



ATZL, NASHER & ZIGLER P.C.

ENGINEERS - SURVEYORS - PLANNERS

Web: www.anzny.com

November 15, 2021

Upper Nyack Zoning Board of Appeals
328 North Broadway
Upper Nyack, NY 10960

Attn: Janet Guerra

Re: 10 Riverton Drive
Tax Lot 60.13-2-81.15
Village of Upper Nyack

Dear Ms. Guerra,

The following is our response to Douglas J. Schuetz of the Rockland County Department of Planning, letter dated October 20, 2021:

1. Comment: The distance from the side property line to the patio and to the pavilion must be indicated on the site plan.

Response: The distance from the side property line to the pavilion has been provided. Please see the site plan.

2. Comment: The bulk table must be amended to indicate the required variance and include the distances required and provided.

Response: Then bulk table has been provided, please see the site plan.

If you have any questions or comments regarding this submission, feel free to contact our office. Thank you.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'Ryan A. Nasher'.

Ryan A. Nasher, P.E.



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November 15, 2021

Planning Board, Village of Upper Nyack
328 North Broadway
Upper Nyack, NY 10960

Attn: Dennis M. Letson, P.E.

Re: 10 Riverton Drive
Tax Lot 60.13-2-81.15
Village of Upper Nyack

Dear Mr. Letson,

The following is our response to Dennis M. Letson comments dated October 27, 2021:

Site Plan:

1. Zoning

a) Comment: Side and rear setbacks to the proposed pavilion to be shown.

Response: The side and rear setbacks have been provided. Please see the site plan.

b) Comment: Based on the setbacks shown to the dwelling, it appears the pavilion will require a side yard setback variance.

Response: The variance has been obtained, please see the site plan.

c) Comment: The board should take no action on this application until the need for a variance is determined.

Response: The variance has been obtained.

2. Comment: The note "Existing Development Coverage (40%) 5,408 SF" should be corrected.

Response: The note has been corrected, please see the site plan.

3. Comment: The construction is indicated as a canopy on the site plan and a pavilion on the Botto narrative. The nature of the structure must be clarified between the application materials.

Response: Revised accordingly.

4. Comment: The board should consider having the applicant provide elevations of the proposed structure for the record.

Response: The elevation of the proposed structure has been provided, please see the site plan.

5. Comment: It appears that the patio under the deck required the wall at the west side to return to the dwelling, if so, show that wall.

Response: Addressed, please see the site plan.

6. Comment: Provide drainage analysis to show that increased run-off was or will be mitigated. If permeable pavers were used, provide evidence that the appropriate open stone base to provide storage capacity was installed.

Response: The drainage analysis has been provided. Please see the drainage report.

7. Comment: Provide details of the paver system.

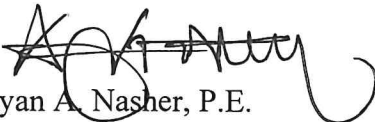
Response: The details have been provided, please see the site plan.

8. Comment: A stormwater maintenance agreement should be executed for the site.

Response: The maintenance agreement has been provided, please see the drainage report (Appendix-A).

If you have any questions or concerns regarding this submission, feel free to contact our office. Thank you.

Very Truly Yours,


Ryan A. Nasher, P.E.