

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. 
Kellard Sessions Consulting
Consulting Town Engineers

DATE: June 9, 2023

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

As requested, Kellard Sessions 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 will result in 26,000 s.f. of site disturbance within the New York City Department of Environmental Protection (NYCDEP) Kensico Watershed. 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 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.

Turning templates should also be provided to confirm maneuverability within the rear of the southern parking lot, which would provide vehicles exiting the parking spaces turnaround.

2. The applicant should provide a site grading plan for the project. Driveway profiles for the two (2) parking areas should also be provided. 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%. Please also illustrate on the plans the available sight lines in each direction, entering and exiting the parking lots.
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.

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

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.

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.

The stormwater mitigation practice should mitigate site runoff water quality of the 1-year event and quantity through the 100-year storm event.

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.

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 two (2) existing drain inlets within the vicinity of the northern parking lot should be converted to manhole structures.

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 DAVID A. GOESSL, P.E., DATED APRIL 26, 2023:

- Existing Conditions – Topographical Site Plan (1 of 9)
- Erosion and Sediment Control Plan with Proposed Demolition & Removals (2 of 9)
- Proposed Conditions – Site Improvements and Drainage Plan (3 of 9)
- Parking Lot Layout Plan (4 of 9)
- Impervious Coverage (5 of 9)
- Details (6 of 9 through 9 of 9)
- Stormwater Pollution Prevention Plan and Operation and Maintenance for Drainage System Report

JK/dc