

KIER B. LEVESQUE ARCHITECT

49 Third Avenue Nyack, New York 10960 845-358-2359



February 10, 2022

Chairman Pfaff
Village of Upper Nyack Planning Board

Re: James patio
315 N. Broadway
Upper Nyack, NY 10960

Job # 202175

Chairman Pfaff,

This project is for the replacement of a wooden deck and steps at the rear of the home. The site plan indicates the proposed raised bluestone patio and cascading stone steps down to a landing. The architectural plans show the dimension of the patio and it's location on the house. The patio has been setback from the corner of the house so it does not increase the degree of side setback non-conformity. All bulk requirements for coverage are within the zoning code limits. Should a side setback variance be required for the patio by the building inspector we would request a positive recommendation to the ZBA and conditional approval by this board if the variance is granted.

Please call if there are any questions or any additional project requirements.

Regards,



Kier B. Levesque R.A.

Email kblevesque@optonline.net