

Paul and Melissa Curley

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April 29, 2021

Village of Upper Nyack Building Department
328 North Broadway
Upper Nyack, NY 10960

Re: 211 Kuyper Drive - Application for Exterior Renovation (In Ground Pool)

Ladies and Gentlemen:

We have submitted an application to build an in ground pool, and hereby submit an updated Site Plan, for the Planning Board.

Procedural Background

On April, 20, 2021, we appeared before the Zoning Board of Appeals to request an interpretation of the Zoning Ordinance regarding the required rear yard set-back. We have withdrawn that request for an interpretation, and we have acknowledged that a variance will be required with respect to the rear setback.

Summary of Project

We propose to build an in ground swimming pool in our backyard. The pool will be built by B&B Pool & Spa Center, an experienced builder.

The pool will be a vinyl pool in a style known as “Mountain Lake” designed by Imperial Pools (specs attached). The shape is intended to evoke a natural pond or lake, which we consider appropriate for the setting. It will be surrounded by a decking to be made of pavers (Cambridge Brand “Toffee Onyx Light”, or similar). NOTE: The Site Plan indicates that there will be a 4 inch slotted drain around the decking – if possible, we request Planning Board consent to address this drain in a less visible manner, such as a buried perforated pipe.

Other details to include the following (or reasonably equivalent / similar):

- Vinyl covered 4x8 steel steps
- Minimum 8” thick 3000 psi concrete footing around base of walls
- Aluminum extrusion liner retainer
- 4 full-flo directional pool returns
- 2 commercial grade wall skimmers
- 2 safety main drains, VGB compliant
- 1 automatic pool cleaner line
- Minimum 2” rigid schedule 40 PVC
- 1 Pentair S-SVRS variable speed pump
- 1 Pentair 520 sq ft Clean and Clear filter

- 1 Pentair 400,000 BTU heater pump
- 1 Pentair multi-color LED light
- Polaris model 5TR (280), automatic pool cleaner
- Bullnose paver brick on reinforced concrete footing

There will be no diving board, slide, waterfall, hot tub or other special features.

The areas immediately around the decking will remain as a grass lawn.

The swimming pool area will be enclosed by a fence (depicted in the Site Plan) that complies with applicable codes relating to swimming pools (with the north side being also enclosed by the house – all doors and windows will have locking mechanisms in compliance with applicable codes). The fence will be constructed by Fesco Fence. The south, west and north sides of the fencing will be a 6 foot high privacy wood fence. The east side of the fence will be a 4 foot high post-and-rail style fence. There will be a garden bed along the south side of the fencing, that will feature a variety of vegetation, intended to create an additional buffer between our property and the property to the south. There may be some tasteful lighting to illuminate some of landscape elements at night, but this lighting will not shine into any neighboring property.

A drainage report has previously been submitted. There is currently a drain pipe running under the back yard, as part of an existing French drain system. This will need to be relocated as part of this project.

Thank you for your consideration.

Sincerely,

Paul and Melissa Curley