



ATZL, NASHER & ZIGLER P.C.

ENGINEERS - SURVEYORS - PLANNERS

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Revised December 22, 2021

November 15, 2021

Stephen & Lisa Schmittgall

Narrative Summary

The site is located at 10 Riverton Drive in the Village of Upper Nyack. It is identified as Section 60.13 Block 2 Lot 81.15 on the Village of Upper Nyack Tax Map and is zoned OB, Office Business. The existing site is comprised of approximately 0.36 acres (15,587 sq. ft.), and it contains a single-family residence, along with a deck, portico, walkway, pavilion, and blacktop driveway.

On February 21, 2007, the lot was permitted as single family residential by a Special Permit. The Bulk Table requirements on the submitted Site Plan are based on the approved subdivision plat entitled, "Courtyard at Upper Nyack", which was filed with the Rockland County Clerk's Office on March 3, 2008.

On October 27, 2021, the Planning Board referred the application to the Zoning Board of Appeals (ZBA).

On December 21, 2021, the ZBA granted a variance for minimum side setback.