

KIER B. LEVESQUE ARCHITECT

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

September 25, 2025

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

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

Job # 202411- Lot 2

Dear Mr. Carmona,

This application is for the ARB review of a new single-family home to be constructed in the TFR zone as a part of an approved subdivision. The project received a zoning variance for less than required lot width on February 24, 2025 and conditional planning board approval on September 8, 2025.

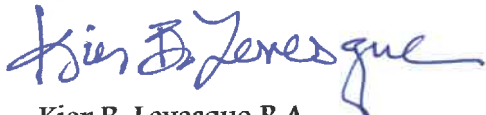
The proposed site plan shows the new home location, lot improvements, re-grading, and storm water controls for impervious surfaces mitigation. The western portion of the lot beginning at the stone covered slope and heading west to the lot line will remain untouched and unchanged. Refer to the landscaping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

This new home is 3,523 gsf including the finished cellar. The color schema is white and black with a gray brick veneer at the front exposed foundation level. Siding is James Hardi plank and shakes color white. The garage door is setback as required by the VoN zoning code. Windows are Andersen double hung simulated divide light in black. Window and other trims are white. Window boxes are brown and shutters are black. Front door and sidelights are black. Decking for rear landing and front porch will be Timber Tech color gray. Railing systems are white and stacking block retaining walls are in a light gray.

Samples of materials will be displayed at the ARB meeting.

Let me know if there are any questions or any additional project requirements.

Regards,



Kier B. Levesque R.A.

Email kblevesque@optonline.net