

VENEZIANO & ASSOCIATES
84 Business Park Drive
Suite 200
Armonk, New York 10504
(914) 273-1300

July 10, 2023

Christopher Carthy, Chairman
North Castle Planning Board
15 Bedford Road
Armonk, NY 10504



Re: 12 Maple Avenue

Honorable Chairman and Members of the Board:

This letter is submitted on behalf of the contract vendee, Remix Properties, LLC, with respect to 12 Maple Ave. The property is currently improved with a 1,700 s.f. building that has been occupied, on and off, by the owner for the last decade.

The anticipated new owner is a resident of Armonk and desires to capitalize on an opportunity to create another restaurant amenity in the hamlet of Armonk: Hemlock Hills. While this building was built in the 1820s, it remains old and tired and possesses very little historical value. We would prefer to renovate the building because we believe that it will lend more historical character to the area, but, should your Board desire otherwise, we can demolish it.

The purpose of this letter is to submit and advance our site plan application, including a request for a referral to the Zoning Board of Appeals for an area variance with respect to on-site parking. Please consider the following:

1. **Developer:** The developer is Stefan Martinovic, the owner of Remix Properties LLC., together with his wife. Stefan has secured an area chef from the Bedford Post and has creatively worked on the renovation of the base structure. The proposed restaurant use is approximately 3,600 ft.² and will house approximately 144 seats;
2. **Property:** The property is 0.32 acres in size and can best be described as “rundown.” Attached are a series of architectural renderings which highlight the proposed renovation and expansion of the existing restaurant. The site will feature a rooftop garden, a front porch, and several glass-enclosed areas;
3. **Surrounding Area, Confines:** Maple Avenue and Route 120 have almost exclusively commercial and retail properties. Many of them have zero on-site

parking. The site itself is on a drive between Maple Avenue and a 30,000 s.f. retail center to the rear, which has CVS as its anchor tenant;

4. **Zoning and Comprehensive Plan:** The site is zoned CB-A2 and permits restaurants as a principal permitted use. The application satisfies all of this zone's requirements, except for on-site parking. This application shall feature valet parking. Zoning requires 48 parking spaces, and we can accommodate 15 spaces on site (up to 23 on-site with valet parking), with the ability to valet another 32 vehicles at 20 Maple Avenue, the site adjacent to the west of this property. Attached is a copy of a Letter of Intent evidencing the commitment of 20 Maple Avenue to provide parking between 5:00 PM and 2:00 AM, daily.

To create a baseline with your Board, Kimley Horn has prepared a Parking Analysis which provides a summary of the parking available throughout the hamlet (copy attached). As supported by the studies submitted, the analysis indicates that the restaurant business is, primarily, an evening and weekend business and the Town's 2020 Armonk Parking Study indicates that there is more than sufficient public parking capacity in the hamlet area at those times to accommodate additional demand. Further, the Applicant is willing to work with the Town to implement some of the goals/recommendations to the Armonk Parking Study to optimize parking resources when they are need most, at lunchtimes on weekdays.

The Comprehensive Plan supports this additional restaurant use and we believe this will enhance the viability of other uses within the hamlet; and,

5. **Site Plan Submission:** In support of this Site Plan Application, we hereby submit the Site Plan Application Form, with the appropriate site plan fee. In addition, a Short Form EAF has been prepared by the project engineers. There is also a Concept Design Program prepared by FFAD which captures the new usage of this asset.

We look forward to making a presentation to your Board so as to better understand the needs of this hamlet.

Very truly yours,

Anthony F. Veneziano, Jr.

ANTHONY F. VENEZIANO, JR.

AFV/kj
Encls.



TOWN OF NORTH CASTLE
WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898

PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

Telephone: (914) 273-3542
Fax: (914) 273-3554
www.northcastleny.com

Application for Site Development Plan Approval

Application Name

12 Maple Avenue



TOWN OF NORTH CASTLE
WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898

PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

Telephone: (914) 273-3542
Fax: (914) 273-3554
www.northcastleny.com

APPLICATIONS REQUIRING PLANNING BOARD APPROVAL
SCHEDULE OF APPLICATION FEES

Application fee = \$200 + \$10 x 48 + \$50 = \$730

<u>Type of Application</u>	<u>Application Fee</u>
Site Development Plan	\$200.00
Each proposed Parking Space	\$10
Special Use Permit (each)	\$200 (each)
Preliminary Subdivision Plat	\$300 1 st Lot \$200 (each additional lot)
Final Subdivision Plat	\$250 1 st Lot \$100 (each additional lot)
Tree Removal Permit	\$75
Wetlands Permit	\$50 (each)
Short Environmental Assessment Form	\$50
Long Environmental Assessment Form	\$100
Recreation Fee	\$10,000 Each Additional Lot
Discussion Fee	\$200.00
Prior to submission of a sketch or preliminary subdivision Plat, an applicant or an applicant's representative wishes to discuss a subdivision proposal to the Planning Board, a discussion fee of \$200.00 shall be submitted for each informal appearance before the board.	

Any amendment to previously approved applications requires new application forms and Fes



TOWN OF NORTH CASTLE
WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898

PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

Telephone: (914) 273-3542
Fax: (914) 273-3554
www.northcastleny.com

PLANNING BOARD SCHEDULE OF ESCROW ACCOUNT DEPOSITS

<u>Type of Application Deposit*</u>	<u>Amount of Initial Escrow Account</u>
Concept Study	\$500.00
Site Plan Waiver for Change of Use	\$500.00
Site Development Plan for:	
Multifamily Developments	\$3,000.00 plus \$100.00 per proposed dwelling unit
Commercial Developments	\$3,000.00 plus \$50.00 for each required parking space $\$3,000 + \$50 \times 48 = \$5,400$
1 or 2 Family Projects	\$2,000.00
Special Use Permit	\$2,000.00 plus \$50.00 for each required parking space
Subdivision:	
Lot Line Change resulting in no new lots	\$1,500.00
All Others	\$3,000.00 plus \$200.00 per proposed new lot in excess of two (2)
Preparation or Review of Environmental Impact Statement	\$15,000.00

* If a proposed action involves multiple approvals, a single escrow account will be established. The total amount of the initial deposit shall be the sum of the individual amounts indicated. When the balance in such escrow account is reduced to one-third (1/3) of its initial amount, the applicant shall deposit additional funds into such account to restore its balance to the amount of the initial deposit.

Applicant Signature

Date:

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

Name of Property Owner: GMS 12 Maple LLC
Mailing Address: P.O. Box 673 Millwood NY 10543
Telephone: 917 843 3699 Fax: _____ e-mail Gstone@sklpartners.com

Name of Applicant (if different): Remix Properties LLC (Contact : Stefan Martinovic)
Address of Applicant: 25 Meadow Hill Place, Armonk NY 10504
Telephone: 412 246-9644 Fax: _____ e-mail stef7321@gmail.com
Interest of Applicant, if other than Property Owner: Proposed to develop a restaurant

Is the Applicant (if different from the property owner) a Contract Vendee?
Yes No
If yes, please submit affidavit stating such. If no, application cannot be reviewed by Planning Board

Name of Professional Preparing Site Plan:
Kimley Horn Engineering and Landscape Architecture of New York, PC Jason Cheong, PE
Address: 1 N. Lexington Avenue, Suite 505, White Plains NY 10601
Telephone: 914 368-9193 Fax: _____ e-mail jason.cheong@kimley-horn.com

Name of Other Professional: _____
Address: _____
Telephone: _____ Fax: _____ e-mail _____


Name of Attorney (if any): Anthony Veneziano, Jr. Esq.
Address: 84 Business Park Drive, Suite 200, Armonk NY 10504
Telephone: 914 273-1300 Fax: _____ e-mail afv@venezianox.com

Applicant Acknowledgement

By making this application, the undersigned Applicant agrees to permit Town officials and their designated representatives to conduct on-site inspections in connection with the review of this application.

The Applicant also agrees to pay all expenses for the cost of professional review services required for this application.

It is further acknowledged by the Applicant that all bills for the professional review services shall be mailed to the Applicant, unless the Town is notified in writing by the Applicant at the time of initial submission of the application that such mailings should be sent to a designated representative instead.

Signature of Applicant: _____  _____ Date: 7/7/2023

Signature of Property Owner: _____  _____ Date: 7/7/2023

Member

MUST HAVE BOTH SIGNATURES

II. IDENTIFICATION OF SUBJECT PROPERTY

Street Address: 12 Maple Avenue, Armonk NY 10501

Location (in relation to nearest intersecting street):

110 feet (north, south, east or west) of Main Street

Abutting Street(s): Maple Avenue

Tax Map Designation (NEW): Section 108.01 Block 6 Lot 26

Tax Map Designation (OLD): Section 108.01 Block 6 Lot 26

Zoning District: CB-A2 Total Land Area 0.32 Acre

Land Area in North Castle Only (if different) _____

Fire District(s) Armonk FD School District(s) Byram Hills

Is any portion of subject property abutting or located within five hundred (500) feet of the following:

The boundary of any city, town or village?
No Yes (adjacent) _____ Yes (within 500 feet) _____
If yes, please identify name(s): _____

The boundary of any existing or proposed County or State park or any other recreation area?
No _____ Yes (adjacent) _____ Yes (within 500 feet) (Wampus Brook Park)

The right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway?
No _____ Yes (adjacent) _____ Yes (within 500 feet) (NYS DOT road)

The existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel lines?
No Yes (adjacent) _____ Yes (within 500 feet) _____

The existing or proposed boundary of any county or State owned land on which a public building or institution is situated?
No Yes (adjacent) _____ Yes (within 500 feet) _____

The boundary of a farm operation located in an agricultural district?
No Yes (adjacent) _____ Yes (within 500 feet) _____

Does the Property Owner or Applicant have an interest in any abutting property?
No Yes _____

If yes, please identify the tax map designation of that property:

III. DESCRIPTION OF PROPOSED DEVELOPMENT

Proposed Use: Restaurant

Gross Floor Area: Existing 1700 S.F. Proposed 3600 S.F.

Proposed Floor Area Breakdown:

Retail 3600 S.F.; Office 0 S.F.;

Industrial 0 S.F.; Institutional 0 S.F.;

Other Nonresidential 0 S.F.; Residential 0 S.F.;

Number of Dwelling Units: 0

Number of Parking Spaces: Existing 14 Required 48 Proposed 15

Number of Loading Spaces: Existing 0 Required 1 Proposed 1

Earthwork Balance: Cut 10 C.Y. Fill 135 C.Y.

Will Development on the subject property involve any of the following:

Areas of special flood hazard? No Yes _____

(If yes, application for a Development Permit pursuant to Chapter 177 of the North Castle Town Code may also be required)

Trees with a diameter at breast height (DBH) of 8" or greater?

No _____ Yes

(If yes, application for a Tree Removal Permit pursuant to Chapter 308 of the North Castle Town Code may also be required.)

Town-regulated wetlands? No Yes _____

(If yes, application for a Town Wetlands Permit pursuant to Chapter 340 of the North Castle Town Code may also be required.)

State-regulated wetlands? No Yes _____

(If yes, application for a State Wetlands Permit may also be required.)

IV. SUBMISSION REQUIREMENTS

The site development plan application package shall include all materials submitted in support of the application, including but not limited to the application form, plans, reports, letters and SEQR Environmental Assessment Form. **Submission of the following shall be required:**

- One (1) PDF set of the site development plan application package in a single PDF file .
- A check for the required application fee and a check for the required Escrow Account, both made payable to "Town of North Castle" in the amount specified on the "Schedule of Application Fees."

(continued next page)

V. INFORMATION TO BE INCLUDED ON SITE DEVELOPMENT PLAN

The following checklist is provided to enable the Applicant to determine if he/she has provided enough information on the site development plan for the Planning Board to review his/her proposal. Applicants are advised to review ARTICLE VIII, Site Development Plan of the North Castle Town Code for a complete enumeration of pertinent requirements and standards prior to making application for site development plan approval.

The application for site development plan approval will not be accepted for Planning Board review unless all items identified below are supplied and **so indicated with a check mark in the blank line provided**. If a particular item is not relevant to the subject property or the development proposal, **the letters "NA" should be entered instead**. In addition, the project will not be scheduled on a Planning Board agenda until the Applicant receives an initialed "site plan checklist" from the Planning Department.

The information to be included on a site development plan shall include:

Legal Data:

- Name of the application or other identifying title.
- Name and address of the Property Owner and the Applicant, (if different).
- Name, address and telephone number of the architect, engineer or other legally qualified professional who prepared the plan.
- Names and locations of all owners of record of properties abutting and directly across any and all adjoining streets from the subject property, including the tax map designation of the subject property and abutting and adjoining properties, as shown on the latest tax records.
- Existing zoning, fire, school, special district and municipal boundaries.
- Size of the property to be developed, as well as property boundaries showing dimensions and bearings as determined by a current survey; dimensions of yards along all property lines; name and width of existing streets; and lines of existing lots, reservations, easements and areas dedicated to public use.
- Reference to the location and conditions of any covenants, easements or deed restrictions that cover all or any part of the property, as well as identification of the document where such covenants, easements or deed restrictions are legally established.
- Schedule of minimum zoning requirements, as well as the plan's proposed compliance with those requirements, including lot area, frontage, lot width, lot depth, lot coverage, yards, off-street parking, off-street loading and other pertinent requirements.
- Locator map, at a convenient scale, showing the Applicant's entire property in relation to surrounding properties, streets, etc., within five hundred (500) feet of the site.
- North arrow, written and graphic scales, and the date of the original plan and all revisions, with notation identifying the revisions.
- A signature block for Planning Board endorsement of approval. [\(Exclude for preliminary review\)](#)

Existing Conditions Data:

- Location of existing use and design of buildings, identifying first floor elevation, and other structures.
- Location of existing parking and truck loading areas, with access and egress drives thereto.
- Location of existing facilities for water supply, sanitary sewage disposal, storm water drainage, and gas and electric service, with pipe sizes, grades, rim and inverts, direction of flow, etc. indicated.
- Location of all other existing site improvements, including pavement, walks, curbing, retaining walls and fences.
- Location, size and design of existing signs.
- N/A Location, type, direction, power and time of use of existing outdoor lighting.
- N/A Location of existing outdoor storage, if any.
- Existing topographical contours with a vertical interval of two (2) feet or less.
- Location of existing floodplains, wetlands, slopes of 15% or greater, wooded areas, landscaped areas, single trees with a DBH of 8" or greater, rock outcrops, stone walls and any other significant existing natural or cultural features.

Proposed Development Data:

- Proposed location of lots, streets, and public areas, and property to be affected by proposed easements, deed restrictions and covenants.
- Proposed location, use and architectural design of all buildings, including proposed floor elevations and the proposed division of buildings into units of separate occupancy.
- Proposed means of vehicular and pedestrian access to and egress from the site onto adjacent streets.
- N/A Proposed sight distance at all points of vehicular access. [\(Exclude for preliminary review - Access point same as existing conditions\)](#)
- N/A Proposed number of employees for which buildings are designed
- N/A Proposed streets, with profiles indicating grading and cross-sections showing the width of the roadway; the location and width of sidewalks; and the location and size of utility lines.
- Proposed location and design of any pedestrian circulation on the site and off-street parking and loading areas, including handicapped parking and ramps, and including details of construction, surface materials, pavement markings and directional signage. [\(Exclude details of construction for preliminary review\)](#)
- Proposed location and design of facilities for water supply, sanitary sewage disposal, storm water drainage, and gas and electric service, with pipe sizes, grades, rim and inverts, direction of flow, etc. indicated. [\(Exclude electric service for preliminary review\)](#)

- ✓ Proposed location of all structures and other uses of land, such as walks, retaining walls, fences, designated open space and/or recreation areas and including details of design and construction. (Exclude details of construction for preliminary review)
- ✓ Location, size and design of all proposed signs.
- N/A Location, type, direction, power and time of use of proposed outdoor lighting.
- ✓ Location and design of proposed outdoor garbage enclosure.
- N/A Location of proposed outdoor storage, if any.
- N/A Location of proposed landscaping and buffer screening areas, including the type (scientific and common names), size and amount of plantings. (Exclude for preliminary review)
- N/A Type of power to be used for any manufacturing
- N/A Type of wastes or by-products to be produced and disposal method
- N/A In multi-family districts, floor plans, elevations and cross sections
- N/A The proposed location, size, design and use of all temporary structures and storage areas to be used during the course of construction.
- ✓ Proposed grade elevations, clearly indicating how such grades will meet existing grades of adjacent properties or the street.
- N/A Proposed soil erosion and sedimentation control measures. (Exclude for preliminary review)
- N/A For all proposed site development plans containing land within an area of special flood hazard, the data required to ensure compliance with Chapter 177 of the North Castle Town Code.
- N/A For all proposed site development plans involving clearing or removal of trees with a DBH of 8" or greater, the data required to ensure compliance with Chapter 308 of the North Castle Town Code. (Exclude for preliminary review)
- N/A For all proposed site development plans involving disturbance to Town-regulated wetlands, the data required to ensure compliance with Chapter 340 of the North Castle Town Code.

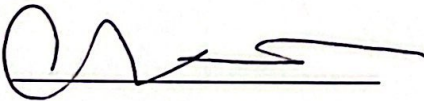
AFFIDAVIT

STATE OF NEW YORK COUNTY OF WESTCHESTER

I, Ariella Martinovic, of legal age, residing at 25 Meadow Hill Place, Armonk, NY 10504 do solemnly affirm and state as follows:

1. I am familiar with the property located at 12 Maple Ave, Armonk, New York, 10504.
2. I am aware of the Purchase & Sale contract entered into by the Sellers, GMS 12 Maple LLC and RJK 12 Maple LLC, and the Vendee, Remix Properties LLC, dated November 23, 2022.
3. I have reviewed the aforementioned Purchase & Sale contract and can confirm that Remix Properties LLC is the Vendee in the transaction.
4. Under the terms of the Purchase & Sale contract, Remix Properties LLC has agreed to purchase the property situated at 12 Maple Ave, Armonk, New York, 10504.
5. I am aware that Remix Properties LLC is currently seeking site plan approval for the said property, as indicated in the Purchase & Sale contract.
6. I hereby affirm that the statements made in this affidavit are true and accurate to the best of my knowledge and belief. I understand that any false statements made herein are subject to penalties under the law.

Remix Properties LLC



By: Ariella Martinovic
Title: Member

Sworn to before me this 7th day of July, 2023.

Charna L. Fuchs
CHARNA L. FUCHS
Notary Public, State of New York
No. 02FU5039012
Qualified in Westchester County
Commission Expires February 13, 2024

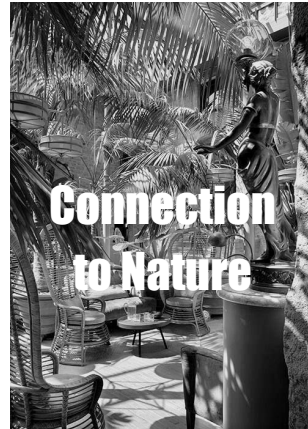
12 Maple Avenue

Concept Design

March 7th, 2023

12 Maple

Design Pillars



12 Maple Ave

Experience - AM to PM programing



Day

Pick me up
Grab and go
Calls
Meetings
Friends
Colleagues
Focus
Work
Conversations
People Watch



Night

Nightcap
Friends
Lovers
Dance
Drink
Date
Start/End the night
Party

AM



PM

12 Maple Ave

Experience - AM to PM programming



COFFEE
BREAKFAST
WEEKEND BRUNCH
GRAB & GO



LUNCH
POST HIKE WIND DOWN
TRAVEL STOP
AFTERNOON COCKTAIL



PRE DINNER DRINKS
DINNER
NIGHTCAP

AM



PM

12 Maple Ave

Experience - AM to PM programming



Coffee

"Pick me Up + grab and go"



Emails

"Work"



5 o' Clock

Post hike get together hangout
"The Bar"



Dining

"The Conversation Pit"



Intimate Talks

"Off The Record"

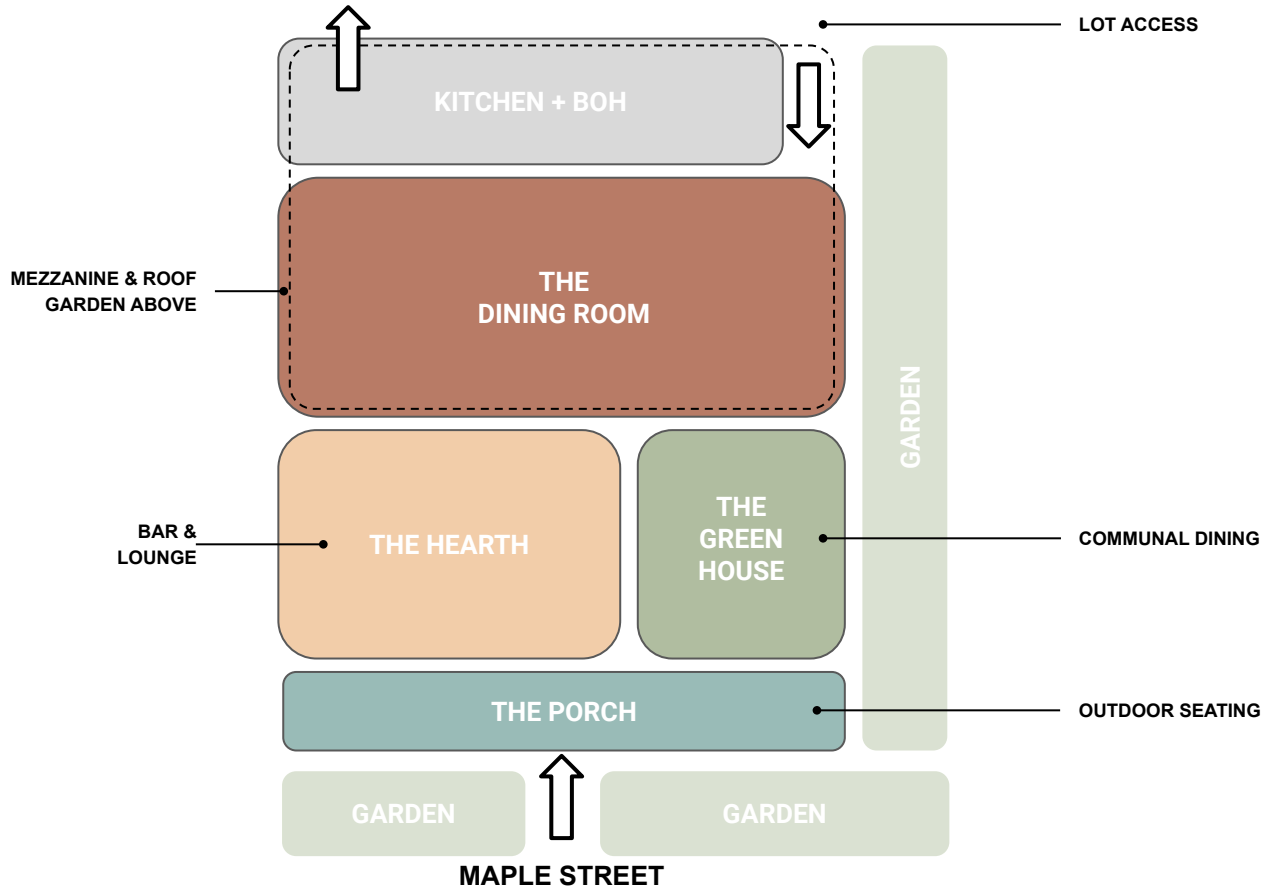
AM



PM

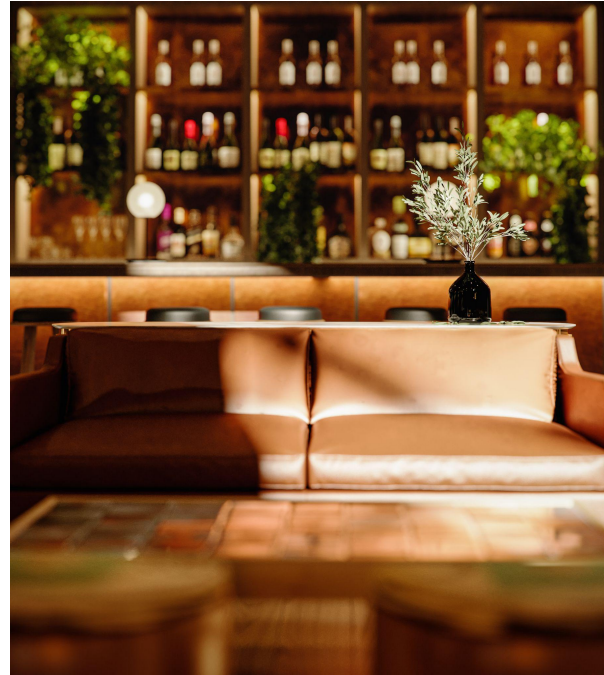
12 Maple

Program Zones

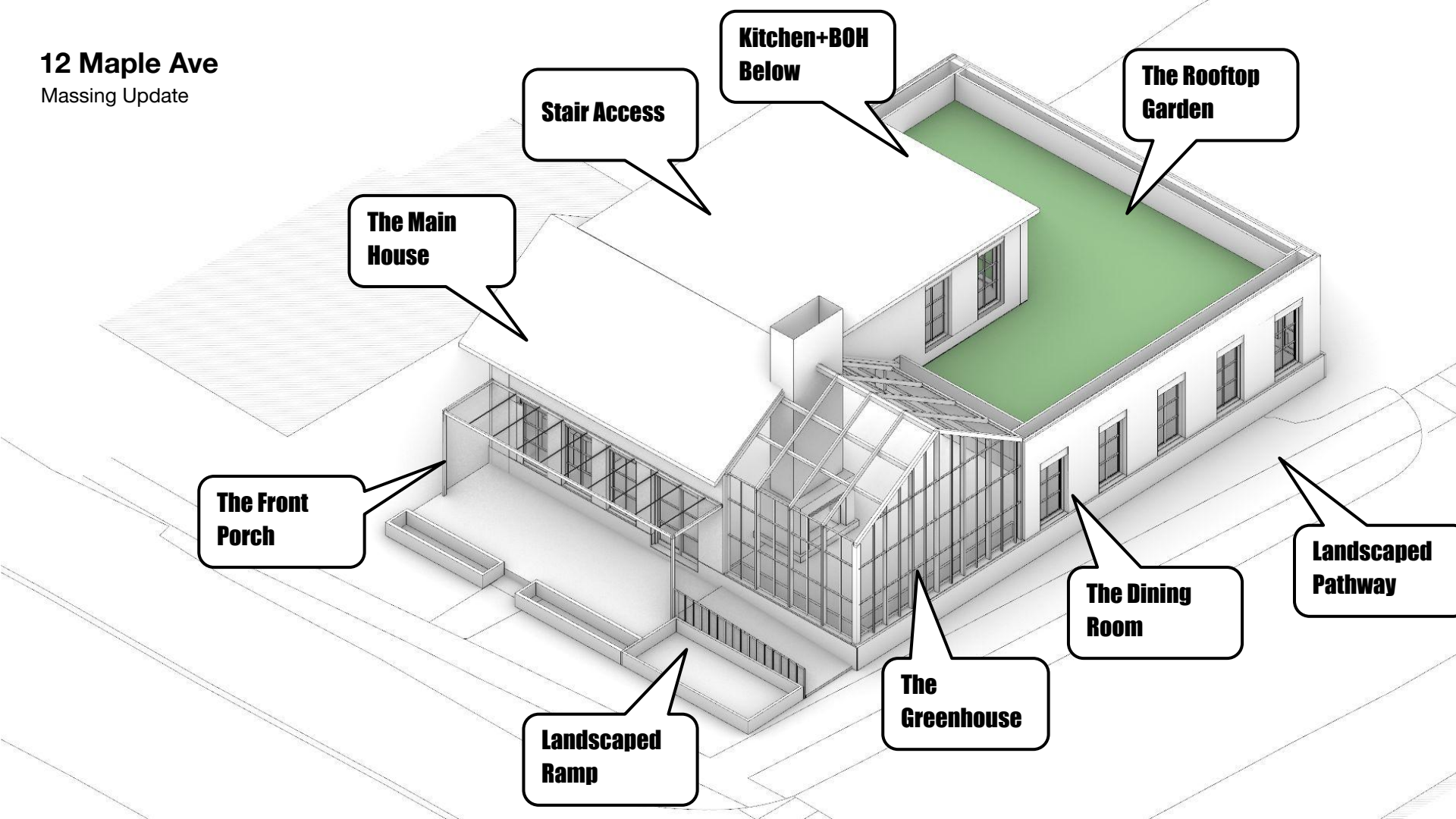


12 Maple Ave

Experience Vignettes



12 Maple Ave
Massing Update



The Main House

Stair Access

Kitchen+BOH Below

The Rooftop Garden

The Front Porch

Landscaped Ramp

The Greenhouse

The Dining Room

Landscaped Pathway



Materiality

Look + Feel

INTERIOR LOOK & FEEL

INTERIOR WALL
PANELING



CEILING DESIGN



LIGHTER SPACES +
CONTRAST IN
TEXTURE, COLOR,
WOOD



DELINEATION OF
SPACE



ANTIQUE TILE



LATE 1800'S
WALLPAPER



HARD SURFACE
TEXTURE



COLOR



MIX OF MATERIALITY



Materiality

Solarium Community/ Private dining

AIRY CANOPIES
HANGING PLANTINGS
WOODEN FURNISHINGS
PAINTED BRICK
CUSTOM LIGHT FIXTURE

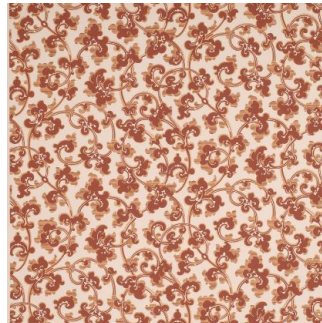




Materiality

Lounge Dining - Intimate Moments

DELINEATION OF SPACE
CUSHIONED SEATING
REFLECTIVE CEILING
COLOR RICH
LATE 1800'S WALLPAPER



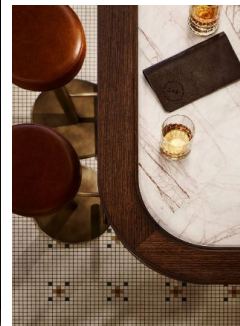
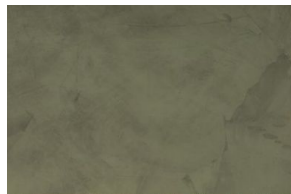


Materiality

Bar + Lounge



ANTIQUE TILE
WOOD PANELING
PAINTED BRICKWORK
CLASSIC DETAILING





Materiality

Solarium Dining Hall extension

LIGHTER SPACES +
CONTRAST IN TEXTURE,
COLOR, WOOD
MIX OF MATERIALITY
INTERIOR WALL PANELING





Exterior



Exterior



Exterior



12 Maple Ave

Elevations



12 Maple Ave

Section Diagram



12 Maple Ave

Section Diagram



12 Maple Ave

Section Diagram



Sewer Friday, July 7, 2023 4:05:41 PM PETER PSALL TAKES PLOTTED Friday, July 7, 2023 4:01:20 PM Phyllis, Peter
 This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn Engineering and Landscape Architecture of New York, P.C. shall be without liability to Kimley-Horn Engineering and Landscape Architecture of New York, P.C.

CONCEPTUAL SITE PLANS

FOR

12 MAPLE AVENUE

12 MAPLE AVE

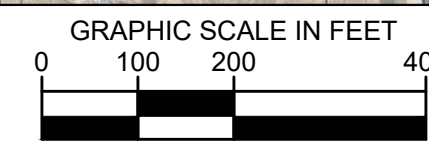
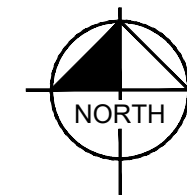
ARMONK, NY 10504

TOWN OF NORTH CASTLE

PROJECT TEAM
CIVIL ENGINEER KIMLEY-HORN ENGINEERING AND LANDSCAPE ARCHITECTURE OF NEW YORK, P.C. 1 NORTH LEXINGTON AVENUE SUITE 505 WHITE PLAINS, NY 10601 TEL: (914) 368-9200 CONTACT: JASON CHEONG, P.E.
TRAFFIC ENGINEER KIMLEY-HORN ENGINEERING AND LANDSCAPE ARCHITECTURE OF NEW YORK, P.C. 1 NORTH LEXINGTON AVENUE SUITE 505 WHITE PLAINS, NY 10601 TEL: (914) 368-9200 CONTACT: JOHN CANNING, P.E.
ARCHITECT FOWLER FOWLER ARCHITECTURE & DESIGN TEL: (301) 793-6426 CONTACT: MICHELLE FOWLER, AIA
SURVEYOR TC MERRITTS LAND SURVEYORS 394 BEDFORD ROAD PLEASANTVILLE, NY 10570 TEL: (914) 769-8003 CONTACT: DANIEL MERRITTS, P.L.S.



SITE LOCATION MAP
 SOURCE: NEARMAP, WESTCHESTER COUNTY GIS TAX PARCELS



PROPERTY INFORMATION
APPLICANT REMIX PROPERTIES LLC 25 MEADOW HILL PLACE ARMONK, NY 10504 TEL: (415) 246-9644 CONTACT: STEFAN MARTINOVIC
OWNER GMS 12 MAPLE LLC P.O. BOX 673 MILLWOOD, NY 10543 TEL: (917) 843-3699
SECTION: 108.01 BLOCK: 6 LOT: 26

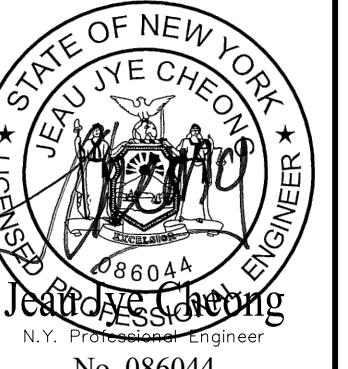
SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C-0.0	COVER SHEET
C-1.0	EXISTING CONDITIONS PLAN
C-2.0	CONCEPTUAL LAYOUT PLAN
C-3.0	CONCEPTUAL GRADING, DRAINAGE, AND UTILITY PLAN

NO.	REVISIONS	DATE	BY

NOT FOR CONSTRUCTION



REMIX
PROPERTIES
LLC



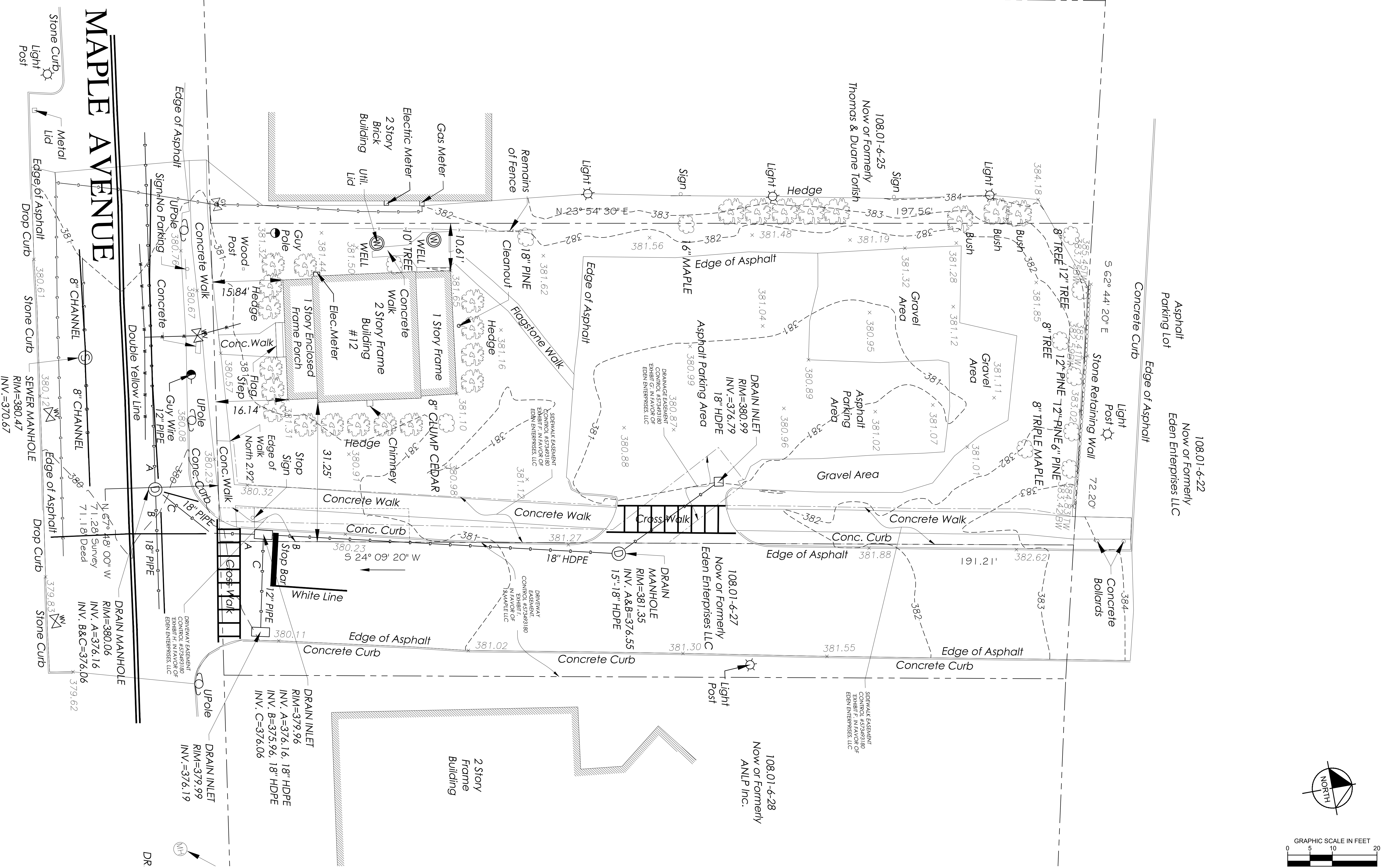
RHA PROJECT 112843000	DATE 07/07/2023	SCALE AS SHOWN	DESIGNED BY: JAC	DRAWN BY: JAC	CHECKED BY: JAC
--------------------------	--------------------	-------------------	---------------------	------------------	--------------------

COVER SHEET

12 MAPLE AVENUE
 12 MAPLE AVE
 ARMONK, NY 10504
 TOWN OF NORTH CASTLE NEW YORK

SHEET NUMBER
C-0.0

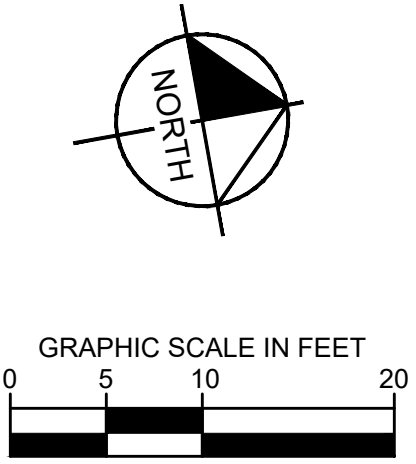
Saved Thursday, June 8, 2023 9:15:25 AM PETER PSEAL PAKIS Plotted Friday, July 7, 2023 4:01:33 PM Pruthiis, Peter
This document, together with the concepts and designs presented herein, as an instrument of service, are owned by and the property of KIMLEY-HORN ENGINEERING AND LANDSCAPE ARCHITECTURE OF NEW YORK, P.C. AND IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN ENGINEERING AND LANDSCAPE ARCHITECTURE OF NEW YORK, P.C. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN ENGINEERING AND LANDSCAPE ARCHITECTURE OF NEW YORK, P.C.



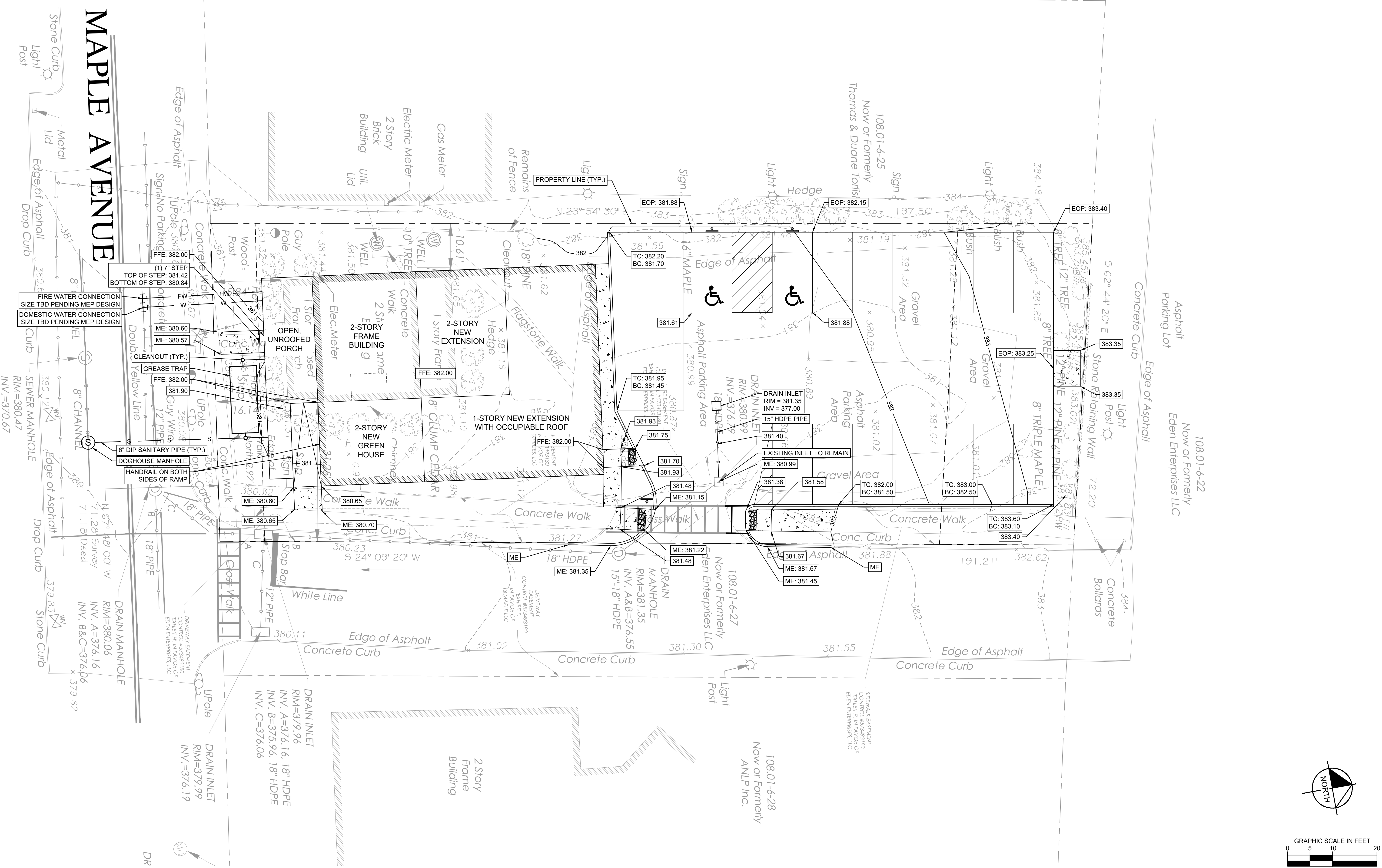
EXISTING CONDITIONS NOTES

- EXISTING CONDITIONS SHOWN BASED ON TOPOGRAPHIC SURVEY PREPARED BY TC MERRITTS LAND SURVEYORS DATED MAY 18, 2023.
- EXISTING ELEVATIONS SHOWN ARE GENERALLY IN ACCORDANCE WITH THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- ALL UTILITY INFORMATION SHOWN ON THE PLAN IS NOT WARRANTED TO BE EXACT, NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES WILL BE SHOWN ON THE SURVEY. EXACT LOCATIONS TO BE VERIFIED BY CONTRACTOR BEFORE BEGINNING CONSTRUCTION.

<p>NOT FOR CONSTRUCTION</p> <p>Kimley-Horn New York</p> <p>© 2023 KIMLEY-HORN ENGINEERING AND LANDSCAPE ARCHITECTURE OF NEW YORK, P.C. 1 NORTH LEXINGTON AVENUE, SUITE 905 WHITE PLAINS, NY 10601 WWW.KIMLEY-HORN.COM</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>REVISIONS</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	REVISIONS	DATE									
NO.	REVISIONS	DATE											
<p>711 REMITTALS PROPERTIES</p>	<p>108.01-6-22 Now or Formerly Eden Enterprises LLC</p>												
	<p>108.01-6-27 Now or Formerly ANLP Inc.</p>												
<p>EXISTING CONDITIONS PLANNING</p>	<p>TOWN OF NORTH CASTLE NEW YORK</p>												
<p>12 MAPLE AVENUE ARMONK, NY 10504</p>	<p>SHEET NUMBER C-1.0</p>												



Sawed Friday, July 7, 2023 2:11:02 PM PETER PSALL TAKOS Printed Friday, July 7, 2023 4:02:16 PM P. Phabulak, Peter
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn Engineering and Landscape Architecture of New York, P.C. shall be without liability to Kimley-Horn Engineering and Landscape Architecture of New York, P.C.



- GRADING, DRAINAGE, & UTILITY NOTES**
- EXISTING CONDITIONS SHOWN BASED ON TOPOGRAPHIC SURVEY PREPARED BY TC MERRITTS LAND SURVEYORS DATED MAY 18, 2023.
 - EXISTING ELEVATIONS SHOWN ARE GENERALLY IN ACCORDANCE WITH THE NORTH AMERICAN VERTICAL DATUM OF 1988.
 - PROPOSED UTILITY CONNECTIONS TO BE COORDINATED WITH THE TOWN OF NORTH CASTLE WATER & SEWER DEPARTMENT AND UTILITY PROVIDERS.
 - 12 MAPLE AVENUE IS LOCATED WITHIN THE TOWN OF NORTH CASTLE WATER DISTRICT NO. 4 AND SEWER DISTRICT NO. 2.
 - FINAL SIZING OF WATER AND SEWER INFRASTRUCTURE PENDING MEP DESIGN BY OTHERS.

NO.	REVISIONS	DATE

NOT FOR CONSTRUCTION

Kimley-Horn
New York
© 2023 KIMLEY-HORN ENGINEERING AND LANDSCAPE ARCHITECTURE OF NEW YORK, P.C.
1 NORTH LEKINGTON AVENUE, SUITE 905
WHITE PLAINS, NY 10601
WWW.KIMLEY-HORN.COM

REMIX PROPERTIES LLC

STATE OF NEW YORK
JULY 7, 2023
No. 086044
JAC

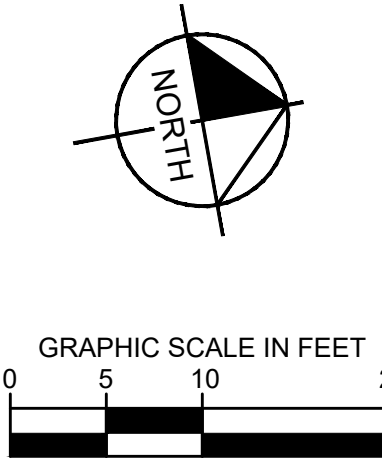
RMA PROJECT: 112843000
DATE: 07/07/2023
SCALE: AS SHOWN
DESIGNED BY: PEP
DRAWN BY: PEP
CHECKED BY: JAC

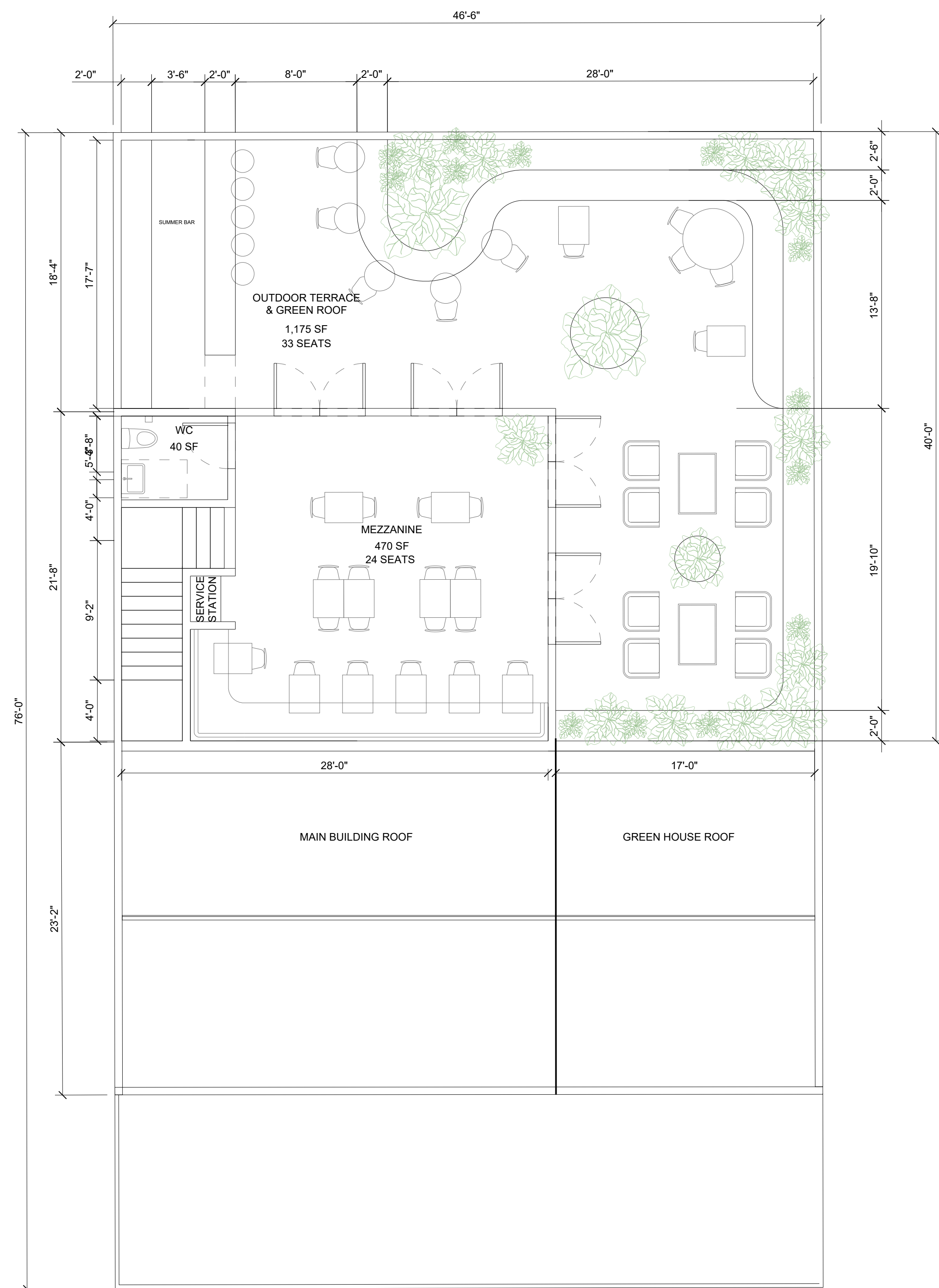
CONCEPTUAL GRADING, DRAINAGE, AND UTILITY PLAN

12 MAPLE AVENUE
12 MAPLE AVE
ARMONK, NY 10504

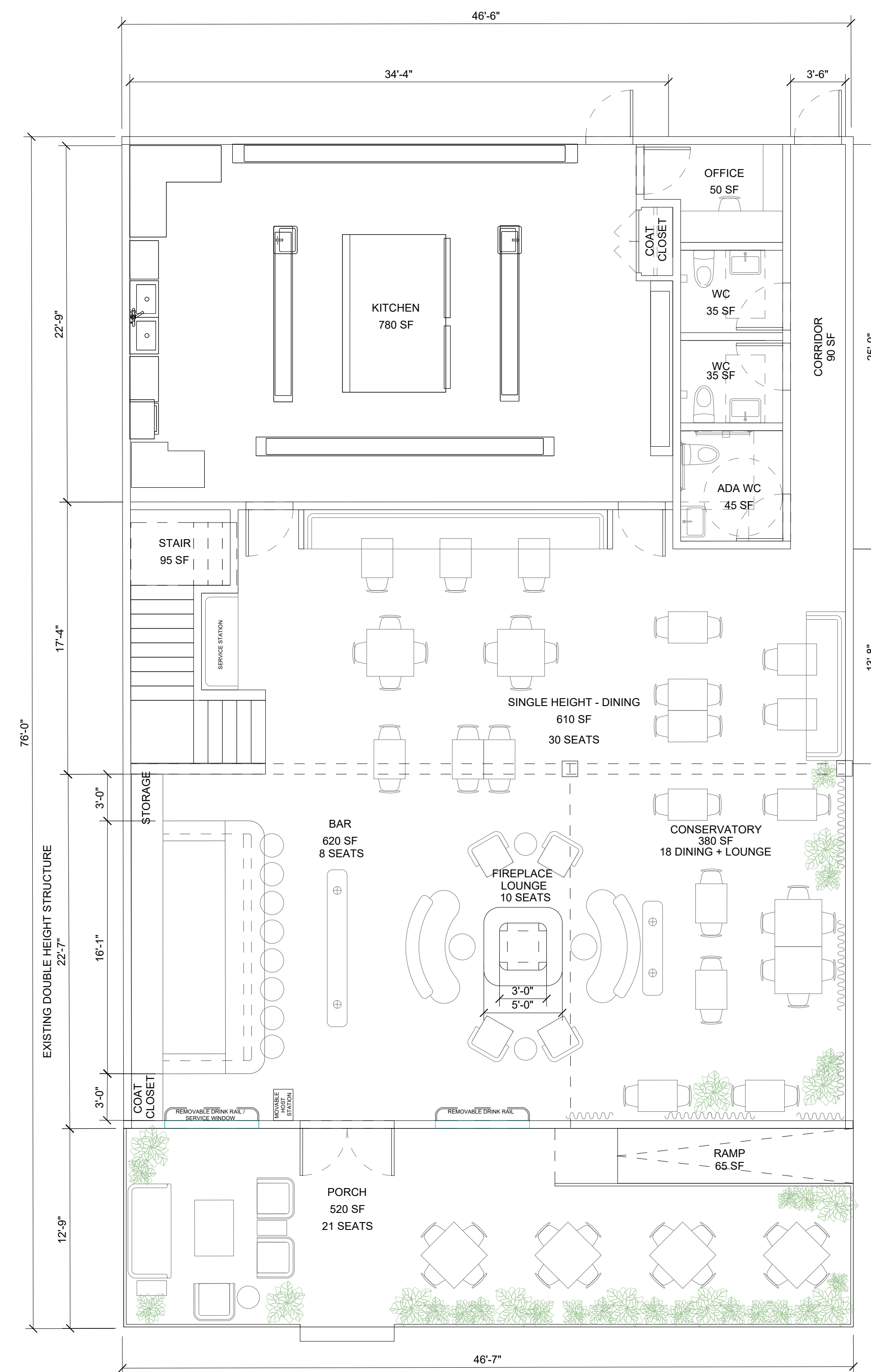
TOWN OF NORTH CASTLE
NEW YORK

SHEET NUMBER
C-3.0





MEZZANINE & TERRACE LEVEL



GROUND LEVEL

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Remix Properties LLC			
Name of Action or Project: 12 Maple Restaurant			
Project Location (describe, and attach a location map): 12 Maple Avenue Armonk, NY 10504			
Brief Description of Proposed Action: Redevelopment of an existing, currently vacant, 1,700 SF commercial structure in the downtown Hamlet of Armonk. The proposed restaurant building will be expanded to approximately 3,600 SF to accommodate commercial kitchen, dining area and outdoor spaces.			
Name of Applicant or Sponsor: Remix Properties LLC		Telephone: 415-246-9644	
		E-Mail: stef7321@gmail.com	
Address: 25 Meadow Hill Pl			
City/PO: Armonk		State: NY	Zip Code: 10504
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: North Castle Planning Board: Site Plan Approval North Castle Zoning Board of Appeals: parking variance		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____		0.32 acres	
b. Total acreage to be physically disturbed? _____		0.32 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____		0.32 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: Proposed action will meet all state energy code requirements. _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? 2 blocks North of the Bedford Road historic district b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

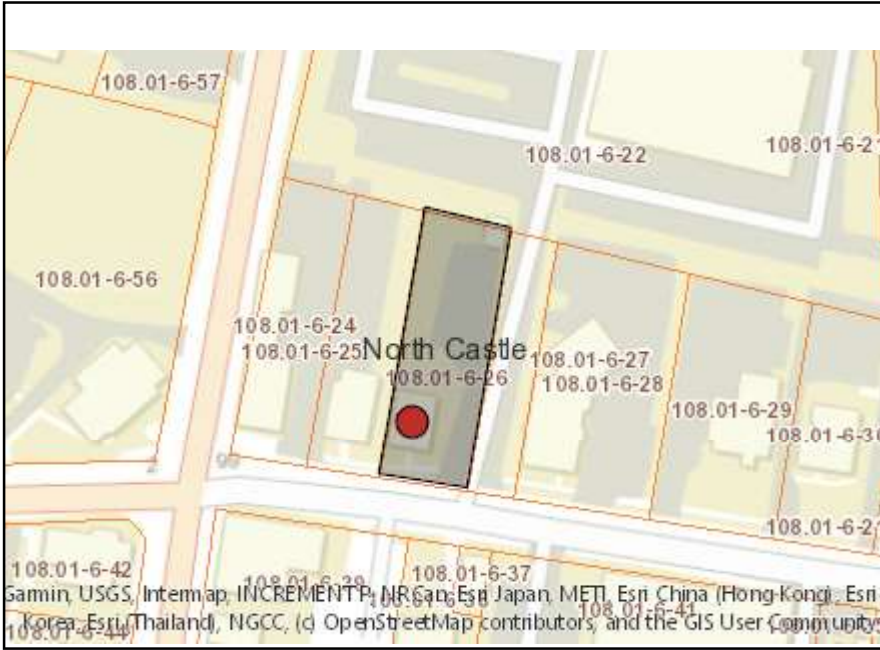
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
Indiana Bat(endangered), Northern Long-eared Bat(endangered), & Monarch Butterfly(candidate) found in the area, not likely on site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:		

Stormwater will be directed to municipal stormwater drains, which are part of the North Castle Storm Sewer System.		

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site Code 360005: encompasses site of proposed action and in the surrounding area, known as Armonk Private Wells site, part of the State Superfund Program, Classification 04 (closed with ongoing maintenance and monitoring)		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Remix Properties LLC / Stefan Martinovic</u> Date: <u>7/6/23</u>		
Signature: <u><i>Stefan Martinovic</i></u> Title: <u>Kimley-Horn (Consultant to applicant)</u>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



MEMORANDUM

To: Stefan Martinovic

From: John Canning, P.E.
William Slater, E.I.T

Date: July 10, 2023

Subject: **Parking Analysis**
Proposed Restaurant Redevelopment
12 Maple Avenue
Armonk, NY

Kimley-Horn Engineering and Landscape Architecture of New York, P.C. (Kimley-Horn) has prepared this parking analysis to supplement the application for the proposed redevelopment of the existing property located at 12 Maple Avenue in the Hamlet of Armonk, in the Town of North Castle, New York.

As discussed below, the existing site contains a vacant two-story residential building with an approximately 12-14 space partially paved unlined parking area to the rear of the property. It is proposed to expand the building to include a total of approximately 3,600 sf¹ of restaurant, kitchen, bar, and lounge space. The applicant understands that the project will be in a parking deficit under North Castle zoning regulations and has reached preliminary agreement with the landowner of 20 Maple Avenue (whose tenants operate traditional, 9-5 businesses) to provide off-site parking spaces during peak dining hours to address this deficit.

The following parking inventory, counts, and analysis was completed to confirm that adequate parking can be provided at the proposed site parking lot and nearby neighbor's lot to effectively comply with Town Code and to support the operation of the restaurant².

As indicated herein, the restaurant will largely operate under standard customer parking, using the rear, to be paved and striped, parking lot. Overflow parking can occur at 20 Maple Avenue and valet parking can be implemented in the rear of the 12 Maple building, as needed during the daytime hours, with more intensive valet parking operations only required on weekend evenings after 6:00 p.m.

From a practical perspective, there are a total of 295 public parking spaces located within a 3-minute walk of the property on the surrounding streets and in the Town's municipal parking lots³, the use of which trails off after 4 pm (before prime restaurant hours). It is further concluded that the evidence provided herewith is sufficient to support the granting of the requests 33-space area parking variance.

¹ Gross Floor Area calculation was based on *North Castle Zoning Code Regulations Section 355-4 Definitions*.

² A Parking Management Plan is being prepared to provide the specifics of how parking will be managed.

³ April 2020 Armonk Parking Study.

Project Description

This parking analysis to supplement the application for the proposed redevelopment of the existing property located at 12 Maple Avenue in Armonk, New York.

As discussed above, the existing site contains a 1,700-sf two-story building with an approximately 12-14 space partially paved unlined parking area to the rear of the property. The structure is currently vacant and was most recently used as an insurance office space.

It is proposed to expand the building to include a total of approximately 3,600¹ sf of restaurant, kitchen, bar, and lounge space. The project proposes to fully pave and modify access in the rear parking area to provide 15 parking spaces. The applicant understands that the project will be in a parking deficit under North Castle zoning regulations. The restaurant is proposed to have a maximum of 144 seats.

The applicant has reached preliminary agreement with the landowner of 20 Maple Avenue to provide off-site parking spaces during peak dining hours.

Proposed Parking Supply

As indicated on the proposed Site plan, the existing rear parking area will be improved to provide 15 code-compliant, standard, 9' x 18' parking spaces. The plan also includes a 25' drive aisle and 2' landscape buffer on either side of the parking lot. As indicated on the attached exhibit, valet operations at the restaurant will allow up to 23 vehicles to be parked in the proposed layout.

The applicant has reached preliminary agreement with the landowner of 20 Maple Avenue to provide off-site parking spaces during peak dining hours, located to the immediate east of the project site. The agreement will allow the restaurant to park customers during peak dining hours - weekday evenings and weekend evenings. 20 Maple Avenue is a compilation of different typical daily business (dentist, investing agency, etc.), and thus will not be operating during the peak dining hours. The 20 Maple Avenue is an unlined parking lot, and, as indicated in the attached exhibit, up to 22 vehicles can be self-parked at the property and up to 32 vehicles can be valet parked at 20 Maple Avenue are estimated to provide 32 parking stalls. Thus, combined, parking for up to 55 vehicles can be accommodated on the 12 and 20 Maple Avenue properties⁴.

To determine the availability of parking at the 20 Maple Avenue site, an inventory and count of parking spaces and parked vehicles was taken on the following days:

- Thursday April 27th at 12:00 PM and 6:30 PM
- Saturday April 29th at 12:00 PM and 6:30 PM

Table 1 below highlights the number of available parking spaces, as well as the number of vehicles counted in each lot.

⁴ A Parking Management Plan is being prepared to provide the specifics of how parking will be managed.

Table 1. 20 Maple Parking Inventory and Counts

Time	20 Maple Avenue
Parking Inventory	22
Thursday at 12 PM	13
Thursday at 6:30 PM	6
Saturday at 12 PM	0
Saturday at 6:30 PM	1

As indicated in **Table 1**, parking peaked at 20 Maple Avenue at 13 vehicles during the middle of the day on a weekday and had dropped off to 6 vehicles by 6:30 p.m. On Saturday there were no vehicles observed parked in the property at the lunchtime hour.

Projected Parking Demand

In order to understand if the proposed parking supply is sufficient to support the proposed restaurant, projected parking demand must be calculated for the proposed restaurant layout.

As mentioned previously, the applicant is expected to be under a parking deficit under the Town of North Castle zoning regulations which state “1 space for each 3 seats or 1 space for each 75 square feet of gross floor area, whichever is greater” is required. Using 3,600 sf GFA or 144 seats the proposed restaurant will require 48 parking spaces. During valet operations at both 12 & 20 Maple Avenue, parking for up to 55 vehicles can be accommodated to show satisfaction of the Code requirement (see Practical Implications section, below).

However, the agreement with 20 Maple Avenue is to be established during peak dining hours⁵, when the tenants of 20 Maple Avenue are not in typical operation. In order to understand when valet parking will be required, and when the usage of 20 Maple Avenue’s lot will be required, a review of the Institute of Transportation Engineers’ (ITE) *Parking Generation Manual*, 5th Edition was conducted.

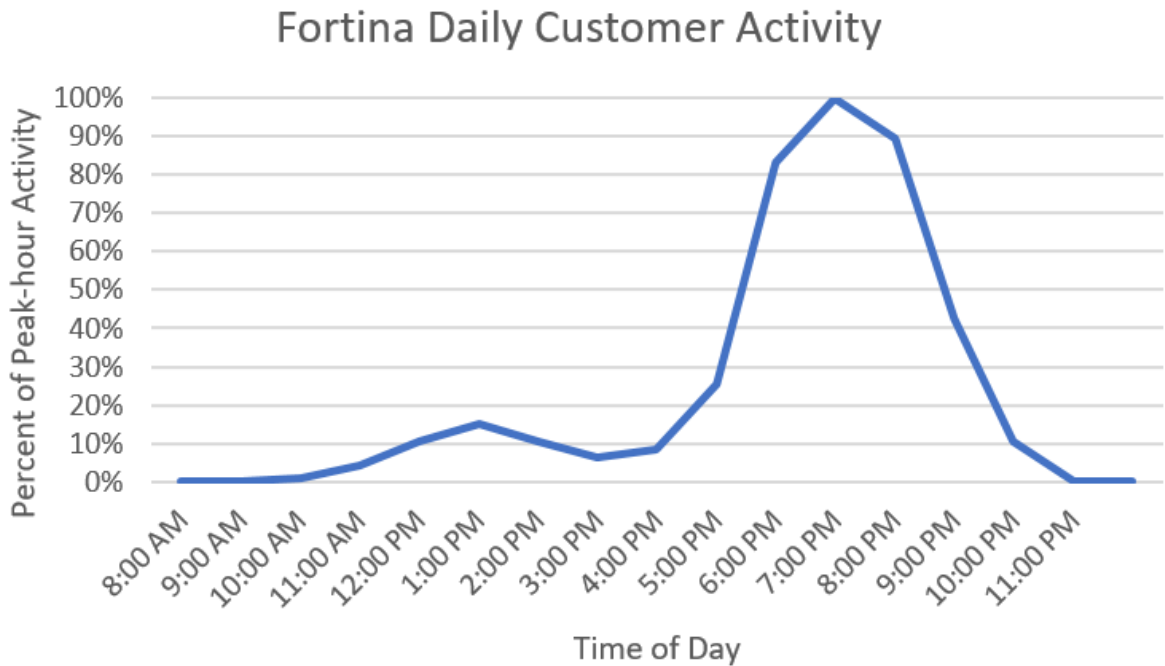
ITE Data for *Land Use Code 931: Quality Restaurant* was analyzed to understand the differences in parking demand during the weekday (Monday-Thursday), Friday, and Saturday peak dining hours. ITE data indicates that peak parking demand on Fridays is 13% lower/only 87% of peak parking demand on a Saturday⁶). Thus, while the restaurant will need to park 48 vehicles at peak times on the weekend, it will only need to park 42 vehicles at the peak hour on Fridays.

Similarly, ITE data indicates that peak parking demand on Monday through Thursday is 38% lower/only demand on a Saturday. Thus, the restaurant will only need to park 30 vehicles at peak times Monday through Thursday.

⁵ The agreement is proposed to be in place from 5:00 PM – 2:00 AM on weekdays and all day on weekends.

⁶ No data is available for Sunday, but Sunday restaurant peak parking activity is typically the same as or less than Saturday).

In addition to understanding parking needs by day of the week, it is also necessary to understand the restaurant’s parking needs by time of day. A year’s worth of mobile phone data from location analytics platform [Placer.ai](https://www.placer.ai) was obtained for the nearby Fortina restaurant (and also for CVS and DeCiccios. This data is summarized in the graph below.



As indicated by the above graph, there is only a very modest level of traffic activity at Fortina during the daytime hours (less than 30% of maximum daily activity until after 5 pm), and peak activity occurs at Fortina at 7 pm.

The projected Monday-Thursday, Friday, and Saturday peak parking demands (30, 42 and 48, respectively) were applied to the Fortina percentages for each hour of the day to calculate the peak demand by hour of the day, as indicated in **Table 2**. The table also indicates when Valet parking will be required at the restaurant.

Table 2. Parking Demand by Hour

Hour Beginning	Percent of Peak Demand	Weekday Parking Demand	Friday Parking Demand	Saturday Parking Demand
11:00 AM	4%	1	2	2
12:00 PM	11%	3	4	5
1:00 PM	15%	4	6	7
2:00 PM	11%	3	4	5
3:00 PM	6%	2	3	3
4:00 PM	9%	3	4	4
5:00 PM	26%	8	11	12
6:00 PM	83%	25	35	40
7:00 PM	100%	30	42	48
8:00 PM	89%	27	38	43



Accommodating Parking Demand

As previously indicated, combined and with valet parking at 12 and 20 Maple Avenue, parking can be accommodated for 55 vehicles, 7 more than the 48 required by the Town Code and expected to park during the peak hour on a weekend evening, 13 more than the 42 vehicles expected to park during the peak hour on a Friday evening and 25 more than the 30 vehicles expected to park during the peak hour on a Monday-Thursday evening.

Since 23 vehicles can be valeted on the 12 Maple Avenue property and 37 vehicles can be self-parked at the combined 12 and 20 Maple Avenue properties, valet parking at both properties only needs to be provided on weekends, starting at 6 p.m. (including Friday evenings). On weekdays, with 6 vehicles counted parked in the 20 Maple Avenue parking lot at 6:30 p.m.⁷, the data indicates that the 15 lunchtime and 31 early evening spaces available⁸ would be sufficient to accommodate the lunchtime and evening patrons at the restaurant.

A Parking Management Plan is being prepared to provide the specifics of when valet parking will be implemented and how it will be operated. For the most part, the restaurant will largely operate under standard customer parking, using the rear, to be paved and striped, parking lot. Valet parking can be implemented in the rear of the 12 Maple building, as needed during the daytime hours, with more intensive valet parking operations only required on weekend evenings after 6:00 p.m. As will be

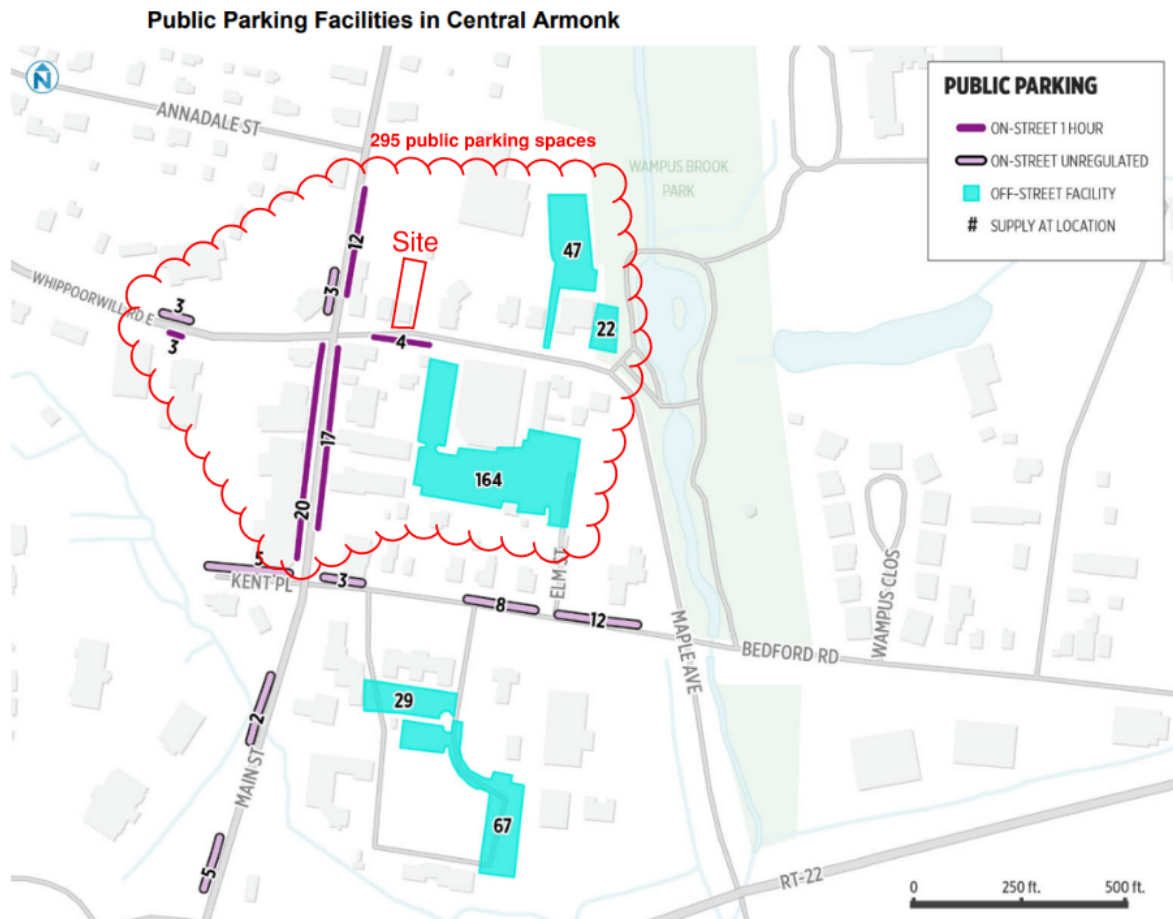
⁷ See Table 1.
⁸ (22-6+15)

indicated in the Plan, it is expected that sufficient parking can be provided to accommodate peak parking demand at the restaurant, if needed.

Practical Implications

As noted above, the applicant is positioning all of the necessary resources to accommodate the Code required parking, as may be needed. However, data from the recently completed Armonk Parking Study⁹ indicates that there is generally sufficient public parking in the hamlet, and the proposed restaurant is within close walking distance of 295 parking spaces (see below).

Armonk Parking Study | Final Report
Town of North Castle, NY

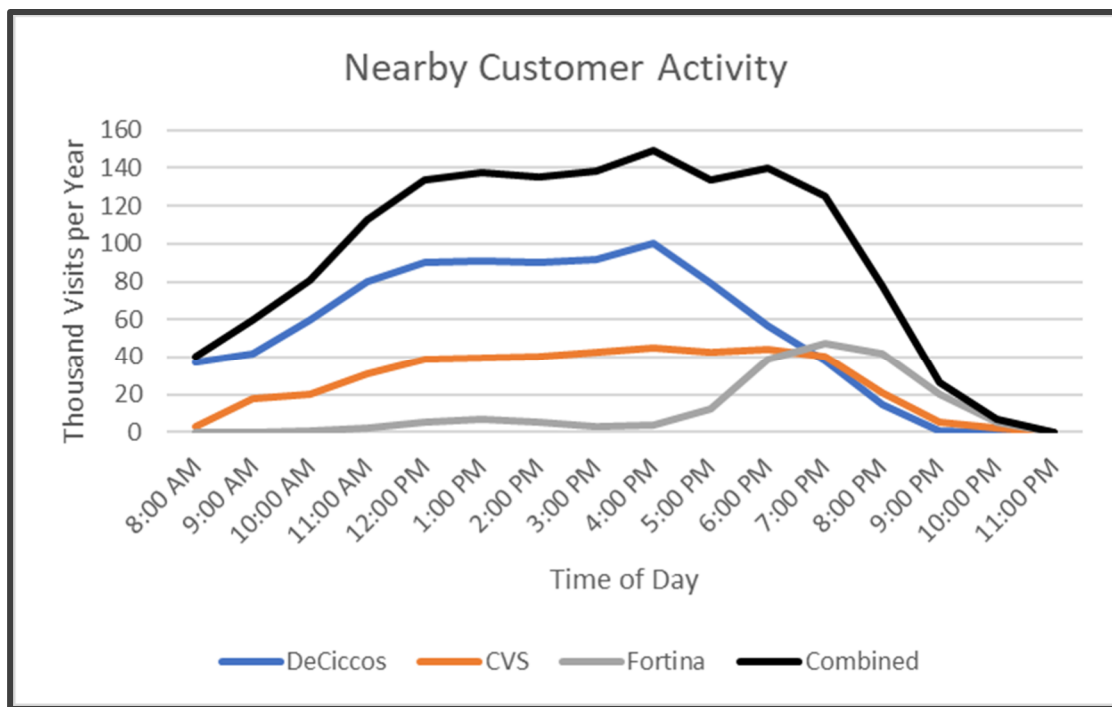


Specifically, Parking utilization data collected in Armonk for the Town’s parking study indicated that:

⁹ Completed in April 2020

- The Armonk Square lot and core on-street segments on Main Street, Bedford Avenue, and Maple Avenue “heat up” during the 11am-1pm lunch period before cooling off again by 2pm, which suggests that these spaces are the most desirable spaces for the users that make up the lunchtime peak surge;
- Outside of the core facilities, most off-street facilities are consistently underutilized across all mid-day hours;
- There is capacity for businesses and other destinations to attract more parking demand;
- There is significant capacity to accommodate increased downtown activity, particularly with the implementation of parking management strategies outlined in the report.

To supplement the Town Study, mobile phone data from location analytics platform [Placer.ai](https://www.placer.ai/) was obtained for three primary uses next to the site, CVS, DeCiccios and Fortina. This data is summarized in the graph below.



As can be seen from the graph, activity at DeCiccios peaks at 4 pm and then steeply falls off until it closes shortly after 8 pm. Activity at CVS peaks from 12 pm to 7 pm after which it too sharply falls off. Activity at Fortina is limited until after 5 pm, and peaks at 7 pm. Cumulatively, activity at the three uses peaks at 4 pm and then begins to decline as the evening wears on. This is consistent with the findings of the Town’s parking study.

As indicated in Table 2, above, the level of parking activity at the proposed restaurant during the daytime hours is projected to be minimal and most daytime/lunchtime customers are expected to already be in the hamlet (meaning that, if they do not park in the 15 parking spaces provided on site, they are already probably parked nearby, and the restaurant will have almost no impact on parking during this period. When parking activity peaks in the evening, parking demand in the nearby public parking areas (except in the areas closest to the other restaurants in the hamlet) will be on the decline

and arriving restaurant patrons are just as likely to park in the first convenient parking space they encounter as they approach the facility as they are to avail of the valet parking provided.

Even though the Town's parking study indicates that there is sufficient public parking to accommodate any parking that does not park at 12 or 20 Maple Avenue, to compensate for the nominal additional restaurant parking that may occur in the area, the applicant has indicated that he would be willing to assist the Town in implementing some of the recommendations of the Town's Parking Study. Specifically, the applicant has expressed an interest in helping the Town develop/implement unified/branded signage for parking. Such signage can:

- Clarify the legitimacy of visitor parking options, remove towing anxiety for drivers and encourage the use of spaces that might otherwise go underutilized.
- Provide attractive, lot-entry signs to mark all public/shared Central Armonk parking lots that accommodate public, non-permit parking.
- Coordinate signage with wayfinding to encourage use of all available visitor parking options.
- Reinforce the "Park Once" concept through signage that encourages walking, particularly for secondary trips after a parking space has been found and occupied.
- Encourage more secondary trips by directly promoting nearby destinations throughout central Armonk.

Conclusions

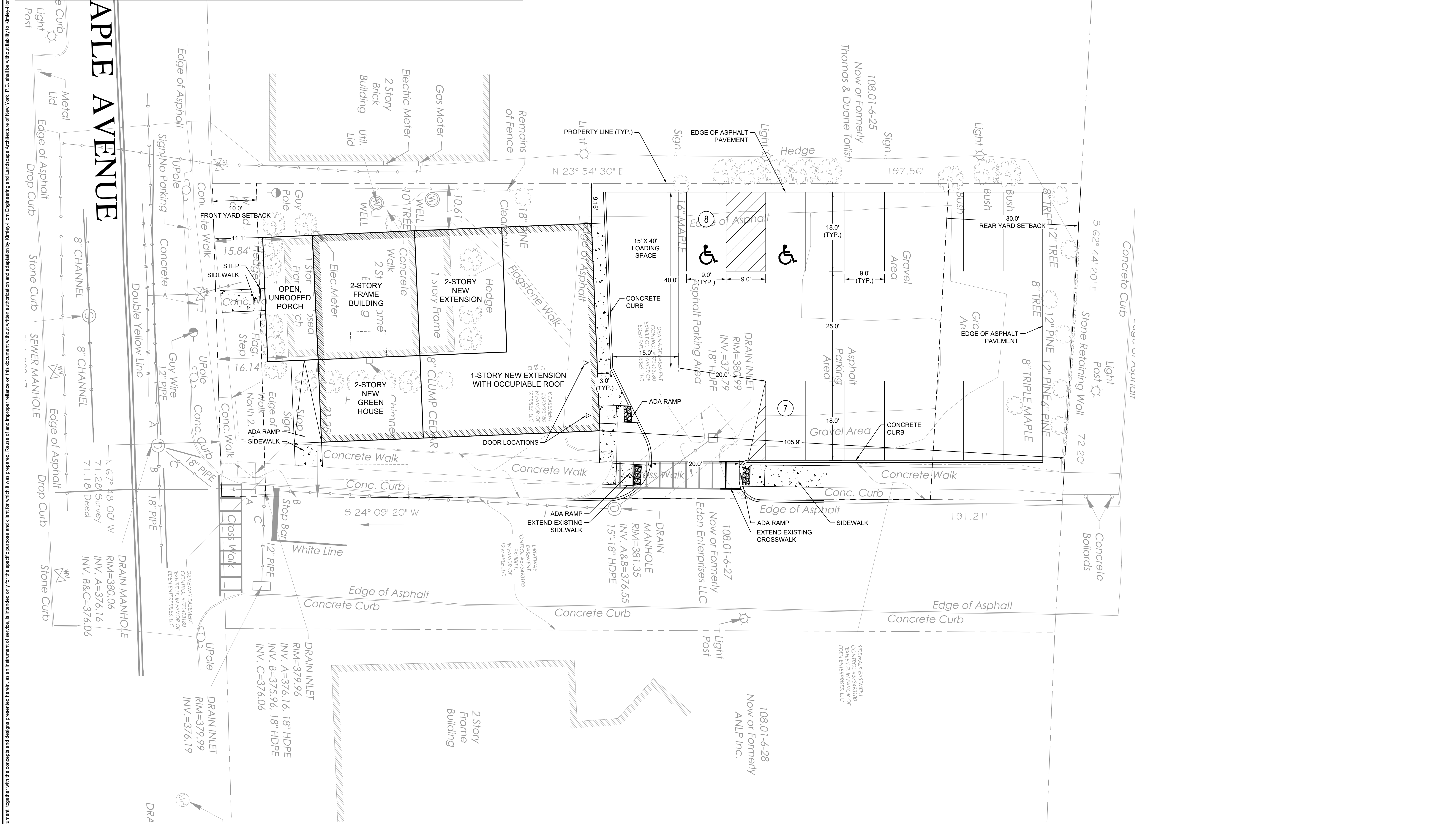
Based on the survey of available parking spaces that will be provided, and the calculation of projected parking demand based on the proposed restaurant layout, it is concluded that the applicant can accommodate the 48 off-street parked vehicles required by the Code. The applicant is willing to implement the necessary strategies to ensure that restaurant parking does not impact the surrounding community as well as to assist the Town in implementing identified measures to improve parking overall. With the implementation of these measures, and the complementary nature of restaurant parking (vis-à-vis overall hamlet parking demand), it is concluded that the proposed development will not have a significant adverse impact on area parking.

Appendix

- Conceptual Parking Plan

Conceptual Parking Plan

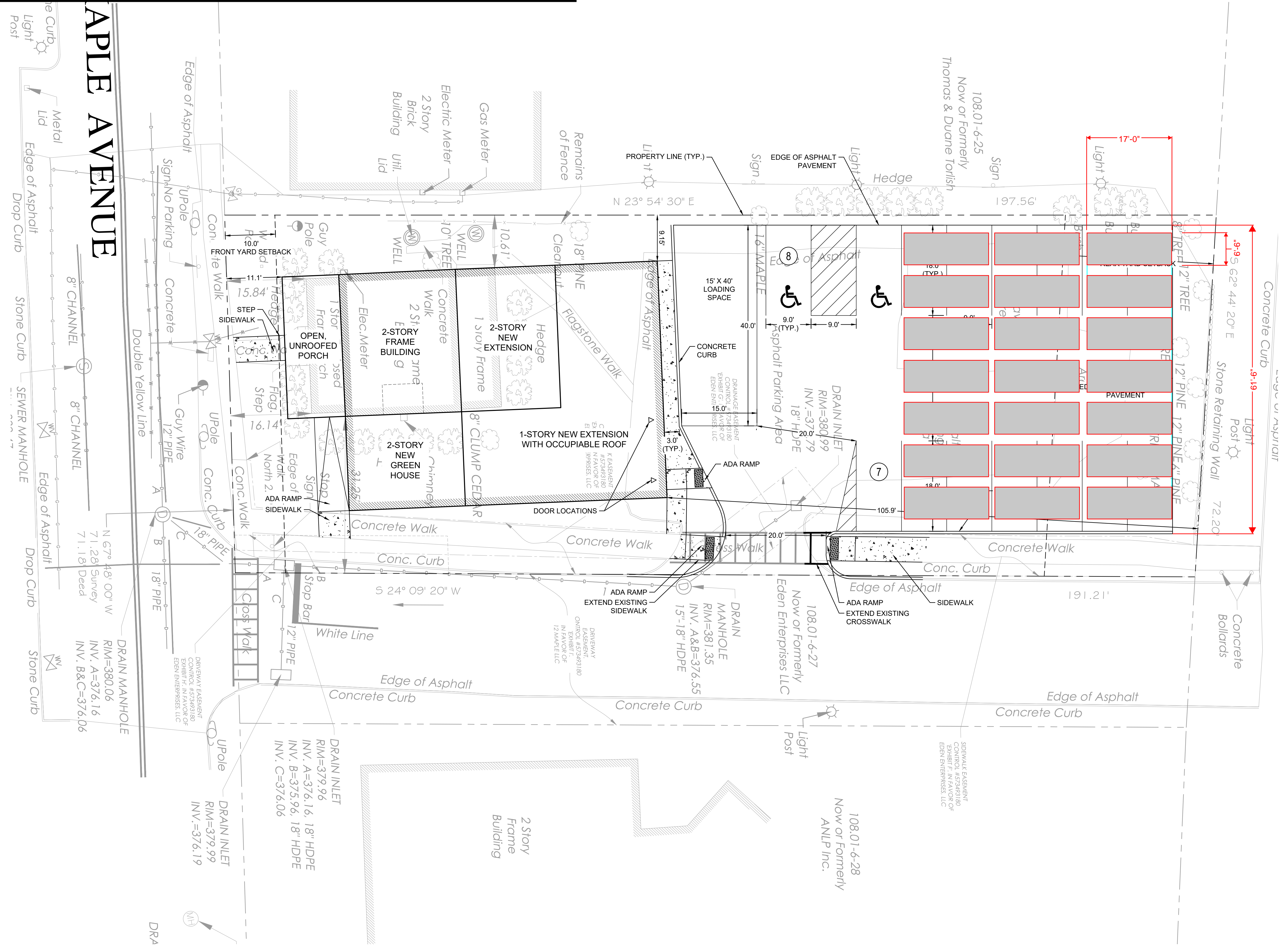
12 Maple Standard Parking Stalls 13 Stalls + 2 ADA



Saved Monday, June 12, 2023 7:55:18 AM PETER PSAL TAKIS Posted Monday, June 12, 2023 9:00:00 AM P. Psalakis, Peter
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn Engineering and Landscape Architecture of New York, P.C. shall be without liability to Kimley-Horn Engineering and Landscape Architecture of New York, P.C.

Saved Monday, June 12, 2023 7:55:18 AM PETER PSAL TAKIS Posted Monday, June 12, 2023 9:00:00 AM Psalakis, Peter
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn Engineering and Landscape Architecture of New York, P.C. shall be without liability to Kimley-Horn Engineering and Landscape Architecture of New York, P.C.

12 Maple Valet Parking Stalls 21 Stalls + 2 ADA



20 Maple Standard Parking Stalls 22 Stalls



20 Maple Valet Parking Stalls 32 Stalls





VIA EMAIL; CONFIDENTIAL

7/5/2023

Dr. Alfred LaPorta, DDS
20 Maple Avenue
Armonk, NY 10504

Re: 20 Maple Avenue, Armonk – Parking Lot

Dear Dr. LaPorta:

On behalf of Remix Properties LLC, we submit this letter of intent to lease surface parking spaces at the building identified above, based on these terms and conditions:

TENANT	Remix Properties LLC c/o Stefan Martinovic
LANDLORD	ANLP Inc. c/o Dr. Alfred LaPorta, DDS
PREMISES	20 Maple Avenue Armonk, NY 10504
SIZE OF PREMISES	Surface parking lot consisting of 22 spaces and circulation
SCOPE OF USE	Monday through Friday from 5:00 pm until 2 am the following day Saturday and Sunday from 8:00 am until 2 am the following day Tenant shall not interfere with activities and parking of the Landlord and Tenants of the Premises.
TERM	5 years from Possession
RENEWAL OPTION	One renewal option for 5 years after the initial term, at the Tenant's current escalated at 3% per year from Possession. Tenant shall inform Landlord of exercise within 90 days before expiration of the current term.
BASE RENT	\$1,100 per month
POSSESSION	Upon Tenant's receipt of temporary certificate of occupancy for the property at 12 Maple Avenue Armonk, NY 10504
RENT COMMENCEMENT	At Possession
USE	Overflow parking for restaurant property at 12 Maple Avenue, to exclude storage of trash and long-term storage of vehicles.



SUBLEASE AND AGREEMENT	Tenant may sublease or assign: (a) to affiliates owning and/or operating 12 Maple Avenue without consent; and (b) otherwise, with Landlord's reasonable consent.
TERMINATION	Tenant may terminate the Lease with 90 days written notice with a termination fee payable equivalent to three months of rent.
SECURITY DEPOSIT	Tenant will provide a security deposit of three months, to be held in interest bearing escrow account as long as the Lease is in effect.
DELIVERY CONDITIONS	Landlord will provide the space on an As-Is basis.
INSURANCE	Tenant will name Landlord and its affiliates ANLP Inc. and Alfred LaPorta, DDS as additional insureds on its business liability & operating insurance policies, where applicable.
INDEMNIFICATION	Tenant will indemnify Landlord from liability originating from Tenant's activities at the Premises.
NO ALTERATION	Tenant will not be permitted to alter the Premises without Landlord's consent.
SIGNAGE	Tenant may use non-permanent signage subject to Landlord's approval during the Period Of Use

This letter of intent does not bind either party in any way, except this paragraph. The parties may circulate drafts, comments, issues lists, emails, and other communications, with or without expressly reserving rights. Neither party shall rely on any such communications, which shall bind no one in any way unless and until the parties have executed, exchanged, and delivered final agreed documents.

Very truly yours,

TENANT

Stefan Martinovic
Principal
Remix Properties LLC

LANDLORD

Dr. Alfred LaPorta, DDS
ANLP Inc.

1006
11-8166/3210
95

REMIX PROPERTIES LLC
25 MEADOW HILL PL
ARMONK, NY 10504

July 6, 2023
DATE

PAY TO THE ORDER OF Town of North Castle \$ 5400 —
Five thousand Four Hundred ^{xx}/₁₀₀ DOLLARS

FIRST REPUBLIC BANK
Private Banking-San Francisco
111 Pine Street
San Francisco, CA 94111
Ph: 888-408-0288 Customer Care

FOR Site plan escrow - 12 Maple

⑆321081669⑆ 80007504824⑆ 01006

1007
11-8166/3210
95

REMIX PROPERTIES LLC
25 MEADOW HILL PL
ARMONK, NY 10504

July 6, 2023
DATE

PAY TO THE ORDER OF Town of North Castle \$ 730 —
Seven Hundred Thirty ^{xx}/₁₀₀ DOLLARS

FIRST REPUBLIC BANK
Private Banking-San Francisco
111 Pine Street
San Francisco, CA 94111
Ph: 888-408-0288 Customer Care

FOR Application Fee - 12 Maple

⑆321081669⑆ 80007504824⑆ 01007

RECEIVED
JUL 07 REC'D
2023
TOWN OF NORTH CASTLE
PLANNING BOARD

J. J. [Signature]