


**MEMORANDUM**

TO: North Castle Planning Board

CC: Adam Kaufman, AICP  
James A. Gibbons, P.E.  
BJ's Corporation

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

DATE: May 20, 2022  
**Updated January 27, 2023**

RE: BJ's Corporation  
825 North Broadway  
Section 122.12, Block 4, Lot 29

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As requested, Kellard Sessions Consulting has reviewed the site plans submitted in conjunction with the above-referenced project. The applicant is proposing improvements at the existing gas station and convenience store. Improvements include the replacement of underground fuel storage tanks, addition of a pump island with two (2) fueling pumps, extension of the roof canopy over the wider fueling area, elimination of one (1) fueling station adjacent to the retail building, replacement and relocation of another fueling station, repair of the existing railroad tie retaining wall, repair of existing sidewalk within the New York State right-of-way, renovation of the retail store and minor landscape improvements. The 21,833 s.f. property is located within the CB Zoning District.

**The application has been revised. The existing pump islands and canopy will remain unchanged.**

**GENERAL COMMENTS**

1. The applicant should review Site Plan Sheet G1 and Existing Gas Station Sheet G2. Sheet G2 does not show the existing fuel service pump to remain at the left front corner of the building or the existing pump on the right side of the building to be removed. All plans should be updated for consistency.

**The plans have been updated.**

2. A truck loading space is provided along the southern portion of the site, which would be used by the fuel delivery truck when filling the new underground tanks. The loading space is located directly over the 8,000 gallon tank. The applicant should show the locations of the fill lines, avoiding locations within the loading space or within the drive aisle.

**The applicant shows the location of the fuel storage tank fill lines outside of the drive aisle and loading space. The applicant should illustrate how the fuel delivery truck can maneuver into and out of the loading space. The applicant should provide the turning movements required to access the loading space.**

3. The sidewalk repairs within the New York State right-of-way should be further detailed, specific to exactly which portions of the walk and curbing will be replaced, as well as the improvements proposed across the curb cuts. Please provide sidewalk curbing and handicap ramp details. Work within New York State right-of-way will require a New York State Department of Transportation (NYSDOT) Highway Work Permit.

**A Handicap Detail has been provided. The applicant needs to provide exactly what sidewalk and curbing is to be replaced.**

4. The applicant is proposing new concrete drive mats over the new storage tanks and fueling area. The existing asphalt pavement appears to be in need of repair and portions of the asphalt will be further damaged during construction. The applicant should clarify whether they intend to repave the entire asphalt surfaces. Also, damaged concrete curbing should also be repaired and the lot should be re-striped.

**The applicant states they will repave on-site asphalt areas. A detail should be provided specifying the depth of milling and thickness of asphalt replacement. Also, curbing to be replaced should be specified.**

5. Please provide construction details of all proposed site improvements.

6. The applicant's landscape improvements include three (3) arborvitae along the southern property frontage. The arborvitae are noted to grow to a height of 40 feet and a width of 8 – 20 feet. This may not be the appropriate plant for that location. The Landscape Plan Sheet L1 shows existing boxwood shrubs along the center island frontage and above the retaining wall within the rear of the property. It appears that the existing boxwood along the frontage and in the rear behind the refuse enclosure need to be replaced.

**The applicant has replaced the arborvitae with boxwoods. The Planning Board may wish at this time to review the site landscaping in more detail and determine whether landscaping along the**

**property frontage and along the neighboring properties is adequate. There appears to be opportunities to reduce the hardscape and introduce additional landscaping along the property frontage within the northeast corner of the site, southeast corner and southern property boundary.**

7. Please provide an erosion and sediment control plan with details.

**An erosion control plan has been provided.**

8. The applicant should clarify whether the drain within the northern parking lot is connected to an existing storm drainage system or is a drywell. Please determine its condition.

**The applicant has confirmed with the NYSDOT that the drainage system is not connected to the NYS drainage system and therefore, assumed to discharge to on-site drywells. The applicant proposes to replace the drywells with a Cultec infiltration system.**

9. It appears the proposed work will disturb in excess of 6,000 s.f. of the site. The improvements will not increase impervious surfaces and therefore is not required to provide stormwater quantity mitigation. However, the proposed work provides an opportunity to introduce stormwater quality improvements to mitigate stormwater discharge from the project site. The applicant should introduce water quality measures in accordance with Chapter 9 Redevelopment Projects, as outlined in the New York State Stormwater Management Design Manual.

**The applicant is proposing a new stormwater collection system which will discharge to a Cultec infiltration system. A pre-treatment device which collects trash, sediments and oil, should be included prior to discharge to the infiltration system. The applicant should perform soil testing to verify depth to impervious layers and percolation rate of the soils, to be witnessed by the Town Engineer. Please contact our office to schedule testing.**

10. The low railroad tie retaining walls within the rear of the lot will be repaired. It appears the majority of the work is located behind the refuse enclosure. The boxwood shrubs may need to be replaced behind the enclosure.

**The railroad tie retaining wall will be replaced with a modular block wall. A detail has been provided. The applicant should specify the manufacturer and style of the block proposed.**

11. A Lighting Plan is provided, however, no new lighting is proposed.

**The applicant has confirmed no new site lighting is proposed.**

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**12. The applicant should address with the NYSDOT, the North Castle Police Department's memorandum which requests limiting left turns exiting the site.**

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 GIBBONS ENGINEERING, P.C., DATED OCTOBER 31, 2022:**

- Site Plan & Zoning (G1)
- Gas Station (G2, G3)
- Gasoline Tanker Access (G4)
- Erosion Control (C1)
- NYSDOT Standard Details (C2)
- Stormwater Management Plan (C3)
- Landscaping Plan (L1)
- Underground Storage Tanks (UST1)
- UST Details (UST2)
- Floor Plan (A1)
- Notes (N1)

JK/dc