

September 6, 2017

Don Yacopino  
Building Inspector  
Village of Nyack,  
Nyack, NY 10960

**RE: *Response to questions received from the Orangetown Police Department, Anthony Palazolo, Police Sargent, dated August 22, 2017***

Dear Mr. Yacopino,

Below please find our response to questions received from the Orangetown Police Department:

Q: What is the lighting plan? We need to see the directions the lights will face and the flood area the lights will cover.

A: Site lighting plan is included in the package of drawings submitted for the Planning Board approval. Proposed lights are Dark-Sky compliant. Light source is shielded within the light enclosure and the light is directed downward, rather than providing general glow. None of the lights are flood lights. The lighting plan is attached.

Q: What is the camera plan for this project? Where will they be posted? What direction will they face? Do the cameras sweep or are they fixed? Will the cameras be monitored by anyone? Will the police department have remote access to review the cameras?

A: There is no plan to install cameras at this time.

Q: How do you plan on separating the public walk areas from the private areas?

A: Plan for the public areas is included in the package of drawings submitted for the Planning Board approval and is attached with this letter.

At the waterfront, each townhouse has lawn area in front of it. Townhouse patios are elevated approximately 2 feet above the lawns and public walkways, with stone retaining walls at the edge of patios. At the garage roof, green roofs will be higher than the public walkway, with approximately a 6" curb between two surfaces.

Q: The plan listed the Rip-Rap areas as being open for the public. Does the TZ Vista project plan to allow people to walk out on the RIP-RAP areas?

A: TZ Vista proposes to dedicate the area containing Rip-Rap and planted slopes to the public. TZ Vista has no specific opinion on the use of Rip-Rap, but we observed that Rip-Rap is regularly used by fishermen.

Q: Will the public areas be closed at a certain time? If there is a time to close the public areas there will need to be a village resolution closing the area during the designated times. How will the area be closed off?

A: Public areas will be open on the same schedule as other parks in the Village. Signs will be posted to this effect. No barriers are proposed at this time to close-off the park, but if requested, movable barriers can be provided.

Q: Has a traffic study been conducted to account for the additional cars from the residents and visitors?

A: An extensive traffic study was conducted and approved by the Planning Board.

Q: How will you keep unauthorized vehicles out of the river walk? Will there be a gate, or bollards, or planters to keep pedestrians safe?

A: Our goal is to make Riverwalk as accessible as possible to the pedestrians and hence we minimized the obstructions to access. Entry to the Riverwalk is from the proposed stairway off of the intersection of Main and Water Streets. Furthermore, the Riverwalk needs to be made accessible to emergency vehicles. A separate emergency access driveway is provided surfaced with Grass-Crete, the appearance of which clearly discourages vehicular traffic. Signs will be posted allowing access to only the emergency vehicles. Finally, at the entrance to the Riverwalk itself, we can install bollards that would retract for emergency vehicles. The technology will be coordinated with the emergency providers.

Q: For the planned bar/restaurant in the TZ Vista, who is giving up their liquor license elsewhere in the village in order for another bar to be opened?

A: Operational details are not yet available, but it is likely that liquor will not be served.

Q: The north staircase appears to have numerous turns and elevation changes which cause a significant visibility issues and creates policing challenges. What is the lighting/camera/security plan to mitigate this problem area?

A: This stairway was designed in response to the Village Zoning Code requirements and the requests from the Architectural Review Board. Stairway will be lit with recessed wall lighting which will improve safety.

Q: Is there a plan to post emergency phones in the garage, public walkways, and the river walk?

A: There is no such plan at this time.

Thank you for the opportunity to provide these answers.

Sincerely



Drazen Cackovic  
Co-managing Shareholder

CC: Robert Galvin

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