

August 8, 2026

Village of Nyack
Zoning Board of Appeals
9 N Broadway, Nyack, NY 10960

Re: 121 Depew Ave
Nyack, NY 10960

Subject: Project Narrative for Zoning Board of Appeals

This application is submitted to amend the existing Certificate of Occupancy to accurately reflect the current as-built conditions of the property and to legalize work previously completed without permits.

The existing building contains three (3) dwelling units and is located within a Two-Family Residential Zoning District. The proposed application is limited in scope and pertains solely to the **second-floor East Apartment and its third-floor mezzanine**.

The existing second-floor East Apartment contains three (3) bedrooms and two (2) bathrooms. As part of the existing configuration, a previously enclosed but unheated porch area has been converted into a heated bedroom. This application seeks to formally recognize the existing conditions and bring the applicable work into compliance through the zoning and permitting process.

No expansion of the building footprint is proposed as part of this application. The request is intended to document and legalize the existing configuration and to amend the Certificate of Occupancy accordingly.

We look forward to discussing this project with the Zoning Board of Appeals.

Sincerely,



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