



Environmental, Planning, and Engineering Consultants

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ENGINEERING, TRAFFIC, & PLANNING REVIEW

Village of Port Chester, N.Y.

TITLE OF REVIEW: **2SM DEVELOPMENT, LLC (C/O HYPERION GROUP, LLC)**
SITE PLAN APPLICATION
2-16 SOUTH MAIN STREET (SEC. 142.30, BLOCK 2, LOTS
47, 48, 49, 50, 51, 52, 53); 7 & 15 EAST BROADWAY (SEC.
142.30, BLOCK 2, LOTS 57 & 58); 106 WESTCHESTER AVE
(SEC. 142.30, BLOCK 2, LOT 54)

ORIGINAL PLAN DATE: September 7, 2021

LATEST REVISION DATE: May 3, 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 Core Character District comprised of 10 lots with frontages on South Main Street, Westchester Avenue, and East Broadway. The Applicant proposes to demolish the existing buildings and parking lot to construct a new 12-story, 346,558 sf, mixed-use building with approximately 6,726 sf of ground floor commercial space located along the Westchester Avenue and South Main Street frontages and 325 residential units (60 studios; 202 one-bedroom; 63 two-bedroom) with residential amenities and structured parking.
2. **Documentation Submittals:**
 - a. The Applicant made a site plan application on September 8, 2021, supplemented on October 12, 2021, November 16, 2021, December 27, 2021, February 7, 2022, March 7, 2022, April 5, 2022, and May 3, 2022. AKRF provided review memoranda on those

submissions, dated September 23, 2021, October 21, 2021, November 23, 2021, January 14, 2022, February 24, 2022, March 24, 2022, April 22, 2022, and May 19, 2022.

- b. On June 7, 2022, the Applicant provided supplementary site plan application materials, including the following:
 - i. Willingness to Serve letter from Suez, dated May 12, 2022.

3. **Engineering Comments:**

Provided by: Justin Seeney, PE & John Montgomery, PE

General: The following remaining engineering comments can reasonably be addressed following site plan approval during the building permitting phase.

a. Sanitary

- i. Applicant has provided data from completed sanitary flow monitoring. Applicant to provide analysis demonstrating 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.
- ii. Applicant to revise assumed sanitary invert for proposed sanitary manhole based on new survey information. Check pipe crossings accordingly.

b. Sidewalk Construction Plan:

- i. As per Drawing C-704, "Pedestrian Facilities Sheet 3 of 12" shows a maximum cross slope of 1.5% for the sidewalk for Ramp Side Option A: Flared Concrete. As it is currently shown on Drawing C-401, the cross slope for the northern pedestrian ramp is 2.8%.
- ii. Applicant to clarify whether trees are to be located in on-grade planter boxes or within the ground.
- iii. Provide an exhibit that provides existing utilities along curb lines in color for easier identification of conflicts.
- iv. Proposed catch basin appears to be in conflict with existing utilities.

4. **Traffic Comments:**

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

a. Site Access & Loading

- i. AKRF is continuing to coordinate with NYSDOT to schedule a meeting with the Applicants for The Complex and 2 South Main Street, the Village, NYSDOT, and Westchester County.
- ii. The Applicant must obtain a highway work permit from NYSDOT, which will be a condition of site plan approval.
- iii. It should be noted that the Applicant has not addressed concerns about trash pick-up operations, which are proposed to occur along Westchester Avenue and may block one lane of traffic at this location.

5. Planning Comments:

Provided by Peter Feroe, AICP

As requested by the Commission, draft SEQRA documents and site plan resolution have been provided for the Commission's review.

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.