

September 8, 2026

Village of Nyack
Planning Board
9 North Broadway
Nyack, NY 10960

Re: Site Plan Review
294 Main Street Apartment Building
NYK0229; ENG26-0817

Dear Members of the Planning Board:

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

1. Project Narrative, prepared by S&Co Architecture + Design, dated 6/22/2026
2. Site Plan & Architectural Plan Set, prepared by S&Co Architecture + Design, dated 8/7/2026
3. Full Environmental Assessment Form, prepared by Robert Silarski AIA, dated 8/7/2026
4. Traffic Study, prepared by Harry Baker & Associates, dated 8/14/2026

The project site, consisting of two existing lots, is located on the northeast corner of Main Street and North Highland Avenue (Route 9W), known as Tax Lot 65.36-2-26.1 & 26.2 (294-298 Main Street). The site is fully developed under existing conditions with a commercial building and associated parking lot. The property is within the DMU-2 zoning district. The proposed action includes a lot merger of two existing lots into a single proposed lot. The proposed development includes a 4-story apartment building (parking garage and 3 stories of residential units above) with a total of 25 proposed units (3 studio and 22 one-bedroom apartments. As proposed, the project will require three variances: number of stories (3 permitted, 4 proposed), maximum density (16 allowed with bonus incentives, 25 proposed), and parking (30 spaces required, 22 spaces provided).

We offer the following comments:

1. Applicant to utilize NYSDEC EAF Mapper (<https://gisservices.dec.ny.gov/eaformatter/>) to complete the FEAF.
2. Please provide a copy of the most recent boundary/topographic survey and bathymetric survey, printed to scale, signed and sealed by NYS PLS.
3. Zoning Analysis Bulk Table to include minimum required and provided street frontage. Note (g) of Dimensional Standards Table 4-1 indicates that a rear yard is not required for the first story or 17 feet, whichever is less, but there shall be a 15-foot minimum under other conditions.
4. Parking Requirements calculation to be revised to reflect the correct number of studio/one-bedroom units.
5. Density Bonus Incentives for Sustainable Features indicate that permeable paving will be utilized for a 5% increase; Applicant to clarify where permeable paving is proposed. If permeable paving is proposed, soil testing will be required to verify percolation rates.
6. Due to the 0' setback along the northern and eastern property line, Applicant to confirm if any construction easements are needed from the adjoining property owners.
7. Sheet A-100 shows the eastern wall of the garage following along the property line; this appears to constrict the garage access to less than 20'. Applicant to review and advise.
8. Please dimension the distance from the edge of the roll up garage door to the back edge of the sidewalk. Stop bar and stop sign to be provided for vehicles exiting the garage. Sufficient room for queuing to be provided so that vehicles will not block the sidewalk while entering/exiting the garage.
 - a. Sightlines indicated in Traffic Study shall be shown.
9. Site Plan to identify where refuse containers will be stationed for pickup to clarify how refuse will be collected.
10. Identify limits of new sidewalk versus existing sidewalk to remain.
11. The Site Plan indicates that two existing street parking spaces to be designated for delivery vehicles. Proposed dimensions, striping and signage to be provided for review by the Village. Large delivery

vehicles parking in this location may limit the sight distance of vehicles existing the proposed garage and the existing driveway of #292 Main Street, this shall be reviewed.

12. Applicant to review vehicle maneuverability for passenger vehicles utilizing space #1 and #13 as the garage walls are proposed at an angle that may impact maneuverability.
13. Grading, Drainage, Utility Plan; Erosion & Sediment Control Plan; Lighting Plan; Construction Details to be submitted. It is noted that proposed plantings are indicated on the Site Plan; we defer to the Village Planner for review and comment.
14. The proposed area of disturbance is indicated as 10,977 square feet. As per Section 360-4.12-B(2)(b), a full SWPPP is required for the site. Drainage report including details of stormwater management system shall be submitted for review.
15. Drainage for the garage and roof level to be shown.
16. Existing traffic control junction boxes to be shown.
17. Floor elevations to be provided on each floor.
18. The existing overhead wires servicing #292 Main Street appear to cross the existing subject lot and may conflict with the proposed building. Applicant to advise if there is a conflict and if so, how this will be mitigated.
19. The proposed eastern garage wall situated along the eastern property line will constrict the parking lot drive aisle to approximately 18' and will likely impact the parking spaces located on the adjacent lot at #292 Main Street. We request the Applicant confirm there is no recorded cross agreement/easement with the adjacent lot as there is no physical barrier between the two lots. The relationship between the two lots is unclear.

Sincerely,

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

Devon Palmieri

Devon Palmieri, PE
Project Engineer