


**MEMORANDUM**

TO: North Castle Planning Board

CC: Adam Kaufman, AICP  
William O’Neill, R.A.  
TJ Royal Properties, Inc.

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

DATE: April 22, 2021

RE: Beehive Restaurant – Outdoor Dining  
30 Old Route 22  
Section 107.04, Block 2, Lot 15

As requested, Kellard Sessions Consulting has reviewed the site plans submitted in conjunction with the above-referenced project. The applicant is proposing to expand the existing outdoor dining area with an enclosed patio. Additional improvements include the installation of awnings over the proposed patio and entry stairs and ramp, as well as improvements to the accessible parking layout. The property is ±9,553 s.f. in size and located in the Roadside Business (RB) Zoning District.

Our comments are outlined below.

**GENERAL COMMENTS**

1. The plan includes what appears to be a copy of a previously approved Site Plan. Specific reference to the Approval Resolution should be included on the plan. As noted on the Bulk Zoning Data Table, the prior approval included area variances, which had been granted in 2009, for minimum required front and rear yard setbacks, maximum lot coverage and floor area ratio and required off-street parking. The proposed plan will require area variances for increasing the non-conformity of the front and rear yard setbacks and maximum lot coverage. The proposed front and rear yard setbacks should be dimensioned on the plan. The application will require referral to the Zoning Board of Appeals.
2. In addition to the above noted variances, it appears an additional area variance from Section 355-56.G of the Town Code will be required for the proposed accessible parking spaces which, as

shown, will require that vehicles back out of the spaces and into Old Route 22. This should be verified by the Building Inspector.

3. As shown on the proposed plan, the increased outdoor dining area is to occur entirely within the limits of the existing parking lot. As such, there is no resulting increase in impervious surface area. Therefore, stormwater mitigation will not be required.
4. As a result of the increased outdoor dining area, the existing accessible parking spaces required reconfiguration. The plan proposes to provide two (2) accessible parking spaces and a shared access aisle in accordance with ADA Design Guidelines. The plan should illustrate the location of required “Accessible Parking” and “No Parking” signs. Please provide construction details.
5. The plan proposes to relocate the existing accessible drop curb ramp to accommodate the proposed building addition. The plan should include details of construction for the drop curb ramp, as well as the pavement restoration that will be required within the Town right-of-way. We note that a Street Opening Permit from the Town Highway Department will be required.

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 O’NEILL ARCHITECTS, DATED APRIL 15, 2021:**

- Patio Expansion (A.01)
- Awning Patio and Entrance (A.02)

JMC/dc