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October 19, 2022

*[Via Email to boardsecretary@uppernyack-ny.us](mailto:boardsecretary@uppernyack-ny.us)*

Planning Board  
Village of Upper Nyack  
Castle Hill Road  
Upper Nyack, New York 10960

RE: Site Development Plan  
Owner/Applicant: 647 North Broadway LLC  
Premises: 647 No. Broadway, Lot 5.2, Upper Nyack, NY 10960

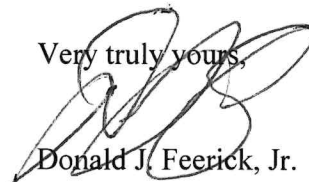
Dear Honorable Board:

We represent the Nyack Joint Fire District ("NJFD") and respectfully write to express the NJFD's dissatisfaction and lack of approval for the proposed site development plan for the above-referenced property.

The NJFD's review of the proposed plan reveals a lack of emergency access to a proposed 2 story dwelling with rooftop garden. The proposed plan details that the proposed dwelling has access from North Broadway provided by a proposed 5' wide walkway over which no emergency service vehicle can travel. A separate proposed 20' wide emergency access easement on Lot 5.1 comes no closer to the proposed dwelling than 100' and, if a driveway is planned for the area in between the easement and the dwelling, drywells are planned for that area. Situating drywells in such a driveway could undermine the needed support for the NJFD's heavy emergency service vehicles; thereby nullifying any access from the easement. This emergency access concern is so great that, absent additional information about how emergency access will be afforded to the proposed dwelling, the NJFD's dissatisfaction is best expressed in this letter of lack of approval.

We welcome the opportunity to confer with the Applicant, Village and Board to address and ameliorate this significant life-safety concern.

Very truly yours,



Donald J. Feerick, Jr.

DJF/mw  
cc: NJFD Bd. of Fire Commissioners