

Narrative  
Planning Board Village of Upper Nyack  
Site Plan Review  
Herard Residence  
514 N Broadway  
April 4, 2023

This is a re-submission of an application originally in front of the Planning Board in 2022 with a different architect. We have reduced the scope of the work to include:

- A new attached 2-car garage on the south side of the residence. The owner would like to have the option to add a second floor on top of the garage at a later time.
- A new entrance vestibule at the front steps in the location of the current top landing
- New front steps and walkway
- A small addition on the first and second floor (16 sf and 35 sf respectively)
- A new low dormer on the west side of the residence to allow flat ceilings
- Changing the enclosed storage area below the deck to an office space
- Reconfiguring the first and second floor layout
- Replacing the existing asphalt driveway with a smaller area of "Grasscrete" permeable paving
- Replacing the existing asphalt and concrete patio with a permeable grid of pavers and grass
- Repairing / replacing existing retaining walls
- Replacing the existing chain link fence on the west side of the property to a vinyl fence to match existing
- Installing all required alarms and locks on doors and window in walls that serve as pool barriers. Making all fences and gates code compliant for pool fencing barriers
- A new shed of no more than 120 sf; a new enclosure for pool equipment
- New concrete/stone steps to pool deck
- New composite deck boards on existing deck. New spiral metal stair from deck
- All new windows, including egress windows in all bedrooms
- Replacing existing vinyl siding with Hardie Plank. Covering the existing brick veneer with stucco or Hardie Panels