



August 5th, 2021

Martin Wortendyke
Chair, Upper Nyack Architectural Review Board
328 N. Broadway
Upper Nyack, NY 10960

Dear Mr. Wortendyke,

On March 23, 2020 the applicant requested the ability to submit an application for work to be completed at three sites: 1) 649 N. Broadway 2) 647 N. Broadway and 3) 645 N. Broadway. The projects include a new fence to match the existing brick and wrought iron fence, a fountain, stairs, various pathways and the renovation of an existing house to match the mansion at 649 North Broadway. However, on March 17, 2021, the applicant withdrew the application for work on the three aforementioned lots.

At this point the applicant is proceeding only with the alterations to the existing structure on the property located at 645 North Broadway. The overall approach includes ensuring the final product maintain the original charm throughout from the work completed on the property at 649 North Broadway. Matching the materials used at 649 North Broadway including, but not limited to: railings, pavers, thin-brick facade, faux-slate roof, windows and ground finishes, is a priority to create a seamless look that fully marries the architecture of each property. In addition, the second floor bedrooms include walk-out balconies to provide appeal and a method of egress versus the existing skylights as the only openings in the second floor bedrooms. Furthermore, the interior renovations include kitchen relocation, new finishes to match previously mentioned property and bathroom upgrades throughout. As you know, the work already commenced since a construction permit was issued by the building official (Permit No. 1820) on January 14, 2020. The construction was halted by mid-March 2020 due to the Coronavirus outbreak and enacted emergency State restrictions on all non-essential construction projects.

Please contact me with any questions or concerns, and thank you for considering this request.

Sincerely,

Tom Rybak
Principal-in-Charge and Senior Architect