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ENGINEERING, TRAFFIC, & PLANNING REVIEW

Village of Port Chester, N.Y.

TITLE OF REVIEW: **28 PEARL STREET DEVELOPMENT LLC**
SITE PLAN APPLICATION
28 & 34 PEARL STREET (SEC. 142.30, BLOCK 1, LOTS 84 & 83)

ORIGINAL PLAN DATE: May 2, 2022

LATEST REVISION DATE: June 3 and June 6, 2022

DATE RECEIVED FROM PLANNING & ZONING: June 7, 2022

DATE OF MEMO: **June 23, 2022**

Forward to the Department of Planning & Economic Development

COMMENTS AND RECOMMENDATIONS:

1. **Scope of Work Description:** The site is located within the CD-6 (Urban Center) District comprised of two lots fronting Pearl Street. The Applicant proposes to construct a new 12-story (or 13-story) multi-family development with 194 residential units (74 studios, 70 one-bedroom, and 50 two-bedroom), 124 structured off-street parking spaces accessed by one driveway along Broad Street, and an off-street loading area accessed by one driveway along Pearl Street.

Compared to the May 2022 submission, the Applicant has reduced the number of residential units by one (from 195 to 194) and the number of parking spaces by one (from 125 to 124), removed the on-street loading zone, and removed the amenity penthouse to provide only mechanical equipment and a deck on the building rooftop.

2. **Documentation Submittals:**
 - a. The Applicant made a site plan application on May 4, 2022. AKRF provided a review memorandum on that submission dated May 19, 2022.

- b. On June 7, 2022, the Applicant provided supplementary site plan application materials, including the following:
 - i. Comment responses, prepared by Cuddy & Feder, dated June 7, 2022;
 - ii. Engineering Site Plans, prepared by Hudson Engineering and Consulting, revised June 3, 2022;
 - iii. Architectural Site Plans, prepared by Lessard Design, revised June 6, 2022;
 - iv. Landscape Plan, prepared by Environmental Land Solutions, dated June 3, 2022;
 - v. Traffic Impact Study, prepared by DTS Provident Design Engineering, revised June 6, 2022;
 - vi. Stormwater Pollution Prevention Plan, prepared by Hudson Engineering and Consulting, revised June 3, 2022;
 - vii. Topographic Survey, prepared by Edward T. Gannon PLS, dated April 26, 2022;
 - viii. Building Proximity Map, prepared by Hudson Engineering and Consulting;
 - ix. Revised Full Environmental Assessment Form
 - x. Revised Public School Children Generation;
 - xi. Property deed for 34 Pearl Street;
 - xii. Brownfield Site Cleanup Agreement;
 - xiii. Phase I Environmental Site Assessment, prepared by HydroEnvironmental Solutions, dated August 4, 2022; and
 - xiv. Phase II Environmental Site Assessment, prepared by HydroEnvironmental Solutions, dated August 11, 2022.

3. **Engineering Comments:**

Provided by Justin Seeney, PE & John Montgomery, PE

- a. Sanitary
 - i. Applicant shall complete a sanitary sewer study (flow monitoring) to evaluate existing flow conditions in the sewers proximate and downstream of the site. Applicant to coordinate flow monitoring locations with AKRF. Applicant to provide results of study once available.
 - ii. Provide an analysis demonstrating the extent to which sanitary sewer mains have the capacity to accept flow from the development. Calculate the depth of flow in existing sewers based on the peak sanitary flow from the proposed development.
- b. Water: Applicant to secure will serve letter from Suez indicating specific watermain improvements, if any, necessary to provide water service to the proposed development.
- c. Electric
 - i. Applicant to identify limits of sidewalk reconstruction associated with new electric conduit installation/routing.
- d. Architectural Plans: Applicant should clearly label building overhang/canopy on the architectural plans.
- e. Layout
 - i. Coordinate streetscape/landscaping layout between landscape plan and civil plans. Civil plans should depict proposed tree locations.

- ii. Identify surface treatments between building and property line on plans (currently shown as white space between building and property line).
- iii. There is a proposed light pole outside the limits of sidewalk reconstruction. Applicant to address.
- f. Landscape Plan
 - i. Provide detail for surface treatment within planter strip.
 - ii. Provide planting detail tailored to site/project conditions.
- g. Grading
 - i. Verify max slope outside door entrance (north side of building from Stair 2) does not exceed 2%.
 - ii. Applicant is encouraged to update proposed sidewalk grading plan to reduce cross slopes below 2.0% to allow for construction tolerance.
 - iii. Provide grading information for area between building and property line which the Applicant has indicated will be sidewalk.
 - iv. Coordinate proposed BC elevations with existing road elevations. Plans appear to show a grading cut of 2-inches at the south end of the proposed driveway, which would require additional roadway reconstruction in Pearl.
- h. Lighting: Provide Photometric Analysis of proposed lighting demonstrating compliance with Table 345.502.E of the Village Code (photometric analysis should include lighting levels in foot-candles). Analysis shall include any building mounted lighting and/or lighting associated with the proposed entrance overhang/canopy. Applicant has indicated a revised photometric plan is being prepared.
- i. General
 - i. Construction Dewatering – Applicant shall quantify the anticipated discharge from construction dewatering. Applicant shall identify the approach to treatment of collected groundwater.
 - ii. Applicant to note, sewers do not have additional capacity to accept groundwater. Plans shall indicate that building foundation will have no footing drain
 - iii. Update provided sight distance analysis to depict locations of proposed street trees.

4. **Traffic Comments:**

Provided by Michael Beattie, PE, PTOE & Elaine Du, PE

- a. Traffic Analysis
 - i. The traffic analysis has been revised to include all background developments in the area.
 - ii. There are no traffic impacts at the study intersections.

iii. The Applicant noted that pedestrian improvements at the Pearl Street and Westchester Avenue intersection, including restriping crosswalks and pedestrian curb ramp upgrades will be undertaken by the 140-150 Westchester Avenue development. These improvements are important for both developments, as residents will cross Westchester Avenue at this intersection to get to the Metro-North station.

b. Site Access and Loading

i. The revised site plan shows that the Applicant has removed the on-street loading area. A small loading area was added in the garage, shown in Sheet A.103. It should be noted that a box truck in the loading area may temporarily block the one or two parking spaces adjacent to the loading area and bike storage room, and a larger truck would block several spaces.

c. Parking

i. The revised submission now includes 194 residential units and 124 spaces, a reduction of one unit and one parking space which maintains the previous parking ratio of 0.64 parking spaces per unit.

ii. The architectural site plans show three ADA accessible parking spaces. For a parking facility with 124 spaces, five accessible parking spaces including one van-accessible space are required. The Applicant should revise the site plan to meet ADA standards for parking.

iii. The Applicant proposes 34 compact parking spaces, which comprises of 27 percent of the total parking spaces. This is compliant with the Zoning Code, which allows for up to 30 percent compact spaces.

5. **Planning Comments:**

Provided by Peter Feroe, AICP & Jason Mencher

- a. Average finished grade. The Applicant provided a calculation for average finished grade. While the result appears accurate, the methodology should be revised such that finished grade elevations at regular intervals around the perimeter of the building are taken and averaged.
- b. Please clarify the intention with respect to the sidewalk surface. Some plans indicate a grass planting strip, rather than a paved sidewalk, adjacent to the curb.
- c. The Applicant should provide in its Zoning Compliance Table the consistency of the project with the architectural standards of the district, including those with respect to void areas and glazing. The Pearl Street frontage does not appear to meet the required minimum glazing for Shopfront facades.
- d. SEQRA: In addition to the comments in other sections of this memo, the following items should also be addressed during the Project's SEQRA review. (Continued review of the Application may require further information to be provided by the Applicant.)

- i. Cultural Resources. As the Proposed Development is proximate to one or more S/NR listed or eligible resources and is located in an area of potential archaeological significance, the Applicant submitted the required documentation to the NYS Office of Parks, Recreation and Historic Preservation (OPRHP). In a June 14, 2022 letter, OPRHP noted that the on-site buildings are not eligible for the S/NR. However, given the proximity of the building to the S/NR listed St. Peter's church, OPRHP recommended a shadow study to determine the impacts of building-generated shadows on the Church's historic stained-glass window. AKRF concurs with this recommendation.
- ii. Construction. A Construction Traffic & Parking Management Plan shall be prepared, which indicates potential impacts to traffic and parking during construction as well as identifies strategies to mitigate those impacts. The Applicant has indicated that it is preparing those materials.
- iii. Excavation. The Applicant submitted a preliminary geotechnical engineering report that indicated the project would require excavation of bedrock more than 16 feet in depth in some areas. The report noted that controlled blasting or hammering "should be anticipated." The extensive excavation will require surveys of adjacent structures prior to excavation, measures to monitor and limit vibration, and potentially measures to underpin adjacent buildings. The report also noted that dewatering would be required during construction, which would have to be conducted in accordance with regulations of the NYS Brownfield Cleanup Program.
- iv. Subsurface Environmental – The Applicant provided Phase I and Phase II Environmental Site Assessments (ESAs). AKRF will review these documents and provide the Commission a summary. The Applicant also provided an executed agreement with NYS to participate in the Brownfield Cleanup Program.

RESUBMISSION GUIDELINES

Revised submissions should be made to both the Port Chester Department of Planning & Economic Development and to AKRF.

- Electronic copies are to be sent to:
 - The Village Planning Department at planning@portchesterny.gov and/or via Village Dropbox (pre-arranged with Village); AND
 - AKRF at portchester@akrf.com.
- Hard copy submissions should be sent to:
 - The Village Planning Department (ten complete copies); and
 - AKRF, as follows:
 - One copy of plans, letters, SWPPP, Sewer/water studies to Justin Seeney at AKRF, 440 Park Avenue South, 7th Floor, NY, NY 10016
 - One copy of plans, letters, non-engineering reports, Traffic impact studies and parking analyses to Peter Feroe at AKRF, 34 South Broadway, Suite 300, White Plains, NY, 10601.

Submissions are due twenty (20) days prior to the Planning Commission meeting. Failure to follow the submission guidelines may result in an inability of Village staff and consultants to review the submission and, potentially, an inability to appear on the Planning Commission agenda.

Please note that upon submission of revised documents, further review and comment may be provided. Subsequent submissions should be accompanied by a letter from the Applicant including itemized responses to each comment. Omission of said letter may result in an inability to review subsequent submissions.

The above comments represent our professional opinion and judgement, but may not necessarily, in all cases, reflect the opinion of the Planning Commission.