Weston & Sampson, PE, LS, LA, Architects, PC
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October 20, 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 10/10/2026
3. 'New House – Site Plan', Sheet SP-1, prepared by Bart M. Rodi – Engineer, last revised 10/10/2026
4. Comment Response, prepared by Bart M. Rodi, dated 10/12/2026

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. Sight distance measurements to be shown from an appropriate location behind the proposed curb cut.
2. Percolation tests shall be performed to confirm the assumed rate of 1" in 30 minutes utilized for the drywell design. The Applicant has noted this will be done prior to installation of the drywells; results shall be provided to this office for review..
3. Proposed elevations of the drywell system to be provided including top of structure, bottom of structure, bottom of system, overflow invert (detail to be updated).
4. A means of overflow shall be provided for the seepage pit system. Our office objects to a blind overflow connection to a pipe. Our office does not have a record of existing storm drainage in Fifth Avenue along the frontage of this property; Applicant to advise if the storm drain shown is surveyed?
5. At this time, the stone wall detail indicates that the maximum height shall be 3'. Certification required from a Professional Engineer for any retaining walls constructed greater than 4' tall.

Sincerely,

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

Devon Palmieri

Devon Palmieri, PE
Project Engineer