


**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: April 9, 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**

We note that the previously prepared plans have not been resubmitted with this application. The applicant, however, has provided an Island Geometry Plan for review. The comments provided below, include comment from our prior memorandum, which remain to be addressed.

1. As previously noted, upon review of available FEMA FIRM mapping, the site is located partially within the FEMA 100-year Floodplain, Zone AE, with an elevation of approximately 376 feet. Regardless of whether the proposed improvements are within the floodplain, the applicant will be required to obtain a Floodplain Development Permit for the project. 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. The plan shall include a note regarding the source of the survey and topographic data and vertical datum.

2. As previously noted, the Bulk Zoning Table shall be revised to include site specific data regarding lot size, Section/Block/Lot and Zoning District. Please revise as necessary.
3. The previously provided site plan included a Bulk Zoning Table indicating a total of 141 off-street parking spaces required for the site, where 125 spaces currently exist. We note that the calculations for all restaurant spaces shall be revised in accordance with Section 355-57 of the Town Code, which requires one (1) parking space for each three (3) seats or one (1) for each 75 square feet of gross floor area, whichever is greater. As requested by the Building Inspector, in his memorandum dated March 15, 2021, please provide the requested clarification regarding required and provided off-street parking, so that a determination as to the need for an area variance can be verified.
4. 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-foot wide driveway width. While this minimum dimension complies with Section 355-55 of the Town Code for one-way access, the Building Inspector, by copy of the above-referenced memorandum, has indicated that this access is required for fire access requiring a minimum width of 20 feet for compliance with the NYS Fire Code. The plan must be revised to provide this minimum driveway width. In addition, as previously noted, the geometry and circulation access of the proposed driveway appears limited. The plan has been revised to include requested vehicle movements through this one-way access, for a box truck. However, the turning template appears to be missing movement tracks for bumper overhang and rear wheels, which may require altered curb geometry. In addition, the turning template shall reflect the fire apparatus that may require use of this access. The applicant shall obtain specific emergency vehicle data from the Armonk Fire Department. The configuration of the seating area, adjacent parking space and driveway may require modification to accommodate adequate emergency access. The plan shall be revised accordingly.
5. The applicant has revised the layout of the outdoor seating area, as recommended, to modify the existing curb and sidewalk at the rear of the building to direct vehicles away from this seating area. The applicant should continue to consider additional measures, such as bollards and/or pre-cast planters for additional protection of patrons utilizing the space.
6. As previously requested, the proposed sidewalk expansion should be dimensioned on the plan.
7. As previously requested, the plan should include construction details for all improvements.

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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 MARCH 22, 2021:**

- Island Geometry Plan (1/1)

JMC/dc

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