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VILLAGE OF UPPER NYACK
AMENDED WIDEWATER SITE PLAN
POOL AND CABANA

October 26, 2020; Rev. November 24, 2020; Rev. April 21, 2021

The subject site is shown as Tax Lot 60.10-1-14 on the Town of Clarkstown tax maps, and consists of 3.43 acres of land in the R-2 zone (requiring 30,000 sf lots), bounded on the west side by North Broadway and on the easterly side by the Hudson River. The property has been the subject of numerous reviews by the Village of Upper Nyack Land Use Boards, and the project has been developed in accordance with the originally approved plans, as modified by subsequent submissions.

The current project is a requested re-approval of the pool and cabana area which had previously been depicted on plans submitted to, and reviewed / approved by, the Planning and Zoning Board in the early months of 2017. There have been no substantive changes to the proposed pool and cabana since that time.

However, the Village has a 3 year life-span for Site Plan approvals, and we have been advised that the effective period of the approval has lapsed. Accordingly, we are herewith seeking a re-instatement of the approval for the Site Plan for the Pool and Cabana area of the site. Since there is no change to the variances previously issued, it is our understanding that a new application to the ZBA is not necessary.

A full set of plans from the beginning of the project has been prepared for the board's file, with all the sets of plans for the various project modifications included therewith, and a full chronology of the approvals is shown on Sheet D-1.

The project has been reviewed and re-approved by the Architectural Board, and this submission is for final re-approval.

Prepared by

