***Paul and Melissa Curley***

***211 Kuyper Drive 917-583-8767***

***Nyack, New York 10960 pauljcurley@aol.com***

**TO: PLANNING BOARD**

**DATE: June 24, 2021**

**RE: 211 Kuyper Dr - Application for Exterior Renovation (In Ground Pool)**

**NARRATIVE**

We have submitted an application to build an in ground pool, and herewith submit copies of an updated Site Plan, as well as previously-provided drainage report, pool drawings, and fence plan.

**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 withdrew that request, and we acknowledged that a variance would be required.

On May 19, 2021, we appeared before the Planning Board and received comments from the Board and the Village Engineer. The Planning Board referred the application to the ZBA and the ARB.

On June 15, 2021, we appeared before the Zoning Board of Appeals to request a variance from the rear yard set-back requirements (15 feet, where 30 feet is required). This variance was granted, without conditions.

We have been informed by the Village that we will not be required to appear before the ARB for this application.

Having received the requested variance from the ZBA, we now seek approval of our plans from the Planning Board.

**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. The shape is intended to evoke a natural pond or lake, which we consider appropriate for the setting. It will be surrounded by decking to be made of pavers (Cambridge Brand “Toffee Onyx Light”, or similar).

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, cabana 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 that complies with applicable codes relating to swimming pools (with the north side being also enclosed by the house – all doors and windows with 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, with welded wire.

There is currently a drain pipe running under the back yard, as part of an existing French drain system. This will be intercepted and relocated as part of this project.

All excavated material will be removed from the site.

Thank you for your consideration.

Paul and Melissa Curley