

March 31, 2026

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

Attn: Laura Rothschild- Planning Board Chairperson

Re: Site Plan Review  
45 Route 59 – Duzgund  
NYK0225

Dear Members of the Board,

We are in receipt of a submission regarding the above captioned project consisting of the following:

1. Engineering Plans entitled “ Site Plan Proposed 1 Story Retail Building 45 NYS Highway Route 59”, prepared by Koestner Associates, drawings 1 through 8 of 8, last revised 3-13-26.
2. Narrative response prepared by Koestner Associates, dated February 17, 2026.
3. Architectural Plans entitled “ Duzgund Retail Store,” prepared by Lighthaus, drawings T-100.00, G-100.000, S-100.00, C-100.00, A-001.00, A-101.00, A-102.00, A-200.00, A-210.00, A-520.00, dated 3-23-26.

The site is located on the south side of Route 59, west of the Thruway overpass. The site is partially improved with a bituminous pavement. The property is within the CC, Commercial Corridor, Zone District.

The applicant is proposing to construct a warehouse and showroom for cabinet/counter products within a new 1891 SF, 1 story building.

We offer the following comments:

1. A signed, stamped Boundary and Topographic Survey prepared by a licensed Land Surveyor has been provided.

2. The Survey has indicated the property boundary. This shall be confirmed with the NYSDOT maps and indicate the designated street line along the property frontage. This will establish the line from which setbacks should be measured.
3. The plan shall indicate all proposed data as noted in the Table 4-1-Dimensional Chart. All sections have been completed. The first line in the table shall be corrected.
4. The Site Plan has now indicated driveway and aisle width as 24 feet wide, curb cut and apron width as 45.80 feet, parking stall size as 9 feet by 18 feet. The sidewalk width shall be provided.
5. As per the Code, unobstructed access is to be provided from the parking area. The aisle width noted is now sufficient for two-way vehicular traffic.
6. A wheel turning analysis and wheel turning plan showing movements in and out of the site shall be provided, reflecting the wheelbase of the delivery truck intended to serve this business. This includes access to and from the parking stalls, and the overhead garage doors. Vehicles shall not back out onto Route 59
7. Where will deliveries or loading take place? This shall be shown on the plan. The narrative provided notes the deliveries will be performed with a single unit box truck. The wheel turning radius for this vehicle shall be shown on the plan.
8. Testimony shall be provided regarding the logistics of trash and recycling pick up. Is it intended to carry the trash and recycling through the business?
9. It appears there is one parking stall located in the front yard which is not permitted. The narrative requests relief from this front yard setback requirement. This shall be added to the Zoning Table on drawing 1.
10. A Grading, Stormwater Management and Utility Plan, Lighting Plan, Erosion Control Plan, and Construction Details Plan have been provided. An underground detention system is proposed. Clean out ports shall be provided for long-term maintenance of the cultic units.
11. The grading plan indicates retaining walls in some areas along the southerly and easterly boundary. Is the wall intended to have a parapet or guard rails at the top of the retaining wall adjacent to the parking stalls to prevent vehicles from inadvertently hitting or going over the wall?
12. It appears a temporary construction easement may be needed to facilitate construction of the retaining walls along the property lines.
13. The Lighting Plan provided shall indicate if the manufacturer and styles chosen are "dark skies" compliant. There shall be no adverse impact upon adjoining properties from excessive light of glare. The lighting in the rear of the structure appears to be very high. This has the potential to adversely impact properties to the south.
14. A Drainage Report shall be submitted. Percolation tests shall be performed and the results submitted to the building department and our office to verify any design assumptions made in preparing the drainage calculations, and sizing of the cultic system.
15. There appears to be a stream, headwall and 48-inch drainage pipe at the southwest corner of the property. This existing drainage system shall be fully investigated and the path of the conveyance system shown on the plan. A Title

Report should be obtained to determine if there are any easements across the property for this pipe.

16. All of the door openings shall be shown and clear access/egress provided.
17. A plan has been provided indicating the scope of work for the curb, apron, and sidewalk removal and replacement along Route 59. The plan indicates the off-site improvements will extend across the full property frontage, and to the existing driveways on adjoining properties both to the east and west of the subject property.
18. The DWS shall be perpendicular to the path of travel along the sidewalk.
19. The plans now indicate both directional and ID signage. The ID signage is a free-standing monument type sign.
20. NYSDOT approval will be required to be obtained.

Very Truly Yours,



Eve M. Mancuso, P.E.

Principal Engineer

Weston & Sampson, PE, LS, LA, Architects PC