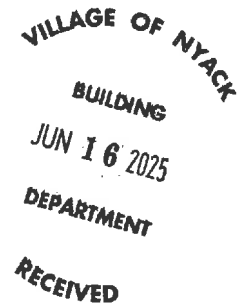


June 13, 2025

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



Attn: Mayor and Trustees
Laura Rothschild – Planning Board Chairperson

Re: Site Plan Review
80 S Broadway
NYK0215

Dear Members of the Village Board and Members of the Planning Board,

We are in receipt of a re-submission regarding the above captioned project consisting of the following:

1. Architectural Plans entitled "80 South Broadway" prepared by DR.Pilla Associates PC, sheets T-001.05, Z-001.05, G-001.05, G-002.00, A-001.03, A-100.05, through A-105.05, A-200.05, A-201.00, A-300.05, A-301.05, last dated 4/18/25.

The re-submission is not complete. We are not in receipt of a re-submission of Engineering Plans. As neither Engineering Plans, nor a response narrative have been provided, the majority of our prior comments remain outstanding.

The proposed setback of this structure is out of character for the development pattern along S Broadway. The position of the structure setback from S. Broadway remains to be addressed. Section 360-2.4 B 2 (c) addresses " entrance setbacks should reflect adjacent buildings".

Additionally, section 360-2.4 B 2 (d) addresses curb cuts width. The proposed 30 feet width curb cut exceeds the code allowable maximum width of 18 feet.

The applicant is seeking increased height based upon the Public Benefit Features noted on sheet Z-001.05. A determination is needed to evaluate if these features meet the criteria established for justifying additional height. The issuance of a Special Permit by the Village Board is required for the requested increase in the number of maximum stories to 4 stories.

The applicant is also seeking a parking variance.

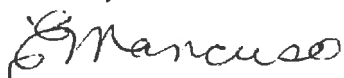
We offer the following comments:

1. The plans indicate a concrete and mortar retaining wall the follows the full length of the south side property line, and west rear property line. The majority of this retaining wall appears to be proposed to be removed. Additional detail, and off-site topographical information is needed to demonstrate how this will be addressed without detrimental impact upon the adjoining property. As the Engineering Plans have not been re-submitted, and grading is not shown on the Architectural Plan set, it is unclear if this issue has been resolved, thus this remains to be addressed.
2. The existing grade as shown on the Survey indicates a spot elevation of 57.7 at the northeast corner of the property. The Grading Plan, C-101.00, indicates a spot elevation of BW(bottom wall) of 58.5. How will this change in grade be designed as not to adversely affect the adjoining property owner, or the public sidewalk along the property frontage? Grades along the adjoining property to the north shall be provided. The applicant's response was not sufficient to address the grading concerns. Additional spot grades all along the property frontage remain to be addressed. The sidewalk cross slope on the northern sidewalk appears to be excessive, while the sidewalk cross slope on the southern sidewalk is back pitched. Site specific design and grading remains to be provided. As the Engineering Plans have not been re-submitted it is unclear if this issue has been resolved, thus this remains to be addressed.
3. The parking garage layout now provides clear access to only 13 spaces within the garage, as the other spaces are stacked. There are 18 units proposed. Is it intended to reserve the 5 exterior parking spaces for the residents use? This would include 1 ADA parking space. How will all residents have full access to their parking spaces? Will the parking in front of the structure be assigned to residents? How will this be monitored? The parking in the front yard was noted as "short-term" parking for patrons of the commercial use. There is no such note on the current plan re-submission. This remains to be addressed.
4. A red light/ green light system is proposed to regulate the garage entry and egress over the one way, 12 feet wide aisle. This was added to prevent head on collisions, and the need for extensive backing up of vehicles as they attempt to gain access or egress to and from the garage. If a vehicle is approaching the garage from S Broadway and finds a red signal, where will that vehicle stage as to not block the sidewalk or to impede the traffic flow on S Broadway? The logistics of how this garage will function shall be fully evaluated. This remains to be addressed.
5. Where will delivery trucks be staged? This remains to be addressed.
6. How will trash pick-up be accommodated? This remains to be addressed.
7. As the only access to this site is from S Broadway, the access to this structure for firefighting ability does not appear to be sufficient due to the excessive setback of the structure. There is not sufficient aisle width for a fire truck to stage on site. A fire truck with outriggers generally needs 20 feet minimum aisle width along a minimum of one side of the structure. The only side of the structure potentially available is the front of the structure. Generally, a fire truck needs to be between staged within a 15 to 30 feet setback area to extend a ladder to access upper floors. The staging area on site is not sufficient. Staging a fire truck on S Broadway appears to be too far away from the structure. We defer to the Fire Department to review and opine on the code compliance and suitability of access for firefighting and emergency service. We are not in receipt of any correspondence from the Fire officials; this remains to be addressed.

8. Have flow tests been performed to verify pressure for firefighting purposes? With the inability to stage a ladder truck on site, would a four-story structure be readily accessible to firefighters in the event of an emergency? This remains to be addressed.
9. The project is classified as a redevelopment site. The applicant is proposing both a green roof and at grade planting boxes and beds. A Landscaping Plan shall be provided with full details of the green roof and planting beds. Due to the nature of the existing developed site, soil amendment will most likely be necessary. Generic details have been provided for a Planter Box. Site specific design remains to be provided. Planting Bed and the Green Roof System details remain to be provided. A Planting Legend shall be submitted. This remains to be addressed.
10. The applicant has responded that screening of the front yard parking of vehicles is not being proposed though a planting bed is proposed with limited plantings. It is our recommendation that if front yard parking is allowed along S. Broadway, screening should be considered.
11. Details of a proposed tree pit along S Broadway have been provided. It is not in accordance with the Village standard Streetscape design. We recommend the Streetscape design for the full property frontage be implemented to be consistent along the corridor. This remains to be addressed.
12. As the planting beds are above the subsurface parking area, infiltration is not feasible. The limits of the subsurface parking garage are to the front property line which is coincident with the right of way line of S Broadway. A detailed SOE, support of excavation plan, will be needed to protect both the roadway and all existing utilities within S Broadway. This remains to be addressed.
13. An Erosion Control Plan has been submitted. The vehicle access should be re-evaluated to accommodate construction vehicles. One access point does not appear realistic. This remains to be addressed.
14. The installation of erosion control measures on the downstream catch basins on S Broadway is needed. This remains to be addressed.
15. It appears temporary easements from the adjoining neighbors will be necessary to accommodate construction of the structure to the property lines. How will adjoining properties be protected during construction? This remains to be addressed.
16. The connection of the proposed stormwater management system to the existing double catch basin above the Nyack Creek culvert should be clarified. The proposed catch basin should not be constructed over the existing culvert of the Nyack Creek. It should be offset to avoid damage to what I believe is an existing brick arch culvert in this location. This remains to be addressed.
17. Remove the label "sanitary" from all storm sewer system details. This remains to be addressed.
18. Proposed utilities have been shown to the building face of the subsurface garage which is coincident with the front property line along S Broadway. (see 14 above regarding the need for a SOE plan). Required separation distances between utilities shall be noted and maintained. This remains to be addressed.
19. The limit of disturbance has been noted as 12,000 SF. In accordance with the Zoning Code, any land disturbance over 10,000 SF will require the preparation and submission of a SWPPP. This remains to be submitted.
20. A plan shall be developed to clearly indicate the scope of work and limits of work for the curb, apron, and sidewalk removal and replacement along S Broadway. This remains to be submitted.

21. Proposed signage, both directional, and identifying, shall be shown. Directional Signage details have been provided but the location of the same is not shown on the engineering plan set. This remains to be submitted.
22. A Lighting Plan has been submitted. The font of the spot intensities in the Photometric Plan are too small and are not legible. Re-print at a legible scale and resubmit.
23. There appears to be a proposed floodlight over the garage entry. The use of floodlights becomes problematic as they introduce glare. A more suitable fixture, with the ability to be downwards focused and shielded, shall be substituted for the floodlight.
24. All ADA details shall conform with the most recent design standards 7.5% maximum slope for the ramp, and a 1.5% maximum slope of the landing area. This remains to be addressed.
25. The trench drain shall be specified to reflect an ADA compliant grate. This remains to be addressed.

Sincerely,



Eve M. Mancuso, P.E.

Principal Engineer

Weston & Sampson, PE, LS, LA, Architects PC

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