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2406
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APPLICATION FOR SITE PLAN APPROVAL FOR MANUFACTURERS AND TRADERS TRUST COMPANY (M&T BANK)

**BUILDING DEPARTMENT AND
PLANNING BOARD
VILLAGE OF PIERMONT
478 PIERMONT AVENUE
PIERMONT, NEW YORK 10968**

**Re: PROPOSED EXTERIOR IMPROVEMENTS TO
M&T BANK
527 PIERMONT AVENUE
VILLAGE OF PIERMONT
COUNTY OF ROCKLAND, NEW YORK
(TAX GRID 75.54-2-24)**

Dear Mr. Schaub and Members of the Board:

As the Architects and authorized agents for Manufacturers and Traders Trust Company (hereinafter M&T), we respectfully submit this Application for Site Plan Approval on its behalf.

Mr. Schaub explained to us that this will be considered an initial submission which will serve to trigger his necessary referral letter to the Planning Board, and that we will subsequently be provided with information from the Village and otherwise advised of additional submittal requirements.

I. INTRODUCTION

Since acquiring the premises at 478 Piermont Avenue from First National Bank of Highland in 1992, M&T continues to make banking equitable, friendly, and safe for its customers and employees. To achieve those objectives, M&T proposes to:

1. Remove exterior architectural barriers and replace the respective elements with features that will provide accessibility for the physically disabled based upon the following standards:
 - A. 2010 ADA (Americans with Disabilities Act) Standards for Accessible Design, which is the latest published version of the Standards.
 - B. 2020 Building Code of New York State, which is the current effective Building Code in New York State.
 - C. ANSI (American National Standard Institute) – ICC (International Code Council) ICC A117.1-2009, Accessible and Usable Buildings and Facilities, which is the current

effective supplemental Code for accessibility, as adopted by reference in the 2020 Building Code of New York State.

2. Mitigate occasional standing water in the lower, northeasterly parking area.
3. Replace all bituminous concrete paving and most concrete walks to accommodate items I,1 and I,2 above and to otherwise provide smooth ground surfacing without cracks, alligating, and undulations.

II. DOCUMENTATION FOR SUBMISSION

The following items constitute the initial submittal for Site Plan Approval:

1. This letter, as executed by the Architect, dated May 27, 2025 (2 originals and 1 PDF of 8 pages).
2. A document entitled "Zoning Board of Appeals and Planning Board Applications for Village of Piermont, Application Instructions," as published by the Village of Piermont, with red-text responses made by the Architect, undated (2 copies and 1 PDF of 1 page).
3. A document entitled "Contact Person Information Sheet," as published by the Village of Piermont, with the Architect's contact information indicated thereon, undated (2 copies and 1 PDF of 1 page).
4. A document identifying the Board from which approval is sought, the type of approval sought, project name, address and tax map designation, directional location, project description, and agreement with an extension of statutory time for scheduling a public hearing, as published by the Village of Piermont, as executed by M&T on May 20, 2025 (1 original, 1 copy, and 1 PDF of 1 page).
5. A document entitled "Application Review Form," as published by the Village of Piermont, with all pertinent information added thereto, including M&T's signatures and notarizations affixed to the following sub-sections (1 original, 1 copy, and 1 PDF of 8 pages):
 - A. "Applicant's Signature and Certification," dated May 21, 2025.
 - B. "Owner / Applicant's Consent Form to Visit Property," dated May 21, 2025.
 - C. "Affidavit of Ownership / Owner's Consent," dated May 21, 2025.
 - D. "Affidavit Pursuant to Section 809 of the General Municipal Law," dated May 21, 2025.
 - E. "Affidavit" of a list of owners of properties adjacent / near the subject property, undated. (Said list to be provided by the Village of Piermont after Mr. Schaub's issuance of the necessary referral letter.)
 - F. "Reimbursement for Professional Consulting Services," dated May 21, 2025.
6. A document entitled "Village of Piermont, Guide for the Preparation & Filing of Site Development Plans," as published by the Village of Piermont, with red-text responses made by the Architect, undated (2 copies and 1 PDF of 2 pages).
7. A document entitled "Village of Piermont, Guide for the Preparation & Filing of Subdivision Plats," as published by the Village of Piermont, with red-text responses made by the Architect ("N/A"), undated (2 copies and 1 PDF of 2 pages).
8. Proof of property ownership, including the following:

- A. An Indenture recording the conveyance of the subject property from Chemical Bank to The First National Bank of Highland, as recorded in the Clerk's Office for Rockland County, New York on October 17, 1988, in Liber 320, pages 52 – 56 (2 copies and 1 PDF of 5 pages).
 - B. An Agreement and Plan of Merger providing for the merger of The First National Bank of Highland with and into Manufacturers and Traders Trust Company, as approved by the State of New York Banking Department, as filed in the Office of the Superintendent of Banks on February 29, 1992 (2 copies and 1 PDF of 2 pages).
9. A letter from M&T authorizing the Battoglia Lanza Architectural Group P.C. to act as M&T's agent and representative regarding this Project pursuant to the Boards and Departments of the Village of Piermont and any other interested or involved agency, dated May 22, 2025 (1 original, 1 copy, and 1 PDF of 1 page).
10. The following checks drafted on the account of Battoglia Lanza Architectural Group P.C. to the Village of Piermont, dated May 23, 2025:
 - A. Application Fee in the amount of \$250.00 (per Application Instructions).
 - B. Escrow in the amount of \$1,500.00 (per Application Instructions).
11. A document entitled "Short Environmental Assessment Form, Part 1 – Project Information," including the following:
 - A. "Part 1," with all pertinent information added thereto, as signed and certified by M&T on May 20, 2025 (1 original, 1 copy, and 1 PDF of 3 pages).
 - B. "EAF Mapper Summary Report," dated May 12, 2025 (2 copies and 1 PDF of 1 page).
 - C. "DECinfo Locator (map) of Critical Environmental Areas, dated May 12, 2025 (2 copies and 1 PDF of 1 page).
 - D. "Environmental Resource Mapper" for wetlands, dated May 12, 2025 (2 copies and 1 PDF of 1 page).
 - E. Photograph of Least Bittern fowl, undated (2 copies and 1 PDF of 1 page).
 - F. Photograph of Pied-billed Grebe fowl, undated (2 copies and 1 PDF of 1 page).
12. Construction Drawings for the Planning Board (Site Plan Approval), as prepared by the Battoglia Lanza Architectural Group P.C. with professional seals and signatures affixed thereto, as follows (1 original, 1 copy, and 1 PDF of 10 sheets):
 - A. Sheet C1, Cover Sheet – Notes – Abbreviations, originally dated May 8, 2025 and last revised May 15, 2025, as signed and certified by M&T on May 22, 2025.
 - B. Sheet C2, Location Map – Zoning Data, dated May 15, 2025.
 - C. Sheet EX1, Vicinity Plan-Existing – Part Site Plan (ADA)-Existing, originally dated September 19, 2024 and last revised May 8, 2025.
 - D. Sheet EX2, Site Plan-Existing, originally dated May 8, 2025 and last revised May 15, 2025.
 - E. Sheet D1, Site Plan-Demolition, originally dated May 8, 2025 and last revised May 15, 2025.
 - F. Sheet S1, Site Plan-New, originally dated May 8, 2025 and last revised May 15, 2025.
 - G. Sheet S2, Drainage and Retaining Wall Details, originally dated May 8, 2025 and last revised May 15, 2025.
 - H. Sheet S3, Drainage, Paving, and Curbing Details, originally dated May 8, 2025 and last revised May 15, 2025.
 - I. Sheet S4, Accessible Ramp and Walk Details, originally dated May 8, 2025 and last revised May 15, 2025.
 - J. Sheet S5, Soil Erosion Control Plan and Detail, originally dated May 8, 2025 and last revised May 15, 2025.

III. PROJECT DESCRIPTION

The proposed improvements are summarized as follows (please refer to the Drawings for more detail):

1. **IMPROVED ACCESSIBILITY FOR THE PHYSICALLY DISABLED** – This Project proposes exterior improvements to accessibility. However, please understand that interior accessibility improvements are planned for subsequent implementation. Exterior improvements include the following:
 - A. Providing an accessible parking space with an adjacent van-accessible aisle, regrading those areas for a maximum 2% slope and installing appropriate signage.
 - B. Locating the van-accessible aisle on an accessible route to the building entrance.
 - C. Providing an accessible ramp with handrails, edge protection, and landings from the van-accessible aisle up to the general elevation of the building entrance. The maximum slope of the ramp will be 8.33% (1V / 12H).
 - D. Reconstructing the walkway at the building entrance as required to align with the finish floor elevation of the building, with slopes not to exceed 2%.
 - E. Blending the new walkway at the building entrance with the upper landing of the new ramp and the portion of the southerly walkway scheduled to remain with slopes not to exceed 5%.
 - F. Regrading other areas to blend existing grades into the new grades required for accessibility.
2. **MITIGATE OCCASIONAL STANDING WATER** – It must be understood that the proposed work is intended as a means of on-site mitigation and explicitly is not intended to be a complete solution to the standing water problem, which would probably require the resources of the State if not the Federal Government. M&T has described that the northeasterly corner of the parking area accumulates substantial standing water 4 to 5 times annually when the Hudson River high tide is coincidental with a full moon and a major storm event. Owners of nearby properties at low elevations have described similar experiences.
 - A. Existing Storm Water Systems – There are several existing on-site storm systems. Impervious parking areas and drives, a portion of the building roof, and runoff from Ash Street sheet flow to, and are collected by a single northeasterly catch basin, which conveys easterly as short distance into Piermont's MS4 (Municipal Separate Storm Sewer System) with an 8" PVC pipe. A portion of the westerly drive and a portion of Piermont Avenue sheet flow to and are collected by a trench drain (near M&T's drive-up window), which conveys southwesterly into Piermont's MS4. Some of the roof leaders are hard-piped and presumably convey into the MS4. Some natural infiltration occurs in pervious areas, the excess of which sheet flows into the aforementioned systems.

The referenced MS4 network conveys east northeasterly and discharges into the Hudson River through a flapper valve in the vicinity of the gazebo (see Vicinity Plan). The south side of Ash Street and areas to the south and west do not flow into the same portion of the network that serves M&T. Rather, those areas are collected and conveyed easterly, then northerly through the same point of discharge and flapper valve described above.
 - B. Conditions That Contribute to the Problem – After examining the site, the vicinity, pipes, catch basins, manholes, topography, the high tide River elevation, maps, and conversing with Mr. Schaub as well as some nearby property owners, we believe that the following

are some of the significant contributors to M&T's occasional on-site standing water problem (they are not listed in an order of significance / magnitude):

- 1) The subject network portion of the MS4 and subject site are situated at low elevations relative to the River's high tide elevation. The high headwaters and tailwaters in the conveyance piping (and River) reduce the rate of flow, especially when the high tide is exacerbated by the full moon. During severe storm events the rate of flow into the conveyance system may equal or exceed the rate of positive conveyance.
 - 2) Much debris and silt were observed in the MS4, which not only reduces the rate of flow in structures and pipes, but adversely affects the function of the flapper valve, sometimes leaving it partially open and subject to negative flow (per Mr. Schaub). We observed many curb-inlet type catch basins along the roadways, the openings of which are much larger than the openings in the accompanying grates. The large openings of the curb-inlets allow large pieces of debris to enter the MS4 conveyance system.
 - 3) Debris (mulch, twigs, stones, grass, etc.) was observed covering much of M&T's only catch basin grate and the northerly catch basin grates on the Library's property. The obstructions prevent / hinder surface water from entering the MS4 conveyance system, which causes surface water to accumulate and deepen (standing water) until it eventually enters the MS4.
 - 4) Much of the sheet flow to M&T's only catch basin must flow around a curb, through one side of the refuse enclosure fence, under the refuse totes (where refuse may be carried away by the sheet flow), through the other side of the fence, and across gravel, mulch, stones, and grass clippings in order to reach the catch basin. Such obstructions hinder flow and contribute to the debris that clogs the grate and the conveyance system.
 - 5) The pipe that conveys storm water from M&T's only catch basin to the MS4 is only 8" in diameter and was noted as partially obstructed with debris. Both of those conditions hinder rapid conveyance of stormwater from the catch basin into the MS4. When the rate of flow into the northeasterly corner of the site exceeds the rate of flow from the catch basin to the MS4, water accumulates in the catch basin and above its grate (standing water).
 - 6) M&T's trench drain at the drive-up window is shallow, without pitch, and without a sump. During one of our observations, it was completely obstructed with debris and not capable of collecting any water. Same results in sheet flow (from Piermont Avenue and M&T's westerly drive) over the trench grate and down to M&T's only catch basin (with problems as aforementioned).
 - 7) At some time in the past all roof leaders from the building were hard-piped (Orangeburg pipe) and presumably conveyed storm water into the MS4. While 3 such roof leaders are still hard-piped with functional conveyance, the Orangeburg pipe for the remaining 3 roof leaders collapsed, became clogged, or otherwise failed. Consequently, the failed leaders were altered so that they would spill to grade. That surface water (with accompanying debris) flows to M&T's only catch basin (with problems as aforementioned).
- C. Proposed Mitigation – Squaring-off the northerly edge of the northerly parking area results in a 336 sf increase in impervious area (see Zoning and Other Data on Sheet C2), which is insignificant relative to the watershed area that contributes to the flow at M&T's point of discharge into the MS4. The Project will not result in any relevant change to stormwater quantity, flow rate, time / duration of discharge, flow pattern, or quality. Consequently, detention, retention, and treatment are not believed to be warranted. Accordingly, the Project proposes the following measures to mitigate the occasional standing water on M&T's property:

- 1) Fill the northeast corner of the property and raise the rim of the northeasterly catch basin as much as possible while not affecting surface drainage patterns, and blend those grades into the proposed accessible site features discussed above. The proposed design results in the rim of catch basin being raised 0.84-feet (slightly over 10-inches), while providing a 1% southerly slope from the northerly property line toward the catch basin.
- 2) Rather than have the northeasterly catch basin situated in grass, mulch, and stone (as it currently is), the Project proposes to construct a clean paved area around the catch basin and to use curbing to reduce the flow of debris into the area of the catch basin.
- 3) Because of our move into a paperless society, M&T no longer needs large refuse containers. Alternatively, it uses two small refuse toters. Hence, the obstructing refuse enclosure and obstructing curb are proposed to be removed. The area will be paved for smooth sheet flow to the catch basin. The obstructing toters will be relocated to the west side of the building behind the screening of existing 48-inch-high decorative shrubs. We contacted the carting company, and it has no problem retrieving the toters from the proposed area for disposal (via Piermont Avenue). A secondary benefit of this proposal is that the refuse truck will not have to perform the tight maneuvering that it currently does (because the drive-up canopy is insufficiently high for the truck's passage to Piermont Avenue).
- 4) Replace the existing 8" PVC outlet pipe from the northeasterly catch basin with a 14" HDPE pipe, which will reduce the possibility of debris obstructions and facilitate a quicker flow rate.
- 5) Add a trench drain (with an ADA-compliant grate) across the southerly driveway to collect the sheet flow from Ash Street and convey it into the MS4 rather than have it sheet flow (with potential debris) all the way down to the northeasterly catch basin.
- 6) Hard-pipe the three roof leaders that currently spill to grade and convey same to a new easterly catch basin, which will convey to the elevated northeasterly catch basin. Same will reduce the sheet flow of mulch, silt, and leaves to the northeasterly catch basin. The new catch basin will serve several functions:
 - a. Accommodate a change in flow direction from the subject roof leaders.
 - b. Serve as a redundant collector of sheet flow along the easterly curb.
 - c. Serve as a redundant collector if the grate of the northeasterly catch basin becomes clogged whereby the maximum standing water would only accumulate to 0.49-feet (6-inches) assuming that the MS4 is properly flowing.
 - d. Reduce the flow of debris and silt by way of a sump.
 - e. Serve as an emergency overflow if the MS4 can't accommodate the rate of flow, so that overflow doesn't otherwise occur at the building, where the roof leaders connect to the hard-pipe.
- 7) Replace the trench drain at the drive-up window with a deeper trench drain, positive pitch, and sump (including an ADA-compliant grate) to collect the sheet flow from Piermont Avenue and convey it into the MS4 rather than have it sheet flow (with potential debris) all the way down to the northeasterly catch basin. Another benefit of this proposal is that the existing depression at the catch basin will be removed, this eliminating the frequent occurrence of vehicles bottoming-out and scraping on the pavement.
- 8) Regularly inspect and clean M&T's grates, catch basins, trench drains, and pipes.

3. REPLACE ALL BITUMINOUS CONCRETE PAVING AND MOST CONCRETE WALKS – As one can appreciate, the other proposed site improvements require the removal of most paving on the site. Some of the other, relatively small, paved areas are fragmented, undulated, in poor condition, and unaesthetic. To the extent that such conditions exist, the paving and walks will be removed and replaced. The result will be safe, smooth, and functional paving with a pleasant homogenous aesthetic.

IV. SEQR ISSUES

We would like to make the following comments pursuant to the “Short Environmental Assessment Form, Part 1 – Project information:

1. Item 12, a – According to the EAF Mapper Summary Report, the site contains, or is substantially contiguous to a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places. However, according to the record documents on file in Piermont’s Village Hall, Tappan Zee Bank caused the site to be disturbed in 1969 / 1970 for the purpose of constructing the original bank and associated site improvements. Thereafter, an addition was constructed on the easterly side of the building. The resultant area disturbed and improved by building and site features is the same area of disturbance and improvement, and the same building and site features, that currently exist at the site. The proposed Action will not create new types, areas, or depths of disturbance, and only proposes to repair, replace, and improve existing elements. Consequently, it is very unlikely that the Action would result in any significant additional adverse effects on the cultural resources cited in Item 12, a.
2. Item 12, b – According to the EAF Mapper Summary Report, the project site, or some portion of it, is located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory. However, it is very unlikely that the Action would result in any significant additional adverse effects on an area designated as sensitive for archaeological sites for the same reasons indicated in IV, 1 above.
3. Item 13, a – According to the EAF Mapper Summary Report, a portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency. Since the NYSDEC uses 500-feet as the distance threshold for such a determination and the Hudson River is approximately 300-feet from the subject site, the EAF Mapper responds affirmatively to the question. However, no disturbance or construction activity is proposed in the Hudson River or adjacent (buffer) area. In consideration of same and the soil erosion and sediment control measures specified for the Project, it is very unlikely that the Action would result in any significant adverse effects on the Hudson River or its adjacent (buffer) area.
4. Item 15 – According to the EAF Mapper Summary Report, the site of the proposed action contains some species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered (Pied-billed Grebe fowl, Least Bittern fowl, Shortnose Sturgeon, and Atlantic Sturgeon). Certainly, the Report responded affirmatively because of the site’s proximity to the Hudson River. Considering the absence of any tidal waters on the subject site, it is obvious that neither Shortnose Sturgeon, nor Atlantic Sturgeon, nor their habitats exist in any permanent or temporary status on the site. Additionally, the Pied-billed Grebe and Least Bittern are known to be waterfowl. Considering how the site was developed and its current features, there’s little likelihood that such features include environmental conditions that could

yield habitats or facilitate migration or roosting. Moreover, the actual features of the site that are proposed to be removed, replaced, and improved generally consist of frequently and regularly used paving, curbing, walking, and maintained lawn areas (no trees, shrubs, or other reasonable vegetative sponsors for the cited fowl). Hence, it is very unlikely that the Action would result in any significant adverse effects on the threatened / endangered species or associated habitats cited by the EAF Mapper Summary Report.

5. Item 20 – According to the EAF Mapper Summary Report, the site of the proposed action or an adjoining property has been the subject of remediation (ongoing or completed) for hazardous waste. Since the EAF Mapper uses 2000-feet as the distance threshold for such a determination and the Hudson River is approximately 300-feet from the subject site, the EAF Mapper responds affirmatively to the question. The name of the Hudson River remediation site is Hudson River PCB Sediments (Site Code 546031), which is also a State Superfund Program (Class 2), with ongoing habitat reconstruction. Since the Project does not propose any change in use, nor any substantial change in the building or site features (since approximately 1969 / 1970) and best practices will be used to remove, replace, and improve the specified features, it is very unlikely that the Action would result in any significant adverse effects on the ongoing remediation. Moreover, it is very unlikely that the Action would result in any significant increase in adverse risk to the site and its inhabitants because of the ongoing remediation in the Hudson River.

In light of the above, the Planning Board may wish to consider classifying the Project as a Type II Action pursuant to 6 CRR-NY 617.5, (c), (2).

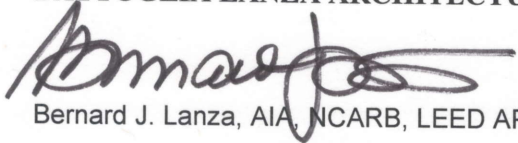
V. CLOSING

On behalf of M&T we thank you for accepting this initial Application for Site Plan Approval. We ask that Mr. Schaub prepare and submit his referral letter in order to trigger the next part of the Village's process, that we be provided with the names and addresses of nearby property owners and other pending requirements so that we may complete the Application, and that the Village otherwise proceed with this submission in accordance with its protocol.

We look forward to partnering with you to advance this worthy Project and we extend ourselves to answer any questions or otherwise consult.

Respectfully submitted,

BATTOGLIA LANZA ARCHITECTURAL GROUP P.C.



Bernard J. Lanza, AIA, NCARB, LEED AP, President

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