

Memorandum:

To: Village of Briarcliff Manor Board of Trustees

cc: David Turiano, P.E., Village Engineer/Building Inspector
Sarah Yakel, AICP, BFJ Planning, Village Planning Consultant

From: Timothy L. Cronin III, P.E.
James C. Annicchiarico

Date: April 13, 2022

Re: Yeshivath Viznitz Special Permit Application
235 Elm Road (98.19-2-11)
Adaptive Re-Use Site Plan Review

Items received and reviewed include the following:

1. Letter by Cuddy + Feder LLP to the Village Board of Trustees, dated March 16, 2022
2. Exhibit B: Short Environmental Assessment Form prepared by David Rosenberg, President dated December 3, 2021 (stated revised)
3. Exhibit C: Mechanical Engineering Report prepared by Mehendes Engineering dated February 9, 2022
4. Site Plan & Special Permit Submission drawing set prepared by Hudson Engineering & Consulting, P.C. entitled: "Site Plan and Special Permit Submission 235 Elm Road, Village of Briarcliff Manor, Westchester County – New York" consisting of four (4) sheets C-1 Existing Conditions, dated 8/18/2021, revised 2/1/2022, C-2 Site Plan, dated 6/17/2021, revised through 3/14/2022 and C-3 Erosion & Sediment Control Plan, dated 2/1/2022

The applicant is proposing re-use of the existing site at 235 Elm Road as a "Place of Worship/Religious School". The site was previously occupied by Pace University as their Briarcliff Manor campus. The property is approximately 37.1 acres in size and is located along Elm Road & Tuttle Road. The property is located within the R-40B (Single Family Residence) Zoning District. According to the SEAF submitted proposed disturbance is -0-. However, the Site Plan indicates some proposed land disturbance for the relocation/realignment of existing curbs, relocation of a catch basin, van handicapped parking, new walkway, modifications to stairway/elevator installation, installation of facility sign and associated minor grading. It is estimated that all of the disturbance associated with these activities will be less than 1-acre.

The project was reviewed for conformance with Village Stormwater (Chapter 184) regulations as well as general site plan engineering. We have not reviewed the project for zoning, building code conformance, traffic, lighting, landscaping and/or wetlands/environmental, which would be reviewed by Village staff and/or Village consultants on behalf of the Village.

The proposed project is the re-use/redevelopment of an existing commercial site, the proposed disturbance is +/-1-acre (per revised Short Form EAF) and the site impervious area is not increasing. The property is also not located within the NYCDEP watershed. Therefore, a Storm Water Pollution Prevention Plan ("SWPPP") is NOT required per the NYSDEC regulations to address Chapter 9 ("Redevelopment").

Village Code Chapter 184, Article I, § 184-6 requires any land development activity including clearing, grubbing, grading, excavating, soil disturbance or placement of fill that results in land disturbance of equal to or greater than one (1) acre must prepare a SWPPP. Again, based on the proposed disturbance being less (+/-) than 1-acre a SWPPP per the Village Code requirements is not required. However, a simple Erosion & Sediment Control Plan and Details should be provided for the minor land disturbances required for the proposed curb line/driveway/parking area modifications.

Based on the above and our comments from our December 2021 memo, which are listed below, we offer the following regarding completeness:

1. A signed and sealed copy of the official survey referenced in the site plan drawings should be submitted for the record file, if one has not already been submitted.

Complete

2. Question #3. of the SEAF should be revised to include the amount of proposed disturbance.

Complete

3. The location of the existing 6" water service and the water main in Tuttle Road (including the location of the meter pit and size of meter) should be shown on the Existing Conditions Plan (C-1), Site Plan (C-2) and Utility Plan (U-1). The same should be shown for the existing 8" water service from Elm Road.

Complete

4. The location of the existing sanitary sewer services including the existing sanitary sewer main should be shown on the Existing Conditions Plan (C-1), Site Plan (C-2) and Utility Plan (U-1).

Complete

5. Although the existing catch basins and drain inlets have been shown (and listed) throughout the site on the Utility Plan (U-1) the stormwater system piping (including size & type) should be added and labeled. The Visual Inspection Report (Exhibit B) states this information is in the process of being prepared.

Complete (However, was the Visual Inspection Report completed?)

6. An application for the installation of backflow prevention devices on the existing water services per Village and Westchester County Department of Health requirements is required. Based on a review the Mechanical Engineering Report (Exhibit D) there is no mention of existing backflow prevention devices on the water services feeding any of the buildings or either of the water services feeding the site. The applicants engineer should contact this office to set up a meeting with the Village Water Superintendent to discuss backflow prevention requirements for the site such as type of backflow devices required, location, etc.

Per conversations with the Village Engineer & Water Superintendent this requirement can be handled during the Building Permit process.

7. The project is not required to prepare a SWPPP per the NYSDEC regulations that addresses Chapter 9 ("Redevelopment") nor per **Village Code Chapter 184, Article I, § 184-6**, due to the fact the proposed disturbance results in less than 1-acre. The proposed improvements are minor in nature and do not produce minor additional impervious coverage. However, erosion and sediment controls should be provided for the proposed work requiring land disturbance shown on the Site Plan (C-2). A simple Erosion & Sediment Control Plan, including details, should be prepared for this work & made part of the Site Plan set.

Complete

8. A chart documenting existing impervious areas should be provided for clarification and confirmation that the existing stormwater system is functioning properly.

Complete

9. The plans should provide general maintenance of the following items:

- Existing catch basins should be cleaned of silt, debris, vegetation, etc.
- Where is the location of the refuse/recycling enclosure?

Complete

10. Please provide an annotated response to each of the comments in this review memo with the next submission.

Complete

The above represents our comments based on a review of the submitted documents. Please feel free to contact me with any questions prior to the next scheduled Village Board of Trustees meeting.