


MEMORANDUM

TO: North Castle Planning Board

CC: North Castle Conservation Board
Paul Sysak, RLA
Paul Dumont, P.E.
Kory Salomone, Esq.
BaySpace Armonk

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

DATE: November 10, 2022

RE: BaySpace Armonk (Formerly A & R Real Estate Holdings)
100 Business Park Drive
Section 108.03, Block 1, Lot 51

As requested, Kellard Sessions Consulting has reviewed the site plans submitted in conjunction with the above-referenced project. The applicant sought and received Site Plan Approval for the construction of a single-story, ±74,850 s.f. warehouse on the undeveloped portion of the site in 2020 and is seeking an amendment of that approval to expand the size of the warehouse (portion of building will be self storage); however, the expansion would not affect the building footprint. The site is currently developed with a ±62,800 s.f. light industrial/warehouse building and associated off-street parking. Associated improvements for the proposed warehouse include off-street parking, access driveways, loading areas, compensatory storage basins to off-set floodplain development, wetland mitigation and stormwater management facilities. The total area of the property is ±11.3 acres and is located in the PLI Zoning District.

The primary changes to this plan over the previous plan are the proposed changes to the building, and changes to the driveway/parking area to achieve separation between the warehouse and the self-storage area. The proposed disturbance of the wetland buffer, proposed mitigation plan and reserved floodplain disturbance areas remain the same.

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GENERAL COMMENTS

1. The applicant will need to update the project Grading Plan, Utility Plan, compensatory storage calculations, stormwater mitigation systems and Stormwater Pollution Prevention Plan (SWPPP) to reflect the proposed site modifications.

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 JMC, DATED OCTOBER 24, 2022:

- Site Layout Plan (C-100)
- Overall Site Layout Plan (C-100A)
- Site Landscaping & Wetland Mitigation Plan (C-500)

JK/dc