

MEMORANDUM

DATE: March 28, 2022
TO: All Planning Board Members
FROM: Paul Taft, Building Inspector
RE: Site Development Application for Preliminary and Final Site Plan Approval
Docket Number: PBDOC 002-22

Stoneleigh Pkwy Inc
Attn: Hudson River/akam
1, 2, 3 Stoneleigh
SBL: 21./2/3

Please be advised that the above referenced application has been reviewed and is being forwarded for your review and approval in accordance with Section 310-26 for Site Plan of the Village Code. The proposed work involves the following:

Site Plan Application to Approval for Stoneleigh Plaza Buildings 1, 2, 3 **future** terrace enclosure projects. Currently approximately 50% of the 74 terraces are enclosed or screened in. The terrace protocol adopted in 2019 requires terrace enclosures to be removed at apartment sale to allow building to waterproof the concrete slabs. After slab is waterproofed, an apartment owner may a) re-enclose their terrace or b) install screens; that will ensure uniformity of design and terrace structural integrity going forward. Each owner will need to submit a building permit for each installation.

The proposed work described in the attached application conforms to the Village Zoning requirements. The proposed application does not result in an increase in parking required. There does not appear to be any environmental issues, nor does there appear to be any significant building code issues.

Please contact me if you have any additional questions.

cc. Design Review Committee
Planning Board Counsel