



**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 and July 5, 2022

DATE RECEIVED FROM PLANNING & ZONING: July 5, 2022

DATE OF MEMO: **July 21, 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, May 3, 2022, and June 7, 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, May 19, 2022, and June 23, 2022.

- b. On July 5, 2022, the Applicant provided supplementary site plan application materials, including the following:
  - i. Village Board of Trustees Resolution dated March 7, 2022;
  - ii. Engineering Site Plans prepared by DTS Provident Design Engineering, LLP, revised May 3, 2022; and
  - iii. Architectural Site Plans prepared by Cetra Ruddy Architecture DPC, revised July 5, 2022.

### 3. **Changes Since Last Submission**

- a. Increased parking provided from 248 to 332 through the use of stackers and valet parking. This results in a parking ratio of 1.02 spaces per residential unit.
- b. Applicant increased the number of residential units from 324 to 325.
- c. A change in MEP space resulted in the loss of one window space along East Broadway.

### 4. **Items of Note**

- a. Applicant should explain change in MEP space.
- b. Applicant has not addressed the removal of solid waste from the building.

### 5. **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.
  - iii. Applicant to provide backup for the revised proposed sanitary sewage daily flow calculations presented on C-301.
- 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.

**6. 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. As stated in AKRF's June review memo, 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.

b. Parking

- i. The Applicant has increased the number of parking spaces provided from 248 to 332 through the use of stackers and valet parking, resulting in a ratio of 1.02 parking spaces per residential unit.
- ii. The Applicant should confirm the operation of the stacking and valet system, including the number of attendants, hours of operation, back-up power systems, and logistics of the public parking spaces replaced as part of the 7 East Broadway municipal parking lot.
- iii. The Applicant should confirm that vehicles waiting for the valet would queue internal to the site. The queuing lane as shown on Drawing No. Z-303.00 shows approximately 90 feet available, which is space for approximately five to six vehicles. Additionally, the ramp from the driveway to the queuing area measures approximately 110 feet long, which is space for an additional six to seven vehicles.

**7. Planning Comments:**

Provided by Peter Feroe, AICP

- a. The Applicant should provide information about where exhaust air from the parking garage would be vented. An analysis of potential air quality impacts from that exhaust may be required based on final site design.

**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](mailto:planning@portchesterny.gov) and/or via Village Dropbox (pre-arranged with Village); AND
  - AKRF at [portchester@akrf.com](mailto: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.