



CODE COMPLIANT GATE & LANDSCAPE REDESIGN DESIGNED TO MEET VILLAGE OF NYACK REQUIREMENTS

CODE REFERENCES

- Village of Nyack Code §250-20 (Fences & Walls)
- Front yard fences, walls, and hedges limited to 3'-6" above finished grade
- Front yard fence opacity not to exceed 60%
- Corner lot sight lines maintained at intersections

DESIGN FEATURES

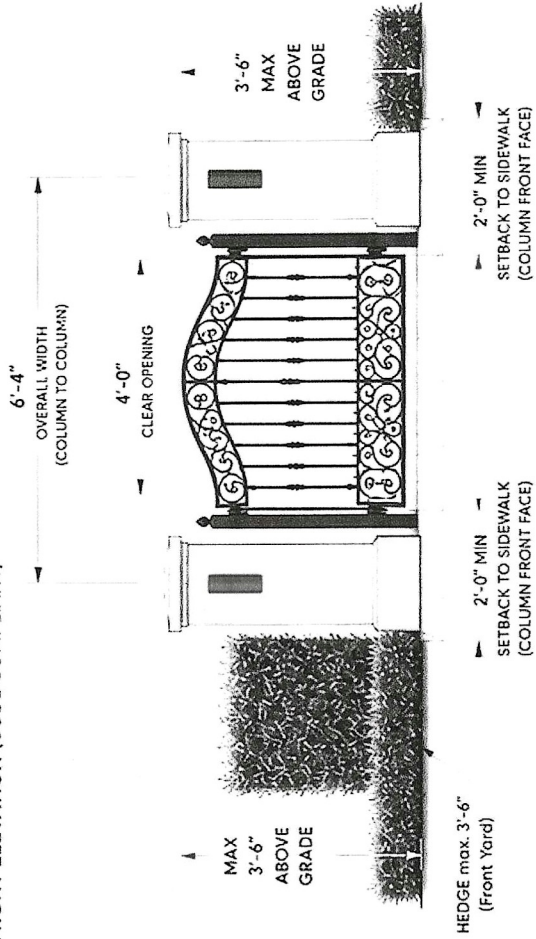
- Open wrought iron gate for visibility
- Stucco columns with natural stone caps
- All front yard elements 3'-6" or less in height
- Landscaping trimmed to code compliant height
- Maintains pedestrian and vehicular sight lines

CODE COMPLIANCE SUMMARY

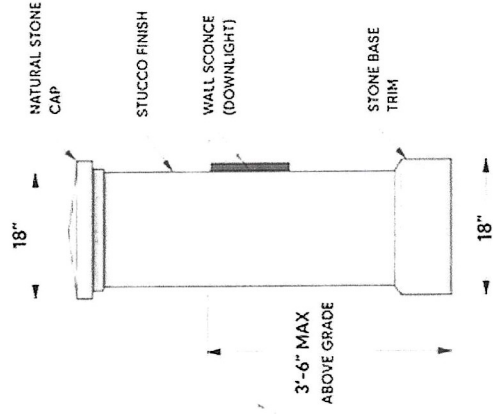
Column Height (above grade)	3'-6" MAX
Gate Height (at center)	3'-6" MAX
Hedge Height (front yard)	3'-6" MAX
Fence Opacity	< 60%
Sight Lines	MAINTAINED
Setback from Sidewalk (columns)	2'-0" MIN

NOTE: All heights measured from finished grade.
All front yard elements are 3'-6" or less per Nyack Code §250-20.

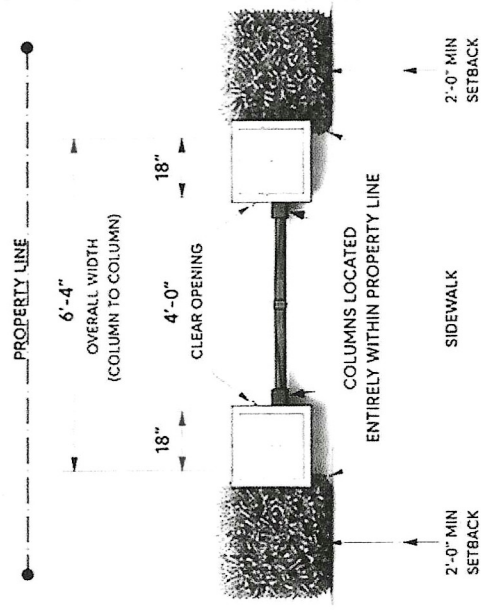
FRONT ELEVATION (CODE COMPLIANT)



COLUMN DETAIL (SIDE VIEW)



PLAN VIEW (LOOKING DOWN)



IMPORTANT NOTES

- All front yard elements are 3'-6" or less in height per Village of Nyack Code §250-20.
- Open design maintains visibility for drivers, cyclists and pedestrians at corner.
- Landscaping in front yard kept at 3'-6" max height.
- Final approval subject to review by Nyack Building Department and ARB.

RECOMMENDED NEXT STEP

Submit this plan to Nyack Building Department for review and determination of required permits and any ARB approval.