

May 3, 2010

Page	Issue	Comments/Clarifications
4 & 5	<u>Intensity of Use</u> Definition of various uses of the term "square footage" as related to H-Zone District and existing Village Chapter 190 Regulations	<ul style="list-style-type: none"> • Area for shared services for a not-to-exceed range as "Gross Floor Area" • Area for total hospital limits is not supported by any existing definition
	<u>Building Mass & Coverage</u> Definition of various uses of "square footage" and conflicts with existing regulation definitions.	<ul style="list-style-type: none"> • Areas limiting at or above grade uses not supported by any existing definition • Areas excluded from limits of coverage are in conflict with existing Code "coverage of above-grade structures" definition, specific to covered service areas, walkways and canopies.
5 & 6	<u>Building Height</u> Rooftop mechanical equipment	<ul style="list-style-type: none"> • In our response to the increased setbacks for the North Building, the originally anticipated enclosure of rooftop mechanicals equipment was + 13,000 sq. ft. less than upper floor level size, allowing for setbacks on three sides as reflected in the earlier Draft Amendment. With the increase in setback and height, the upper floor levels are now exceeded in size by rooftop mechanicals, complicated by the need to add equipment for an additional floor. We therefore agree with the elimination of additional setback requirements in this revised draft and recommend further design resolution as currently implied during Site Plan Review.
6	<u>Yards/Building Setbacks</u> <ul style="list-style-type: none"> • "Yard Abutting Steilen Avenue Properties - 60 feet for North Building" .. • ..."85 feet for parking deck"... 	<ul style="list-style-type: none"> • It is our intent to allow only the lower building elements for the receiving area & utility plant to be within 60 feet of properties, and that the five (5) storey portion including its rooftop mechanicals be at least 120 feet from the Steilen Avenue property lines. • Our preliminary planning for the required parking counts including the parking deck requires a setback of no less than 80 feet that would accommodate such appendages as egress stairs or other architectural

	<ul style="list-style-type: none"> • ...“200 feet for remainder...” • “subsurface buildings” 	<p>features not known at this time. This must be changed.</p> <ul style="list-style-type: none"> • The existing Bergen Building is @ \pm 120 feet setback. Requiring 200 feet for remainder does not accommodate existing, Phase 1 or potential unknown later phase details of renewal. This must be changed to 120 feet. • Our “green roof” initiative to be considered over subsurface buildings is in conflict with existing Code definition of “Above Grade Structure”.
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7	<p><u>Improvement Coverage</u></p> <ul style="list-style-type: none"> • “... not to exceed 60% of lot area...” • “... green roofs...” references require definition to avoid conflict with existing by-law definitions 	<ul style="list-style-type: none"> • The original draft realistically reflected a 90% Improvement Coverage of existing and the proposed 4 storey renewal. Modifications to a five storey hospital with increased setbacks, the addition of “green roofs” and minor increases to buffer zones have reduced such coverage by approximately 10% for Phase I renewal, and future phases are not known to sufficiently calculate additional coverage reductions at this time. This must be changed to an 80% limitation. • Need “green roof” definition in Code