BART M. RODI, P.E.
234 South Grant Avenue
Congers, N.Y. 10920
845-268-6663

October 12, 2026

Village of Nyack
Planning Board
9 North Broadway
Nyack, New York 10960

Re: 124 Fifth Ave.-NYK0070-1064

Attached is the site plan for the above referenced project. The following revision were made based on the Planning board meeting and the comments received.

We received comments from the Nyack Building inspector and Weston & Sampson.

From the Nyack Building inspector dated 8/21/26:

- *Site Plan - Bulk table is missing the Minimum Dwelling Unit size requirement.* **This was added to the bulk chart on the site plan.**
- *Site Plan shall be sealed and signed by the design professional.* **The current plans are sealed and signed by the design professional,**

From the Weston Sampson letter dated 10/1/26

-Plot Plan to reference approved 2010 subdivision plat and include all applicable notes pertaining to the current plan. A note shall be added referencing the required removal of patio and walkways at 128 Fifth Avenue. **A note was added to the plan referencing the 2010 subdivision plat and a note was added regarding the required removal of the patio and the walkways.**

-*Provide sight distance measurements to confirm driveway entrance will be in compliance with the approved subdivision plans. Confirm if the 18" tree shown at the Fifth Avenue curbline needs to be removed to accommodate sight lines***. The sight distances were added to the plan and the 18" tree is now shown to be removed.**

-*The approved Subdivision Plat proposed two red maple shade trees to be planted adjacent to the driveway near the front lot line, out of the sight line; this shall be shown on the Plot Plan.* **One shade tree will be added to the east side of the driveway. The 15" tree at the west side of the driveway is to stay.**

-*Provide calculation for grade plan and building elevations/height shown on Sheet A-1 – Front Elevation.* **This calculation was added to A-1.**

-*Percolation tests shall be performed to confirm the assumed rate of 1" in 30 minutes utilized for the drywell design.* **Yes, this will be prior to the installation of the drywells.**

-*Provide proposed contours in addition to the spot grades provided demonstrating positive drainage conveyance away from the dwelling and into the proposed catch basin at the driveway. Applicant to review grading near the eastern edge of the driveway turnaround as it appears the grades drop from 514 to 511 without a retaining wall.* **Spot grades were added to the plan. Since the elevations at the driveway are between 210 and 212, no contour lines are shown. A retaining wall was added at the turnaround.**
-*Applicant to clarify if there will be a curb along the eastern driveway edge to convey runoff to the proposed catch basin.* **A curb was added along the east side of the driveway.**
-*A means of overflow shall be provided for the seepage pit system.* **An overflow was added to the plan.**
-*Sanitary sewer and water service lines shall be laid in separate trenches with a minimum separation of 10 feet.* **The lines are now shown with a 10' separation.**
-*A detail for the stone retaining wall shall be provided. Applicant to confirm bottom of wall elevations and if the maximum top of wall elevation is 216. Certification required from a Professional Engineer for all retaining walls constructed greater than 4' tall. Please note that, during the subdivision review process, it was recommended that this wall be terraced.* **A detail for the stone retaining wall was added to the plan. The walls will be terraced and all walls proposed will be less than 36" in height.**
-*Applicant to clarify clearing limit line; silt fence to be extended along eastern property as it appears proposed grading will be needed north of the dwelling.* **The clearing limits were added to the plan and the silt fence was extended along the east side of the property.**

If board members, consultants, or town employees have any questions, please feel free to call me.

Respectfully,

Bart M. Rodi, P.E.