



11/29/2022

Upper Nyack Planning Board

RE: Site Plan Approval Conditions  
202 Hilltop Drive  
Nyack, NY 10960  
T.M.L. 0.09-01-43

This response letter is submitted in conjunction with drawing C-100 regarding the above-referenced project address. We respectfully request amended site plan approval for the application originally approved by the Planning Board 11/18/2009. The original planning board comments are delineated in gray in the first itemization and have been addressed on the previously-submitted as well as the enclosed site plan. Comments received 11/15/2022 in a memorandum prepared by the Zoning Inspector, Mr. Dennis Letson, are delineated in gray in the second itemization, with responses in blue following each comment. As part of the Zoning Inspector's recommendation, a waiver request may be made for aspects of Site Plan Requirements that may not be necessary for Planning Board decision. Please accept this letter as a formal request for that waiver. Thank you and all the best.

Comment provisions and responses.

Comments prepared by: Planning board of the Village of upper Nyack  
Wednesday, November 18, 2009

1. Show dimensions of pool house  
pool house dimensions have been added
2. Relocate ac unit/compressor on south side of the house to back of house  
existing sliding doors present at south side of house, ac compressor instead located as shown  
and screened with rubble embankment and planting screening
3. Add note stating walls to be natural stone (not conc.)  
note added
4. Add note stating extension of curbing into seeded area on bliss lane  
note added
5. Add note stating no lighting to be located on south side of property  
note added

Zoning Inspector Comments

November 15, 2022

Prepare site plan for review by Planning Board  
Please find attached site plan

The current, as-built conditions differ from the 2009 approved plan, provide a project narrative which explains the apparent differences.

The following comprises that narrative, which has been transcribed to the plan as well.

The current, as-built conditions differ in the following ways:

The air conditioner compressor units have been relocated so as not to obstruct the exterior doors in the location originally specified. The units are sunken into a "well" surrounded by stone wall and plantings along the neighboring property line.

An 18" curb has been installed extending north-south across the back yard. the curb is comprised of loose-laid stone. A detail has been added to the drawing of the installed condition.

Stone paver steps and stepping stones have been installed to provide a path from the primary dwelling to the pool area. these stones vary in size, but range from an estimated 2'x2' to 3'x4'. These surfaces are disconnected from any large impervious area and any impact on drainage is negligible.

Re: 202 Hilltop  
KE 21061  
November 29, 2022

2

A dry-laid stone patio has been installed to the east of the porch area at the rear of the primary dwelling. The dry-laid stones are an average of approximately 8" x 12" and are separated by around 1" to 2" with grass and/or soil between. The patio area is confined within stone walls as shown on the original site drawing. This patio comprises 1176 square feet of gross surface area, with a significant portion of the surface comprised of grass or exposed soil.

Submit waiver request for requirements that are not necessary for Board to make a decision.  
We respectfully request for the Planning Board to waive the remaining site plan requirements as we feel an informed decision can be made based on the presented material.

Submit two copies of plan, narrative, and waiver request  
So submitted

Best Regards,

Jorel Vaccaro, PE  
Cc: file 21061