


MEMORANDUM

TO: North Castle Planning Board

CC: North Castle Conservation Board
Adam Kaufman, AICP
Zeidan Realty Corp.
David S. Steinmetz
Matthew Acocella
Chris P. Lapine, LEED AP, P.E., The Chazen Companies

FROM: Joseph M. Cermele, P.E., CFM 
Kellard Sessions Consulting
Consulting Town Engineers

DATE: November 19, 2020

RE: Site Development Plan Approval
Zeidan Realty Corp. (Sunoco)
360 Main Street
Section 108.03, Block 1, Lot 69

As requested, Kellard Sessions Consulting has reviewed the site plans and application submitted in conjunction with the above-referenced project. The applicant is proposing to renovate the interior of the existing building and convert the existing approximately 1,475 s.f. convenience store and 1,550 s.f. auto repair shop to a larger, more modern, 3,025 s.f. convenience store space. There is no change to the existing building's footprint. The ±17,903 square foot property is located in the Central Business (CB) Zoning District.

Our comments are outlined below.

GENERAL COMMENTS

1. The applicant shall provide architectural floor plans of the building for the Planning Board's consideration. The plans shall be signed and seal by the Design Professional.
2. The site is adjacent to the Whipoorwill Brook, which is a New York State Department of Environmental Conservation (NYSDEC) Class C stream and locally-regulated watercourse. The 100-foot wetland buffer associated with this off-site stream extends on to the subject site. As such, the applicant will require a Wetland Permit and shall prepare a Wetland Mitigation Plan to

demonstrate compliance with Chapter 340, Wetlands and Watercourse Protection of the Town Code. The plan shall include a summary of pre- and post-developed impervious and pervious areas, as well as total disturbances within the wetland and wetland buffer.

It appears the site does not have the available area to support the required 2:1 mitigation ratio for unavoidable disturbances. As such, the applicant will either be required to provide suitable off-site mitigation, or a payment in-lieu fee as permitted by the Code, as deemed appropriate by the Planning Board. We would recommend the mitigation plan be referred to the Conservation Board for review and consideration.

3. As shown on FEMA Firm Panel 36119C0277F, effective September 28, 2007, the property is located almost entirely within the FEMA Floodplain, Zone AE, with an Elevation of 377. In addition, the Whippoorwill Brook is a regulated floodway with its boundaries extending onto the site. The floodplain and floodway boundaries and associated elevations shall be illustrated on the plan with references to the effective FIRM Maps. The plan proposes site improvements within the floodplain. As such, a Floodplain Development Permit will be required. The plan must demonstrate compliance with Chapter 177, Flood Damage Prevention of the Town Code, specifically, as it relates to encroachments within a floodplain, compensatory storage volume and elevations of buildings and utilities. The applicant shall obtain a determination from the Building Department as to whether the proposed improvements are considered "substantial" as defined by the flood ordinance. If so, Section 177-17A of the Town Code requires that the lowest floor of non-residential structures be elevated to at least two (2) feet above the base flood elevation; or be floodproofed so that the structure is watertight below two feet above the base flood level (EL. 379). We noted the lowest floor of the existing building is approximately EL. 376.62
4. The plan provides the required twenty-one (21) off-street parking spaces by taking credit for the eight (8) vehicle fueling positions provided at the dispensers. The Planning Board should discuss whether this is appropriate, otherwise an area variance will be required.
5. It appears the plan is proposing one-way circulation around the building. As such, we recommend appropriate signage and pavement markings be placed around the building to indicate this intent. The sign restricting access to employees only, located on the northern portion of site, shall be moved to the front of the building.
6. The plan shall illustrate the proposed grading for the accessible parking and access route to demonstrate that it meets ADA compliance.
7. The plan shall demonstrate the intended scope of work within the existing parking easement located on the southern portion of the site. As shown, the applicant is proposing to bisect the existing pavement with new curbing and simply leave the remaining asphalt area, as it currently

exists. We would recommend that the Planning Board required the applicant to remove the existing remaining pavement and restore the area with vegetation.

8. The applicant shall provide a Lighting Photometric Plan for review. The plan shall illustrate adequate lighting throughout the entire site and zero light trespass to adjacent properties. The plan shall include all details for lights fixtures, pole, and bases. The plan shall also be signed and sealed by a New York State Design Professional.
9. The applicant has provided truck turning analyses for a SU-30 and Garbage Truck accessing the site from the northernly direction. We recommend the applicant provide similar truck turning analyses for the same trucks accessing the site from the south, since it is likely that much of the deliveries to and from the site will be from NYS Rt 22.
10. The applicant has provided an Erosion and Sediment Control Plan. The plan shall be revised to quantify the limit of disturbance and illustrate the locations of a soil stockpile area, temporary construction entrance, and contractor staging area. The plan shall note and illustrate any special provisions required to maintain safe and continued access to the fuel dispensers.
11. The applicant has provided a Landscaping Plan. The Planning Board shall determine if the proposed plantings are adequate.

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 THE CHAZEN COMPANIES, DATED NOVEMBER 9, 2020:

- Title Sheet (G001)
- Existing Conditions Survey Prepared for Zeidan Realty Corp. (SV1)
- Demolition Plan (C120)
- Site Plan (C130)
- Vehicle Maneuvering Plan (C131)
- Grading & Utility Plan (C140)
- Erosion & Sediment Control Plan (C150)
- Landscape Plan (C180)
- Lighting Plan (C190)
- Site Details (C530)
- Site Details (C531)
- Erosion & Sediment Control Notes & Details (C550)
- Landscaping Details & Notes (C550)

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