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July 6, 2022

Village of Upper Nyack
328 North Broadway
Upper Nyack, NY 10960

Attn: Janet Guerra, Board Secretary

Re: 11 Tompkins Court Site Plan
Narrative Submission/Response to Comments
BBE# 21240

Dear Ms. Guerra:

Attached are update site plans (Drawings Si-1 through Si-6) for Final Site Plan Approval by the Village of Upper Nyack Planning Board. The plans have been updated in accordance with comments from the Planning Board and Engineering Consultant.

We have the following responses to the comments contained in the Dennis Letson, PE, Village Engineer, memorandum of June 22, 2022:

Site Plan

1. *Zoning.*
 - a. *COMMENT: Add "Hudson River Overlay" to the zoning designation in the bulk table.*
Response: Hudson River Overlay designation has been added to the zoning designation on the bulk table on Drawing Si-1.
 - b. *COMMENT: Bulk table note 4 – The Board attorney should provide guidance on the inclusion of building coverage below the pool area.*
Response: The revised submission to the Planning Board and ZBA included the building coverage below the pool area as part of the Building Coverage calculation. Variance received on July 5, 2022. The bulk table on Drawing Si-2 has been amended to note that the required variances have been received.
2. *COMMENT: Notes #1 – change "Town" to "Village."*
Response: Note 1 changed from Town to Village on Drawing Si-1.
3. *COMMENT: Please explain the need for the trench drain in the previous driveway.*
Response: While the pervious driveway will receive most surface water runoff, there will be some intense rainfall events that might exceed the infiltration capacity of the pervious driveway, therefore a trench drain has been added as a factor of safety.
4. *COMMENT: Infiltration tests will be required to verify infiltration rates. Several recent tests have failed, pervious driveway may require underdrain with perforated pipe length designed to limit outflow.*
Response: Infiltration tests will be performed prior to final site plan signature.

5. *COMMENT: Provide documentation from HOA that they do not object to the generator or other proposed construction located in the HOA easement.*
Response: Documentation of no objection by the HOA was submitted as part of the last Planning Board and ZBA submission. The project was proposed to the HOA on 04/04/2022. The HOA is required to comment on the plans within 60 days, and no comments or objections were received.
6. *COMMENT: Label the rain garden on the east side of the site.*
Response: There is no proposed rain garden on the east side of the site. Two rain gardens are proposed on the north and south sides of the site. Rain garden details for the proposed rain gardens have been provided on Drawing Si-6.
7. *COMMENT: Please clarify "Overflow Weir" notation at the northeast corner of the retaining wall.*
Response: An overflow weir detail has been added for this structure at the northeast corner of the retaining wall on Drawing Si-6.
8. *COMMENT: Please add the tree list to the demolition plan and change the symbol for tree to be removed to allow better visibility of the size and species.*
Response: Tree list has been added to the Demolition Plan on Drawing Si-3 and the symbol for tree to be removed has been clarified on Drawing Si-3.
9. *COMMENT: Grading plan at the south side stairs seems to show two different sets of stairs, please clarify.*
Response: The extra label on the south side stair was from a previous layout with a different stair location and has been removed for this submission on Drawing Si-4.
10. *COMMENT: Add top and bottom of wall elevations at this stair.*
Response: Top and bottom of wall elevations have been added at the south side stairs on Drawing Si-4.
11. *COMMENT: The FEMA ABFE for this site are elev. 12 (100-yr) and elev. 17 (500-yr). Applicant may wish to revisit some of the proposed elevations in light of these BFE's.*
Response: Comment noted; the applicant is investigating alternative dry floodproofing measures to provide flood mitigation for the lower level in excess of the effective 100-year floodplain elevations.
12. *COMMENT: Clarify what area is being captured by the eastern rain garden.*
Response: The swale from the driveway trench drain outlet will bypass this rain garden as most runoff from the driveway will infiltrate via the pervious pavers. A note has been added that this rain garden will receive runoff from the new rear patio area.
13. *COMMENT: The erosion and sediment control plan will require sequencing additions.*
Response: The following sequencing plan has been added to the erosion and sediment control plan (Si-5):
 - Install silt fence at downhill limit of disturbance.
 - Install stone outlet sediment trap uphill of the silt fence.

- Clear vegetation along both sides to allow access to rear. Store topsoil on site at designated location at front of property. Install tree protection at existing tree in front yard to remain.
- Install antitracking pads along the existing driveway entrance to the new construction paths.
- Install gravel pads for contractor parking as noted in front of house.
- Perform site demolition in the rear of the property.
- Construct foundation and retaining walls for the new basement/pool area in rear of house.
- Construct foundation and walls for home expansion to the east and southeast of existing structure.
- Construct retaining walls for new site plateau areas on north and south sides of house.
- Stabilize disturbed areas at sides and rear of house with mulch/item4/grass in plateau areas to provide areas for storage of construction materials for home improvements.
- Remove construction access around back of house; stabilize with grass.
- Perform interior renovation work/finish siding and roofing for new construction. Utilize new plateau areas in rear for storage of construction materials for interior work.
- After interior work is sufficiently completed to allow storage of construction materials in front yard only, perform finish grading and install finish patio. Remove stone outlet sediment trap. Stabilize any non-hardscape areas with mulch or grass.
- Perform finish landscaping in rear and sides of house.
- Remove existing driveway and install new pervious driveway.
- Perform finish landscaping in front of house.

14. *RC Planning Comments*

- a. *COMMENT: It was not the Village's intention in the Zoning Local Law to sterilize property by the implementation of slope restrictions, but to make these features prominent in the development of properties.*
Response: Comment noted; no response necessary.
- b. *COMMENT: The addition of retaining walls and terracing will also prevent further or future erosion of the slopes that are being modified or reduced.*
Response: Comment noted; no response necessary.
- c. *COMMENT: SWPPP is undergoing detailed review, any additional comments will be forwarded to Mr. DeGennaro.*
Response: Comment noted; we will revise the SWPPP as necessary as per any additional comments from the Village Engineer.

15. *COMMENT: A Stormwater Maintenance Agreement will be required for the site.*

Response: The stormwater maintenance agreement will be provided under separate cover.

Very truly yours,

A handwritten signature in black ink, appearing to read "Kenneth DeGennaro". The signature is fluid and cursive, with a long horizontal stroke at the end.

BROOKER ENGINEERING, P.L.L.C.

Kenneth DeGennaro, P.E.

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