

KIER B. LEVESQUE ARCHITECT

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

Village of Upper Nyack
Chairman Village Planning Board
328 N. Broadway
Upper Nyack, NY 10960

May 13, 2021

Re: Place deck & spa
323 Front St.

Job #202142

Dear Mr. Chairman,

This application is to replace an existing deck and add a new tow level deck and swim spa. The existing grade and topography has influenced the deck location along with the desire for some “flat yard” area on the north side. The project requires a side yard variance as noted in the bulk table.

The existing dwelling sits to the west of this irregular shaped property that has a “right of way” easement for ingress and utilities on the east side. In part due to the dwelling’s location on the property and the side and rear topography, the deck is extending to the west so the minimal flat yard area to the north can be maintained while using the grade change to accommodate the above ground swim spa. The upper deck is shifted away from the property line while the lower deck requires a side setback variance. This lower deck is being expanded to create an eating area and an outdoor kitchen.

We are requesting site plan approval conditioned upon a positive referral to the zoning board for the variance.

Thank you for your consideration.

Kier B. Levesque R.A.