

December 10, 2025

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

Re: 80 South Broadway
Nyack, NY 10960

Subject: Project Narrative for Architectural Review Board

Our proposal involves demolishing the existing gas station and constructing a new three-story mixed-use building. The proposed building will include:

- **Residential:** 18 dwelling units, consisting of 4 studios, 12 one-bedroom units, and 2 two-bedroom units
- **Commercial:** 4 ground-floor retail spaces
- **Parking:** An underground garage providing 16 spaces, and an additional 6 off-street surface spaces

The building is planned to be 3 stories high and will not exceed the allowable 40' height limit.

Proposed building will be setback 6 ft from the front property line to be in line with the existing buildings to the north on S Broadway.

Proposed structure is fully compliant with all zoning requirements.

We are committed to creating a vibrant, sustainable development that aligns with the goals of the community. We look forward to discussing this project with the Architectural Review Board.

Sincerely,



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