

85 Lafayette Ave.
Suffern, NY 10901
(845) 357-0830
fax 357-0756
email: greenwellpls@aol.com

Jay A. Greenwell, PLS, LLC
Land Surveying and Land Planning

VILLAGE OF UPPER NYACK
AMENDED CHAITIN SITE PLAN

May 26, 2021

Attached is a narrative previously submitted by the attorney for the applicant, in March of 2021.

At the Public Hearing on April 21, 2021, revisions were requested to address the history of the application .

Accordingly, my office prepared a 5-sheet set of plans as follows:

1. Cover Sheet with site plan notes
2. Amended Site Plan addressing the proposed fencing for the pool, the pillars, the fence / gate, with revisions to the bulk table noting variances needed for the height of the pillars and the gate.
3. Exhibit Showing Added Coverage Areas, addressing the request to demonstrate what areas were added beyond the original approval
4. Copy of Original Approved Plan from 2007
5. Copy of Revised Plot Plan from 2008

For Sheet 2, the information includes an up-to date tree location (including ornamental plantings), updated drainage showing the flow from property to the northeast being conveyed through the site, dock configuration and permit information, and a detail of the pillars and gate entrance.

Notes have been added, including addressing the creation of the lot by Upper Nyack ZBA in 1963.



(Below is a Narrative Summary Previously Submitted)

CHAITIN SITE PLAN—617 NORTH BROADWAY, UPPER NYACK, NY

NARRATIVE SUMMARY

March 28, 2021

The applicant submits this proposed site plan to address the addition of two stone pillars at the entrance to the driveway, the deck area surrounding the pool, and to include a fence around the pool area to comply with safety requirements. The modified elements of the site are shown on a plan prepared by Jay A. Greenwell, PLS dated January 6, 2014 and last revised October 12, 2020. The plan shows the stone pillars, and pool deck in their as built condition and the proposed pool fence. The plan also shows the coverage calculations based on the applicable law and as previously approved.

This property was the subject of two prior applications to the zoning board of appeals for variance requests for maximum coverage of lot by buildings and structures. The first variance for the construction of the dwelling was for 27% coverage versus the 25% permitted. That application was approved on September 18, 2007. The house received a certificate of occupancy pursuant to the that variance application and the Planning Board's site plan approval. The second variance was to address certain as built changes to the site and was for 27.4% coverage. That application was approved on April 15, 2008.

Both of the prior applications were based on net lot area that was reduced by slope area calculations. However, section 6.6 of the Village of Upper Nyack Zoning Ordinance provides for lot area calculations that reduce the gross area due to steep slopes, rock outcrops, and "land underwater" but specifically excludes the application of that section to all lots created before the filing date of Local Law #14, which was December 16, 2004. Since this lot was created prior to the inception of the Local Law, slope area reduction should not have been applied to the gross lot area. Accordingly, the actual coverages should be 27.2%, which are less than what was previously approved.

At this time, the applicant is seeking a reaffirmation of the variance of 27.2% coverage to address additional coverage items installed on the site, and as shown on the survey submitted here with. The variance is less than the variance actually granted of 27.4% back in 2008.