



Re: Duzgund Warehouse
45 Rt 59
Nyack NY 10960

From: Lighthaus LLC
587 Piermont Ave
Piermont NY 10968

To: The Village of Nyack Zoning Board
9 North Broadway
Nyack NY 10960

Project Narrative: Proposed Steel Building Development on a 7,133 SF Lot

We propose the development of a new 1,800 square foot steel construction building on an existing 7,133 square foot vacant lot. The building is designed to serve dual functions: a **kitchen showroom** and a **warehouse storage facility**.

Building Program

- **Total Building Area:** 1,800 SF
 - **Kitchen Showroom:** 600 SF (1/3 of total area)
 - **Warehouse Storage:** 1,200 SF (2/3 of total area)

The building exterior will feature:

- **Three (3) garage doors** providing access to the warehouse for deliveries and storage operations.
- **One (1) public entry door** leading directly into the kitchen showroom, designed to welcome customers and showcase kitchen products.

Site Improvements

- **Parking:** The site will include **eight (8) parking spaces**, adequately serving both showroom visitors and staff.
- **Trash Management:** A fully **enclosed trash corral** will be constructed on-site to support **private waste collection twice weekly**, ensuring cleanliness and operational efficiency.
- **Pedestrian Access:** A **concrete sidewalk** will be installed along the frontage to enhance pedestrian access and connectivity.
- **Landscaping:** The frontage will be softened with **native plantings**, carefully selected and arranged to maintain **clear visibility** into and out of the site while contributing to the aesthetic and ecological value of the development.

Zoning and Variance Requests

We are currently requesting **two variances** to accommodate the proposed development:

1. **Lot Size Variance:** The existing lot is **non-conforming** in size under current zoning regulations.
2. **Rear Yard Setback Variance:** A variance is requested to allow for reduced rear yard setbacks, necessary to optimize building placement and functionality on the site.

This project aims to enhance the local commercial landscape by introducing a modern, functional steel building that supports both retail and logistical operations, while maintaining sensitivity to the surrounding environment and urban fabric.