

Village of Nyack Planning Board
c/o Building Department
9 North Broadway
Nyack, New York 10960

Re: 1 Laveta Place - Site Plan Application for Seawall Rehabilitation and Stair Access

Planning Board Members:

On behalf of property owner Andreas Roy, Indigo River Architecture and Engineering, D.P.C. submits the enclosed application for site plan approval of the seawall rehabilitation and stair-access work at 1 Laveta Place.

The requested Planning Board action is limited to rehabilitation of the existing shoreline soil-retention system and construction of safe stair access from the residential property to the shoreline. The fixed pier, gangway and floating dock shown in the broader project drawings and prior agency permits are included only to provide complete project context. They are not part of the approval requested through this application.

The existing retaining system exhibits substantial deterioration, including loss of fill, voiding, cracking, spalling and localized section loss. The proposed work will replace the deficient shoreline-retaining elements, stabilize the steep slope, provide controlled access through new stairs and terraces, and restore disturbed areas. The work has been developed with erosion, sediment, turbidity and spill-control measures appropriate to the Hudson River shoreline.

The enclosed package includes the materials specifically requested by the Village, together with supporting technical studies and the existing state and federal approvals for the related waterfront project. A detailed attachment index follows the project narrative.

We respectfully request that the application be deemed complete and scheduled for Planning Board review. Anand Agarwal, P.E. will be available to present the structural approach, environmental permitting history and construction controls.

Sincerely,

Dena Prastos, AIA

President | Authorized Agent
Indigo River Architecture and Engineering, D.P.C.
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Project Narrative

1 Laveta Place / Seawall Rehabilitation and Stair Access

Applicant / Authorized Agent: Indigo River Architecture and Engineering, D.P.C.

Property Owner: Andreas Roy

Project Address: 1 Laveta Place, Nyack, New York 10960

Tax Parcel: Section 66.22, Block 2, Lot 10

Zoning: SFR-1, Single-Family Residential-1

Parcel Area: 0.406 acre

Approximate Disturbance: 0.045 acre

1. Requested Action

The applicant requests Village of Nyack Planning Board site plan approval for the rehabilitation of the existing shoreline soil-retention system and construction of safe stair access at 1 Laveta Place. The local action includes controlled demolition and removal, shoreline retaining structures, stairs, landings and terraces, grading and fill, riprap toe protection, erosion and sediment controls, and restoration.

The associated fixed pier, gangway and floating dock are shown in the full construction-document set and are referenced in the state and federal permit record. Those overwater elements are not included in the Planning Board approval requested through this application.

2. Existing Site and Need

The property is an existing single-family residence on the west bank of the Hudson River. Approximately 26 to 30 feet of grade change separates the upland residential yard from the shoreline. Two principal retaining-wall alignments and a steep intervening slope currently support the upland property.

A February 2024 field inspection documented significant deterioration in the existing stone and cast-in-place concrete retaining elements. Observed conditions include fill loss behind the wall, recurring voids in the stone masonry, cracking, spalling, prior patching and localized section loss. The steep slope also limits safe inspection and access. Without corrective work, continued deterioration could compromise shoreline stability and allow soil or debris to enter the Hudson River.

3. Proposed Seawall and Stair Work

- Controlled removal and legal off-site disposal of deteriorated wall components, unsuitable fill, displaced riprap and miscellaneous shoreline debris within the work limits.
- Installation of new precast retaining-wall elements and a steel soldier-pile shoreline retaining system with concrete infill and cap, as shown in the current construction documents.
- Construction of cast-in-place concrete stairs, landings and terraces providing safe access through the steep grade change.
- Localized grading, structural fill and restoration of lawn and landscaped areas.
- Placement of riprap toe protection along the reconstructed portion of the shoreline wall.

- Implementation of the erosion, sediment, turbidity and spill-control measures shown in the construction documents and required by applicable permits.

4. Materials and Appearance

The principal visible materials are precast concrete retaining units, cast-in-place concrete stairs and caps, galvanized or coated structural steel, and natural stone riprap. Material locations, dimensions and details are shown in the signed and sealed drawing set. The work is intended to replace deteriorated infrastructure with restrained, durable materials compatible with the existing residential and shoreline setting. Physical samples can be provided if requested by the Planning Board.

5. Construction Approach and Controls

Construction will proceed from the lower shoreline upward in a controlled sequence. Excavation will be limited to the work necessary for retaining structures, stairs, terraces and grading. The project will use temporary stabilization and safe excavation practices suited to the steep site and the subsurface conditions documented by the borings.

- Install and maintain silt fence, stabilized access and other erosion-control measures before earth disturbance.
- Perform shoreline work from land and at low tide where practicable.
- Use localized turbidity controls as needed and suspend work if observable turbidity extends beyond the controlled area.
- Maintain spill-prevention equipment and a spill kit on site.
- Prevent debris from entering the Hudson River and retrieve any material that is inadvertently dropped.
- Comply with applicable seasonal work restrictions and agency permit conditions.
- Stabilize and restore disturbed areas promptly following construction.

6. Environmental and Community Considerations

The work occurs on a developed residential parcel and does not create a new dwelling unit, habitable space, wastewater discharge, water demand, permanent traffic demand or operational noise source. Construction impacts will be temporary and limited to the work period. The project will not change access from Laveta Place, parking, building occupancy or the residential use of the property.

The Hudson River is a regulated navigable waterbody and the lower shoreline is within the mapped floodplain. The retaining system and access improvements are designed for shoreline conditions and are intended to improve slope stability and reduce the risk of uncontrolled erosion. The Full Environmental Assessment Form addresses the project setting, temporary construction impacts, future flood exposure and proposed mitigation measures.

7. Related Agency Review

The broader waterfront project has received or completed the following agency reviews. These documents are included as supplemental context and do not expand the local approval requested:

- NYSDEC Permit 3-3924-00520/00001, effective March 7, 2025, with minor design changes approved by email on May 29, 2026.
- USACE Permit NAN-2024-00694, issued February 11, 2025, addressing shoreline stabilization and the related overwater structures.
- NYSDOS Coastal Consistency Concurrence F-2024-0435, dated November 18, 2024.

- NYSOGS Joint Application determination I-6680, dated September 19, 2024, finding no OGS permit required.

8. Requested Planning Board Determination

The applicant respectfully requests site plan approval for the seawall rehabilitation and stair-access work shown in the current construction documents, subject to the customary Village conditions. The overwater pier, gangway and floating dock are not included in the requested approval.

Submission Attachment Index

Required application materials are listed first. Supplemental technical and agency records follow for reference.

No.	Attachment	Status	Purpose / Note
00	Cover Letter and Project Narrative	Required	Defines the requested local scope and summarizes the application.
01	Planning Board Review Application	Required	Completed applicant portions. Village and Board use sections remain blank.
02	Owner Authorization Affidavit	Required	To be signed and notarized by Andreas Roy.
03	Full Environmental Assessment Form, Part 1	Required	Applicant-completed SEQR form and Section F supplement.
04	100 Percent Construction Documents	Required	Signed and sealed 22 x 34 drawing set. Pier, gangway and dock shown for context only.
05	Existing Conditions Photographs	Required	Color photographs of the existing seawall, slope and visible site conditions.
06	Material and Finish Information	Required	Material descriptions and details are contained in the drawing set and narrative.
07	Boundary, Topographic and Bathymetric Survey Information	Required	Survey and location information contained within the construction-document set.
08	Existing Conditions Field Report	Supplemental	February 2024 condition assessment with photographs.
09	Geotechnical Boring Plan and Logs	Supplemental	Boring locations and subsurface records for B-1 and B-2.
10	Soil Gradation and Hydrometer Analysis	Supplemental	Laboratory grain-size analysis for B-1 sample.
11	NYSDEC Permit and 2026 Minor Change Approval	Supplemental	State permit record for the broader waterfront project.
12	USACE Permit and Coordination Letter	Supplemental	Federal permit and coordination record for the broader waterfront project.
13	NYSDOS Coastal Consistency Concurrence	Supplemental	State coastal consistency determination.
14	NYSOGS No-Permit-Required Determination	Supplemental	Lands-underwater determination.

Scope clarification: The Planning Board application seeks approval only for the seawall rehabilitation and stair access. Related overwater documents are included solely as context.

Sincerely,
Dena Prastos, AIA, WEDG