

# Michael Esmay / Architect

17 Van Houten Street / Upper Nyack, NY 10960

4/4/24

To the Upper Nyack Planning Board:

**Re: Addition and Alteration to the Turner Residence  
204 Bliss Lane, Upper Nyack, NY**

1. The scope of this project consists of an addition to an existing one story residence located on a private right of way, Bliss Lane. The project includes an addition to the West side of the existing First Floor to expand existing Living, Dining, Kitchen and Bed Room space, a Second Floor addition for a Master Bed Room, Suite and Office, Wood Deck sitting above grade and a Swimming Pool with retaining wall and fence enclosure.
2. A separate application for a Building Permit will be made to the Village at a later date for the Swimming Pool by the Pool Contractor. The location and size of the Pool will remain as shown on the Site Plan.
3. The Owner Cynthia Turner is considering the installation of solar panels on the roof of the Addition. If she decides to do this installation it will be included in the referral of this project to the Architectural Review Board.
4. There are two existing bulk non-conformities. No frontage on a Village Street and Rear Yard Setback of 21.8 feet where 25 feet is required.
5. The Site Plan has been made more understandable by the addition of number references to the graphic designations and a separate Existing Conditions Site Plan.
6. No trees will be affected by this project and an area of bamboo in the West side of the property will be retained as a visual barrier for the Swimming Pool.
7. There will be three variances to the bulk regulations of the Zoning Ordinance required.

(1) Frontage on a Village Street	Existing non-conformity.
(2) Rear Yard Setback	Proposed 21.5' 25' Required
(3) Total Development Coverage	Proposed 27.096% 25% Required

Note The Existing Rear Yard Setback conforms to the Zoning Ordinance in force when the original Residence was constructed. If the area of paving in the Bliss Lane R.O.W is subtracted the Total Development Coverage would be a conforming 18%.