


MEMORANDUM

TO: North Castle Planning Board

CC: Adam Kaufman, AICP
Jonathan D. Kraut, Esq.
Merrie Hughes R/T, Armonk Levine, LLC, Armonk Smith, LLC
Robert Bronzino, P.E.

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

DATE: September 25, 2020

RE: Shell Gas Station
375 Main Street
Section 108.03, Block 1, Lot 75

As requested, Kellard Sessions Consulting has reviewed the site plans submitted in conjunction with the above-referenced project. The applicant is proposing to redevelop the property by demolishing the existing $\pm 1,600$ s.f. building and service bays and constructing an $\pm 1,800$ s.f. convenience store. The two (2) existing fuel dispensers are proposed to be relocated beneath a proposed overhead canopy. A third fuel dispenser, previously proposed, has since been removed from the Site Plan. Additional amenities include air and vacuum stations and outdoor ice and propane display areas. Proposed off-site improvements include curb and sidewalks along Main Street (NYS Route 128) and Kent Place, defined driveway access and landscape areas. The $\pm 12,274$ square foot property is located in the Central Business (CB) Zoning District.

Our comments are outlined below.

GENERAL COMMENTS

1. The Existing Site Plan has been expanded, as previously requested, to include all existing, on-site features, as well as those along Main Street, Kent Place and the encroachments from the neighboring Amore Pizzeria, including various walkways, framed storage shed, walls and patio and a portion of the rear of the main building. With the exception of the storage shed, shown to be removed, the applicant provided an updated proposed site plan to show all encroachments to remain, per a license agreement. The Applicant shall provide a draft copy of the license agreement for review by the Town Attorney.

2. As previously requested, the Existing Site Plan shall clearly illustrate the limits of all items to be removed, such as curb, sidewalk, fence, etc. The applicant should confirm the ownership and future status of the stockade fence to the south. While it is installed on the neighboring property, it appears to have served the prior service station to screen outdoor storage areas to the rear of the building and may no longer be required.
3. As previously noted, an unnamed stream, tributary to the Byram River, traverses the property to the south. The stream is a New York State Department of Environmental Conservation (NYSDEC) Class C Stream. While no disturbance to the stream bed or banks are proposed, and permitting from the NYSDEC is not expected, it is a locally-regulated watercourse. The applicant shall confirm with the NYSDEC, whether any permitting is necessary.
4. As previously noted, the 100-foot wetland buffer associated with the off-site stream extends onto the subject site. As such, the applicant will be required to prepare a Wetland Mitigation Plan to demonstrate compliance with Chapter 340, Wetlands and Watercourse Protection of the Town Code. As indicated by the applicant, 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. The plan should be referred to the Conservation Board for review and consideration.
5. As shown on FEMA Firm Panels 36119C0164F and 36119C0277F, effective September 28, 2007, the property is located partially within a FEMA Floodplain and Floodway, Zone AE, with an Elevation of 379. As previously requested, the floodplain and floodway boundaries and associated elevations shall be illustrated on the plan with references to the effective FIRM Maps. 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 floodway, compensatory storage volume and elevations of buildings and utilities. Section 177-17.A of the Town Code requires that the lowest floor 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. The plan proposes the floor elevation at Elev. 380.5, requiring that the building be floodproofed. The Applicant shall note the base flood elevation on the proposed site plan and elevation of the of the proposed flood proofing/flood gates. The applicant shall provide a construction detail of the proposed flood gates and a cut/fill analysis to demonstrate no net loss in flood storage in the flood plain.
6. As previously requested, the Site Plan has been revised to correctly illustrate the required 30 feet rear yard to demonstrate that the proposed building meets the required setback. However, Town Zoning Code requires that gasoline pumps not be located nearer than 15 feet to a lot line. The site plan should be dimensioned to demonstrate compliance with this, it appears the 15 feet is not provided.

7. As previously noted, the plan provides the required eleven (11) off-street parking spaces by including the four (4) vehicle fueling positions provided at the dispensers. The Planning Board should discuss whether this is appropriate, otherwise an area variance will be required.
8. As previously noted, the plan does not provide the required 25 foot backup aisle for Spaces #10 and #11. While access to these spaces is limited, it is understood that they are proposed for employee parking. The proposed site plan shows a backup aisle of 16 feet 3 inches. The Planning Board should discuss whether the proposed access is adequate for its intended use. The applicant may require an area variance from the Zoning Board for the reduced backup aisle.
9. The plan proposes new curb cuts providing two-way access (two (2) on Main Street and one (1) on Kent Place) to improve vehicle circulation. In addition, curb and sidewalk is proposed along the property frontage. Traffic circulation must be carefully evaluated for the site, including, customer access, refuse collection and fuel deliveries, as well as their interaction with current traffic conditions on Main Street and Kent Place and the intersection of Main Street and Kent Place/Bedford Road. The applicant has removed the previously proposed third fuel dispenser, which appears to have improved accessibility and circulation. As previously noted, we would recommend that traffic movements for the above scenarios and curb cut locations be reviewed by the Town's Traffic Consultant.
10. As previously recommended, the applicant has provided a fuel truck maneuvering plan illustrating the path of a WB-50 Design Vehicle. As shown, the trailer will enter from the northbound lane on Main Street, through the site and exit onto Kent Place to continue north on Main Street. The existing movement requires traversing spaces striped for parallel parking on Kent Place. While fuel deliveries are proposed to occur during off-peak hours, the Board should discuss whether the route, as proposed, is acceptable. We recommended the applicant also perform a turning analysis showing the truck making a right turn from Kent Place onto Main Street, heading southbound.
11. As previously noted, improvements along Main Street (NYS Route 128) will require approval of permits by the New York State Department of Transportation (NYSDOT). Streetscape improvements along Kent Place and Main Street should continue to be coordinated with existing streetscape along Main Street to the north of the intersection. On August 27, 2020, the applicant met with this office and the Highway Department to discuss general improvements within the right-of-way. The applicant shall continue to coordinate with this office and the Highway Department about improvements and seek approval from the NYSDOT.
12. As previously noted, the proposed sidewalks along Main Street and Kent Place should be equipped with ADA accessible drop curbs. Currently, pedestrian crosswalks exist at Kent Place and the north side of the Main Street/Bedford Road intersection. The Planning Board should consider whether additional crosswalks are warranted across the south side of the Main Street/Bedford Road intersection and across Bedford Road. If so, the proposed drop curb locations at the corner of Main

Street and Kent Place will require modification. The plan should illustrate the additional crosswalks, if required. The applicant shall note locations of all ADA accessible ramps on the proposed site plan and provide appropriate ADA ramp details, as per NYSDOT standards.

13. As previously requested, the plan shall include sight line profiles for all access points to demonstrate adequate visibility for vehicles entering/exiting the site.
14. As requested, the applicant has provided an updated lighting plan demonstrating reduction in light level. The applicant shall note the hours of operations on the lighting plan.
15. As previously requested, the applicant shall prepare a Stormwater Management and Erosion and Sediment Control Plan. Stormwater quality and quantity controls shall be designed in accordance with the NYS Stormwater Management Design Manual and mitigate increases in peak stormwater runoff rates through the 100-year storm event. The applicant has provided drainage calculations; however, they will require revision to include a pre- and post-developed hydrologic site analysis, per the NYS Stormwater Management Design Manual demonstrating no increase of runoff flows into the town stormwater sewer. Drainage maps shall be provided illustrating areas of pervious and impervious surfaces to support the data used in the calculation. Finally, the rainfall data for the 100-year storm event shall be updated based on the NRCS Extreme Precipitation Database (9.16 inch).
16. The Erosion and Sediment Control Plan shall be revised to include a suggested construction sequence, illustrate areas for contractor staging and stockpiling of materials and locate and detail necessary measures to prevent soil erosion. The current Erosion and Sediment Control Plan (C-004.00), dated September 11, 2020, shows construction staging located on the adjoining property. The plan shall be revised to eliminate this. Any sediment and erosion control details provided on the plan, which are not applicable, should be removed.
17. As previously requested, the existing site plan shall illustrate the location of all existing gas, water, electrical, stormwater sewer, and sanitary sewer services both within property limits and on Kent Place and Main Street. The existing plan shall also note that existing services to be removed shall be cut and capped at the main line. The proposed utility plan shall show proposed water, electrical, gas, stormwater sewer, and sanitary sewer services, including pipe material, size, and invert elevations and their connections to the main line, as appropriate. The plan shall include details for utility trenches and road restoration.

18. The plans shall include details of all proposed improvements and temporary erosion control measures. With regard to the details provided, we note the following:
- a. As previously noted, the location of the proposed One-Way signs shall be illustrated on the Site Plan. If the No Left Turn sign is no longer proposed, the detail should be removed from the plans.
 - b. As previously noted, the concrete curb detail should be corrected to reference the Town of North Castle and the pavement layer thicknesses shall be revised to comply with Town Highway Department and/or NYSDOT standards, as applicable.
 - c. As previously noted, the Typical Striping Detail should be corrected to reference the Town of North Castle;
 - d. As previously noted, the Light Pole Detail shall be coordinated with the notes on the Site Lighting Plan with regard to pole height and pole base height.

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 BRONZINO ENGINEERING, P.C., DATED SEPTEMBER 11, 2020:

- Cover Sheet (C-001.00)
- Existing Site Plan (C-002.00)
- Proposed Site Plan (C-003.00)
- Proposed Grading, Drainage & Utility Plan (C-004.00)
- Proposed Landscaping Plan (C-005.00)
- Proposed Lighting Plan (C-006.00)
- Proposed Fuel Truck Path (C-007.00)
- Proposed Building Floor Plan (C-008.00)
- Proposed Building Elevations I (C-009.00)
- Proposed Building Elevations II (C-010.00)
- Proposed Canopy Elevations and Signage Details (C-011.00)
- Proposed Site Details I (C-012.00)
- Proposed Site Details II (C-013.00)
- Proposed Site Details III (C-014.00)
- Proposed Site Details IV (C-015.00)

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