




John Kellard, P.E.  
David Sessions, RLA, AICP  
Joseph M. Cermele, P.E., CFM  
Jan K. Johannessen, AICP

**MEMORANDUM**

TO: North Castle Planning Board

CC: Adam Kaufman, AICP  
David Lombardi, P.E.  
Paul Sysak, R.L.A.  
Paul Dumont, P.E.  
Kory Salomone, Esq.

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

DATE: October 20, 2023

RE: BaySpace Armonk  
100 Business Park Drive  
Section 108.03, Block 1, Lot 51

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As requested, KSCJ Consulting has reviewed the site plans submitted in conjunction with the above-referenced project. The applicant is seeking Amended Site Plan Approval for the construction of a 26,461 s.f. pickleball recreation center, an 81,609 s.f. self storage facility and 8,038 s.f. warehouse on the undeveloped portion of the site. 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 building include off-street parking, access driveways, loading areas, wetland mitigation and stormwater management facilities. The total area of the property is ±11.3 acres and is located in the Planned Light Industry (PLI) Zoning District.

Our comments are outlined below.

**GENERAL COMMENTS**

1. As illustrated on the plan, the project site is located partially within the FEMA regulated floodway of the Byram River and the associated 100-year floodplain with a base flood elevation (BFE) of Elevation 370.0. Development is proposed within the floodplain. As such, the applicant will be required to obtain a Floodplain Development Permit demonstrating compliance with Chapter 177 – Flood Damage Prevention of the Town Code. The applicant had prepared a Flood Storage Volume Analysis Plan in addition to a Hydrologic and Hydraulic Report for review by this office

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which demonstrated that compensatory storage for the development within the floodplain is not required. As such, the previously approved project obtained a variance from the Town Board for the requirement to provide compensatory storage. The revised project is consistent with the storage volumes of the previously approved project.

2. The Byram River flows generally north to south along the eastern property boundary. This watercourse is a locally-regulated wetland, as well as a New York State Department of Environmental Conservation (NYSDEC) Class C(T) stream. The 100-foot regulated buffer and adjacent area extends onto the property and within the proposed development area. A local Wetland Permit will be required. The applicant has prepared a wetland mitigation plan, which received a recommendation of approval from the Conservation Board, and is consistent with the previously approved project.
3. As previously requested, the applicant has provided confirmation that the US Army Corps of Engineers (US ACOE) will not require permitting for the previously approved development. A NYSDEC Article 15, Protection of Waters Permit was also confirmed not to be required.
4. The Byram River is a Westchester County controlled stream and development is proposed within 100 feet of its banks. The applicant has obtained the Westchester County Department of Public Works (WC DPW) Stream Control Permit for the previously approved project. The applicant will need to amend the permit for the new owner/project.
5. The plan proposes disturbances within the locally regulated 100-foot buffer of the Byram River and associated fringe wetland area. The applicant has prepared a Wetland Mitigation Plan to provide mitigation at a ratio of 2:1 for unavoidable disturbances within the wetland buffer, as required by Chapter 340, Wetlands and Watercourse Protection of the Town Code.
6. As required by Town Code, the applicant has provided a long-term monitoring and maintenance plan for the proposed wetland mitigation for a period of at least five (5) years.
7. The plan proposes approximately 4.8 acres of disturbance, which will require the owner to obtain coverage under the NYSDEC General Permit (GP-0-20-001) for Stormwater Discharge from Construction Activities. The applicant has prepared a Stormwater Pollution Prevention Plan (SWPPP) and Erosion and Sediment Control Plan for the project. The applicant will need to submit the project Notice of Intent (NOI) and SWPPP Acceptance Form for review. The SWPPP shall be filed with the NYSDEC five (5) days prior to starting work on the site.
8. The applicant should provide turning movements within the truck loading area for the warehouse to confirm adequate available for trucks entering and exiting the loading area.

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9. The project will include three (3) different uses with separate entrances and preferred parking areas for each use. The applicant should demonstrate the necessary signage, striping, etc., which will be used to clarify for the public, driveway entrances, parking areas and building entrances for each use. The preferred truck entrance/exit should also be clarified.

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 & REPORT REVIEWED, PREPARED BY JMC, DATED SEPTEMBER 11, 2023:**

- Cover Sheet (C-000)
- Overall Site Existing Conditions Map (C-010)
- Site Existing Conditions Map (C-011)
- Site Demolition & Tree Removal Plan (C-020)
- Overall Site Layout Plan (C-100A)
- Site Layout Plan (C-100)
- Fire Apparatus Turning Analysis (C-120)
- Driveway Site Distance Profiles (C-130)
- Site Grading Plan (C-200)
- Site Utilities Plan (C-300)
- Site Erosion & Sediment Control Plan (C-400)
- Overall Site Landscaping & Wetland Mitigation Plan (C-500A)
- Site Landscaping & Wetland Mitigation Plan (C-500)
- Site Lighting Plan (C-600)
- Existing Interior Landscaped Area Calculations Plan (C-800)
- Proposed Interior Landscaped Area Calculations Plan (C-810)
- Construction Details (C-900, C-901, C-902, C-903, C-904, C-905, C-906)
- Grading Comparison Overlay (GC-1), dated August 25, 2023
- Stormwater Pollution Prevention Plan Report, dated September 11, 2023

JK/dc