

May 1, 2020

**VIA Hand Delivery**

Mayor Walsh & Board of Trustees  
120 Larchmont Avenue  
Larchmont, New York 10538

Village of Larchmont Planning Board  
120 Larchmont Avenue  
Larchmont, New York 10538

***Re: Centro Larchmont – Special Permit & Site Plan Approval  
108-114 Chatsworth Avenue***

Dear Mayor Walsh, Trustees and Members of the Planning Board:

As you may recall, we represent Elk Chatsworth, LP (the “Applicant”), in connection with the property located at 108-114 Chatsworth Avenue (the “Subject Property”). The Applicant is seeking to develop the Subject Property with a new 5 story mixed-use structure pursuant to the recently adopted amendment to the zoning ordinance concerning Public Amenity Mixed-Use Developments. We submit herewith an application to your respective Boards for site plan and special permit approval. Specifically, submitted herewith are the following:

- Site Plan Application Form
- Long Environmental Assessment Form
- Traffic and Parking Evaluation prepared by Kimley Horn dated April 27, 2020
- School Impact Study prepared by Kimley Horn dated April 27, 2020
- Stormwater Pollution Prevention Plan prepared by Bibbo Associates dated April 30, 2020
- Full size project drawings:
  - Prepared by Perkins Eastman dated April 30, 2020:
    - Zoning Cover Sheet
    - AS-101: Architectural Site Plan
    - A-101: Basement & Ground Floor Plans
    - A-102: Second & Third Floor Plans
    - A-103: Fourth & Fifth Floor Plans

- A-104: Roof Construction Plan
  - A-201: Exterior Elevations
  - A-202: Exterior Elevations
  - A-211: Enlarged Elevation
  - A-301: Building Sections
  - A-302: Building Sections
- Prepared by Didona Associates Landscape Architects, dated May 1, 2020:
    - L1.0: Landscape Plan
  - Prepared by Bibbo Associates, LLP, last revised April 30, 2020:
    - EX-1: Existing Conditions Plan
    - SP-1: Site Plan
    - D-1: Details
    - N-1: Neighboring Properties Plan

### **Executive Summary**

The Subject Property is located within that section of the Retail Center zone within which Public Amenity Mixed-Use Developments (“PAMUDs”) are permitted by special permit. The Applicant is proposing a new mixed-use structure which would be four (4) full stories with a partial fifth story in compliance with § 381-51.N(9) of the zoning ordinance. There is 2,450 square feet of retail space proposed on the first floor, which is over 50% of the gross floor area on the first floor excluding the parking garage in the rear. The upper stories would contain thirteen (13) market rate units and one (1) affordable unit for a total of fourteen (14) residential units. An enclosed parking garage is proposed in the rear which will be accessed via the existing right-of-way off of Wendt Avenue. The garage will be largely automated with one (1) accessible space and two (2) standard spaces, which would have electric charging capabilities, and an additional twenty-two (22) automated spaces for a total of twenty-five (25) parking spaces.<sup>1</sup> Contemplated amenities within the structure for the residential units are a fitness center, pet spa, bike storage, additional storage areas and a communal rooftop terrace.

The proposed design has been adapted to the much smaller scale of the structure than that originally contemplated when the Applicant petitioned the Village to amend the zoning ordinance. The design incorporates many of the aesthetic comments heard throughout the process of the zone text amendment, including the use of full brick rather than modular brick, greater articulation on

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<sup>1</sup> The total required parking spaces under the Code is 25.5 spaces (rounded up to 26 spaces), 17.5 spaces for the residential and 8 spaces for the retail which is grandfathered under § 381-62.B of the zoning ordinance as there are only 8 existing non-marked spaces on site and the Applicant is reducing the amount of retail on site. The Applicant is requesting the Village waive any potential PILOP fees for this 1 space shortfall as the inability to provide the extra parking space is a direct result of the proposed pedestrian walkway along the southern portion of the property.

the façade and a more rhythmic and symmetrical façade pattern on Chatsworth Avenue and facing Wendt Avenue. In addition, the Applicant will utilize “green” construction techniques and the structure will be built to Leadership in Energy and Environmental Design (LEED) Certification standards, utilizing such things as energy efficient building methods and materials, tankless water heaters, low flush toilets and low flow showers.

The project will also support means of alternative transportation. Being in proximity to mass transit residents will be able to conveniently utilize the nearby train station for daily commuting to and from work. The project will provide electric car charging stations within the garage and will contain both a bicycle storage facility for residents as well as exterior bicycle racks for the general public or patrons of the retail space.

The Applicant is proposing a public amenity space in constructing an eight (8) foot wide pedestrian walkway over the southern portion of the Subject Property connecting the municipal parking lot to the rear with Chatsworth Avenue. The Applicant will grant the Village a permanent easement or other appropriate assurances that such walkway and right of access shall remain in perpetuity.

### **SEQRA Analysis**

The permits and approvals sought herein are Unlisted actions under SEQRA. Submitted herewith is a Long Environmental Assessment Form providing details on the various environmental impacts. We note that the proposed project will have de minimis, if any, negative impacts to the environment but will have several positive impacts.

There will be a marked improvement to stormwater capture as there are no existing stormwater facilities on site. In addition, there is a sump pump in the existing basement that simply discharges groundwater to the rear of the site that surface flows across the municipal parking lot. The Applicant is proposing to reduce stormwater runoff by utilizing a green roof area. In addition, although the project will not result in any increase in impervious surfaces on the Subject Property (and therefore is not required to provide any stormwater management measures by Code), the Applicant is proposing an on-site infiltration system designed for at least a 25-year storm event which will be a drastic improvement over existing conditions.

All other utility connections will be made out to existing mains in Chatsworth Avenue. We understand the sewer main has been recently inspected by the Village and found to be in good condition. The water and gas demands will not exceed available capacity for those service providers.

### **Conclusion**

The Applicant is very excited to start discussions with your respective Boards and to bring forward a project that has been a very long time in the making. Although the project has been

significantly reduced from the original contemplated scope we believe it can still be a bright spot in the Village downtown for many years to come, providing new luxury apartment units and first-class retail/commercial space.

Thank you for your attention to this matter.

Very truly yours,  
HARFENIST KRAUT & PERLSTEIN, LLP

By: Jonathan D. Kraut  
Jonathan D. Kraut

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Benedict Salanitro (via E-Mail)