

KIER B. LEVESQUE ARCHITECT

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January 2, 2024 revised 3.4.24

Zoning Board Chair
Village of Upper Nyack
328 N. Broadway
Upper Nyack, NY 10960

Re: Site Plan
602 Palmer Drive
Upper Nyack, NY 10960

Job # 1555

Mr. Chairman,

This application is for an amended site plan for newly constructed gravel walks, patio and boulder retaining walls. Under the new Local Law 2022 zoning code the property is in the R-20 zone. The requirement of Maximum Development Coverage requires that all surfaces other than grass be calculated as coverage. The allowable coverage is 25% or 5,556 sf of lot area. The previously granted variance of 27.65% (6,146sf) for Maximum Development Coverage is being increased to 34% (7,497 sf). The wood retaining walls were collapsing and the homeowner replaced them with boulders and at the same time replaced eroded grassy areas with gravel walks. While this is an increase in coverage it does not require additional storm water control. The rear yard of this and adjacent properties are sloping from a high point at the rear of the lot and pitches down toward the swimming pool and dwelling. These retaining walls and gravel walks are an integral part of maintaining control of the slopes and controlling erosion.

An additional variance is required for the patio which is located within the 25' side yard setback. It is 2.5' from the south lot line. The total side yard including the shed is 6.1' where 50' is required. Note, the 3.6' side setback for the shed was granted a variance September 20, 2016. Under the Local Law section 4.5.6.1 the patio is required to be setback 25' from the lot line.

Concurrently with this application we are filing for the coverage variance with the ZBA. Both applications require GML review and that is also being filed.

Please call me if there are any questions or additional information is needed to process this application.

Yours truly,



Kier B. Levesque R.A.

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