

**LETTER OF TRANSMITTAL**

To: Village of Upper Nyack  
328 North Broadway  
Upper Nyack, NY 10960  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATE: 3/14/2022	JOB NO: 2021085
ATTENTION: Ms. Janet Guerra	
RE: 617 North Broadway Revised Modifications to Existing Site	

WE ARE SENDING  Attached  Under separate cover via \_\_\_\_\_ the following items:  
 Shop Drawings  Prints  Plans  Specifications  
 Proposal Letter  Report  Calcs  Other

COPIES	DESCRIPTION
11	Cover Letter to Mr. Stuart Chaitin dated 3-14-2022
11	Drawing SEA-100 Revision 2, dated 3-14-2022

THESE ARE TRANSMITTED as checked below:

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> For Approval            | <input type="checkbox"/> No Exceptions Taken | <input type="checkbox"/> Resubmit _____ Copies for Approval   |
| <input checked="" type="checkbox"/> For Your Use | <input type="checkbox"/> Furnish as Noted    | <input type="checkbox"/> Submit _____ Copies for Distribution |
| <input checked="" type="checkbox"/> As Requested | <input type="checkbox"/> Reviewed            | <input type="checkbox"/> Return _____ Corrected Prints        |
| <input type="checkbox"/> For Review & Comment    | <input type="checkbox"/> Revise/Resubmit     | <input type="checkbox"/> _____                                |

Remarks: Site Plan submitted under separate cover  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signed: Tim DeBartolomeo, PE

Email to: D. Letson N. Wolfson  
S. Chaitin W. Pfaff  
R. Knoebel J. Greenwell

March 14, 2022

Mr. Stuart Chaitin  
617 North Broadway  
Upper Nyack, NY 10960

Reference: Revisions to proposed site plan  
617 North Broadway  
Upper Nyack, NY 10960  
SEA Project No. 2021085

Dear Mr. Chaitin:

**SOUND ENGINEERING ASSOCIATES** (“SEA”), has revised the proposed modifications to the site that address the comments on the memorandum from Mr. Dennis M. Letson, P.E. to the Village of Upper Nyack Planning Board, dated February 23, 2022, Re: Chaitin – North Broadway 60.10-01-09. The original proposal was to restore and improve certain portions of the steep slope that have been altered. That proposal included work required to be performed on the adjacent properties and was later revised on February 11, 2022 to avoid work on the adjacent properties.

During the meeting of the Planning Board on February 23, 2022, it was requested that the Applicant consider an agreement with the adjacent property owners for work to be performed on their properties. This proposed site plan shows the proposed grade as previously submitted with a proposed future grade (shown in section) to allow for future agreement with the neighbors. The proposed retaining wall has been designed to withstand the additional loading of the future grade condition.

The following is a list of specific changes made in response to Mr. Letson’s comments:

- Comment No. 3. The wall has been shifted approximately five feet to the east to allow for adequate clearance of the base of the wall from the rock slope. Additionally, a note has been added to the Typical Retaining Wall Section stating that the clearance will be field verified during construction and the wall location adjusted accordingly.
- Comment No. 4. The Typical Retaining Wall Section has been revised to show type of crushed stone backfill, geotextile specification, soil backfill and placement requirements, topsoil and seed requirements.
- Comment No. 6. The Typical Retaining Wall Section has been revised to show the 1:12 batter face.
- Comment No. 7. The silt fence detail has been replaced with the silt fence detail from the NYS Standards and Specifications for Erosion and Sedimentation Control – Figure 5.30 “Reinforced Silt Fence.”
- Comment No. 8. The original limit of disturbance line has been added to the proposed site plan.

This drawing will be made part of a revised site plan submittal by Mr. Greenwell’s office.

It is anticipated that this information is sufficient for submittal to the Village of Upper Nyack. Please contact me if you have any questions.

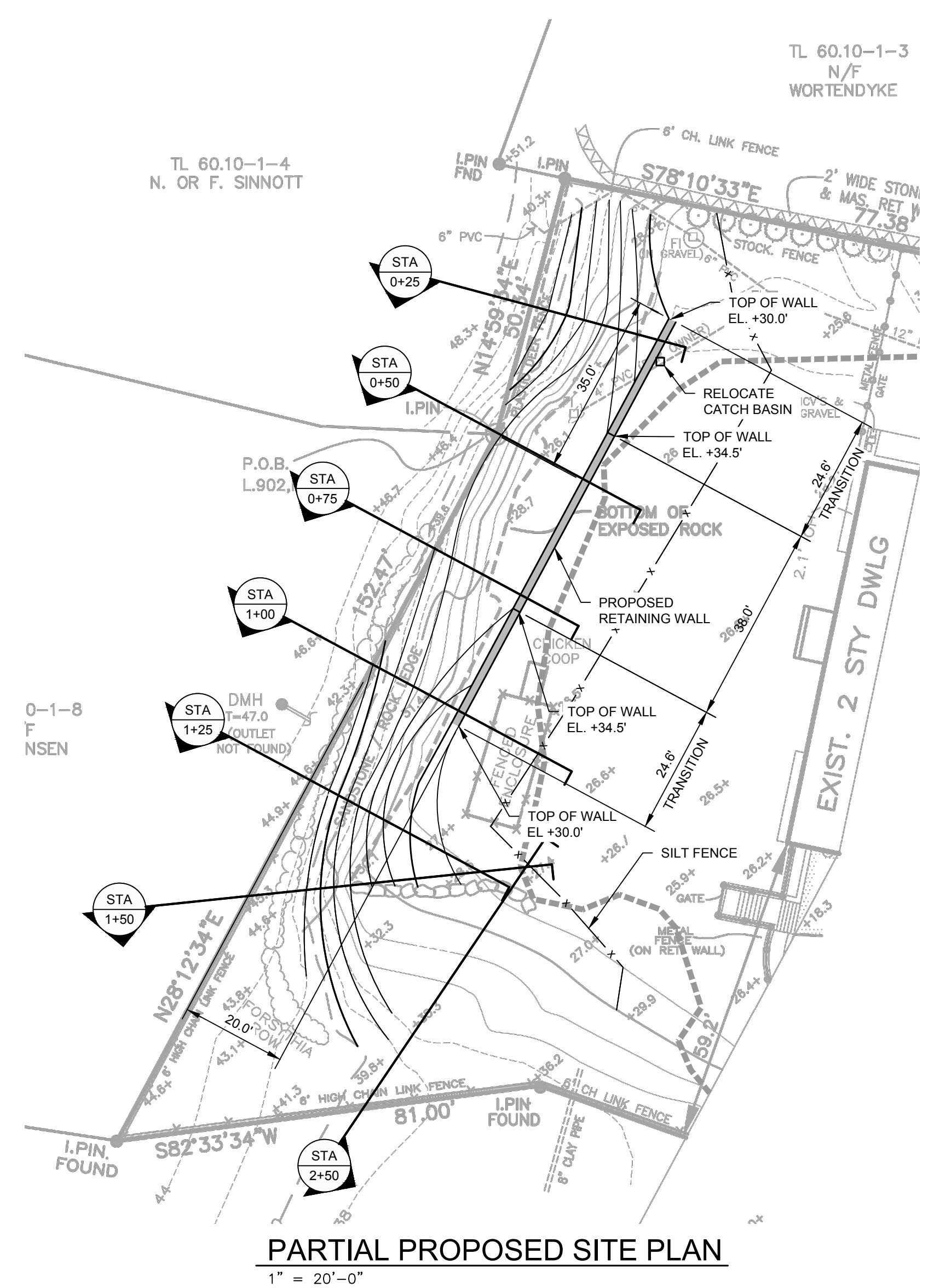
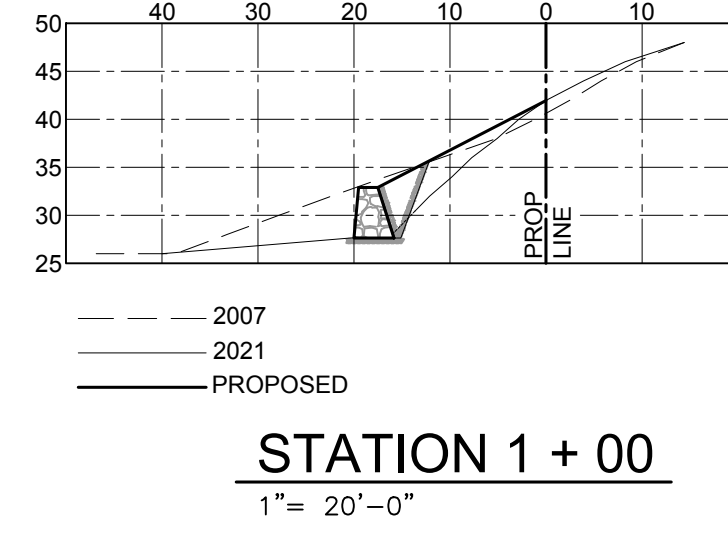
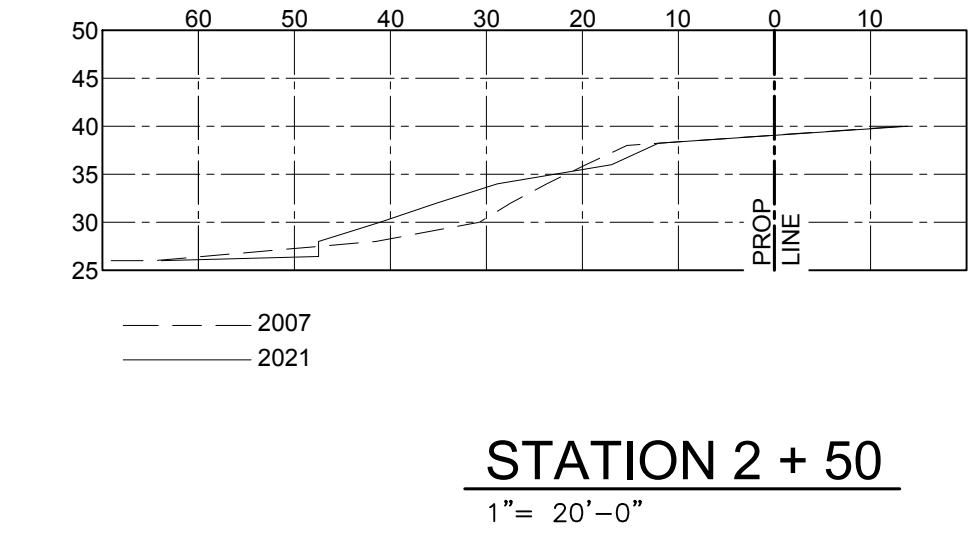
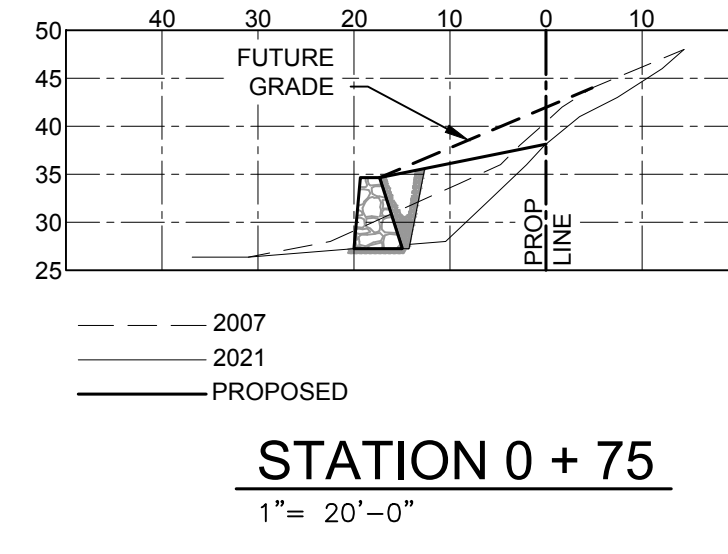
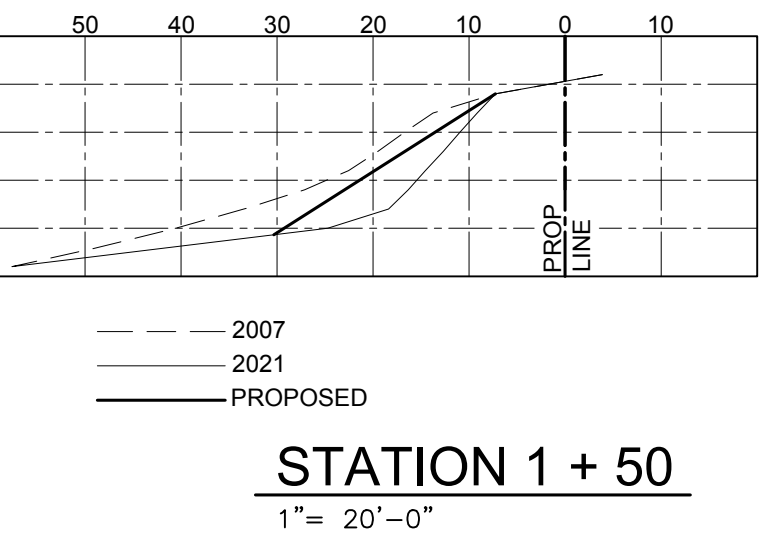
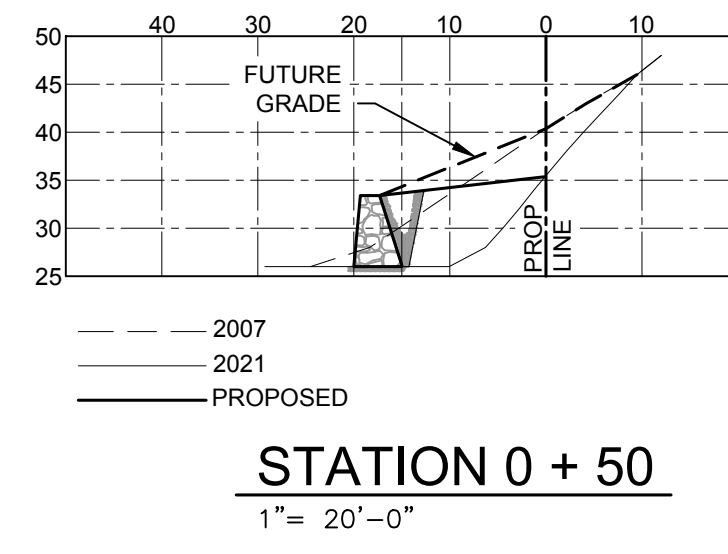
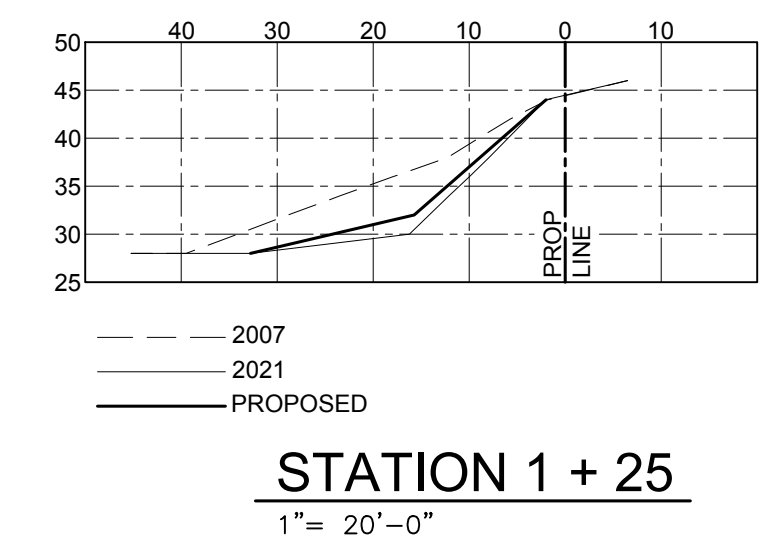
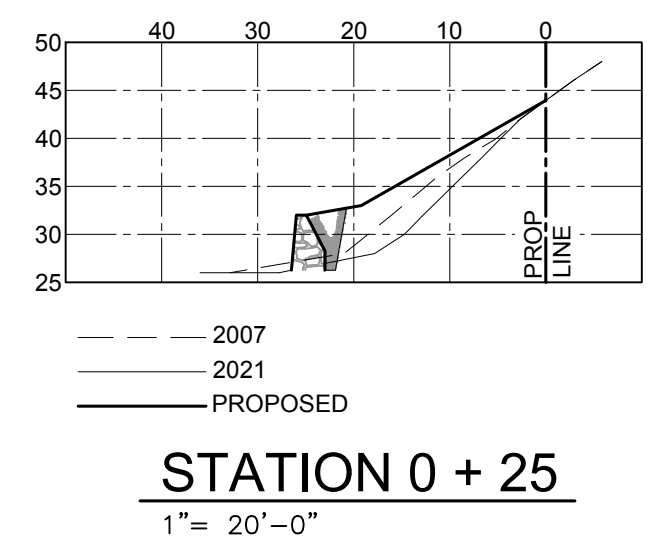
Very truly yours,

**SOUND ENGINEERING ASSOCIATES**

A handwritten signature in blue ink, appearing to read 'Tim DeBartolomeo', written in a cursive style.

Tim DeBartolomeo, PE, SECB  
Principal  
NY PE License No. 102834

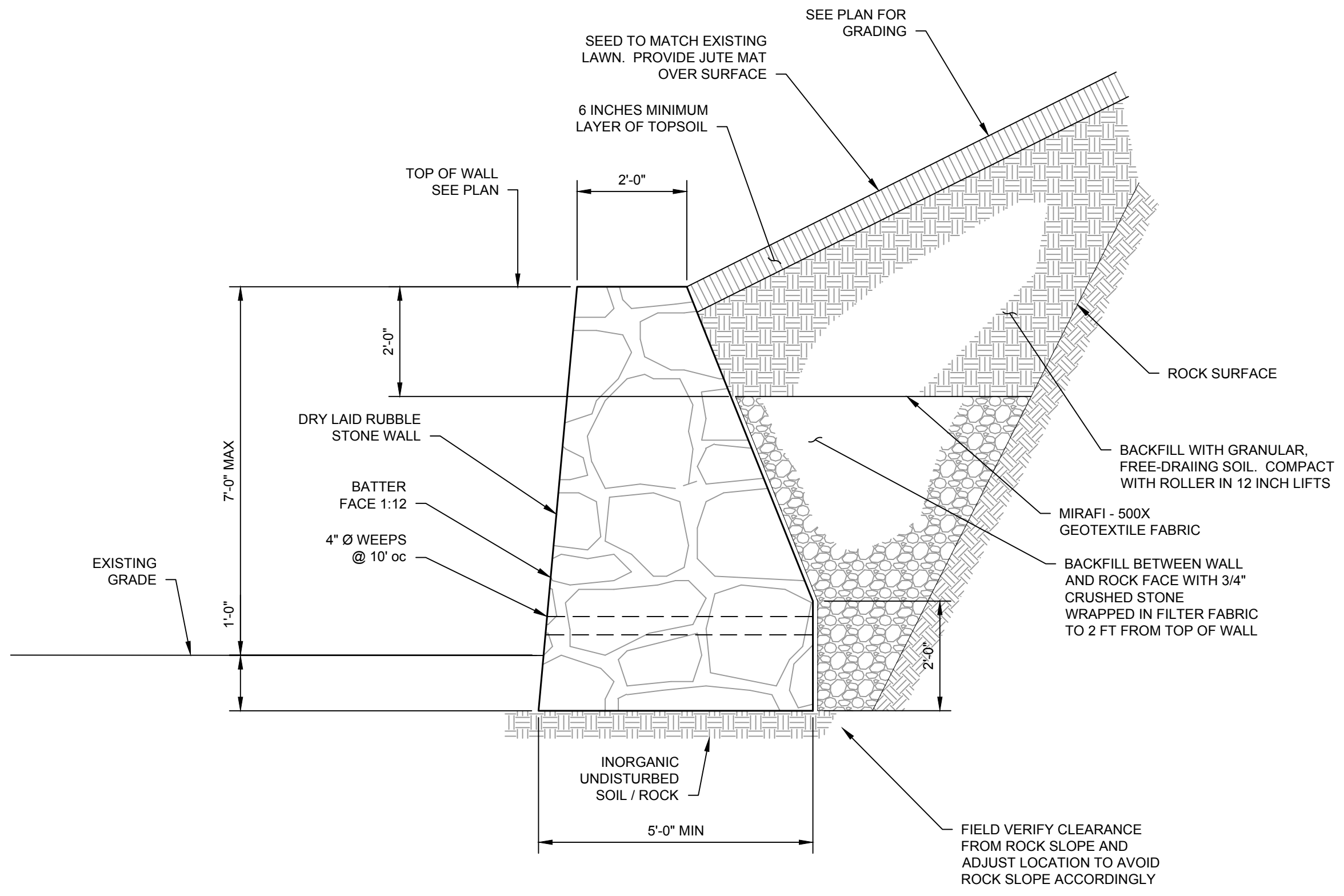
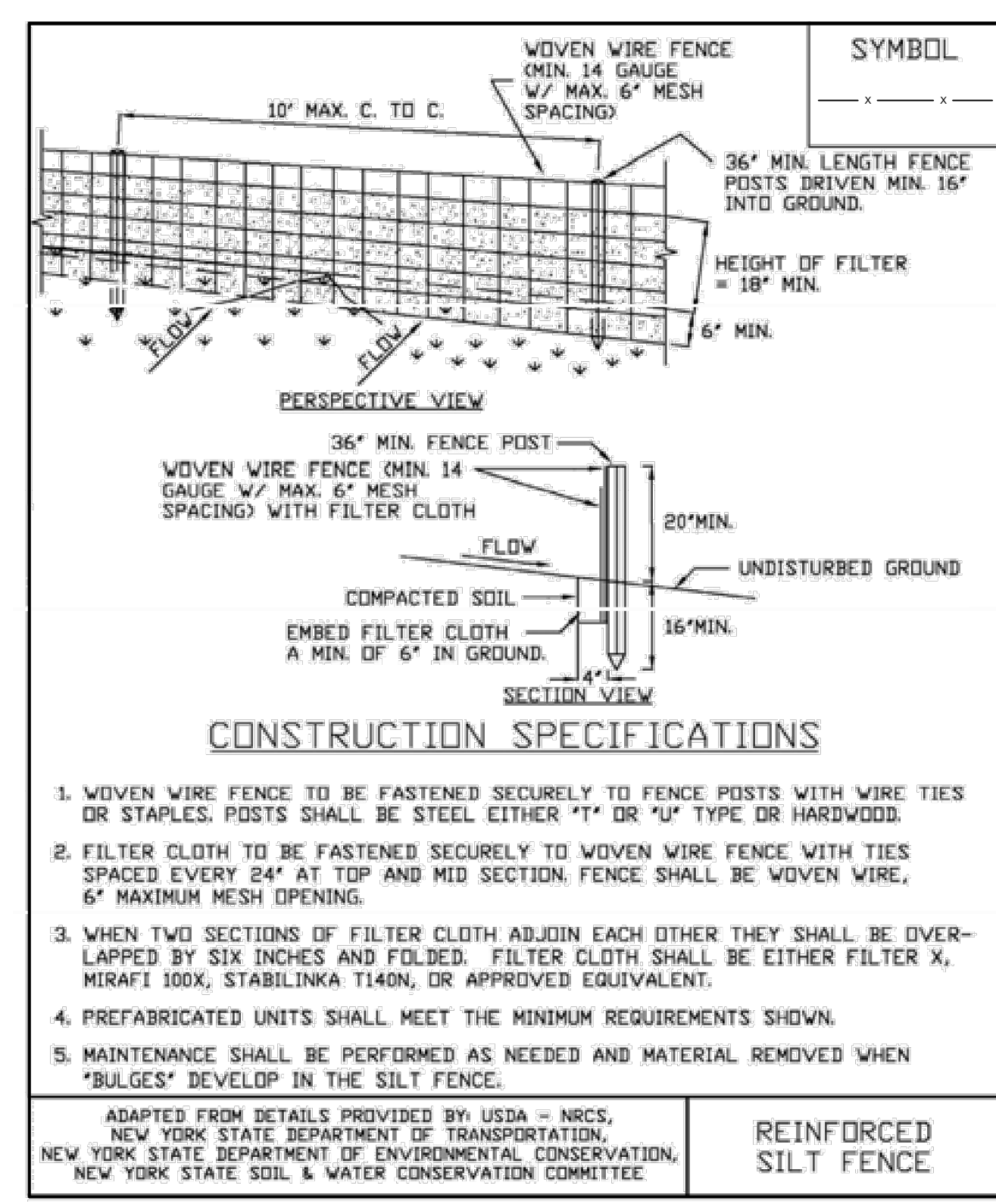
Enclosures: as noted



- GENERAL:**
- SITE INFORMATION HAS BEEN TAKEN FROM A DRAWING TITLED "TOPO COMPARISON EXHIBIT FOR CHAITIN, 617 NORTH BROADWAY" & PREPARED BY JAY A. GREENWELL, PLS, LLC, DATED 11/5/20.
  - THE STRUCTURE HAS BEEN DESIGNED PER THE NEW YORK STATE BUILDING CODE.
  - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LAYOUT THE STRUCTURES IN ACCORDANCE WITH THE PROJECT DRAWINGS.
  - EXISTING CONDITIONS AND DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION AND FABRICATION OR ORDERING OF ANY CONSTRUCTION MATERIALS.
  - SECTIONS AND DETAILS APPLY TO SAME AND SIMILAR CONDITIONS UNLESS SPECIFICALLY NOTED OTHERWISE HEREIN.
  - THE CONTRACTOR SHALL SAFEGUARD AND PROTECT ALL EXCAVATIONS.
  - THE CONTRACTOR SHALL USE ADEQUATE NUMBERS OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK.

- FOUNDATION:**
- FOUNDATIONS HAVE BEEN DESIGNED USING A SAFE BEARING CAPACITY OF 6000 PSF.
  - FOUNDATIONS SHALL BE PLACED ON UNDISTURBED VIRGIN SOIL, FREE OF FROST, MUD, OR ICE, OR CONTROLLED FILL.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEWATERING, SHORING, SHEETING, OR BRACING REQUIRED TO MAINTAIN A SAFE, DRY, AND STABLE EXCAVATION.
  - THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES, SEWERS, AND FUEL STORAGE TANKS TO AVOID ANY DAMAGE TO THESE. CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" PRIOR TO ANY EXCAVATION.

Figure 5.30  
Reinforced Silt Fence



2	3/14/2022	PER PLANNING BOARD COMMENTS
1	2/11/2022	UPDATED TOPO TO KEEP WORK ON PROPERTY
REV	DATE	DESCRIPTION
<b>PROGRESS NOT FOR CONSTRUCTION</b>		
<b>SOUND ENGINEERING ASSOCIATES LLC</b>		
403 Nonopoge Road, Fairfield, CT 06825 Tel.: 203-556-6136		
OWNERSHIP AND CONDITIONS OF USE:		
Drawings & Specifications, as instruments of professional service, are and shall remain the property of Sound Engineering Associates, LLC. Documents shall not be used, in whole or in part, for other projects or purposes or by any other parties than those authorized by contract without the specific written authorization of Sound Engineering Associates, LLC. The use of this document is contingent upon payment to Sound Engineering Associates, LLC for services rendered. Non-payment shall give Sound Engineering Associates, LLC the authority to bar document use by any and all parties.		
THIS DRAWING IS COPYRIGHTED		
PREPARED FOR:	STUART CHAITIN 617 NORTH BROADWAY UPPER NYACK, NY	
PROJECT:	MODIFICATIONS TO SITE 617 NORTH BROADWAY UPPER NYACK, NY	
DRAWING:	PROPOSED SITE PLAN	
DATE	PROJECT NO.	DRAWING NO.
12/7/2021	2021085	SEA-100

