


MEMORANDUM

TO: North Castle Planning Board

CC: Adam Kaufman, AICP

FROM: John Kellard, P.E. 
Kellard Sessions Consulting
Consulting Town Engineers

DATE: December 9, 2021

RE: Punchlist Items
Sigma, LLC
11 Washington Place East
Section 122.12, Block 4, Lot 26 & 408

As requested, Kellard Sessions Consulting has reviewed the field change site plan submitted in conjunction with the above-referenced project. The applicant received Planning Board Amended Site Plan Approval on December 9, 2019 for the proposed on-site renovation of the existing building, off-street parking and seven (7) second floor apartments. The applicant is before your Board to discuss plan changes made during the construction process. Below are the Punchlist Items noting the changes to the originally approved Site Plan. Corresponding photos and a plan is also enclosed highlighting the referenced items.

1. The planting buffer at the rear of the parking lot has been removed and a three (3) foot high concrete block wall constructed to retain the hillside. The asphalt parking lot was extended to the block wall (see attached Photo #1).
2. A proposed retaining wall was not built within the northeast corner along the property frontage and adjacent to the neighboring property/garage. Final site grading resulted in the wall not being required (see attached Photo #2).
3. A retaining wall was proposed along the east side of the property. A two-tiered wall was built instead. These walls were constructed at half the height of the proposed wall. The upper wall was constructed on the neighboring property, while the lower wall was constructed at the same location on the applicant's site as the original single wall (see attached Photo #3).
4. The recreation area which was approved as green space was constructed with a concrete pad. This was changed due to maintenance issues (see attached Photo #4).

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5. The fencing on the west side of the building and recreation area was changed, providing a larger fenced yard (see attached Photo #5).

JK/dc

https://kellarsessionsconsulti.sharepoint.com/sites/Kellard/Municipal/Northcastle/Corresp/018SitePlans/2021-12-09_NCPB_Sigma - 11 Washington Place East_Punchlist Memo.docx

11 WASHINGTON PLACE EAST

PHOTO #1



PHOTO #2



PHOTO #3

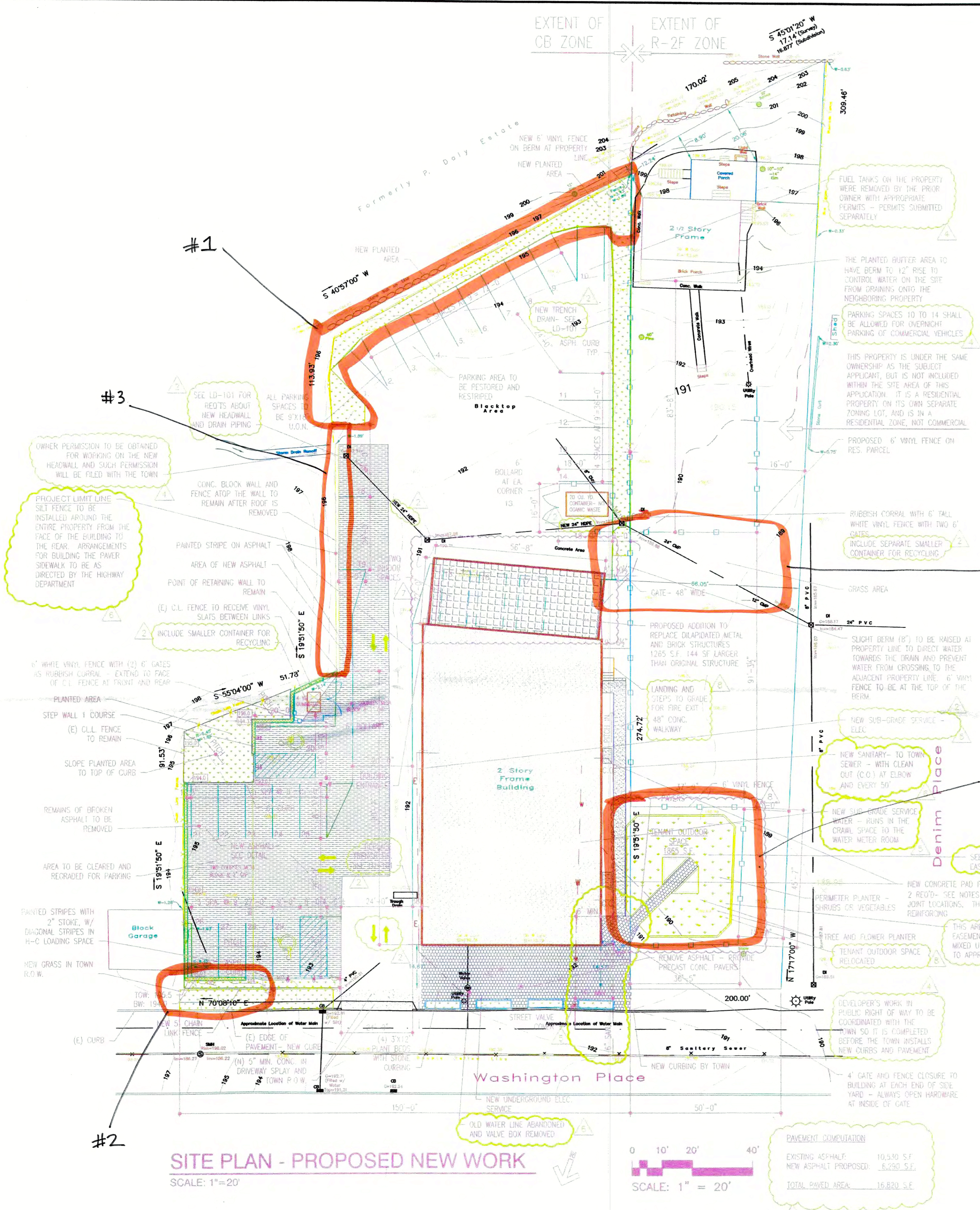


PHOTO #4

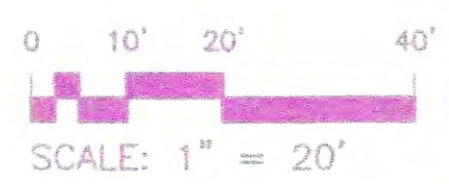


PHOTO #5





SITE PLAN - PROPOSED NEW WORK
SCALE: 1" = 20'



PAVEMENT COMPUTATION
EXISTING ASPHALT: 10,530 S.F.
NEW ASPHALT PROPOSED: 6,290 S.F.
TOTAL PAVED AREA: 16,820 S.F.

NOTE TO REVIEWER:
DUE TO REALLOCATION
OF USES IN THE
BUILDING, THE PARKING
REQUIREMENT REMAINS
THE SAME

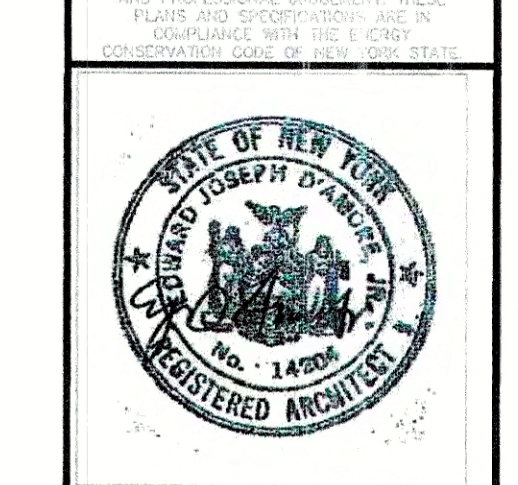
ZONING ANALYSIS			
9-11 WASHINGTON PLACE EAST - NORTH CASTLE			
BLOCK:	LOT(S):	ZONE: CB	
ITEM	REQ'D OR ALLOWED	PROPOSED OR EXISTING	REMARKS
SITE USE	RETAIL, OFFICES, WAREHOUSE (AND MULTI-FAM BY SPECIAL PERMIT)	OFFICES, WAREHOUSE, AND MULTI-FAMILY	CONVERT SOME WAREHOUSE SPACE FOR USE AS RESIDENTIAL STORAGE AND EXERCISE ROOM AT 1ST FLR
MIN. GROSS LOT AREA IN S.F.	5,000	29,596	
MIN. LOT WIDTH & FRONTAGE IN FEET	50	150	
MIN. LOT DEPTH IN FT.	100	VARIES: 91.53' TO 274.67'	EXISTING LOT. PREDATES THE ZONING
BUILDING COVERAGE	35%	31.8% EXISTING 24.9% 25.1% PROPOSED	SHED IN SIDE YARD WILL BE REMOVED REAR YARD ANNEX STRUCTURES REPLACED WITH NEW ADDITION
MIN. FRONT YARD IN FT.	10	14.57 EXISTING	
MIN. SIDE YARD IN FT.	0	8.75' AT BUILDING; 6' AT PARKING	6' SIDE YARD NEEDED AGAINST A RES. DISTRICT
MIN. REAR YARD IN FT.	30	83.4'	
MAX. BUILDING HEIGHT	2 STORIES - 30'	2 STORIES/25'-6"	NO CHANGE
FLOOR AREA RATIO	0.4	0.43	EXISTING NON-CONFORMING. PARKING SPACES IN THE BUILDING DO NOT COUNT TO INCREASE THE F.A.R.
PARKING	SEE SCHEDULE	12 EXISTING 29 PROPOSED	THE EXISTING NONCONFORMITY OF PARKING IS NOT INCREASED
LOADING	SEE SCHEDULE	0	THE EXISTING NONCONFORMITY OF PARKING IS NOT INCREASED.
BUILDING FOOTPRINT IN SF		7310 TO 7450	THIS NUMBER CORRECTED FROM ORIGINAL SUBMISSION
VARIANCES REQUIRED?	NOT REQUIRED		NO INCREASE IN THE PARKING OR LOADING DEFICIENCY

PARKING ANALYSIS							
FLOOR	USE	AREA	PARKING REQ'D PER S.F.	PARKING REQ'D	LOADING REQ'D PER S.F.	LOADING REQ'D	REMARKS
FIRST	RETAIL	2890	200	14.45			
	WAREHOUSE	3600	1200	3.00			
	OFFICE	1440	250	5.76			
SECOND	WAREHOUSE	4743	1200	3.95			
	OFFICE	1440	250	5.76			
GROSS AREAS FOR PARKING AND LOADING COMPUTATIONS - 2 FLOORS							
	RETAIL	2890			4,000	0.72	
	WAREHOUSE	8343			10,000	0.83	
	OFFICE	1440			10,000	0.14	
TOTAL PARKING AND LOADING REQUIRED				28		1.70	
PARKING AND LOADING PROVIDED				12		0	EXISTING DEFICIENCY: 16 PARKING SPACES AND 2 LOADING SPACES

PROPOSED USE OF BUILDING							
FLOOR	USE	AREA	PARKING REQ'D PER S.F.	PARKING REQ'D	LOADING REQ'D PER S.F.	LOADING REQ'D	REMARKS
FIRST	OFFICE	3134	200	15.7			
	WAREHOUSE	2380	1200	2.0			
SECOND	RESIDENTIAL	7 UNITS - NONE MORE THAN 2 BEDRMS	2 SPACES PER UNIT PLUS 1/2 SPA. FOR EA. BEDROOM OVER 2, and 10% FOR VISITORS	14 + 2 = 16			
	OFFICE	3134	15.7		10,000	0.31	
	WAREHOUSE	2380	2.0		10,000	0.24	
TOTAL PARKING AND LOADING REQUIRED				34		0.55	
PARKING AND LOADING PROVIDED				29		0	PARKING DEFICIENCY: 5 AND LOADING DEFICIENCY: 1

PROPOSED USE OF BUILDING							
FLOOR	USE	AREA	PARKING REQ'D PER S.F.	PARKING REQ'D	LOADING REQ'D PER S.F.	LOADING REQ'D	REMARKS
FIRST	OFFICE	3070	200	15.4			
	WAREHOUSE	2420	1200	2.0			
SECOND	RESIDENTIAL	7 UNITS - NONE MORE THAN 2 BEDRMS	2 SPACES PER UNIT PLUS 1/2 SPA. FOR EA. BEDROOM OVER 2, and 10% FOR VISITORS	14 + 2 = 16			
	OFFICE	3070	15.4		10,000	0.31	
	WAREHOUSE	2420	2.0		10,000	0.24	
TOTAL PARKING AND LOADING REQUIRED				34		0.55	
PARKING AND LOADING PROVIDED				29		0	PARKING DEFICIENCY: 5 AND LOADING DEFICIENCY: 1

DATE	REVISION	BY
03.26.17	ADD USE C PERMITS, LARSH CORPALS ADDED, PARKING ANALYSIS UPDATED	EJD
3.26.17	REMOVE SOME WAREHOUSE SPACE ADDED	EJD
07.07.01	GENERAL REVIEW PER P.B. SUGGESTIONS AND ENGINEER CHANGES	EJD
08.01.17	FOR COMMENTS	EJD
10.03.17	FOR P.B. COMMENTS	EJD
07.17.18	FOR P.B. ENGINEER'S COMMENTS	EJD
08.23.18	FOR P.B. ENGINEER'S COMMENTS	EJD
10.15.19	USE AND SITE PLAN REVISIONS	EJD
12.17.19	NEW SIGNATURE EJD	EJD
10.15.19	PLANNING BOARD	EJD
11.07.19	DOS-PERMIT SET	EJD
03.23.19	WINCC AND REVISED	EJD
06.03.17	PLANS 10	EJD
07.11.17	OWNER & PLANNING BOARD	EJD
10.21.17	OWNER & PLANNING BOARD	EJD
04.19.17	OWNER & PLANNING BOARD	EJD
03.17.17	OWNER & PLANNING BOARD	EJD



SITE PLAN

NO USE, REPRODUCTION, OR DISTRIBUTION MAY BE MADE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY REPRODUCTION OR DISTRIBUTION WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS PROHIBITED.

PROPOSED ALTERNATIVES TO MIXED USE BUILDING
11 WASHINGTON PLACE EAST
NORTH WHITE PLAINS, NEW YORK
BLOCK: 12/4 LOT: 26 and 40 ZONE: CB

D'AMORE DESIGN STUDIO
ARCHITECTS & PLANNERS A I A
136 Stevens Ave., Mount Vernon NY 10550 Tele 914-667-5524 info@damedesign.com

DATE: 01/17/20
SCALE: AS NOTED
SHEET NO. 1725
SHEET TOTAL: 01/17

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED 09 DEC. 2019

CHRISTOPHER CAROY, CHAIRMAN TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEER DRAWING PLANS REVIEWED BY TOWN CONSULTING ENGINEER
DATE: 02/17/20

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED 11 SEPT. 2017

CHRISTOPHER CAROY, CHAIRMAN TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEER DRAWING PLANS REVIEWED BY TOWN CONSULTING ENGINEER
DATE: 02/12/20

SPACE FOR APPROVAL STAMPS