

June 12, 2025

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

Attn: Manny Carmona – Chief Building Inspector

Re: Plot Plan Review  
55 Catherine Street – 2 family dwelling  
Tax ID 65.36 -2 – 18.1 and 18.2.  
NYK 0204

Dear Planning Board members,

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

1. Architectural plans entitled “Proposed 2-Family Dwelling at 55 Catherine Street, Nyack”, prepared by Haynes Architecture, P.C., last revised, 6-4-25, sheets A-01 through A-03, SP-01 through SP-03, SP-04.
2. Cover letter dated 6-11-25 from Thomas Haynes, RA of Haynes Architecture PC.
3. Engineering plans entitled “55 Catherine Street, Stormwater Management Plan”, prepared by Gibbons Engineering, PC., last dated 6-07-25, sheets S-1 through S-8, N-1.

We offer the following comments:

1. The limit of work along the property frontage has now been indicated on the plan to include both new concrete driveways, aprons and concrete sidewalks along the full property frontage.
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.
3. The plan reflects the elimination of the garages, but the trench drains remain. The need for the trench drains should be re-evaluated.

4. The retaining walls, and garages have now been eliminated. All proposed parking is in the front yard.
5. The grades of the proposed driveway are not shown. Spot elevations shall be added.
6. All proposed grades shall be sloped away from the building facades.
7. The limit of disturbance on sheet S-7 appears to encroach upon the neighbor's property to the east.
8. The LOD should be outside the silt fence. This shall be corrected.
9. Silt fence shall be installed in accordance with Blue book standards; parallel to the contours, not perpendicular as shown.

Sincerely,

WESTON & SAMPSON, PE, LS, LA, Architects, PC



Eve Marie Mancuso, PE

Principal Engineer