


MEMORANDUM

TO: North Castle Planning Board

CC: Adam Kaufman, AICP
Jonathan D. Kraut, Esq.
Merrie Hughes R/T, Armonk Levine, LLC, Armonk Smith, LLC
Robert Bronzino, P.E.

FROM: Joseph M. Cermele, P.E., CFM 
Kellard Sessions Consulting
Consulting Town Engineers

DATE: February 17, 2021

RE: Shell Gas Station
375 Main Street
Section 108.03, Block 1, Lot 75

As requested, Kellard Sessions Consulting has reviewed the site plans submitted in conjunction with the above-referenced project. The applicant is proposing to redevelop the property by demolishing the existing $\pm 1,600$ s.f. building and service bays and constructing an $\pm 1,800$ s.f. convenience store. The two (2) existing fuel dispensers are proposed to be relocated beneath a proposed overhead canopy. A third fuel dispenser, previously proposed, has since been removed from the Site Plan. Additional amenities include air and vacuum stations and outdoor ice and propane display areas. Proposed off-site improvements include curb and sidewalks along Main Street (NYS Route 128) and Kent Place, defined driveway access and landscape areas. The $\pm 12,274$ square foot property is located in the Central Business (CB) Zoning District.

Our comments are outlined below.

GENERAL COMMENTS

As indicated by the applicant, the current plan revisions are intended to address specific comments by the Planning Board from the February 8, 2021 Meeting and do not address all prior comments from this office. Plan revisions are specific to off-street parking, landscaping and outdoor sales display. At this time, the applicant is seeking referral to the Zoning Board of Appeals (ZBA) to request the necessary area variances.

With regard to parking, the plan has been revised to eliminate the two (2) spaces that were previously deficient with regard to required back-up aisles. In reconfiguring the parking, the applicant has been able

to provide a total of twelve (12) parking spaces, one (1) space above what is required. The reconfigured parking proposes an ADA compliant space in front of the refuse enclosure (Space #8). We would recommend the Board and applicant consider using parking Space #7 for ADA parking and designating the entire area in front of the refuse enclosure as a “No-Parking Area”. This will result in a total of eleven (11) off-street parking spaces.

For ease of reference, we have included the remaining comments to be addressed from our February 5, 2021 memorandum below, should the applicant obtain the required variances.

1. The Existing Site Plan has been expanded, as previously requested, to include all existing, on-site features, as well as those along Main Street, Kent Place and the encroachments from the neighboring Amore Pizzeria, including various walkways, framed storage shed, walls and patio and a portion of the rear of the main building. With the exception of the storage shed, shown to be removed, the applicant provided an updated proposed site plan to show all encroachments to remain, per a License Agreement. The Applicant shall provide a draft copy of the License Agreement for review by the Town Attorney.
2. As previously requested, the Existing Site Plan shall clearly illustrate the limits of all items to be removed, such as curb, sidewalk, fence, existing sanitary sewer and water services, etc. The applicant has indicated that they have agreed, with the adjoining property owner, to remove the existing stockade fence to the south.
3. We note the applicant has met with the Conversation Board to review the proposed wetland mitigation and, by their letter dated January 5, 2021, it was agreed that a payment in-lieu was acceptable for mitigation. It is noted that the plan proposes a total disturbance within the wetland buffer of 5,567 s.f.
4. As shown on FEMA Firm Panels 36119C0164F and 36119C0277F, effective September 28, 2007, the property is located partially within a FEMA Floodplain and Floodway, Zone AE, with an Elevation of 379. A Floodplain Development Permit will be required. As indicated on the plan, the area of proposed site improvements and regrading under existing and proposed conditions are above the floodplain elevation. As a result, there will be no net loss of floodplain storage from the project. Section 177-17A of the Town Code requires that the lowest floor be elevated to at least two (2) feet above the base flood elevation; or be floodproofed so that the structure is watertight below two feet above the base flood level (Elevation 381.0). The plan proposes the floor elevation at Elev. 380.5, requiring that the building be floodproofed. The Applicant has proposed flood proofing/flood gates to Elevation 381.0 to satisfy this requirement. The applicant shall provide a construction detail of the proposed flood gates.
5. As previously requested, the applicant has provided a fuel truck maneuvering plan illustrating the path of a WB-50 Design Vehicle. As shown, the trailer will enter from the northbound lane on

Main Street, through the site and exit onto Kent Place to continue north or south on Main Street. Both proposed movements require traversing spaces striped for parallel parking on Kent Place. While fuel deliveries are proposed to occur during off-peak hours, the Board should discuss whether the route, as proposed, is acceptable.

6. As previously noted, improvements along Main Street (NYS Route 128) will require approval of permits by the New York State Department of Transportation (NYSDOT). Streetscape improvements along Kent Place and Main Street should continue to be coordinated with existing streetscape along Main Street to the north of the intersection. On August 27, 2020, the applicant met with this office and the Highway Department to discuss general improvements within the right-of-way. The applicant has noted NYSDOT has generally approved the proposed plan. The applicant shall provide a copy of the approval from NYSDOT. The applicant shall continue to coordinate proposed improvements with this office and the Highway Department.
7. As previously noted, the proposed sidewalks along Main Street and Kent Place should be equipped with ADA accessible drop curbs. The plan shall indicate locations of all ADA accessible ramps and include appropriate ADA ramp details, as per NYSDOT standards.
8. The applicant has provided a proposed sight line plan for all exit points on the property. As previously requested, the plan shall include a sight line plan and profiles for all access points to demonstrate adequate visibility a minimum of 200 feet in each direction for vehicles entering/exiting the site.
9. The applicant has provided an Engineer's Report of Stormwater Quantity demonstrating adequate mitigation of stormwater runoff through the 100-year, 24-hour storm event. The drainage area calculations illustrated on the proposed site plan are no longer applicable and shall be removed. We note that the overflow connection from the mitigation system is shown to connect to the sanitary sewer. This must be revised to connect to the Town storm sewer. Additionally, any connections to the storm system shall be at an existing structure. If none exists, a doghouse manhole or catch basin on the main line will be required.
10. The Erosion and Sediment Control Plan (C-014.00) shows construction staging located on the adjoining property. The applicant has indicated that they are in pursuit of a License Agreement with neighboring property owner to permit this to occur. If so, the applicant shall provide a copy of the License Agreement to the Town. Any sediment and erosion control details provided on the plan, which are not applicable, should be removed.
11. As previously requested, the existing site plan shall illustrate the location of all existing gas, water, electrical, stormwater sewer, and sanitary sewer services both within property limits and on Kent Place and Main Street. The proposed utility plan shall show proposed water, electrical, gas, stormwater sewer, and sanitary sewer services, including pipe material, size, and invert elevations

- and their connections to the main line, as appropriate. The plan shall include details for utility trenches, service connections and road restoration.
12. As previously noted, the location of the proposed One-Way signs shall be illustrated on the Site Plan.

As additional information becomes available, we will continue our review. It is noted that an itemized response to all comments will facilitate completeness and efficiency of review.

PLANS REVIEWED, PREPARED BY BRONZINO ENGINEERING, P.C., DATED FEBRUARY 10, 2021:

- Cover Sheet (C-001.00)
- Existing Site Plan (C-002.00)
- Proposed Site Plan (C-003.00)
- Proposed Grading, Drainage & Utility Plan (C-004.00)
- Proposed Landscaping Plan (C-005.00)
- Proposed Lighting Plan (C-006.00)
- Proposed Fuel Truck Path (C-007.00)
- Proposed Building Floor Plan (C-008.00)
- Proposed Building Elevations I (C-009.00)
- Proposed Building Elevations II (C-010.00)
- Proposed Canopy Elevations and Signage Details (C-011.00)
- Proposed Site Details I (C-012.00)
- Proposed Site Details II (C-013.00)
- Proposed Site Details III (C-014.00)
- Proposed Site Details IV (C-015.00)

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