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Monday May, 19, 2025

Zoning Boards of Appeals
Village Of Nyack
Building and Zoning Department
9 North Broadway, Nyack, NY 10960
845 -358-4249
Fax (845) 358-0672

Ref: Erickson, 52 Jefferson street, Nyack, NY10960
Application to amend previous approval to increase
the height of a detached garage from 17.8 feet to 19.2 feet

Dear Mr. Knowlton,

I am writing to formally object to the application for increasing the height of the detached garage from 17.8 feet to 19.2 feet. My objection is primarily based on the fact that the garage is currently built right on the property line with no proper setback.

As it stands, the edge of the garage roof overhang extends into my property. Over the years, this has led to serious disputes. For example, I had a privacy fence on my patio, but Mr. Keisel and Ms. Erickson removed it and have trespassed on my property multiple times to paint the side of the detached garage. Raising the roof will not resolve this issue, as they will still continue to trespass on my property to access the garage for painting and other maintenance tasks.

While the detached garage may have been original to the house and could be considered grandfathered, any modifications to it would likely require compliance with current building codes. This would entail moving the structure to establish a proper setback from the property line.

Additionally, I want to mention that over the years, runoff from the garage roof has damaged my patio. I am now faced with the added expense of rebuilding it and implementing proper drainage to prevent further deterioration. I have previously reported these issues to building inspectors Lewis and Algore, but no resolution has been achieved.

Given the ongoing concerns I have outlined, I respectfully object to this variance request and hope the zoning board will take my objections into consideration.

I have attached photos that depict the garage's proximity to the property line and the damage to my patio.

Please feel free to contact me if you have any questions.

Sincerely,

Frantz Felix

609 685 3148







