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August 20, 2022

Building Department & Zoning Board of Appeals
328 N. Broadway
Upper Nyack New York 10960

Re: Mr. & Mrs. Wong - 300 N. Midland Avenue, Upper Nyack NY 10960
SBL: 60.17-1-23

Dear Building Department, Zoning Board Chairman and Board Members,

We are pleased to submit the attached architectural plans for discussion at the desired scheduled board meeting. The attached documents detail the desired replacement of an existing rear wood deck that was completed by prior owners. The existing house is on a non-conforming lot that abuts a municipal line on the south side.

We are looking to replace the existing deck as per attached documents and the proposed deck is no closer to property lines than the existing residence. We are raising the deck up to align with the rear existing sliding glass doors to avoid this tripping hazard and we are also relocating the stairs, for better use by owners.

We look forward to discussing the plans and information submitted.

Sincerely,

A handwritten signature in black ink, appearing to read "Karl Ackermann", is written over a circular notary seal. The seal contains the text "STATE OF NEW YORK" and "021513".

Karl Ackermann, AIA NCARB

CC: Mr. & Mrs. Wong – Owners