

# KIER B. LEVESQUE ARCHITECT

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

January 2, 2024 revised 1.16.2024

Mr. William Pfaff  
Planning 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

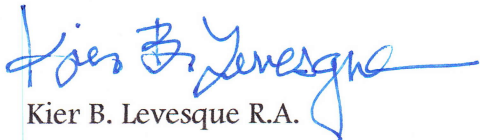
Mr. Pfaff,

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 previously granted variance of 27.65% (6,146sf) for Maximum Development Coverage is being increased to 34% (7,497sf). 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. Additionally, the village engineer has reviewed the storm water requirements of the approved site plan and has determined that the existing paver driveway was constructed of pervious pavers and therefore no drainage structures are needed. They have been removed from the site plan.

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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