



**NY OFFICE**  
74 Lafayette Avenue  
Suite 501  
Suffern, NY 10901

845.357.4411 Tel.  
845.357.1896 Fax

**NJ OFFICE**  
22 Paris Avenue  
Suite 105  
Rockleigh, NJ 07647

201.750.3527 Tel.

July 2, 2020

Village of Nyack  
Planning Board  
9 North Broadway  
Nyack, N.Y. 10960

Attn: Don Yacopino- Construction Code Official

Re: Site Plan Review  
Nyack Hospital – Parking Structure  
N. Midland Avenue  
NYK 0173

Dear Members of the Board,

I am in receipt of a submission with regard to the above captioned project consisting of the following:

1. Engineering Site Plans entitled "Montefiore Health System, Nyack Campus Site Plan Drawing Set, Temporary Ballfield Parking Lot", prepared by Langan Engineering, dated 3/17/2020, sheets – CS002, CS201, CG201, LL201.

To compensate for lost parking during the construction of a new four-story parking structure, a temporary surface parking area is proposed on the existing ballfield immediately across from the Hospital on the corner of North Midland Avenue and Haven Court.

I offer the following comments:

1. A second pedestrian path to provide an access link to Midland Avenue from the proposed lot should be considered to alleviate the need for pedestrians to walk within the vehicular access drives and around the proposed controlled access gates.
2. Drainage calculations shall be provided to demonstrate zero net increase in run off from the ballfield considering the change in surface materials.
3. Percolation test shall be performed and results included in the drainage report.
4. Testimony shall be provided regarding the use of the TrueGrid Pro surface including the maintenance of the surface to sustain the noted permeable characteristics under heavy traffic use, ability of the surface to be plowed, the safety of pedestrians walking across surface (I. e. – ability to maintain level surface with repeated vehicular turning movements) and ADA compliant characteristics.
5. Clarification is needed regarding the need for placement of wheel stops along the eastern fence line.
6. The hours of operation shall be noted. Who will be utilizing the lot – staff, visitors?
7. Hours of valet parking shall be noted.
8. The Lighting Plan indicates a lighting level of .5 fc at the perimeter of the site. Testimony shall be provided regarding the ability for the fixture to be internally shielded to prevent adverse impacts upon adjoining residential properties.

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Brian Brooker, P.E.	Eve Mancuso, P.E., C.M.E.	Ken DeGennaro, P.E., C.F.M.	Stuart Strow, P.E., C.F.M.
Anthony Riggi, P.E.	Dennis Rocks, P.E., C.F.M.	John Bezuyen, P.L.S.	Hillary Chadwick, P.E.
Vincent Kane, P.E.	Nestor Celiz, P.E.	Benjamin Levitz, P.E.	Joseph J. Moran, P.E.
			Joseph Nyitray, P.E.

9. As this is a temporary parking lot it may not be appropriate to require an extensive Landscape Plan. In lieu of providing a landscaped buffer to mitigate the light intrusion from headlights onto Haven Court or the residential properties, installing privacy slats to the chain link fence should be considered.
10. The limits of disturbance shall be clearly shown including notes regarding existing trees to be protected.
11. An Erosion and Sediment Control Plan shall be submitted.
12. The SWPPP prepared for the overall project shall also address the temporary parking lot.

Sincerely,



Eve M. Mancuso, P.E., Partner  
BROOKER ENGINEERING, PLLC

Cc: Walter Sevastian, Esq.  
Bob Galvin, Village Planner