


**MEMORANDUM**

TO: North Castle Planning Board

CC: Adam Kaufman, AICP  
Joseph R. Crocco Architects  
JG Armonk, LLC

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

DATE: May 7, 2021

RE: JG Armonk, LLC  
575 Main Street  
Section 108.01, Block 1, Lot 34

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As requested, Kellard Sessions Consulting has reviewed the site plans submitted in conjunction with the above-referenced project. The applicant is proposing to extend the existing concrete sidewalk along the south side of the building to provide a raised platform for outdoor seating associated with the existing restaurant space. The seating is proposed to be located partially within the existing circulation drive for the parking lot. The property is ±1.88 acres in size and located in the Central Business (CB) Zoning District.

Our comments are outlined below.

**GENERAL COMMENTS**

1. As previously noted, upon review of available FEMA FIRM mapping, a majority of the site is located partially within the FEMA 100-year Floodplain, Zone AE, with an elevation of approximately 376 feet. However, based on the topographic data provide on the plan, it seems that the lowest elevation is approximately 379.0 and not within the floodplain. It seems that the discrepancy may be due to the provided survey data. As is typical, the property survey was likely completed using the NAVD88 datum while the FEMA Maps utilize the NGVD29, which is approximately 3.6 ft lower. The plan shall include a note regarding the source of the survey and topographic data and vertical datum and a description of the assumed discrepancy described above.

As previously noted, regardless of whether the proposed improvements are within the floodplain, the applicant will be required to obtain a Floodplain Development Permit for the project. It does

not appear that floodplain mitigation will be required. The plan shall be revised to illustrate the boundaries of the 100-year floodplain and include specific references to the FEMA FIRM Maps and effective dates.

2. As previously requested, the Bulk Zoning Table shall be revised to include site specific data regarding lot size and bulk requirements, i.e., frontage, yards, coverage, etc. The required minimum yard setbacks should be illustrated and dimensioned on the plan. In addition, the parking calculations for the restaurant spaces should be clarified to require parking for either one (1) space for each three (3) seats or one (1) space for each 75 square feet of gross floor area, whichever is greater and clarify that the pharmacy requires one space for 200 square feet of gross floor area. Finally, the proposed total parking space count should be reduced to 125 spaces since the previously proposed additional space was removed to accommodate vehicle access around the proposed outdoor seating area.
3. As previously noted, the existing parking lot provides for one-way circulation around the rear of the building for vehicle access. The existing drive in the area of the proposed outdoor seating is approximately 30 feet wide (not dimensioned on the plan). The plan proposes to construct an expanded sidewalk area for seating in this area, resulting in a 16' – 8" wide driveway. This minimum dimension complies with Section 355-55 of the Town Code for one-way access. In addition, the applicant recently obtained confirmation from the Building Inspector that this access drive is not required for fire access (which would have required a minimum width of 20 feet) for compliance with the NYS Fire Code. The plan has also been revised, as requested, to include vehicle movements through this one-way access, to demonstrate adequate maneuverability for a box truck.

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.

**PLAN REVIEWED, PREPARED BY NATHANIEL J. HOLT, P.E., DATED APRIL 24, 2021:**

- Island Geometry Plan (1/1)

**PLANS REVIEWED, PREPARED BY JOSEPH R. CROCCO ARCHITECTS, DATED APRIL 6, 2021:**

- Existing/Demo Plan (A-1)
- Proposed Plan (A-2)
- Elevations (A-3)

JMC/dc