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March 8, 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 February 27, 2024 and the updated Traffic & Parking Management Plan (T&PMP). Since the last Memorandum prepared by Kimley Horn dated December 22, 2023, the following changes were made to the proposal:

- Valet Parking is no longer proposed at 12 Maple Avenue (13 parking spaces and 2 ADA spaces provided);
- There will be no shuttling of vehicles back and forth between the lots, as valet parking is no longer proposed at 12 Maple Avenue;
- The maximum number of vehicles proposed to be parked at 20 Maple Avenue under valet operations has been reduced from 32 to 30;
- The revised plan provides more room for valets to interact with arriving and departing guests;
- The revised plan allows all vehicles parked at 20 Maple Avenue to be retrieved by having to move no more than 2 vehicles. Of the 30 vehicles, 25 will not require any vehicles to be moved for access.
- Employee parking has been moved to the American Legion.
- The maximum number of total parked vehicles with valet service only at 20 Maple Avenue has been reduced from 56 to 45.

As previously noted, the weekday lunchtime hours are the most critical time period, as per the Armonk Parking Study Final Report. A total of 15 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. 20 Maple Avenue Parking Study – As previously noted, Table 1 in the original study provided a spot parking count of the 20 Maple Avenue parking lot on a Thursday and Saturday at 12:00 Noon and 6:30 P.M. The counts indicated that 6 cars and 1 car were parked at 6:30 P.M. on a Thursday and Saturday, respectively. The Applicant responded that these vehicles will not be permitted to park in

the parking lot for 20 Maple Avenue per the agreement and will need to park in the municipal lots. The municipal lots would have sufficient parking available at this time of day, as per the Armonk Parking Study Final Report. The Applicant should consider reducing the number of ADA spaces from two to one space, as only one space is required for a parking lot with under 26 parking spaces.

2. 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 21 parking spaces during the typical weekday and Friday lunchtime periods, respectively. The proposal now does not include valet service for 12 Maple Avenue; therefore only 15 parking spaces are provided during these times. This is a shortfall of 8 and 6 parking spaces during the typical weekday and Friday lunchtime periods, respectively. The Town Code requires 1 space for every 3 seats. Based on the 15 parking spaces supplied at 12 Maple Avenue, this would allow a total of 45 seats to be available to patrons.

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 is a 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, 12 Maple Avenue without valet service and the American Legion lot for employees, the total parking supply is 49 self-parked spaces and is sufficient for this proposed restaurant based on the Town Code Parking requirements. With the valet service at 20 Maple Avenue, the total parking supply is 54 parking spaces. In addition, during these times there is available parking in municipal lots, as per the Armonk Parking Study Final Report.

The Applicant has provided additional parking estimates based on collected data for nearby restaurants. The Applicant should explain the spreadsheet calculations for these estimates for our review to better understand the assumptions and adjustments made, as some of the patron demands

seem inconsistent. Also the spreadsheet has two calculations for projected peak parking demand for 90 indoor seats and Chef's 80 customers. Please explain, as the proposal is for a total of 144 seats.

3. Valet Parking Operations – We have reviewed the Traffic & Parking Management Plan provided. A green flag, two-sided parking sign with arrows pointed into the site to be deployed at the 12 Maple Avenue parking lot driveway when there is availability to self-park at 12 Maple Avenue. When there are 15 vehicles parked at 12 Maple Avenue (capacity), a red flag will be raised at the driveway and a green flag, two-sided parking sign with arrows pointed to the 20 Maple Avenue driveway will be deployed. Patrons will pull half way in to the valet, which will have a queue of 4 vehicles. The valet will monitor the 12 Maple Avenue lot and adjust the signage and flag color as needed based on availability. Instructions for parking will be provided on their website.

Preliminary Findings

Based on the parking plan for the evening and weekend conditions, there will be a total of 15 parking spaces at 12 Maple Avenue, 25 self-park parking spaces (30 with valet service) at 20 Maple Avenue and 9 employee parking spaces at the American Legion, for a total of 49 parking spaces (54 with valet service). 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 21 parking spaces during the typical weekday and Friday lunchtime periods, respectively. This is a shortfall of 8 and 6 parking spaces during the typical weekday and Friday lunchtime periods, respectively. The Town Code requires 1 space for every 3 seats. Based on the 15 parking spaces supplied at 12 Maple Avenue, this would allow a total of 45 seats to be available to patrons. Therefore, the Applicant should consider restricting the number of available seats during the weekday lunchtime period. Alternatively, the Applicant can consider implementing the valet service at 12 Maple Avenue during the lunchtime period to meet the parking demands.

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.

The Applicant has provided additional parking estimates based on collected data for nearby restaurants. The Applicant should explain the spreadsheet calculations for these estimates for our review to better understand the assumptions and adjustments made, as some of the patron demands seem inconsistent. Also the spreadsheet has two calculations for projected peak parking demand for 90 indoor seats and Chef's 80 customers. Please explain, as the proposal is for a total of 144 seats.

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Page 4

March 8, 2024

Respectfully submitted,



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Senior Traffic Engineer
Hardesty & Hanover, LLC

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