



Environmental, Planning, and Engineering Consultants

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ENGINEERING, TRAFFIC, & PLANNING REVIEW

Village of Port Chester, N.Y.

TITLE OF REVIEW: **THE COMPLEX**
SITE PLAN APPLICATION
18 & 20 SOUTH MAIN STREET AND 21 & 25 EAST
BROADWAY (SECTION 142.30, BLOCK 2, LOT 67 AND
SECTION 142.3, BLOCK 2, LOT 60)

ORIGINAL PLAN DATE: August 18, 2020

LATEST REVISION DATE: May 20 and June 1, 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 and is located on South Main Street also with frontage on East Broadway. The applicant proposes to construct a twelve-story mixed-use building. Vehicular access to the Project is now proposed to be from South Main Street. Pedestrian access would be via South Main Street and East Broadway.
2. **Documentation Submittals:**
 - a. On November 9, 2021, the Applicant submitted a complete set of site/civil and architectural plans, as well as a Traffic Impact Study and Stormwater Pollution Prevention Plan. On November 23, 2021, the Village forwarded this set of application materials to Metro-North for their review and comment. It was noted at that time that the Applicant had not yet responded to certain technical comments from AKRF that were included in prior review memoranda. On January 14, 2022, Metro-North provided the Village and the Applicant with written comments on the November 9, 2021 submission.

- b. The Applicant made subsequent submissions on February 8, 2022, March 14, 2022, April 4, 2022, and May 3, 2022. AKRF provided review memoranda on the submission, dated February 24, 2022, March 24, 2022, April 22, 2022, and May 19, 2022.
- c. On June 7, 2022, the Applicant submitted the following materials:
 - i. Comment responses, dated May 20, 2022;
 - ii. Engineering Drawings, prepared by Ralph G. Mastromonaco, P.E., P.C., revised May 20, 2022;
 - iii. Willingness to Serve letter from Suez, dated April 25, 2022; and
 - iv. Four revised Architectural Sheets, A-107 through A-110, prepared by Architectura, revised June 1, 2022.
- d. On April 29, 2022, AKRF provided the Applicant with an annotated version of the letter from Metro North, originally dated January 14, 2022. The annotations indicated the Metro North comments to which the Applicant must respond prior to Site Plan approval by the Planning Commission and the comments that could be addressed during the permitting process. The Applicant's responses to this annotated memorandum were included in their May 20 comment/response memorandum.

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. Grading: As part of final construction drawings for building permit, additional detail is required to verify that the proposed sidewalk extension will not create a low point and/or that positive gutter flow is maintained.
- b. Groundwater: Applicant has not provided soil borings or groundwater testing/investigations that align with the proposed bottom of excavation. Information on level on potential contamination of groundwater must be provided prior to receipt of building permit.
- c. Metro North: Applicant shall demonstrate that all outstanding comments from Metro-North have addressed, to their satisfaction, prior to issuance of building permit.

4. **Traffic Comments:**

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

- a. Site Plan & Access
 - 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.

5. **Planning Comments:**

Provided by Peter Feroe, AICP

- a. The Applicant provided architectural sheets illustrating the relative height of the building proposed on the Site and the building proposed at the adjacent 2 South Main Street site.
- b. The Applicant initiated consultation with the NYS Office of Parks, Recreation, and Historic Preservation (OPRHP) via their online "CRIS" portal. Given that the Project site contains no buildings, and has been extensively excavated, it is unlikely that there are significant architectural or archaeological resources on-Site. Further, it is likely that OPRHP may have similar comments regarding this project to those submitted regarding

the overall height and massing of the 2SM project, with the exception that this project has a significantly lower street wall on South Main Street.

- c. The Applicant provided a Phase I Environmental Site Assessment (ESA). AKRF will review this document and provide the Commission with a summary of known existing conditions and potential future remediation activities.

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.