


**MEMORANDUM**

TO: North Castle Planning Board

CC: Adam Kaufman, AICP  
Joseph Riina, P.E.  
Christopher Santomero

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

DATE: March 18, 2021

RE: Site Plan Approval  
Christopher Santomero  
868 North Broadway  
Section 122.12, Block 5, Lot 63

---

As requested, Kellard Sessions Consulting has reviewed the site plans and application submitted in conjunction with the above-referenced project. The applicant obtained Site Plan Approval and Steep Slope Permit Approval by Resolution dated June 10, 2019. The approvals have since lapsed. The applicant is before your Board seeking reapproval for the same site plan. The plan proposed by the applicant has not changed since the prior approval and includes the construction of a  $\pm 4,300$  s.f. single-story retail building. Associated improvements include construction of various retaining walls to permit the development of a parking lot to serve the building, stormwater mitigation systems, site lighting and landscaping, as well as improvements along the property frontage including new curb and sidewalk. The property is 18,426 s.f. in size and located in the Central Business (CB) Zoning District.

**GENERAL COMMENTS:**

1. The applicant has since obtained a New York State Department of Transportation (NYSDOT) Highway Work Permit for the proposed improvements within the right of way of NYS Route 22 (North Broadway) with an expiration date of June 29, 2021. We note that as required by the NYSDOT, two (2) very minor plan modifications were made as follows:
  - a. The curb radii at the entrance and exit drives were adjusted to transition with the existing edge of payment of NYS Route 22;

- b. The previously approved stormwater mitigation system was modified to provide a split system with a stormwater detention system located within the entry and exit drives. The resulting storage volume has been increased from what was previously approved.
2. It appears that the details associated with the subsurface detention system, that were to be included on Sheet 12 or 14, have been inadvertently omitted. The plan should be revised to include the appropriate details.
3. We would recommend that the construction cost estimate, provided as part of the original Site Plan Approval, be updated in consideration of the above noted revisions.

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 SITE DESIGN CONSULTANTS, DATED JANUARY 23, 2020:**

- Zoning & Vicinity Plan (Sheet 1 of 14)
- Site Plan (Sheet 2 of 14)
- Existing Conditions & Demolition Plan (Sheet 3 of 14)
- Erosion & Sediment Control Plan (Sheet 4 of 14)
- Improvement Plan (Sheet 5 of 14)
- Landscape Plan (Sheet 6 of 14)
- Sight Distance Plan (Sheet 7 of 14)
- Lighting Plan (Sheet 8 of 14)
- Profiles (Sheet 9 of 14)
- Site Details (Sheet 10 of 14)
- Site Details 2 (Sheet 11 of 14)
- Subsurface Detention Details (Sheet 12 of 14)
- Erosion & Sediment Control Details (Sheet 13 of 14)
- Retaining Wall Plan & Details (Sheet 14 of 14)

JMC/dc