

HAYNES ARCHITECTURE, P.C.

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June 17th 2025

Village of Nyack
Building Department
9 North Broadway
Nyack, N.Y. 10960

Response Letter:

6/2/25 Planning Board Meeting Responses:

Attached please find the following responses to the most recent comments discussed at the 6/2/2025 planning board meeting in red:

1. Existing and proposed lot square footages have been added to zoning chart
 1. See sheet SP-01
2. Dwelling unit size square footage revised in chart to show clarity of size that each unit meets the minimum requirements
 1. See sheet SP-01
3. Existing and proposed surveys have been provided that have been filed with the county for lot subdivision
 1. Existing and proposed site plan shown to clearly show lot merge see sheet A-04
 2. Subdivision plat provided by license surveyor that shall be filed with county once approved
4. Notes have been added that only 2 electric meters shall be installed
 1. See sheet SP-02

6/12/25 Engineering Responses:

All outstanding engineering comments dated May 27th 2025 have been addressed as follows: All changes can be found on James Gibbons Engineer drawings:

1. Closed
2. The plans reflect the elimination of the garages and respective driveways, and creating front yard parking, each area being 18 feet wide, 24 feet long and each having a 22 feet wide curb cut. This is proposed to accommodate front yard parking of two vehicles for each unit. Front yard parking is in conflict with section 360-4.5(1) of the Zoning Code. Additionally, the total curb cut width of 44 feet is excessive and shall be evaluated to determine if it meets code.
 - a. The front yard parking has already been reviewed by the building department and planning with no issues. Due to the front yard being determined by the average alignment- parking is not in the front yard due to the front yard setback being 4.85' as per section 360-4.2B(3)(f). We are not parking in the required front yard - parking starts past such point. This has been confirmed by the Village building department to comply
 - b. In addition to the curb cut has been reviewed by planning and the village building department with no objection

3. The plan reflects the elimination of the garages, but the trench drains remain. The need for the trench drains should be re-evaluated.
 - a. Trench drains have been eliminated due to new design- see S3
4. *Closed*
5. The grades of the proposed driveway are not shown. Spot elevations shall be added.
 - a. Please see architectural drawings sheet SP-02 & SP-03
 - b. Driveway grades and profiles have been provided
6. All proposed grades shall be sloped away from the building facades.
 - a. Please see architectural drawings sheet SP-02 & SP-03
 - b. Driveway grades and profiles have been provided
7. The limit of disturbance on sheet S-7 appears to encroach upon the neighbor's property to the east.
 - a. LOD area has been revised- see S7
8. The LOD should be outside the silt fence. This shall be corrected.
 - a. LOD area has been revised- see S7
9. Silt fence shall be installed in accordance with Blue book standards; parallel to the contours, not perpendicular as shown.
 - a. Silt fence has been revised-see S7

Thank you for your cooperation
Thomas E. Haynes R.A.