




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

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

DATE: March 11, 2024

RE: Remix Properties, LLC
Stefan Martinovic
12 Maple Avenue
Section 108.01, Block 6, Lot 26

As requested, KSCJ Consulting has reviewed the site plans and supporting documents submitted in conjunction with the above-referenced application. The applicant is proposing to expand the existing office building and parking lot on a 13,930.7 s.f. parcel within the CB-A2 Zoning District. The building will be expanded into a 3,598.5 s.f. restaurant and the existing paved and gravel parking area within the rear of the building expanded to accommodate 15 vehicles and one (1) loading space. Access will be maintained at the present curb cut onto driveway servicing N/F Eden Enterprises, LLC, which provides access to Maple Avenue. Improvements will include a two (2) story addition, a one (1) story addition, a greenhouse addition, an outdoor walk-in refrigerator, new front porch, refuse dumpster area, new site lighting, separate domestic and fire services, a new sanitary sewer service with grease trap, paved and curbed parking lot and landscaping.

Our comments follow:

GENERAL COMMENTS

1. The applicant is proposing to construct a new parking lot within the rear yard, which will include fifteen (15) 9' x 18' vehicle spaces and a loading space with a 25 foot wide drive aisle and a 20 foot wide curb cut.

- a. Spaces 1 – 7 are located adjacent to an existing sidewalk located along the Eden Enterprises, LLC access drive, permitting vehicles parked within these spaces to overhang the sidewalk. The applicant should provide wheel stops or other measures along the curb line which will prevent vehicles from overhanging the walkway.
 - b. Vehicles exiting Spaces 1 and 15 may have difficulty exiting the spaces due to the location of the refuse enclosure and no back out area having been provided to permit the vehicle to maneuver. Typically, the curb or refuse enclosure is set back 5 – 10 feet from the spaces, which provides the necessary room to back out of the spaces. The applicant should address this issue.
2. The front and side of the property is bordered by an existing concrete sidewalk. The applicant will be constructing building additions within inches of the sidewalk, will be installing a sewer service diagonally through the sidewalk and will be installing utility services across the sidewalk at four (4) other locations.
 - a. Considering the extent of work occurring through and adjacent to the sidewalk, it is apparent that the work will damage the walkway to the extent that the complete sidewalk should be replaced along the Maple Avenue frontage and along the side yard up to the driveway curb cut.
 - b. The existing Maple Avenue sidewalk is located on the subject property. The sidewalk should be relocated into the Town right-of-way or an easement should be provided, to the satisfaction of the Town Attorney.
3. The applicant is proposing a new catch basin and roof drain which will connect into the existing 18 inch diameter storm drainage system, which connects to the Maple Avenue drainage system.
 - a. The proposed project will result in an increase of impervious surfaces which should be mitigated prior to discharge to the Town drainage system. The applicant should prepare a stormwater mitigation design which would, at a minimum, maintain peak discharge from the site to existing discharge rates. The design should address storms up to the 25-year, 24-hour event.
 - b. If the stormwater practice is an infiltration system, the applicant should perform deep soil tests and infiltration tests in the vicinity of the proposed mitigation system. Testing should be scheduled with our office. Test locations and results should be provided on the project plans or within the stormwater report.

4. The applicant is proposing to regrade the rear parking lot which will result in up to two (2) feet of fill being placed within the lot.
 - a. The applicant should prepare a cut and fill analysis for the project.
 - b. A Fill Permit may be required from the Town Building Department.
5. The applicant will be opening the travelway within Maple Avenue at three (3) separate locations to connect sewer, water and gas services to the restaurant. Maple Avenue is a primary vehicle route through the Armonk hamlet and therefore requires careful planning and coordination with emergency responders prior to work being performed within the right-of-way. The applicant should prepare a Traffic Management Plan for Maple Avenue during the installation of utilities, during the construction of a new sidewalk and during deliveries of materials and equipment. It is advisable that the applicant consult with the Town Police Chief while preparing the plan.
6. The applicant has prepared an erosion and sediment control plan for the project. The plan should be expanded to detail project phasing, construction equipment storage, material storage, worker parking and a construction office. If Maple Avenue or the access drive needs to be used at certain times during construction for deliveries, then the applicant should address the traffic management measures to be implemented, within the Traffic Management Plan.
7. The applicant is proposing an eight (8) foot wide by five (5) foot deep refuse dumpster area within the rear yard. The applicant should meet with the refuse carter to be servicing the restaurant to confirm that adequate space will be available for dumpsters, compactors and recyclable storage for the facility. Additionally, the proposed dumpster location appears to restrict maneuvering out of Spaces 1 and 15.
8. Construction details should be provided for all site improvements and restoration procedures. All utilities within the Maple Avenue travelway shall be backfilled with K-crete. All pavement surface restoration shall include 2 ½ inches of asphalt top course, 4 inches of binder course and 8 inches of Item 4. Also, all drainage inlets should include an 18 inch deep sump.
9. A Road Opening Permit will be required from the Town Highway Department prior to Building Permit. The applicant should meet with the Town Highway Superintendent at this time, confirming his concurrence with the details for improvements and restoration within the Town right-of-way.

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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 KIMLEY HORN, DATED DECEMBER 22, 2023:

- Cover Sheet (C-0.0)
- General Notes (C-1.0)
- Existing Conditions Plan (C-2.0)
- Demolition Plan (C-2.1)
- Layout Plan (C-3.0)
- Grading and Drainage Plan (C-4.0)
- Utility Plan (C-5.0)
- Erosion and Sediment Control Plan (C-6.0)
- Erosion and Sediment Control Details (C-6.1)
- Landscaping Plan (C-7.0)
- Landscaping Details (C-7.1)
- Lighting Plan (C-8.0)
- Lighting Details (C-8.1)
- Sight Distance Plan (C-9.0)
- Site Details (C-10.0, C-10.0, C-10.2, C-10.3)

JK/dc