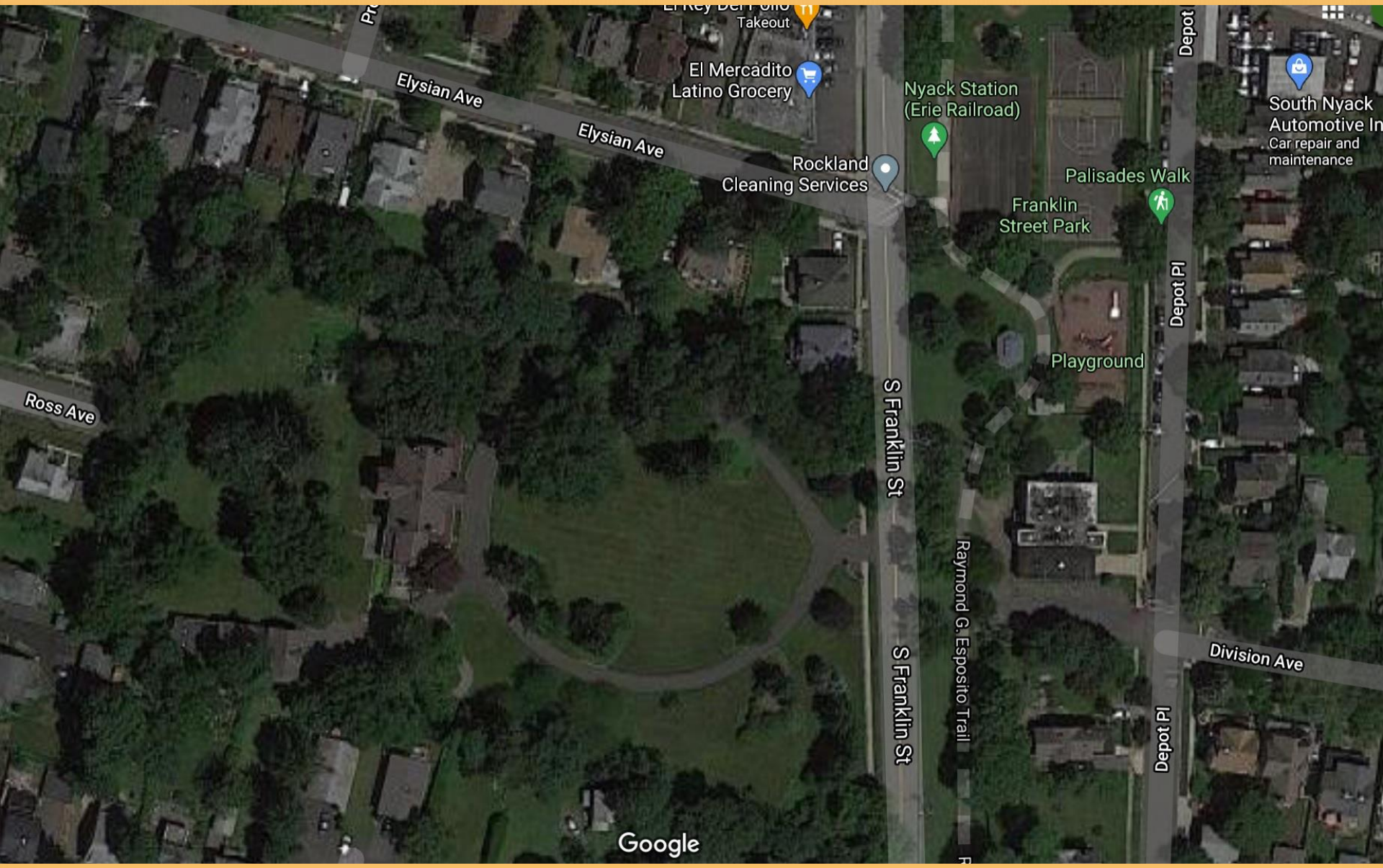
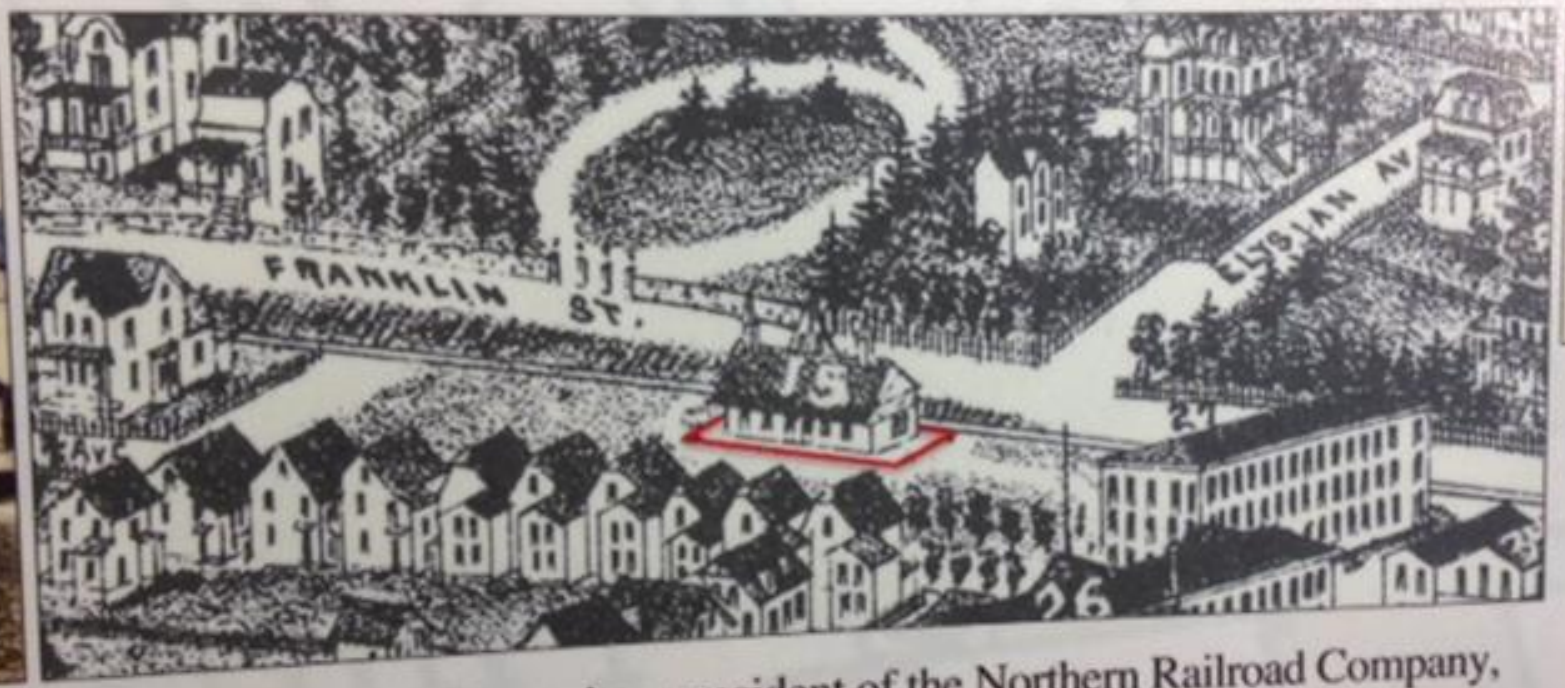
Ross-Hand Mansion

Zoning District 4A
(4 Acres)


Takeout
El Mercadito
Latino Grocery
Elysian Ave
Elysian Ave
Rockland
Cleaning Services
Nyack Station
(Erie Railroad)
Depot
South Nyack
Automotive In
Car repair and
maintenance
Palisades Walk
Franklin
Street Park
Depot Pl
Playground
Ross Ave
S Franklin St
S Franklin St
Raymond G. Esposito Trail
Division Ave
Depot Pl
Google

COTTAGES AND F



John Hull Browning, president of the Northern Railroad Company, purchased land in 1880 on the east side of Railroad Ave (now called Depot Place) from Tunis DePew and asked well-known

Depot Place

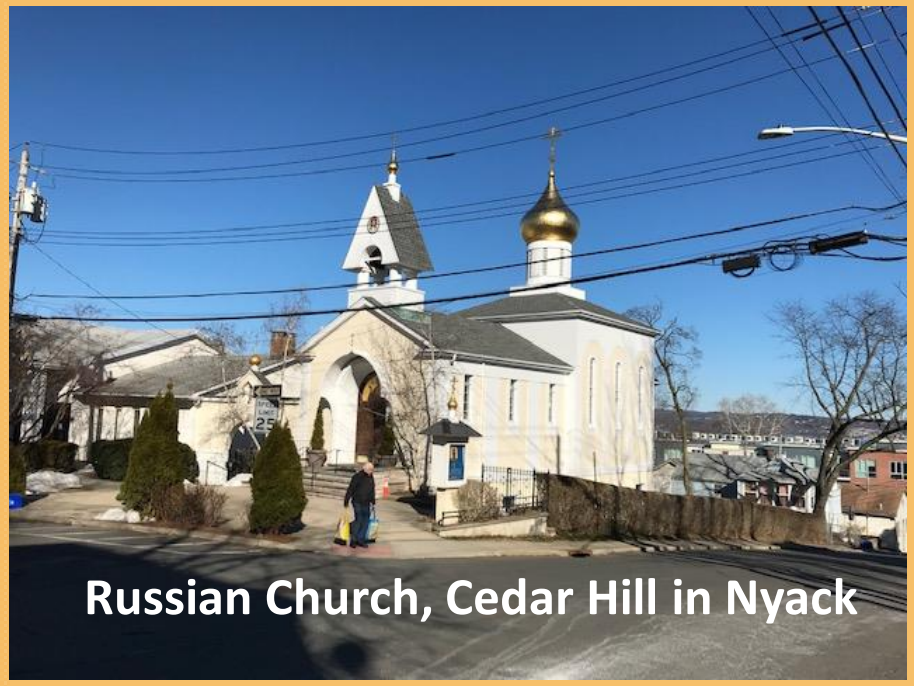
Zone RG-6

Franklin Street Park

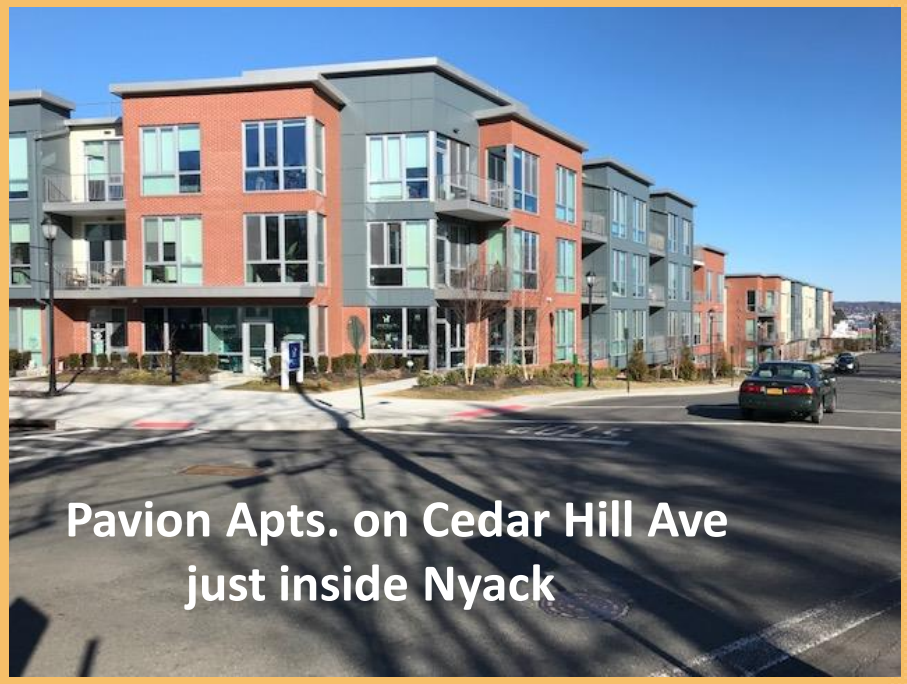
X = Business Zoning District B-1

Elysian Ave. Neighborhood, Zoning District RG-4

Many Elysian residents were Russians (Tolstoy Fndn.) working at Wilcox and Gibbs factory.

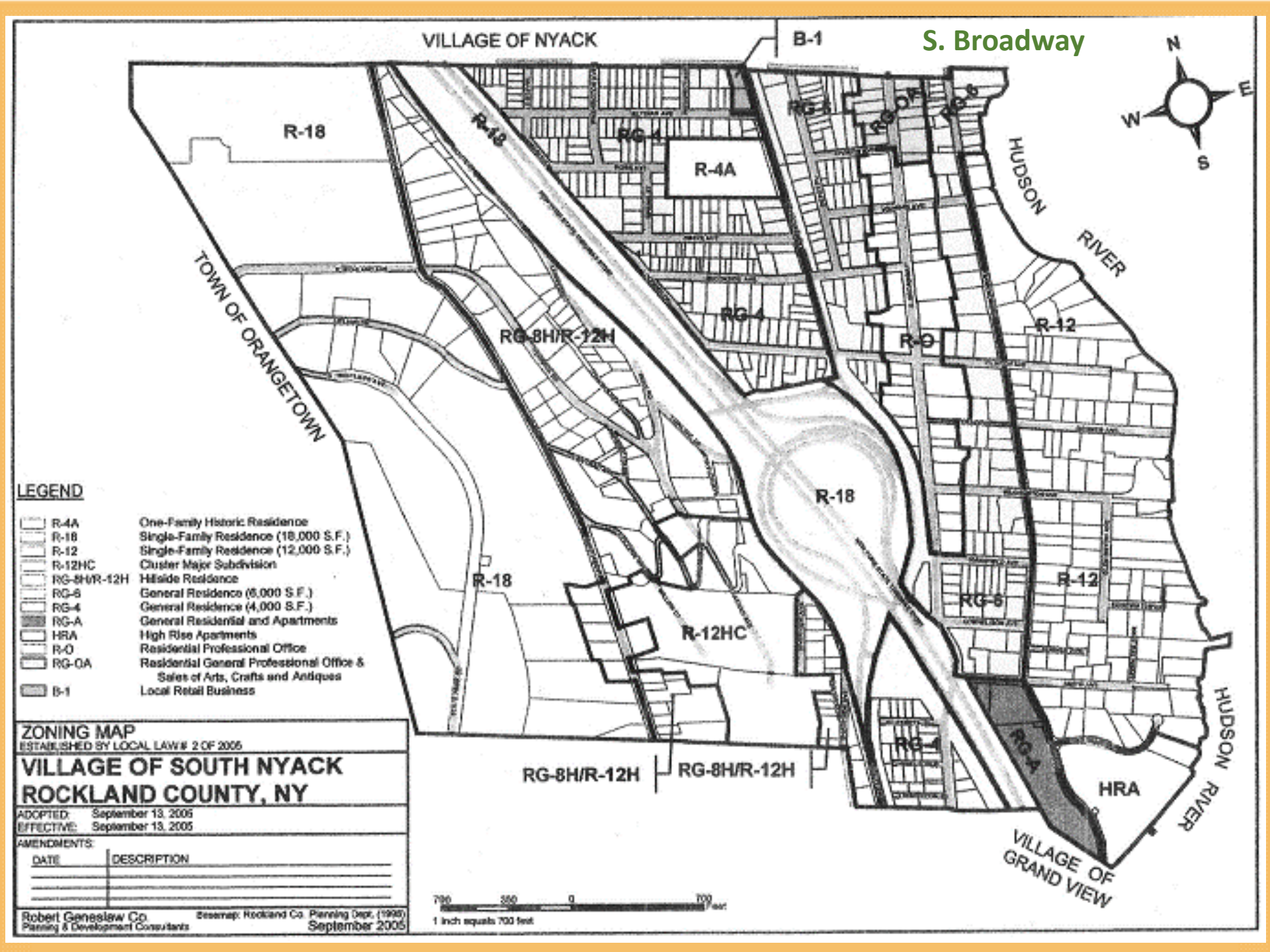


Russian Church, Cedar Hill in Nyack



Pavion Apts. on Cedar Hill Ave just inside Nyack

Ross Ave., 1908 Sears house, 1/3 Acre Property, Zoning District RG-4


S. Broadway
VILLAGE OF NYACK
B-1
N
E
W
S
R-18
RG-4
R-4A
RG-6
RG-OA
RG-A
HUDSON RIVER
TOWN OF ORANGETOWN
RG-8H/R-12H
R-O
R-12
R-18
R-12HC
RG-6
HRA
VILLAGE OF GRAND VIEW
LEGEND
R-4A One-Family Historic Residence
R-18 Single-Family Residence (18,000 S.F.)
R-12 Single-Family Residence (12,000 S.F.)
R-12HC Cluster Major Subdivision
RG-8H/R-12H Hillside Residence
RG-6 General Residence (6,000 S.F.)
RG-4 General Residence (4,000 S.F.)
RG-A General Residential and Apartments
HRA High Rise Apartments
R-O Residential Professional Office
RG-OA Residential General Professional Office & Sales of Arts, Crafts and Antiques
B-1 Local Retail Business
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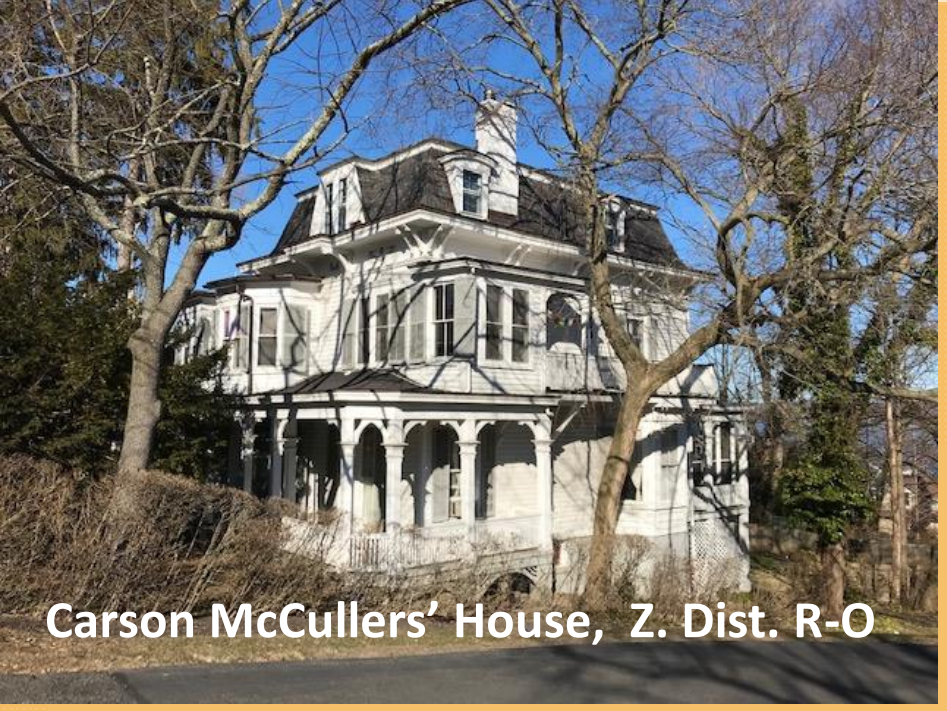
Planning & Development Consultants
Basemap: Rockland Co. Planning Dept. (1995)
September 2005
700 350 0 700 Feet
1 inch equals 700 feet

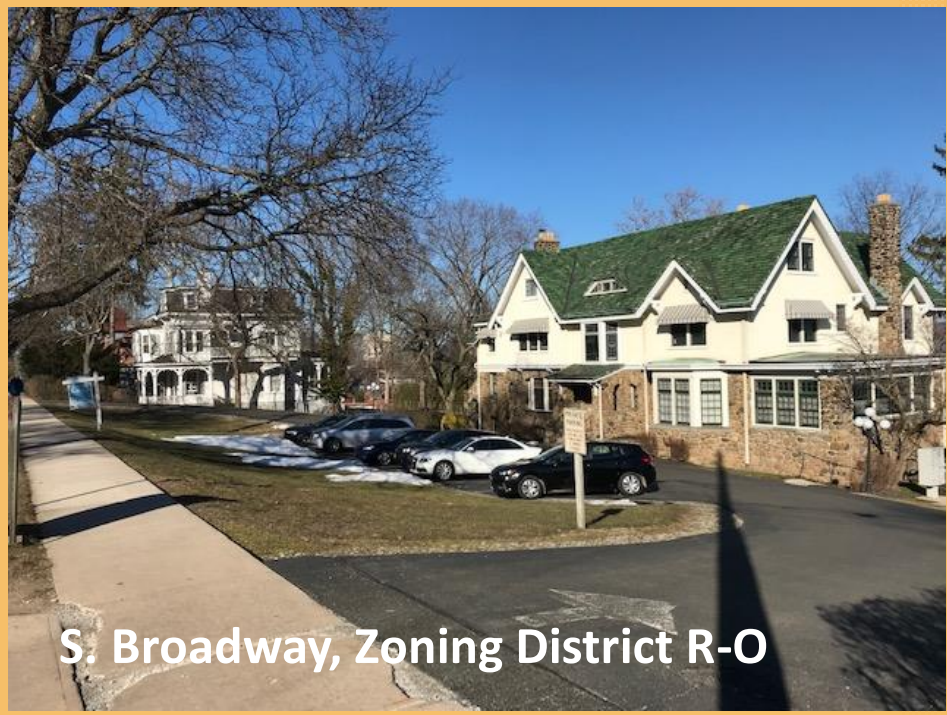
S. Broadway, Z. Dist RG-OA



Carson McCullers' House, Z. Dist. R-O

Church by Emery Bros.

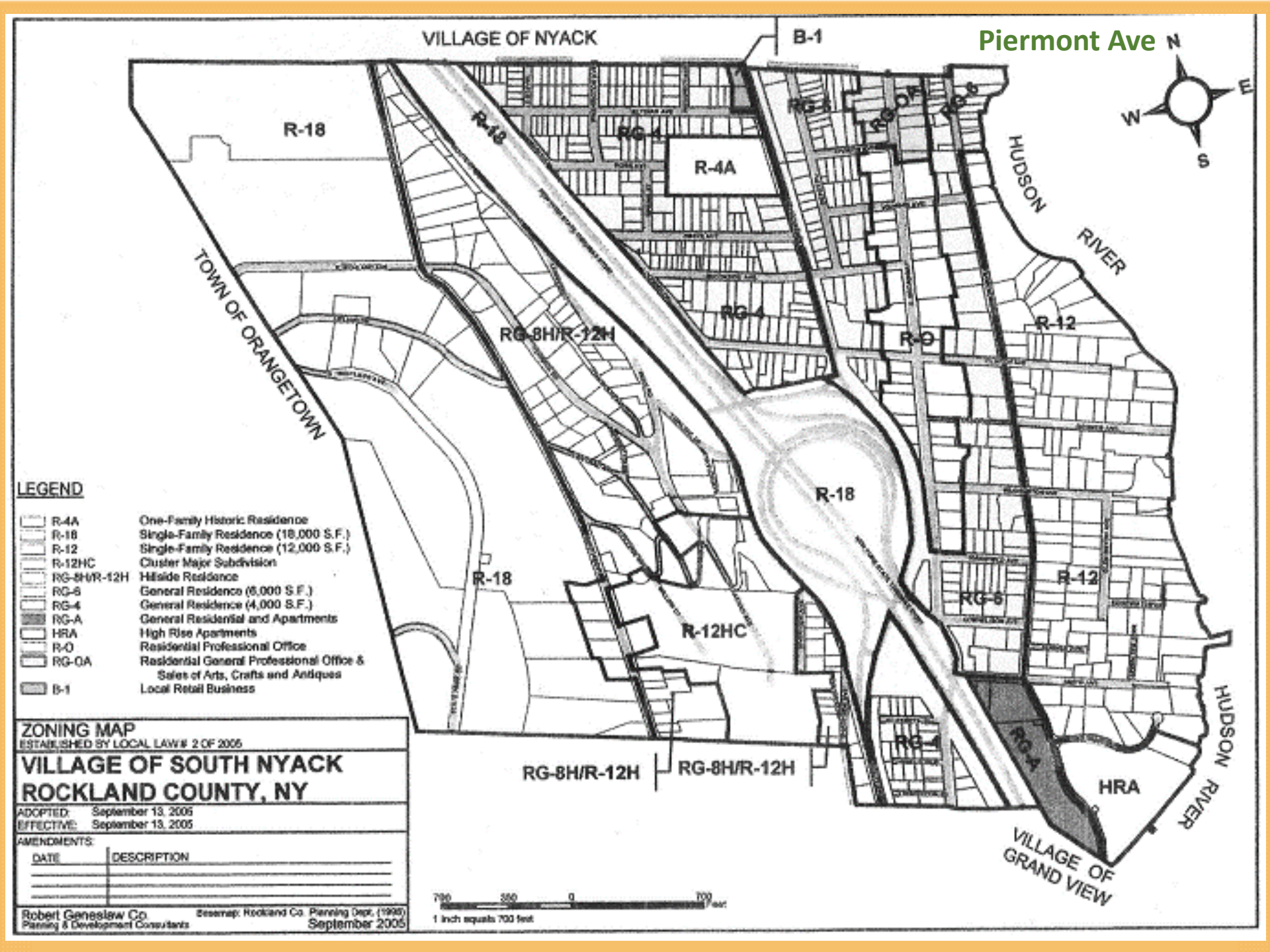
Division Ave. Zoning District RG-6



S. Broadway, Zoning District R-O

Typical Mid-1800s Mansard Style.
One of many in S. Nyack, some with large additions. Zone R-O

South Nyack Village Hall


Piermont Ave
VILLAGE OF NYACK
B-1
N
E
S
W
R-18
R-18
RG-4
R-4A
RG-6
RG-OA
RG-6
HUDSON
RIVER
TOWN OF ORANGETOWN
RG-4
RG-8H/R-12H
R-O
R-12
R-18
R-18
R-12
RG-6
R-12HC
RG-4
RG-A
HRA
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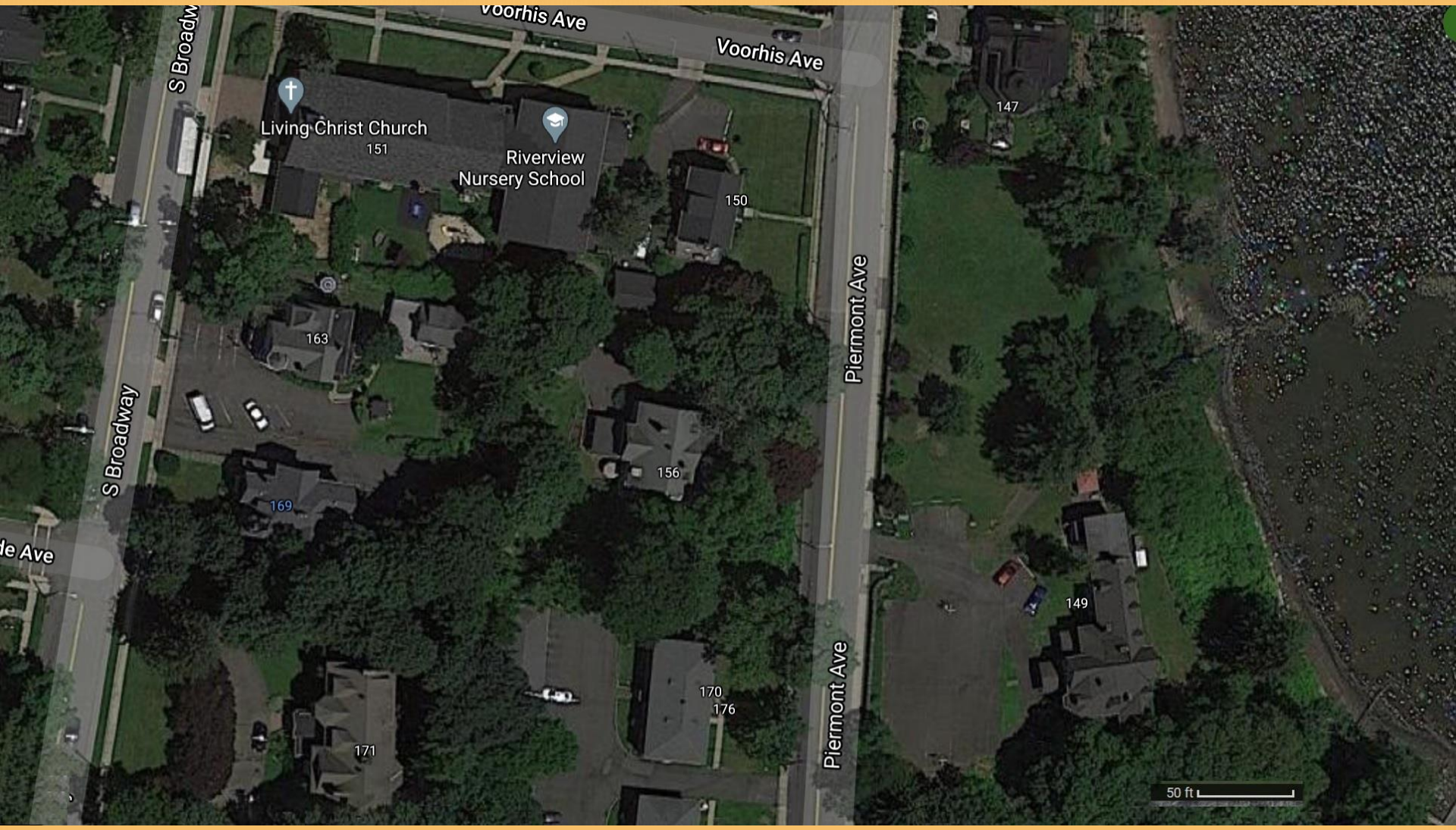
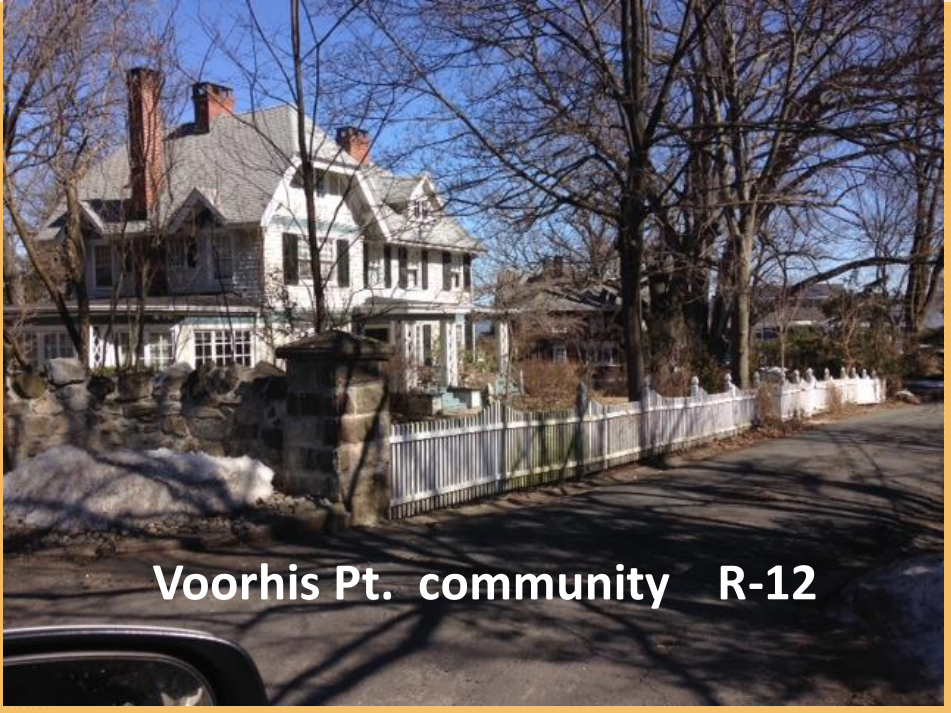
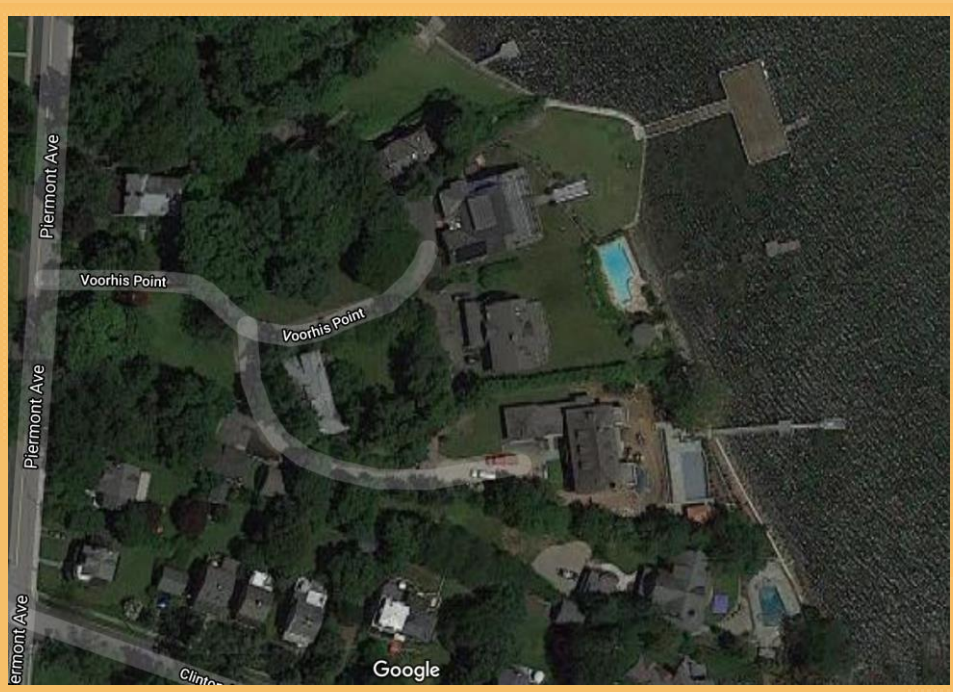
Piermont Ave, Zoning Dist. RG-6

Piermont Ave Zoning Dist. R-12

Olson Center – Piermont Ave R-12


Voorhis Ave
Voorhis Ave
S Broadway
Living Christ Church
151
Riverview
Nursery School
150
147
163
S Broadway
Piermont Ave
156
169
149
170
176
Piermont Ave
171
50 ft


Voorhis Pt. community R-12


Piermont Ave
Voorhis Point
Voorhis Point
Piermont Ave
Google

Columbia Apts. Piermont Ave RG-6

Piermont & Clinton Aves. R-12

1854 Mansard w/ Additions RG-6
3/4 Acre

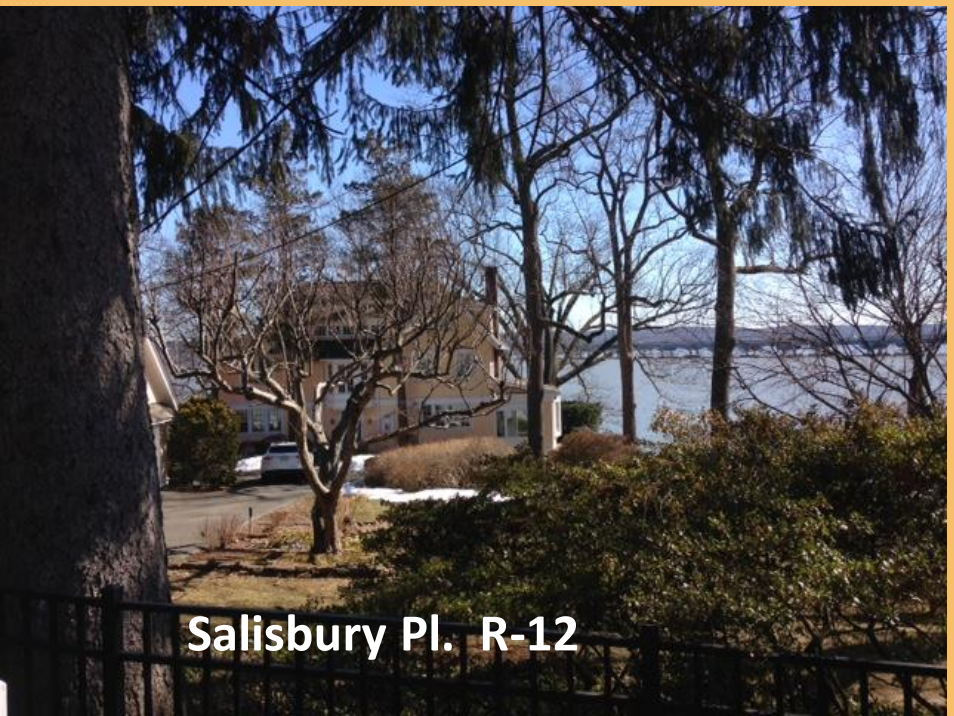
RG-6

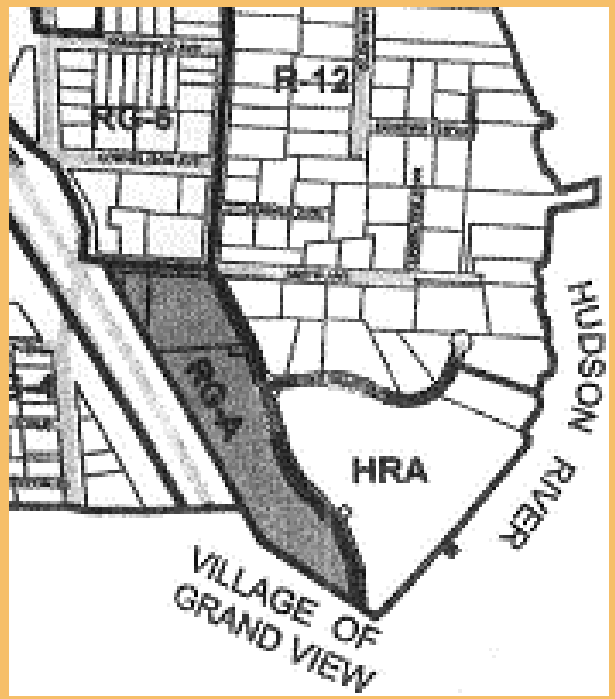
Piermont Ave. w/ Dr. office R-12

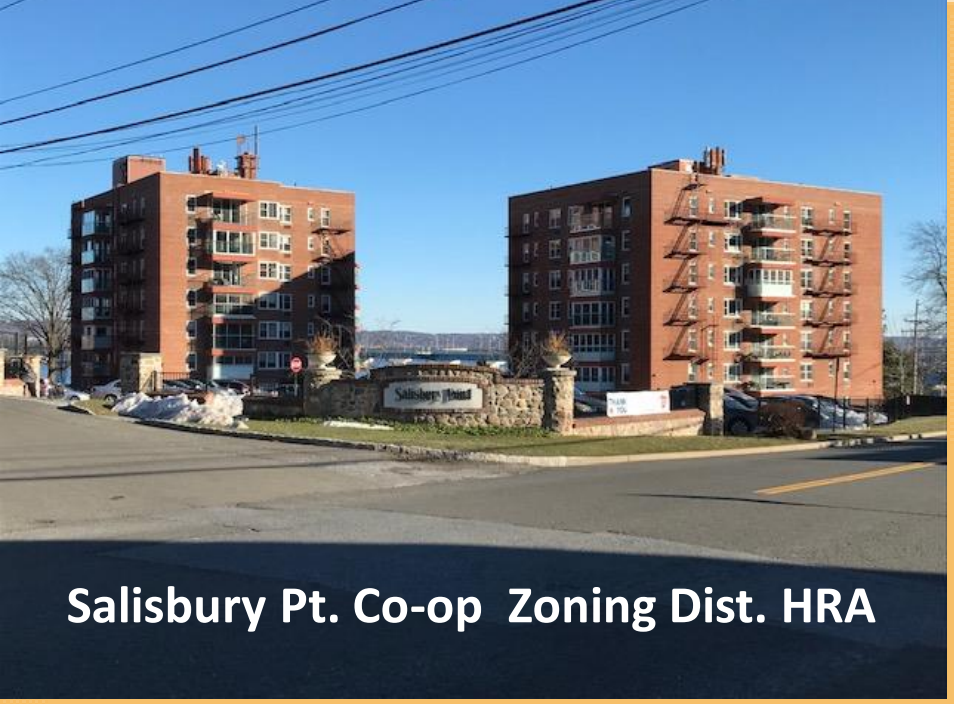
Cornelison Ave RG-6

Cornelison Ave RG-6

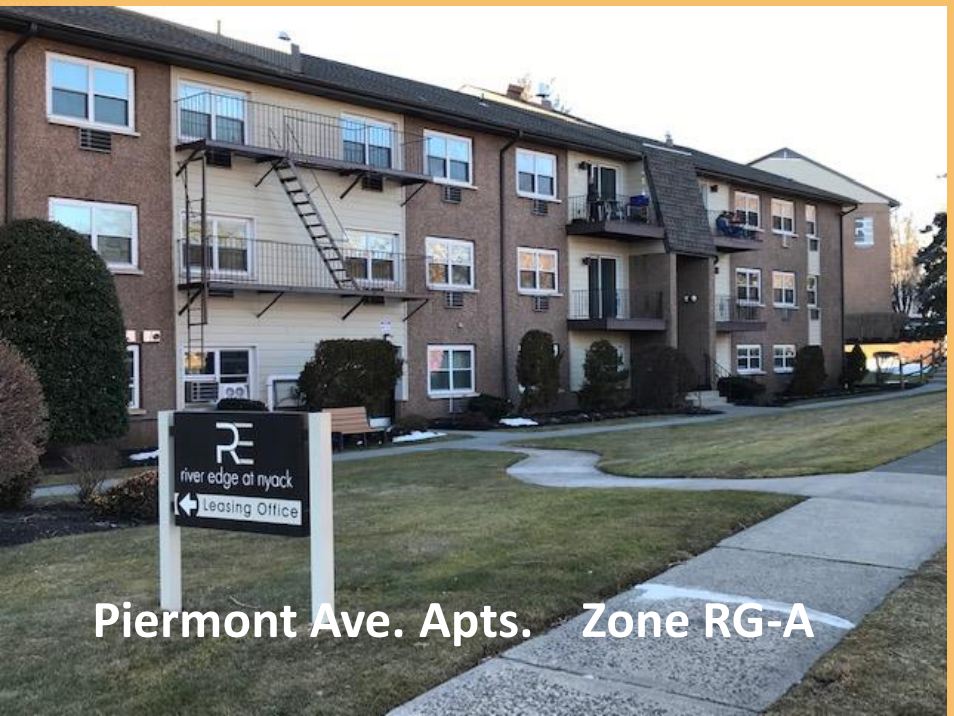
Smith Ave. R-12


Salisbury Pl. R-12


R-12
RG-6
RG-4
HRA
HUDSON RIVER
VILLAGE OF GRAND VIEW

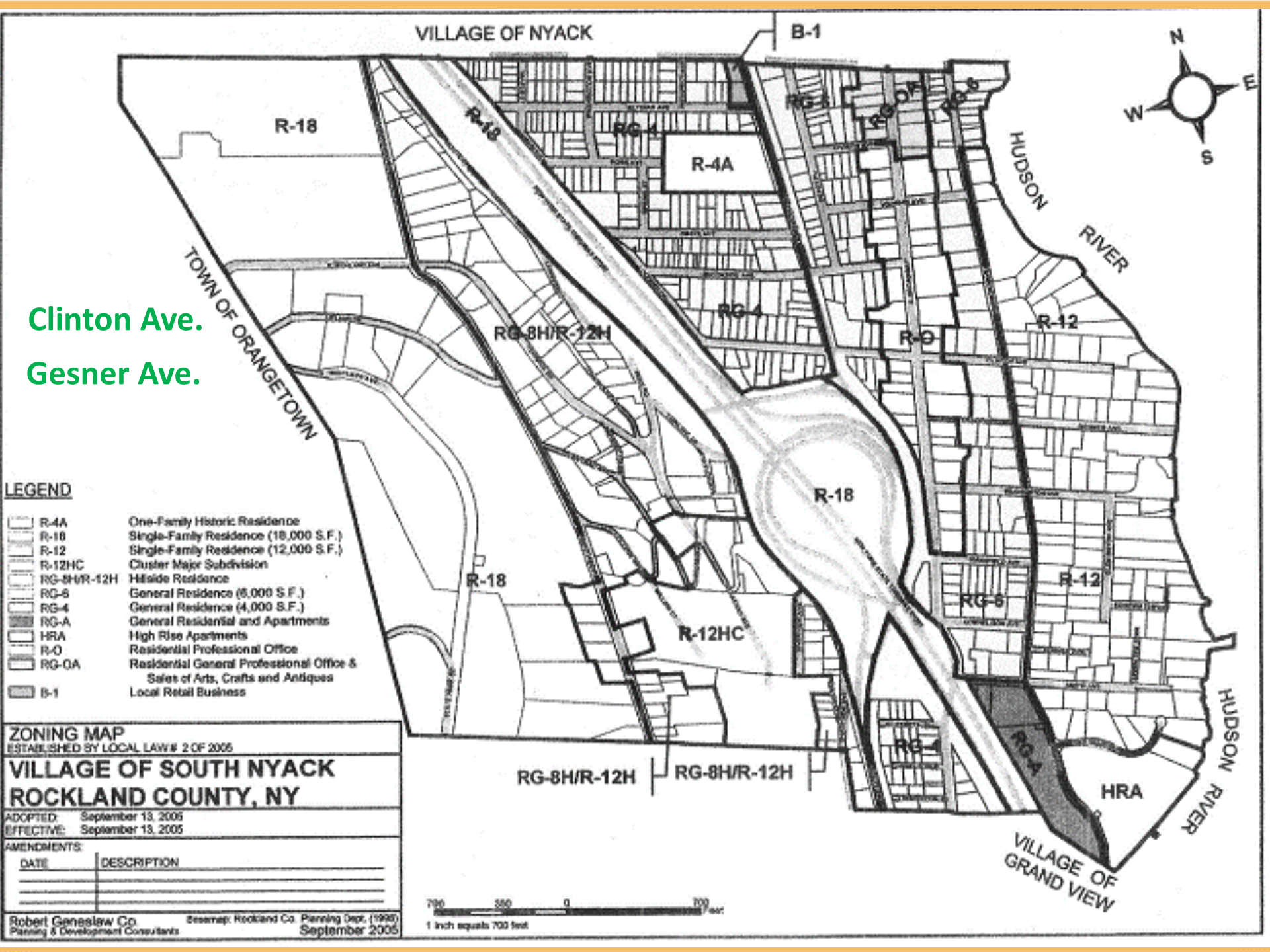


Salisbury Pt. Co-op Zoning Dist. HRA



Piermont Ave. Apts. Zone RG-A

Polhemus Circle Interchange


VILLAGE OF NYACK
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R-18
RG-4
R-4A
RG-6
RG-OA
RG-6
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RIVER
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Clinton Ave.
Gesner Ave.
RG-4
RG-8H/R-12H
R-O
R-12
R-18
R-18
R-12HC
R-12
RG-6
RG-4
RG-4
HRA
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Clinton Ave. RG-4

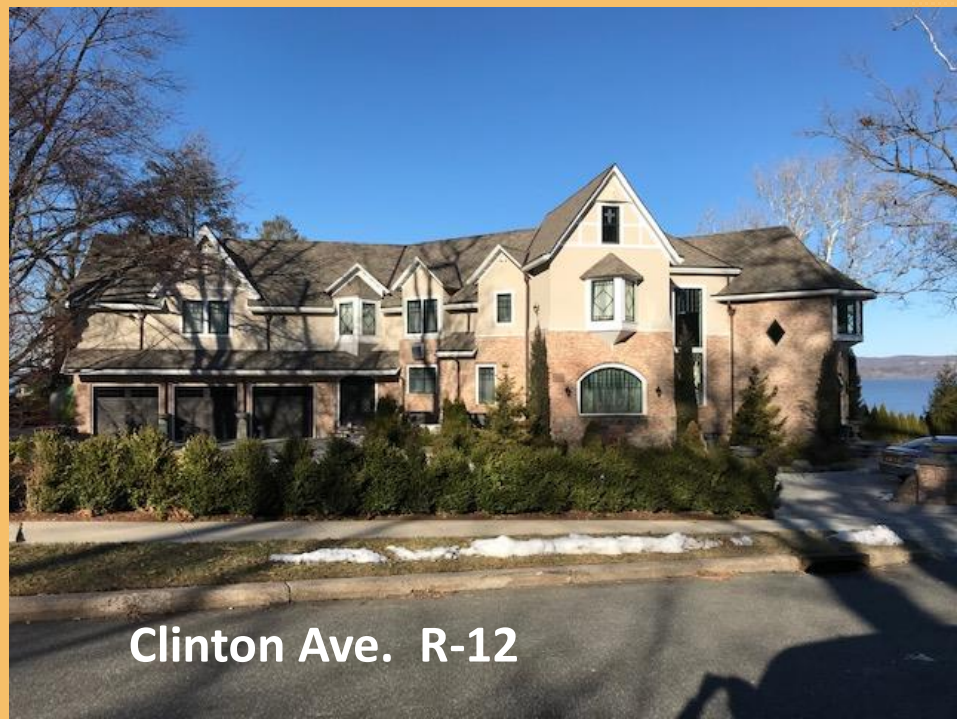
Clinton Ave. RG-6

Clinton Ave. R-12

Clinton Ave. R-12

Clinton Ave. R-12

Clinton Ave. R-12

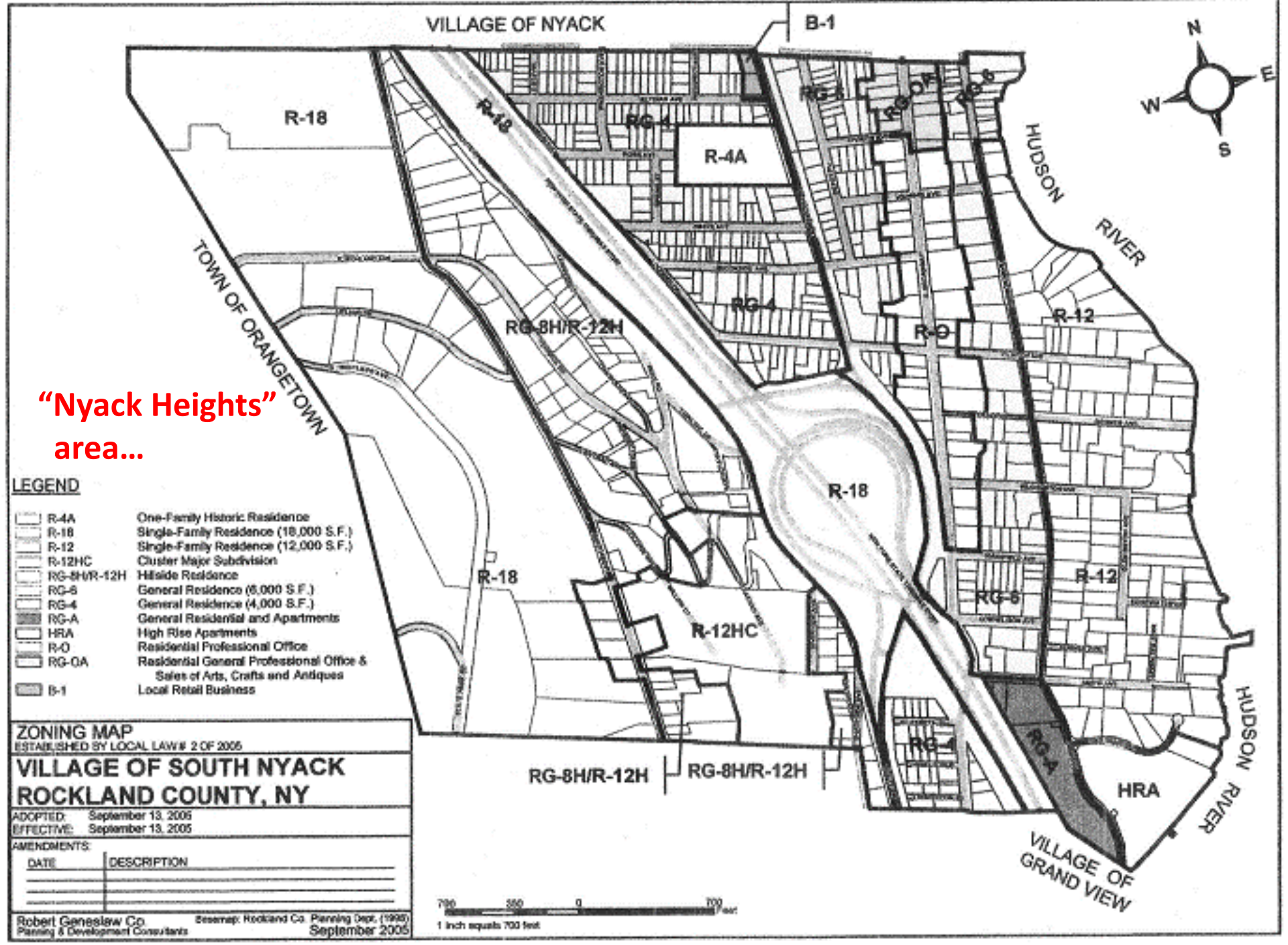

Clinton Ave. R-12

Gesner Ave. R-12

Gesner Ave. R-12
Mansard & 2 Sears houses

Gesner Ave. R-12
1800s Mansard original (no add-ons)

Gesner Ave. R-12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R-12
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R-12HC
R-12
RG-6
RG-4
HRA
HUDSON RIVER
VILLAGE OF GRAND VIEW
RG-8H/R-12H
RG-8H/R-12H
"Nyack Heights" area…
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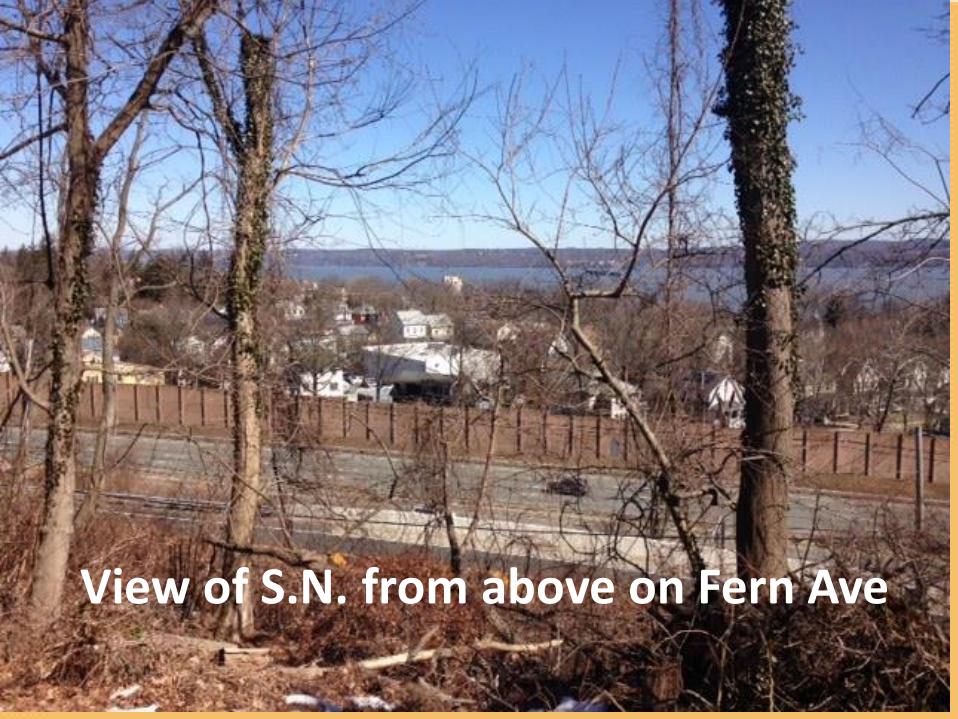
View of S.N. from above on Fern Ave

Fern Ave. Zoning Dist. RG-8H/R-12H

Terrace Dr. RG-8H/R-12H

Terrace Dr. RG-8H/R-12H 2 fam house

Berachah Ave. multi-fam RG8H/R-12H

Berachah Ave. 2-fam. RG8H/R-12H

Berachah Ave. 1965 2-fam. RG-8H/...

Berachah Ave. 1-2 fam. RG8H/R-12H

“River Ridge” Hillside Development Project

17 single fam. lots

Willow Ct. Single fam. R-12HC

finis