

LAND USE BOARD PROJECT NARRATIVE

Proposed New Multifamily Dwelling
294 Main Street | Nyack NY 10960

22 June 2026
S&Co. 2509

The New Multifamily Dwelling at 294 Main Street proposes the demolition of the existing structure and its replacement with a single multifamily dwelling containing 25 dwelling units (D.U.s), consisting of 3 alcove studios and 22 one-bedroom units, with 22 parking spaces. The building is planned to be 4 stories high but will not exceed the 40' allowable height limit. In addition, the project proposes to combine the two existing lots, 65.36-2-26.1 & 26.2, into a single lot.

I. Comprehensive Plan

The project's overall design is in concert with the recommendations for the Gateway area in the Village of Nyack's Comprehensive Plan. These recommendations include the following:

- multifamily housing
- pedestrian-oriented aesthetic with concealed parking
- sidewalk improvements
- better lighting

The vehicular entrance to 294 Main is from Main Street (vs. the far busier Route 9W). The 20' wide opening for vehicular ingress/egress will be concealed from Main Street by a roll-down door. The streetfront will feature pedestrian-friendly improvements including a wide sidewalk, street trees, shrubbery and improved lighting.

II. Dimensional Standards

The Nyack Village Code §360/Table 4-1, Dimensional Standards allows 3 stories/40' as of right in the DMU-2 zone in which the building is located. We plan to request a variance to allow a fourth story within the 40' overall height limitation, excluding equipment, elevator/mechanical penthouses and parapets as allowed by code. The reason for the variance request is that, in addition to offering a superior building massing solution than the as-of-right options, a four-story arrangement will also be consistent with other multifamily dwellings in the vicinity and will link the building contextually with its neighbors.

III. Access & Parking

The vehicular entrance to 294 Main is from Main Street at the easternmost end of the site, furthest from the intersection of Main Street and Route 9W. Based on the code requirements for the proposed D.U. types and quantities, a total of 30 parking spaces are required by the Nyack Village Code §360/Table 4-2, Minimum Parking Requirements. The project proposes 22 parking spaces; a variance will be required.

IV. Density & Sustainability

The allowable density for the DMU zone in which the project is located is 50 dwelling units (D.U.)/acre according to the Nyack Village Code §360/Table 4-1, Dimensional Standards. Based on the property size of 10,977 square feet, 13 D.U. are allowed as-of-right. 294 Main proposes to take advantage of three sustainability incentives listed below as described in the Nyack Village Code §360-4.14 D(2) and E(2)(3)&(5). The proposed incentives are as follows:

- Provision of 30% permeable paving (5%)
- Exceeding the New York State Energy Code by 10% (5%)
- Provision of solar collection panels (10%)

The three incentives offer a combined 20% total increase in density. Given the allowable density of 13 units, a 20% increase = 3 additional D.U., for a subtotal of 13 + 3 = 16 D.U.

V. Solar Energy Collectors

An array of solar energy collectors is planned for one-half of the high roof of 294 Main, comprising approximately 2,884 sf. The collectors, which will be invisible from grade and concealed from most higher vantage points by the building's parapet, are expected to provide a substantial portion of the building's electrical power requirements and will be utilized as a sustainability incentive (see IV. Density & Sustainability above) and will comply with all applicable provisions of the Nyack Village Code §360.3-2 E.(10) Solar Energy Collectors.

VI. Affordable Housing

As per the Nyack Village Code §120-1 C.(3) 10% of 294 Main's total proposed D.U.s (25 units x 10% = 2.5, or 3 units) will be designated as affordable as defined by that Chapter, or a contribution made to the Village of Nyack's Affordable Housing Buyout Fund as per the Nyack Village Code §120-1 C.(8)(a), prior to the issuance of a building permit for the project. According to the Nyack Village Code §120-1 C.(13)(b), when a multifamily development contains 10% or more affordable/workforce units, the Village Board, Planning Board and/or Zoning Board may consider increased zoning densities in multifamily zones up to but not to exceed 10% of otherwise allowable housing units. On that basis, we will respectfully request that the Village grant a 10% increase in density for compliance with the provisions of this Chapter. Granting this density increase will result in an increase of 2 D.U. for a grand total of $16 + 2 = 18$ D.U.s allowed where 25 D.U.s are sought. A variance is required in order to permit the proposed additional 7 D.U.s.

VII. Architecture

The inspiration for 294 Main is rooted in upper Main Street's history as a row of automobile showrooms and repair shops throughout much of the 20th century, as well as Nyack's history as a shoe manufacturing center in the late 19th century. The building is set back at the second and fourth levels, both to reduce massing and to comply with Village code requiring a 5' setback for portions of the building over 32' tall. Dimensional standards in the DMU-2 zone require a 15' setback from the curb line; the proposed development will meet this requirement. The building is curved at the corner of Main Street and Route 9W both to maintain the required "visibility triangle" and to emphasize this important gateway to downtown Nyack.

294 Main will be brick-clad; the brick and its proposed reddish color will match other structures in the vicinity. The brick's horizontal orientation will also help decrease the perception of the building's height, and will tie it visually to nearby structures. The windows at 294 Main are casement-type with a single horizontal muntin near the top of the window to create the appearance of a transom; the windows occur singly or in pairs depending on the interior spaces they serve. Each unit will have access to the exterior via paired doors leading to a balcony or terrace. The western portion of the roof will be occupied by a solar energy collector array while the eastern half, with its distant river views, will be reserved for use by the tenants.

294 Main's pedestrian main entrance is located immediately to the west of the garage entrance, as close to the Village's downtown as possible. It is recessed from the main façade of the building; in addition to providing protection from the elements, the recess will contain low-level downlighting to illuminate the entry area.

In summary, we are pleased to present this project to Nyack's Land Use Boards. As with all of our projects, we wish to assure the Village that extensive efforts have been and will continue to be made in the design of this project to ensure as comfortable a fit as possible between the work's purpose and its context. In closing, we thank the members of the Planning Board for their time spent reviewing and deliberating on this project, and we look forward to making 294 Main a reality.