


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: April 22, 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, two (2) of which will be set aside as Affirmatively Furthering Fair Housing (AFFH) units to meet the 10% requirement. Associated improvements include 57 off-street parking spaces, where 52 are required (32 garage spaces and 25 outdoor spaces), as well as a sidewalk connection 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 Preliminary 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, however, that the minimum required Lot Width should be corrected to reflect 150 feet for the Zoning District, requiring area variances for both Lot 1 and Lot 2. In addition, as shown on the architectural elevations, the proposed building heights for Lot 1 and Lot 2 are approximately 31 feet and 32 feet, respectively, where a maximum of 30 feet is permitted. This should be corrected on the Zoning Compliance Chart. Finally, the side yard setbacks appeared to have been measured to the building footprint as opposed to the rear deck. While there appears to be no concern with meeting the required minimum yard setback, the plan and Zoning Compliance Chart should be corrected for clarity. The need for the above referenced area variances should be confirmed by the Building Inspector and the plan referred to the Zoning Board of Appeals, as appropriate.
4. The unit type and quantity provided on the apartment breakdown on the architect's plan require coordination with the resulting parking calculations provided on the Preliminary Site Plan. The plan shall be updated accordingly.
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. This is generally as previously approved with the prior site plan for this property. We are in general agreement with the layout and recommend that the plan be referred to the Town Highway Department for review and comment. As the plan advances, additional details for signage and sidewalk construction will be required.
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. We note that the plan proposes a new fire hydrant on the south side of Bedford Road in the same location that was previously approved for the prior single structure application for the site.

7. The plan illustrates the location of a centralized refuse enclosure at the north end of the interior parking lot with vehicle tracking to demonstrate adequate access for refuse pickup and circulation. As the plan progresses, additional details for the enclosure and landscape screening should be provided.
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, as proposed.
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. 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.
15. 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.

16. 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.
17. 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.

PLAN REVIEWED, PREPARED BY NATHANIEL J. HOLT, P.E., DATED APRIL 2, 2021:

- Preliminary Site Plan (1/1)

JMC/dc