

Papp Architects

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June 7, 2022

Hon. Michael Scarola
and the Members of the Village Planning Commission
Village of Port Chester
222 Grace Church Street
Port Chester, NY 10573

Re: **Site Plan and Special Exception Permit Application**
130 Midland Avenue Owner, LLC / 130 Midland Avenue ("Site")

Dear Chairman Scarola and Members of the Planning Commission:

Subsequent to our last appearance before your Commission on May 23, 2022, we have made the following minor revisions to our submission documents, specifically:

1. We have obtained a Willingness to Serve letter from Suez Water, dated May 23, 2022, and attached.
2. We have revised the underground water pipe routing per the agreement with Suez Water.
3. In response to a comment by a member of the Commission, we have analyzed the possibility of adding an additional sidewalk from Midland Avenue to the Floor & Décor entrance, on the south side of the main entrance drive, unfortunately, there is insufficient dimension along that path to accommodate a sidewalk, safely, and reduction of the drive aisles to do so is not feasible. We have, however, augmented the sidewalk connection between Midland Avenue and the west retail stores that extends north to the Floor & Décor frontage.
4. We have increased the dimension of the access to the rear of the Floor & Décor building behind the loading dock by reducing the depth of a portion of the building.

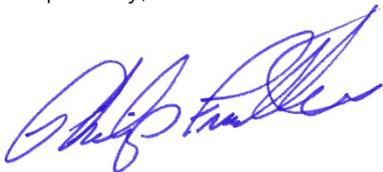
There are no technical items to address from the most recent AKRF memo.

Additionally, we have met with Chief Herbie Bocchino of the Port Chester Fire Department to review the development plan. Chief Bocchino has no objections to the plan and said he will issue a memo to the Planning Department stating such.

Please contact me with any questions regarding these responses.

Thank you for your continuing consideration

Respectfully,



Philip A. Fruchter, AIA
Principal

Papp Architects

Attachments:

Suez Water Willingness to Serve Letter

cc: 130 Midland Owner, LLC
David Cooper, Z&S
Brian Sinsabaugh, Z&S
Carlito Holt, DTS Provident

Frank McGlynn
Manager, New Business

Suez Water New York Inc.
162 Old Mill Road
West Nyack, NY 10994
TEL 845-620-6215
FAX 845-620-3347



May 23, 2022

Kevin Leahey
Principal
168B Irving Avenue Suite 403D
Port Chester, NY 10573
kleahey@renatusgroup.com

Re: 130 Midland Avenue Development
Port Chester, New York

Dear Mr. Leahey;

This is to advise you that water service can currently be made available to the proposed development, located at 130 Midland Avenue north of the intersection of Midland Avenue and Leonard, Westchester County, New York, using a projected max day demand of 40,710 gpd, and fire flow of 1,100 gpm subject to the following conditions:

- 1) Prior to the installation of any services or the extension of any mains, hydraulic data pertinent to the project must be provided to us, for our Engineering Department review and approval.
- 2) If, as a result of such review, it is decided that any extension of mains or pipes or modification of other facilities is required in order to meet the hydraulic needs of the project, those mains or facilities will be installed or extended by you in accordance with the terms and conditions of this Company's standard agreements for extensions.
- 3) Service will be provided in accordance with the terms and conditions set forth in the Company's filed Tariff, as amended or modified from time to time.
- 4) Water mains shall be laid in accordance with the Recommended Standards for Water Works (a.k.a. Ten State Standards).

This willingness to serve letter is contingent upon SUEZ Water Westchester Inc. having County, State and Federal regulatory authorization to provide the requested water service and is valid for nine (9) months from the date of issuance. If the main installation/extension or service installation is not completed and approved by the Westchester County Department of Health within nine (9) months from the date this letter is issued, this willingness to serve letter will expire, and it will be necessary for you to request a new willingness to serve letter.

Please contact me at 845-620-6215 if you need additional information.

Very truly yours,

A handwritten signature in blue ink that reads "Frank McGlynn". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Frank McGlynn