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Architectural Review Board
Village of Nyack
9 N Broadway
Nyack NY 10960

Re: 77 N Midland Avenue

September 9, 2025

Dear Members of the ARB,

This application is for a two-story addition on the north side (side yard) of an existing single-family home. The property is located on a sloped lot; the first floor aligns with grade at the front, while the basement is full height at the back yard.

The current house contains three bedrooms on the 2nd floor. The owners plan to add a master suite on the first floor and connect a new shower from the master bedroom to the existing powder room, which will continue to be accessible from the hallway. On the lower floor of the addition, a powder room and a laundry area with storage are planned.

The roof pitch for the addition will be consistent with the existing roof pitch. New siding materials will include Hardie Plank on the walls and Hardie Shingles in the gable area, matching the style and dimensions of the existing siding. Wood siding is under consideration, depending on existing conditions.

Thank you for your consideration!

Maren Robertson