



*NYACK JOINT FIRE DISTRICT
P.O. BOX 732
NYACK, NEW YORK 10960*

April 13, 2026

Village of Nyack
Planning Board
9 N. Broadway
Nyack, New York 10960

RE: 80 South Broadway PB Application

To the Honorable Board:

I am the Chairperson of the Nyack Joint Fire District (“NJFD”). I respectfully submit this letter on behalf of the NJFD for the Board’s consideration in reviewing the application of 80 South Broadway to construct a mixed commercial/residential use building. It is on tonight’s calendar.


As set forth below, the NJFD has concerns about firefighting operations on the subject property and in the area. Among the items of concern for us are emergency radio communications, the number and placement of emergency exits, and the ability of our fire apparatus to respond to fires on all corners of this site. With these concerns in mind, we have received and reviewed the plans that the Village provided to us.

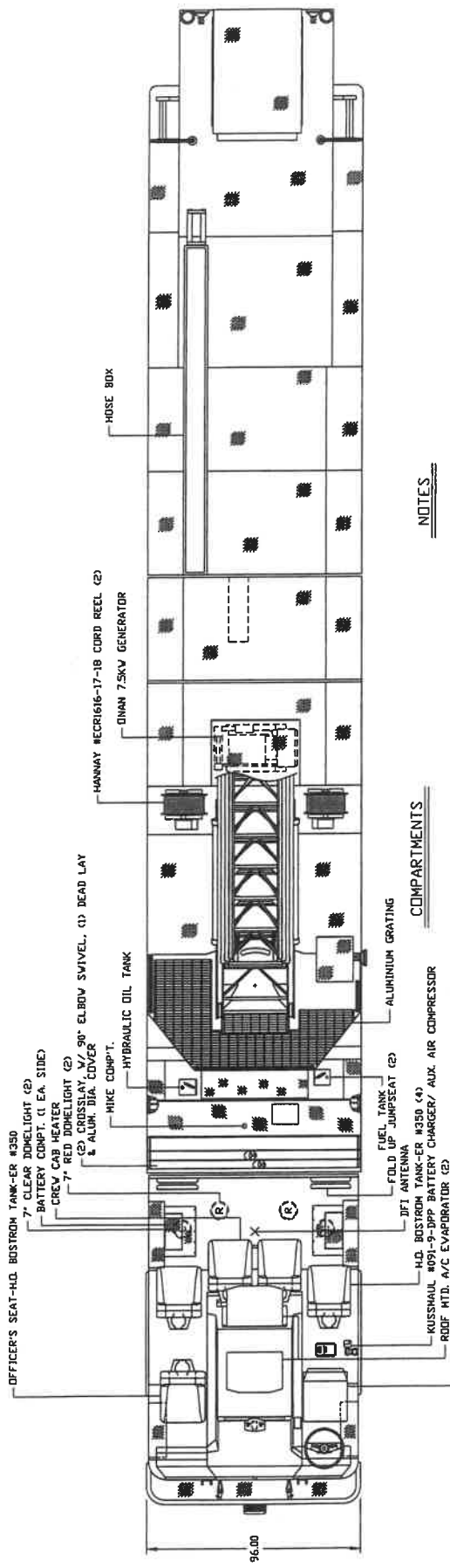
We offer the following comments of concern: [1] **Street-Front Parking:** The parking spaces in front of the building are a serious concern because, if a car catches fire or there is an emergency in front of the commercial spaces, there is no way for occupants of the commercial spaces to vacate the building. [2] **No Secondary Exit:** There does not appear to be any secondary exit from the commercial spaces to afford safe passage because the current retaining wall abuts the spaces in the back and sides. [3] **Underground Parking:** We did not see an exhaust to eliminate smoke and carbon monoxide from the garage. Electric vehicles take an enormous amount of water to extinguish a battery fire. The entire garage will fill up with noxious smoke making entering extremely dangerous and difficult. [4] **Aerial Fire Apparatus:** Our ladder trucks can reach the north, south and east locations, but we cannot safely access the west side. We are attaching specifications for our current ladder truck to show you the difficulty we will encounter. [5] **Parking:** Parking cannot inhibit a fire lane or impede access. When locations are tight, a car

parked or stationed out-of-place can impede all emergency responses. There is no margin for error in the current configuration of the building. [6] **Elevators:** We are frequently called to elevator rescues and this building will be no different. Given the commercial spaces and the lack of alternate, easily accessible entrances, our ability to respond to elevator rescues is constrained due to the difficulty in gaining access.

Given these considerations, the NJFD finds it necessary to object to the approval of the proposal before meaningful review is afforded to us.

Very truly yours,


Jennifer Knecht
Chairperson



NOTES

ALL VERTICALLY HINGED COMP. T. DOORS TO HAVE HANSEN DOOR STAYS

PROVIDE HIGH POLISHED S/S BODYSIDE RUB RAILS FRONT COMP. T. FLOORS & SHELVES TO HAVE BLACK DRI DECK FRONT GRILLE, & AIR BOTTLE COMP. T. DOORS TO HAVE HIGH POLISH

(L.H.) CUSTOMER TO LOCATE SLATED ALUM. FLOORING FOR (S) EA. COMP. T. '3' TO HAVE (2) S/S ADJ. SHELVES COMP. T. S. 'C', 'D' & R. H. 'E' TO EA. HAVE (1) S/S ADJ. SHELF

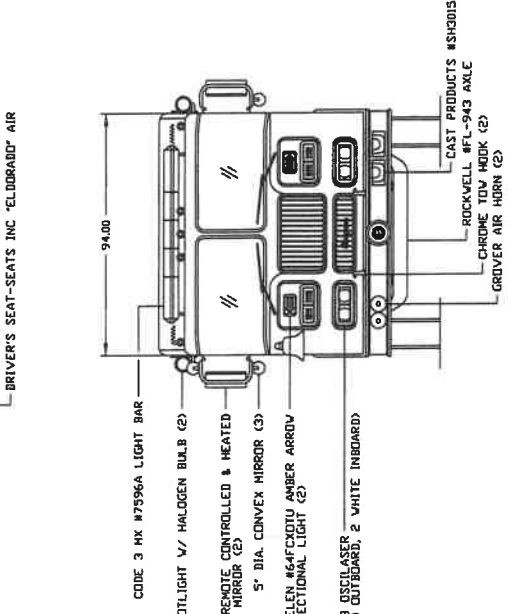
L.H. COMP. T. 'E' TO HAVE (1) 500M S/S ROLL OUT TRAY SEAGRAVE FLAME LOGS TO BE SHIPPED LOOSE

LADDER BANKING ALACO

PVC PIKE POLE TUBES W/TULIP CLIPS (12)
 24FT. 2 SEC. #2300-24
 35FT. 2 SEC. #2300-25
 16FT. ROOF #2304-14
 35FT. 2 SEC. #2300-35
 20FT. ROOF #2304-20 40FT. 2 SEC. #2300-40
 20FT. 2 SEC. #2300-20
 10FT. FOLDING

COMPARTMENTS

Code	Width	Height	Depth
A	17.00 WIDE	12.00 HIGH	26.00 DEEP
B	46.00 WIDE	55.19 HIGH	25.38 DEEP
		12.25 HIGH	92.00 DEEP
C	46.00 WIDE	24.50 HIGH	25.38 DEEP
D	46.00 WIDE	24.50 HIGH	92.00 DEEP
		12.25 HIGH	25.38 DEEP
		12.25 HIGH	92.00 DEEP
E	33.00 WIDE	24.50 HIGH	60.00 DEEP
F	36.00 WIDE	8.00 HIGH	30.00 DEEP
G	19.00 WIDE	8.00 HIGH	25.00 DEEP
H	8.00 WIDE	10.00 HIGH	144.00 LONG
J	8.00 WIDE	8.00 HIGH	24.00 DEEP



NOTE 1

DIMENSIONS SHOWN ARE APPROX. AND SUBJECT TO MINOR DEVIATIONS AS MAY OCCUR OR BE NECESSARY IN CONSTRUCTION. THE INDICATED VEHICLE HEIGHT REPRESENTS A CALCULATED DIMENSION. THE ACTUAL HEIGHT OF THE UNIT AS SHIPPED FROM THE FACTORY MAY VARY BY 3/32 INCH MINOR DETAILS NOT SHOWN. WHERE THERE MAY BE NONCONFIRMITY BETWEEN THE ILLUSTRATION AND THE SALES ORDER, THE ORIGINAL SALES ORDER AND ALL APPROVED SALES ORDER CHANGES WILL PREVAIL.

MODEL TT 96 DA
 PROPOSED FOR
 VILLAGE OF UPPER NYACK
 UPPER NYACK, NEW YORK

SALES ORDER 76321

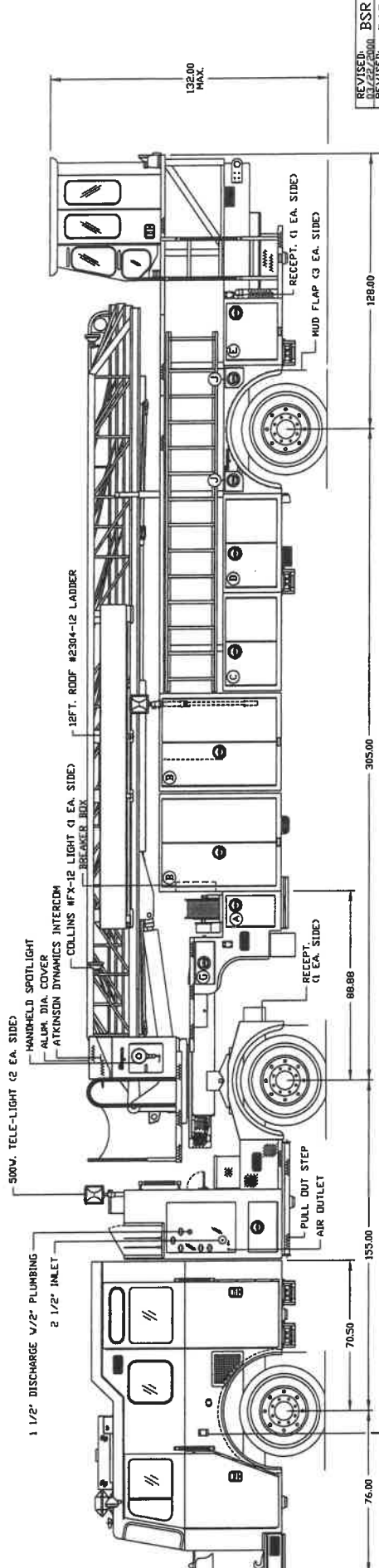
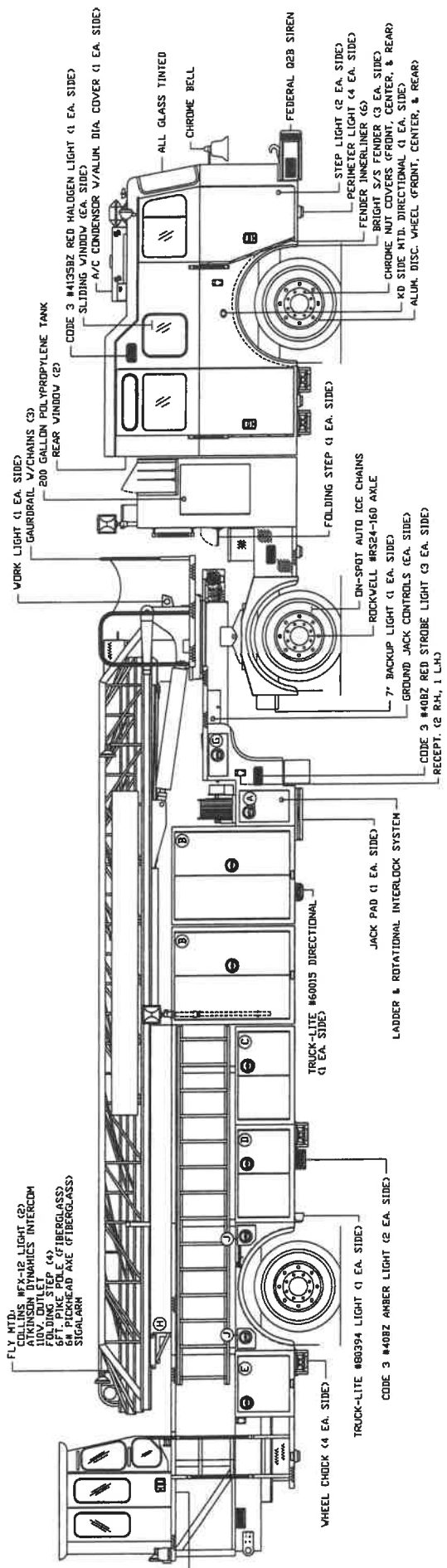
CLINTONVILLE, WISCONSIN 54929

SALES ORDER 76321

REVISIONS
 01/25/2000 BSR
 06/20/1999 BSR
 01/25/2000 BSR
 01/25/2000 BSR
 01/25/2000 BSR
 01/25/2000 BSR

DATE: 10/15/98
 SCALE 1/2"=1FT
 NO. PE13226

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66637

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PROPOSED FOR
VILLAGE OF UPPER NYACK
UPPER NYACK, NEW YORK

SALES ORDER 76321

CLINTONVILLE, WISCONSIN 54929

REVISIONS:
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DRAWN BY: BSR

DATE: 10/15/98
SCALE: 1/2"=1'
NO. PE13226

NOTE:
1. DIMENSIONS SHOWN ARE APPROXIMATE AND SUBJECT TO MINOR DEVIATIONS AS THEY OCCUR OR BE NECESSARY IN CONSTRUCTION. THE INDICATED VEHICLE HEIGHT REPRESENTS A CALCULATED DIMENSION. THE ACTUAL HEIGHT OF THE UNIT AS SHIPPED FROM THE FACTORY MAY VARY BY 23/8" INCH. METRIC DIMENSIONS ARE SHOWN IN PARENTHESES. THE SALES ORDER, WORK ORDER, AND THE ORIGINAL SALES ORDER AND ALL APPROVED SALES ORDER CHANGES WILL PREVAIL.

KUSSENAHL AUTO ELECT
INLET-BATTERY CHARGER/
AUX. AIR COMPRESSOR

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