

KIER B. LEVESQUE ARCHITECT

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

May 17, 2021 revised 6.23.21

Chairman Pfaff
Village of Upper Nyack Planning Board

Re: Mr. Lou Maresca
505 Spook Hollow Road
Upper Nyack, NY 10960

Job # 17114

Chairman Pfaff,

The site plan revision #5 dated 6.14.2021 reflects the ARB approval, and the revision #4 dated 5.17.21 reflects the ZBA approval of 9.15.2020 for the expansion of an existing non-conforming building as well as memorializing the existing side yard setbacks.

Since the last review by this board, we have added a first-floor addition at the main entry to flush it out with the front of the house. The existing open deck will be replaced and expanded slightly as noted on the site plan. The architectural plans reflect the first-floor front entry expansion, and the second-floor plan reflects design changes with windows and rooflines. Note; the changes to the roof did not increase the overall height of the second floor and the front entry expansion was reviewed and approved by the ARB.

We are requesting final site approval after receiving the zoning variance and ARB approvals noted above.

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

Regards,



Kier B. Levesque R.A.

Email kblevesque@optonline.net