

VILLAGE OF UPPER NYACK  
ZONING BOARD OF APPEALS

APPLICATION OF GREGORY FISHER  
on behalf of  
NBROADWAY LLC and 603 NORTH BROADWAY LLC

ADDRESSES: 603 and 611 North Broadway, Upper Nyack NY  
TAX SECTIONS 60.10 BLOCK 1 LOT 8 and 10

**SUPPLEMENTAL NARRATIVE SUMMARY**

October 27, 2023

This narrative supplements our prior submittal following conversations with the Village Zoning Administrator, Dennis Letson. Mr. Letson has requested certain changes in various measurements resulting in corresponding changes in the bulk table and has requested that we denote an additional front yard variance for another previously approved existing condition. None of these changes alter the underlying application, which remains to simply eliminate a lot line separating Lot 8 and Lot 10 and merge those two lots into one.

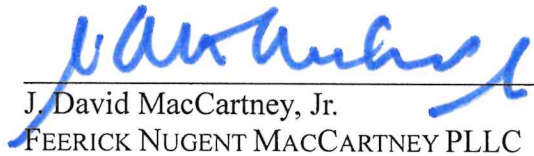
Our original request for a variance for lot width of 74.5 feet remains exactly the same. As previously explained, that 74.5 feet in width is the pre-existing condition on Lot 8, but it is also the location where the Code will now require the lot width to be measured on the combined lot, so that technical variance is necessary to accomplish the elimination of that lot line.

Mr. Letson has also asked that we include an additional variance on the bulk table relating to the “front yard.” This is an existing condition that was previously approved by the Planning Board, Zoning Board, and Building Department and has been in existence without change since 2011. Specifically, there is a measurement of 27.8 feet shown both on the original approved 2011-2012 plans (see enclosed final approved Site Plan dated February 16, 2012) and also on the current plans, off the southeast corner of the cabana to the nearest property line on the easement road in that location. Mr. Letson advises that a variance likely should have been required as part of the application back in 2011, since the minimum front yard (then and now) is 35 feet, and that the need for this variance back then appears to have simply been missed or overlooked by all. Mr. Letson has requested that we take this opportunity while before the Board on this lot merger to include that on our bulk table.

Accordingly, without prejudice and without conceding this variance is necessary for this existing condition, we are including that dimension herein as well.

The same rationale under the balancing test required by NYS Village law as submitted in our prior narrative remain applicable. These are all existing conditions and all we are doing here is eliminating a lot line, and therefore eliminating Lot 8 once and for all.

Respectfully submitted,



J. David MacCartney, Jr.  
FEERICK NUGENT MACCARTNEY PLLC  
96 South Broadway  
South Nyack New York 10960  
Phone: 845-353-2000  
Fax: 845-353-2789  
Email: [dmaccartney@fnmlawfirm.com](mailto:dmaccartney@fnmlawfirm.com)