

January 27, 2026

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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, sheets 1, 3 , 4 last revised 11-18-25, sheet 2 last revised 7-22-25, sheet 5 dated 8-13-25.
2. Response letter from applicant, undated, unsigned.

We are not in receipt of a re-submission of Architectural Plans.

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. The project narrative that has been re-submitted describes the architectural design of this proposed two-family home as reflecting current, modern design trends. The proposal to construct a lobby area with an elevator, and gym would not be considered unusual, but the large common spaces on the ground level noted to "promote social interaction and community" are of concern. These types of amenities are not typical of a two-family home, but are often seen in multifamily apartment buildings.
2. The revised Grading and Drainage Plan continues to show 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. The proposed retaining wall along the southern property line , with a maximum height of nine feet, has been shifted northerly approximately 8 feet. The impacts upon the existing trees on the adjoining property to the south remains a concern. To safeguard the structural integrity and long-term viability of a tree, the industry standard is to limit any substantial changes in grade within the drip line of the tree canopy. The grade changes proposed appear to be within

that drip line. As suggested in the Planning Board meeting, the Village Arborist should offer their professional opinion of the potential impacts to the existing vegetation.

3. Top of wall and bottom of wall spot elevations remain to be shown throughout. Based on the few spot elevations provided the proposed retaining wall exceeds the allowable height of 6 feet 6 inches in the side and rear yard, and 3 feet 6 inches in the front yard as per Village Code 360.4.9. Additionally, a fence would be required to be constructed at the top of the retaining wall for safety purposes. This total height of retaining wall plus the required fence at the top of the wall further aggravates the condition and greatly exceeds that which is allowed by code.
4. A drainage narrative and drainage calculations have been previously submitted. Soil investigation including depth to groundwater, and depth to rock shall be performed. Percolation tests shall be performed and the results submitted. Based upon these findings, the stormwater management system may be required to be revised.
5. 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.
6. The tree to remain on the corner has been shown and protected with construction fence.
7. 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.
8. We recommend the Planning Board determine if concrete sidewalks should be constructed along Fourth Avenue. Concrete sidewalks currently exist on the south side of Fourth Avenue, but the sidewalk ends at the property line to the west of the subject property. It seems logical to require the extension of the concrete sidewalk along the property frontage easterly towards Gedney Street to provide continuous, complete pedestrian accessibility. The proposed steps to both dwellings could then intersect the new concrete sidewalk.
9. The Curb and Pavement Detail shall reflect compacted subbase, 6-inch thick DGA base course, 3-inch thick bituminous binder course and 2-inch thick surface course.
10. Concrete sidewalk shall be 5 inches thick, and concrete apron shall be 6 inches thick, both with WWW reinforcement.
11. Structural calculations, signed and stamped by the professional engineer preparing them, shall be submitted for any retaining wall over 4 feet in height. Certification will be required to be submitted to the building department verifying the retaining wall was constructed in accordance with the approved structural design.
12. The Typical Reinforced Wall section is not appropriate for all retaining wall locations for this project. Retaining wall design should be location specific with gravity walls proposed as needed.

Very Truly Yours,



Eve M. Mancuso, P.E.
Principal Engineer
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