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January 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 December 22, 2023 and the updated Traffic & Parking Management Plan (T&PMP). Further refinement of the 12 Maple Avenue valet parking plan yielded an additional parking space (previously 23 parking spaces now 24 parking spaces). The Applicant has an agreement for additional off-site parking at 20 Maple Avenue during the weekday evenings and on the weekends, which with a valet service provides a total of 32 parking spaces. With both properties using valet, the total supply is 56 parking spaces during the weekday evenings and on the weekend.

As previously noted, the weekday lunchtime hours are the most critical time period, as per the Armonk Parking Study Final Report. The proposed development with valet will have a parking supply of 24 parking spaces during this critical period, as the parking agreement with 20 Maple Avenue does not permit overflow parking during these times on a weekday. In order to provide adequate parking during the midday, all employees will be required to park off-site. The Applicant has 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).

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

## **Findings**

1. 20 Maple Avenue Parking Study – 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.

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. Previously, the Applicant stated they would instruct and require employees to park off-site where it was identified that on-street parking is underutilized on Old Route 22 at Schiltz Way or on NYS Route 128 just north of Old Route 22. These locations are around 0.4 miles from the restaurant, or about an 8 minute walk.

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). This location would be significantly better than the previous proposal, as this location is approximately half the distance from the proposed restaurant. In addition, these parking spaces are private, not public. 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. The parking supply with valet at these times will be 24 parking spaces; therefore, there is sufficient on-site parking provided during these times. It should also 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. Also, the Applicant states that reserving a portion of the restaurant for private parties will be prohibited until after 4:00 P.M. on weekdays.

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 and implementation of valet service on both properties, the total parking supply is 56 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.

3. Valet Parking Operations – We have reviewed the Traffic & Parking Management Plan provided. The valet team will be setup at all times at 12 Maple Avenue when the restaurant is open. A green flag and sign will be deployed at the 12 Maple Avenue lot driveway when there is available capacity. The valet service can accommodate up to three vehicles arriving at one time on-site. When there are 20 vehicles parked at 12 Maple Avenue, half the valet team will relocate to the 20 Maple Avenue lot and setup the valet operation.

Once all 24 spaces are occupied at 12 Maple Avenue, a sign with a red flag will be deployed at the site driveway, while a sign with a green flag is deployed at the 20 Maple Avenue driveway. The 20 Maple Avenue valet operation has a capacity of at most 4 vehicles arriving at one time. In addition,

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detailed parking instructions will be provided on the website that describe the above operation. The valet operations on both properties maximizes as much as possible the on-site storage to receive arriving patrons.

Respectfully submitted,



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