

January 26, 2026

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. Civil Plans entitled "80 South Broadway" prepared by DR Pilla Associates PC, sheets C-001.00, C-002.00, C-100.00, C-101.00, C-102.00, C-103.00, C-104.00, C-105.00, C-200.00, C-201.00, C-202.00, C-203.00, C-204.00, dated January 12, 2026.
2. Stormwater Management Plan, prepared by DR Pilla, dated January 12, 2026.
3. Plan review responses prepared by DR Pilla, dated January 12, 2026.

We are not in receipt of a submission of current Architectural Plans.

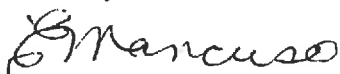
We offer the following comments.

1. The plans have been revised to reduce the footprint and thus potentially reduce the impacts upon the adjoining property owners. A plan note has been added on sheet C-103.00 stating "The contractor shall not conduct any work outside the property without approval of property owner". The note shall be amended to clearly indicate the intent to seek approval from the adjoining, neighboring property owner.
2. The response letter has indicated a SOE, Support of Excavation Plan and calculations will be submitted.
3. A Grading Plan has been submitted indicating proposed grades. A grading plan shall include both existing and proposed grades. Overlap of grading with spot grades onto the sidewalk area on S Broadway shall be shown.
4. The need for drainage structures AD-1 and AD-2 on the grading plan shall be re-evaluated.
5. The location of the roof leader connections to the stormwater system shall be shown.
6. The subject site is a redevelopment site. The plan reflects the addition of a rain garden on the roof, and a planter in the grade level parking area thereby introducing permeable surfaces, and stormwater infiltration practices.

7. It appears a Planimetric or Layout Plan is missing from the plan set. A Layout Plan indicating all dimensions and offsets shall be provided.
8. The limits of the on-site sidewalk are unclear. Sidewalk widths and door openings to the businesses shall be shown to demonstrate clear distance while doors are open.
9. The design and grading of the ADA ramp from the surface parking lot to the building entry shall be re-evaluated. The landing pad, 1.5% maximum grade, does not appear to be provided.
10. The square shape at the head of the parking stalls shall be identified.
11. The label of the proposed storm drainage pipe on sheet C-100.00 and C-102.00 shall be 12-inch diameter, consistent with the detail provided in the profile.
12. Orangetown Sewer Department review and approval of the proposed sewer connection is required including the size of the lateral connection, the need for a doghouse manhole for a lateral connection, which appears to be in conflict with the water main, and the limits of the existing lateral removal. It is preferred to minimize disturbance to the S Broadway pavement.
13. Review is needed from the Nyack Water Department. The proposed disposition of the existing water service shall be noted on the plan. Is this to be abandoned in place?
14. The response letter has noted that all proposed parking, including the ADA parking stalls will be assigned to residents. This appears to contradict the requirement to provide ADA parking and access to those with ADA parking tags.
15. The response letter indicates the dimensions of the parking stalls within the garage have been added to the plan to demonstrate compliance with the parking stall size per code. As we are not in receipt of the garage plan, or Layout Plan, this remains to be addressed.
16. The response letter has indicated the vehicle entering the garage will have priority over the vehicle exiting the garage. A red light/ green light system is proposed to regulate this. The concern remains regarding the logistics of a one-way access / egress lane from the lower-level garage, and the potential to adversely impact traffic flows along S Broadway.
17. The response narrative states deliveries will be staged from S Broadway, but no such area has been indicated on the plan. The logistics of deliveries to the commercial units as well as package drop off to residential units should be discussed. What is the height of the largest vehicle that may access the on-grade parking area?
18. The response letter indicates the trash/ recyclables will be brought to the curb by an on-site superintendent on scheduled pick-up days.
19. The response letter indicates the building and plan re-design accommodates firefighting and emergency access. Review and approval are needed from the Fire Department. Any required Fire Zones/ No Parking Zones shall be added to the plan.
20. The response letter indicates flow tests have not been performed to verify pressure for firefighting purposes. *This remains to be addressed.*
21. A Landscape Plan has been added to the plan set with details of the green roof plantings, and planter box plantings. Will the planter box have irrigation?
22. The proposed planter box and associated plantings provide some screening of the parking in the front yard.
23. Proposed tree pits along S Broadway have been provided. The detail now notes the Village standard Streetscape design for tree pits.
24. The Erosion Control Plan has been revised to add an additional access/ egress point for easier on-site circulation during construction.
25. The response letter indicates erosion control measures will be installed within the catch basins on S Broadway. The detail provided is not appropriate in this application and shall be revised.

26. The connection of the stormwater system from the proposed development to the Nyack Creek has been amended to reflect a connection to the existing catch basin. Field verification of this catch basin is needed prior to any work commencing.
27. 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, and associated Stormwater Maintenance Agreement with the Village. *This remains to be submitted.*
28. The limits of replacement along the full property frontage for concrete curb, concrete sidewalk, concrete apron and proposed trees in tree pits have been noted on the plan.
29. Some proposed signage has been indicated. Entrance and exit signs or markings shall be shown. Location of the property ID sign shown. Will there be "reserved parking for residents only" signs?
30. Stop signs or stop bars for vehicles exiting the parking areas shall be provided to avoid conflict with pedestrians. Sight lines from the parking garage to the sidewalk area, and S Broadway shall be provided.
31. A Lighting Plan has been re-submitted with legible font sizes. Clarification is needed regarding Fixture L-1 and L-4. L-1 appears to be upward, façade lighting placed at elevation 18'-2", which would potentially adversely impact the residential units above, and the bollard lights, L-4, appear to be within the planting bed. Please re-evaluate and clarify.
32. The recessed lighting, L-3, does not appear to provide sufficient lighting with numerous areas at 0 level of lighting. Please re-evaluate and resubmit
33. 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. The DWS should be embedded DWS. See comment 9 above regarding a compliant ADA design.
34. The trench drain has been labeled to reflect an ADA compliant grate.
35. The trench repair detail should reflect compacted sub-base, 6-inch stone base course, 3-inch bituminous base course and 2-inch bituminous surface course.
36. The concrete driveway apron shall be 6-inch minimum thickness, concrete sidewalk shall be 5-inch minimum thickness, and both 4000 psi concrete with WWW reinforcement.
37. Documentation will be required to be submitted to confirm any contaminants discovered on site from the current use have been appropriately mitigated.

Sincerely,



Eve M. Mancuso, P.E., Principal Engineer
Weston & Sampson, PE, LS, LA, Architects PC