

**MEMORANDUM**

TO: North Castle Planning Board

CC: Adam Kaufman, AICP  
Nathaniel J. Holt, P.E.  
Michael Fareri

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



DATE: June 10, 2021

RE: Michael Fareri – Armonk Close  
154 Bedford Road  
Section 108.03, Block 1, Lot 42

As requested, Kellard Sessions Consulting has reviewed the site plans submitted in conjunction with the above-referenced project. The applicant is proposing to subdivide the existing lot into two (2) lots, each approximately 0.63 acres in size, and develop each lot with a multi-family single structure. Each structure is proposed to have ten (10) residential units (20 total); including 12 – 3 bedroom; and 8 – 2 bedroom units. Associated improvements include 57 off-street parking spaces, where 52 are required (32 garage spaces and 25 outdoor spaces), as well as a sidewalk along Bedford Road. The property is ±1.26 acres in size and located in the Residential Multifamily Single Structure (R-MF-SS) Zoning District.

Our comments are outlined below.

**GENERAL COMMENTS**

1. The applicant has Provided a Preliminary Subdivision Map for review. The plat map should be updated as necessary to include all information required by Section 275-30, Preliminary Plats, of the Town Code. Specifically, existing topography should be shown as well as sanitary sewer and domestic water services to each lot, and the limits of any proposed easements that may be required, such as for shared access and common infrastructure including stormwater mitigation systems and utilities.
2. The applicant has prepared a Site Plan for review and consideration by the Planning Board. This office has had prior staff meetings with the applicant to review the plan and is in general agreement

with the configuration of the site access and parking, as proposed. The applicant, of course, will be required to further the design of the project as it develops with regards to proposed grading, utilities, stormwater mitigation, etc. We have provided preliminary comment below for the applicants benefit.

3. The Preliminary Site Plan includes a Zoning Compliance Chart. We note that the applicant required and obtained area variances associated with the minimum Lot Width (137.5 feet where 150 feet is required) and building heights for Lot 1 and Lot 2 (31' – 11 ¼" and 32' – 2 ½" respectively, where a maximum of 30 feet is permitted). The Zoning Compliance Chart should be revised to indicate the variances granted and date approved.
4. The project will require access and utility easements between the tow properties. The agreements should be reviewed by the Town Attorney and any limits of easement boundaries should be illustrated and noted on the Site Plan.
5. The plan proposes a sidewalk connection along the property frontage and a crosswalk to connect to the existing sidewalk network on the south side of Bedford Road. The location of the crossing should be reexamined based on the relationship of elevations between the roadway and sidewalk. We would recommend that the sidewalk extend further west along the frontage of 150 Bedford Rd before crossing perpendicularly to the existing sidewalk in front of 145 Bedford Rd. The plan should also be referred to the Town Highway Department for review and comment.
6. The plan proposes an internal one-way traffic loop for access through the site and parking. The proposed layout appears to comply with applicable sections of the Town Code; however, we understand the applicant is working with the Building Inspector regarding required fire access and/or fire hydrant locations. The applicant should continue these discussions as well as with the Armonk Fire Department and modify the plan as may be needed. As the plan advances, additional details for signage and striping will be required.
7. The plan illustrates the location of a centralized refuse enclosure at the north end of the interior parking lot. The applicant should demonstrate adequate access for refuse pickup. As the plan progresses, additional details for the enclosure and landscape screening should be provided. We understand the applicant is considering eliminating the refuse enclosure and providing individual collection at the rear of each building unit. This would be preferred. The applicant should continue to update the Planning Board in this regard.
8. The plan proposes separate driveway access to the garage at the rear of both buildings. Dimensions appear to provide adequate access and we are in general agreement with the layout, except for the eastern curb cut which should be straightened.

9. The applicant should provide a Landscape and Screening Plan for the Planning Board's consideration. This plan should include any required recreation area and details of its construction.
10. The applicant will be required to provide a Site Lighting and Photometric Plan for the Planning Board's consideration. The plan should demonstrate that no light trespass will result at the property line.
11. The plan will need to include a driveway profile, demonstrating compliance with Section 355-59, Driveways of Town Code.
12. The project will result in a sewage design load of greater than 2,500 gallons per day. As such, the plan will require review by the Westchester County Department of Health (WCHD).
13. As the plan develops, the applicant will be required to provide detail related to the proposed sanitary sewer and water (domestic and fire) services for the project. Any public or private connections shall be illustrated and detailed, as well as any easements that may be required. Should extensions to the existing public services be required, approval by the WCHD will be necessary. We would recommend that the plan be referred to the Town Water and Sewer Department for review and comment.
14. A meeting was conducted on June 9, 2021 with the applicant and Sal Misiti to discuss details specific to water and sewer service to the project. At that time, we also discussed specifics with regard to the project's stormwater systems, site grading, curbing, sidewalks, pavements, etc. The applicant will be updating the plans to address specifics of the engineering details. Upon resubmission of the plans, we will conduct further review.
15. The project will result in disturbances greater than one acre. As such, the applicant will be required to prepare a Stormwater Pollution Prevention Plan (SWPPP) in accordance with Chapter 267, Stormwater Management of the Town Code as well as to obtain coverage under the New York State Department of Environmental Conservation (NYSDEC) SPDES General Permit, GP-0-20-001 for Stormwater Discharge from Construction Activity. The applicant will be required to file a Notice of Intent (NOI) with the NYSDEC. A draft copy should be provided for review. We note that a similar requirement and report was prepared as part of the prior application for this site for coverage under the previous General Permit (GP-0-15-002). The SWPPP and NOI will need to be updated to reflect the requirements and conditions of the latest General Permit.
16. As part of the SWPPP, the applicant will be required to prepare a hydraulic and hydrologic analysis demonstrating that storm water quality and quantity controls will be provided to comply with the requirements of the General Permit, with specific reference to Chapter 9, Redevelopment Projects. Again, as part of the previous application for this site, soil deep and percolation testing had been

performed by the applicant and witnessed by this office to demonstrate that suitable soils for infiltration are present. As long as the systems proposed for this site plan are in the same general location as the prior design, we are amenable to the applicant using the prior soil test results for their study.

17. As part of the SWPPP, the applicant will be required to prepare an Erosion and Sediment Control Plan to illustrate and detail the temporary measures required throughout construction to manage and minimize the offsite transport of sediment. The plan should include, at a minimum, a suggested construction sequence, temporary erosion control measures, temporary sediment basins, contractor staging and material stockpile area, vehicle queuing areas, etc.
18. As the plan develops, the applicant will be required to provide construction details for all site improvements, both on-site and within the Town right of way.

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 NATHANIEL J. HOLT, P.E., DATED MAY 25, 2021:**

- Existing Conditions Plan (1/8)
- Site Plan (2/8)
- Water & Sewer Plan (3/8)
- Drainage Plan (4/8)
- Sediment & Erosion Control Plan (5/8)
- Details (6/8, 7/8, 8/8)

JMC/dc