

December 1, 2025

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

Attn: Laura Rothschild – Planning Board Chairperson

Re: Site Plan Review
80 S Broadway
NYK0215

Dear 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-001.00, Z-001.00, G-001.00, G-002.00, A-001.00, A-100.00, through A-104.00, A-200.00, A-201.00, A-300.00, A-301.00, dated 11/13/2025.

The submission is not complete. We are not in receipt of a submission of Engineering Site Plans. The Architectural Plans submitted have been substantially revised. The building location has been moved easterly towards South Broadway, the footprint of the foundation has been reduced, and the building height reduced.

We offer the following preliminary comments. The bulk of our questions/comments from the prior review remain to be addressed. A full review will be performed upon receipt of Engineering Site Plans.

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 garage layout now provides clear access to 16 parking spaces within the garage, and 6 exterior parking spaces in the front of the structure. Is it intended to reserve the 6 exterior parking spaces solely for the residents' use? The total parking count includes 2 ADA parking spaces. Is it intended for residents to be permanently assigned ADA parking spaces? *This remains to be addressed.*
4. The current plan indicates some of the parking stalls measure 9 feet wide, while others are impeded by the structural columns. The clear parking stall width to the face of the columns shall be noted for all spaces affected by columns.
5. 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 South Broadway and finds a red signal, where will that vehicle stage as to not block the sidewalk or to impede the traffic flow on South Broadway? The logistics of how this garage will function shall be fully evaluated.
This remains to be addressed.
6. Where will delivery trucks be staged? *This remains to be addressed.*
7. How will trash pick-up be accommodated? *This remains to be addressed.*
8. The only access to this site is from South Broadway. 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. We defer to the Fire Department to review and opine on the code compliance and suitability of access for firefighting and emergency service, and to establish any necessary "no parking, fire zone" areas. *We are not in receipt of any correspondence from the Fire officials. This remains to be addressed.*
9. Have flow tests been performed to verify pressure for firefighting purposes? *This remains to be addressed.*
10. 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 previously 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.*
11. 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 South Broadway, screening should be considered. The proposed planting legend shall indicate the mature planting material heights. *This remains to be addressed.*
12. Proposed tree pits 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.*

13. The limits of the subsurface parking garage approach all property lines. A detailed SOE, support of excavation plan, will be needed to protect both the adjacent structures, roadway and all existing utilities within South Broadway. *This remains to be addressed.*
14. An Erosion Control Plan has been previously submitted. The vehicle access should be re-evaluated to accommodate construction vehicles. One access point does not appear realistic. *This remains to be addressed.*
15. The installation of erosion control measures on the downstream catch basins on South Broadway is needed. *This remains to be addressed.*
16. It appears temporary easements from the adjoining neighbors may 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.*
17. 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.*
18. Remove the label "sanitary" from all storm sewer system details. *This remains to be addressed.*
19. Proposed utilities have been shown to the building face of the subsurface garage. (see 13 above regarding the need for an SOE plan). Required separation distances between utilities shall be noted and maintained. *This remains to be addressed.*
20. 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.*
21. 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 South Broadway. *This remains to be submitted.*
22. 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.*
23. A Lighting Plan has been previously submitted. The font of the spot intensities in the Photometric Plan is too small and are not legible. Re-print at a legible scale and resubmit. The plan requires to be updated to reflect the new layout.
24. 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. *This remains to be addressed.*
25. 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.*
26. 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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