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**Land Surveying and Land Planning**

VILLAGE OF UPPER NYACK  
AMENDED WIDEWATER SITE PLAN  
POOL AND CABANA

October 26, 2020; Rev. November 24, 2020

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.

For informational purposes, below is a chronology of the approvals to date on this project:

- 1/20/16 Initial Planning Board meeting...continued for ZBA review of variances
- 2/16/16 ZBA review and approval of original site plan variances (no pool shown, but ZBA advised that we would be coming back for pool and sea wall)
- 3/16/16 PB review and approval of original site plan (again--no pool shown, but board advised that we would be coming back for same)
- Prints and submission for site plan signature delivered 5/18/16.
- 11/15/16 PB review and approval of Amended Site Plan for Pool and Seawall with Caretaker's Quarters.
- 1/17/17 ZBA review and approval of variances for Amended Site Plan for Pool and Seawall with Caretaker's Quarters and Boathouse.
- Applicant and consultants were advised that there was an issue regarding the boat house (guest house) and caretaker's quarters being legal--never had certificate of

occupancy. Plans could not be signed as the building inspector would not sign off on the maps.

- Zoning Text amendment (Local Law #1 of 2017) adopted, permitting accessory residential structures/uses on larger lots capable of subdivision, with conditions. Law filed 3/28/17.
- 7/19/17 PB review and approval of Amended Site Plan for Driveway and Refuse Area (required variances for coverage and slope disturbance)
- 9/19/17 ZBA review and approval of Amended Site Plan for Driveway and Refuse Area (variances for coverage and slope disturbance)
- 10/17/17 4 sets of Amended Site Plan for Pool and Sea Wall with Caretaker's Quarters and Boathouse, and 4 sets of Amended Site Plan for Driveway and Refuse Area prints delivered for signature.
- 3/30/18 Revised prints for Pool and Sea Wall delivered for signature after addressing notes required by building inspector.



Prepared by \_\_\_\_\_