

July 21, 2025

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

Re: 19 Catherine Street  
Nyack, NY 10960

**Subject: Project Narrative**

Dear Members of the Zoning Board of Appeals

We respectfully submit this project narrative in support of our application for the proposed conversion of the existing single-family residence at 19 Catherine Street into a two-family residence. Pursuant to the referral from the Building Inspector, this application seeks approval from the Zoning Board of Appeals for area variances related to existing non-conforming bulk requirements.

For a detailed breakdown of the zoning variances requested, please refer to the Zoning Analysis Table on Sheet SP-001. Kindly note that no increase in non-conformance is being proposed as part of this application.

We appreciate the Board's time and consideration of our request and are available to provide any additional information or clarification as needed.

Sincerely,



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