

February 27, 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 February 10, 2026.
2. Architectural Plans entitled “ 80 South Broadway,” prepared by DR Pilla Associates, PC sheets T-001.00, Z-001.00, G-001.00, G-102.00, A-001.00, A-100.00 – A-104.00, A-201.00, A-202.00, A-300.00, A-301.00, dated November 13, 2025.
3. Support of Excavation Plans entitled “80 South Broadway”, prepared by DR Pilla Associates, PC, dated January 27, 2026, sheets SOE-001.00, SOE-002.00, SOE-100.00, SOE-200.00, SOE-300.00.
4. Stormwater Management Plan, prepared by DR Pilla, dated February 10, 2026.
5. Plan review responses prepared by DR Pilla, dated February 10, 2026.

We offer the following comments.

1. The response letter has indicated a SOE, Support of Excavation Plan and calculations will be submitted. We are in receipt of the plan but not any calculations. Review will be performed to support the building department if requested.
2. A Grading Plan has been submitted indicating proposed grades. Overlap of grading with spot grades onto the sidewalk area on S Broadway have been indicated to some degree. The grading of the sidewalk along the property frontage remains to be addressed as the proposed grades shown indicate the cross slope of the sidewalk is excessive. Re-evaluation of the grading is needed to ensure a smooth transition from the property to and across the sidewalk area to S Broadway.
3. The roof drains have been added to the plan but the connection of these drains to the discharge point into the stormwater system remains unclear..
4. It appears a Planimetric or Layout Plan is missing from the plan set. A Layout Plan indicating all dimensions and offsets shall be provided.

5. The limits of the on-site sidewalk remain unclear. Sidewalk widths have been shown on the plan. When the doors to the businesses are open, the plan indicates there is not sufficient clear access across the sidewalk. Recessed doors should be considered.
6. The design and grading of the ADA ramp from the surface parking lot to the building entry has been shown. The connection from the curb towards S Broadway is unclear as the ramp seems to end and no connection to the curb is shown.
7. The limits of the on-site curb, sidewalk and pavement shall be clearly shown.
8. The dimensions and layout shown on Sheet A-001.00 and A-101.00 conflict with sheet C-101.00. The aisle width of 13 feet shown on sheet A-101.00 is not sufficient for the backing up of vehicles. The aisle width shall be clearly labeled on the corrected plan.
9. 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. The limits of the 12-inch HDPE are unclear. Is this 12-inch HDPE intended as the roof leader connection from the roof drains? If so, it should be labeled as such.
10. 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.
11. 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. The parking stall layout plan has been provided indicating a number of stalls are impeded by the structural column support, and measure 8'-6" at the column face rather than a clear 9'-00".
12. 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.
13. The response narrative states deliveries will be staged from curbside on South Broadway, by the loading area in front of 76-78 South Broadway. The narrative states the clear height of the street level parking lot is 8 feet which will handle passenger vehicles and small vans.
14. 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. This remains to be addressed.
15. The response letter indicates flow tests have not been performed to verify pressure for firefighting purposes. This remains to be addressed.
16. The Erosion Control Plan has been revised to add an additional access/ egress point for easier on-site circulation during construction.
17. The response letter indicates erosion control measures will be installed within the catch basins on S Broadway. The revised detail provided is not appropriate in this application and shall be revised. There shall be no obstruction within the roadway.
18. 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. This remains to be performed.
19. Some proposed signage has been indicated. Stop signs and "do not enter" sign is shown. Location of the property ID sign shall be shown. Will there be "reserved parking for residents only" signs? Signage remains to be addressed and shown on the plan.
20. A Stop sign has been added at the garage exit to avoid conflict with pedestrians. Sight lines from the parking garage to the sidewalk area, and S Broadway shall be provided.

This remains to a concern to be addressed as exiting vehicles do not have clear view of pedestrians walking along S Broadway from the northerly direction. This remains to be addressed.

21. A Lighting Plan has been re-submitted. The lighting levels provided are too high and in conflict with the Village code. Re-evaluation and resubmission is required.
22. The ADA ramp detail has been revised to conform with the most recent design standards 7.5% maximum slope for the ramp, and a 1.5% maximum slope of the landing area. Detail 17 on sheet C-202.00 is in conflict with the design standard stated in Note 27. Redesign of the ramp landing is needed.
23. The concrete sidewalk and concrete driveway apron are within the ROW of South Broadway not over the structure. 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.
24. Documentation will be required to be submitted to confirm that any contaminants discovered on site from the current use have been appropriately mitigated. This remains to be submitted.

Sincerely,



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