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10/25/2021

BY EMAIL: vdesimone@northcastleny.com

Mr. Christopher Carthy, Chairman, and
Members of the Planning Board
Town of North Castle
17 Bedford Road
Armonk, New York 10504

Re: Site Plan Application for Restaurant with Accessory Brewing Operations and Tap Room
873 Holding Company LLC
Premises: 873 North Broadway, North Castle, NY 10603 (122.12-4-27)

Dear Chairman Carthy and Members of the Planning Board:

On behalf of 873 Holding Company LLC, the contract-vendee for the Premises (“Applicant”), we respectfully submit this letter and enclosures in furtherance of the pending Site Plan Application for adaptive reuse of the commercial building at 873 North Broadway for a restaurant to be known as “Miles, The Prince.” The following information concerning parking is provided in response to questions raised by the Planning Board, the Planning Department and Kellard Sessions.

Parking Plan

The Applicant has developed a parking plan utilizing a combination of on-site valet and off-site leased parking to ensure there is adequate parking to support the proposed restaurant use. As previously indicated, the Town’s parking requirements for restaurant uses are based on the greater of either 1 space per every 3 seats, or 1 space per every 75 square feet of gross floor area. The existing paved lot will be restriped with 20 parking spaces sized at 9’ x 18’.

In this instance, the greater number of spaces is realized from the calculation of 1 space per 75 square feet yielding a requirement of 46 spaces. However, this calculation overestimates the total number of parking spaces needed for the restaurant, given the substantial square footage dedicated to “back-of-the-house” operations such food preparation, brewing operations, storage, and mechanical equipment. None of this square footage generates parking at the rate of 1 space per 75 square feet. Accordingly, the Applicant respectfully submits that the other metric based on 1 space per 3 seats would be a more realistic measure of the parking requirement to meet actual demand. Applying that metric to the proposed 45-seat dining operation would generate a need for 15 spaces. If the seasonal taproom were to operate simultaneous with the dining area, the total seating capacity would be increased to 63 seats requiring 21 parking spaces.

The Applicant recognizes that adequate parking is essential to maintaining a successful, thriving restaurant. Therefore, the Applicant is seeking to secure 5 to 7 parking spaces at the adjacent 11 Washington Place property. The property known as 11 Washington Place is a recently renovated mixed-use development comprising office and residential spaces, which has reduced parking demand in the evening and on weekends. That timing works well for the Applicant's peak time operation.

A valet service also will be provided for onsite parking during the operation of the upstairs dining area. A conceptual valet parking layout plan is included with this submission depicting how the valet can arrange guests' vehicles to enable at least 27 parking spaces. A team of at least two designated valet staff will be employed to ensure that cars are expeditiously ported to and from the parking area to eliminate potential queuing.

As a small, fine-dining experience, the restaurant's dinner service will operate predominantly on a reservation-based system, which will allow the Applicant to control the number of guests arriving and balance the varying time frames. Reservations will be staggered so that the restaurant is seating approximately 5 guests every 15 minutes. This methodology will allow the Applicant to better control onsite parking operations and limit any potential offsite traffic concerns.

By use of the valet coupled with parking at the adjacent 11 Washington Place, the Applicant can accommodate up to 37 cars during its peak demand times. With the ability to provide 37 vehicles with parking, there should be sufficient facilities for the Applicant's restaurant operations at full capacity.

Responses to Town Staff and Planning Consultant Memorandum

Town of North Castle Planning Department Staff Report, dated October 1, 2021

1. The 3,435 square foot former dry cleaner building is proposed to be converted into a 1,720 square foot restaurant and 1,715 square foot accessory brewing area and tap room. The CB Zoning District permits "restaurants, taverns, cafes, bakeries not exceeding 5,000 square feet of floor area" (via CB-A principal use reference) as well as "any accessory buildings or uses customarily incident to a permitted use" (via CB-B accessory use reference).

The Planning Board will need to determine whether the proposed accessory brewing area and tap room is a use customarily incident to the permitted restaurant use.

Response: This comment is noted. The Applicant also notes that during the Planning Board's October 14, 2021 meeting it affirmed that the brewing operations and tap room area, as proposed, are customarily incidental and accessory to the principally permitted restaurant use.

2. The site plan depicts a total of 21 off-street parking spaces where 46 are required. The Applicant will need to obtain an off-street parking variance from the Zoning Board of Appeals.

Response: The site plans have been updated to depict 20 off street parking spaces. The Applicant anticipates seeking area variance relief for the parking deficiency of 26 spaces. However, the Applicant respectfully submits that using available offsite parking and the proposed valet plan as detailed above there will be sufficient parking provided for the operation of the site.

3. The previously approved parking lot contained a total of 20 off-street parking spaces, while the submitted site plan depicts 21 spaces. The site plan should be revised to depict the dimensions of the parking spaces and explain how the off-street parking count was increased as compared to the previously approved site plan.

Response: The site plans have been revised to depict 20 total parking spaces. The previously submitted plans were reflective of the existing parking lot conditions, which were incorrectly striped. The parking on the south side of the lot is proposed to be re-striped with 9' x 18' parking spaces as shown in the previously approved plans.

4. The Applicant should quantify the brewing/tap room operation impacts. Specifically, the Applicant should address water and sewage generation, commercial vehicle operations, traffic impacts, etc.

Response: A Preliminary Water/Wastewater Engineering Report will be provided in the next submission. Generally, it is anticipated that the restaurant will have a maximum daily use of approximately 2,300 gpd. On days when brewing will occur, an additional 500-1,000 gpd may be used.

The Applicant proposes to source most ingredients and produce from local farmers markets or farms in the area to the extent feasible. These ingredients will be picked up using the restaurant's sprinter van or obtained by delivery from the providers using similar vehicles. Larger distributors may deliver certain items in box trucks. The Applicant intends to limit deliveries from larger distributors to 1-2 times per week, but that will depend on the availability of local produce.

Only one of the ingredients for the brewing operation – malt - is consistently delivered on box trucks and would only be delivered 1-2 times per week (depending on the brewing schedule). Hops and yeast are often shipped in the mail.

The restaurant's sprinter style van will be used specifically for distribution once or twice a week. Traffic impacts should be minor given the limited deliveries described herein as well as the staggered reservation schedule controlling cars entering the site.

5. The Applicant should be commended for taking this opportunity to make improvements to the site's frontage along North Broadway by making improvements to the building's architecture, providing planters in front of the building and by providing a new sidewalk along the property's frontage.

Response: This comment is noted.

6. The Applicant should consider relocating the proposed loading area or utilize the loading area for expanded outdoor dining when loading is not required.

Response: The outdoor seating area has been expanded and will not be used before noon. The use of the outdoor dining area will not interfere with early morning loading operations.

7. Pursuant to Section 355-15 of the Town Code, the outdoor dining terraces should not be located closer than 5 feet to any property line. The site plan should be revised to demonstrate conformance with this section of the Town Code.

Response: The outside seating area has been reconfigured and is no longer proposed within 5 feet of any property line.

8. The site plan reflects land that the NYSDOT will take as part of the proposed sidewalk improvements. The Applicant should provide any NYSDOT taking documents to the Town for review.

Response: The Applicant has begun coordination with the NYSDOT and is currently scheduling the surveying for the taking process. The Applicant will update the Town on its progress with the NYSDOT taking process.

9. The site plan should dimension the edge of the roof overhang fronting N. Broadway to the edge of the NYSDOT taking area. The distance from the roof to the new front property line should not be less than 10 feet.

Response: Since the last Planning Board meeting Applicant's engineers have been in contact with NYSDOT. The NYSDOT has asked the Applicant to shift the taking line so less property will be given to NYSDOT. The plans have been revised to reflect the NYSDOT request. The drawings have been updated to dimension the distance from the overhang to the proposed property line. The dimension from the roof to the new front property line will be 15.4'.

10. The Applicant should submit the referenced access easement to make part of the official record for this project.

Response: Enclosed is the Driveway Easement and Maintenance Agreement between Sigma, LLC and RLA Holdings, LLC, dated July 30, 2018, and recorded in the Westchester County Clerk Land Records at Control Number 583443244.

11. The site plan should be revised to depict the location of a trash enclosure and include a detail. The Applicant should demonstrate that the trash enclosure is large enough to accommodate the waste and recycling needs of the proposed uses on the site.

Response: The site plans have been updated to identify the existing trash enclosure which will be utilized for the proposed use. The enclosure is 8' x 16' and can accommodate refuse enclosures that are able to meet the demand of the proposed use. The frequency of pick up will be adjusted to accommodate the needs of the restaurant but is expected to be 3-4 times per week. A private carting service will be used.

12. The Applicant should submit a lighting plan for review. The plan should include any lighting proposed for the outdoor dining areas.

Response: The drawings have been updated to include a lighting plan for the project site (See Page LP-1).

13. The Applicant is required to obtain NYSDOT approval for the proposed plant material proposed within the NYS Route 22 ROW.

Response: The applicant will review the planting plan with the NYSDOT and obtain any necessary approval.

Kellard Sessions Memorandum, dated October 8, 2021

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.

Response: Since the last Planning Board meeting Applicant's engineers have been in contact with NYSDOT. The NYSDOT has asked the Applicant to shift the taking line so less property will be given to NYSDOT. The plans have been revised to reflect the NYSDOT request. The Applicant's engineers have also performed a FOIL request of the necessary NYSDOT ROW maps to conduct the survey field work necessary to prepare the taking map. Once received we will proceed with the field work and preparation/filing of the NYSDOT Taking Map.

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.

Response: A revised SWPPP Addendum is enclosed. A small 35 square foot concrete pad needs to be installed for a chiller associated with the brewing equipment. There is 142 square feet of additional planter area beyond what was previously proposed and as such offsets the small concrete pad being proposed such that the previous modeling does not need to be revised.

In support of this Application, we respectfully submit the following documents:

1. Driveway Easement and Maintenance Agreement between Sigma, LLC and RLA Holdings, LLC, dated July 30, 2018, and recorded in the Westchester County Clerk Land Records at Control Number 583443244.
2. Site Plans prepared by Insite Engineering, Surveying & Landscape Architecture, P.C., dated October 25, 2021, consisting of sheets entitled and numbered as follows:
 - a. SP-1: Layout and Landscape Plan
 - b. SP-2: Grading and Utilities Plan
 - c. LP-1: Lighting Plan
3. Exterior and Interior Scope of Work Architectural Plans prepared by Wid Chapman Architects dated September 23, 2021.
4. A Stormwater Pollution Prevention Plan ("SWPPP") Addendum prepared by Insite Engineering, Surveying & Landscape Architecture, P.C., dated October 25, 2021, submitting the Stormwater Pollution Prevention Plan prepared for GDC Equities, LLC – 873 North Broadway – Town of North Castle prepared by Insite Engineering, Surveying & Landscape Architecture, P.C., dated March 11, 2019, which was previously approved by the Planning Board in 2019.

We respectfully request that this Application be placed on the Agenda for consideration by the Planning Board at its November 8, 2021 meeting. We look forward to attending that meeting and addressing any questions.



Thank you for your consideration.

Respectfully yours,

A handwritten signature in blue ink, appearing to read 'William S. Null', is written over the typed name.

William S. Null

cc: Director of Planning Adam R. Kaufman, AICP; Engineering Consultant Joseph M. Cermele, P.E., Kellard Sessions Consulting; Insite Engineering, Surveying & Landscape Architecture, P.C.; Wid Chapman Architects

ATTACHMENT 1

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



583443244EAS0021

Westchester County Recording & Endorsement Page

Submitter Information

Name:	Robin Schemitsch	Phone:	914-395-2285
Address 1:	7 Dempsey Place	Fax:	914-395-1028
Address 2:		Email:	PostClosing@recordandreturn.com
City/State/Zip:	Eastchester NY 10709	Reference for Submitter:	RR-W-32886-18 AR part 1

Document Details

Control Number:	583443244	Document Type:	Easement (EAS)
Package ID:	2018121000132001001	Document Page Count:	4
		Total Page Count:	6

Parties

1st PARTY		<input type="checkbox"/> Additional Parties on Continuation page
1: SIGMA LLC	- Other	2nd PARTY
2:		1: RLA HOLDINGS LLC
		2: - Other

Property

Street Address:	873 NORTH BROADWAY	Tax Designation:	122.12-4-27
City/Town:	NORTH CASTLE	Village:	

Cross-References

1:	2:	3:	4:
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Supporting Documents

1: TP-584

Recording Fees

Statutory Recording Fee:	\$40.00
Page Fee:	\$25.00
Cross-Reference Fee:	\$0.00
Mortgage Affidavit Filing Fee:	\$0.00
RP-5217 Filing Fee:	\$0.00
TP-584 Filing Fee:	\$5.00
Total Recording Fees Paid:	\$70.00

Transfer Taxes

Consideration:	\$0.00
Transfer Tax:	\$0.00
Mansion Tax:	\$0.00
Transfer Tax Number:	7681

Mortgage Taxes

Document Date:	
Mortgage Amount:	
Basic:	\$0.00
Westchester:	\$0.00
Additional:	\$0.00
MTA:	\$0.00
Special:	\$0.00
Yonkers:	\$0.00
Total Mortgage Tax:	\$0.00

Dwelling Type:	Exempt: <input type="checkbox"/>
Serial #:	

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 01/14/2019 at 02:25 PM
 Control Number: **583443244**
 Witness my hand and official seal

Timothy C. Idoni
Westchester County Clerk

Record and Return To

Pick-up at County Clerk's office

RECORD & RETURN TITLE AGENCY
7 DEMPSEY PLACE

EASTCHESTER, NY 10709

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.

583443244EAS0021

Westchester County Recording & Endorsement Page

Document Details

Control Number: **583443244**

Document Type: **Easement (EAS)**

Package ID: 2018121000132001001

Document Page Count: 4

Total Page Count: 6

Properties Addendum

877 NORTH BROADWAY 10504

NORTH CASTLE

122.12 4 25

Westchester
122-12
4
25+27

DRIVEWAY EASEMENT AND MAINTENANCE AGREEMENT

THIS AGREEMENT, is made this 30th day of July, 2018 by **SIGMA, LLC**, a Connecticut limited liability company having an address at 680 Sgt. Palmateer Way, Wappingers Falls, New York 12590 (hereinafter referred to as the "Grantor"), and **RLA HOLDINGS, LLC**, a New York limited liability company having an address at 800 Central Park Avenue, Suite 201, Scarsdale, New York 10583 (hereinafter referred to as the "Grantee").

WHEREAS, the Grantor is owner of two contiguous parcels of land located on North Broadway in the Town of New Castle, County of Westchester, State of New York known as **873** North Broadway, North White Plains, New York, further referenced by Tax Map Id. No. 122.12-4-27 (hereinafter referred to as "**873** N. Broadway"), and **877** North Broadway, North White Plains, New York, further referenced by Tax Map Id. No. 122.12-4-25 (hereinafter referred to as "**877** N. Broadway");

WHEREAS, a driveway exists on 877 N. Broadway from the southerly line of Washington Street to the point where such driveway intersects with the northerly line of 873 N. Broadway (hereinafter, the "Driveway") as more particularly described on Schedule "A" annexed hereto and made part of; and

WHEREAS, on and as of the date of this Agreement, Grantor is conveying 873 N. Broadway to Grantee by a Bargain and Sale Deed of even date herewith; and

WHEREAS, in connection with its sale of 873 N. Broadway to Grantee, Grantor desires to grant a non-exclusive right-of-way to Grantee for vehicular and pedestrian use over the Driveway subject to the terms and conditions of this Agreement;

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, the parties hereto agree as follows:

1. Grantor hereby grants and releases unto the Grantee a perpetual, non-exclusive easement and right-of-way over the Driveway for vehicular and pedestrian use for the purposes of ingress and egress to and from Washington Street.
2. Any costs associated with the snow plowing, repair, or maintenance of the Driveway shall be borne equally by the owners of 877 N. Broadway and 873 N. Broadway.
3. The terms, covenants and agreements contained herein shall inure to the benefit of, and be binding upon, the parties hereto and shall run with the land affected hereby.

RECORDED AT THE REQUEST OF
RECORD & RETURN TITLE AGENCY, INC.
TITLE # RR-W-32886-18
THRU: ORT WLT AmTrust
COURTESY RECORDING

X

IN WITNESS WHEREOF, the parties have duly executed this instrument the day and year first above written.

SIGMA, LLC

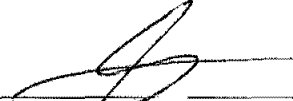
By Lois Management, LLC, its Manager



By: Glenn Lois

Title: Manager

RLA HOLDINGS, LLC



By: Stephen Tobia

Title: Managing member

STATE OF NEW YORK)
) ss.:
COUNTY OF DUTCHESS)


On the July day of 21st, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Glenn Lois, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and who acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

SUSAN J. RICCARDI
Notary Public, State of New York
No. 01R16082831
Qualified in Dutchess County
Commission Expires November 4, 2018

STATE OF NEW YORK)
) ss.:
COUNTY OF DUTCHESS)

On the July day of 30th, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Stephan J. Bria, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and who acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

LAWRENCE M. GOTTLIEB
Notary Public, State of New York
No. 02GO4843981
Qualified in Westchester County
Commission Expires June 30, 2019

Record & Return Title Agency, Inc.

AmTrust Title Insurance Company

Schedule A Description

Title Number **RR-W-32886-18**

Page **1**

ALL that certain plot, piece or parcel of land situate, lying, and being in the Town of North Castle, County of Westchester and State of New York, known and designated as Lots 200 and 201 in Plot 9 as shown on a certain map entitled "Map No. 2 of Washington Headquarters, Town of North Castle, Westchester County, New York", made by John M. Farley, Surveyor, dated White Plains, New York, September 1904 and filed in the Office of the County Clerk, Division of Land Records, formerly Register's Office of the County of Westchester, November 19, 1904 as Map Number 1430, said lots when taken together are more particularly bounded and described as follows:

BEGINNING at a point on the westerly side of Broadway (New York State Route 22) where the same is intersected by the southerly side of Washington Place on the above mentioned map;

THENCE along the said southerly side of Washington Place, South 70 degrees 08 minutes 10 seconds West, 147.74 feet to a point in the easterly side of Lot 196 on said map;

THENCE South 19 degrees 51 minutes 50 seconds East, 91.53 feet along the easterly side of Lot 196 to a point in the northerly side of Lot 199 on said map;

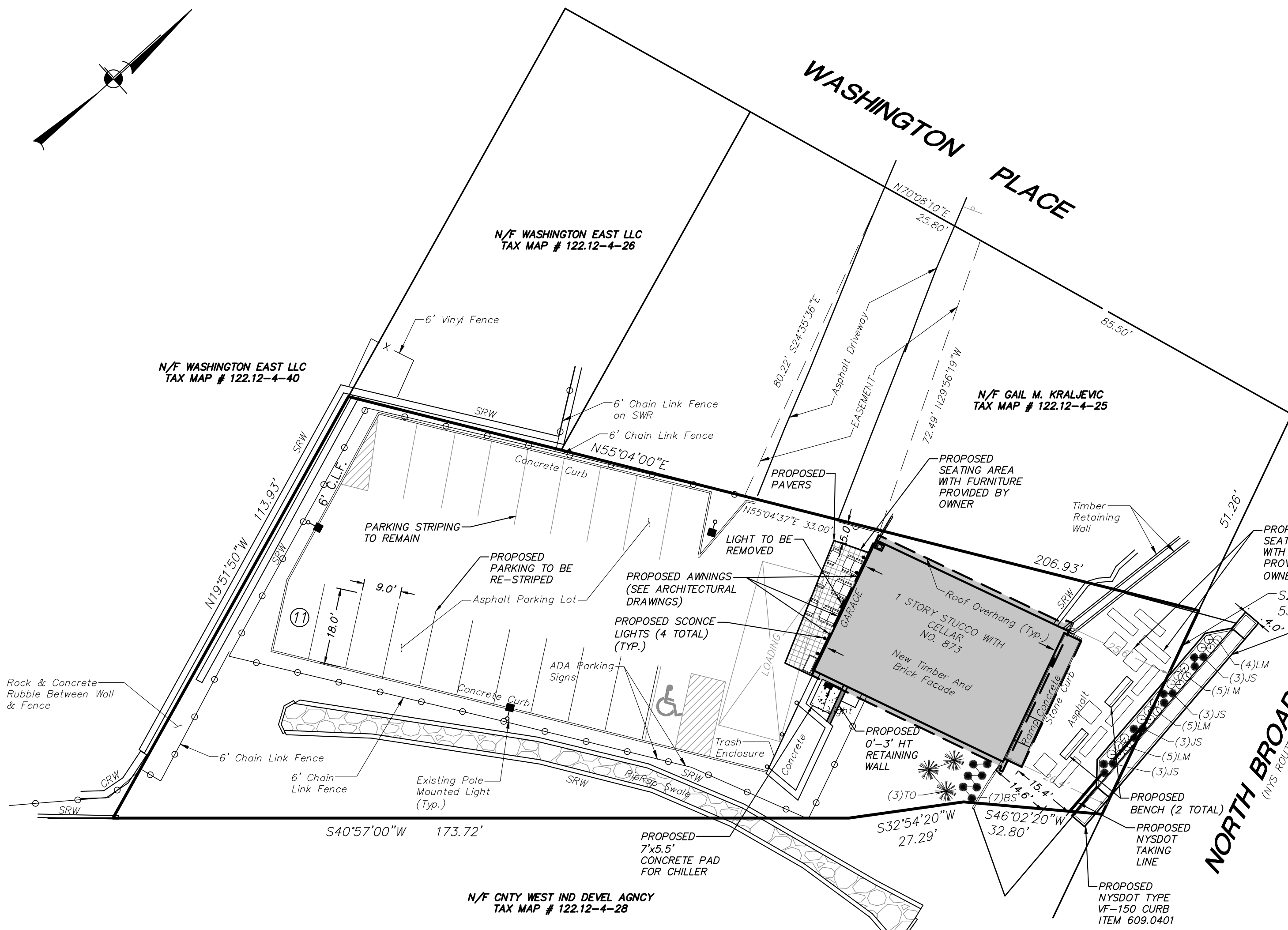
THENCE North 55 degrees 04 minutes 00 seconds East 155.15 feet to the westerly side of Broadway (New York State Route 22);

THENCE North 23 degrees 39 minutes 40 seconds West 3.83 feet and North 21 degrees 59 minutes 10 seconds West, 46.17 feet; and

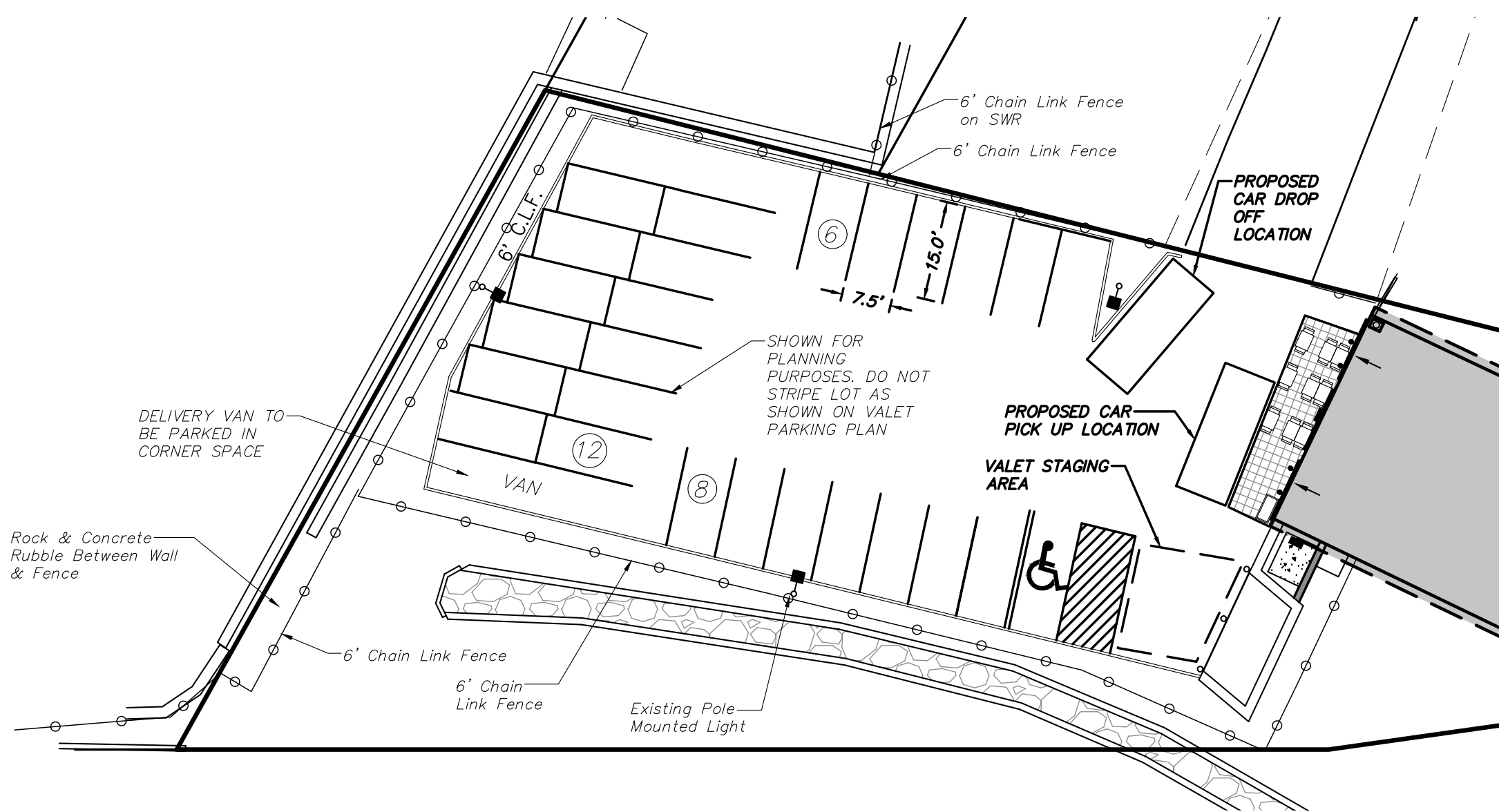
THENCE North 24 degrees 22 minutes 10 seconds West, 1.26 feet along said westerly side of Broadway (New York State Route 22) to the point and place of **BEGINNING**.

SUBJECT to an Easement and maintenance Agreement made between Sigma, LLC and RLA Holdings, LLC to be duly recorded in the office of the Westchester County Clerk.

ATTACHMENT 2



LAYOUT AND LANDSCAPE PLAN
1" = 20'



VALET PARKING PLAN
1" = 20'

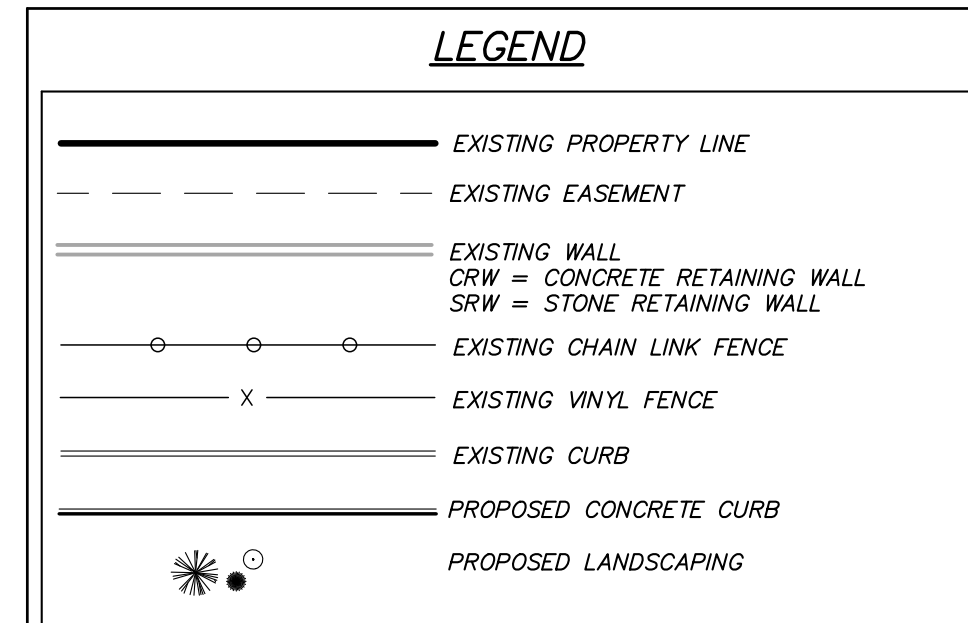
NOTES:
1. Valet parking spaces are shown as 7.5' x 15' spaces.
2. Total valet spaces = 27 spaces (26 car + 1 van)

PARKING REQUIREMENTS:		
	Required	Provided
1) Restaurants and Cafeterias	46 Spaces	
1 Space / 75 SF X 3,435 SF **		20 Spaces*
TOTAL SPACES	46 Spaces	20 Spaces*

* The applicant is seeking a variance for total parking spaces from the ZBA, or will seek a Planning Board waiver if offsite parking can be secured.
** Outdoor seating areas are not counted in the 3,435 square feet above.
*** Parking shall be the greater of 1 space per 75 sf or 1 space per 3 seats. There are 45 indoor seats and 18 outdoor seats which would only require 21 spaces.

	CB ZONING REQUIREMENTS:		
	Required/Permitted:	Currently Provided:	Provided after Road Taking:
Lot Size:	5,000 SF	16,959 / 0.39 AC	16,680 / 0.38 AC
Frontage:	50'	53.2'	59.7'
Lot Depth:	100'	218'	212'
Front Yard:	10'	25.6'	14.6'
Side Yard:	0' ¹	2.5' / 10.1'	2.5' / 10.1'
Rear:	30'	127.5'	127.5'
Building Coverage:	35%	10%	10%
Building Height:	30'	< 30'	< 30'
FAR	0.4	0.2	0.2

¹No abutment on residential district, otherwise equal to residential requirement.



GENERAL NOTES FOR ACCESSIBLE ROUTES ON THE SITE:

- Accessible routes on the site include marked accessible parking spaces and access aisles, sidewalk curb ramps, walkways and ramps.
- Marked accessible parking spaces and access aisles shall have surface slopes not steeper than 1:50. (2%)
- Sidewalk curb ramps shall comply with the following items as applicable:
 - Walking surfaces of sidewalk curb ramps shall be stable, firm and slip resistant.
 - The running slope shall not exceed 1:12 (8.3%).
 - The cross slope shall not exceed 1:50 (2%).
 - Landings and blended transitions shall be constructed to prevent the accumulation of water.
 - Where provided, side flares for curb ramps shall not be steeper than 1:10 (10%).
 - Curb ramps at marked crosswalks shall be wholly contained within the markings, excluding any flared sides.
 - Landings shall be provided at the top of curb ramps. The clear length of the landing shall be 36 inches minimum. The clear width of the landing shall be at least as wide as the curb ramp, excluding flared sides, leading to the landing.
 - Where detectable warnings are provided on curb ramps, they shall be 24 inches minimum in depth in the direction of travel, shall extend the full width of the curb ramp or flush surface, and be located so that the edge nearest the curb line is 6 inches minimum and 8 inches maximum from the curb line.
 - Refer to sidewalk curb ramp details for additional information.
- Walkways along an accessible route shall comply with the following items as applicable:
 - Walking surfaces shall be stable, firm and slip resistant.
 - Vertical changes in level along walking surface shall not exceed 1/4". Changes in level greater than 1/4" in height and not more than 1/2" shall be beveled with a slope not steeper than 1:2.
 - The running slope of the walking surfaces shall not be steeper than 1:20 (5%).
 - The cross slope of a walking surface shall not be steeper than 1:50 (2%).
 - The clear width of an accessible route shall be 36" minimum.
 - An accessible route with a clear width less than 60 inches shall provide passing spaces at intervals of 200 feet maximum. Passing spaces shall be 60 inch minimum by 60 inch minimum.
- Ramps along an accessible route shall comply with the following items:
 - Ramp runs shall have a running slope greater than 1:20 (5%) and not steeper than 1:12 (8.3%).
 - The cross slope of ramp runs shall not exceed 1:50 (2%).
 - Walking surfaces of ramp runs and associated landings shall be stable, firm and slip resistant.
 - The clear width of a ramp run shall be 36 inches minimum or as shown. Handrails and handrail supports that are provided on the ramp run shall not project into the required clear width of the ramp run or associated landing.
 - The maximum rise for any ramp is 2'-6".
 - The maximum run for any ramp is 30'-0".
 - Ramps shall have landings at the bottom and top of each ramp run. Landings shall have a slope not to exceed 1:50 (2%) and shall have a clear length and width of 60" minimum.
 - Adjacent finished grades along sides of ramp shall not have a vertical dropoff of 1/2" within 10" of the edge of the concrete.
 - Refer to concrete handicap ramp detail for additional information.

NYS DOT DETAILS REFERENCE:

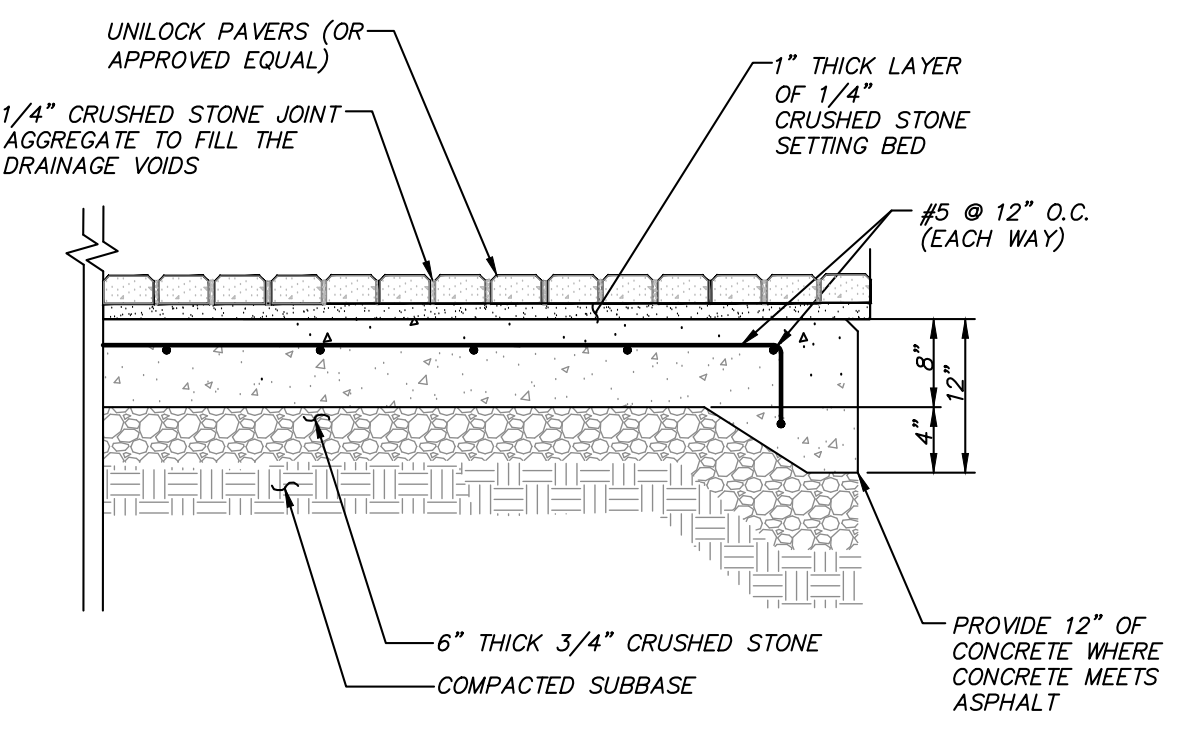
- Refer to the NYS DOT Standard Specifications and Sheets for the following details:
 - Concrete Curb (V=150) NYS DOT #609.0401
 - Concrete sidewalk NYS DOT Item 608.0101

GENERAL PLANTING NOTES:

- All proposed planting beds to receive a 12" min. depth of topsoil. Proposed planters shall be provided with depth of topsoil per manufacturer's recommendations. Soil amendments and fertilizer application rates shall be determined based on specific testing of topsoil material.
- Any new soils added will be amended as required by results of soil testing and placed using a method that will not cause compaction.
- All plant material to be nursery grown.
- Plants shall conform with ANSI Z601 American Standard for Nursery Stock in all ways including dimensions.
- Plant material shall be taken from healthy nursery stock.
- All plants shall be grown under climate conditions similar to those in the locality of the project.
- Plants shall be planted in all locations designed on the plan or as staked in the field by the Landscape Architect.
- The location and layout of landscape plants shown on the site plan shall take precedence in any discrepancies between the quantities of plants shown on the plans and the quantity of plants in the Plant List.
- Provide a 3" layer of shredded pine bark mulch (or as specified) over entire watering saucer at all tree pits or over entire planting bed. Do not place mulch within 3" of tree or shrub trunks.
- All landscape plantings shall be maintained in a healthy condition at all times. Any dead or diseased plants shall immediately be replaced "in kind" by the contractor (during warranty period) or project owner.

PLANT LIST				
KEY	QTY	BOTANICAL/COMMON NAME	SIZE	ROOT
BS	7	Buxus sempervirens 'Variegata' / Variegated English Boxwood	18" - 24" HT.	#3 CONT.
JS	12	Juniperus squamata 'Blue Star' / Blue Star Juniper	18" - 24" HT.	#3 CONT.
LM	28	Liriope Muscari 'Big Blue' / Big Blue Lilyturf	#1 CONT	15" O.C.
TO	3	Thuja occidentalis 'Nigra' / Nigra Arborvitae	5-6" HT	B&B

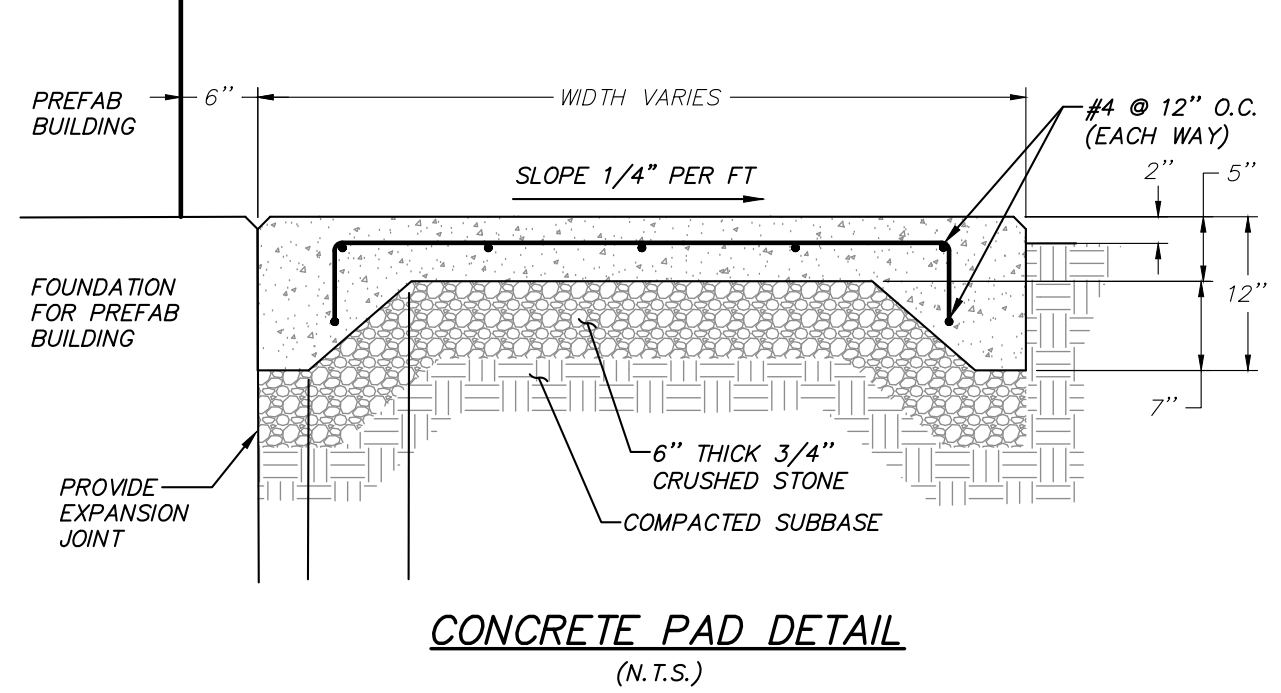
NOTE: PLANTING TO BE COORDINATED WITH NYS DOT.



NOTE: ALL CONCRETE TO BE 4,000 PSI AIR ENTRAINED

NOTES:
1. PAVER COLOR TO BE AS APPROVED BY OWNER.
2. JOINT AGGREGATE COLOR TO BE COORDINATED WITH PAVER COLOR.

PAVERS DETAIL
(N.T.S.)



CONCRETE PAD DETAIL
(N.T.S.)

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED X/XX/XX

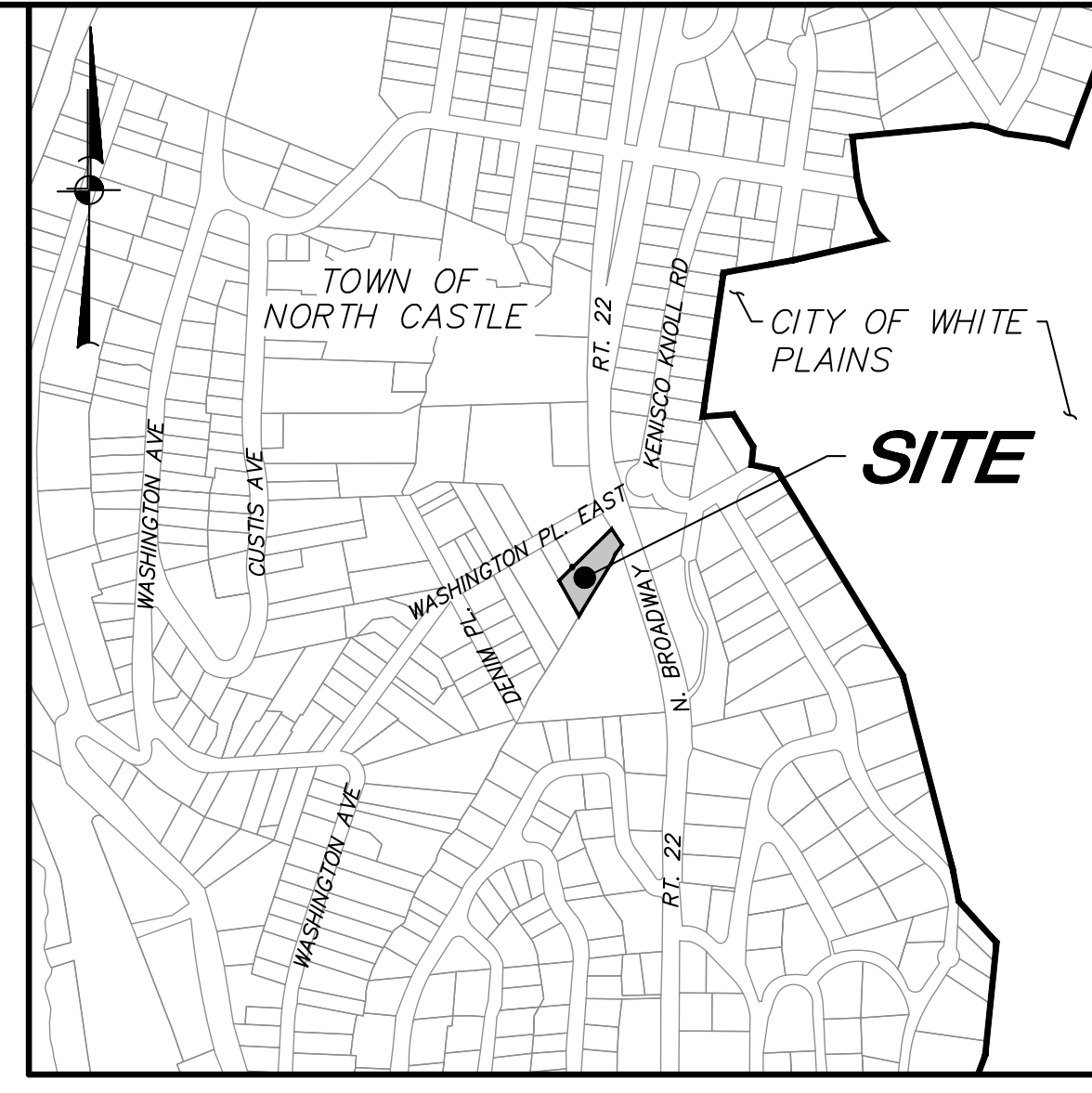
DATE: _____

CHRISTOPHER CARTH, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION:

DATE: _____

JOSEPH M. CERMELE, PE
KELLARD SESSIONS CONSULTING
CONSULTING TOWN ENGINEERS



LOCATION MAP SCALE: 1" = 500'

OWNER:
RLA HOLDINGS LLC
800 CENTRAL PARK AVENUE, SUITE 201
SCARSDALE, NY 10583

SITE DATA:
Zone: CB (Central Business)
Fire District: North White Plains FD
School District: Valhalla School District
Total Acreage: 0.39 AC±
Tax Map Nos.: 122.12-4-27

APPLICANT:
873 HOLDING COMPANY LLC
5 OAK LANE
LARCHMONT, NY 10538

PROJECT ARCHITECT:
WJD CHAPMAN ARCHITECTS
1200 5TH AVE, SUITE 14N
NEW YORK, NY 10029
212-675-5207

PROJECT SURVEYOR:
DONAL A. O'BUCKLEY
167-17 45TH AVENUE
FLUSHING, NY 11358
718-358-8114

GENERAL NOTES:

- Existing conditions and property boundary taken from survey prepared by Donald A. O' Buckley, Professional Land Surveyor, dated July 23, 2021.
- Existing remnants from concrete sidewalk taken from survey prepared by the Munson Company, dated March 28, 2005 and revised April 14, 2005.
- Two (2) knock boxes will be installed on the property.
- Noted area is the approximate location of existing asphalt to be removed and replaced for ADA accessibility. Contractor shall verify final limit in field.
- All existing utilities shown hereon are approximate and based on existing existing utility mark out/information provided by owner. The existing utilities are not surveyed.

GENERAL SITE SEEDING NOTES:

- All proposed seeded areas to receive 4" min. depth of topsoil. Soil amendments and fertilizer application rates shall be determined based on specific testing of topsoil material.
- Upon final grading and placement of topsoil and any required soil amendments, areas to receive permanent vegetation cover in combination with suitable mulch as follows:
 - select seed mixture per drawings and seeding notes.
 - fertilizer applied at the manufacturer's recommended rate using Lesco
 - 10-0-18 (no phosphorus) fertilizer or equivalent.
 - mulch: soft hay or small grain straw applied at a rate of 90 lbs./1000 s.f. or 2 tons/acre, to be applied and anchored according to New York State Standards and Specifications for Erosion and Sediment Control, August 2005.
 - If the season prevents the establishment of a permanent vegetation cover, the disturbed areas will be mulched with straw or equivalent.
- The seed mixes as specified on these drawings are as follows:
 - A. Seed mix for lawn areas and mow strip along roads at a rate of 100 lbs. per acre:
 - Kentucky Bluegrass 20%
 - Creeping Red Fescue 40%
 - Perennial Ryegrass 20%
 - Annual Ryegrass 20%

1	10-25-21	REVISED PER PLANNING BOARD COMMENTS	KMG
NO.	DATE	REVISION	BY

INSITE
ENGINEERING, SURVEYING &
LANDSCAPE ARCHITECTURE, P.C.

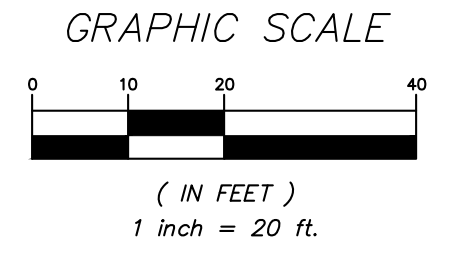
3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

PROJECT:
MILES THE PRINCE

873 NORTH BROADWAY, NORTH CASTLE, WESTCHESTER CO., NEW YORK

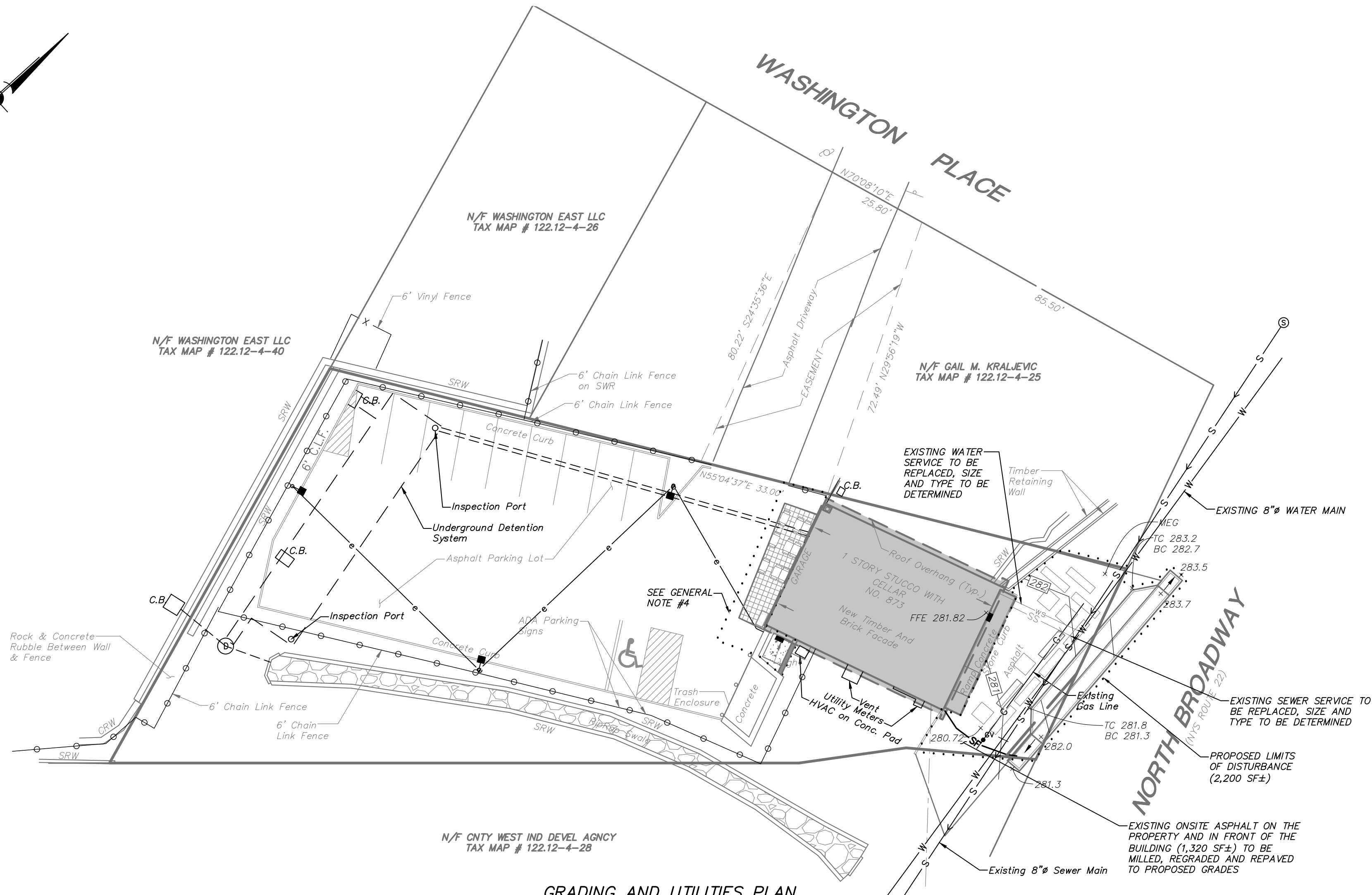
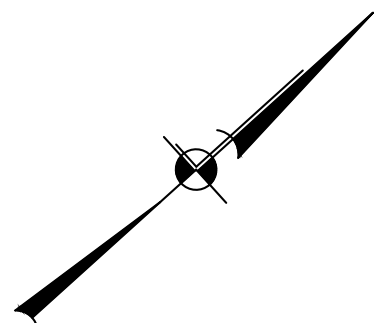
DRAWING:
LAYOUT & LANDSCAPE PLAN

PROJECT NUMBER	18198.101	PROJECT MANAGER	R.D.W.	DRAWING NO.	SHEET
DATE	9-27-21	DRAWN BY	M.E.U.	SP-1	1/3
SCALE	1" = 20'	CHECKED BY	K.M.G.		



ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

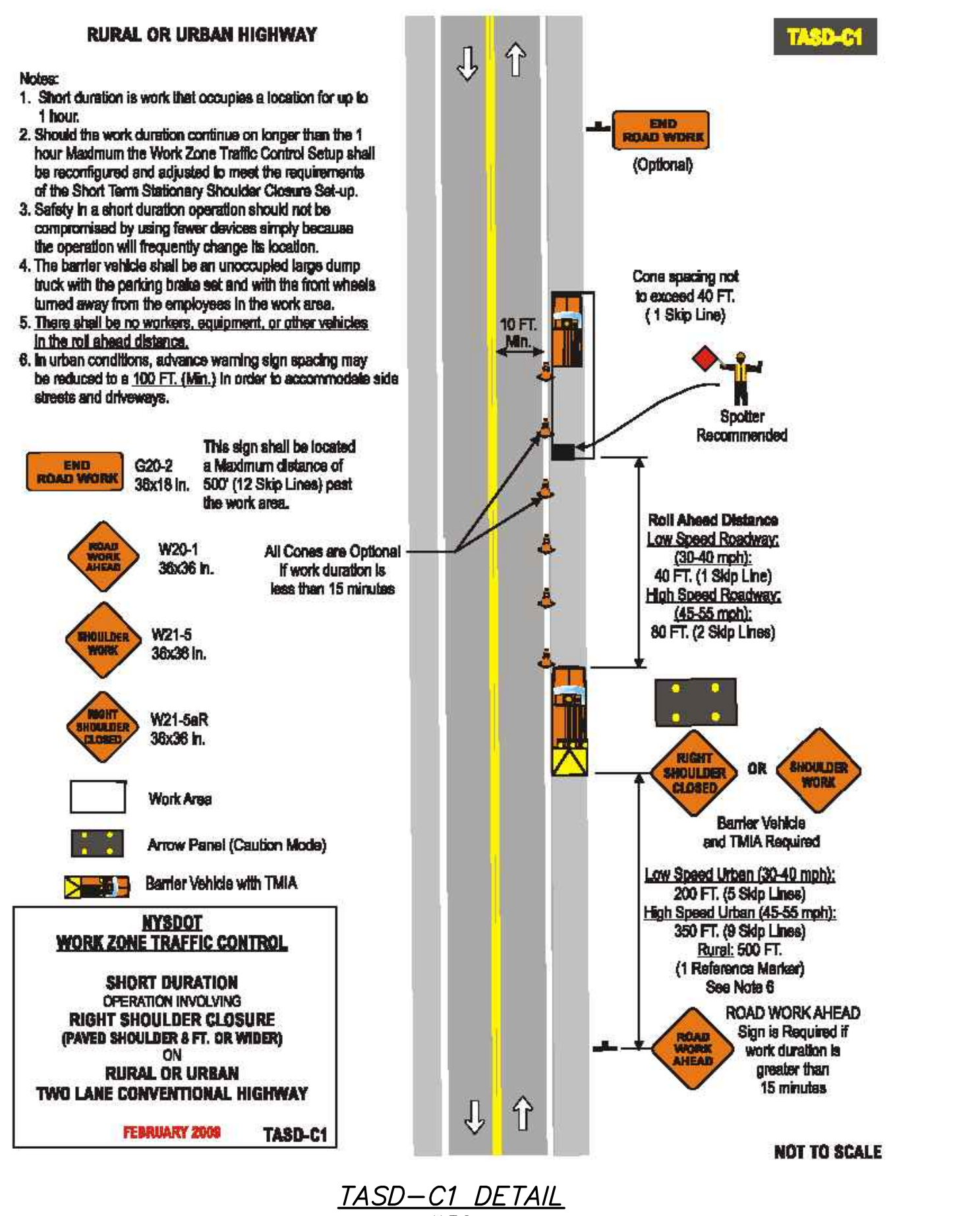
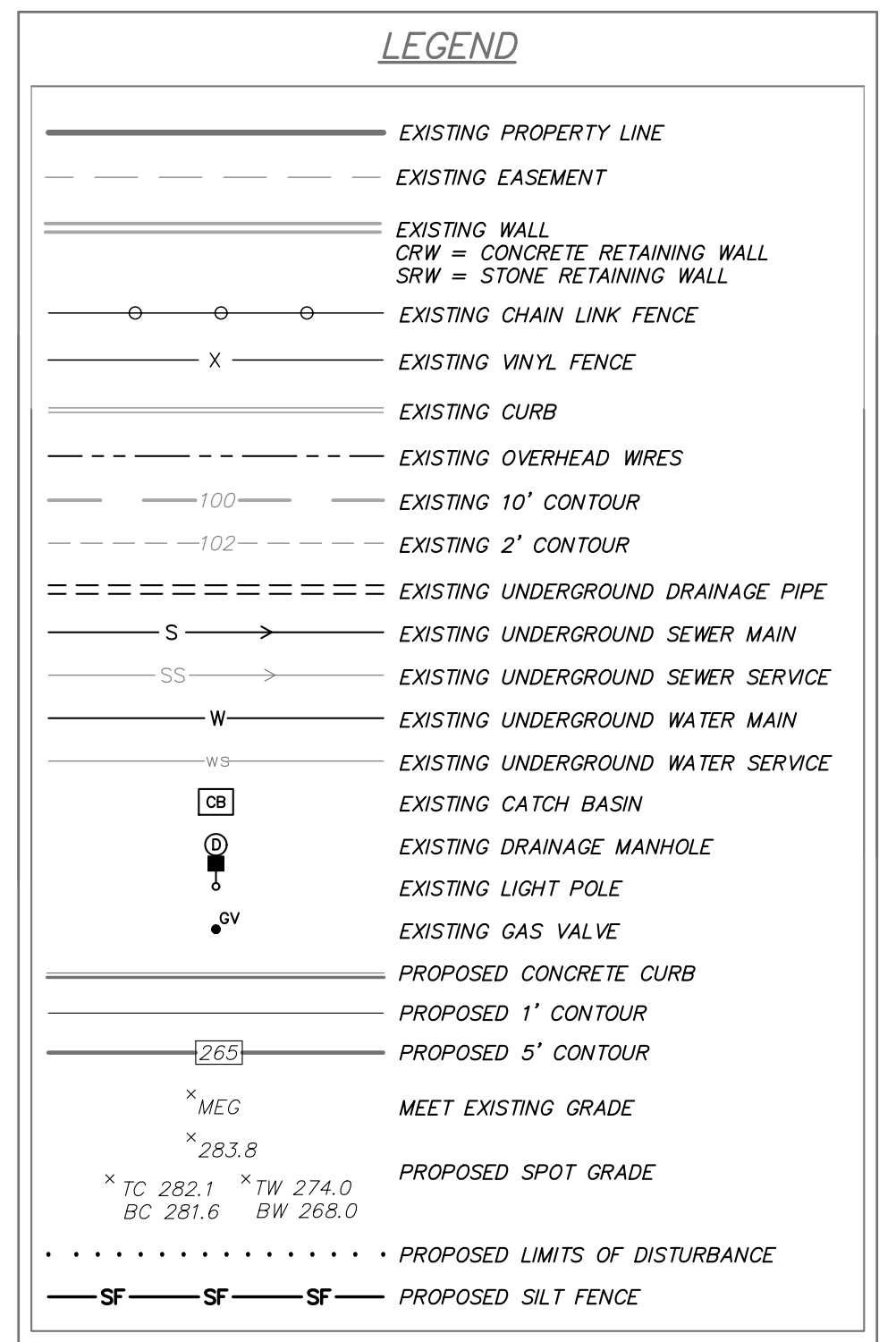




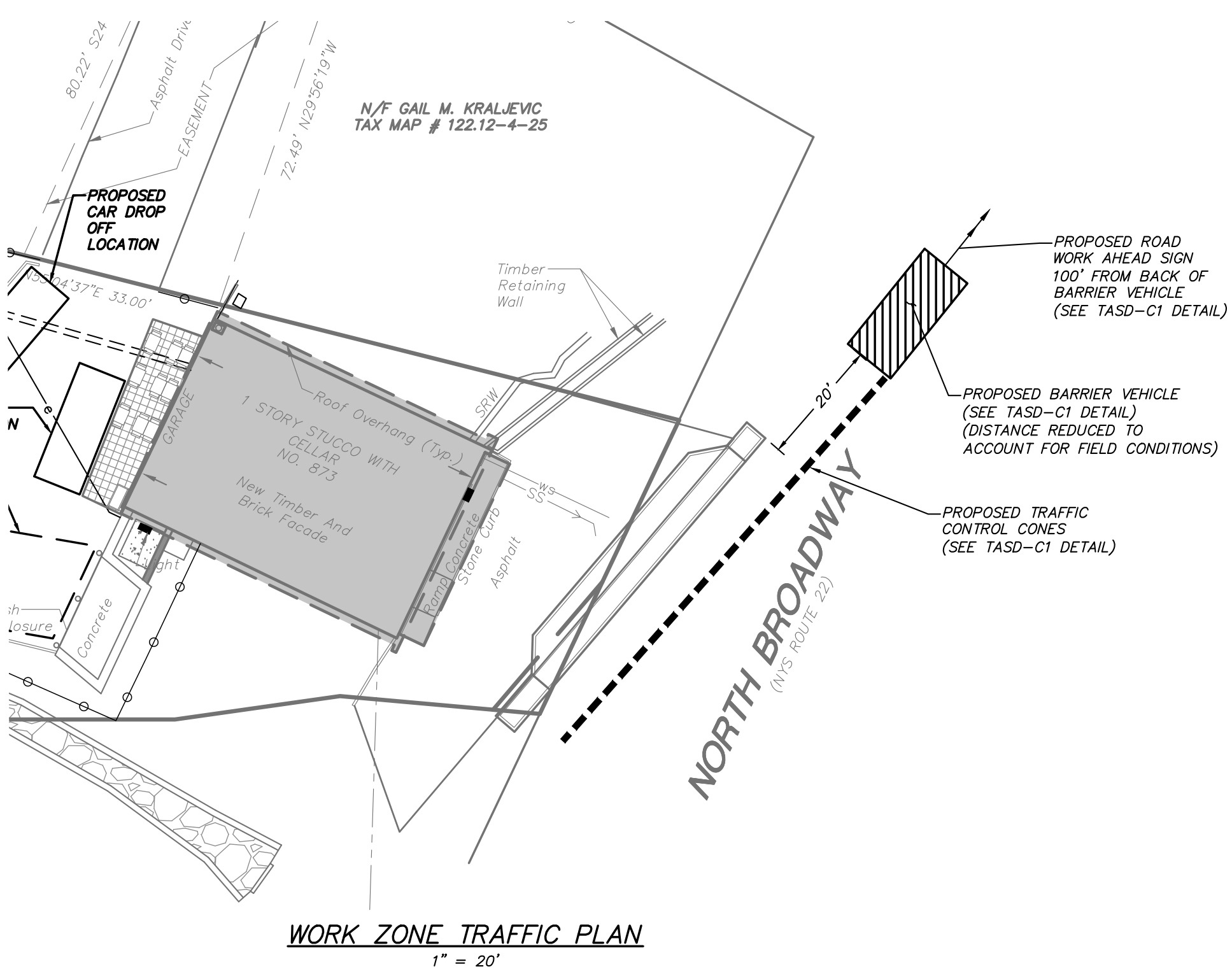
GRADING AND UTILITIES PLAN
1" = 20'

EROSION & SEDIMENT CONTROL NOTES:

- The owner's field representative (O.F.R.) will be responsible for the implementation and maintenance of erosion and sediment control measures on this site prior to and during construction.
- All construction activities involving the removal or disposition of soil are to be provided with appropriate protective measures to minimize erosion and contain sediment disposition within. Minimum soil erosion and sediment control measures shall be implemented as shown on the plans and shall be installed in accordance with "New York Standards and Specifications For Erosion and Sediment Control," latest edition.
- Wherever feasible, natural vegetation should be retained and protected. Disturbance shall be minimized in the areas required to perform construction. No more than 5 acres of unprotected soil shall be exposed at any one time.
- When land is exposed during development, the exposure shall be kept to the shortest practical period of time. In the areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within fourteen (14) days from the date the current soil disturbance activity ceased. Disturbance shall be minimized to the areas required to perform construction.
- Silt fence shall be installed as shown on the plans prior to beginning any clearing, grubbing or earthwork.
- All topsoil to be stripped from the area being developed shall be stockpiled and immediately seeded for temporary stabilization. Ryegrass (annual or perennial) at a rate of 30 lbs. per acre shall be used for temporary seeding in spring, summer or early fall. "Aristook" Winter Rye (cereal rye) shall be used for temporary seeding in late fall and winter.
- Any disturbed areas not subject to further disturbance or construction traffic, permanent or temporary, shall have soil stabilization measures initiated for permanent vegetation cover in combination with a suitable mulch within 1 business day of final grading. All seeded areas to receive a minimum 4" topsoil (from stockpile area) and be seeded and mulched as follows:
 - Seed mixture to be planted between March 21 and May 20, or between August 15 and October 15 or as directed by project representative at a rate of 100 pounds per acre in the following proportions:
 - Kentucky Bluegrass 20%
 - Creeping Red Fescue 40%
 - Perennial Ryegrass 20%
 - Annual Ryegrass 20%
 - Mulch: Salt hay or small grain straw applied at a rate of 90 lbs./1000 S.F. or 2 tons/acre, to be applied and anchored according to "New York Standards and Specification For Erosion and Sediment Control," latest edition.
- Grass seed mix may be applied by either mechanical or hydroseeding methods. Seeding shall be performed in accordance with the current edition of the "NYSDOT Standard Specification, Construction and Materials, Section 610-3.02, Method No. 1". Hydroseeding shall be performed using materials and methods as approved by the site engineer.
- Cut or fill slopes steeper than 2:1 shall be stabilized immediately after grading with Curlex 1 Single Net Erosion Control Blanket, or approved equal.
- Paved roadways shall be kept clean at all times.
- The site shall at all times be graded and maintained such that all stormwater runoff is diverted to soil erosion and sediment control facilities.
- All storm drainage outlets shall be stabilized, as required, before the discharge points become operational.
- Stormwater from disturbed areas must be passed through erosion control barriers before discharge beyond disturbed areas or discharged into other drainage systems.
- Erosion and sediment control measures shall be inspected and maintained on a daily basis by the O.F.R. to insure that channels, temporary and permanent ditches and pipes are clear of debris, that embankments and berms have not been breached and that all straw bales and silt fences are intact. Any failure of erosion and sediment control measures shall be immediately repaired by the contractor and inspected for approval by the O.F.R. and/or site engineer.
- Dust shall be controlled by sprinkling or other approved methods as necessary, or as directed by the O.F.R.
- Cut and fills shall not endanger adjoining property, nor divert water onto the property of others.
- All fills shall be placed and compacted in 6" lifts to provide stability of material and to prevent settlement.
- The O.F.R. shall inspect downstream conditions for evidence of sedimentation on a weekly basis and after rainstorms.
- As warranted by field conditions, special additional erosion and sediment control measures, as specified by the site engineer and/or the Town Engineer shall be installed by the contractor.
- Erosion and sediment control measures shall remain in place until all disturbed areas are suitably stabilized.



TASD-C1 DETAIL
N.T.S.



WORK ZONE TRAFFIC PLAN
1" = 20'

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED XX/XX/XX

DATE: _____

CHRISTOPHER CATHY, CHAIRMAN
TOWN OF NORTH CASTLE PLANNING BOARD

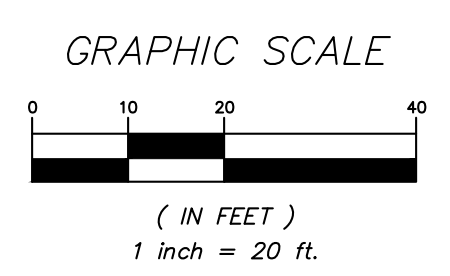
ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION: _____

DATE: _____

JOSEPH M. CERNELE, PE
KELLARD SESSIONS CONSULTING
CONSULTING TOWN ENGINEERS

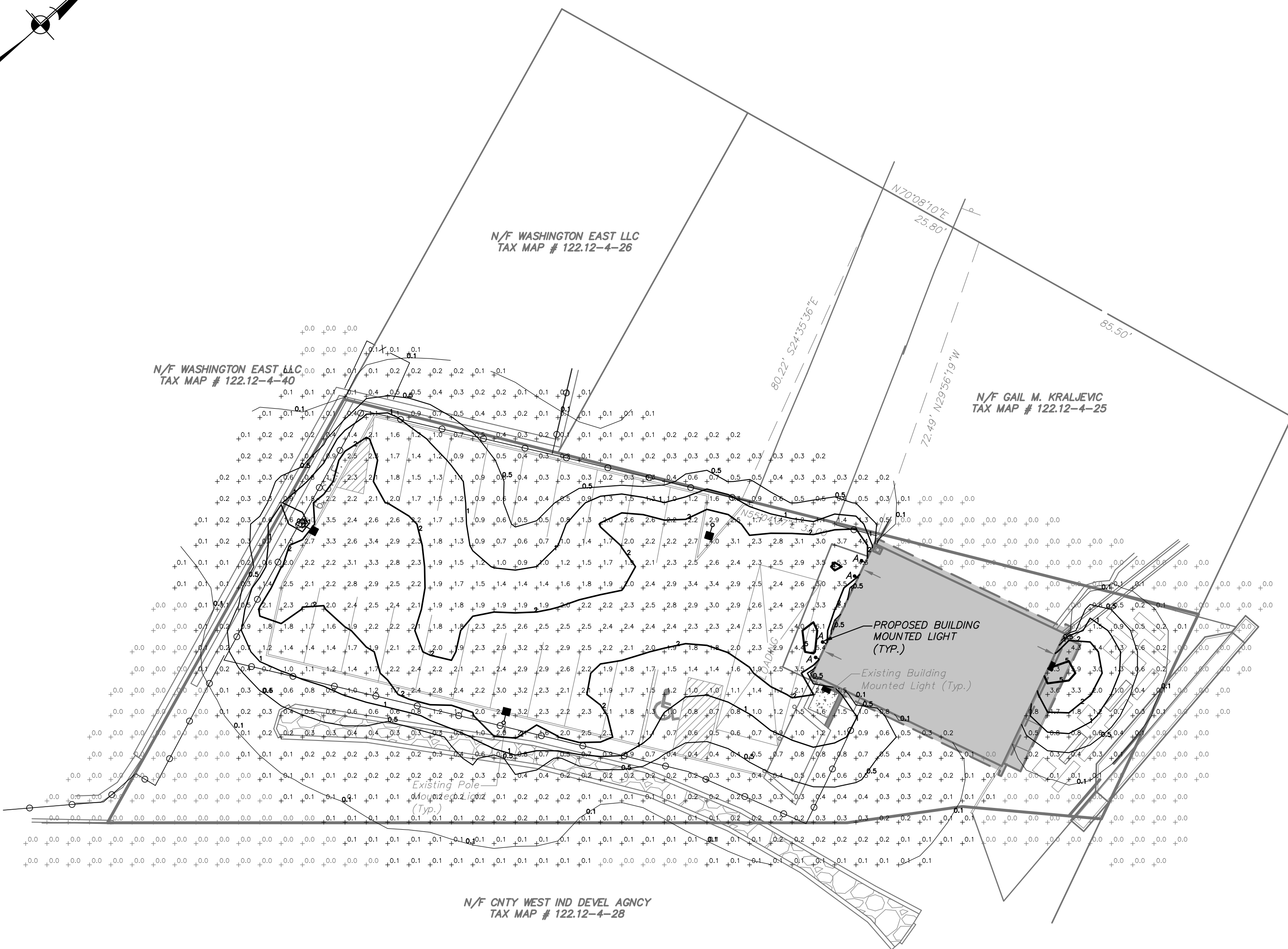
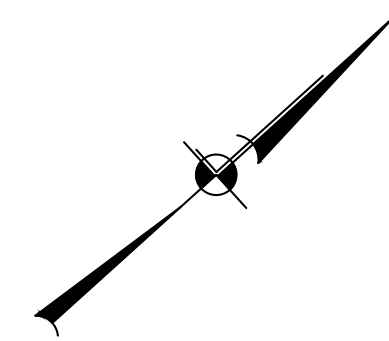
NO.	DATE	REVISION	COMMENTS	BY
1	10-25-21		REVISED PER PLANNING BOARD COMMENTS	KMG

		3 Garrett Place Carmel, NY 10512 (845) 225-9690 (845) 225-9717 fax www.insite-eng.com	
PROJECT:		MILES THE PRINCE	
DRAWING:		GRADING & UTILITIES PLAN	
PROJECT NUMBER	18198.101	PROJECT MANAGER	R.D.W.
DATE	9-27-21	DRAWN BY	M.E.U.
SCALE	1" = 20'	CHECKED BY	K.M.G.
DRAWING NO.	SP-2	SHEET	2/3



ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

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LIGHT CONTOUR LEGEND

0.1	0.10 Foot Candles
0.5	0.50 Foot Candles
1	1.00 Foot Candles
2	2.00 Foot Candles
5	5.00 Foot Candles

* Photometric calculations shown on plan are in foot candles.

LUMINAIRE SCHEDULE

Symbol	Qty	Catalog Number	Description	Lamp	Mounting Height
A	4	PROPOSED WS-W1420	20" LEDGE, BUILDING MOUNTED, 3000K LED, 90 CRI, 12.6 WATTS, BY MODERN FORMS LIGHTING	LED	5' - 0"
B	3	EXISTING GLEON-AF-01-LED-E1-T4W	GALLEON, POLE-MOUNTED, 4000K LED AREA LUMINAIRE, TYPE 4 WIDE OPTICS DISTRIBUTION, MCGRAW-EDISON LIGHTING	LED	14' - 0"
C	2	EXISTING 111L-16L-350-NW-G2-4	18 WATT, CUTOFF, LED WALLPACK SCONCE - PHILIPS GARDCO LIGHTING	LED	7' - 0" ABOVE GRADE (FRONT OF BUILDING) 15' - 0" (SIDE OF BUILDING)

Note: Existing lighting modeled per previous site plan approval drawing. As-built make, model, and height was not field verified.

LIGHTING NOTES:

- All lighting shall be as noted on the plan or approved equal.
- Style and finish of all luminaires to be selected by owner.
- Calculation values shown in this plan are taken on a horizontal plane at ground level using a 0.90 light loss factor for LEDs. Topographical information and landscaping have not been accounted for in these calculations.
- All lighting on this plan shall be directed and/or shielded so as to preclude objectionable glare from being observable from adjoining streets and properties.
- Existing light poles and building mounted lights have been modeled and their photometric levels are reflected on this drawing.

Ledge

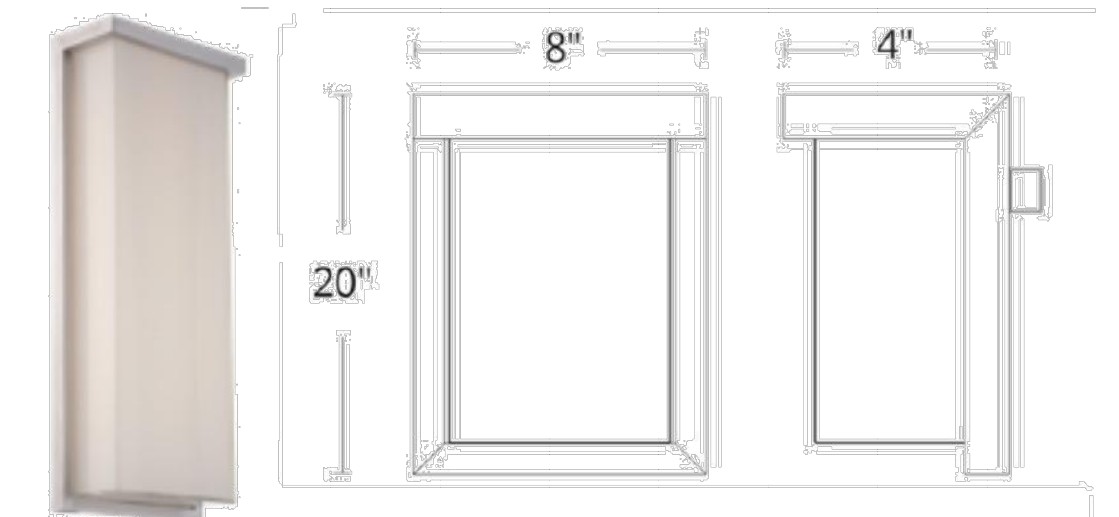
WS-W1420

PRODUCT DESCRIPTION

A luminous architectural profile and superior construction make this wall sconce appropriate for transitional and contemporary interiors or exteriors. Options allow for cohesive specifications across residential and commercial interior and exterior applications.

SPECIFICATIONS

Rated Life	54000 Hours
Standards	ETL, cETL, Wet Location Listed, IP65, Title 24 JA8: 2019 Compliant
Input	120 VAC, 50/60Hz
Dimming	ELV
Color Temp	3000K
CRI	90
Construction	Aluminum with white mitered glass



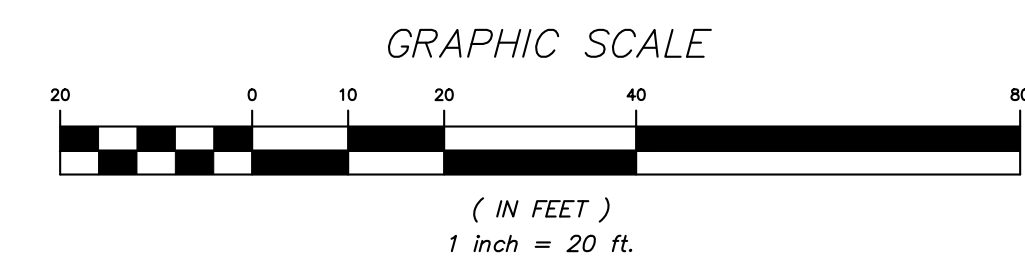
ModernForms.com | Phone: (866) 810-6615 | Fax: (800) 526-2585
 Central Distribution Center: 1600 Distribution Ct, Lithia Springs, GA 30122
 Western Distribution Center: 1750 Archibald Avenue, Ontario, CA 91760

MODERN FORMS

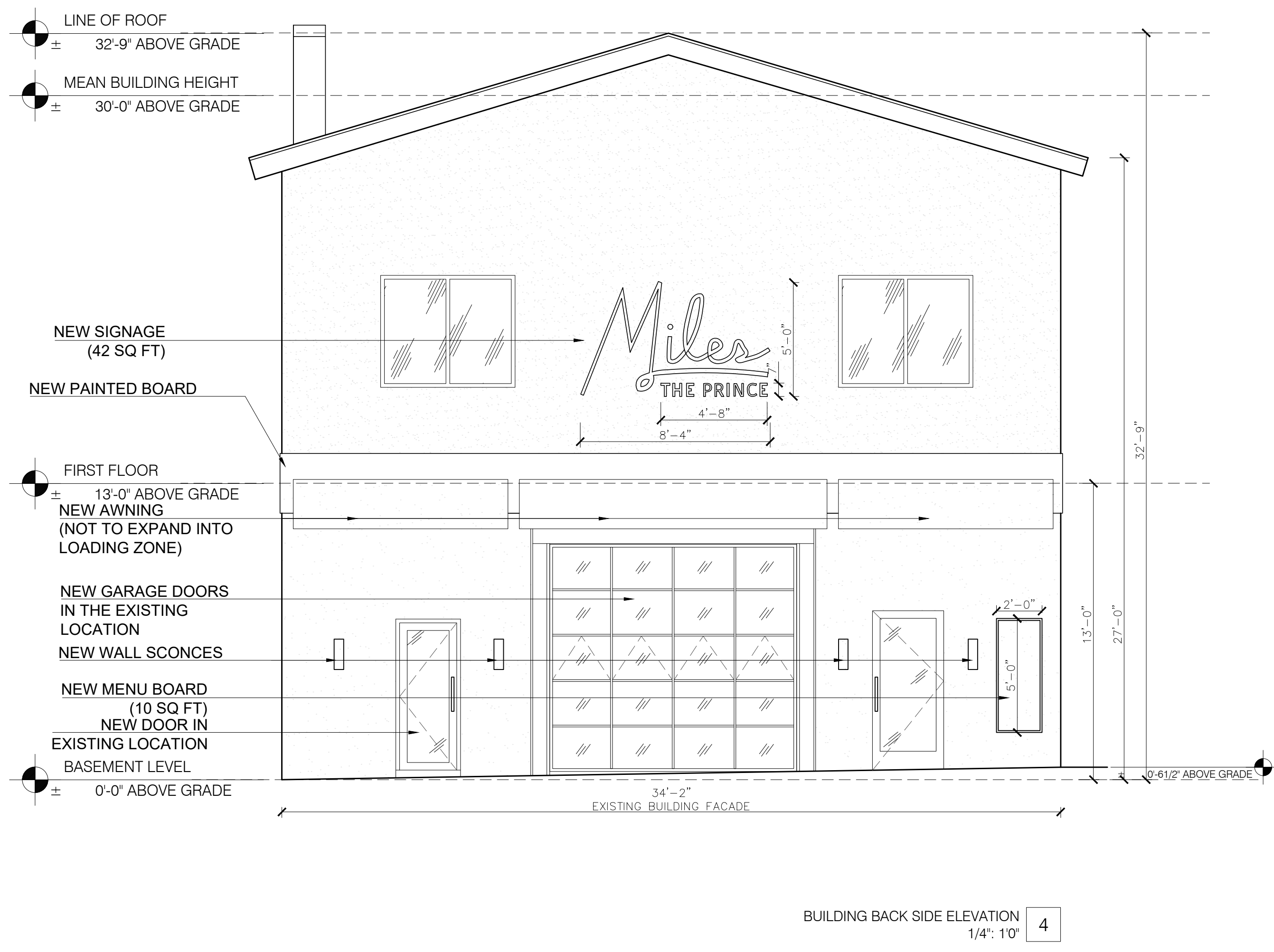
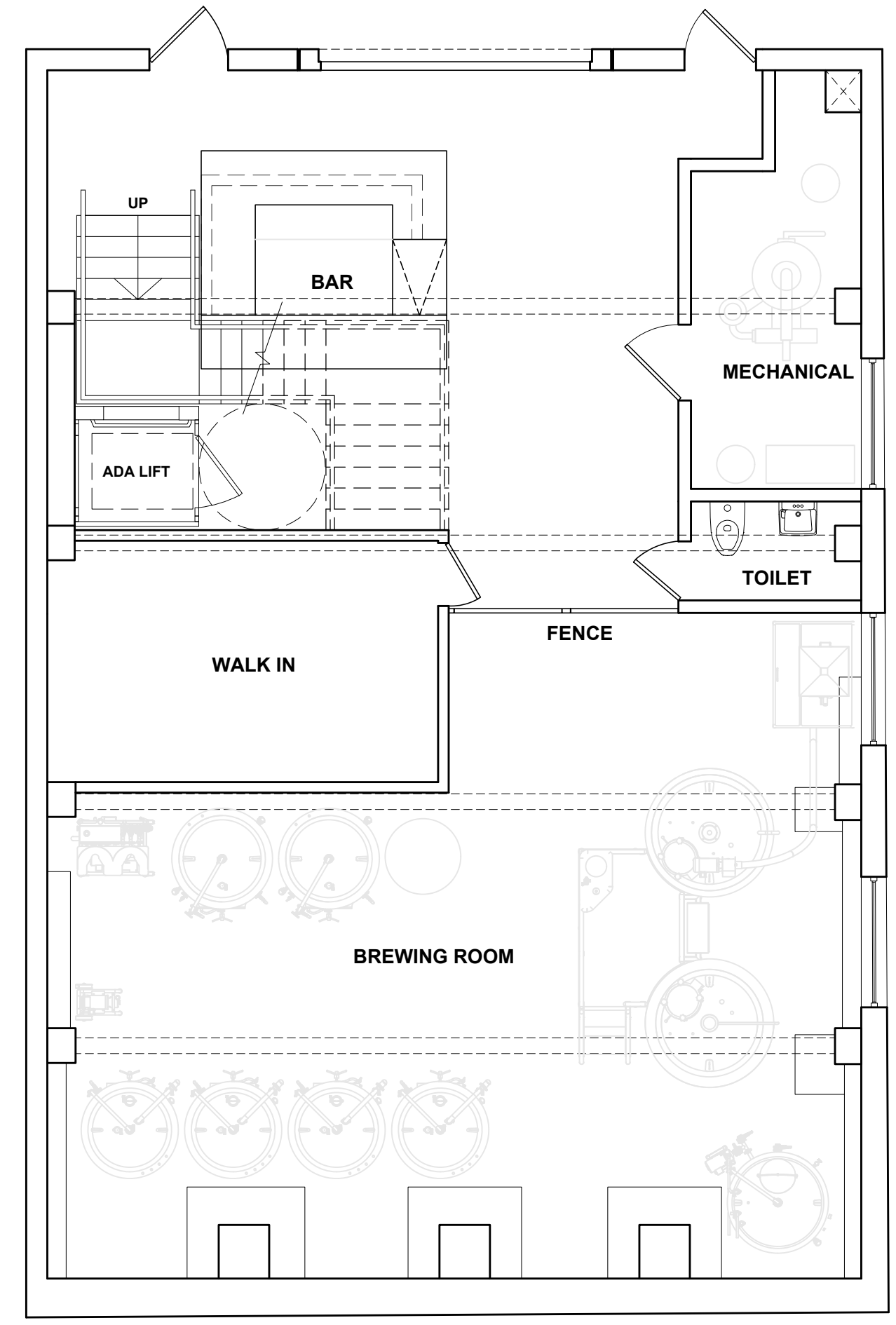
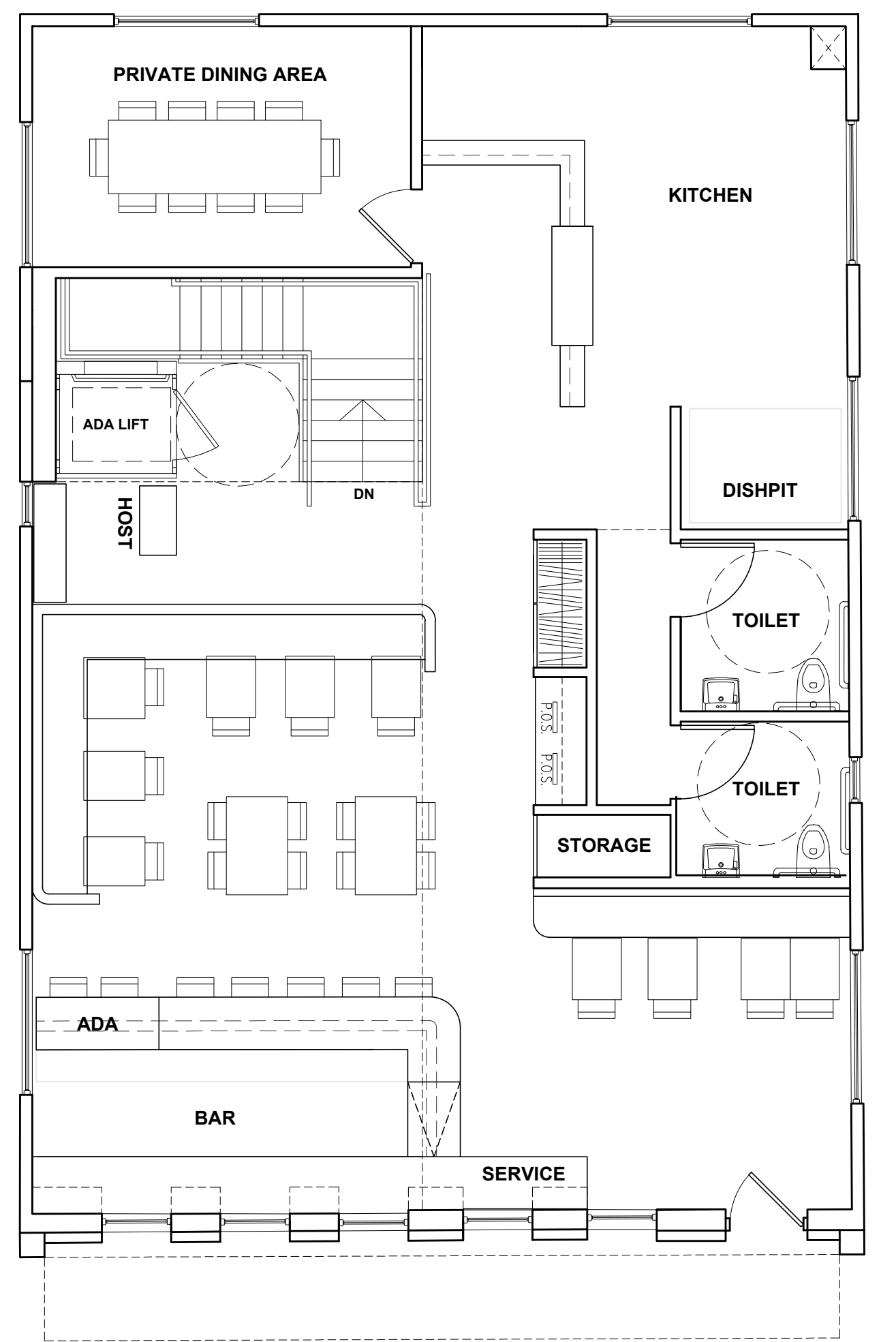
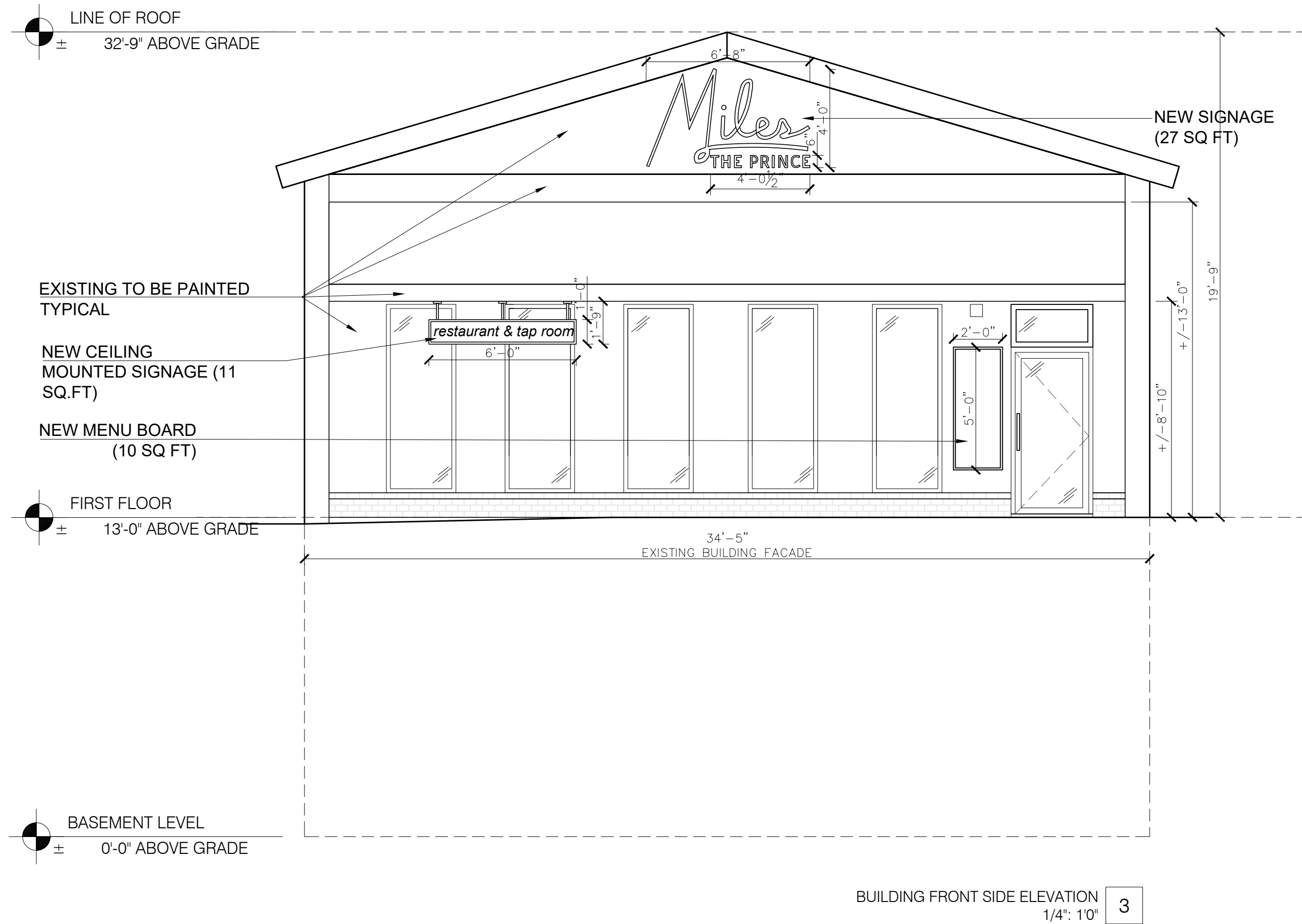
PROPOSED LIGHT "A" - BUILDING MOUNTED LED AREA LIGHT
 N.T.S.

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED: _____
 CHRISTOPHER CATHY, CHAIRMAN, TOWN OF NORTH CASTLE PLANNING BOARD
 ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION: _____
 JOSEPH M. CERMELE, PE, KELLARD SESSIONS CONSULTING CONSULTING TOWN ENGINEERS

NO.	DATE	REVISION	BY
 3 Garrett Place Carmel, NY 10512 (845) 225-9690 (845) 225-9717 fax www.insite-eng.com			
PROJECT:		MILES THE PRINCE	
DRAWING:		LIGHTING PLAN	
PROJECT NUMBER	18198.101	PROJECT MANAGER	R.D.W.
DATE	10-25-21	DRAWN BY	J.F.R.
SCALE	1" = 20'	CHECKED BY	K.M.G.
DRAWING NO.	LP-1	SHEET	3/3



ATTACHMENT 3



PROJECT + LOCATION

MILES THE PRINCE
873 N Broadway
White Plains, NY 10603

ARCHITECT

WID CHAPMAN ARCHITECTS
547 W 27TH ST, ST. 304
New York, NY, 10001
212 675 5207

CIVIL ENGINEER

Insite Engineering, Surveying & Landscape Architecture, P.C.
3 Garrett Place
Carmel NY 10512
www.insite-eng.com

SUBMISSION/ REVISIONS

NO.	ISSUE	DATE

SEAL & SIGNATURE



SCALE: AS SHOWN
DRAWING TITLE

EXTERIOR AND INTERIOR SCOPE OF WORK

DATE: 09/23/2021
DRAWING NUMBER

A-050.00

ATTACHMENT 4



STORMWATER POLLUTION PREVENTION PLAN ADDENDUM

For

**873 HOLDING COMPANY LLC
PREVIOUSLY APPROVED UNDER GDC EQUITIES, LLC
873 North Broadway
Town of North Castle
Tax Map Numbers 122.12-4-27**

October 25, 2021

The site is located at 873 North Broadway in the Town of North Castle. The site is approximately 0.39 acres and is designated as Tax Map 122.12-4-27. In the fall of 2019, the Town of North Castle Planning Board approved a site plan for the Greener Dry Cleaner. 873 Holding Company LLC is seeking to redevelop the site into a restaurant with accessory brewery and tap room.

A Stormwater Pollution Prevention plan was prepared for the previous application which addressed the previously approved impervious surfaces and offsite runoff passing through the site. A copy of the previously approved SWPPP is attached to this Addendum. All previously approved stormwater improvements were constructed. These improvements include stormwater planters in front of the building and a stormwater pipe detention system under the parking lot along the western property line in the back.

This application is proposing to renovate the dry cleaner into a restaurant with a brewery and tap room as accessory uses. The proposed renovation will result in no increase in impervious cover on the site. There will be additional planters installed for screening and landscaping beyond what was originally approved. It should be noted that planters are considered a Green Infrastructure Practice under the *New York State Stormwater Management Design Manual*.

The original project was defined as a *land development activity* pursuant to *Chapter 267, Stormwater Management* of the Town of North Castle Town Code. Since the project was a *land development activity* under Town Code and was disturbing less than one acre the project was required to provide Erosion and Sediment Controls only. The project was not subject to coverage under the *NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activities* (General Permit), or required to provide post-construction stormwater management practices (SMP's). However, at the request Consulting Town Engineer a Stormwater Pollution Prevention Plan (SWPPP) had been prepared that provided the required erosion and sediment controls, as well as provided a post-construction stormwater management practice designed to attenuate the peak flows from the 25-year storm event.

The proposed renovations will result in a new concrete pad that totals 35 s.f. The site generally will remain the same with the exception of additional planters being added to the front of the building, and a small portion of asphalt in the rear of the building being reconstructed with pavers. There are an additional 142 s.f. of planters added to this plan than shown in the previous SWPPP. As there is no material change in site imperviousness and the additional planters being added result in a benefit to stormwater treatment, the modeling contained in the previous Stormwater Pollution Prevention Plan (attached) remains unchanged.



STORMWATER POLLUTION PREVENTION PLAN

Prepared For
GDC EQUITIES, LLC
873 North Broadway
Town of North Castle
March 11, 2019



Owner Information:

GDC Equities, LLC
800 Central Park Avenue, Suite 201
Scarsdale, New York 10583

Contractor Information:

To Be Determined

NOTE: This report in conjunction with the project plans prepared by others make up the complete Stormwater Pollution Prevention Plan.

Prepared by:
Insite Engineering, Surveying & Landscape Architecture, P.C.
3 Garrett Place
Carmel, New York 10512

CONTENTS

	PAGE
1.0 INTRODUCTION	1
1.1 Project Description	1
1.2 Existing Site Conditions	1
1.3 Proposed Site Conditions.....	1
2.0 STORMWATER MANAGEMENT	1
3.0 EROSION AND SEDIMENT CONTROL	2
3.1 Long Term Maintenance	3

APPENDICES

- Appendix A Pre-development Computer Data
- Appendix B Post-development Computer Data
- Appendix C Swale Calculations

FIGURES

- Figure 1: Location Map
- Figure 2: Pre-development Drainage Map
- Figure 3: Post-development Drainage Map
- Figure 4: Swale Contributing Area Map

1.0 INTRODUCTION

1.1 Project Description

The site is located at 873 North Broadway in the Town of North Castle. The site is approximately 0.39 acres and is designated as Tax Map 122.12-4-27. The property currently contains a vacant 2 story building, with front and rear parking. The property is proposed to be redeveloped, with building and site improvements proposed.

The project site is located in the Upper Bronx River Watershed. In total less than one acre and more than 5,000 square feet of site disturbance is proposed. As such the proposed project is defined as a *land development activity* pursuant to *Chapter 267, Stormwater Management* of the Town of North Castle Town Code. Since the project is a *land development activity* under Town Code and is disturbing less than one acre this project is required to provide Erosion and Sediment Controls only, but not subject to the *NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activities* (General Permit), or required to provide post-construction stormwater management practices (SMP's).

At the request Consulting Town Engineer a Stormwater Pollution Prevention Plan (SWPPP) has been prepared that will provide the required erosion and sediment controls, as well as provide a post-construction stormwater management practice designed to attenuate the peak flows from the 25-year storm event.

In addition, this report will also address the removal of a recently installed pipe and re-establishment of an existing swale along the southern property line.

1.2 Existing Site Conditions

The majority of the existing stormwater runoff for the project site runs from east to west across the property. It drains from the structure and adjoining grass area on property across the parking lot and then off site to a ditch off the south corner of the site. The ditch also received runoff from the collection and conveyance system along North Broadway. Currently there is no stormwater treatment practices in place. Soil types onsite are identified as Uf, Urban Land.

A pipe was recently installed on the subject property replacing an existing swale along the southern property line. As part of the proposed improvements the pipe will be removed and the swale re-established. Calculations for the swale sizing have been attached herewith.

1.3 Proposed Site Conditions

The subject project proposes the re-development of the existing site and structure. Improvements proposed consist of building façade improvements, paving the existing item 4 parking lot, formalizing the refuse enclosure area, installation of fencing, and construction of a stormwater pipe detention system.

This report will provide post-construction stormwater management controls throughout the site including stormwater planter in front of the building and a stormwater pipe detention system under the parking lot along the western property line.

This report also provides sizing calculations for the existing swale to be re-established along the southern property line.

2.0 STORMWATER MANAGEMENT

Since this project is disturbing more than 5,000 s.f. the project is subject to *Chapter 267 Stormwater Management* but not the General Permit. As noted above, this means the project is only required to provide erosion and sediment controls. However, at the request of the Consulting Town Engineer, and consistent with North Castle Policy a stormwater management practice has been provided. A stormwater pipe detention system is being provided to result in a net benefit in stormwater quality as a result of the sites redevelopment.

The Town of North Castle requires storage to attenuate the post-development 25-year, 24-hour peak discharge to pre-development rates.

The pre- versus post-development analysis is contained in Appendix A and B, and compares the pre- versus post-development peak flows at Design Point 1.

An underground pipe detention system has been provided upstream of Design Point 1 to attenuate peak flows from the project.

Contained in Appendix C are sizing calculations for the swale that flows east to west along the southern property line. The existing swale was recently replaced with a pipe. It is proposed to remove the recently installed pipe and re-establish the swale. The restored swale will convey runoff from offsite properties through our property and connect to a headwall approved and installed by others as part of 11 Washington Place East improvements. This report addresses the design of the swale only, which had been sized for the 25-year storm. The downstream collection systems including the headwall installed by 11 Washington Place East are limited in capacity by the downstream piping. While the swale has been sized for the 25-year storm, the downstream collection system, including the provision of the headwall was designed by others. It is our understanding this downstream system on 11 Washington Place East is being upgraded as part of that site plan approval, but may not have been designed to collect and convey the 25-year design storm. That is because the collection system downstream of 11 Washington Place East may limit the overall capacity of the entire system. This report re-establishes the capacity of the existing onsite swale. This report also shows that for the 25-year storm, the peak flows from the 873 North Broadway site have been mitigated to pre-development rates prior to discharging into the downstream collection system.

A summary of the pre-development versus post-development peak flows are provided in the Table below:

Table 2.5.1 Pre-and Post-Development Peak Flows at Design Point 1

24-HOUR DESIGN STORM PEAK FLOWS (c.f.s.)		
	25-YEAR	
	Pre	Post
Design Point 1	1.9	1.9

3.0 EROSION AND SEDIMENT CONTROL

Erosion and sediment control will be accomplished by three basic principles: containment of sediment, treatment of dirty water, and stabilization of disturbed areas. As the area to be redeveloped consist of impervious areas, minimal erosion and sediment control is required through construction. Erosion and sediment control notes have been provided on the drawings and silt fence will be provided where necessary.

In addition to the proposed erosion and sediment control facilities, the following good housekeeping best management practices shall be implemented to mitigate potential pollution during the construction phase of the project. The general contractor overseeing the day-to-day site operation shall be responsible for the good housekeeping best management practices included in the following general categories:

- Material Handling and Waste Management
- Establishment of Building Material Staging Areas
- Establishment of Washout Areas
- Proper Equipment Fueling and Maintenance Practices

- Spill Prevention and Control Plan

All construction waste materials shall be collected and removed from the site regularly by the general contractor. The general contractor shall supply waste barrels for proper disposal of waste materials. All personnel working on the site shall be instructed of the proper procedures for construction waste disposal.

Although it is not anticipated any hazardous waste materials will be utilized during construction, any hazardous waste materials shall be disposed of in accordance with federal, state, and local regulations. No hazardous waste shall be disposed of on-site. Hazardous waste materials shall be stored in appropriate and clearly marked containers and segregated from the other non-waste materials. All hazardous waste shall be stored in a structurally sound and sealed shipping containers located in the staging areas. Material safety data sheets, material inventory, and emergency contact numbers will be maintained in the office trailer. All personnel working on the site shall be instructed of the proper procedures for hazardous waste disposal.

Temporary sanitary facilities (portable toilets) shall be provided on site during the entire length of construction. The sanitary facilities shall be located in an alternate area away from the construction activities on the site. The portable toilets shall be inspected weekly for evidence of leaking holding tanks.

All recyclables, including wood pallets, cardboard boxes, and all other recyclable construction scraps shall be disposed of in a designated recycling barrel provided by the contractor and removed from the site regularly. All personnel working on the site shall be instructed of the proper procedures for construction waste recycling.

All construction equipment and maintenance materials shall be stored in a designated area. Silt fence shall be installed down gradient of the construction area. The existing building shall be utilized to store hand tools, small parts, and other construction materials, not taken off site daily. Construction waste barrels, recycling barrels and if necessary hazardous waste containers shall be located within the limits of the construction area.

Throughout the construction of the project, several types of vehicles and equipment will be used on-site. Fueling of the equipment shall occur within the limits of the construction staging area. Fuel will be delivered to the site as needed, by the general contractor, or a party chosen by the general contractor. Only minor vehicle equipment maintenance shall occur on-site, all major maintenance shall be performed off-site. All equipment fluids generated from minor maintenance activities shall be disposed of into designated drums and stored in accordance with the hazardous waste storage as previously discussed.

Vehicles and equipment shall be inspected on each day of use. Any leak discovered shall be repaired immediately. All leaking equipment unable to be repaired shall be removed from the site. Ample supplies of absorbent, spill-cleanup materials, and spill kits shall be located in the construction staging area. All spills shall be cleaned up immediately upon discovery. Spent absorbent materials and rags shall be hauled off-site immediately after the spill is cleaned for disposal at a local landfill. All personnel working on the site shall be instructed of the proper procedures for spill prevention and control.

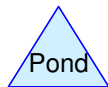
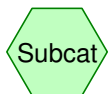
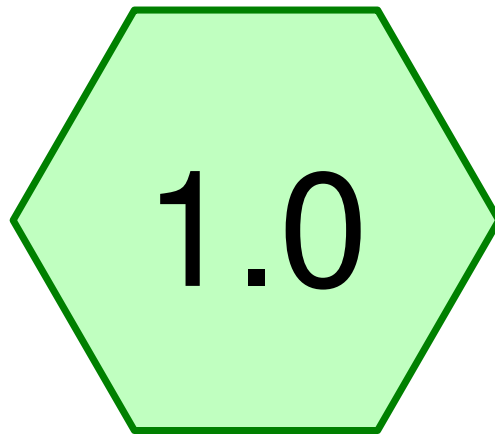
3.1 Long Term Maintenance

The stormwater facilities for the subject project consist of an underground stormwater pipe detention system. This section discusses the maintenance requirements to insure long term performance of the stormwater facilities.

The owner will be responsible for the maintenance of all the stormwater facilities.

The underground stormwater pipe detention system and outlet structures should be inspected after major storm events and semi-annually. During the inspections, the following should be checked, evidence of clogging of outlet structure, draindown after storm events is occurring, and accumulation of sediment around the outlet structure. In addition to guidelines discussed above all maintenance requirements outlined in the Design Manual shall be followed.

APPENDIX A
Pre-Development Computer Data



Summary for Subcatchment 1.0:

Runoff = 1.91 cfs @ 11.99 hrs, Volume= 0.125 af, Depth= 4.70"

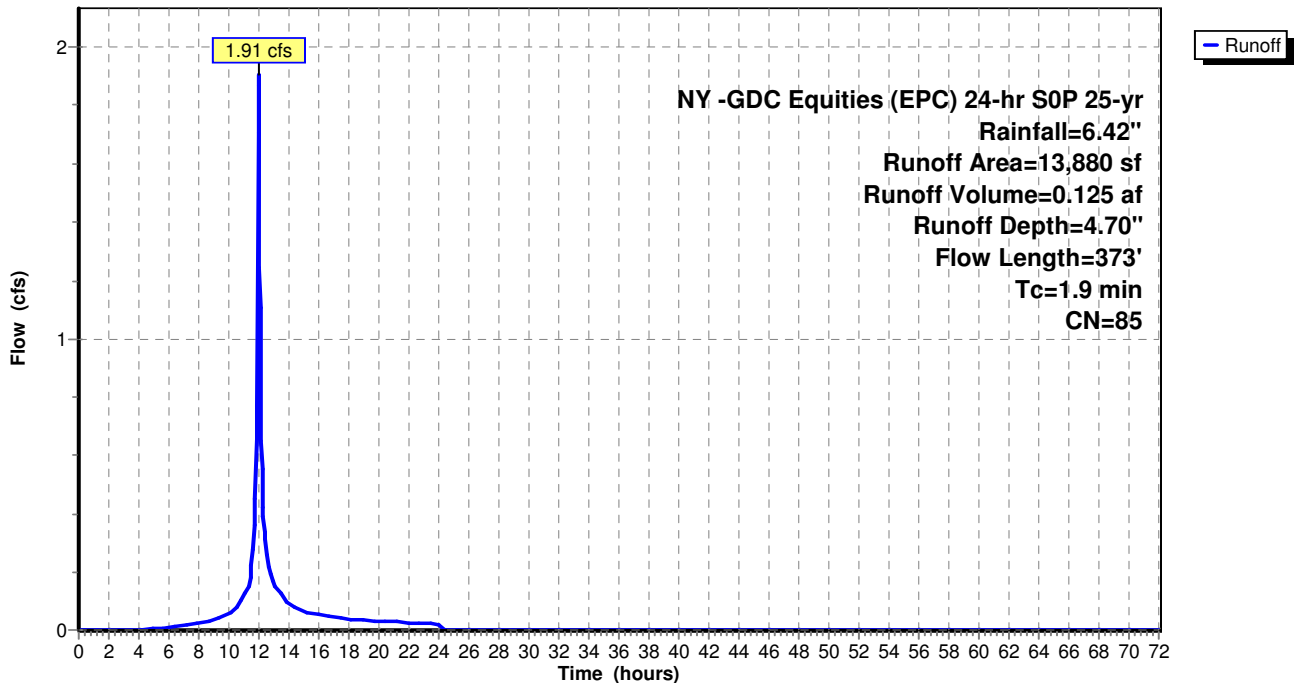
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 NY -GDC Equities (EPC) 24-hr S0P 25-yr Rainfall=6.42"

Area (sf)	CN	Description
* 6,930	98	Impervious
6,950	73	Woods, Fair, HSG C
13,880	85	Weighted Average
6,950		50.07% Pervious Area
6,930		49.93% Impervious Area

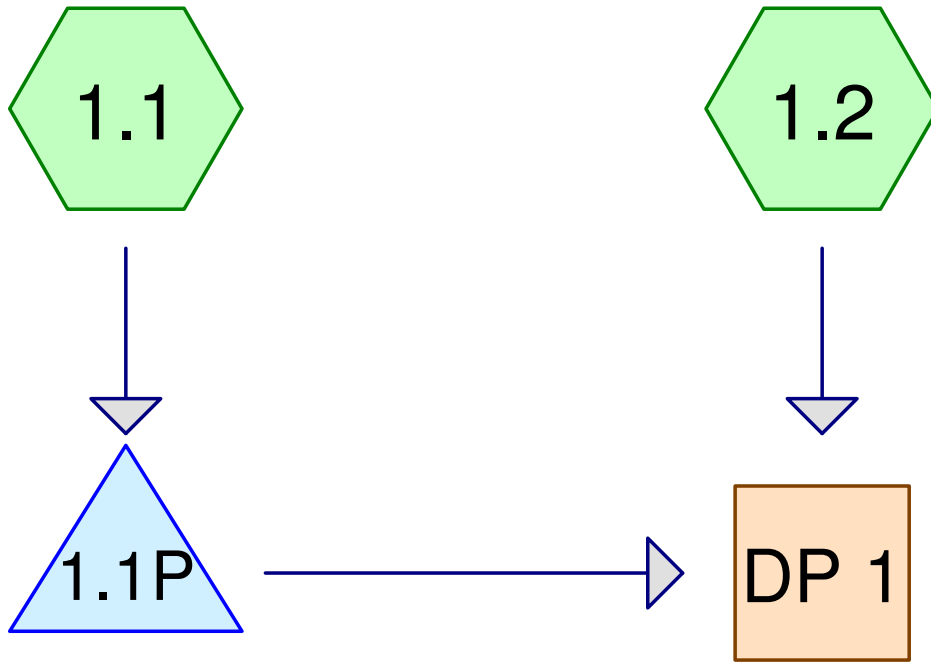
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	100	0.0450	1.97		Sheet Flow, Paved Smooth surfaces n= 0.011 P2= 3.44"
0.3	75	0.0330	3.69		Shallow Concentrated Flow, Paved Paved Kv= 20.3 fps
0.5	62	0.1610	2.01		Shallow Concentrated Flow, Woods Woodland Kv= 5.0 fps
0.3	136	0.0660	8.47	32.18	Channel Flow, Channel Area= 3.8 sf Perim= 9.2' r= 0.41' n= 0.025 Earth, clean & winding
1.9	373	Total			

Subcatchment 1.0:

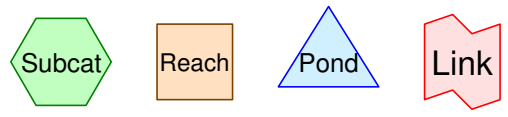
Hydrograph



APPENDIX B
Post-Development Computer Data



Underground Pipe Detention System



Summary for Subcatchment 1.1:

Runoff = 3.47 cfs @ 11.99 hrs, Volume= 0.234 af, Depth= 5.26"

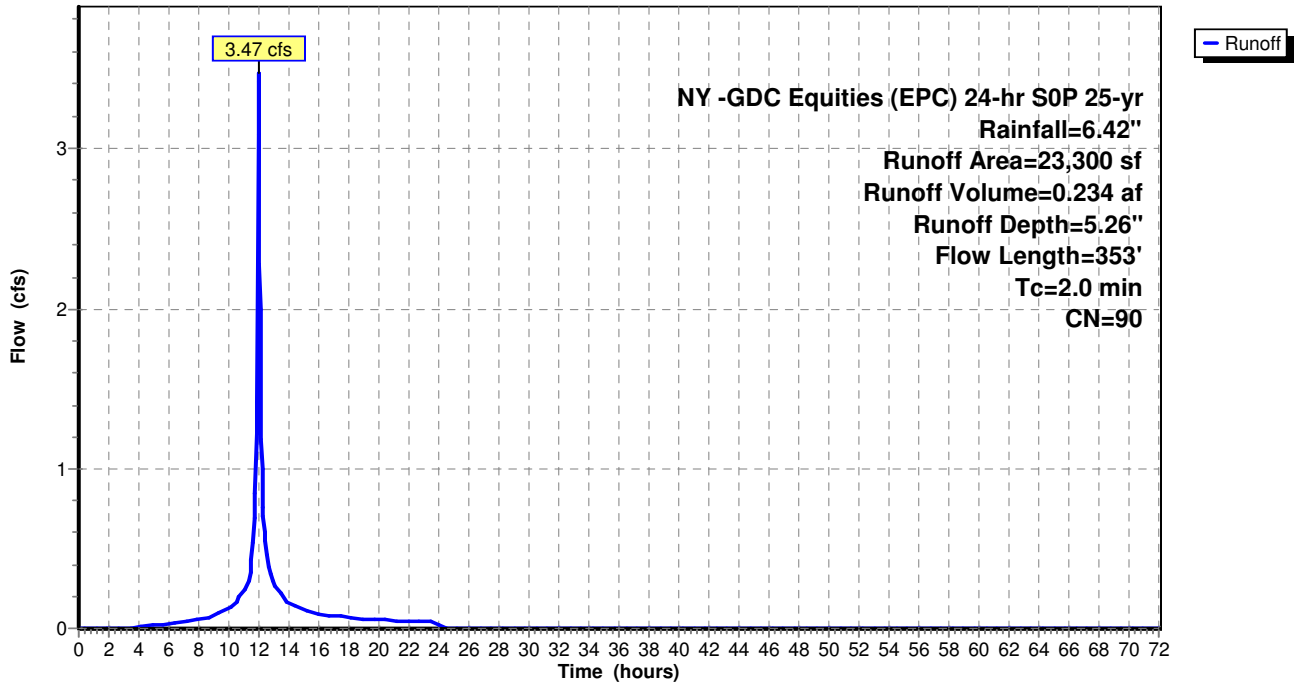
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 NY -GDC Equities (EPC) 24-hr S0P 25-yr Rainfall=6.42"

Area (sf)	CN	Description
* 6,800	98	Impervious
6,950	73	Woods, Fair, HSG C
1,020	79	50-75% Grass cover, Fair, HSG C
130	91	Newly graded area, HSG C
7,540	98	Paved parking, HSG C
860	98	Roofs, HSG C
23,300	90	Weighted Average
8,100		34.76% Pervious Area
15,200		65.24% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	100	0.0450	1.97		Sheet Flow, Paved Smooth surfaces n= 0.011 P2= 3.44"
0.4	78	0.0320	3.63		Shallow Concentrated Flow, Paved Paved Kv= 20.3 fps
0.1	38	0.2370	7.30		Shallow Concentrated Flow, Woods Grassed Waterway Kv= 15.0 fps
0.7	137	0.0290	3.46		Shallow Concentrated Flow, Parking Lot Paved Kv= 20.3 fps
2.0	353	Total			

Subcatchment 1.1:

Hydrograph



Summary for Subcatchment 1.2:

Runoff = 0.07 cfs @ 12.08 hrs, Volume= 0.006 af, Depth= 3.44"

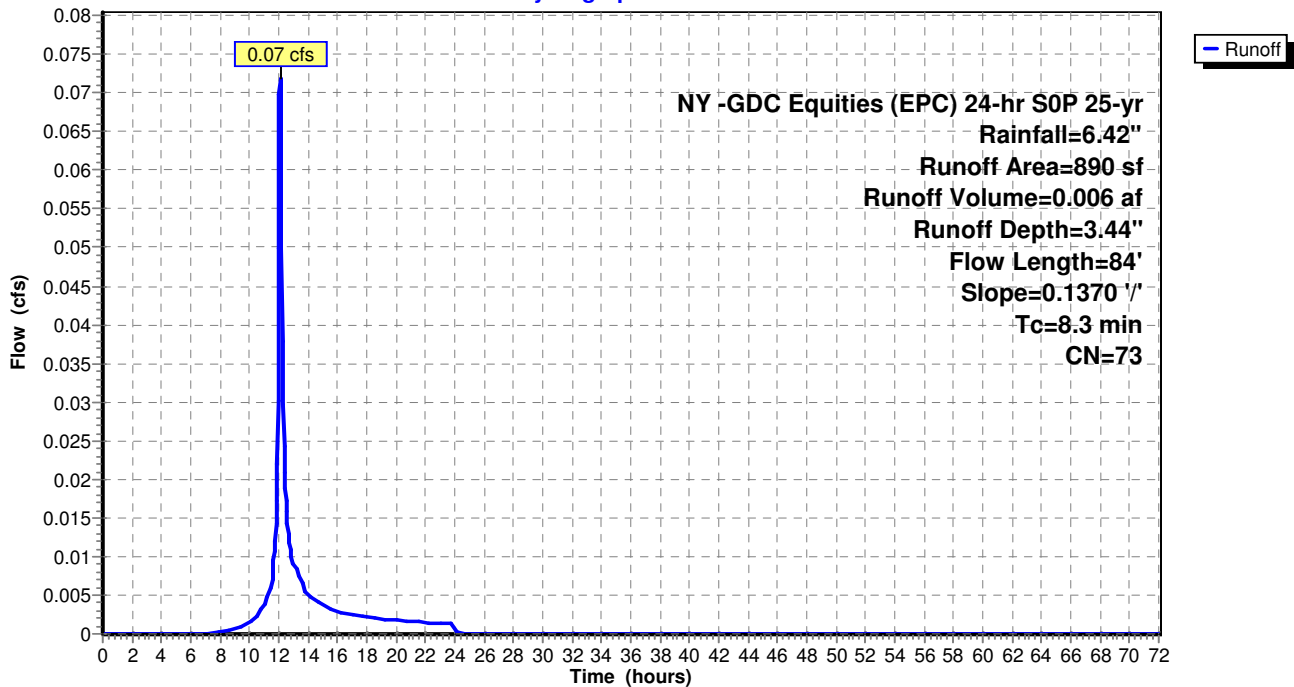
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 NY -GDC Equities (EPC) 24-hr S0P 25-yr Rainfall=6.42"

Area (sf)	CN	Description
890	73	Woods, Fair, HSG C
890		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.3	84	0.1370	0.17		Sheet Flow, Paved Woods: Light underbrush n= 0.400 P2= 3.44"

Subcatchment 1.2:

Hydrograph



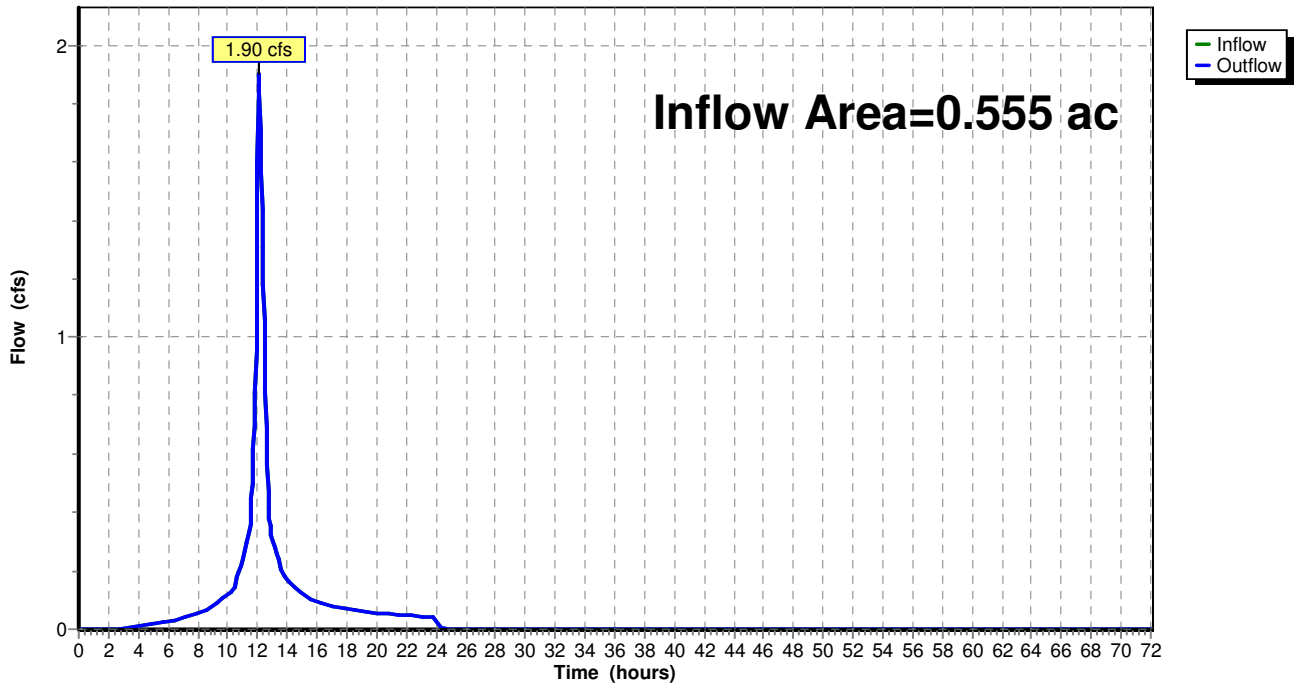
Summary for Reach DP 1:

Inflow Area = 0.555 ac, 62.84% Impervious, Inflow Depth = 5.19" for 25-yr event
Inflow = 1.90 cfs @ 12.10 hrs, Volume= 0.240 af
Outflow = 1.90 cfs @ 12.10 hrs, Volume= 0.240 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Reach DP 1:

Hydrograph



Summary for Pond 1.1P: Underground Pipe Detention System

Inflow Area = 0.535 ac, 65.24% Impervious, Inflow Depth = 5.26" for 25-yr event
 Inflow = 3.47 cfs @ 11.99 hrs, Volume= 0.234 af
 Outflow = 1.83 cfs @ 12.11 hrs, Volume= 0.234 af, Atten= 47%, Lag= 7.1 min
 Primary = 1.83 cfs @ 12.11 hrs, Volume= 0.234 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 259.81' @ 12.11 hrs Surf.Area= 326 sf Storage= 1,176 cf

Plug-Flow detention time= 7.1 min calculated for 0.234 af (100% of inflow)
 Center-of-Mass det. time= 7.1 min (790.3 - 783.2)

Volume	Invert	Avail.Storage	Storage Description
#1	257.50'	1,217 cf	30.0" Round Pipe Storage x 4 L= 62.0'

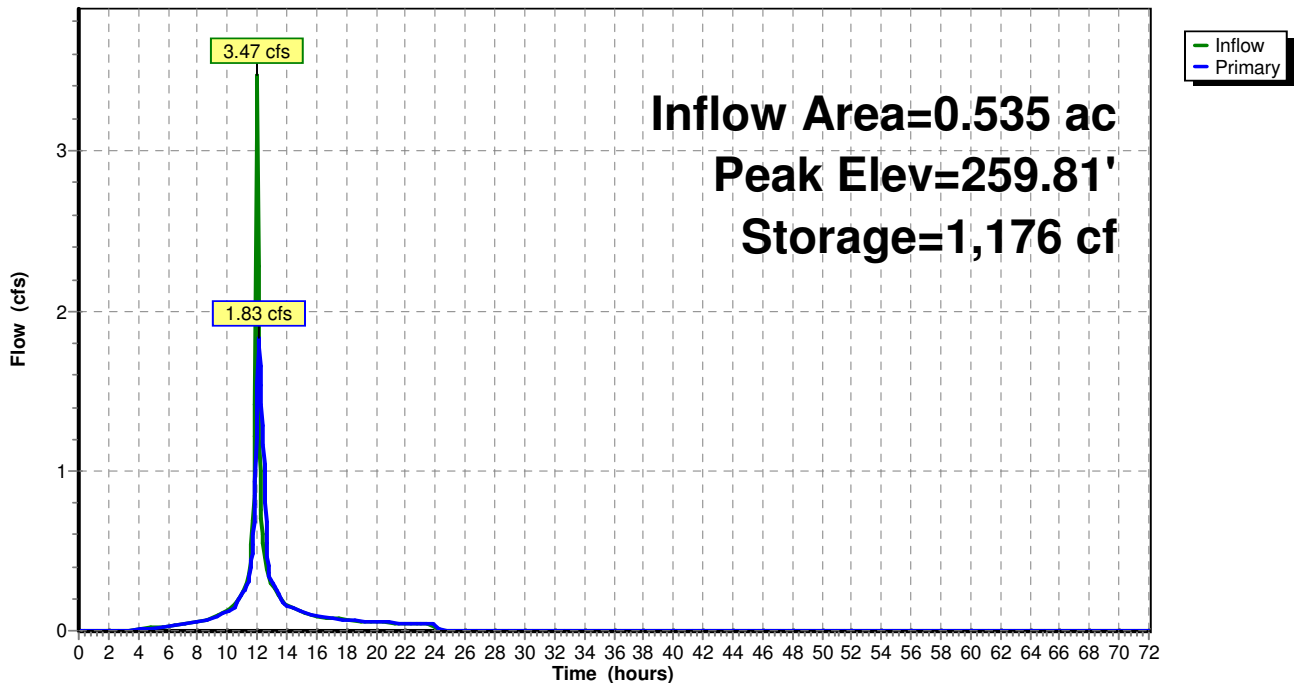
Device	Routing	Invert	Outlet Devices
#1	Primary	257.50'	7.0" Vert. Orifice/Grate C= 0.600
#2	Primary	259.80'	3.0" Vert. Orifice/Grate C= 0.600

Primary OutFlow Max=1.82 cfs @ 12.11 hrs HW=259.80' (Free Discharge)

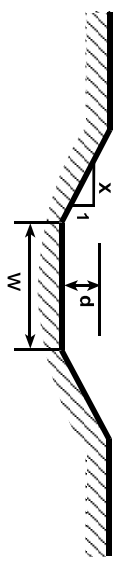
- 1=Orifice/Grate (Orifice Controls 1.82 cfs @ 6.82 fps)
- 2=Orifice/Grate (Orifice Controls 0.00 cfs @ 0.09 fps)

Pond 1.1P: Underground Pipe Detention System

Hydrograph



APPENDIX C
Swale Calculations



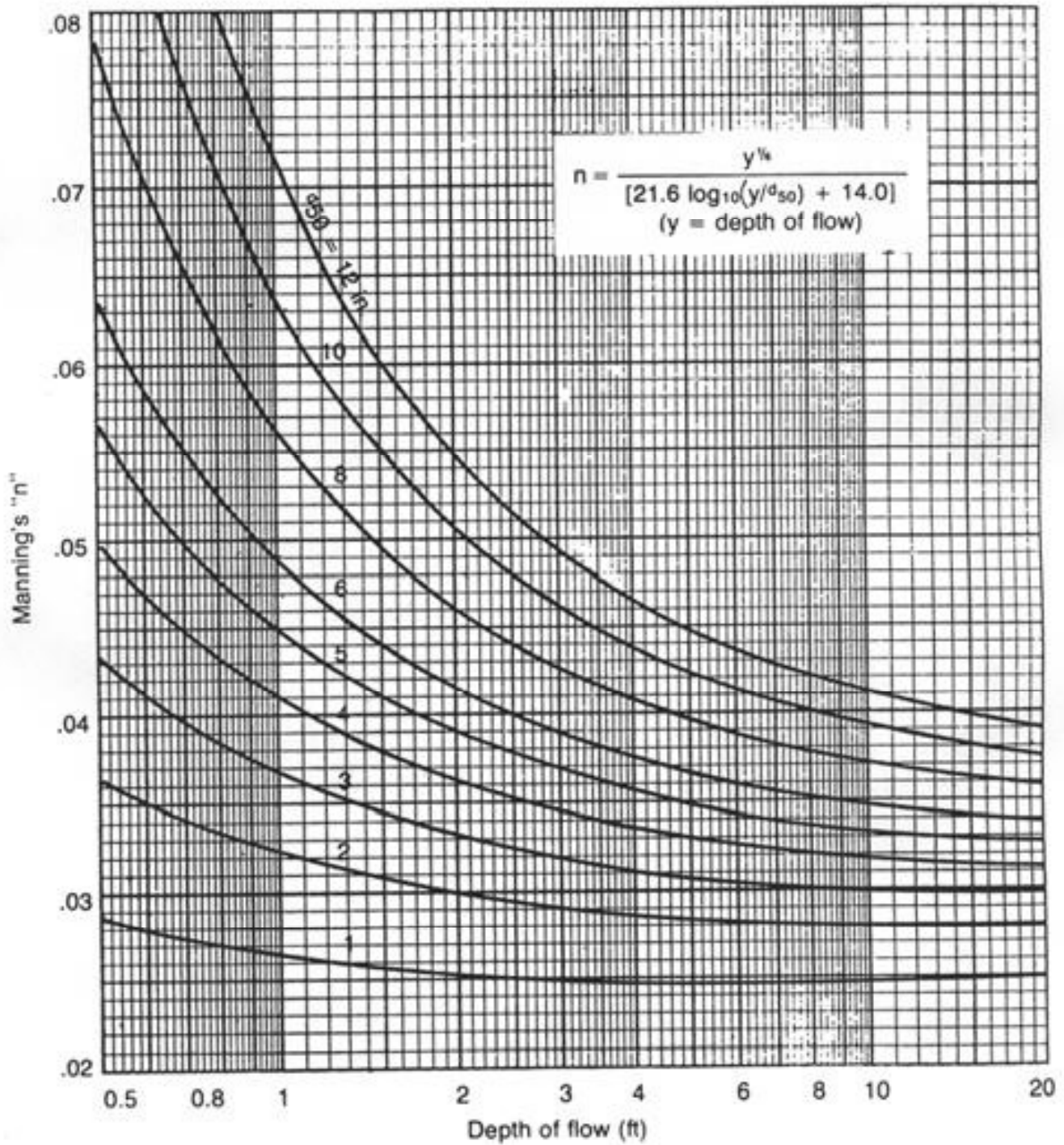
**Appendix C
SWALE CALCULATIONS**

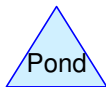
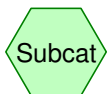
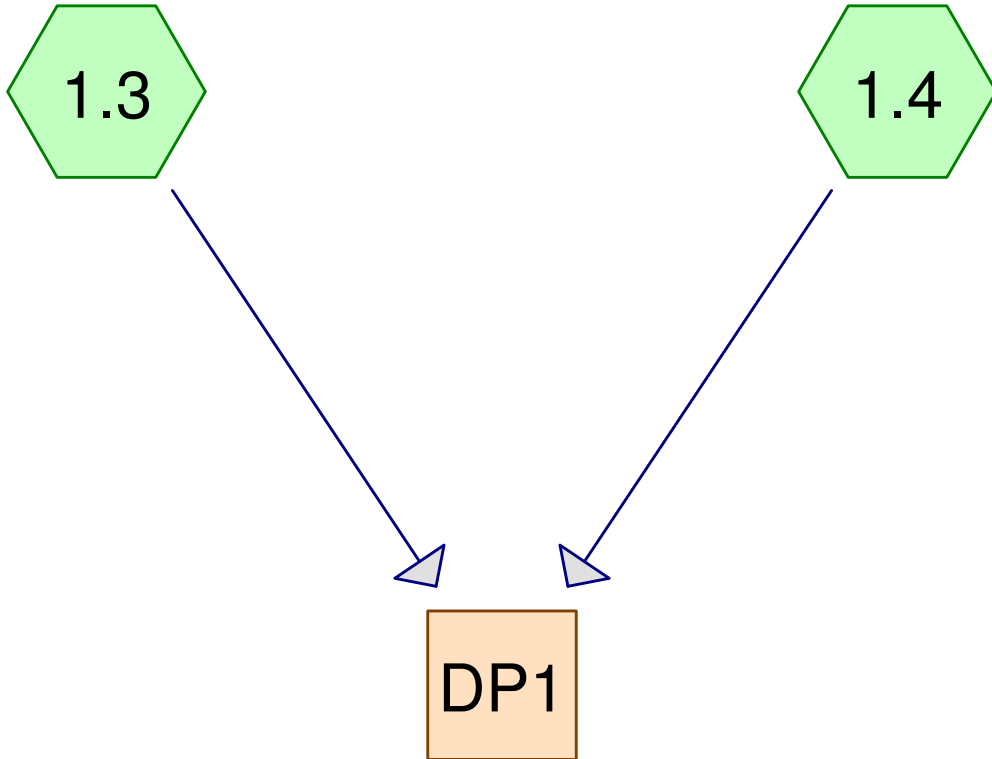
Design Storm: 25-Year
 Project: GDC Equities, LLC
 Job #: 18198.100
 Date: 3/11/2018
 By: TMB
 Sheet: 1 of 1

SMP ID	Swale Type	Q (cfs) design flow	w (ft) swale bottom width	d (ft) depth of flow	x swale side slope (x:1)	n Manning's "n"	S (%) swale slope	A (ft ²) swale area	W _p (ft) wetted perimeter	R _h (ft) hydraulic radius	V (ft/s) swale velocity	Q (cfs) swale capacity
1.3 & 1.4	Rip rap	55.5	2.00	2.03	1.50	0.055	3.5	10.27	9.33	1.10	5.4	55.5
1.3 & 1.4	Rip rap	55.5	2.00	1.52	1.50	0.060	14.1	6.53	7.49	0.87	8.5	55.5

The above calculations were performed on the flattest and steepest portion of the proposed swale. The flattest portion was checked to make sure sufficient depth was provided. The steepest portion was checked to make sure the velocities remain non-erosive for the rip-rap size provided.

Figure 3.11
Determining “n” for Riprap Lined Channel using Depth of Flow Chart
 (USDA - NRCS)





Routing Diagram for GDC Equities - Swail Contributing Area
Prepared by {enter your company name here}, Printed 3/11/2019
HydroCAD® 10.00-15 s/n 00891 © 2015 HydroCAD Software Solutions LLC

Summary for Subcatchment 1.3:

Runoff = 26.04 cfs @ 12.00 hrs, Volume= 1.763 af, Depth= 4.92"

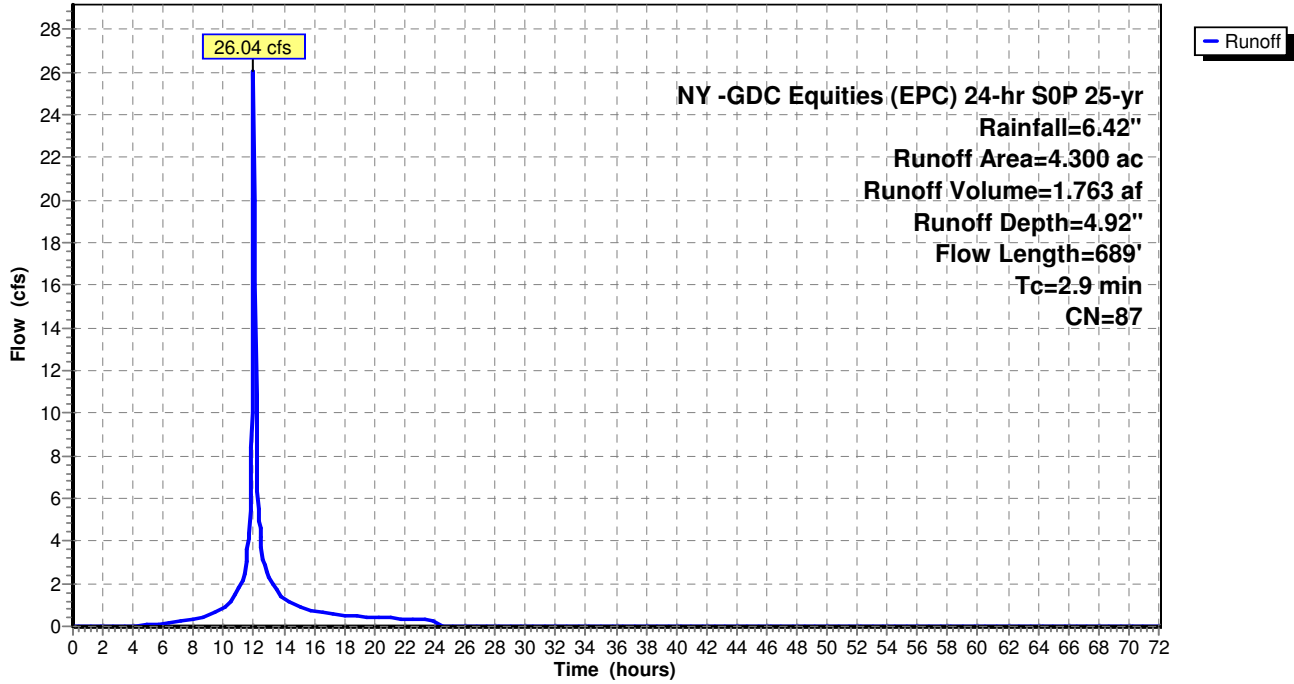
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 NY -GDC Equities (EPC) 24-hr S0P 25-yr Rainfall=6.42"

Area (ac)	CN	Description
1.600	98	Paved parking, HSG D
0.800	79	Woods, Fair, HSG D
1.900	80	>75% Grass cover, Good, HSG D
4.300	87	Weighted Average
2.700		62.79% Pervious Area
1.600		37.21% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.4	100	0.2500	3.92		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.44"
0.1	36	0.0500	4.54		Shallow Concentrated Flow, Paved Kv= 20.3 fps
1.5	234	0.2600	2.55		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
0.2	54	0.0400	4.06		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.1	57	0.0300	8.43	21.07	Channel Flow, Area= 2.5 sf Perim= 9.0' r= 0.28' n= 0.013 Asphalt, smooth
0.6	208	0.0900	5.42	13.56	Channel Flow, Area= 2.5 sf Perim= 9.0' r= 0.28' n= 0.035 Earth, dense weeds
2.9	689	Total			

Subcatchment 1.3:

Hydrograph



Summary for Subcatchment 1.4:

Runoff = 39.50 cfs @ 12.12 hrs, Volume= 3.564 af, Depth= 5.03"

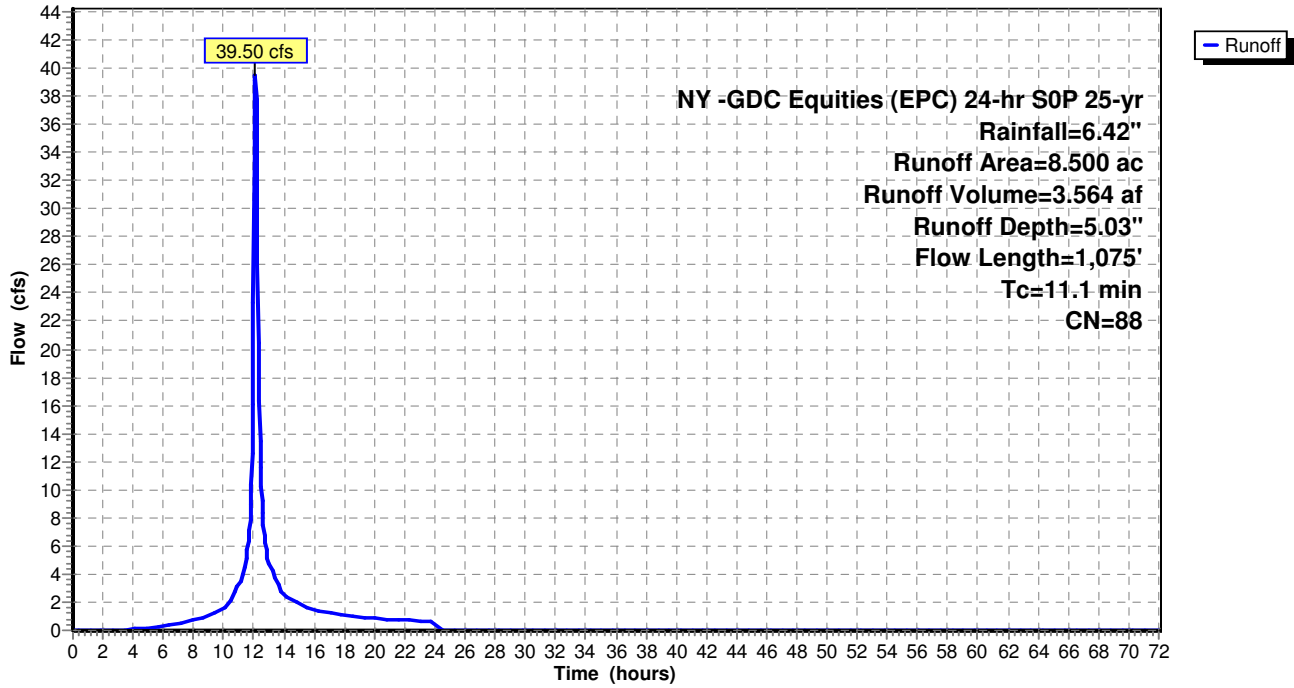
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 NY -GDC Equities (EPC) 24-hr S0P 25-yr Rainfall=6.42"

Area (ac)	CN	Description
4.100	98	Paved parking, HSG D
2.800	79	Woods, Fair, HSG D
1.600	80	>75% Grass cover, Good, HSG D
8.500	88	Weighted Average
4.400		51.76% Pervious Area
4.100		48.24% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.1	100	0.0600	0.27		Sheet Flow, Grass: Short n= 0.150 P2= 3.44"
0.9	150	0.1700	2.89		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
1.3	247	0.4000	3.16		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
2.2	380	0.0200	2.87		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.6	198	0.0800	5.11	12.78	Channel Flow, Area= 2.5 sf Perim= 9.0' r= 0.28' n= 0.035 Earth, dense weeds
11.1	1,075	Total			

Subcatchment 1.4:

Hydrograph



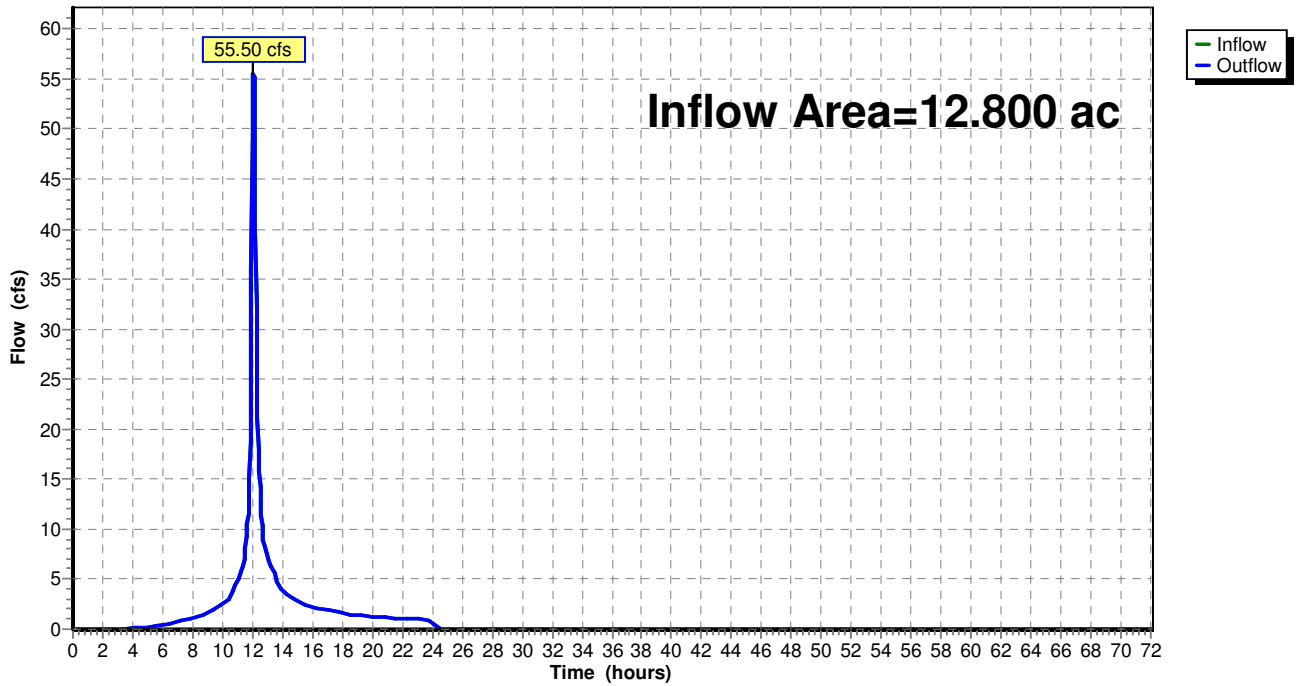
Summary for Reach DP1:

Inflow Area = 12.800 ac, 44.53% Impervious, Inflow Depth = 4.99" for 25-yr event
Inflow = 55.50 cfs @ 12.09 hrs, Volume= 5.327 af
Outflow = 55.50 cfs @ 12.09 hrs, Volume= 5.327 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

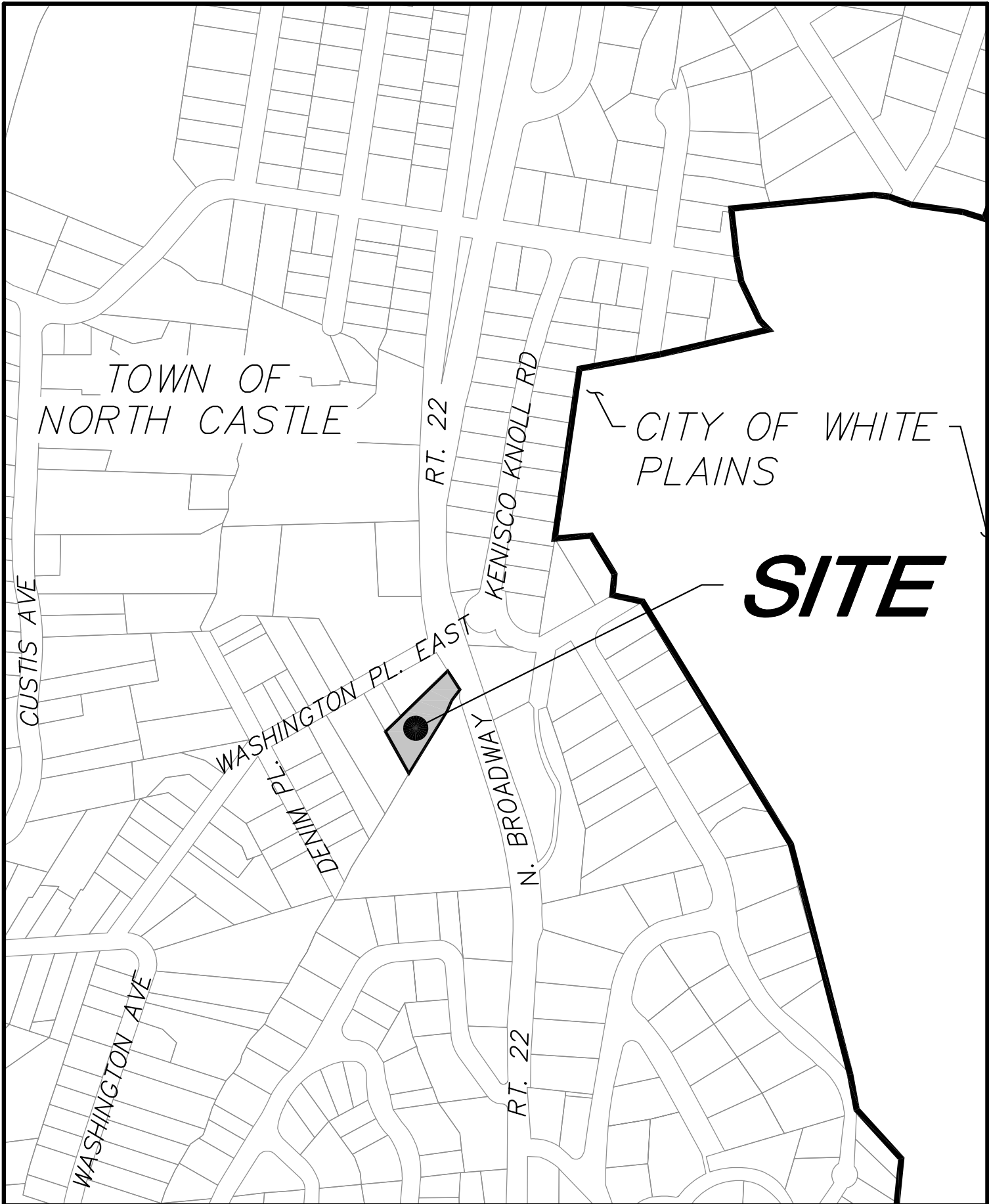
Reach DP1:

Hydrograph



FIGURES

Z:\E\18198100 GDC Equities\Stormwater\Figures\Figure 1 - Location Map.dwg, 2/11/2019 9:49:35 AM, rbetz, 1:1



PROJECT: GDC EQUITIES, LLC
 873 NORTH BROADWAY, NORTH CASTLE, WESTCHESTER CO., NEW YORK

DRAWING: LOCATION MAP

PREPARED BY:

INSITE
 ENGINEERING, SURVEYING &
 LANDSCAPE ARCHITECTURE, P.C.

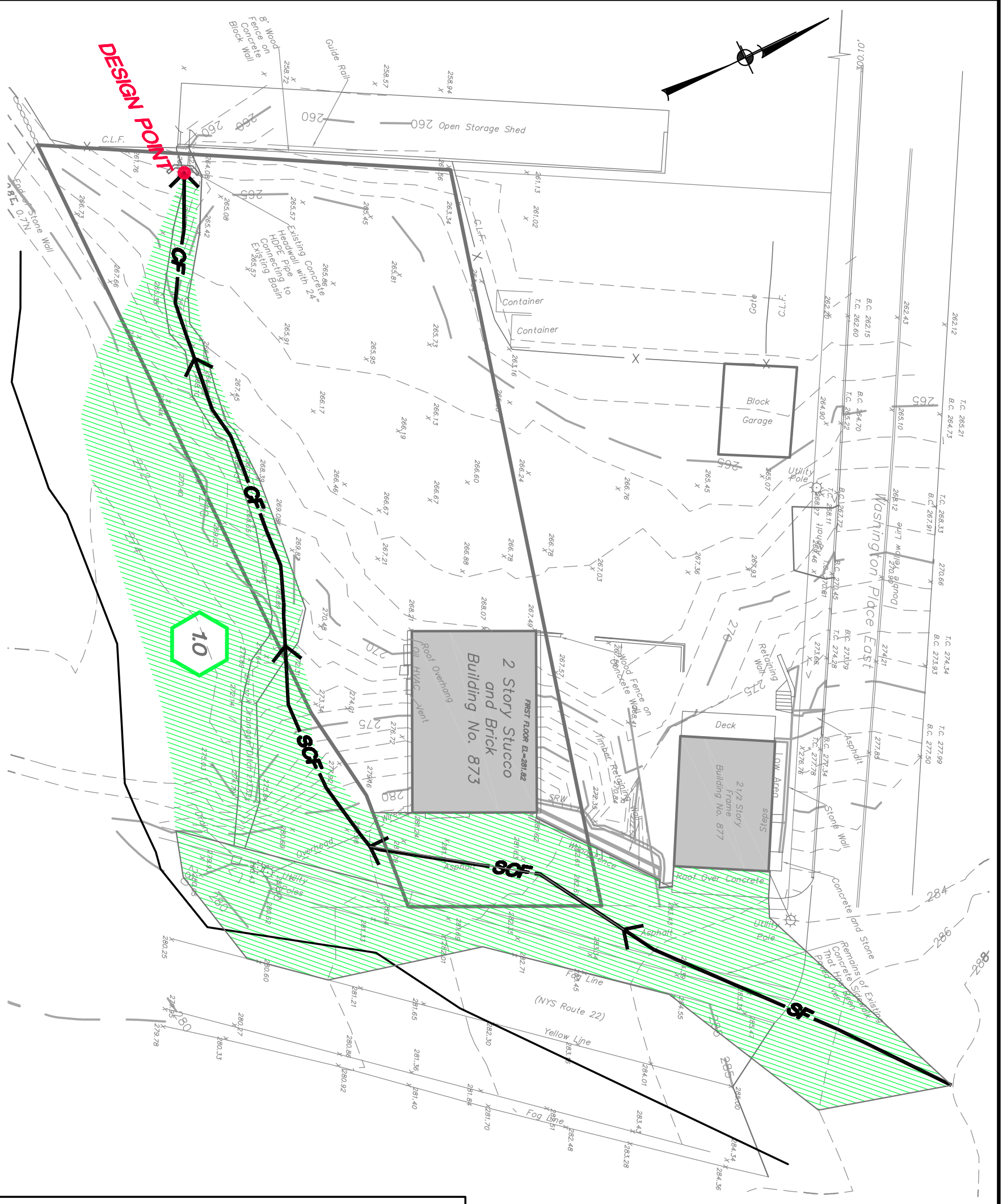
3 Garrett Place • Carmel, New York 10512
 Phone (845) 225-9690 • Fax (845) 225-9717
 www.insite-eng.com

DATE: 02-11-19

SCALE: xxxx

PROJECT NO.: 18198.100

FIGURE: 1



NOTE: ALL SOILS ONSITE ARE Uf, URBAN LAND

SOILS LEGEND		HYDROLOGICAL GROUP
SOILS	DESCRIPTION	
Uf	Urban Land	-

LEGEND

- SUBCATCHMENT
- TIME OF CONCENTRATION SHEET FLOW
- TIME OF CONCENTRATION SHALLOW CONCENTRATED FLOW
- TIME OF CONCENTRATION CHANNEL FLOW
- DESIGN POINT
- SUBCATCHMENT AREA

PROJECT: **GDC EQUITIES, LLC**
 873 NORTH BROADWAY, NORTH CASTLE, WESTCHESTER CO., NEW YORK

DRAWING: **EXISTING CONDITIONS DRAINAGE MAP**

PREPARED BY: **INSITE**
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GRAPHIC SCALE

DATE: 02-11-19
 SCALE: 1" = 30'
 PROJECT NO.: 18198.100
 FIGURE: 2

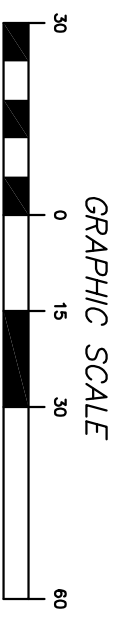


NOTE: ALL SOILS ONSITE ARE Uf, URBAN LAND

SOILS LEGEND		HYDROLOGICAL GROUP
SOILS	DESCRIPTION	
Uf	Urban Land	-

LEGEND

- SUBCATCHMENT
- STORMWATER MANAGEMENT PRACTICE
- TIME OF CONCENTRATION SHEET FLOW
- TIME OF CONCENTRATION SHALLOW CONCENTRATED FLOW
- DESIGN POINT
- SUBCATCHMENT AREA



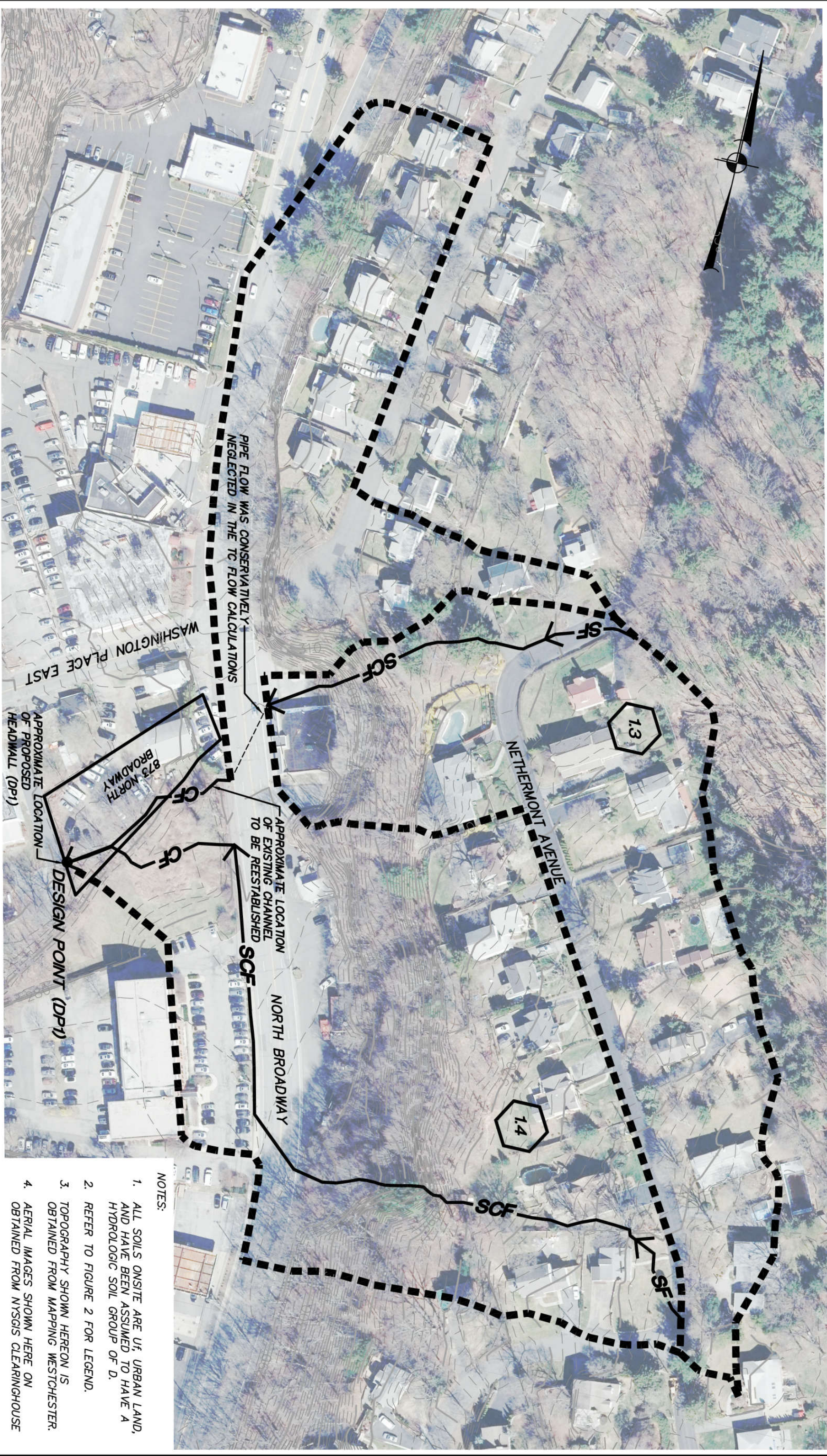
PROJECT: **GDC EQUITIES, LLC**
 873 NORTH BROADWAY, NORTH CASTLE, WESTCHESTER CO., NEW YORK

DRAWING: **POST DEVELOPMENT DRAINAGE MAP**

PREPARED BY: **INSITE**
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DATE: 02-11-19
 SCALE: 1" = 30'
 PROJECT NO.: 18198.100
 FIGURE: 3



PIPE FLOW WAS CONSERVATIVELY
NEGLECTED IN THE TC FLOW CALCULATIONS

APPROXIMATE LOCATION
OF PROPOSED
HEADWALL (DP1)

DESIGN POINT (DP1)

APPROXIMATE LOCATION
OF EXISTING CHANNEL
TO BE REESTABLISHED

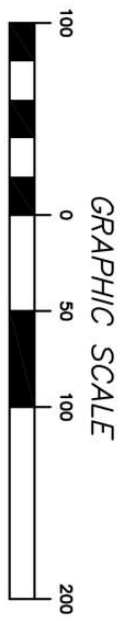
- NOTES:
1. ALL SOILS ONSITE ARE U₁ URBAN LAND, AND HAVE BEEN ASSUMED TO HAVE A HYDROLOGIC SOIL GROUP OF D.
 2. REFER TO FIGURE 2 FOR LEGEND.
 3. TOPOGRAPHY SHOWN HEREON IS OBTAINED FROM MAPPING WESTCHESTER.
 4. AERIAL IMAGES SHOWN HERE ON OBTAINED FROM NYSGIS CLEARINGHOUSE

PROJECT:
GDC EQUITIES, LLC
873 NORTH BROADWAY, NORTH CASTLE, WESTCHESTER CO., NEW YORK

PREPARED BY:
INSITE
ENGINEERING, SURVEYING &
LANDSCAPE ARCHITECTURE, P.C.

DRAWING:
SWALE CONTRIBUTING AREA

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DATE: 03-11-19
SCALE: 1" = 100'
PROJECT NO.: 18198.100
FIGURE: 4