

October 13, 2026

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

The applicant is resubmitting this application for formal review and reapproval by the Architectural Review Board for the proposed redevelopment of 80 South Broadway, Nyack, New York. The reason for this resubmitting is that the Rockland County Supreme Court in a Court Decision dated September 14, 2026 under Index No. 034433/26 that was transcribed into the Court Record considered that the Architectural Review Board Determination dated May 20, 2026 did not comply with the Village Code in several areas (1) the 10 day posting requirement was not complied with; (2) the Architectural Review Board did not conduct a proper Public Hearing; (3) the Architectural Review Board did not reference the Code's Architectural criteria in its Decision; (4) there was no reasoned determination supporting the Architectural Board's Decision and other issues reference in the attached Court Transcript..

The application was previously reviewed and approved by the Architectural Review Board on May 20, 2026. The Building Inspector had determined that the property notice for that hearing was posted eight days before the hearing, rather than the ten days required by Village Code § 360-5.4(E)(3)(c). Although the Building Inspector initially determined that the shorter posting period would not be detrimental to public notice, a member of the public subsequently raised a concern that the posting period may have affected the outcome of the project. Accordingly, the application is being returned for a new formal review to ensure compliance with the Code's notice and other requirements and to provide an additional opportunity for public participation. This resubmission is for procedural re-review; the project proposal described below remains as previously presented.

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.

The applicant respectfully requests that the Architectural Review Board conduct a formal review at a Public Hearing of the application and consider reapproval following proper notice and public hearing procedures. The applicant remains committed to creating a vibrant development that aligns with the goals of the community and looks forward to discussing the proposal with the Board and members of the public.

Sincerely,

A handwritten signature in black ink that reads "Dominick R. Pilla". The signature is fluid and cursive, with the first name being the most prominent.

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