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April 12, 2021

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

Attn: Don Yacopino- Construction Code Official

Re: Plot Plan Review
10 Sickles Avenue
Section 132 Block 1330 Lot 3
NYK 0178

Dear Members of the Board,

We have completed our review of the documents re-submitted on behalf of the above captioned project consisting of:

- Engineering Plan entitled "Site Plan, Montera Residence, 10 Sickles Avenue", prepared by Bart Rodi, PE, last dated April 9, 2021, 1 sheet.
- Perc Test Results performed by Fairway Testing.
- Drywell Sizing Calculations, prepared by Bart Rodi, PE.
- Survey prepared by Anthony Celentano, PLS dated 2-20-2021.

The scope of work for this project includes construction of a patio, bluestone paths and retaining wall improvements in the rear yard of the subject property. A seepage pit is proposed to address stormwater run-off and provide a zero-net increase in run-off.

The items in our prior letter have been addressed. Our comments are as follows:

1. Prior to the start of construction the location of the existing water and sanitary sewer utility connections servicing the dwelling shall be confirmed to ensure there is no conflict with the proposed improvements.
2. The stone surrounding the perimeter of proposed seepage pit shall be 2.5-inch clean stone to allow for percolation.
3. Erosion control measures shall be implemented to ensure no adverse impact upon adjoining properties or the village roads.

Sincerely,

Eve Mancuso, P.E. Partner
BROOKER ENGINEERING, PLLC

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