


**MEMORANDUM**

TO: North Castle Planning Board

CC: Adam Kaufman, AICP  
Joseph R. Crocco, R.A.  
David A. Goessl, P.E.  
Franco DeCarlo, Gavi Restaurant

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

DATE: June 9, 2023  
Updated October 5, 2023  
**Updated November 27, 2023**

RE: Site Development Plan Approval Application  
Gavi Restaurant  
15 Old Route 22  
Section 107.04, Block 2, Lot 16

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As requested, KSCJ Consulting has reviewed the documents submitted in conjunction with the above-referenced Special Permit Application. The applicant is proposing to demolish the existing southern frame structure and construct a new, mixed use building with a retail bakery on the first floor and two (2), two (2) bedroom apartments on the second floor. Site improvements include new parking lots, new streetscape improvements along Old Route 22 and associated drainage and utility improvements. The 33,302 s.f. property is located within the RB Zoning District.

**The project has been revised to include two (2) additional, one (1) bedroom apartments within the first floor of the proposed mixed use structure, elimination of a bakery from the project, a reduction in the retail space, as well as a 10' x 60' - two (2) story addition and 15' x 40' raised deck, both added to the rear of the existing restaurant building.**

**The southern parking lot has been reconfigured into two (2) separate parking areas, an upper lot accessed off Old Route 22 with five (5) parking spaces, a lower lot accessing six (6) outdoor parking spaces and four (4) garaged spaces with access from Labriola Court. The reconfigured upper parking lot will have a gentler grade with improved access to the building's main level.**

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The project will result in 26,000 s.f. of site disturbance within the New York City Department of Environmental Protection (NYCDEP) Kensico Watershed. The project is located adjacent to the recently completed Wetland and Open Water Mitigation of the Former Armonk Bowl. The project site is within North Castle Water District #4 and North Castle Sewer District #2.

Our comments are outlined below.

#### **GENERAL COMMENTS**

1. The applicant should provide dimensions for all parking spaces and parking aisles. In accordance with Section 355-56 of the North Castle Town Code, aisle widths shall be 25 feet wide, 10% of the interior parking area (north parking lot) should be curbed and landscaped and two (2) handicap parking spaces (north parking lot) should be provided.

**The applicant has provided two (2) handicap parking spaces within the northern parking lot adjacent to the restaurant building. The applicant should provide a profile and grading plan of the proposed parking lot and confirm the handicap spaces are ADA compliant regarding the slope of the spaces and access to the restaurant.**

The applicant should provide turning templates to confirm adequate room is available to maneuver vehicles between aisles through the narrow 12.3 foot wide drive which connects the parking aisles.

**The applicant has widened the drive between the parking aisle to 24 feet. Comment addressed.**

**Turning templates should also be provided to confirm maneuverability entering and exiting parking spaces within the rear of the southern parking lot.**

2. It appears the southern parking area may present difficulty complying with Town Code and ADA compliance related to grades within the driveway and parking spaces. In accordance with Section 355-59 of the North Castle Town Code, proposed driveways shall be limited to 3% grade within the platform area within 50 feet of the road centerline or 25 feet of the right-of-way line. Maximum grade within the parking area is 7%. Handicap parking spaces shall be a maximum grade of 2%.

The applicant will need to prepare a profile of the proposed driveway, as well as a grading plan for the southern parking area. The design should indicate compliance with Town Code. If a waiver from the Town Code is required, the applicant should inform the Planning Board of the relief requested.

The southern parking lot has been reconfigured into two (2) separate areas, an upper lot with access off Old Route 22 and a lower lot with access from Labriola Court. The reconfigured upper parking lot should permit the applicant to provide a compliant grading plan for the parking lot and handicap parking spaces. The applicant should provide a driveway profile of the upper parking lot confirming compliance with Town Code and ADA requirements.

The applicant has provided a driveway profile for the southern rear parking lot which proposes access from Labriola Court. The profile has an elevation at the edge of pavement with Labriola Court of Elevation 384. The plan view includes a contour at the same location of 386. Also, the profile shows a section of the drive at 2%, however, the pavement surface was drawn completely level. The applicant should revise the profile to correct these discrepancies.

It appears that the driveway access to the southern rear parking area will require a waiver from the Town Code for driveway grades along the access portion of the driveway. It is important that the platform area of the driveway immediately off Labriola Court complies with the grade and length, per the Town Code. Upon revision to the profile, it will be clearer what level of relief is required for the driveway.

In accordance with Section 355-56(G) of the Town Zoning Ordinance, the access portion of the drive could be reduced to 20 feet when the size of the parking lot is less than 20 parking spaces. A reduced width between Labriola Court and the proposed building could provide the applicant with some additional space to transition between the upper and lower parking areas.

The applicant should illustrate on the site plan the available sight lines in each direction entering and exiting the parking lots. The analysis should include vehicles traveling northbound on Old Route 22 sighting vehicles turning into the southern parking area. It is also important to provide clear sight lines through the corner of Old Route 22 and Labriola Court, which will likely require removal of trees within the Town right-of-way. The applicant should address the sight lines. The applicant should also detail the modifications required to the existing guide rail along the shoulder of Labriola Court at the driveway entrance.

3. The proposed northern parking area will require a retaining wall along the western edge of the lot. The applicant is proposing a Redi-Rock modular wall system which standard construction details have been provided. This retaining wall is a critical part of the parking lot which must retain loading from vehicles along its edge. The Redi-Rock wall is an acceptable solution, however, the applicant should submit a formal design for the wall which considers sliding and overturning with vehicle loading above.

**Comment addressed.**

Since vehicles are maneuvering along the top edge of the wall, a protection barrier should be provided along the top of the wall.

**A timber guiderail is proposed above the wall. Comment addressed.**

**The applicant should extend the wall around the northern corner of the parking lot or provide a grading plan, which illustrates the proposed regrading required to construct this corner of the parking area.**

4. The project is located within the Kensico Drainage Basin. Disturbances over 5,000 s.f. will require conformance with New York State Department of Environmental Conservation (NYSDEC) General Permit GP-0-20-001 and the filing of a Notice of Intent (NOI) and MS4 Acceptance Form with the NYSDEC.

The applicant has prepared a Stormwater Pollution Prevention Plan (SWPPP) for the project. Stormwater mitigation is proposed within three (3) Cultec infiltration systems located within the rear of the parking lots.

**Our comments with regard to the SWPPP follow:**

- a. **The applicant will need to perform deep and percolation soil testing in the vicinity of the proposed mitigation systems, to be witnessed by the Town Engineer. The applicant should contact our office to schedule the soil testing.**
- b. **The project site is within the New York City Kensico Drainage Basin, therefore, requiring conformance with the General Permit. The applicant therefore must size the mitigation systems to treat the 100-year storm event.**
- c. **The applicant is proposing to mitigate stormwater runoff within three (3) separate infiltration systems. An analysis should be included within the SWPPP which confirms that each system is appropriately designed to accommodate the tributary area to each specific system.**

- d. **The applicant has analyzed the percolation volume for each drywell as 498.75 ft<sup>3</sup>. Our evaluation of the data indicates to us that the percolation volume may be half the volume provided. The applicant should submit the calculations used to arrive at the volume used within the analysis.**
- e. **The proposed mitigation systems are designed to reduce discharge from the project site to present flows experienced at the site. The infiltration system therefore will need to discharge. The applicant should incorporate into the design the discharge locations from each mitigation system.**
- f. **The applicant should show the proposed roof discharge from the existing restaurant building.**
- g. **The applicant will need to address the pre-treatment requirements prior to discharge into the infiltration units. In conformance with Chapter 6 of the NYS SMDM, the volume of pre-treatment should be based on the infiltration rate of the soil at the practice.**
- h. **The project site is located directly above the recently completed NYCDEP Wetland and Open Water Mitigation project on the adjacent Armonk Bowl site. The only protection of downstream properties proposed during construction is silt fencing. Perhaps the applicant can examine additional measures which will protect the downstream wetlands from the potential sediment discharge from the project site. Such measures should, at a minimum, include temporary sediment basins located to capture runoff from the northern and southern parking areas.**
- i. **The applicant should provide pipe sizing calculations for the proposed parking lot drainage systems.**
- j. **Please specify the frame and grate which will be used for the rectangular drainage structure. Structures within the Town right-of-way should include grate #23449.**

The two (2) infiltration systems proposed within the northern parking lot are within close proximity to the proposed retaining wall. It is not advisable to introduce water behind the retaining wall. The applicant should examine alternate locations which are a greater distance from the wall.

**Comment addressed.**

5. **The applicant is proposing new curbing and sidewalks along the street frontage of the property. The applicant should provide a new catch basin within Old Route 22 where the existing 18-inch RCP crosses the roadway. The two (2) existing drain inlets within the vicinity of the northern parking lot should be converted to manhole structures.**
6. **A single refuse area is proposed for all businesses and apartments. The applicant should meet with the carter servicing the property to discuss the dumpsters and containers required, appropriate size of the area and best location for accessing during pickup. It may be appropriate to separate the communal refuse area from the residential area.**

**The applicant should provide details of the refuse area showing containers, dumpsters, fencing and gates, slab, screening, lighting, etc.**

7. **The applicant is proposing a connection to the sanitary sewer from the new building at a location where the existing sewer main is about four (4) feet deep. A sewer profile should be provided showing first floor elevation, sewer invert elevation at building, existing and proposed grades, etc., to confirm adequate pitch and cover over the sewer.**
8. **The applicant should illustrate the width of all walkways on the site plan.**

**Comment addressed.**

9. **The applicant should clarify on the detail sheet the asphalt pavement details specific to Town roadways, parking lots, driveways and trench restoration within the Town right-of-way.**
10. **The applicant should provide the proposed roadway geometry of the new curb alignment along Old Route 22. The plans must illustrate a minimum roadway width of 24 feet (two (2) twelve foot lanes) from the curbing along the eastern side of Old Route 22 and provide the transition into the roadway curve to the north along the northern portion of the site frontage. The point of curvature of the curve to the north starts just north of the northern exit from the north parking area. I would suggest that the applicant meet with Joseph Cermele, P.E., CFM to review and coordinate this project with the previously prepared alignment plans – Streetscape Improvements Old Route 22.**
11. **The applicant should illustrate the location of the proposed lighting on the site plan. The street light detail should be modified along the streetscape to conform with the lighting specifications for the street lights along Old Route 22 (please contact Joseph Cermele, P.E., CFM).**

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**Two (2) existing utility poles along the property frontage are located within the proposed sidewalk. An adjustment in the curb alignment to the north may result in avoidance of the most northern pole. Adjustments to the sidewalk in front of the restaurant may be necessary.**

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 DAVID A. GOESSL, P.E.:**

- Proposed Conditions – Site Improvements and Drainage Plan (3 of 11), dated August 19, 2023
- Proposed Driveway Profiles (4A of 11), dated October 30, 2023
- Parking Lot Layout Plan (4 of 11), dated October 30, 2023

JK/dc

[https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Municipal/Northcastle/Corresp/018SitePlans/2023-11-27\\_NCPB\\_Gavi Restaurant - 15 Old Route 22\\_Review Memo.docx](https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Municipal/Northcastle/Corresp/018SitePlans/2023-11-27_NCPB_Gavi Restaurant - 15 Old Route 22_Review Memo.docx)