

October 22, 2025

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

Attn: Laura Rothschild – Planning Board Chairperson

Re: Minor Subdivision
11 Fourth Avenue
NYK0224



Dear Members of the Board,

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

1. Engineering Plan entitled "Proposed Minor Subdivision, 11 Fourth Avenue", prepared by Collazuol Engineering and Surveying Assoc. LLC, sheet 1 dated 6-17-25, sheets 2-4 dated 8-13-25.
2. Architectural Plans entitled "New Construction 11 Fourth Avenue – Lot A" and "New Construction 11 Fourth Avenue – Lot B", Lot A plans last dated 8-15-25 sheets A-1 through A-5, Lot B plans, sheets A-1 through A-5, last revised 1-28, 2025, and both prepared by Jenny R Zuniga-Casal, Architect.
3. Colored photos of nearby existing structures, stamped as received by the Village on September 4, 2025. Unsigned.
4. Project Narrative, stamped as received by the Village on September 4, 2025, unsigned.
5. Drainage Calculations, prepared by Steven J. Collazoul, PE, dated August 12, 2025.

The site is located on the southwest corner of Fourth Avenue with Gedney Street. The property is fully improved with a residential dwelling, garage and shed. The applicant is proposing a two-lot, minor subdivision. All the existing improvements will be demolished, and two new two-family dwellings are proposed. New utility connections are proposed for both lots.

The existing lot is not of sufficient size to accommodate two conforming lots; thus, the applicant is seeking numerous variances to facilitate development of these lots as proposed.

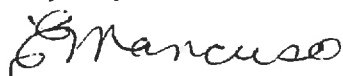
We offer the following comments:

1. A project narrative has been submitted describing the proposed development as two two-family dwellings. Architectural Plans for the proposed two-family dwelling on Lot B have been re-labeled but the design remains unchanged. Each level of the dwelling has access to the common lobby area as well as an interior circular stair. There is a large lobby and

ground floor common spaces. The common space includes a pantry with a kitchen, two bathrooms, and a gym. The inclusion of these common spaces is atypical of two-family dwellings. The applicant should provide testimony regarding the need and intended use of these large common areas.

2. The Grading and Drainage Plan indicates there is substantial regrading proposed throughout the property. All vegetation, with the exception of one tree on the corner, will be removed and grades cut an average of 8 feet. A retaining wall, with a maximum height of nine feet, is proposed along the southern and western property lines of Lot A to facilitate the regrading of the property. This remains to be addressed.
3. Top of wall and bottom of wall spot elevations are to be shown throughout.
4. The need for major regrading and export of material, and construction of major retaining walls is indicative of a building design that is not suited for the particular constraints and topography of this lot. The design is inconsistent with development patterns in this residential area. The structure on Lot A should be designed to be compatible with, and in harmony with the site topography. The colored architectural elevation, second page, indicates the relocation of a retaining wall adjacent to the driveway as opposed to along the property line. The garage level is thus partially underground. This will help mitigate adverse impacts to the neighbor to the south.
5. The driveway slopes shall be shown.
6. The impacts upon the adjoining properties shall be evaluated. The additional topographical information has been added to overlap onto the neighbor's lot to the south. The existing trees will be adversely impacted and not survive if the wall is constructed along the property line. The retaining wall with the detail as shown with the geogrid will encroach upon the neighbor's land. An alternate wall design is needed. A temporary construction easement will be required if this design is proposed. Alternately, the relocation of the retaining wall away from the side property line and adjacent to the driveway will help to mitigate adverse impacts.
7. A drainage narrative and drainage calculations have been submitted. Soil investigation including depth to groundwater, and depth to rock shall be performed. Percolation tests shall be performed and the results submitted.
8. An Erosion and Sediment Control Plan and details shall be submitted. The limit of disturbance shall be noted on the plans. In accordance with the Zoning Code, any land disturbance over 10,000 SF will require the preparation and submission of a SWPPP. The total disturbance is greater than 10,000 SF.
9. The tree to remain on the corner has been shown and protected with construction fence.
10. The concrete curb along the property frontage shall be modified and replaced as needed along the full property frontage to replace damaged or deteriorated curb, and to accommodate the new driveways.

Very Truly Yours,



Eve M. Mancuso, P.E.

Principal Engineer

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

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