

September 8, 2026

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

Re: Site Plan Review
1 Laveta Place – Seawall Rehabilitation
NYK0230; ENG26-1028

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 Indigo River Architecture & Engineering, dated 7/30/2026
2. Planning Board Review Application
3. Full Environmental Assessment Form, prepared by Indigo River Architecture & Engineering, dated 7/30/2026
4. Field Report, prepared by Indigo River Architecture & Engineering, dated 3/1/2024
5. NYSDEC Permit and 2026 Minor Change Approval, dated 3/7/2025 and reaffirmed 5/29/2026
6. USACE Permit and Coordination Letter, dated 2/11/2025
7. NYSDOS Coastal Consistency Concurrence, dated 11/18/2024
8. NYSOGS No-Permit-Required Determination, dated 9/19/2024

The site is located on the south side of Laveta Place, 235 feet east of North Broadway, known as Tax Lot 66.22-2-10. The site currently is improved with a single-family residence and a seawall with stairway access to the shoreline. The property is within the SFR-1 zoning district. There are existing sanitary sewer lines and associated sewer easements in the rear yard in proximity to the proposed seawall improvements. The Applicant is proposing a seawall rehabilitation and improved stairway access to the shoreline. As noted in the Project Narrative, the current Site Plan Application 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 drawing and prior agency permits are included only to provide complete project context.

We offer the following comments:

Site Plan

1. The project narrative (Page 3) states that the contractor will 'perform shoreline work from land and at low tide where practicable'. Applicant to confirm how construction will be protected during high tide. It is noted that there is approximately a 28' elevation difference between the property's rear yard and the shoreline; please clarify if all work is performed and staged in the rear yard.
2. Applicant to utilize NYSDEC EAF Mapper (<https://giservices.dec.ny.gov/eafmapper/>) to complete the FEA. Please complete/answer all applicable questions regardless of if answer is yes/no.
3. Please provide a copy of the most recent boundary/topographic survey and bathymetric survey, printed to scale, signed and sealed by NYS PLS.
4. Please provide plans at a reasonable engineering scale, such as 1" = 10'.
5. Tax Lot to be corrected on T000.00, G-100.00, and any sheets referring to the property tax lot.
6. The 'Removals Plan' indicated that removals/disturbance extends to the northern property line (and east to the Hudson River). However, it appears that portions of the existing walls extending north of the property line will be removed as part of the current action. The full extent of removals shall be shown on the 'Removals Plan'.
7. Please indicate ownership of the two sewer easements shown on the 'Topographic Survey'.
8. We recommend Town of Orangetown Sewer Department be provided with the opportunity to review the plan.
9. 'Proposed Site Plan'

- a. Label extent of current phase of construction. Identify how temporary protection will be provided until the fixed pier and remainder of improvements are completed.
 - b. Please review dimensions provided – several are indicated as x"-x" conflicting with other dimensions provided.
 - c. Provide elevation for lower tier of regraded lawn area.
 - d. Provided top/bottom wall elevations for all tiers of proposed wall
 - e. Applicant to review feasibility of construction of CIP stairs in close proximity to property line without disturbance beyond.
 - f. Show location of existing sewer lines and sewer easements. Identify how these lines will be protected during construction; the depth of sewer in proximity to the work is unclear.
 - g. Based on the details provided on Sheet MR202.00 and MR203.00, the soldier piles and precast concrete fill appear to extend west toward the location of the existing sewer lines in the rear yard. Please show the extent of the soldier pile system in relation to the existing sewer lines.
 - h. Call out and show extent of proposed toe stone at shoreline.
10. Proposed Erosion and Sediment Control Plan:
- a. Provide a plan that is specific to the current phase of project.
 - b. Identify the access point for construction machinery and provide stabilized construction entrance.
 - c. Provide concrete washout area location.
 - d. Applicant to review proposing a more appropriate control measure for northern slope.
11. Proposed Seawall Sections –
- a. Identify depth of proposed stone toe and depth of bottom precast block.
 - b. Provide detail for proposed stone toe.
12. Proposed Seawall Elevations – please confirm if this elevation view is intended to only reflect up to the mid-level tiered wall. It doesn't appear that the elevation reflects the tie into the existing fence located at the top level of the existing wall to remain.
13. Erosion Control Details:
- a. Provide NYSDEC detail for silt fence – please identify where this proposed to be used on the Site Plan
 - b. Provide concrete washout area detail, stabilized construction entrance detail, and turbidity curtain detail.

Structural

1. Provide construction sequence. Include wall demolition, shoring and precast lagging installation and installation of precast blocks.
2. Provide PE stamped calculations on the support of excavation design.
3. Provide PE stamped calculations on the precast block seawall design.

Sincerely,

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

Devon Palmieri

Devon Palmieri, PE
Project Engineer

CC: Nestor Celiz, PE | Senior Project Engineer | Weston & Sampson, PE, LS, LA, Architects, PC