

Tol Code Revision Committee  
July 17, 2008

Good work.

I think the section 59-2.3 E (3) (b) should be removed. The desire for side and rear facing garage doors is adequately expressed, defined, and outlined in the following subsection (c).

Requiring the doors to face the side and or rear lot lines will require additional impervious surfaces and decreased lawn or landscaped areas. Given the small size of village lots this seems like it will always be a subjective issue and may impose additional hardships on people either reconstructing a garage or building a new one. The existing fabric and character of the VON will not be diminished with street facing garage doors but the required amount of driveway paving to maneuver cars may have a more detrimental effect to the environment both visual and natural.

If section 59-2.3 E (3) (b) remains there should be a list of exceptions in order to establish the criteria for not complying with this section i.e.; lot coverage of impervious surfaces including garage and maneuvering space as a maximum, this will also keep the garages in scale with their lot size.

In lieu of providing storm water abatement structures and in an effort to maintain zero net storm water run-off the engineering department should encourage planting trees of a described size and character for every 200 so in new or additional impervious surfaces crated by any application for site development. The City of New Rochelle has this requirement and it has worked both to promote storm water control and enhance the character of neighborhoods. Putting in drywells where the recharge area in most Nyack neighborhoods means putting the water into your neighbors basement should be avoided. Another approach to storm water control that should be encouraged is "rain gardens" or "bio-swales". These simple techniques will allow storm water control and will enhance the environment through plantings, and filtration of run-off pollutants.

Thank you for the opportunity to offer comments.  
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