

MEMORANDUM

To: Gary Reetz, Chairman, and the Village of Bronxville Planning Board

Date: June 23, 2021

Subject: **Gramatan Court Parking Lot Renovation – 25 Sagamore Road – Site Development Application**

As requested, we have reviewed a Site Development Application form dated 5/8/21; Part 1 of a Short Environmental Assessment Form (EAF) dated 4/23/21; and a set of plans generally entitled, "Gramatan Court Parking Lot Renovation," prepared by Peter Gisolfi Associates, LLP, dated 4/30/21.

Project Description

The Applicant is proposing a renovation to the existing 32-space parking lot to a 34-space parking lot. The redesign will result in a 1,900 square foot reduction in impervious surface on the site, the relocation of 2 curbs cuts, and the installation of a new sidewalk, landscaping and other site features. The site is located in the Residence C zoning district.

Review Comments

1. Site Design. The Applicant has proposed to provide the new trash enclosure in an area adjacent to Kensington Road. As discussed with the Applicant at the June 4, 2021 site meeting, an alternative layout should be provided for the Board's review that locates the enclosure towards the center of the parking lot.
2. Landscaping. We have reviewed the proposed landscaping plant list and find that the species and size of the trees and shrubs at planting are acceptable. However, there are several plantings shown on the site plan that have not been identified. Specifically, the species located adjacent to the trash enclosure. The plans should be revised to identify the location of all proposed plantings.
3. Fence Detail. The fence details should be revised to note the color and material of the proposed fencing.
4. Sight Distance Analysis. Our office reached out to the Applicant on June 16, 2021 to request a Stopping Sight Distance (SSD) analysis of each driveway. The speed to be used should be the posted speed limit plus 10 MPH. The analysis should be based on the standards provided in "A Policy on Geometric Design of Highways and Street" published by AASHTO,

2018. As soon as this information is received, we will review it and provide the Board with any comments that we may have.

5. State Environmental Quality Review Act (SEQRA). The Short EAF does not indicate the presence of any environmental issues that would be affected by the proposed site plans.

We look forward to discussing this project with you.

Sarah L. Brown, AICP
Senior Planner

cc: Paul Taft, Building Inspector

y:\shared\offices\nyr\data\documents\docs2\100\bronxville\25 sagamore road.docx: cg