

October 21, 2025

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

Attn: Manny Carmona – Chief Building Inspector

Re: Site Plan Review
45 Route 59 – Duzgund
NYK0225

Dear Members of the Board(s),

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

1. Architectural Plans entitled “Duzgund Retail Store 45 Route 59, Nyack NY”, prepared by Lighthouse Architect, drawings T-100.00, G-100.00, S-100.00, C-100.00, A-100.00, A-200.00, colored photos of nearby properties, last revised 5-23-25.

The site is located on the south side of Route 59, west of the Thruway overpass. The site is partially improved with a bituminous pavement. The property is within the CC, Commercial Corridor, Zone District.

The applicant is proposing to construct a warehouse and showroom for cabinet/counter products within a new 1891 SF, 1 story metal building.

We offer the following comments:

1. A signed, stamped Boundary and Topographic Survey prepared by a licensed Land Surveyor shall be provided as part of the plan submission.
2. The Survey shall indicate the designated street line along the property frontage. This will establish the line from which setbacks should be measured.
3. The plan shall indicate all proposed data as noted in the Table 4-1 Dimensional Chart. All sections to addressed.
4. The Site Plan shall indicate all dimensions; drive curb cut width, and parking stall dimensions.
5. As per the Code, unobstructed access is to be provided from the parking area. The aisle widths noted are not sufficient for two-way vehicular traffic, thus there is a concern of

potential back up of traffic on Route 59 if a vehicle is leaving the site while one is attempting to enter the site.

6. On site vehicular maneuverability appears to be limited. A wheel turning analysis and wheel turning plan showing movements in to and out of the site shall be provided. This includes access to and from the parking stalls, the trash area, and the overhead garage doors. Vehicles shall not back out onto Route 59.
7. Where will deliveries or loading take place? What size vehicle will be delivering goods?
8. It appears there is one parking stall located in the front yard which is not permitted.
9. A Grading, Stormwater Management and Utility Plan, Lighting Plan, Erosion Control Plan, and Construction Details Plan shall all be provided.
10. A Drainage Report shall be submitted.
11. The landscape bed in the front of the structure appears to block the proposed door; the ADA parking stall on the east side of the structure appears to block the proposed door; the parking stall in the rear of the structure appears to block the proposed door. All of the door openings shall be shown and clear access/egress provided.
12. A plan shall be developed to clearly indicate the scope of work for the curb, apron, and sidewalk removal and replacement along Route 59.
13. Proposed signage, both directional, and identifying, shall be shown.

We will continue our review when additional information is provided.

Very Truly Yours,



Eve M. Mancuso, P.E.

Principal Engineer

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

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