


## 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: February 17, 2021

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

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  $\pm 1.88$  acres in size and located in the Central Business (CB) Zoning District.

Our comments are outlined below.

### GENERAL COMMENTS

1. 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.
2. The site plan includes a Bulk Zoning Table; however, specific data regarding lot size, Section/Block/Lot and Zoning District are not provided. Please revise as necessary.

3. The Bulk Zoning Table indicates a total of 141 off-street parking spaces required for the site, where 125 spaces currently exist, and 126 spaces are proposed. 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. The applicant should confirm with the Building Inspector as to whether or not an area variance will be required for the pre-existing deficient parking spaces.
4. 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, which complies with Section 355-55 of the Town Code for one-way access. We note, however, that the geometry of the proposed driveway appears limited. The plan should include vehicle movements through this one-way access for the largest vehicles that customarily use this drive, i.e., refuse trucks and delivery box trucks. The configuration of the seating area and driveway may require modification to accommodate adequate access.
5. The plan proposes a single parking space immediately adjacent to the west side of the proposed seating area. While this additional parking space will reduce the existing nonconformity, for the safety of patrons utilizing the outdoor seating, we would recommend that in lieu of the added parking space that the applicant consider modifying the existing curb and sidewalk at the rear of the building to direct vehicles away from this seating area. For example, the curb and sidewalk could be extended further west to connect to the existing sidewalk at the south west corner of the building behind the restaurant. Additional measures such as bollards and/or pre-cast planters should be considered as well.
6. The proposed sidewalk expansion should be dimensioned on the plan.
7. The plan should include construction details for all improvements.

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 JOSEPH R. CROCCO ARCHITECTS, DATED FEBRUARY 8, 2021:**

- Site Plan (S-1)
- Enlarged Site Plan (S-2)

JMC/dc