

KIER B. LEVESQUE ARCHITECT

49 Third Avenue Nyack, New York 10960 845-358-2359

Chairman Pfaff
Village of Upper Nyack Planning Board

October 26, 2022

Re: 536 Highland LLC site plan
536 N. Highland Ave.
Upper Nyack, NY 10960

Job # 202237

Chairman Pfaff,

This application is returning to the board with amendments as requested by this board at the October 19 public hearing. As requested during the last hearing the application for a special permit to allow overnight parking of commercial vehicles which are not associated with the tenants of the building is being withdrawn. As with the last submission referencing 2022 zoning law of Upper Nyack sections 6.1.3.7, 6.1.3.7.1 the code requires parking of commercial vehicles in designated areas within the setbacks as noted in Col 14 of the bulk table. The current uses are offices on the second floor and restaurant on the first floor. The previously approved site plan allows for overnight parking of commercial vehicles in 6 spaces as designated on the site plan from 5pm to 9am. The proposed site plan for parking of additional commercial vehicles designates 14 spaces, including box truck parking, for overnight parking from 5pm to 9am in compliance with the setbacks for parking areas and the "Front Building Setback".

The building owner is currently in negotiations with a tenant for the restaurant space. This tenant is a catering company and will need to park refrigerated box trucks used for the delivery of meals to various venues on site during the day and overnight. Because the restaurant use will not be a full-service traditional sit-down type of restaurant, the parking spaces assigned for the restaurant patrons use will be mostly unoccupied during the daytime hours of operation except for employees. The parking area to be designated for the overnight parking is in the center portion of the parking lot and complies with the zoning code for location.

The revised site plan reflects comments by the RCPD and the village engineers' comments. Specifically, an area for snow removal storage has been designate at the west end of the parking lot, map credit for the vicinity map has been added, sizes and numbered parking spaces has been added, and road salt tolerant plantings have been added to the middle landscaping buffer along NYS Route 9w.

Attached to this application are photos of the type of box truck to be used by the catering company, proposed plantings, and existing tree.

Please call if there are any questions or any additional project requirements.

Respectfully,

Kier B. Levesque R.A.

Email kblevesque@optonline.net