



Site Planning
Civil Engineering
Landscape Architecture
Land Surveying
Transportation Engineering

Environmental Studies
Entitlements
Construction Services
3D Visualization
Laser Scanning

MEMORANDUM

DATE: July 3, 2024

TO: Mayor Steven A. Vescio
and Members of the Board of Trustees
Village of Briarcliff Manor
1111 Pleasantville Road
Briarcliff Manor, NY 10510

FROM: Diego Villareale, PE, JMC
Paul J. Dumont, PE, JMC

RE: JMC Project 24054
Proposed Self-Storage Facility
555 Pleasantville Rd,
Village of Briarcliff Manor, NY

The below narrative has been prepared for the proposed self-storage facility at 555 Pleasantville Road. This narrative has been prepared in accordance with Village Code Section 220-6 and addresses the topics of site drainage, existing utilities / municipal infrastructure and municipal services.

Site Drainage Narrative and Stormwater Pollution Prevention Plan

The project site is 15.27 acres and consists of 6 buildings and associated site improvements including parking, landscaped areas, loading areas, driveways, and retaining walls. The project proposes to reoccupy the northernmost building with a self-storage use.

The parking areas surrounding the building are to be utilized for the self-storage use and are accessed via the northern site driveway. These lots contain 144 parking spaces and will serve as the primary parking areas for the building. No site improvements are proposed other than restriping the parking lot north of the building to allow for truck turning and unloading. No changes in coverage are proposed and no new impervious areas are proposed to be created; therefore, stormwater runoff rates and volumes will remain unchanged.

The existing site contains multiple catch basins and a pond which appear to connect to existing infrastructure within Pleasantville Road. We have requested record maps from the Village Engineering Department in order to confirm this. From there, it appears that the drainage infrastructure ultimately discharges to a tributary of the Pocantico River based on our observations and GIS topography.

According to the USDA Web Soil Survey, the soils on the property belong to Hydrologic Soil Group B and are well drained. Erosion and sediment control measures will be employed around the work area throughout the duration of the construction as required. These measures include silt fencing and inlet protection which will prevent the transport of sediment from the work areas. Upon the completion of the work, the pavement and storm drainage system will be cleaned of all accumulated sediment in conjunction with the removal of all temporary erosion and sediment control practices.

Site Utilities / Municipal Infrastructure Study

Based on the proposed change of use, water usage and sewage generation will be significantly reduced. The proposed self-storage use requires a minimal number of employees as compared to a fully occupied office building. Accordingly, we do not anticipate any impact on the existing municipal infrastructure.

Water System

The property is served by municipal water infrastructure and is within the Village of Briarcliff Manor water district. The property is serviced by an existing 8" water main located within Pleasantville Road. It appears that the water service enters the building in the vicinity of the northwest corner of the building and this service will continue to be utilized for the proposed use. We are not aware of any issues associated with the existing infrastructure. The age of this infrastructure is unknown.

Sanitary Sewer

The property is also served by municipal sanitary sewer infrastructure and lies within the Saw Mill county sewer district. A sanitary sewer service of an unknown size exits the building at the western side and appears to enter a main within Pleasantville Road. It is anticipated that the proposed facility will continue to use the existing service. The exact size, location, and age of the existing main within Pleasantville Road is unknown. We are not aware of any issues associated with the existing infrastructure.

Other Utilities

The property has a natural gas service and is fed by a main within Pleasantville Road. The service line appears to enter the building at the western side of the building. The size of the main within Pleasantville Road is unknown. We are not aware of issues associated with the existing infrastructure.

Municipal Service Impact Study

The property and building have historically been utilized as an office building. The proposed conversion of the building to a self-storage use will not cause an increase in demand on any municipal services including EMS, Fire, and/or Police services.