

September 8, 2026

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

Re: Site Plan Review
124 Fifth Avenue (Lot #2 of Rodi Subdivision)
NYK0070; ENG26-1064

Dear Members of the Planning Board:

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

1. Final Sketch Plat for Rodi Subdivision, Sheet 1, prepared by Gdanski Consultants Inc., last revised 4/21/2010
2. Architectural Plan Set, Sheets A-1:3 & D-1, prepared by Bart M. Rodi – Engineer, last revised 2/16/2026

The site is located on the north side of Fifth Avenue approximately 120 feet east of Central Avenue; the existing lot is known as Tax Lot 66.21-1-41.2. The site was created with a 3-lot subdivision filed in 2010 and was known as Lot #2 for the Rodi Subdivision. The site is generally undeveloped with portions of existing slate patio and walkways associated with 128 Fifth Avenue. As part of the approved subdivision, the existing slate patio and portions of the walkway were proposed to be removed. There were also concerns with respect to the sight distance for this proposed Lot #2 which were alleviating with clearing of vegetation and tiered retaining walls for the driveway.

We offer the following comments:

1. A Plot Plan, signed & sealed by NYS PE, to be submitted for review. Additional comments shall be provided once a Plot Plan is submitted. Proposed grading, utility, erosion control, and site-specific details to be included. Provide bulk table and relevant supporting calculations. Plot Plan to reference approved 2010 subdivision plat.
2. The architectural plan appears to demonstrate general conformance with the proposed house shown on the subdivision construction drawings on file. The footprint appears to be slightly bigger than originally proposed.
3. Indicate proposed removals and vegetation clearing on the Plan. Provide sight distance measurements to confirm driveway entrance will be in compliance with the approved subdivision plans.
4. Provide calculation for grade plan and building elevations/height shown on Sheet A-1 – Front Elevation.
5. Sheet D-1 provides a Seepage Pit System Detail with two 6' diameter, 6' deep seepage pits; this appears to provide more storage than the single seepage pit proposed for Lot #2 during subdivision review. Applicant to confirm proposed drywells are sufficient for the increase in building footprint and current Plot Plan.
6. A means of overflow shall be provided for the seepage pit system.

Our office requests a copy of the 2010 Planning Board Resolution approving the subdivision.

Sincerely,

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

Devon Palmieri

Devon Palmieri, PE
Project Engineer