


MEMORANDUM

TO: North Castle Planning Board

CC: North Castle Conservation Board
Adam Kaufman, AICP
David Lombardi, P.E.
Paul Sysak, R.L.A.

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

DATE: May 7, 2021

RE: A & R Real Estate Holdings Proposed Warehouse
100 Business Park Drive
Section 108.03, Block 1, Lot 51

As requested, Kellard Sessions Consulting has reviewed the site plans submitted in conjunction with the above-referenced project. The applicant is seeking Amended Site Plan Approval for the construction of a single-story, ±74,850 s.f. warehouse on the undeveloped portion of the site. The site is currently developed with a ±62,800 s.f. light industrial/warehouse building and associated off-street parking. Associated improvements for the proposed warehouse include off-street parking, access driveways, loading areas, wetland mitigation and stormwater management facilities. The plan proposes to land-bank 25 of the 63 required off-street parking spaces (reduced from 44 land-banked spaces). The total area of the property is ±11.3 acres and is located in the Planned Light Industry (PLI) Zoning District.

Our comments are outlined below.

GENERAL COMMENTS

1. As illustrated on the plan, the project site is located partially within the FEMA regulated floodway of the Byram River and the associated 100-year floodplain with a base flood elevation (BFE) of Elevation 370.0. Development is proposed within the floodplain. As such, the applicant will be required to obtain a Floodplain Development Permit demonstrating compliance with Chapter 177 – Flood Damage Prevention of the Town Code. The applicant had prepared a Flood Storage Volume Analysis Plan in addition to a Hydrologic and Hydraulic Report for review by this office which demonstrated that compensatory storage for the development within the floodplain is not

required. As such, the applicant obtained a variance from the Town Board for the requirement to provide compensatory storage.

Comment satisfied.

2. The Byram River flows generally north to south along the eastern property boundary. This watercourse is a locally-regulated wetland, as well as a New York State Department of Environmental Conservation (NYSDEC) Class C(T) stream. The 100-foot regulated buffer and adjacent area extends onto the property and within the proposed development area. A local Wetland Permit will be required. The applicant has prepared a wetland mitigation plan which received a recommendation of approval from the Conservation Board in July 2020. The Planning Board should discuss whether the mitigation plan, as proposed, is appropriate for the development.
3. As previously requested, the applicant has provided confirmation that the US Army Corps of Engineers (USACOE) will not require permitting for the proposed development. We note, however, that improvements are proposed within 50 feet of the Byram River. A NYSDEC Article 15, Protection of Waters permit may be required to physically disturb the bed or banks (up to 50 feet from stream) of the Byram River. The applicant should provide confirmation from the NYSDEC as to whether or not the Permit will be required.
4. The Byram River is a Westchester County controlled stream and development is proposed within 100 feet of its banks. The applicant has acknowledged the need to obtain the Westchester County Department of Public Works (WC DPW) Stream Control Permit. The applicant will be required to provide a copy of the Permit as a condition of any approvals. Pending adoption of a Resolution of Approval, the Town will sign the WCDPW Stream Control Permit, as required, for filing by the applicant.
5. As previously indicated, the plan proposes disturbances within the locally regulated 100-foot buffer of the Byram River and associated fringe wetland area. The applicant has prepared a Wetland Mitigation Plan to provide mitigation at a ratio of 2:1 for unavoidable disturbances within the wetland buffer, as required by Chapter 340, Wetlands and Watercourse Protection of the Town Code. As previously requested, the Disturbance Summary provided on the plan shall be updated to quantify existing and proposed pervious and impervious surface areas within the buffer.
6. As required by Town Code, the applicant shall provide a long-term monitoring and maintenance plan for the proposed wetland mitigation for a period of at least five (5) years. This office will provide standard conditions for the long-term monitoring and maintenance plan to be included on the Site Landscaping and Wetland Mitigation Plan.

7. As previously noted, the Wetland Evaluation and Impact Report makes reference to debris removal along the Byram River and its banks. This work is not shown on the plans and may require permitting by the NYSDEC and/or Westchester County Department of Public Works. The Wetland Mitigation Plan shall clarify whether this work is proposed and, if so, clarify the limits and methods for debris removal.
8. The plan proposes the removal of 235 Town-regulated trees, six (6) of which are Significant Trees, as defined by Town Code. The Planning Board should discuss whether the amount of proposed tree removal is appropriate for the development and if any tree preservation or replacement, in addition to what is shown on the proposed Site Landscaping and Wetland Mitigation Plan, is required.
9. The proposed southern driveway access is opposite an existing water supply well, potentially to be used as a public water supply for the Town. A portion of this driveway is located within 100 feet of the well control area and the access drive. In addition, a portion of the proposed land-banked parking spaces lie within the 200 foot control radius. It is our understanding that the owner is working with the Town Attorney to provide the Town with the required easements necessary for the future control of the development of this area of the site.
10. The plan proposes to land-bank 25 of the 63 required off-street parking spaces at the south side of the property. The Planning Board should discuss whether this is appropriate for the project.

Perhaps a few spaces in the front of the building can be land-banked, which would provide room to relocate screening which will not impact site lines at the curb cuts.

11. The plan proposes a circulation drive around the south and east perimeter of the proposed building to connect to the existing parking area and driveway access. We note that a portion of this proposed access drive will be submerged by approximately one (1) foot of water during the 100-year storm event (reduced from the previously proposed three (3) foot depth). The Planning Board should discuss whether this is appropriate and if any flooding of the driveway should be permitted. At a minimum, we would recommend that the plan be referred to the Armonk Fire Department and emergency services for their review for adequate emergency access for both emergency and aerial apparatus. The applicant should provide the Board with copies of any communication from the Fire Department in this regard and modify the plan, as may be required.
12. As previously requested, the plan illustrates turning movements for fire apparatus vehicles around the proposed building and exiting the site. We note, however, that as part of the prior approval for the existing facility, the Fire Department designated certain areas for fire access and staging. As previously requested, these areas should be illustrated on the Site Plan and reviewed with the Fire Department.

13. The site plan illustrates available sight line distances for vehicles exiting both proposed driveway locations. To do so, the plan requires the removal of two additional trees within the Town right-of-way. The plan shall clearly identify these trees for removal. As previously requested, the plan should also include sight line profiles for these locations to demonstrate adequate visibility in both directions from both locations.

The proposed spruce trees located along the project frontage in the vicinity of the proposed curb cuts should be reconsidered. As the trees grow and spread, site lines will eventually be restricted.

14. The plan proposes two (2) accessible parking spaces in the front of the building, as required by Town Code. The plan should illustrate the required “No Parking” directional signage for the access aisle.
15. We note that, as required by Section 177-17 of the Town Code, the proposed building floor elevation has been set two (2) feet above the Base Flood Elevation (Elevation 372.0). As previously requested, the plan should clearly illustrate that the location of any electrical transformer or similar utility and note that it shall be set at an elevation no lower than the BFE (Elev. 370.0).

The applicant has located the transformer pad along the Business Park Drive frontage at an elevation of 370.0. Comment satisfied.

16. The applicant has provided a Landscape Plan for consideration by the Planning Board. The Board should consider weather adequate screening of the loading area in front of the building has been provided by the current plan.

The Planning Board has expressed their satisfaction with the proposed loading area. Comment satisfied.

17. As previously requested, the plan shall include proposed driveway profiles to demonstrate compliance with Section 355-59, Driveways of the Town Code.

The applicant has included driveway sections at each of the proposed curb cuts. Each curb cut complies with the slope requirements within Section 355-59 of the Zoning Code. Comment satisfied.

18. The plan proposes approximately 4.8 acres of disturbance, which will require the owner to obtain coverage under the NYSDEC General Permit (GP-0-20-001) for Stormwater Discharge from Construction Activities. The applicant has prepared a Stormwater Pollution Prevention Plan (SWPPP) and Erosion and Sediment Control Plan for review. We will defer a detailed review of the SWPPP until the previously provided comments are addressed, including:

- The Grading and Utility Plan shall be revised as needed to provide stormwater treatment of the entire area of the front parking lot and the paved entry drive to the south. As currently shown, it appears that the majority of the parking lot will bypass the water quality treatment unit and no treatment is provided for the paved portion of the entry drive.

The proposed 24" drain pipe has minimal pitch. Perhaps the applicant can re-examine the location of the proposed drainage system in an effort to obtain better pitch along the 24" pipe.

- The proposed Water Quality Unit, located in the front of the building, is partially within the limits of an existing drainage easement in favor of the Town. The structure should be shifted to the south beyond the limits of this easement area.
- The plan proposes the removal and relocation of existing storm conveyances in the central portion of the site, with the exception of a final section of 24-inch corrugated metal pipe that ultimately discharges to the Byram River. The condition of this section of pipe should be inspected with this office and the Superintendent of Highways to determine whether this last section shall also be replaced.
- The SWPPP should include pipe capacity calculations and storm drain profiles demonstrating adequate capacity for the increased flows.
- The plan proposes a stormwater infiltration basin, water quality treatment unit and porous pavement as stormwater management practices. A Long-Term Maintenance Agreement will be required to be put in place by the owner. A draft agreement should be provided for review by the Town Attorney.
- A draft copy of the Notice of Intent (NOI) has been provided for review pending modifications to the SWPPP.
- This office witnessed deep and percolation soil testing at various locations throughout the site. Based on the soil testing and observed groundwater elevations (approximate Elevation 363.5), it appears that modifications to the stormwater practices have been made to provide the minimum three (3) foot separation from the bottom of the practice to the ground water surface, as required by the NYS SMDM.
- The Drainage Area Maps provided in the SWPPP should be supplemented with soil types and land cover areas to support the calculations in the hydrologic model.

- The infiltration basin calculation should be reviewed for consistency with the plan and revised, as needed. The available depth of the basin appears to only be 2½ feet deep, as opposed to the 3½ feet used in the calculation.
 - The SWPPP shall clearly indicate the bypass rate provided by the water quality unit to ensure safe passage of the 100-year design flow.
 - The plans and SWPPP shall provide details and documentation to support design compliance with the minimum requirements of the NYS SMDM for infiltration basins (Practice I-2). Specifically, provisions for pre-treatment of the water quality volume shall be provided with a capacity based on the infiltration rate of the underlying soil.
 - The location of the temporary construction fence illustrated on the Erosion and Sediment Control Plan is noted to generally follow the property line which will locate it within the boundaries of the FEMA floodway. The plan shall be revised to avoid this.
 - The sequence of construction on the plan and within the SWPPP shall be expanded to include the following, at a minimum:
 - Steps to construct the proposed stormwater infiltration basin and temporary measures to prevent flow into the basin until stabilized and timing as to when it should be put online;
 - Construction of the porous pavement system and means of protection during construction;
 - Wetland mitigation, landscaping and site restoration.
19. The Site Plan shall dimension the backup aisle provided at the north end of the front parking lot to demonstrate that a minimum of 25 feet has been provided, as required by Town Code.
20. The site plan illustrates utility connections for domestic water and sanitary sewer services. As previously requested, the applicant should clarify whether a water service for Fire Protection is required and whether any fire hydrants are proposed or required by the Armonk Fire Department in the vicinity of the proposed building. Any alternative means of Fire Protection should be noted on the plan.
21. The plan shall clearly delineate the area of road restoration required for the installation of the sewer and water service connections. The plan shall illustrate trench restoration details, as required by the Town Highway Department, including 18-inch cut-back of trench width, k-crete backfill and resurfacing of the top course of asphalt to extend from curb-to-curb.

North Castle Planning Board
A & R Real Estate Holdings – 100 Business Park Drive
May 7, 2021
Page 7 of 7

22. The applicant has provided a Site Lighting and Photometric Plan for consideration by the Planning Board.

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 & REPORT REVIEWED, PREPARED BY JMC, DATED APRIL 12, 2021:

- Cover Sheet (C-000)
- Overall Site Existing Conditions Map (C-010)
- Site Existing Conditions Map (C-011)
- Site Demolition & Tree Removal Plan (C-020)
- Site Layout Plan (C-100)
- Truck Turning Analyses (C-110)
- Fire Apparatus Turning Analysis (C-120)
- Site Grading Plan (C-200)
- Site Utilities Plan (C-300)
- Site Erosion & Sediment Control Plan (C-400)
- Site Landscaping & Wetland Mitigation Plan (C-500)
- Site Lighting Plan (C-600)
- Existing Interior Landscaped Area Calculations Plan (C-800)
- Proposed Interior Landscaped Area Calculations Plan (C-810)
- Construction Details (C-900, C-901, C-902, C-903, C-904, C-905)

JMC/dc