


MEMORANDUM

TO: North Castle Planning Board

CC: Adam Kaufman, AICP
Dominick R. Pilla, R.A.
Joseph Annunziata, Nunz Funding, LLC

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

DATE: September 25, 2020

RE: Site Development Plan Approval
Joseph Annunziata, Nunz Funding, LLC
80 Lafayette Avenue
Section 6, Block 08, Lot 54

As requested, Kellard Sessions Consulting has reviewed the site plans and application submitted in conjunction with the above-referenced project. The applicant is proposing continued use of a warehouse and office space within the existing building. No exterior site improvements to the property are proposed as part of this application. We note, however, that the current use exists without a Site Plan Approval. This property obtained Site Plan and Steep Slope Permit Approvals by Resolution dated February 29, 2016. Area variances had also been obtained due to a shortfall in required off-street parking and the need for vehicles and trucks to back into Lafayette Avenue. At the time of the prior approval, as part of that application, the plan proposed a second-story addition and various site improvements including driveway upgrades, off-street parking and lighting improvements. It is our understanding that, since the time of that approval, various improvements and modifications have been made to the interior space without prior approval. Upon inspection, it appears that no previously approved exterior modifications or expansions to the building have been completed. As such, the current use exists without Site Plan Approval. The 38,655 s.f. property is located in the Industrial, IND-A, Zoning District.

Our comments are outlined below.

GENERAL COMMENTS

1. The plan proposes various uses within the building, including office space, workstations, bottling equipment and heated and unheated storage space. The applicant should provide the Planning

Board with a description of the activities proposed for the site, as well as a description of the various chemicals and products proposed for storage, their use and maximum available storage capacity.

2. The plans should include the layout and construction details of the various storage space. The plan shall clarify what chemicals are to be stored in each of the designated spaces, how they are stored (racks, pallets, drums, etc.) and any provisions for secondary containment that may be required per New York State Department of Environmental Conservation (NYSDEC) Regulations.
3. The applicant should provide material safety data sheets (MSDS) for all products to be stored within the warehouse for review by the North White Plains Fire Department. The plans should be referred to the Fire Department for review and consideration of any fire suppression measures that may be necessary.
4. We note that there appears to be exterior storage of materials and unknown chemicals within various containers and drums. Any products associated with this use should be required to be stored inside the building.
5. The building use as it currently exists, requires a total of 20 off-street parking spaces, where 13 spaces are provided. It appears an area variance will be required for the off-street parking deficit.
6. The building use as currently exists, requires a total of three (3) off-street loading spaces. The plan provides a total of five (5) off-street loading areas; four (4) of which are located on-site and a fifth located immediately adjacent to the property within an easement area. We note that two (2) of the four (4) on-site loading areas meet Town Code dimensional requirements. However, the two (2) smaller loading docks are less than the 15 foot by 40 foot dimension required by Code. The applicant should provide the Town with a copy of the easement permitting the off-street loading area. A determination will need to be made as to whether an area variance will be required for the off-street loading areas proposed for the project in its current configuration.
7. As currently configured, the access drives for ingress and egress to and from the parking and loading areas require that vehicles back out of the spaces and into Lafayette Avenue. As such, an area variance from Section 355-56.G of the Town Code will be required.
8. The plans should include turning movements for vehicles and trucks that will typically access the site to demonstrate that they will do so in a safe manner and that adequate space is provided.
9. As shown, refuse containment is provided in front of the south end of the building adjacent to Parking Space #12. We would suggest that the applicant consider a new refuse collection area at the northernmost end of the property, adjacent to the loading space. This may provide the ability to provide one (1) additional off-street parking space.

10. The existing parking plan illustrates an area designated for accessible parking (Parking Space #2). However, it appears that this space is not designated as such at the site. The plans shall clearly identify an accessible parking space and the required eight (8) foot-wide access aisle. In addition, the plan shall demonstrate an accessible route to the main entry of the building. It appears that the addition of a ramp may be required. The plan should illustrate and detail the location of any ramp or other provisions that may be required, as well as any directional signage designating the accessible parking and identifying areas of No Parking. Provide construction details is necessary.
11. As permitted by Section 355-56.D of the Town Code, the plan proposes parking stalls that are nine (9) feet wide with a depth of only 16 feet. We note that the reduced parking stall depth is permitted only in instances where it can be demonstrated that the two (2) foot bumper overhang can be provided without conflict. It appears that the building or landscaping conflicts with this required overhang area. The plan shall be revised to either illustrate an unobstructed bumper overhang area or provide the 18-foot-deep stalls as required by Code.

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 DRPILLA CONSULTING ENGINEERS, DATED AUGUST 28, 2020:

- Title Sheet (T-001.00)
- Existing Site Plan (SP-001.00)
- Existing First Floor Plan (A-100.00)
- Existing Building Section & Elevations (A-200.00)

JMC/dc