


MEMORANDUM

TO: North Castle Planning Board

CC: North Castle Conservation Board
Adam Kaufman, AICP
Aggro & Brassi, LLC & Armonk Fairview, LLC
Joseph Eriole, Esq.
Daniel Sehnal, P.E.

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

DATE: March 5, 2021

RE: Aggro & Brassi, LLC & Armonk Fairview, LLC
94 Business Park Drive
Section 108.03, Block 1, Lot 50

As requested, Kellard Sessions Consulting has reviewed the site plan submitted in conjunction with the above-referenced project. The applicant is proposing to raze the existing hotel and demolish the existing parking facilities to accommodate the redevelopment of the site with a proposed warehouse facility $\pm 71,500$ s.f. in size. Associated improvements include off-street parking areas, loading areas, stormwater mitigation and replacement of sewer and water services. The subject property consists of ± 5.52 acres (240,438 s.f.) of land and is located within the Planned Light Industrial (PLI) Zoning District.

Our comments are outlined below.

GENERAL COMMENTS

1. As illustrated on the plan, the project site is located partially within the FEMA regulated floodplain of the Byram River, a FEMA regulated floodway. As per effective FEMA FIRM Maps, the floodplain is designated as a Zone AE, with a base flood elevation (BFE) of \pm Elevation 370.5. While no development is proposed to occur within the floodplain, the applicant will be required to obtain a Floodplain Development Permit, as required by Chapter 177 - Flood Damage Prevention of the Town Code. The Existing Condition Site Plan shall clearly illustrate the boundaries of the floodplain and floodway and include references to the FEMA Effective FIRM Maps and floodplain elevation.

2. The Byram River flows generally north to south along the eastern property boundary. This watercourse is a locally-regulated wetland/watercourse, as well as a New York State Department of Environmental Conservation (NYSDEC) Class C(T) stream. The plan illustrates a 50 foot buffer; however, Chapter 340, Wetlands and Watercourse Protection of the Town Code requires a 100-foot regulated buffer. Please revise the plan to illustrate this. The regulated buffer area will extend onto the property and, as such, require a local Wetland Permit. In addition, improvements specific to the stormwater management system appear to extend to within 50 feet of the bed and banks of the Byram River. As such, the applicant shall provide confirmation from the NYSDEC as to whether an Article 15, Protection of Water Permit will be required.
3. The project site is located within the check zone of NYSDEC Freshwater Wetland, G-2. As such, the applicant shall provide confirmation from the NYSDEC as to whether an Article 24, Freshwater Wetland Permit, will be required for the project. If required, the applicant shall provide a validation map signed by the NYSDEC, establishing the boundaries of the State regulated wetland.
4. The applicant shall confirm whether the wetland boundary illustrated on the plan has been established in the field with fluorescent, sequentially numbered ribbons. Once confirmed, please notify this office for field verification of the boundary by the Town Wetland Consultant.
5. We note that the Byram River is a Westchester County controlled stream. Development is proposed within 100 feet of its banks and will require a Westchester County Department of Public Works (WC DPW) Stream Control Permit.
6. As previously indicated, the plan proposes disturbances within the locally regulated 100-foot buffer of the Byram River and associated fringe wetland area. The applicant will be required to prepare a Wetland Mitigation Plan, providing a minimum mitigation ratio of 2:1, for unavoidable disturbances within the wetland/wetland buffer, as required by Chapter 340, Wetlands and Watercourse Protection of the Town Code. The Wetland Mitigation Plan shall include, at a minimum, a summary table illustrating and quantifying the total area of disturbance for the project, the disturbance area within the wetland and wetland buffer, existing and proposed pervious and impervious surface areas within the wetland and wetland buffer, as well as the total area of wetland mitigation proposed. We recommend that once the plan is developed that the Planning Board refer the plan to the Conservation Board for review and consideration.
7. We note that, as required by Town Code, the applicant will be required to provide a long-term monitoring and maintenance plan for the proposed wetland mitigation for a period of at least five (5) years. This office will provide standard conditions for this plan for inclusion on the Wetland Mitigation Plan.

8. The site plan indicates available sight line distances for vehicles exiting both proposed driveway locations. The plan, however, should be expanded to illustrate the entirety of the available sight distance, as well as include sight line profiles for these locations. The profile shall be taken from a vehicle 14 feet from the edge of the traveled way, with the driver's eye at 3.5 feet above finish grade, to an object in the road 2 feet above grade. The plan should identify whether any additional existing vegetation along the right-of-way of Business Park Drive will require removal to maintain adequate sight lines.
9. The applicant should illustrate turning movements, around the proposed building and exiting the site, for fire apparatus vehicles and tractor trailers of a size anticipated to utilize the site. The plan should be referred to the Armonk Fire Department for review of adequate emergency access and location(s) of proposed fire hydrant(s).
10. The plan proposes a total of 150 parking spaces, including six (6) accessible parking spaces, as required by Section 355-56 N (1) of the Town Code. For clarity, Site Plan Note No. 8C should be corrected to indicate this as well.
11. The plan shall include proposed driveway profiles to demonstrate compliance with Section 355-59, Driveways of the Town Code.
12. The applicant has provided a Lighting Plan for consideration by the Planning Board. We note that the proposed fixture height is 25 feet above grade, which appears to be higher than normally accepted by the Board.
13. The applicant has provided a Landscape Plan for consideration by the Planning Board. The applicant shall also provide a tree removal summary indicating the quantity, size and species of trees proposed for removal.
14. The plan proposes approximately 5.2 acres of disturbance, which will require the owner 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 NYSDEC SPDES General Permit (GP-0-20-001) for Stormwater Discharge from Construction Activities. The applicant has prepared a Stormwater Management Report and Erosion and Sediment Control Plan for review. We will defer a detailed review of the plan and report until it is developed further to address the following preliminary comments for consideration (our office is available for a technical review meeting if desired):
 - a. The SWPPP shall be revised to acknowledge the requirement for compliance under the General Permit, as well as include discussions related to required inspections and

frequency by a Qualified Professional, the need for a Trained Contractor, sequence of construction etc.

- b. The SWPPP shall include a draft copy of the Notice of Intent (NOI) and MS4 Acceptance Form for review.
- c. The proposed water quality treatment does not appear to meet the requirements of the New York State Stormwater Management Design Manual (NYS SMDM) for redevelopment projects (Chapter 9). The plan proposes a closed-pipe detention system to collect roof runoff (Drainage Area, DA-2) with no water quality treatment provided. In addition, water quality treatment is only provided for the rear portion of the parking lot (Drainage Area, DA-3) and provides for direct discharge of stormwater runoff from the front parking area (Drainage Area, DA-3) to the Byram River without the benefit of water quality treatment. The plan must be revised to provide stormwater quality treatment for all areas. Volume and/or peak treatment rate calculations shall be provided for each system.
- d. The water quality sizing calculations appear to only provide for 25% of the required treatment. Unless the plan is revised to include the use of standard stormwater mitigation practices, the plan shall provide 75% of the required water quality treatment for all redeveloped areas and 100% of the required water quality treatment for all newly developed or expanded areas. The water quality volume calculations provided in the SWPPP shall be updated accordingly and include the entire tributary drainage area.
- e. It appears that the proposed detention system, as designed, does not meet the requirements for alternative stormwater treatment practices, as described in the NYS SMDM, specifically as it relates to treatment via permanent pools, baffles or other proprietary method.
- f. The SWPPP includes curve number (CN) calculations for existing and proposed drainage areas; however, they appear to be incomplete and do not provide the final resulting CN value. Please revise as necessary.
- g. The hydrologic and hydraulic calculations provided in the SWPPP should include the routing calculations through the detention system and control structure, as well as the water quality treatment units. Include the outlet control structure model data.
- h. The SWPPP should include pipe capacity calculations demonstrating adequate capacity for the peak discharge flow rates.

- i. The proposed stormwater practices do not currently rely on infiltration or underlying soils. As such, deep and percolation soil testing is not required. Should the design of the practices change and require soil testing, please coordinate with this office so that the testing can be witnessed by our office as required.
- j. The SWPPP shall clearly demonstrate the overflow bypass rate provided by the water quality unit to ensure safe passage of the 100-year design flow.
- k. The SWPPP and Erosion and Sediment Control Plan shall include a construction sequence and phasing plan, limiting disturbance for a particular phase of construction to no more than five (5) acres. The phases shall be clearly identified on the stormwater plan.
- l. The construction phasing and sequence described on the Stormwater Pollution Prevention Plan (Sheet 8 of 13) shall be expanded based on the phasing described above, as well as to include provisions for temporary sediment basins, protection of drainage facilities throughout construction, conversion to allow stormwater mitigation systems to go on-line, wetland mitigation, etc.
- m. The plan requires the import of approximately 2,000 cubic yards of material. The erosion and sediment control plan shall clearly illustrate the ability to adequately stage and stockpile this material on site and not require the queuing of trucks within Business Park Drive.
- n. The Erosion and Sediment Control Plan should incorporate a temporary construction access road, in lieu of proposing to utilize the existing paved drive, in order to eliminate the potential for off-site sediment transport to Business Park Drive.
- o. The plan should consider the use of temporary sediment basins throughout construction to not only collect sediment from stormwater runoff but to also be used for dewatering activities that may be required. Provide details.
- p. According to available New York State Office of Parks, Recreation and Historic Preservation (NYS OPRHP), the project site is located within an archeological sensitive area. As such, the SWPPP shall include confirmation from NYSOPRHP, indicating no adverse impact.
- q. The SWPPP shall include a discussion related to long-term operation and maintenance and designate the responsible parties both during and after construction. A Long-Term Maintenance Agreement will be required to be put in place by the owner. A draft agreement should be provided for review by the Town Attorney.

15. The plan should include profiles for all drainage conveyances to demonstrate adequate cover and slope and that there are no conflicts with other utilities.
16. The site plan illustrates a wet tap for the proposed water service. This should be reviewed with the Town Water and Sewer Department as well as any potential requirement for remote metering and backflow protection. The applicant should clarify whether individual services for domestic water and fire protection are required for the building.
17. The applicant proposed reconnection and expansion of the existing gas service for the building. We note that in March 2019, ConEdison imposed a moratorium on new services or expansions to existing gas services. The applicant should provide confirmation from ConEd that the proposed modifications are acceptable. Otherwise, alternative fuel sources should be noted on the plan.
18. The plan shall include a trench restoration detail for all work within the right-of-way of Business Park Drive in accordance with Town Highway Department standards.

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 & DOCUMENT REVIEWED, PREPARED BY DYNAMIC ENGINEERING, DATED FEBRUARY 19, 2021:

- Cover Sheet (1 of 13)
- Demolition Plan (2 of 13)
- Site Plan (3 of 13)
- Grading Plan (4 of 13)
- Drainage and Utility Plan (5 of 13)
- Landscape Plan (6 of 13)
- Lighting Plan (7 of 13)
- Stormwater Pollution Prevention Plan (8 of 13)
- Construction Details (9 of 13, 10 of 13, 11 of 13, 12 of 13, 13 of 13)
- Stormwater Management Report, dated February, 2021

JMC/dc