

EXISTING CONDITION & FEASIBILITY STUDY

PROPERTY LOCATED AT

**50 PIERMONT AVENUE
NYACK, NY 10960**



DATED

September 20, 2024

DRP PROJECT NO

24-110

PREPARED FOR

50 Piermont Avenue
Nyack, NY 10960

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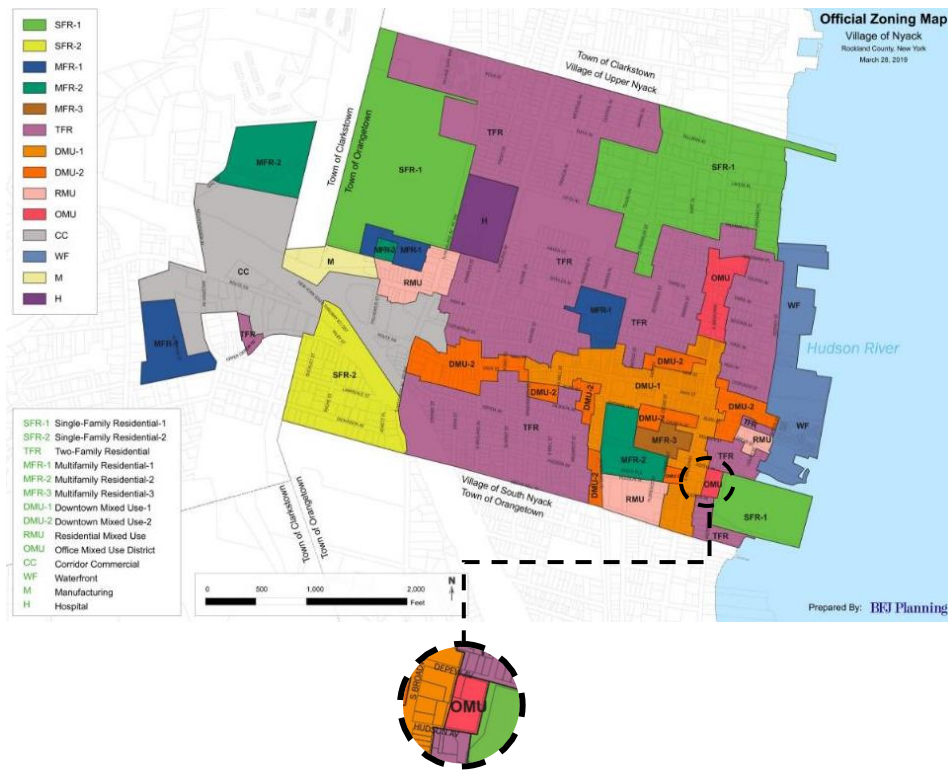
1. PROPERTY INFORMATION

Property Address: 50 Piermont Avenue, Nyack, NY
Property Area: 0.34 Acres (14,687 SF)
Date of Construction: 1850
Number of Buildings: 1
Gross Building Size: 4,224 SF
Net Rentable Area: 2,035 SF

Tax ID: 66.46-1-11
Existing Land Use: Professional Offices
Zone: OMU (Office Mixed Use District)

§ 360-2.4 B. DOWNTOWN MIXED USE DISTRICTS

The purpose of the OMU District is to provide opportunities for a coexistence of office and residential uses in predominantly residential settings along select roads in the Village, including the conversion of single-family dwellings to office uses. Retail sales and service uses, and their associated parking and traffic impacts, are not appropriate in these areas.



TAX MAP



BULK ZONING

SCHEDULE OF LOT AND BULK REGULATIONS									
VILLAGE OF NYACK - OMU DISTRICT									
	MAXIMUM FLOOR AREA RATIO	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM STREET FRONTAGE	REQUIRED FRONT YARD (FEET)	REQUIRED SIDE YARD (FEET)	TOTAL SIDE YARD (FEET)	REQUIRED REAR YARD (FEET)	MAXIMUM BUILDING HEIGHT
EXISTING	0.09A (4,224 SQ.FT.)	0.34A (14,810 SQ. FT.)	110.1'	110.1'	48.7'	45.3'	102.1'	7'	2 STORIES W/ CUPOLA
REQUIRED	0.5	.17A (7,500 SQ. FT.)	50'	50'	-	10'	20'	25'	35' OR 2 STORIES
	CONFORMS	CONFORMS	NON- CONFORMING	CONFORMS	CONFORMS	CONFORMS	NON- CONFORMING	NON- CONFORMING	CONFORMS

MINIMUM PARKING REQUIREMENTS VILLAGE OF NYACK - OMU DISTRICT	
EXISTING	6 SPACES
REQUIRED	OFFICE- GENERAL: 1 PER 400 SF (10 SPACES) DWELLING, SINGLE-FAMILY: 2.0 PER DU
	EXISTING NON-CONFORMING

2. PROPERTY DESCRIPTION & CONDITION

Dominick R Pilla Associates was retained to perform a physical condition assessment of the property located at 50 Piermont Ave, commonly referred to as the Depew House. DRPILLA visited the property on July 31, 2024 to perform a visual assessment of the existing building components. The following section of this report addresses the condition and life expectancy of building wide components, both interior and exterior, including the visible building structure, as well as various systems (i.e. mechanical, electrical and plumbing).

Our review is based solely on visible existing conditions and conditions reported by building management. The objectives of this report are as follows:

- Determination of existing conditions
- Evaluation of reported problems and complaints
- Analysis of the nature and extent of deficiencies
- Forecasting of possible future problems based on the age, condition and life expectancy of building systems.

SITE

Description of Site

This property is a corner lot measuring 0.34 acres located on the western side of Piermont Ave and bounded to the south by Hudson Ave. The site contains a single building located on the western edge of the lot. The property is located behind the Nyack Library with a shared parking lot separating these two structures.

The property underwent a subdivision in March of 2015 at which time the rear property line was relocated closer to the rear of the structure. This resulted in a decrease in lot area from 0.56 acres to 0.338 acres. The existing rear setback is non-conforming.

There are two primary entrances to the building: 1) the back entry at the west side of the building with access to the parking lot and 2) front entry is located on the east side of the building. A bluestone pathway that leads to Piermont Avenue provides access to the main door and a side path on the south side of the building connects the front and back entry doors. There is a separate entry below the main stairs which provides walk-out access to the basement level.

A brick patio is present at the basement level directly below the 1st floor covered porch. Stone retaining walls are present along the edge of this patio with a maximum retained height of 53" at the southwest corner.

The topography of the property gently slopes upwards from Piermont Avenue towards the rear of the lot. The building contains integrated yankee gutters which discharge within the yard via a below grade drainage pipe. The landscape includes hedges along Piermont Ave, as well as small trees and

bushes surrounding the front porch and sides of building. A pedestrian sidewalk is available along Hudson Avenue.

Piermont Avenue is a two lane street running north to south and Hudson Avenue one way, running east to west. There is currently no parking lot or driveway located within this lot. Parking is available in the adjacent library parking lot which is comprised of eight parking spots, two available for tenant use and the remaining are metered spaces.

Description of Existing Easements

The property underwent a subdivision which relocated the property line back in 2015. At the time of this subdivision, multiple easements were added to the lot. These easements include the following:

- 15' wide drainage easement running along the south side of the depew house.
- A 15' wide utility easement which runs along the north side of the depew house
- A 8'x14' access easement to the barn located on the adjacent lot located in the southwest corner of the property.
- A shared use parking easement exists on the adjacent lot 8 which dedicates six (6) parking spaces to the Depew House property

Observations/Comments

At the time of our site visit, tree pruning at the property was ongoing. The site components were found to be in fair condition overall. The following items were noted to require repair:

- **Pavers at basement patio:** Brick herringbone paver flooring was found to be in fair condition overall, with some areas of minor heave primarily adjacent to the retaining walls (Figure 22, Figure 23).
- **Stone retaining walls at basement patio:** Portions of the existing stone retaining walls along the south and east sides are bowing (Figure 25).

BUILDING ENVELOPE

Description of Envelope

The exterior façade of the building primarily consists of wood clapboard siding on the upper levels and clay brick at the foundation level. The roof is mostly tin metal coated and a portion of the roof is rolled roofing. The windows appear to be original throughout the building and consist of double hung true divided lites. Some windows have a newer exterior storm windows.

Spray foam insulation has been added between the rafters at the attic level. The exact thickness of insulation is unknown. Given the building age, we expect that the remainder of the exterior walls are uninsulated.

A wood-framed covered porch is present at the first floor on the west and south facades of the building. Wood railings are present along the perimeter of the covered porch. A brick patio is present at the basement level directly below the 1st floor porch. Stone retaining walls are present along the edge of this patio with a maximum retained height of 53” at the southwest corner.

At the west side of the building a wood-framed covered entry is present at grade. A small ramp provides ADA access to the rear entry via this porch. Adjacent to south sides of the rear entry is a window well for the basement window. The window well is covered with plexiglass.

Observations/Comments

The building envelope was found to be in fair to poor condition throughout. The building envelope components with deficiencies are as follows:

- **Wood siding:** Existing siding is in fair condition, with the paint finish beginning to crack and peel in some locations (Figure 21).
- **Windows:** Existing wood windows appear to be original wood windows and appear to be regularly maintained. Most exposed windows have exterior storm windows which provide protection to the original wood windows
- **Rear (west) Porch Deck:** The rear porch has wood decking for the walking surface which was found to be in poor condition (Figure 26). In addition to deteriorated planking, the trim at the base of the wood columns was found to be in poor condition with flaking paint and some rot at their base. Roof framing, soffit, and all other wooden trim elements appear to be in fair condition.
- **Front (east) Porch Deck:** The front porch was found to be in fair condition throughout with some areas of minor damage noted to include damage to railing and railing corner post at the southeast corner of the deck. In addition some minor damage to the trim elements at the base of the entry stair posts were noted. (Figure 27, Figure 28, **Error! Reference source not found.**).
- **Exposed Rubble Foundation Wall:** Existing rubble foundation wall on the southwest corner of the building was found to be in poor condition (Figure 24)

- **Basement Brick Façade:** Clay Brick façade is in fair to poor to condition, with mortar deterioration noted on the bottom portion of the brick wall (approximately 2' from grade).
- **Roofing:** The roofing appears to have been replaced following our office's previous inspection back in 2015 and is in fair condition.
- **Insulation:** Spray foam insulation in attic appears to be in good condition. It is unknown whether any blown insulation exists within the exterior stud wall cavity.
- **Chimney:** The existing chimney was visible from the widow's walk at the attic level. The visible portions of the chimney appeared to be in fair condition.

BUILDING STRUCTURE

Description of Structure

This structure consists of two stories, plus a basement and a small widow walk/cupola at the 3rd floor. The 1st, 2nd and 3rd floors are all wood-framed with exterior wood stud bearing walls and interior bearing walls on either side of the main hall. The basement level consists of brick masonry foundation walls along the north, east and south perimeter and rubble foundations along the western wall. The interior bearing walls along the central corridor appear to consist of brick masonry at the lower level. The rear half of the basement level is a slab on grade, whereas the front portion of the building has a wood framed floor. No crawlspace could be located below the wood framed portion of the floor assembly.

The floor framing was minimally visible from the basement level and attic at the time of our inspection. Visible 1st floor framing consists of 8 ½" deep x 2 ½" wide joists spaced at approximately 20" o.c. Visible attic ceiling joists consist of 8" deep x 4" wide joists @ 24" o.c.

Observations/Comments

- **Basement floor:** The basement level appears to consist partially of slab on grade at the rear of the building and framed floors at the front of the building. There was no opening which allowed access to a crawlspace to inspection of the framed portion of the floor. A small portion of the framed floor was visible in the area of previous plumbing work on the sewer drain lines (Figure 3, Figure 4). The framing and subfloor in this area appeared to be in direct contact with the earth and had significant deterioration of the base of the interior partition wall, subfloor and floor framing. The extent of this deterioration throughout the front framed portion of the basement floor is unknown.
- **1st and 2nd floor framing:** The condition of the floor framing for the 1st and 2nd floors was not visible, however the floors appeared to be fairly level and no history of damage to the framing has been reported to our office.
- **Roof framing:** The condition of the roof framing was obscured by installed spray foam insulation. The condition of the framing is therefore unknown.
- **Interior Bearing Walls:** The interior bearing walls are mostly covered with plaster finishes at the cellar level with the exception of the rear mechanical room where it is exposed. The

exposed portion of the brick bearing wall was found to be in poor condition with deteriorated mortar.

- **Foundation walls:** The rubble foundation walls at the building rear have been parged and therefore was not readily visible to determine its condition from the building interior.

BUILDING INTERIORS

Description of Interior Finishes

The occupancy of this building is classified as a multi-tenant office space. The basement floor measures approximately 1,380 SF, the first floor approximately 1,364 SF, and the 2nd floor 1,380 SF. The tenants include professional offices as well as the Historical Society of the Nyacks which occupies over half of the first floor and half of the basement level for storage.

The basement floor is finished with three office spaces (two of which are currently vacant) and a shared 2-fixture bathroom. The first level has three office spaces also including a shared 2-fixture bathroom on this floor. The second level has four small office spaces with a shared 2-fixture bathroom and one private 2-fixture bathroom. The interior walls are finished with a combination of sheetrock plaster lath and bead board. The bathroom flooring is ceramic tile and the office spaces and common spaces are typically a combination of hardwood flooring and carpeting. The ceiling is finished with sheetrock and/or plaster throughout.

Observations/Comments

- **Basement Floor finishes:** The front half of the basement floor level is finished with carpeting which was found to be in fair condition. Drywall ceiling and wall finishes were found to be in fair condition. Taped seams at the soffit were found to have some minor separation in tenant space 'L1' (Figure 1, Figure 2). A portion of the wall and ceiling finishes have been removed in tenant space 'L2' to accomplish plumbing work on the sewer main. In addition, a portion of the slab has been removed for replacement of a portion of the sewer main and was still open at the time of our inspection.
- **1st Floor Finishes:** Floor finishes for the first floor tenant spaces were found to be in fair condition. Plaster/drywall wall & ceiling finishes were documented throughout the 1st floor all of which were found to be in fair condition. A portion of the plaster ceiling appears to be sagging slightly within the western room of tenant space '1A' directly adjacent to the fireplace (Figure 9, Figure 10). In the east room of tenant space '1A' some minor cracking of wall and ceiling finishes were noted which appear to have been previously patched. The ceiling of the first floor hallway has some damage noted including some minor cracking and an apparent leak below the 2nd floor bathroom (Figure 7). It is unknown whether this leak is ongoing.
- **1st floor shared bathroom:** The finishes in the 1st floor shared bathroom are in fair condition including wall and floor finishes and plumbing fixtures. The bathroom on this level appears to have been renovated in 2005. Damage from a minor leak was noted on the ceiling finishes (Figure 11).

- **2nd floor Finishes:** Wide plank wood flooring is present throughout the 2nd floor tenant spaces which were all found to be in fair condition. Some minor damage to ceiling finishes were noted in tenant spaces '2D' and '2B' (Figure 17, Figure 18, Figure 19, Figure 20).
- **2nd floor bathrooms:** Two bathrooms exist on the 2nd floor (one shared and one private). Both bathrooms appear to have been renovated during the work which was performed in 2005. Both bathrooms are in fair condition.
- **Attic finishes:** Two storage rooms were inspected at the attic level. Within Storage Room 1 signs of a prior leak were noted on the interior walls and floor framing.

HVAC SYSTEMS

Description of HVAC Systems

The heating system for this property is a natural gas fired boiler (2 zones). The boiler is located in the mechanical room at the basement level. Based on records, the boiler was installed in May of 2016. Cast iron radiators are present within each tenant space. A hot water heater is located within the mechanical room at the basement level. The exact age of the hot water heater is unknown but is believed to have been replaced sometime in 2023. Air conditioning for the building is provided by individual air conditioning units within each tenant space.

A small sump pit was observed within the mechanical room which discharges to the side yard

Observations/Comments

- **Heating Systems:** Based on the maintenance information provided by building management it appears that most of the HVAC equipment is relatively new and is in good working order.
- **Hot Water Heater:** The hot water heater is new and in good working order.
- **Sump pump:** The existing sump pump is new and in good working order however the pump sits in a very shallow pit which is substandard.

ELECTRICAL SYSTEMS

Description of Electrical

An updated 200 amp service panel is located in the cellar. The building has a central fire alarm system.

Observations/Comments

We have not been made aware of any ongoing issues with the electrical service. All components appeared to be in good working order, no testing of any of the electrical systems was performed.

PLUMBING SYSTEMS

Description of Plumbing Systems

There are currently 3 shared bathrooms (one per floor), each with two plumbing fixtures (toilet and sink). An additional private bathroom is located within one of the tenant suites on the 2nd floor. The plumbing drain system consists of a combination of original cast iron and PVC drain lines, with PVC present where repairs have been performed. Domestic water service consists of copper piping, where visible. Sewer drain lines appear to discharge on the south side of the building, towards Hudson Ave.

A small sump pit with pump is located within the building's mechanical room. The pit discharges out through the rear of the building.

There are currently no sprinklers located within the building.

Observations/Comment

- **Plumbing Fixtures:** Bathroom plumbing fixtures all appear to have been replaced during the course of renovation work which was completed in or around 2005. To our knowledge all fixtures are in good working order. A small leak was noted below the 2nd floor bathroom, it is unknown whether this staining is due to an ongoing or prior leak.
- **Plumbing Drain Lines:** A portion of the main building drain line had been replaced at the basement level. To our knowledge all other portions of the building's drain lines are original cast iron piping. The exact age or condition of this piping is unknown.

3. RECOMMENDATIONS FOR REPAIR & MAINTENANCE

If the building is to be continued to be used as commercial tenant spaces, there are several repair and maintenance items which need to be addressed. These items are outlined in the following pages by category.

SITE

We recommend that the following repairs/maintenance be performed on the following specified sitework components:

- **Pavers at basement patio:**
 - Brick paver patio at the basement level should be removed and reset in areas that present a tripping hazard.
- **Stone retaining walls at basement patio:**
 - Soil behind retaining walls should be removed and replaced with gravel wrapped in filter fabric with a French drain at the base. Bowing observed is likely due to a build-up of water pressure behind the stone walls. A French drain should be placed at the base of the gravel to direct water downhill and away from the retaining walls. Any cracks in the mortar joints should be repointed.

Please note the following relevant estimated useful life for exterior envelope components for reference related to future repairs:

- Pavers: 30 years
- Storm Drain Lines: 50 years
- Gutters/Downspouts: 50 years

BUILDING ENVELOPE

We recommend that the following maintenance/repairs be performed on the specified components of the building envelope:

- **Wood siding:**
 - All exterior wood components should be repainted due to flaking paint.
- **Windows:**
 - Ongoing maintenance of windows should be performed including scraping and painting to keep windows in fair condition. Exposed wood windows should be repainted approximately every 10 years depending on extent of deterioration.
- **Rear (west) Porch Deck:**
 - Wooden decking should be replaced with new pressure treated lumber for this deck area and all decking repainted to match existing. Damaged portions of trim at the base of the wood posts should be replaced. Ongoing maintenance of all exposed wood elements should be performed to include scraping and repainting as needed.

- **Front (east) Porch Deck:**
 - Portions of damaged trim at handrail posts and damaged portion of handrail at the southeast corner should be replaced in kind with new wooden elements to match existing. All exposed railing and post elements should have ongoing maintenance to include scraping and painting as needed once any chipping of paint finishes are observed.
- **Exposed Rubble Foundation Wall:**
 - Minimally, the existing rubble foundation wall should be repointed. Portions of the wall may need to be rebuilt depending on the extent of the mortar deterioration which would need to be determined at the time the work is performed. .
- **Basement Brick Façade:**
 - Exposed portions of the brick façade should be repointed in particular the base of the wall where recessed mortar joints were noted.
- **Roofing:**
 - No visible areas of repair were identified during our inspection nor have any leaks been reported to our office. No roofing work is required at this time apart from ongoing maintenance.
- **Insulation:**
 - If no insulation exists within the stud wall cavity, blown insulation could be installed to increase the energy performance of the building if desired to reduce energy costs.
- **Chimney:**
 - No repairs needed at this time.

Please note the following relevant estimated useful life for exterior envelope components for reference related to future repairs:

- Brick repointing: 50 years
- Exterior painting: 10 years
- Membrane roofing: 20 years
- Spray foam insulation: 60 years

BUILDING STRUCTURE

We recommend that the following repairs and investigations be carried out on the building structure.

- **Basement floor:**
 - Probes of the framed portion of the basement floor level should be performed to confirm the condition of the framing at the front half of the building. Probes should also be performed on the partition wall in L2 on the north side of the building to confirm whether similar deterioration of the framing exists at this interior stud wall.
 - The portion of damaged subfloor and the base plate of the stud wall at the damaged partition wall should be removed and rebuilt in kind. All framing in direct contact with soil should be pressure treated.
 - Portion of removed concrete slab should be repoured to match existing with access covers for any cleanouts installed.
- **Interior Bearing Walls:**
 - We recommend that a couple of small probes be performed to confirm the condition of the interior brick bearing walls located adjacent to the main hallway.
 - Portions of exposed brick foundation should be repointed where deterioration is present in the mechanical room and any other locations which are uncovered as part of the probe investigation.
- **Floor Framing:**
 - Existing 1st floor framing has sufficient capacity for live loads expected for the existing use. No repairs are needed at this time based on visible conditions observed.

Please note the following relevant estimated useful life for structural components for reference related to future repairs:

- Brick repointing: 50 years

BUILDING INTERIORS

We recommend that the following repairs/investigations be carried out on the interior finishes:

- **Basement Floor finishes:**
 - Wall and ceiling gypsum board finishes should be restored at the areas of plumbing repair work and as needed at any probes which are performed.
 - Separated drywall taping at seams of unit L1 should be removed and replaced. Area should be taped, spackled and painted to match existing.
- **1st Floor Finishes:**
 - Sagging portion of plaster ceiling shall be re-secured to wood lath ceiling with washers to arrest any further movement and compound applied to match existing ceiling finish upon completion of repair.

- Source of water leak below 2nd floor bathroom should be confirmed and any necessary plumbing repairs performed. Upon completion of any required plumbing repairs, ceiling should be scraped, primed with sealer and stain-blocker primer and painted to match existing. Areas which have debonded due to water damage should be removed and replaced in section as needed.
- Cracks in ceiling finishes should be repaired with joint compound or spackling paste.
- **2nd floor Finishes:**
 - Cracks in ceiling finishes should be repaired with joint compound or spackling paste. Finishes should be monitored for any sagging in order to perform repairs prior to any potential collapses.
- **Attic finishes:**
 - Status of leak should be confirmed within storage room 1. No work required if staining is determined to be from prior leak.

Please note the following relevant estimated useful life for interior finish components for reference related to future repairs:

- Floor tile: 50 years
- Hardwood floor: 50 years
- Carpet: 10 years
- Paint: 20 years

HVAC SYSTEMS

Overall the HVAC systems appear to be in good condition, with the majority of the units recently replaced. We would recommend the following work be performed:

- **Sump pump:** New sump pit with deeper sump depth is recommended to be installed. Shallow pump depth will result in the pump running more frequently than necessary which will reduce its overall life.

Please note the following relevant estimated useful life for HVAC components:

- Gas fired boiler: 25 years
- Domestic Hot Water Heater: 15 years
- Residential sump pump: 15 years

ELECTRICAL SYSTEMS

Based on our limited visual inspection of the electrical systems, no known issues which require repair were documented. Ongoing maintenance of electrical components shall be performed as needed.

Please note the following relevant estimated useful life for electrical components for reference related to future repairs:

- Building Service Panel: 50 years
- Building Wiring: 50 years
- Switches/Outlets: 35 years
- Lighting (interior): 30 years
- Fire Detection System : 15 years

PLUMBING SYSTEMS

No known issues with the plumbing system were documented during the course of our visual inspection and the age of all the existing plumbing components is unknown.

Please note the following estimated useful life for plumbing components for reference related to future repairs:

- Cast Iron Sanitary Waste: 75 years
- Copper Supply Lines: 50 years
- Porcelain sink: 50 years
- Toilet: 40 years

4. REQUIRED WORK FOR COMMERCIAL SALE

In the event that the existing building were to be listed for commercial sale, there would be no specific upgrades required for the building to function as a standalone commercial building. As part of the previous subdivision of this property a shared use parking easement exists on the Nyack Library lot which provides for 6 parking spaces which are reserved for the Depew House's use. This would therefore allow for the sale of this property and continued use as a commercial building as of right with no modifications needed.

If the library were to wish to return these 6 parking spaces to the use of the library, the current zoning code would require parking spaces to be provided as below:

- 1 space per 400 SF
- 10 parking spaces required

Based on the existing site layout, we anticipate a parking lot with a maximum of 8 spaces could feasibly be constructed with access off of Hudson Ave. Therefore if a separate lot for the required number of commercial parking spaces were to be desired, a zoning variance would be necessary to provide 8 parking spaces where a total of 10 parking spaces are required.

In addition, the construction of a new parking lot would result in the creation of approximately 3,000 SF of additional impervious area on the site. In order to offset this increase in impervious area a new stormwater mitigation system would need to be installed, which would likely consist of either a drywell or Cultec field.

Planning board approval would be required in order to construct the new parking lot for the Depew House and Zoning Board approval would be needed to a variance of the number of required parking spaces.

5. SINGLE FAMILY CONVERSION FEASIBILITY

In order for the Depew House to be marketed for sale as a single family residence, several modifications would be required as outlined in the sections below.

SITWORK

As discussed in Section 4 above, a shared parking easement currently exists on the Nyack Library property which designates parking spaces for the Depew House's use. Based on our review of the approval documents for the subdivision, it is our understanding that if this property were to be converted to a single family use, the number of shared use parking spaces would be reduced to the number of spaces required for that use as per zoning. Therefore as per the Village of Nyack's minimum parking requirements, 2 shared use parking spaces would be available for use by the Depew House and 4 parking spaces would be returned to the library for its exclusive use.

In terms of resale however, our recommendation would be to provide space for the parking of 2 cars on the Depew House property by creating a driveway and parking area off of Hudson Ave. We anticipate the creation of an additional paved area to accommodate this on-site parking could require the installation of a new stormwater mitigation system consisting of a Drywell.

INTERIOR MODIFICATIONS

Since the building was originally constructed and utilized as a single family residence we expect that modifications to convert the building back to single family use suitable for sale would be fairly minor. The required changes would be as follows:

- 1st floor: Creation of a new kitchen. Based on the plans provided from the FOIL request there was previously a kitchen located in the southwest corner of the first floor. As this location is adjacent to other domestic plumbing lines, sewer lines, etc this would be the ideal location for a new kitchen.
- 2nd floor: Both existing bathrooms should be enlarged to create two full bathrooms on this floor – one for a primary suite and a hall bathroom.
- 2nd floor: There are currently 4 office spaces on the 2nd floor. In order for each space to be utilized as a bedroom we would recommend that closets be constructed within each space.

The modifications outlined above would allow for the conversion of the Depew House into a 4 bedroom, 2 full and 2 half bath single family residence. The first floor would boast a kitchen, dining room and two living spaces with additional living space at the basement level which could be utilized to create an additional bedroom or office if desired. The above ground gross area measures 2,744 SF with an additional +/- 700 SF of finished basement space.

Similarly to Section 4 above, planning board approval would be required in order to construct a new driveway/parking area for this site. In addition, Village of Nyack Building Department would need to review and approve all interior changes to the building for the proposed use as a single family residence.

APPENDIX A- PHOTO LOG



Figure 1. Basement - Drywall separation at ceiling between finishes located at basement level.



Figure 2. Basement Drywall Separation at ceiling near corner of room located at basement level.



Figure 3. Basement- Condition of interior partition wall adjacent to plumbing work



Figure 4. Basement- Condition of base of partition wall



Figure 5. Basement - Condition of exposed stud framing at basement level



Figure 6. 1st floor hallway - Ceiling Cracks/Water Damage at 1st Floor Rear Entry



Figure 8. Suite 1B - Cracking at wall starting at the door frame located at the first level.



Figure 9. Suite 1B - Cracking at ceiling located at the first level.



Figure 10. Suite 1B - Water damage at ceiling located at the first level.



Figure 11. 1st floor bathroom - Water damage at ceiling



Figure 12. Suite 1A - Cracking at ceiling



Figure 13. Suite 1A - Cracking/bulging at ceiling



Figure 14. Suite 1A - Apparent water damage and cracking at ceiling located at the first level.



Figure 15. Suite 2B - Cracking of Ceiling Finish at 2nd Floor



Figure 17. Suite 2B - Water damage and staining at ceiling located at the second level.



Figure 18. Hallway outside 2B - Cracking at door frame located at the second level.



Figure 19. Suite 2B- Cracking along the wall located at the second level.



Figure 20. Suite 2D - Cracking at ceiling of 2nd floor



Figure 21. West Façade



Figure 22. Condition of Pavers at basement patio



Figure 23. Condition of Pavers at Basement Patio



Figure 24. Damaged rubble retaining wall at southwest corner



Figure 25. Retaining Wall Condition at basement patio



Figure 26. Damaged wood decking at back entry adjacent to parking lot.



Figure 27. Damaged handrail post at porch.



Figure 28. Damaged base molding of handrail post at bottom of stairs of the front entry.



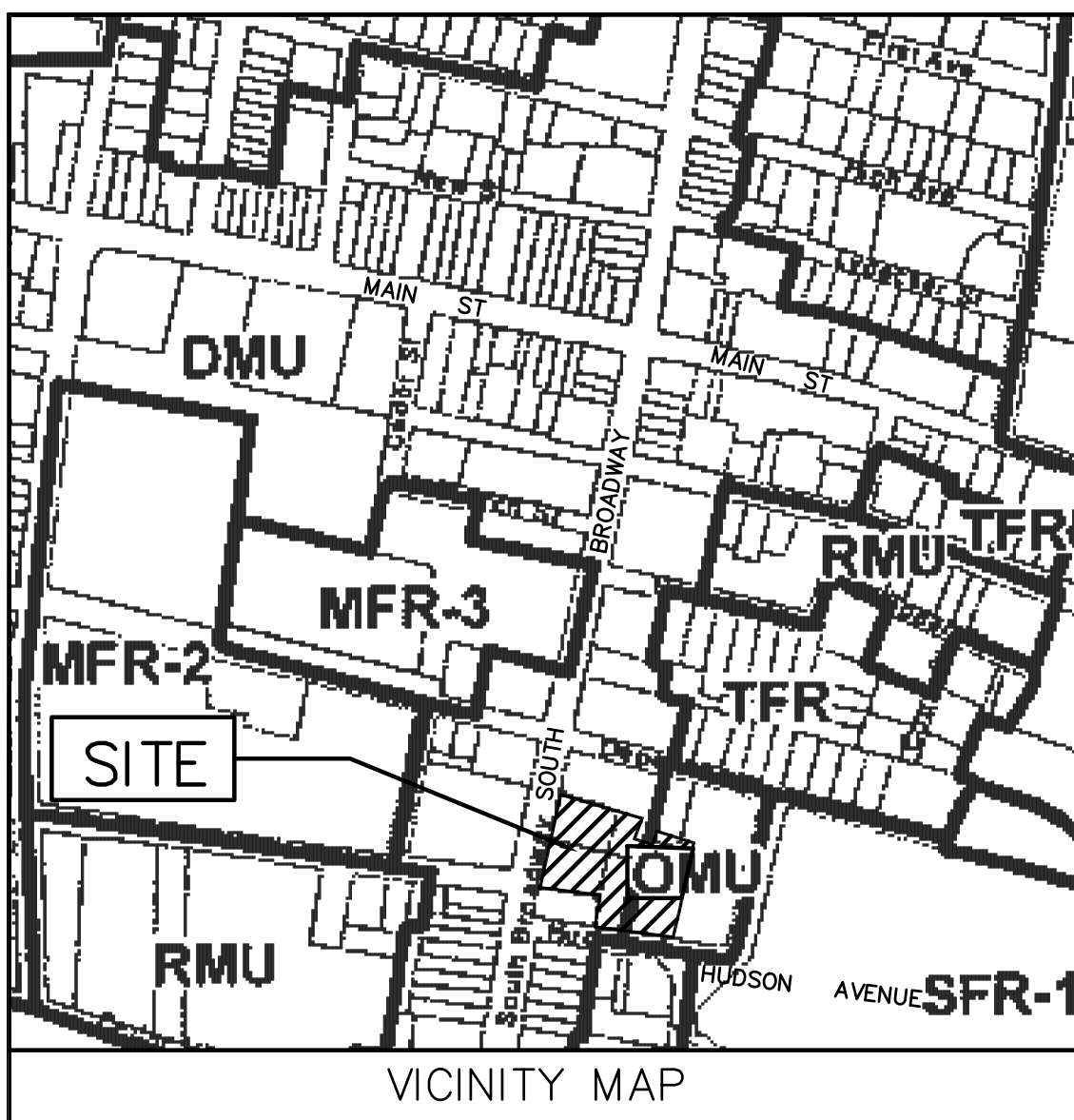
Figure 29. Damaged base molding of handrail post at bottom of stairs of the front entry.

APPENDIX B- SITE SURVEY

REFERENCE:
 LOTS 7, 8, 10 AND 11 BLOCK 1 SECTION 66.46 AS SHOWN ON THE TAX MAP OF THE TOWN OF ORANGETOWN,
 ROCKLAND COUNTY, NY AS PER DESCRIPTION FURNISHED.

NOTES:

1. TOTAL LAND AREA	48,076.01 S.F.
2. TOTAL ALL BUILDING AREAS	15,638.27 S.F.
3. EXISTING PARKING	26
4. RESERVED (LAND BANK)	5
5. TOTAL NUMBER OF PARKING SPACES	31



VICINITY MAP

1 inch = 300 ft.

LEGEND

BM	- BENCH MARK
CB	- CATCH BASIN
I	- INVERT
MH	- MANHOLE
TC	- TOP CURB
BC	- BOTTOM CURB
EP	- EDGE PAVEMENT
SW	- BOTTOM WALL
TW	- TOP WALL
TS	- TOP SLOPE
BS	- BOTTOM SLOPE
F	- FENCE
FC	- FENCE CORNER
C	- GROUND
FF	- FINISHED FLOOR
IP	- IRON PIN or PIPE
WC	- WALL CORNER
MGN	- MONUMENT
TBR	- TO BE REMOVED
000.00	- EXISTING ELEVATION
000.00	- PROP. ELEVATION
W	- WATER VALVE
G	- GAS VALVE
U	- UTILITY POLE
L	- LIGHT POLE
---	- EXISTING CONTOUR
---	- PROP. CONTOUR
---	- PROP. SWALE
⊙	- PROP. STORM MH
⊙	- PROP. SEEPAGE PIT
⊙	- PROP. SANITARY MH
⊙	- TREE
⊙	- TREE TO BE REMOVED
LB	- LAND BANK
DH	- DEPEW HOUSE
SH	- STEVENSON HOUSE

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

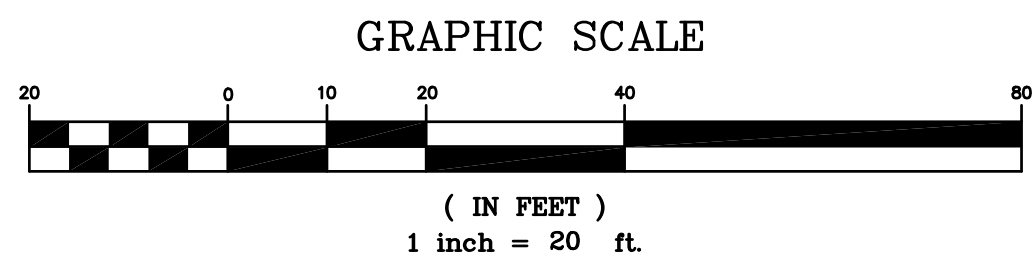
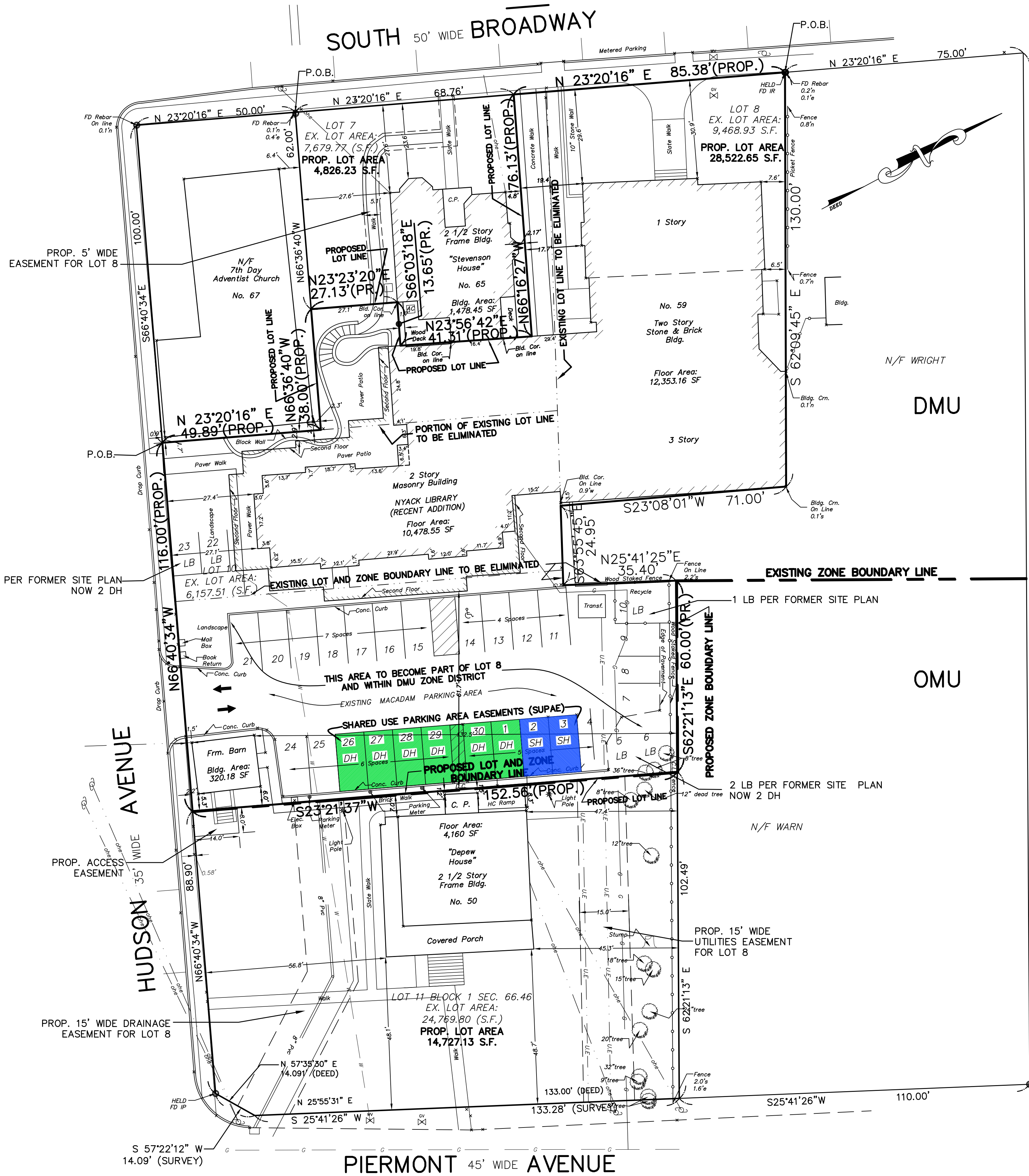
CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

IT IS A VIOLATION OF THE STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY.

ONLY COPIES OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL EMBOSSED OR INKED SEAL ARE THE PRODUCT OF THE LAND SURVEYOR.

THIS SURVEY WAS PREPARED FOR THE PARTIES AND PURPOSE INDICATED HEREON. ANY EXTENSION OF THE USE BEYOND THE PURPOSE AGREED TO BETWEEN THE CLIENT AND THE SURVEYOR EXCEEDS THE SCOPE OF THE ENGAGEMENT.

SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE REPORT.



THIS SURVEY IS CERTIFIED TO BE CORRECT AND ACCURATE TO:
 THE NYACK LIBRARY

ZONING SCHEDULE			
ZONE DMU		DOWNTOWN MIXED USE	
PERMITTED USE - PUBLIC LIBRARY		PERMITTED USE - PUBLIC LIBRARY	
	REQUIRED	PROP. LOT 7	PROP. LOT 8
LOT AREA (S.F.)	-	4826.23	28,522.65
LOT WIDTH (FT.)	-	68.6	83.4
LOT DEPTH (FT.)	-	69.1	129.9
FRONT YARD (FT.)	-	23.6	27.1
SIDE YARD (FT.) - ONE (f)(k)	0 OR 5	2.2*	0.0
SIDE YARD (FT.) - BOTH (f)(k)	0 OR 5	3.9*	0.0
REAR YARD (FT.)	0 OR 15	0.0	0.0
MAX. BUILDING HEIGHT	3 STY/38 FT.	-	-
FLOOR AREA RATIO	2.0	0.94	0.80
PARKING	SEE NOTE **	2	25
ACCESSORY BUILDING			
REFER TO CHAP. 360 - 3.2 E(1)	REQUIRED	PROP. LOT 7	PROP. LOT 8
MIN. SIDE YARD(FT.)	3 FT.	-	5.3 FT.
MIN. FRONT (STREET) YARD > 80 S.F.	25 FT.	-	1.5 FT.*
MIN. REAR YARD	3 FT.	-	132.5 FT.
MAX. BUILDING HEIGHT	12 FT.	-	LESS THAN 12 FT.

*VARIANCE REQUIRED
 **THE LIBRARY PREVIOUSLY OBTAINED A VARIANCE FOR PARKING REQUIREMENTS, 50 SPACES WERE REQUIRED AND 25 SPACES WERE PROVIDED. ALL SPACES SHOWN ON PROPOSED LOT 8.

ZONING SCHEDULE		
ZONE OMU		RESIDENCE-OFFICE
PERMITTED USE - GENERAL OFFICE		PERMITTED USE - GENERAL OFFICE
	REQUIRED	PROP. LOT 11
LOT AREA (S.F.)	7,500	14,727.13
LOT WIDTH (FT.)	50	146.1
MIN. ST. FRONT (FT.)	50	142.9
LOT DEPTH (FT.)	-	142.9
FRONT YARD (FT.)	15	48.1
SIDE YARD (FT.) - ONE	10	45.3
SIDE YARD (FT.) - BOTH	20	102.1
REAR YARD (FT.)	25	1.2*
MAX. BUILDING HEIGHT	2 STY/35 FT.	2 1/2 STY
FLOOR AREA RATIO	0.5	0.28
PARKING	10**	6(SUPAE) + 4(LB) = 10

*VARIANCE REQUIRED
 **4,160 SQ.FT. / 400 SQ. FT. (1 SPACE PER 400 SQ.FT.) = 10 SPACES REQUIRED

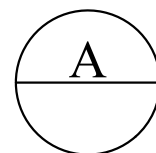
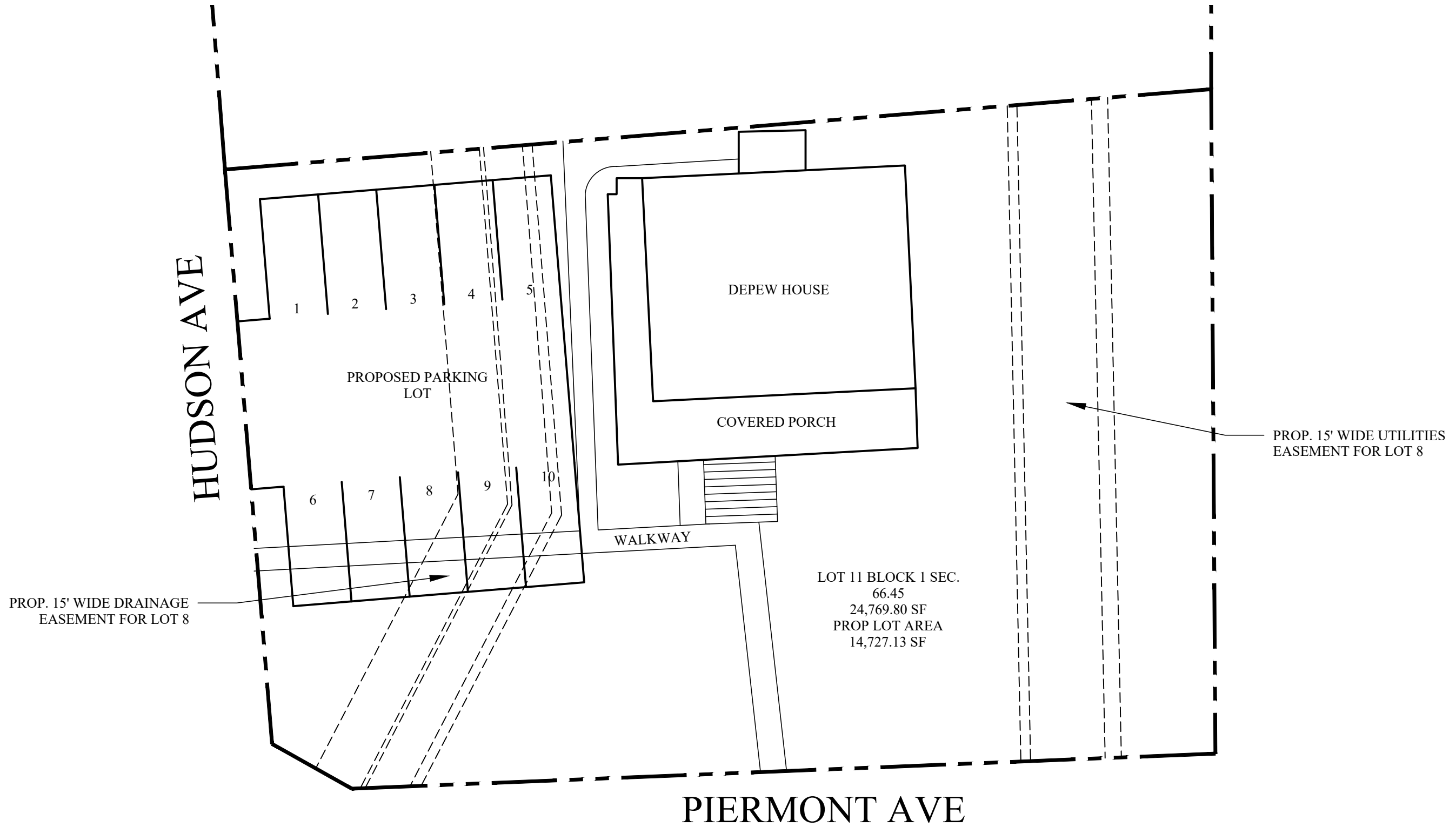
PROPOSED LOT LINE AND ZONING BOUNDARY LINE CHANGE		
ADDITIONS	THE NYACK LIBRARY SITUATED IN THE TOWN OF ORANGETOWN VILLAGE OF NYACK ROCKLAND COUNTY, NEW YORK	DRAWN BY I.G. & L.D.F
07-24-2013-AB 8-6-2013-LOT LINE 8-8-13-ZONE CHG. 9-13-13-odd info 9-27-13-ZONE CHG. 11-18-13-lot line 02-10-14 02-18-14-Notes 09-5-14-Parking 2-17-15-Lot Line 2-19-15-Parking	JOHN E. COLLAZUOL & ASSOC. PROFESSIONAL ENGINEERS & LAND SURVEYORS 120 1/2 NO. BROADWAY NYACK, NEW YORK 845-358-1510	CHECKED BY S.C.
	1610 CENTER AVENUE FORT LEE, NEW JERSEY 201-944-7774	SCALE 1" = 20'
	STEVEN J. COLLAZUOL PROFESSIONAL ENGINEER PROFESSIONAL LAND SURVEYOR N.Y. LICENSE No. 70,882 N.Y. LICENSE No. 49,882	DATE 04-24-07
		FILE No. 9457
		SHEET No. 1 OF 2

APPENDIX C- EXISTING BUILDING LAYOUT

DE PEW HOUSE 50 PIERMONT AVENUE, NYACK, NY FIRST FLOOR

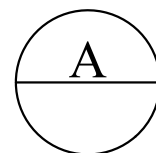
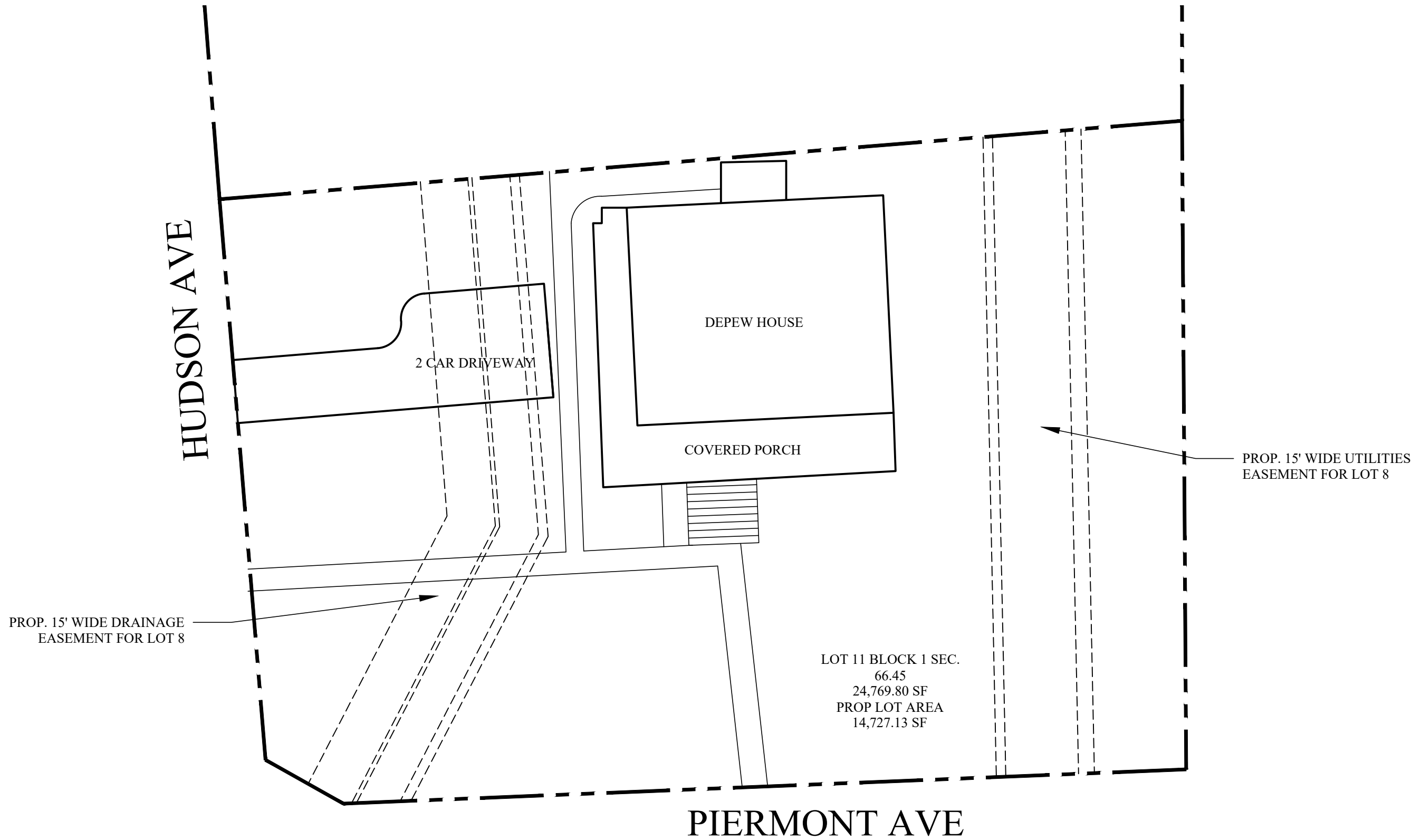


APPENDIX D- SAMPLE PARKING LAYOUTS



COMMERCIAL PARKING PLAN

SCALE: 1/8"=1'-0"



RESIDENTIAL PARKING PLAN

SCALE: 1/8"=1'-0"