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11/03/2025

**73 Melrose Avenue – Engineering Department Memo to Planning Board**

The applicant is before the Board for a Minor Site Plan Approval to construct a new Single Family Dwelling at 73 Melrose Avenue, which is in the RA-5 Zoning District. This property received Minor Site Plan Approval at the May 6, 2025 Planning Board meeting.

The house footprint and habitable square footage as approved at the May 6, 2025 meeting has been revised but is still zoning compliant.

The major difference between this application and the previously approved minor site plan application is a change to the driveway location. The previous application included a driveway that wrapped around the house leading to a detached garage. The new application removes the long wrap-around driveway and proposes a small driveway to an attached garage at the front of the house. This change to the Site Plan results in a significant decrease in impervious area. As such, the applicant's engineer has revised his stormwater plans to reduce the amount of drywell chambers. We ask that the engineer provide calculations to confirm that there will be no net increase in runoff for the 100 year storm.

Additionally, the required off-street parking spaces for this zoning district is 2 spaces. The proposed house has a 1 car garage, and the the proposed Site Plan shows 2 cars in the driveway. Note that the cars shown in the driveway are not contained wholly within the lot, and the parking spaces intrude on the Right-of-Way. This is in part due to the fact that the front yard setback for this zoning district is 15 feet, so with that in mind it is essentially impossible to have any parking spaces in the front yard that do not encroach into the right-of-way. Similar Site Plans have been approved in the past with the same setback and driveway layout (80 Olcott Ave approved 07-09-2019, 74 Thompson Ave approved 03-15-2023).

Thank you,

Vincent Salanitra, P.E.  
Village Engineer