

PROJECT NARRATIVE

1 Labriola Court – Loading Dock Alteration

The owner (*Benerofe Armonk, LLC*) desires to add an additional loading dock door the rear section of his building located at 1 Labriola Court (Section 107.04, Block 2, Lot 23) and an amended site plan approval would be required.

JMC has provided an (Amended) Site Plan (SP-1) showing the location of the loading zone as well as other data related to the Site Development Application.

Dennis Noskin
Dennis Noskin Architects



TOWN OF NORTH CASTLE
WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898

PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

Telephone: (914) 273-3542
Fax: (914) 273-3554
www.northcastleny.com

Application for Site Development Plan Approval

Application Name

ONE LABRIOLA COURT - LOADING DOCK ALTERATION

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES


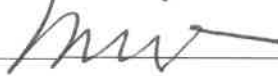
Name of Property Owner: <u>BENEROFE ARMONK, LLC</u>
Mailing Address: <u>10 NEW KING STREET, SUITE 209, WHITE RAINS, NY 10604</u>
Telephone: <u>914 681-5100</u> Fax: <u>914 250-2119</u> e-mail <u>MI@BENEROFES.COM</u>
Name of Applicant (if different): _____
Address of Applicant: _____
Telephone: _____ Fax: _____ e-mail _____
Interest of Applicant, if other than Property Owner: _____
Is the Applicant (if different from the property owner) a Contract Vendee? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If yes, please submit affidavit stating such. If no, application cannot be reviewed by Planning Board
Name of Professional Preparing Site Plan: <u>JOHN MEYER CONSULTING (JMC)</u>
Address: <u>120 BEDFORD ROAD ARMONK, NY 10504</u>
Telephone: <u>914 273-5225</u> Fax: <u>914 273-2102</u> e-mail <u>PDUMONT@JMCPLLC.COM</u> <u>JRYAN@JMCPLLC.COM</u>
Name of Other Professional: <u>DENNIS NOSKIN ARCHITECT, PC</u>
Address: <u>100 WHITE RAINS ROAD TARRYTOWN, NY 10591</u>
Telephone: <u>914 631-2345</u> Fax: <u>914 631-8776</u> e-mail <u>DSNOSKIN@DNARCHITECT.COM</u>
Name of Attorney (if any): _____
Address: _____
Telephone: _____ Fax: _____ e-mail _____

Applicant Acknowledgement

By making this application, the undersigned Applicant agrees to permit Town officials and their designated representatives to conduct on-site inspections in connection with the review of this application.

The Applicant also agrees to pay all expenses for the cost of professional review services required for this application.

It is further acknowledged by the Applicant that all bills for the professional review services shall be mailed to the Applicant, unless the Town is notified in writing by the Applicant at the time of initial submission of the application that such mailings should be sent to a designated representative instead.

Signature of Applicant:  Date: 8/18/21
Signature of Property Owner:  Date: 8/18/21

MUST HAVE BOTH SIGNATURES

II. IDENTIFICATION OF SUBJECT PROPERTY

Street Address: 1 LABROLA COURT ARMONK

Location (in relation to nearest intersecting street):

0 feet (north, south, ~~east~~ or west) of OLD ROUTE 22

Abutting Street(s): _____

Tax Map Designation (NEW): Section 107.04 Block 2 Lot 23

Tax Map Designation (OLD): Section _____ Block _____ Lot _____

Zoning District: RELIP Total Land Area 174,240 SF (4 ACRES)

Land Area in North Castle Only (if different) _____

Fire District(s) ARMONK FD #2 School District(s) BYRAM HILLS

Is any portion of subject property abutting or located within five hundred (500) feet of the following:

The boundary of any city, town or village?

No Yes (adjacent) _____ Yes (within 500 feet) _____

If yes, please identify name(s): _____

The boundary of any existing or proposed County or State park or any other recreation area?

No Yes (adjacent) _____ Yes (within 500 feet) _____

The right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway?

No _____ Yes (adjacent) Yes (within 500 feet) _____ NYS ROUTE 22

The existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel lines?

No Yes (adjacent) _____ Yes (within 500 feet) _____

The existing or proposed boundary of any county or State owned land on which a public building or institution is situated?

No Yes (adjacent) _____ Yes (within 500 feet) _____

The boundary of a farm operation located in an agricultural district?

No Yes (adjacent) _____ Yes (within 500 feet) _____

Does the Property Owner or Applicant have an interest in any abutting property?

No Yes _____

If yes, please identify the tax map designation of that property:

III. DESCRIPTION OF PROPOSED DEVELOPMENT

Proposed Use: NO CHANGE (CURRENTLY - OFFICE, WAREHOUSE, DRAMATIC ARTS SCHOOL)

Gross Floor Area: Existing 42,763 S.F. Proposed 42,763 S.F. (NO CHANGE)

Proposed Floor Area Breakdown:

Retail _____ S.F.; Office 16,789 S.F.;

Industrial 19,940 S.F.; Institutional _____ S.F.;

Other Nonresidential 6,034 S.F.; Residential _____ S.F.;

Number of Dwelling Units: _____

Number of Parking Spaces: Existing 116 Required 108 Proposed 116 (NO CHANGE)

Number of Loading Spaces: Existing 5 Required _____ Proposed 5 (NO CHANGE)

Earthwork Balance: Cut N/A C.Y. Fill N/A C.Y.

Will Development on the subject property involve any of the following:

Areas of special flood hazard? No Yes _____

(If yes, application for a Development Permit pursuant to Chapter 177 of the North Castle Town Code may also be required)

Trees with a diameter at breast height (DBH) of 8" or greater?

No Yes _____

(If yes, application for a Tree Removal Permit pursuant to Chapter 308 of the North Castle Town Code may also be required.)

Town-regulated wetlands? No Yes _____

(If yes, application for a Town Wetlands Permit pursuant to Chapter 340 of the North Castle Town Code may also be required.)

State-regulated wetlands? No Yes _____

(If yes, application for a State Wetlands Permit may also be required.)

V. INFORMATION TO BE INCLUDED ON SITE DEVELOPMENT PLAN

The following checklist is provided to enable the Applicant to determine if he/she has provided enough information on the site development plan for the Planning Board to review his/her proposal. Applicants are advised to review ARTICLE VIII, Site Development Plan of the North Castle Town Code for a complete enumeration of pertinent requirements and standards prior to making application for site development plan approval.

The application for site development plan approval will not be accepted for Planning Board review unless all items identified below are supplied and so indicated with a check mark in the blank line provided. If a particular item is not relevant to the subject property or the development proposal, the letters "NA" should be entered instead. In addition, the project will not be scheduled on a Planning Board agenda until the Applicant receives an initialed "site plan checklist" from the Planning Department.

The information to be included on a site development plan shall include:

Legal Data:

- Name of the application or other identifying title.
- Name and address of the Property Owner and the Applicant, (if different).
- Name, address and telephone number of the architect, engineer or other legally qualified professional who prepared the plan.
- Names and locations of all owners of record of properties abutting and directly across any and all adjoining streets from the subject property, including the tax map designation of the subject property and abutting and adjoining properties, as shown on the latest tax records.
- Existing zoning, fire, school, special district and municipal boundaries.
- Size of the property to be developed, as well as property boundaries showing dimensions and bearings as determined by a current survey; dimensions of yards along all property lines; name and width of existing streets; and lines of existing lots, reservations, easements and areas dedicated to public use.
- Reference to the location and conditions of any covenants, easements or deed restrictions that cover all or any part of the property, as well as identification of the document where such covenants, easements or deed restrictions are legally established.
- Schedule of minimum zoning requirements, as well as the plan's proposed compliance with those requirements, including lot area, frontage, lot width, lot depth, lot coverage, yards, off-street parking, off-street loading and other pertinent requirements.
- Locator map, at a convenient scale, showing the Applicant's entire property in relation to surrounding properties, streets, etc., within five hundred (500) feet of the site.
- North arrow, written and graphic scales, and the date of the original plan and all revisions, with notation identifying the revisions.
- A signature block for Planning Board endorsement of approval.

Existing Conditions Data: (NO CHANGE)

- _____ Location of existing use and design of buildings, identifying first floor elevation, and other structures.
- _____ Location of existing parking and truck loading areas, with access and egress drives thereto.
- _____ Location of existing facilities for water supply, sanitary sewage disposal, storm water drainage, and gas and electric service, with pipe sizes, grades, rim and inverts, direction of flow, etc. indicated.
- _____ Location of all other existing site improvements, including pavement, walks, curbing, retaining walls and fences.
- _____ Location, size and design of existing signs.
- _____ Location, type, direction, power and time of use of existing outdoor lighting.
- _____ Location of existing outdoor storage, if any.
- _____ Existing topographical contours with a vertical interval of two (2) feet or less.
- _____ Location of existing floodplains, wetlands, slopes of 15% or greater, wooded areas, landscaped areas, single trees with a DBH of 8" or greater, rock outcrops, stone walls and any other significant existing natural or cultural features.

Proposed Development Data: (NO CHANGE)

- _____ Proposed location of lots, streets, and public areas, and property to be affected by proposed easements, deed restrictions and covenants.
- _____ Proposed location, use and architectural design of all buildings, including proposed floor elevations and the proposed division of buildings into units of separate occupancy.
- _____ Proposed means of vehicular and pedestrian access to and egress from the site onto adjacent streets.
- _____ Proposed sight distance at all points of vehicular access.
- _____ Proposed number of employees for which buildings are designed
- _____ Proposed streets, with profiles indicating grading and cross-sections showing the width of the roadway, the location and width of sidewalks; and the location and size of utility lines.
- _____ Proposed location and design of any pedestrian circulation on the site and off-street parking and loading areas, including handicapped parking and ramps, and including details of construction, surface materials, pavement markings and directional signage.
- _____ Proposed location and design of facilities for water supply, sanitary sewage disposal, storm water drainage, and gas and electric service, with pipe sizes, grades, rim and inverts, direction of flow, etc. indicated.

- _____ Proposed location of all structures and other uses of land, such as walks, retaining walls, fences, designated open space and/or recreation areas and including details of design and construction.
- _____ Location, size and design of all proposed signs.
- _____ Location, type, direction, power and time of use of proposed outdoor lighting.
- _____ Location and design of proposed outdoor garbage enclosure.
- _____ Location of proposed outdoor storage, if any.
- _____ Location of proposed landscaping and buffer screening areas, including the type (scientific and common names), size and amount of plantings.
- _____ Type of power to be used for any manufacturing
- _____ Type of wastes or by-products to be produced and disposal method
- _____ In multi-family districts, floor plans, elevations and cross sections
- _____ The proposed location, size, design and use of all temporary structures and storage areas to be used during the course of construction.
- _____ Proposed grade elevations, clearly indicating how such grades will meet existing grades of adjacent properties or the street.
- _____ Proposed soil erosion and sedimentation control measures.
- _____ For all proposed site development plans containing land within an area of special flood hazard, the data required to ensure compliance with Chapter 177 of the North Castle Town Code.
- _____ For all proposed site development plans involving clearing or removal of trees with a DBH of 8" or greater, the data required to ensure compliance with Chapter 308 of the North Castle Town Code.
- _____ For all proposed site development plans involving disturbance to Town-regulated wetlands, the data required to ensure compliance with Chapter 340 of the North Castle Town Code.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: ONE LABRIOLA COURT - LOADING DOCK ALTERATION			
Project Location (describe, and attach a location map): ONE LABRIOLA COURT, ARMONK, NY (SEE SP-1)			
Brief Description of Proposed Action: ADD LOADING DOCK TO REAR OF BUILDING			
Name of Applicant or Sponsor: BENEROFE ARMONK LLC		Telephone: 914 681-5100	
		E-Mail: MIB@BENEROFES.COM	
Address: 10 NEW KING STREET, SUITE 209			
City/PO: WHITE PLAINS		State: NY	Zip Code: 10604
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>4</u> acres	
b. Total acreage to be physically disturbed?		<u>0</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>4</u> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>NOT REQUIRED</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>NOT REQUIRED</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? <u>GO LABRIOLA CONTAINS BEAR CREEK (ACROSS STREET)</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES		


18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>BENEROFF ARMONK, LLC</u>	Date: <u>8/18/21</u>	
Signature: <u></u>		



Photo 1: Rear parking area

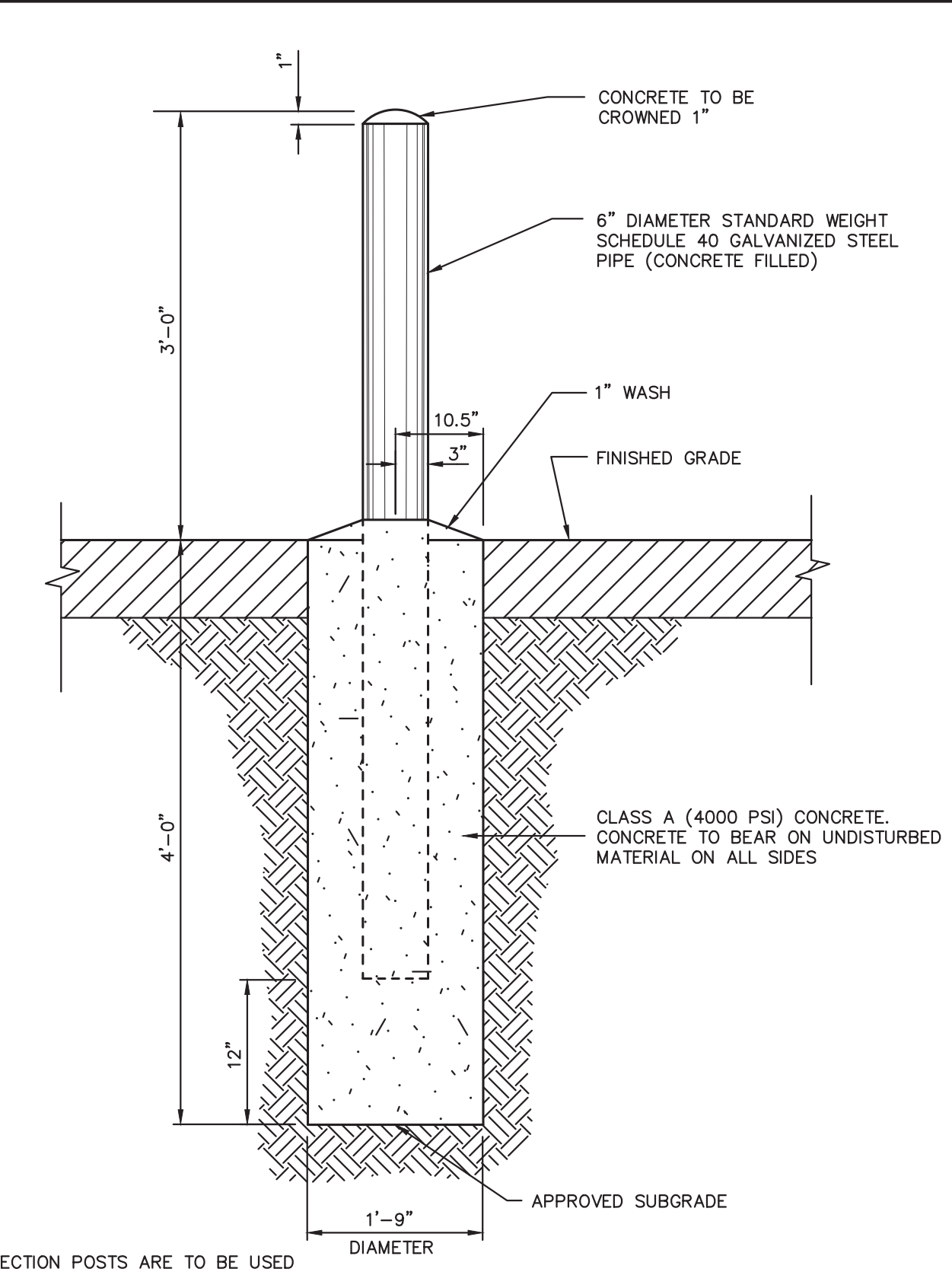


Photo 2: Affected area



Photo 3: Affected area (note stair orientation)

N/F
OAMIC INGREDIENTS LLC
6 LABRIOLA COURT
SECTION 107.04
BLOCK 2
LOT 19



NOTES:

- WHEN PROTECTION POSTS ARE TO BE USED FOR PROTECTION OF HANDICAP PARKING STALLS OR OTHER TRAFFIC SIGNS, SIGN SUPPORTING POSTS SHALL BE IMBEDDED A MINIMUM OF THREE (3) FEET INTO THE CONCRETE.
- POST FOR HANDICAP PARKING STALLS SHALL BE PAINTED BLUE AS FOLLOWS:
A. SOLVENT CLEAN TO REMOVE OIL GREASE AND OTHER CONTAMINANTS.
B. APPLY METAL PRIMER FOR GALVANIZED SURFACES.
C. APPLY TWO (2) FINISH COATS OF APPROVED EXTERIOR PAINT FOR METAL SURFACES.

STEEL PIPE PROTECTION POST

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING SETBACK LINE
- EXISTING BUILDING OVERHANG
- EXISTING CENTERLINE
- EXISTING STREAM CENTERLINE
- EXISTING STREAM/METLAND BUFFER
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING TREE AND DESIGNATION
- EXISTING PAINT
- EXISTING PARKING WITH NUMBER OF SPACES
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- SOIL GROUPS DESIGNATION AND HYDROLOGIC SOIL GROUP
- EXISTING CONCRETE SIDEWALK
- EXISTING POROUS PAVERS
- EXISTING FLUSH CURBING & RAMP
- EXISTING ARROW MARKING ON PAVEMENT
- EXISTING WORD MARKING ON PAVEMENT

NOTES:

- EXISTING CONDITIONS DEPICTED ON THIS PLAN ARE BASED ON A SURVEY TITLED "TOPOGRAPHIC SURVEY" PREPARED BY JOHN MEYER CONSULTING, P.C. DATED FEBRUARY 25, 2010.
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN FIELD VERIFIED BY REPRESENTATIVES OF JMC ON MARCH 24, 2019.
- THE INTERIOR FLOOR PLAN AND PARKING SUMMARY DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM A SITE PLAN PREPARED BY JMC, DATED FEBRUARY 25, 2014.
- ADJACENT PROPERTY LINES DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM WESTCHESTER COUNTY GEOGRAPHIC INFORMATION SYSTEMS DATA. THIS INFORMATION IS APPROXIMATE AND SHOULD BE USED FOR PLANNING PURPOSES ONLY.
- ALL CHEMICAL MATERIALS SHALL BE STORED INSIDE THE BUILDING, ON SPILL CONTAINMENT TRAYS, AND IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.



SITE LOCATION MAP
SCALE: 1" = 1000'

TABLE OF LAND USE

SECTION 107.04, BLOCK 2, LOT 23 (107.04-2-23)
ZONE "RELIP" - RESEARCH, ELECTRONIC AND LIGHT INDUSTRIAL PARK
PROPOSED USE: WAREHOUSE / STORAGE OFFICE
FIRE DISTRICT: ARMONK FD #2

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (FEET/ACRES)	174,240/4	174,355/4.01	UNCHANGED
MINIMUM LOT FRONTAGE (FEET)	300	568	UNCHANGED
MINIMUM LOT DEPTH (FEET)	300	420	UNCHANGED
MAXIMUM BUILDING HEIGHT (STORY/FEET)	2 / 35	1 / 30	UNCHANGED
FLOOR AREA RATIO	0.30	.248	UNCHANGED
MAXIMUM BUILDING COVERAGE (PERCENT)	30	24.8	UNCHANGED
MINIMUM YARDS			
FRONT (FEET)	100	54 ⁽³⁾	UNCHANGED
REAR (FEET)	100	49 ⁽³⁾	UNCHANGED
SIDE (FEET)	50	N/A	UNCHANGED

NOTES:

- EXISTING NON-CONFORMING.

PARKING SUMMARY TABLE

DESCRIPTION	EXISTING	PROPOSED	RELIP ZONING DISTRICT REQUIREMENTS	PARKING RATIO (SPACES PER SF. OF G.A.)
OFFICE	16,969 S.F.	69	68	1 / 250
WAREHOUSE	20,301 S.F.	17	17	1 / 1,200
FUTURE TENANT	6,034 S.F.	24	25	1 / 250
TOTAL	43,304 S.F.	110	110	

NOTE: AREAS DESIGNATED AS OFFICE, WAREHOUSE, AND DRAMATIC ARTS SCHOOL WITHIN THE BUILDING WERE PROVIDED BY C.W. BROWN

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED 06/24/19

DATE: 08/19/2021

CHRISTOPHER CARTHAY, CHAIRMAN
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION

DATE:

JOSEPH M. CERMELE, PE
KELLAND SESSIONS CONSULTING
CONSULTING TOWN ENGINEERS

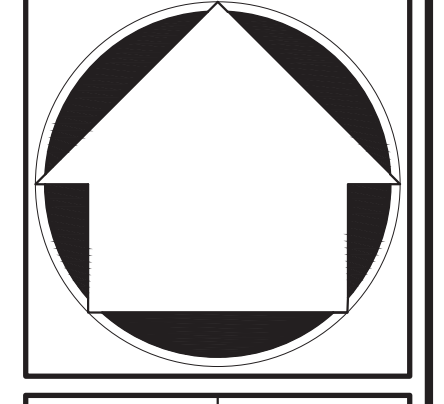
No.	Revision	Date	By

OWNER: **BENEVOLE ARMONK LLC**
10 NEW KING STREET, SUITE 209
WHITE PLAINS, NY 10604

ARCHITECT: **DENNIS NOSKIN ARCHITECTS**
100 WHITE PLAINS ROAD
TARRYTOWN, NY 10591

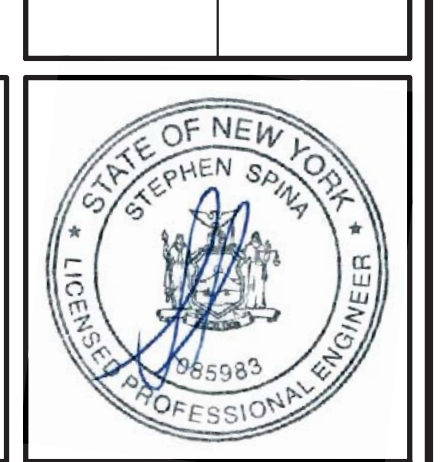
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.

120 BEDFORD ROAD - ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com



AMENDED SITE PLAN

AMENDED SITE PLAN
1 LABRIOLA COURT
TOWN OF NORTH CASTLE, NY 10504

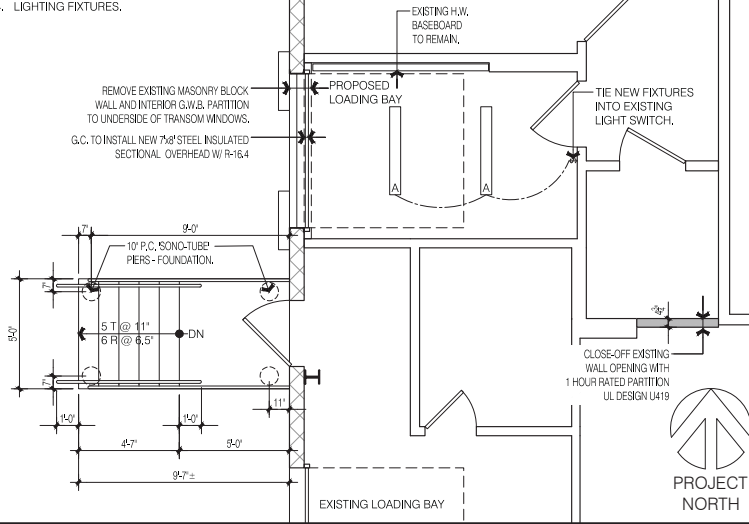


Exam: JBS Approved: JAR
Scale: 1" = 20'
Date: 08/19/2021
Project No: 19038
100% SITE SITE SP's
Drawing No: **SP-1**

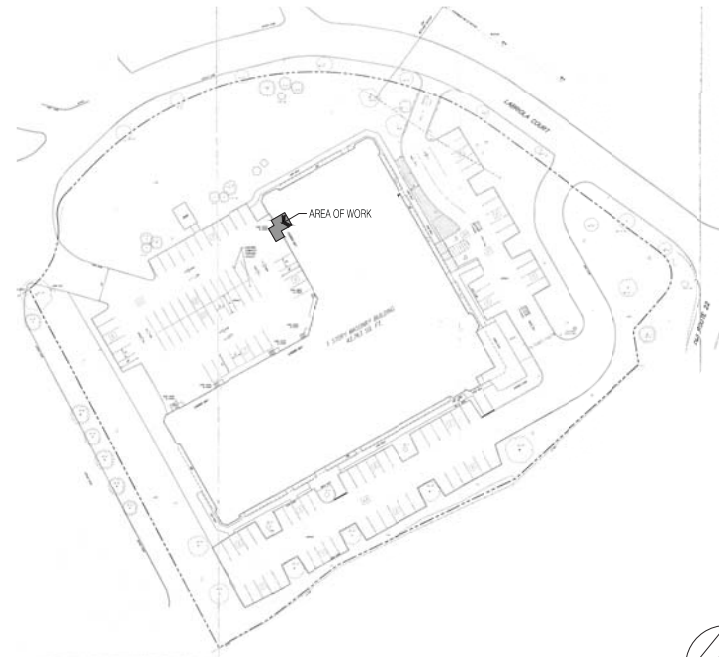
NOT FOR CONSTRUCTION

LIGHT FIXTURES: A
4ft 162 WATT EQUIVALENT
INTEGRATED 'LED' WHITE LOW
BAY WAREHOUSE LIGHT -
9000LU 5000K DIMMABLE
BY 'COMMERCIAL ELECTRIC'
OR OWNER APPROVED EQUAL.

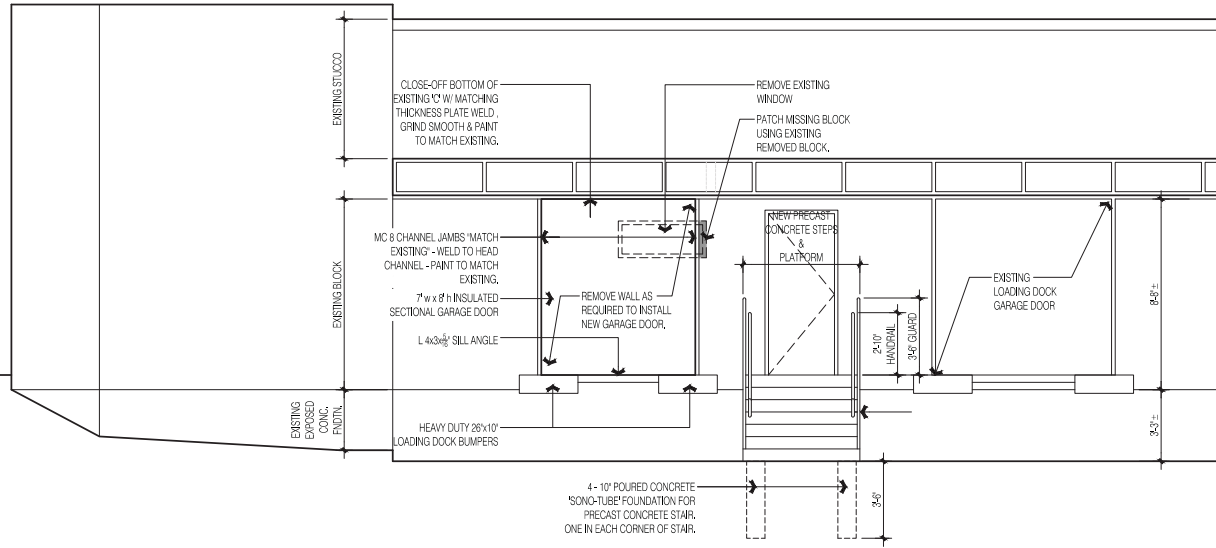
- DEMOLITION NOTES:
REMOVE THE FOLLOWING:
1. ALL SHELVING AT PERIMETER OF
ROOM.
2. ALL WOOD PANELING AND TRIM.
3. ACT CEILING AND ASSOCIATED
FRAMING.
4. LIGHTING FIXTURES.



1 PARTIAL FLOOR PLAN
SCALE: 1/4" = 1'-0"



A SITE PLAN
SCALE: 1" = 20'-0"



2 PARTIAL SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



SITE LOCATION MAP
NOT TO SCALE



Dennis Noskin Architects
100 White Plains Road Tarrytown, New York
10591
t. 914.631.2345 f. 914.631.8776
www.dnarchitect.com

Drawings and Specifications as Instruments of professional service are and shall remain the property of Dennis Noskin Architect, PC. Any reproduction or use in whole or in part without the written authorization of Dennis Noskin Architect, PC is prohibited.

This document is intended solely for the construction of the project named herein and shall not be used for any other construction without written consent of Dennis Noskin Architect, PC.

It is a violation of the New York State Education Law (Section 7209) for any person, unless under the direction of a Registered Architect, to alter any item on this drawing and / or related specification. All alterations must be made in compliance with the New York State Education Law. The Registered Architect bearing a (red) official seal (signature and date) appears hereon assumes no responsibility for any such alteration or re-use without his consent.

Rev No.	Date	Client	Issued to:
	11 June 2021	Plant Com	
	17 June 2021	Plant Com	
		G.C.	
		Other	

**Proposed
Garage Door**
1 Labriola Court
Armonk, New York

DATE: 06.11.21
DRAWING BY: Mwd
CHK BY: XX



Drawing Name
PROPOSED GARAGE DOOR
PLAN & ELEVATION

Drawing Number
A-1

Project Number 21075
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