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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: July 1 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 Center) District comprised of two lots fronting Pearl Street. The Applicant proposes to construct a new 12-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.
2. **Summary of Changes from June Submission:** The Applicant has changed the design of the building's façade at street level from louvers to glass. The Applicant has also provided a construction staging logistics plan and clarified that they propose a grass planting strip between the sidewalk and Pearl Street frontage, rather than hardscaped frontage.
3. **Documentation Submittals:**
 - a. The Applicant made a site plan application on May 4, 2022, supplemented on June 7, 2022. AKRF provided review memoranda on those submissions dated May 19, 2022 and June 23, 2022.

- b. On July 5, 2022, the Applicant provided supplementary site plan application materials, including the following:
 - i. Comment responses, prepared by Cuddy & Feder, dated July 5, 2022;
 - ii. Supplemental Technical Traffic Data prepared by DTS Provident Design Engineering, LLP (undated);
 - iii. Construction Logistics Plan Diagram, prepared by Lasberg Construction Associates, Inc., dated July 1, 2022;
 - iv. Engineering Site Plans, prepared by Hudson Engineering and Consulting, revised July 1, 2022;
 - v. Landscape Plan, prepared by Environmental Land Solutions, revised July 5, 2022; and
 - vi. Architectural Site Plans, prepared by Lessard Design, revised July 1, 2022.

4. 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 has coordinated flow monitoring locations with AKRF. Applicant to provide results of study once available.
 - ii. Applicant to 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. Demolition Plan:
 - i. Coordinate removals hatches in right-of-way with site layout plan (i.e., south end of building where new electric service is anticipated to be installed).
- d. Layout
 - i. Southernmost proposed tree is depicted partially in pavement and partially in planter strip. Applicant to fix conflict.
 - ii. Identify areas of proposed lawn with a hatch on the plans (i.e., area between building and property line, planter strip along Pearl Street frontage).
- e. Landscape Plan
 - i. Proposed tree at north of building is close to a proposed water service (approximately 1.5-ft center-to-center). Applicant should relocate tree or water service to provide additional separation.
 - ii. Recommend Applicant provide sidewalk with tree wells/grates in lieu of proposed landscape/lawn strip.

- iii. Provide planting detail tailored to site/project conditions (e.g., an 8-ft diameter mulching ring will not fit based on sidewalk width).
- f. 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.

5. Traffic Comments:

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

- a. Traffic Analysis
 - i. The Applicant provided a right-in/right-out analysis. The shows that compared to a full access driveway, a right-in/right out driveway would result in comparable or slightly worse traffic operations due to the rerouting of additional vehicles to the Westchester Avenue & Broad Street, Westchester Avenue & Pearl Street, and Pearl Street & New Broad Street intersections. Therefore, a full access driveway is acceptable.
- b. Site Access and Loading
 - i. The Applicant noted that box trucks would be restricted from the garage loading area and would not block parking spaces adjacent to the loading area. However, unloading and loading of box trucks (for residential moving and large deliveries) would occur on-street, as deliveries currently operate for the existing site and adjacent sites such as 10 Pearl Street. This portion of Pearl Street measures approximately 30 feet wide. If a truck were temporarily parked on-street for deliveries, vehicles would have space to pass the truck.
 - ii. Sheet SD-1 of the engineering site plans depict the vehicle sight line looking north passing through trees and light poles. The applicant should consider relocating and/or moving the trees, or using plantings under 2.5 feet tall to provide a clear sight triangle.
- c. Parking
 - i. The architectural site plans have been updated to show five accessible parking spaces, meeting ADA requirements.

6. 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. The Applicant should present its calculation of average finished grade following this methodology.
- b. 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, knee walls, etc. The Applicant has provided updated elevations (sheets A.201 and A.205 of its Architectural Site Plans), and while the elevations show that glass windows have replaced louvers at street level, it is not clear whether or how the Pearl Street frontage meets the required minimum glazing for Shopfront facades.

- c. 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. The Applicant indicated that it is preparing the requested shadow study to determine the impacts of building-generated shadows on the S/NR listed St. Peter's Church's historic stained-glass window. AKRF will review the shadow study when it is submitted by Applicant, and will provide the Commission a summary.
 - ii. Construction. The Applicant provided a Construction Logistics Diagram. While it indicates a sidewalk closure and locations of gates as well as a staging & loading zone, it does not identify potential impacts to traffic and parking, and does not identify strategies to mitigate those impacts.
 1. Applicant should confirm that they need to close both the sidewalk and a travel lane during construction.
 2. Add additional signage, a rectangular rapid flashing beacon (RRFB), and a temporary crosswalk at the northern portion of the site. Add pedestrian crossing signs (W11-2) in advance of the temporary crosswalks in both directions.
 - iii. Parking Garage Emissions – An analysis of potential air quality impacts resulting from the parking garage exhaust should be provided, including a discussion of the potential impact to balconies located near exhaust vents.
 - 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.