

KIER B. LEVESQUE ARCHITECT

49 Third Avenue Nyack, New York 10960 845-358-2359

Architectural review Board
Village of Upper Nyack
328 North Broadway
Upper Nyack, NY 10960

November 16, 2023

Re: 23 Westend Ave.
Upper Nyack, NY 10960

Job # 202312

Board Chair,

This application is for the replacement of an existing front porch (aka. covered stoop) with a new covered porch for the full width of the front. Access to this property is from the very end of Westend Ave in the Village of Nyack. To allow walking and passage by the box bay window on the right side of the front door on the new porch we set the front of the porch +/- 50" from the window. This will allow access to the porch directly from the driveway.

The new porch will have concrete pier foundations that will be obscured from view by plantings. Most of the existing plantings will be repositioned to cover the opening under the new porch. The west side will receive a lattice panel where the height of the porch above grade is the highest. The porch posts will be natural cedar or fir without paint. The railing system is a white synthetic top and bottom rail with black metal balusters. The porch side gables will receive vinyl shingles to match the house in style and color. The floor decking will be synthetic like Trex. The trim and facias will be white aluminum to match the existing house. The new porch roof will be black metal.

Photos of the existing front and adjacent neighbors are attached. Please let me know if there is additional information required prior to the hearing.

Respectfully,


Kier B. Levesque, Architect

VILLAGE OF UPPER NYACK

ARCHITECTURAL REVIEW BOARD
EXTERIOR FINISH SCHEDULE

Project: ROHLWING PORCH

Date: 7/31/23

<i>Element</i>	<i>Material</i>	<i>Finish</i>
Foundation	CMU CONCRETE TIERS	CONCRETE
Front Porch	CEDAR OR FIR POSTS	NATURAL
Railing	SYNTHETIC & METAL	COLOR WHITE & BLACK
Siding	VINYL SHINGLE AT GABLE	MATCH EXISTING
Windows	NA	
Shutters	NA	
Trim		
Decking	SYNTHETIC	
Garage Door	NA	
Fascia	ALUMINUM	MATCH EXISTING
Gutters	ALUMINUM	WHITE
Louvers	NA	
Roofing	METAL	BLACK
Chimney	NA	
Stack Vents	NA	
Retaining Walls	NA	

Note: Refer to Article VI, Section 23.1 of the Zoning Ordinance of the Village of Upper Nyack for additional requirements.