


MEMORANDUM

TO: North Castle Planning Board

CC: Adam Kaufman, AICP
Gabrielle Salman Architect
Sumeng Ngen, Sunshine Buddha

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

DATE: July 9, 2020

RE: Sumeng Ngen, Sunshine Buddha
736 North Broadway
Section 122.16, Block 3, Lot 15

As requested, Kellard Sessions Consulting has reviewed the site plans submitted in conjunction with the above-referenced project. The applicant is proposing modifications and improvements to an existing, two (2) story restaurant space, including the construction of a new entry platform and stairs and two (2) new outdoor decks. The plan proposes $\pm 3,198$ s.f. of retail space on the ground floor and $\pm 3,299$ s.f. of restaurant space on the first floor. The plan also proposes to legalize a three (3) bedroom apartment on the second floor and proposes a third story storage space. The ± 0.76 acre property is located in the CB Zoning District.

Our comments are outlined below.

GENERAL COMMENTS

1. As previously noted, the applicant is proposing to re-stripe the existing parking lot to conform to the layout approved on the October 4, 1993 Site Plan. The plan shall clearly note that the lot is to be re-striped and whether the directional arrows shown on the parking plan are to be painted. If not, directional arrows and/or signage will be required to direct traffic flow.
2. As previously noted, the above-referenced Site Plan Approval did not include second-story apartments or storage space. Floor plans for the apartment and storage space should be reviewed by the Building Department.

3. The parking calculations provided on the site plan include two (2) scenarios for alternate use of the ground floor. Required parking calculations vary from 63 to 69 spaces, where 49 are provided. As previously noted, parking for the restaurant shall be revised to provide one (1) space per 75 s.f. of gross floor area or one (1) space per three (3) seats; whichever is greater. A seating plan for the restaurant will be required. It appears that off-street parking deficiencies will be increased and will require an area variance.
4. As previously noted, the architectural plans propose ADA compliant access between the upper and lower restaurant space via an interior chair lift. We recommend the plan be reviewed by the Building Inspector for compliance. If any exterior modifications become necessary, they must be made part of this Site Plan Approval.
5. As previously requested, the note on Sheet SP1.0, regarding the "new accessible ramp", shall be revised to reflect the current proposed sidewalk and steps, as shown on Sheet A1.2 and A1.4. Provide construction details.
6. As previously noted, the Accessible Parking Spaces #16 and #17, each shown to be twelve (12) feet wide, shall be re-stripped with an eight (8) foot wide access aisle and two (2), eight (8) foot wide parking stalls. The plan shall note that all accessible pavement markings shall be blue. The plan shall illustrate the locations of the required "Accessible Parking" and "No Parking" signs for these spaces. Provide details.
7. Portions of the refuse area and employee parking are depicted as being located on the adjacent property to the north. The Site Plan should be revised to eliminate uses on the adjacent property. In the alternative, the owner may wish to pursue an easement or land transfer with the adjoining parcel.
8. As previously noted, details shall be provided for the proposed concrete sidewalk and steps, directional arrows and signage.

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 GABRIELLE SALMAN ARCHITECT, DATED MAY 27, 2020:

- Site Plan (SP1.0)
- Existing/Proposed Conditions Plans (A1.1, A1.2, A1.3)
- Existing/Proposed Elevation (A1.4)

JMC/dc