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March 3, 2022

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

Attn: Peter Klose, Esq. – Planning Board Chairman

Re: Minor Subdivision, Plot Plan Review
Pagano Property
15 Tallman Avenue
NYK0188

Dear Members of the Board,

We are in receipt of a submission with regard to the above captioned project consisting of the following:

1. Plans entitled "Subdivision of Property for Pagano", prepared by Jay Greenwell, PLS, and Paul Gdanski, PE, sheets 1 and 2 of 2, last revised February 16, 2022.
2. Landscape Plan entitled "Pagano Residence", prepared by Yost Design, Landscape Architect, dated January 21, 2021, 1 sheet - L-701.

The site is located on the south side of Tallman Avenue, one property west of Broadway. The subject property is improved with a residential dwelling and garage. The applicant is proposing a two-lot, minor subdivision. The existing house will remain. One new dwelling is to be constructed. The applicant is proposing to demolish the existing garage and a portion of the existing circular driveway to accommodate the construction of the new dwelling.

We offer the following comments:

1. A drainage narrative and drainage calculations shall be submitted.
2. The plan submitted accommodates the surface run-off from the impervious surfaces and from the lawn area. The current roof leader discharge points from the existing dwelling and the new roof leader connections from the proposed dwelling shall be shown.
3. Percolation test shall be performed to verify any design assumptions made in sizing the seepage pit systems. The building department shall be contacted to witness the same. Written results of the percolation tests shall be submitted from the professional performing the test.

4. All cracked, unlevel or damaged curb, sidewalk and apron along the property frontage shall be replaced with concrete curb, sidewalk and apron in accordance with the Village specifications
5. The Landscaping Plan proposes a berm and evergreen trees along the south edge of the new parking stalls on Lot 2. A low evergreen hedge should be considered to shield the glare from the headlights from trespassing onto the adjoining property to the east.
6. The Landscape Plan proposes a row of evergreen trees to provide a vegetative screen of the proposed driveway to the adjoining property to the south on Lot 1. The placement of the proposed trees in this location will also assist in directing stormwater run-off towards the proposed seepage pit stormwater management system.
7. Erosion Control Details have been provided. The location of installing these measures shall be shown on the plan.
8. All construction details shall be provided.

Very Truly Yours,



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