

PLAN REVIEW COMMENTS AND RESPONSES

TO: Village of Nyack
Building Department
9 North Broadway
Nyack, NY 10960

PROJECT: 80 S. Broadway
Nyack, NY 10960

DATE: 02/10/2026

DRP REF NO: 22-143

In response to comments received from the Village Engineer, Weston & Sampson, dated January 26, 2026 our responses are as follows.

All the comments according to our knowledge were satisfactorily resolved.

- 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 the approval of property owner.” The note shall be amended to clearly indicate the intent to seek approval from the adjoining, neighboring property owner.*

DRPILLA response:

The note on C-103.00 has been amended to state, “Any work proposed outside the project property limits shall require prior written approval from the adjoining, neighboring property owner(s). No off-site work shall occur without such approval.”.

- 2. The response letter has indicated a SOE, Support of Excavation Plan and calculations will be submitted.*

DRPILLA response:

The Support of Excavation set has been included with this submission.

- 3. A Grading Plan has been submitted indicated 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.*

DRPILLA response:

Existing spot elevations have been added to the sidewalk area on C-101 and a line has been added to the legend to distinguish between proposed spot elevations and existing spot elevations.

- 4. The need for drainage structures AD-1 and AD-2 on the grading plan shall be re-evaluated.*

DRPILLA response:

We are proposing to keep AD-1 and AD-2 to collect any flow which may be present beneath the roof in

the parking area due to events like wind-driven rain, vehicle carry-in, and other potential sources of water, not necessarily from rain.

5. *The location of the roof leader connections to the stormwater system shall be shown.*

DRPILLA response:

The roof leader connections to the stormwater system have been added to C-100.

6. *It appears a Planimetric or Layout Plan is missing from the plan set. A Layout Plan indicating all dimensions and offsets shall be provided.*

DRPILLA response:

Please refer to A-001 for a building layout plan with all dimensions and offsets.

7. *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.*

DRPILLA response:

Sidewalk widths and door openings to the businesses have been added to C-101. Clear distances while the doors are open have also been added.

8. *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.*

DRPILLA response:

The landing pad is shown on C-101. The detail on C-202 has been updated to show the 1.5% max slope of the landing pad.

9. *The square shape at the head of the parking stalls shall be identified.*

DRPILLA response:

This was left over from the previous set and has been removed.

10. *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.*

DRPILLA response:

The proposed drainage pipe on C-100 and C-102 now show a 12-inch diameter to match the detail.

11. *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 the disturbance to the S Broadway pavement.*

DRPILLA response:

A doghouse manhole connection was requested by the Department of Environmental Management and Engineering in January of 2025.

12. *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?

DRPILLA response:

The intent is for the line to be abandoned in place. If during their review, the Water Department indicates that they require a different approach, then their guidance will be followed. A note has been added to C-102 indicating that the line should be abandoned in place.

13. *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.*

DRPILLA response:

ADA parking spaces will be reserved for use by residents who possess valid ADA parking permits, in accordance with applicable code requirements. In the event that no residents require ADA parking at a given time, these spaces may be temporarily assigned to other residents, subject to reallocation should an ADA-qualified resident require their use.

14. *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.*

DRPILLA response:

Updated architectural drawings have been submitted with this application. The revised drawings include a cellar-level garage plan with parking stall dimensions provided.

15. *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.*

DRPILLA response:

The red/green signal system will be programmed to prioritize vehicles entering the parking garage from South Broadway. Vehicles exiting the garage will be held within the cellar level until all inbound vehicles have cleared the garage entrance. This operational strategy is intended to prevent blockage of the sidewalk and minimizing any impediment to traffic flow along South Broadway.

Short-duration, occasional vehicle delays associated with garage access are consistent with existing traffic conditions along South Broadway, where brief pauses in traffic regularly occur due to vehicles maneuvering into and out of on-street parallel parking spaces. Such conditions are typical of the downtown Nyack streetscape. Accordingly, the proposed garage access operations are not anticipated to result in a significant adverse impact on traffic flow along South Broadway.

16. *The response narrative states deliveries will be staged from S Broadway, but no such area had 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?*

DRPILLA response:

Deliveries to the commercial units and residential package drop-off are anticipated to utilize existing designated curbside loading areas along South Broadway, including the loading area located in front of 76–78 South Broadway, which is in close proximity to the project site.

The project team will coordinate with the Village, as necessary, to incorporate any recommended operational measures, including the designation of additional curbside loading areas, should such measures be required. Access to the on-grade parking area will be limited to passenger vehicles and small vans only, with a minimum vertical clearance of 8 feet.

17. *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.*

DRPILLA response:

The project has been referred by the Planning Board to the Village of Nyack Fire Department for review and comment. Any Fire Department–required Fire Zones and/or No Parking Zones will be incorporated into the plan upon receipt of their review comments and approval.

18. *The response letter indicates flow tests have not been performed to verify pressure for firefighting purposes. This remains to be addressed.*

DRPILLA response:

The intent is to request the tests during the permitting stage.

19. *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?*

DRPILLA response:

The planter box will not have irrigation. The planter box along the property line in the parking area will have a drain (AD-3) which connects to the stormwater pipes leading to the existing double catch basin in South Broadway. Please see C-100 and C-101.

20. *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.*

DRPILLA response:

Detail 18 on C-202 has been updated.

21. *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.*

DRPILLA response:

A note had been added to C-100 and C-102.

22. *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 required the preparation and submission of a SWPPP, and associated Stormwater Maintenance Agreement with the Village. This remains to be submitted.*

DRPILLA response:

A SWPPP has been prepared and is included in this submission.

23. *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?*

DRPILLA response:

Location for the proposed signage is shown on sheet C-101. The final location of the property identification sign will be coordinated with the Building Department during the permitting phase. Address identification signage will be designed and installed in accordance with the New York State Fire Code Section 505.1. The provision and final placement of any “Reserved Parking – Residents Only” signage will be coordinated with the building ownership during a subsequent phase of the project.

24. *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.*

DRPILLA response:

Stop signs will be located at the top of the ramp and at the parking exit. The stop sign locations have been added to C-101.

25. *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.*

DRPILLA response:

Fixture L-1 is an upward-facing façade light intended to accent the building elevation. The fixture could be revised to include appropriate shielding to minimize light spill and glare, and to prevent any adverse impact on the residential units above.

Fixture L-4 is intentionally located within the planting beds and is designed as low-level bollard lighting to softly illuminate landscaping elements and pedestrian areas. The fixture height, output, and placement are intended to provide accent lighting only and will not produce excessive glare or spill beyond the landscaped areas.

26. *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.*

DRPILLA response:

The recessed lighting fixture, L-3, has been revised to increase overall illumination levels and eliminate areas of zero foot-candles. The lighting layout and fixture output have been adjusted accordingly. A revised photometric plan has been prepared and is included with this submission to demonstrate compliance with required minimum lighting levels.

27. *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.*

DRPILLA response:

Please see detail 17 on C-202 which shows 7.5% max slope on the ramps and 1.5% max slope on the landing pad. A note has been added to detail 17 on C-202 indicating that the DWS should be flush with the sidewalk turning space and sloped to match.

28. *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.*

DRPILLA response:

Detail 1 on C-201 has been updated to reflect the specified layers.

29. *The concrete driveway apron shall be 6-inch minimum thickness, concrete sidewalk shall be 5-inch minimum thickness, and both 4,000 PSI concrete with WWW reinforcement.*

DRPILLA response:

There is no concrete driveway, it acts as a roof above the cellar. The concrete sidewalk detail (detail 5 on C-201) shows a 5" thick sidewalk with welded wire mesh reinforcement.

30. *Documentation will be required to be submitted to confirm any contaminants discovered on site from the current use have been appropriately mitigated.*

DRPILLA response:

Understood. This will be submitted prior to the permit.

Sincerely,



Dominick R. Pilla, P.E., C.E., S.E., R.A., LEED AP