

May 23, 2025

Village of Nyack
Zoning Board of Appeals
9 N Broadway, Nyack, NY 10960

Re: 80 South Broadway
Nyack, NY 10960

Subject: Project Narrative for Nyack Zoning Board of Appeals

We are currently working on a development project at the above-referenced address. Our proposal involves demolishing the existing gas station and constructing a new four-story mixed-use building. The proposed structure will include:

- **18 residential units**, consisting of 6 studios, 9 one-bedroom units, and 3 two-bedroom units
- **4 commercial spaces** on the ground floor

The building is planned to be 4 stories high but will not exceed the allowable 40' height limit at any point. Proposed building will be setback 37.4 ft from the front property line.

REQUESTED VARIANCES:

1. Dimensional Standards – Building Height

While Nyack Village Code §360/Table 4-1 permits a maximum of 3 stories and 40 feet in the DMU-1 zone, we are requesting a variance to allow a fourth story. The building will remain fully within the 40-foot height limit (excluding rooftop mechanicals, elevator penthouses, and parapets as allowed by code).

A four-story massing allows for a more efficient development. By reducing the building's overall footprint, we are able to accommodate surface parking and introduce a landscaped pedestrian plaza - improving streetscape quality and pedestrian experience.

To minimize visual impact, the fourth floor is recessed 6 feet from the front façade.

Furthermore, because of the site's slope, the rear (west) elevation presents as only three stories, with the ground level fully below grade.

The additional floor area will remain within the allowable limits of the DMU-1 District. The project proposes a Floor Area Ratio (FAR) of 2.1, exceeding the 2.0 permitted by 0.1. However, this minor increase is allowable under §360-4.14 D(3), as a sustainability bonus in exchange for the green roof which is proposed as part of this development.

2. Parking

Under Nyack Village Code §360/Table 4-2, the proposed development requires **21 parking spaces**. We are requesting a variance to allow a reduction of **3 spaces**, due to site constraints.

Our design includes:

- **18 standard parking spaces**, including 5 surface spaces in front and 13 in the cellar. This ensures each of 18 residential units is allotted at least one parking space.
- Additional **5 stacked tandem spaces** in the cellar, intended for use by residents with multiple vehicles - primarily for two-bedroom units.

COMPLIANCE WITH VILLAGE COMPREHENSIVE PLAN:

It is important to note that the proposed increase in height to four stories aligns with the Village of Nyack's Comprehensive Plan.

Chapter 4 of the Master Plan explicitly encourages increasing the allowable building height in the DMU zone from three stories (40 feet) to four stories (48 feet). The plan states:

“Discussion by the community and the Steering Committee during preparation of this Plan indicated support for increasing Nyack’s residential population downtown, as a way to increase economic activity and ‘critical mass’ for the central business district. To address this issue, consideration should be given to increasing the overall allowable height in the DMU zone from 3 stories, or 40 feet, to 4 stories, or 48 feet. This would make currently vacant or underutilized downtown properties more attractive to prospective developers for new mixed-use projects that bring in more people to downtown Nyack.”

Our proposal also includes several improvements that will benefit the Village and its residents:

1. **Enhanced Parking and Traffic Mitigation:**
 - Reducing curb cuts.
 - Adding an additional on-street parking space.
2. **Special Landscaping Design and Public Improvements:**
 - Landscaping features such as planting beds and planter boxes.
 - Street trees and benches along the sidewalk.
3. **Removal of Existing Features that Detract from the Area:**
 - Demolishing the existing gas station and deli, which are aesthetically and functionally unappealing.
 - Installing underground utility lines providing service to the new structure.

We are committed to creating a vibrant, sustainable development that aligns with the goals of the community. We look forward to discussing this project and addressing any questions or concerns.

Sincerely,



Dominick R. Pilla, P.E., C.E., S.E., R.A