

**MEMORANDUM**

TO: North Castle Planning Board

CC: Adam Kaufman, AICP  
William Null, Esq.  
Rich Williams, P.E.  
873 Holding Company, LLC

FROM: John Kellard, P.E.   
Kellard Sessions Consulting  
Consulting Town Engineers

DATE: October 8, 2021

RE: Site Development Plan Approval Application  
873 Holding Company, LLC  
873 North Broadway  
Section 122.12, Block 4, Lot 27

---

As requested, Kellard Sessions Consulting has reviewed the site plans and supporting documents submitted in conjunction with the above-referenced project. The applicant is proposing to reuse the 3,435 s.f. structure at 873 North Broadway as an upper level restaurant and lower level brewery with tap room. Outdoor patios and seating are proposed within the rear of the lower level and front of the upper level.

Parking will be provided within the rear of the structure with access from Washington Place through a driveway with access over the neighboring property by easement. Handicap access will be from the rear with elevator access to the upper level. Improvements will include new patios within the front and rear, and new curbing and sidewalk along North Broadway. Landscape improvements are proposed within the front of the building, new wall sconces and awning within the rear. No parking is proposed along North Broadway.

The property was the subject of a previous application by GDC Equities, LLC to occupy the premises with an industrial/commercial dry cleaners. The application was approved by the Planning Board on April 8, 2019 and a majority of the site improvements have been constructed and the building is occupied.

Our comments are outlined below.

North Castle Planning Board  
873 Holding Company, LLC  
873 North Broadway  
October 8, 2021  
Page 2 of 2

**GENERAL COMMENTS**

1. The Planning Board determined during the previous application process that permitting vehicle access along North Broadway would be dangerous and required the applicant to construct new curbing, sidewalk and landscaping along the property frontage, which would eliminate vehicle access from North Broadway. Such improvements were never permitted or constructed.

This application proposes to eliminate vehicle access and construct new curbing, sidewalk and landscaping along the North Broadway frontage. The improvements will require New York State Department of Transportation (NYSDOT) permitting. The applicant should update the Planning Board on the status of the permits and copy the Board on correspondence with NYSDOT moving forward.

2. The applicant's Engineer has provided an addendum to the previously approved Stormwater Pollution Prevention Plan for the project. Stormwater detention and watercourse improvements were approved and constructed with the previous application. There is no increase in impervious area proposed with the present application.

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 & DOCUMENT REVIEWED, PREPARED BY INSITE ENGINEERING, DATED SEPTEMBER 27, 2021:**

- Layout & Landscape Plan (SP-1)
- Grading & Utilities Plan (SP-2)
- Stormwater Pollution Prevention Plan Addendum

JK/dc