

KIER B. LEVESQUE ARCHITECT

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Chairman
Zoning Board of Appeals
Village of Nyack
9 North Broadway
Nyack, NY 10960

November 3, 2021
Revised 11.19.21

Re: Gray
87 Piermont Ave.
Nyack, NY 10960

Job # 202185

Chair Knowlton,

This application is for an area variance for the front facing garage door on an new residence which cannot be setback to the 4' requirement of the VoN Code Section 360-2.3 E (3) (c) [1]. The garage door is setback to the maximum extent possible at 2'-6". Due to the depth width of the building envelope and given that the building length is within the setbacks the garage cannot be enlarged to accommodate the 4' setback as it is already at the minimum required without compromising living space. This project is a new single-family home on a narrow lot consisting of three bedrooms, a garage, kitchen, living and dining room, cellar, and swimming pool. This narrow site (43.28' wide) prohibits the opportunity for an accessory garage or a side entry garage. The site which had a dwelling with all the municipal utilities was demolished in 2007 with the required land use board approvals.

The hardship created by the narrow and short building envelope has restricted where and how a proper garage can be accommodated with in the dwelling. The proposed recessed garage door is 2'-6" and requires a variance for 1'-6" from the VoN code. The granting of this variance will not alter the character of the neighborhood as there are several examples on Piermont Ave and throughout the village where garage doors are not recessed and are a part of the streetscape vernacular. Examples are below.

With reference to the RC GML review dated 11.1.21 Item #1, the 7% building coverage requirement is for an accessory structure not the principle building, and the open space is 1,857 at the rear of the house. No variance is required.

The project has been approved by the ARB and was referred to this board by the planning board without a recommendation for the area variances.



1 Remsen Street facing Piermont Ave.



20 5th Ave.



84 Piermont Ave.



90 Piermont Ave.



155-159 N. Franklin St.

Please call if additional information is required prior to the hearing date.

Respectfully,

Kier B. Levesque, Architect