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April 4, 2024

Mr. Adam R. Kaufman, AICP
Director of Planning
Town of North Castle
17 Bedford Road
Armonk, New York 10504

Subject Peer Review of Response to Comments – Proposed Restaurant, 12 Maple Avenue, North Castle, New York

Dear Mr. Kaufman:

As requested, we have reviewed the Response to Comments prepared by Kimley Horn dated March 18, 2024, the updated Traffic & Parking Management Plan (T&PMP) and Police Review Memorandum dated March 7, 2024. Since the last Memorandum prepared by Kimley Horn dated February 27, 2024, the following changes were made to the proposal:

- Valet Parking is proposed at 12 Maple Avenue (19 parking spaces and 2 ADA spaces provided);
- There will be no shuttling of vehicles back and forth between the lots, as separate valets will be setup at both lots;
- The maximum number of vehicles proposed to be parked at 20 Maple Avenue under valet operations has been increased from 30 to 31;
- The revised plan provides more room for valets to interact with arriving and departing guests and allows for self-parking at both locations;
- Employee parking has been moved to the American Legion.
- The maximum number of total parked vehicles with valet service at both 12 Maple Avenue and 20 Maple Avenue is 52 parking spaces.

As previously noted, the weekday lunchtime hours are the most critical time period, as per the Armonk Parking Study Final Report. A total of 21 self/valet parking spaces are provided at 12 Maple Avenue for patrons and 9 parking spaces at the American Legion for employees during the weekday lunchtime hours.

The following sections provide our evaluation and findings of the Applicant's updated information provided:

Findings

1. *Projected Parking Demand* – As previously noted, the Town Code requires 48 parking spaces both based on number of seats and square-footage. The calculation for parking demand using the Town Code requirement of 48 parking spaces and applying the ITE time-of-day distributions indicated a parking demand of at most 27 and 26 parking spaces during the typical weekday and Friday lunchtime periods.

The Applicant states that there will be 4 and 5 employee's vehicles generated during the weekday and Friday lunchtime services, respectively. As noted above, the Applicant has now secured a letter of intent from the American Legion to permit 9 employees to park at the American Legion property on Bedford Road (next to the Town Hall). It is stated that as a condition of employment, all employees will be told they must park at these locations, with any violations resulting in escalating disciplinary actions up to and including termination.

If employees do not park on-site, the Town Code Parking demand will be at most 23 and 22 parking spaces during the typical weekday and Friday lunchtime periods, respectively. The proposal with valet service for 12 Maple Avenue has a total of 21 parking spaces. This is a shortfall of 2 and 1 parking spaces during the typical weekday and Friday lunchtime periods, respectively. Previous layouts for valet parking on 12 Maple Avenue have shown up to 24 parking spaces; however, increasing valet parking spaces to this level would reduce the on-site circulation and storage. While the current plan has a slight shortage, it provides better on-site circulation and storage for a more efficient valet service.

It should be noted that no reductions were taken for the location of the proposed restaurant and potential for patrons who are already in downtown to walk to the restaurant and not utilize the on-site parking. The weekday and Friday lunchtime would be a significant concern without the valet parking option, as there are only 15 parking spaces for patrons and limited public parking. The Applicant previously stated that reserving a portion of the restaurant for private parties will be prohibited until after 4:00 P.M. on weekdays. The Applicant should still confirm that this is the case.

On the weekends, at most 48 parking spaces are required per the Town Code. With the agreement to utilize the parking lot at 20 Maple Avenue with valet services, 12 Maple Avenue with valet services and the American Legion lot for employees, the total parking supply is 61 parking spaces and is sufficient for this proposed restaurant based on the Town Code Parking requirements. In addition, during these times there is available parking in municipal lots, as per the Armonk Parking Study Final Report.

2. Valet Parking Operations – We have reviewed the Traffic & Parking Management Plan provided. It is recommended that the Applicant add or move the sign with the flags for the 12 Maple Avenue valet service to the corner of Maple Avenue and the shared driveway, so patrons arriving from the west on Maple Avenue do not turn down the shared driveway if 12 Maple Avenue valet is full and continue to the next driveway. There were concerns noted in the Police Memorandum regarding movements of vehicles on the shared driveway as they enter and exit the parking lot at 12 Maple Avenue, as well as not having valet solely assigned to the 12 Maple Avenue lot. With providing separate valet service at 12 Maple Avenue and 20 Maple Avenue, it actually increases the storage space and number of vehicles to be valet then if there was valet service only at 12 Maple Avenue.

Findings

Based on the parking plan for the evening and weekend conditions, there will be a total of 21 parking spaces at 12 Maple Avenue, 31 parking spaces at 20 Maple Avenue and 9 employee parking spaces at the American Legion, for a total of 61 parking spaces. Based on the Town Code, a total of 48 parking spaces are required for the proposed 144 seats (3,600 S.F.) restaurant. There is sufficient parking provided for the proposed restaurant on the weekday evening and weekend conditions per the Town Code. In addition, at these times there is available public parking in the vicinity of the site.

However as noted above, our previous calculations indicated that if employees do not park on-site, the Town Code Parking demand will be at most 23 and 22 parking spaces during the typical weekday and Friday lunchtime periods, respectively. This is a shortfall of 2 and 1 parking spaces during the typical weekday and Friday lunchtime periods, respectively. Previous layouts for valet parking on 12 Maple Avenue have shown up to 24 parking spaces; however, increasing valet parking spaces to this level would reduce the on-site circulation and storage. While the current plan has a slight shortage, it provides better on-site circulation and storage for a more efficient valet service. It should be noted that no reductions were taken for the location of the proposed restaurant and potential for patrons who are already in downtown to walk to the restaurant and not utilize the on-site parking. In addition, the Applicant previously stated that reserving a portion of the restaurant for private parties will be prohibited until after 4:00 P.M. on weekdays. The Applicant should still confirm that this is the case.

There were concerns noted in the Police Memorandum regarding movements of vehicles on the shared driveway as the enter and exit the parking lot at 12 Maple Avenue, as well as not having valet solely assigned to the 12 Maple Avenue lot. With providing separate valet service at 12 Maple Avenue and 20 Maple Avenue, it actually increases the storage space and number of vehicles to be valet then if there was valet service only at 12 Maple Avenue.

In addition, it is recommended that the Applicant add or move the sign with the flags for the 12 Maple Avenue valet service to the corner of Maple Avenue and the shared driveway, so patrons arriving from the west on Maple Avenue do not turn down the shared driveway if 12 Maple Avenue valet is full and continue to the next driveway. It is also recommended that NO STOPPING ANYTIME signs be installed along the shared driveway, as well as along the north side of Maple Avenue along the site frontage and 20 Maple Avenue. With these changes and signage, it should better alert drivers where to go for parking and to deter stopping or standing along the shared driveway and along the north side of Maple Avenue. Lastly, the proposed pedestrian crossing should be ADA compliant and meet all the latest MUTCD for signage and striping.

Respectfully submitted,



Steven T. Cipolla, PE
Senior Traffic Engineer
Hardesty & Hanover, LLC