

KIER B. LEVESQUE ARCHITECT

49 Third Avenue Nyack, New York 10960 845-358-2359

July 25, 2025

Building Department
Village of Nyack
9 N. Broadway
Nyack, NY 10960

Re: PB application for
Pagano Lot 2
294 N. Midland Ave.
Nyack, NY 10960

Job # 202411- Lot2

Dear Mr. Carmona,

This application is for the planning board review of a new single-family home to be constructed in the TFR zone as a part of an approved subdivision. The existing lot contains a single-family home which is slated for demolition. The project received a zoning variance for less than required lot width on February 24, 2025. All other bulk zoning requirements have been met for the new construction.

The proposed site plan shows the new home location, lot improvements, re-grading, and storm water controls for impervious surfaces mitigation. The western portion of the lot beginning at the stone covered slope and heading west to the lot line will remain untouched and unchanged. Refer to the landscaping plan for plantings around the new home.

This application requires GML review. Let me know if there are any questions or any additional project requirements.

Regards,

A handwritten signature in blue ink that reads "Kier B. Levesque". The signature is fluid and cursive, with the first name "Kier" being more prominent.

Kier B. Levesque R.A.

Email kblevesque@optonline.net