

November 4, 2021

Mr. Adam R. Kaufman, AICP
Director of Planning
Town of North Castle
17 Bedford Road
Armonk, New York 10504

Subject **On-Site Parking/Valet Plan – Proposed Restaurant/Taproom – 873 North Broadway,
North Castle, New York**

Dear Mr. Kaufman:

As requested, we have reviewed the report prepared by Cuddy & Feder, LLP, dated October 25, 2021, including the attachments from Insite Engineering, P.C., dated October 25, 2021. The following sections describe the proposed reuse of the existing building as a restaurant, required parking, layout of the parking area and a valet use to address the expected parking demand.

Project Understanding

The proposal is to renovate an existing building located on the Subject Property, which fronts North Broadway, which is also designated NYS Route 22 in the North White Plains section of the Town of North Castle. This site is located to the immediate south of the Washington Place East intersection. The plan indicates that all vehicular activity will be eliminated along the front of the building and all parking will be in the rear. Access to the site will be from Washington Place East through an easement, which currently includes a NO LEFT TURN restriction for exiting movements. A parking area for 20 vehicles will be constructed. Further, the Applicant proposes valet parking to accommodate up to 27 parked vehicles. In addition, the Applicant is seeking to rent up to 7 additional parking spaces in the adjacent 11 Washington Place property, which was recently renovated for office and residential use.

The proposal is to develop a restaurant, with indoor seating capacity of 45 people. If a seasonal taproom was to be in use at the same time as the dining area the total seating capacity would be 63 seats. Based on the North Castle parking requirements if the parking need is based on seats it would calculate to one space per every 3 seats or one space per every 75 square feet of gross floor area. Due to the type of use proposed, it would be appropriate to determine parking requirements based on the number of seats, which would be 21 spaces.

On-Site Parking Review

Based on the information provided in the Conceptual Parking Layout for the rear of the existing renovated building it would provide for 20 striped parking spaces, including one handicap space. In the same Conceptual Plan it indicates an additional 6 spaces could be provided if the rear of the parking lot was parked

with tandem-type parking spaces for a total of 26 spaces. The Applicant has indicated that at least 27 parking spaces can be provided in the rear parking area if there was a valet format in use on high business evenings.

As noted above, the Applicant indicates it is pursuing up to 7 additional parking spaces on the adjacent 11 Washington Place East, which also serves an office/residential use within the existing building. In the Application it indicates that, with use of a 11 Washington Place East in the evenings, would be when there is reduced parking demand in the adjacent office/residential building. Although this may be true for the office use; however, the residential use has a parking demand every evening when residents are at home. Therefore, the Applicant should clarify how many dwelling units are located in 11 Washington Place East and depict which spaces would be used for the restaurant staff/patrons. If the spaces are to be used by patrons, the Applicant should indicate whether the spaces would be self-parked or valet parked.

Site Access and Internal Circulation

We are concerned with the small, limited size of the rear parking area and the potential valet use of this parking lot. The indication that up to 37 spaces could be accommodated between the site parking lot and the adjacent property, is unclear. A valet parking plan is needed. Also, the Site Plan needs to be expanded to clearly show the site access drive and any turn restrictions.

Parking Demand

Town requirements using the number of seats indicates that up to 21 parking spaces would be needed on a typical busy evening. In a reference to the Parking Generation Manual, 5th Edition, published by the Institute of Transportation Engineers (ITE) and dated January 2019, it indicates that a high end quality restaurant on a Saturday evening would need an average of 28 spaces and on a busy evening may need as many as 39 spaces. On a Friday evening using the same publication noted above for average conditions indicate 28 spaces would be needed and as many as 54 spaces could be needed on a very busy evening. It is important to note the proposed use does not match directly with the ITE land use.

Our concern is that there is no available on-street parking to accommodate the over flow at this restaurant. Although the Applicant indicates that all dining would be through a reservation, would there be an opportunity for someone to come to the restaurant/taproom without a reservation to have a drink at the bar?

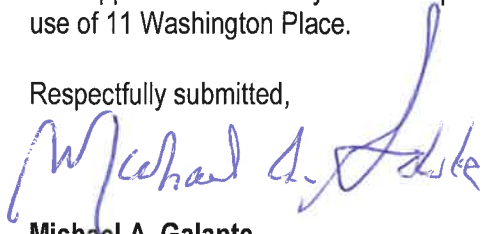
Findings

The Applicant needs to provide a more detailed parking area plan depicting all of the striped parking spaces and the location of all of the valet parking spaces. Our other concern is number of spaces provided and the actual circulation within the site parking lot, which is essentially a dead-end small parking area. For example, how would the valet drivers accommodate waiting vehicles pulling into the driveway and others leaving the parking lot at the same time. None of the plans provide the driveway layout or the actual connection to Washington Place. The plan must be expanded to show the area driveway details, such as the pavement width.

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The Applicant must clarify the valet parking layout, the valet circulation plan, the patrons waiting area and use of 11 Washington Place.

Respectfully submitted,



Michael A. Galante
Director of Traffic
Hardesty & Hanover, LLC

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