

Maren Robertson  
58 Washington Street  
Nyack, NY 10960

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

June 29, 2021

Narrative Watanabe Site Plan - 204 Hilltop Drive - New Deck

This application is for a new deck on the north side of the house. Currently there is a concrete patio in poor condition at the rear/north of the house accessible through a door from the kitchen. The existing patio sits about 17" below the first-floor elevation and ends at a retaining wall to the east. Beyond the retaining wall the terrain slopes down.

The applicants would like to build a deck that is accessible from the kitchen and from new patio doors in the living room. The deck will extend beyond the patio towards the east, 3 feet past the house to allow for some midday sun on the deck.

Two risers on the western and northern side of the deck lead down to ground level.

The rear setback of 25' will be maintained.

Thank you for your consideration!

Sincerely,  
Maren Robertson