

LOCATION MAP
NOT TO SCALE

SITE DATA:

OWNER / DEVELOPER: BUKOV FAMILY TRUST
 65 BEDFORD BANKSVILLE ROAD
 NORTH CASTLE, NY 10506

PROJECT LOCATION: 65 BEDFORD BANKSVILLE ROAD
 NORTH CASTLE, NY 10506

EXISTING TOWN ZONING: R-2A, ONE FAMILY RESIDENCE
 PROPOSED USE: SPECIAL USE PERMIT FOR AGRICULTURAL USE
 TOWN TAX MAP DATA: SECTION 102.02, BLOCK 1, LOT 23
 SITE AREA: 10.5 ACRES (455,623 SF)
 SEWAGE FACILITIES: PRIVATE SEPTIC SYSTEM
 WATER FACILITIES: PRIVATE WELL
 SCHOOL DISTRICT: BYRAM HILLS CENTRAL
 FIRE DISTRICT: FD # 3

BUILDING SCHEDULE

BUILDING IDENTIFICATION	BUILDING COVERAGE (SF)	COVERAGE %
FARM STAND	680	0.15
GARAGE/OFFICE	970	0.21
RESIDENCE	1,500	0.33
STORAGE BUILDING	2,000	0.44
BARN	4,600	1.00
GREEN HOUSES	5,240	1.15
TOTALS	14,490	3.29

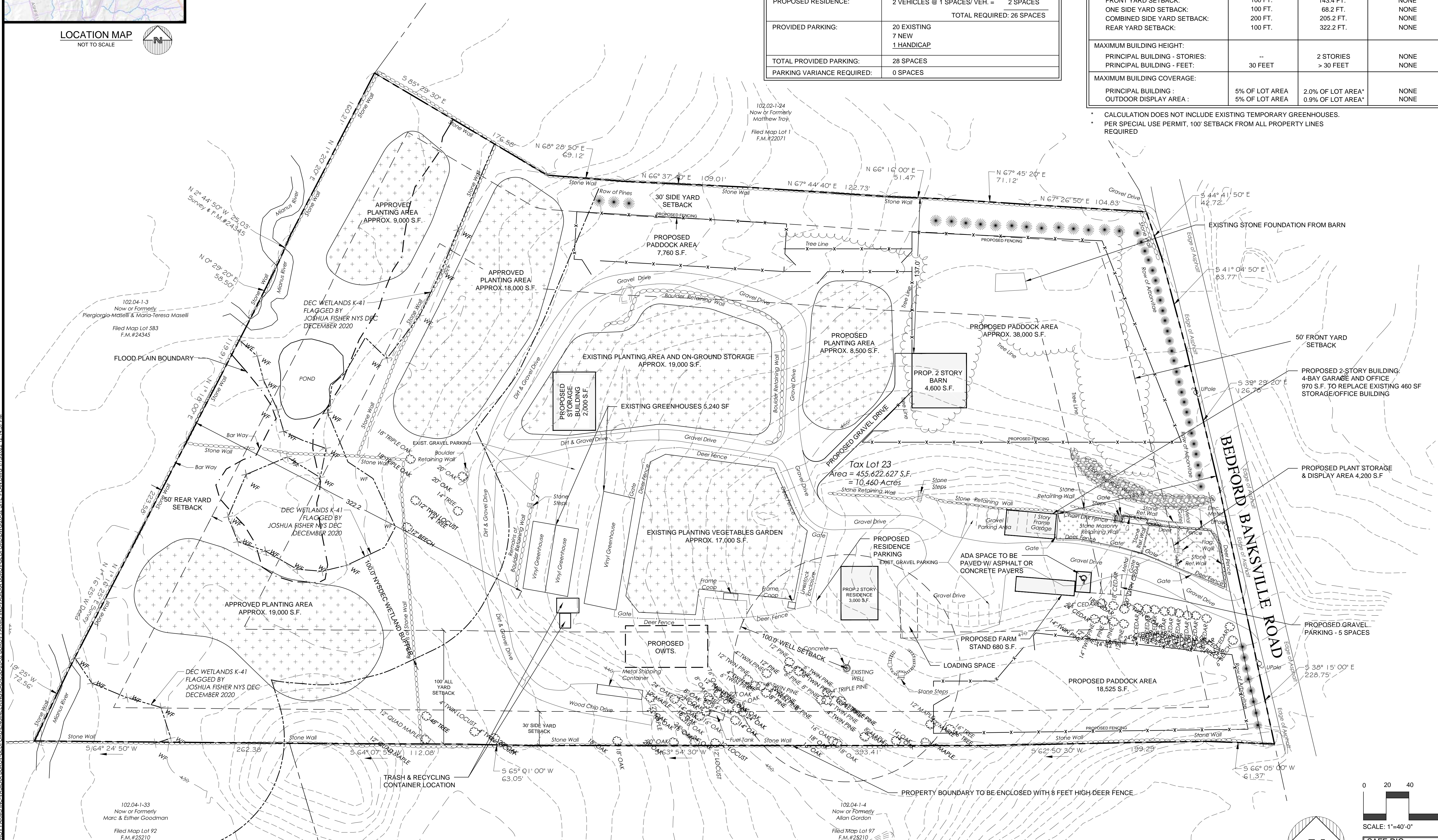
PARKING SCHEDULE

REQUIRED PARKING:	NURSERY BUSINESSES:
FARM STAND:	1 FOR EACH 150 SQUARE FEET OF GROSS FLOOR AREA PLUS 1 FOR EACH 1,500 SQUARE FEET OF OUTDOOR SALES OR DISPLAY AREA; FOR A NONRETAIL NURSERY OR GREENHOUSE AREA, 1 PER EMPLOYEE, PLUS 1 FOR EACH COMMERCIAL VEHICLE GARAGED ON THE LOT
DISPLAY AREA:	1- AND 2-FAMILY DWELLINGS:
NON RETAIL NURSERY - GREENHOUSE AREA:	2 FOR EACH DWELLING UNIT
PROPOSED RESIDENCE:	680 S.F. @ 1 SPACES/150 S.F. = 4.5 SPACES
PROVIDED PARKING:	2300 S.F. @ 1 SPACES/1500 S.F. = 1.5 SPACES
TOTAL PROVIDED PARKING:	10 EMPLOYEES @ 1 SPACES/EMPL = 10 SPACES
PARKING VARIANCE REQUIRED:	8 COMM. VEH @ 1 SPACES/VEH. = 8 SPACES
	2 VEHICLES @ 1 SPACES/VEH. = 2 SPACES
	TOTAL REQUIRED: 26 SPACES
	20 EXISTING
	7 NEW
	1 HANDICAP
	28 SPACES
	0 SPACES

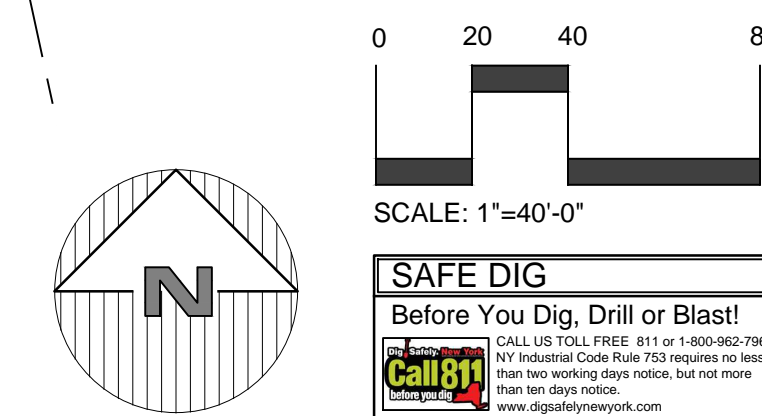
ZONING SCHEDULE:

DIMENSIONAL REGULATIONS:	R-2A, ONE FAMILY RESIDENCE DISTRICT (2 acres)		
	REQUIRED	PROVIDED	VARIANCE REQUIRED
MINIMUM SIZE OF LOT:			
MINIMUM LOT AREA:	2 AC.	10.5 AC.	NONE
MINIMUM LOT FRONTAGE:	150 FT.	482 FT.	NONE
MINIMUM LOT WIDTH:	150 FT.	484 FT.	NONE
MINIMUM LOT DEPTH:	150 FT.	906 FT.	NONE
MINIMUM DWELLING SIZE:	1,400 S.F.	3,000 S.F.	NONE
MINIMUM YARD DIMENSIONS:			
PRINCIPAL BUILDING:			
FRONT YARD SETBACK:	100 FT.	143.4 FT.	NONE
ONE SIDE YARD SETBACK:	100 FT.	68.2 FT.	NONE
COMBINED SIDE YARD SETBACK:	200 FT.	205.2 FT.	NONE
REAR YARD SETBACK:	100 FT.	322.2 FT.	NONE
MAXIMUM BUILDING HEIGHT:			
PRINCIPAL BUILDING - STORIES:	-	2 STORIES	NONE
PRINCIPAL BUILDING - FEET:	30 FEET	> 30 FEET	NONE
MAXIMUM BUILDING COVERAGE:			
PRINCIPAL BUILDING:	5% OF LOT AREA	2.0% OF LOT AREA*	NONE
OUTDOOR DISPLAY AREA:	5% OF LOT AREA	0.9% OF LOT AREA*	NONE

* CALCULATION DOES NOT INCLUDE EXISTING TEMPORARY GREENHOUSES.
 * PER SPECIAL USE PERMIT, 100' SETBACK FROM ALL PROPERTY LINES REQUIRED



NOTE:
 1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY T.C. MERRITS LAND SURVEYORS, DATED 1/28/2021, LAST REVISED 4/19/21. THE TOPOGRAPHIC INFORMATION WAS OBTAINED FROM THE WESTCHESTER COUNTY GIS DATABASE AND IS AS SHOWN APPROXIMATE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



PROJECT # 20-52

Site Design Consultants
 Civil Engineers • Land Planners
 251-F Underhill Avenue, Yorktown Heights, NY 10598
 (914) 962-4488 - Fax: (914) 962-7386
 www.sitedesignconsultants.com

No.	Date	Comments
1	8/24/21	Plan updates
2	1/12/22	Town Comments

SCALE: 1" = 40'

DRAWN BY: CS

DATE: 6-10-2021

AMENDED SITE PLAN

PREPARED FOR

BUCKS FLOWER GARDEN

BUKOV FAMILY TRUST

65 BEDFORD BANKSVILLE ROAD

Town of North Castle
Westchester County, NY

102.04-1-33 Now or Formerly Marc & Esther Goodman Filed Map Lot 92 F.M.#25210
 102.04-1-3 Now or Formerly Ptergiorgio-Maselli & Maria-Teresa Maselli Filed Map Lot 583 F.M.#24345
 102.04-1-24 Now or Formerly Matthew Tray Filed Map Lot 1 F.M.#22071
 102.04-1-33 Now or Formerly Allan Gordon Filed Map Lot 97 F.M.#25210

Site Design Consultants

Civil Engineers • Land Planners

January 20, 2022

Christopher Carthy, Chairman
Members of the Town of North Castle
Planning Board
17 Bedford Road
Armonk, NY 10504

Re: Family Trust Bukov d/b/a Buck's Flower Garden
65 Bedford Banksville Road, Armonk

Dear Chairman Carthy and Members of the Planning Board:

Regarding the above captioned, the following are our responses to the Staff Report Comments, dated November 23, 2021:

Special Use Permit Comments

1. Pursuant to Section 355-40.F(1) of the Town Code, the proposed outdoor sales and display area adjacent to the main driveway is not permitted as the outdoor sales and display area would interfere with ingress and egress by pedestrian and/or vehicular traffic.

Response: The proposed use of the retail farm stand is intended to be a low impact and intensity operation incidental to the nursery operation and will involve the selling of honey, produce and crops grown on site or locally. The majority of the nursery related traffic will occur in the early morning hours. Any midday or later nursery related traffic will be controlled within a short time frame so as not to conflict with the farm stand's operation so as to insure safe pedestrian and vehicular ingress and egress.

2. Pursuant to Section 355-40.F(2)(a)[2] of the Town Code, outside sales and display areas are limited to a total of 5% of the lot area. The Applicant should calculate the outdoor sales and display area. If larger than 5% of the lot area, the outdoor sales and display area should be reduced in size.

Response: the display area is 1% of the total site area which is noted in the Zoning Schedule on the Site Plan.

3. Pursuant to Section 355-37.A of the Town Code, the location and size of the use, the nature and intensity of the operations involved in it or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located and that it complies with all special requirements for such use established in this chapter.

Staff Notes: The Applicant is proposing a significant change in the site operations from a wholesale nursery to a retail nursery engaging directly with the public. In addition, the Applicant is proposing a new house and horse uses. Given the proposed intensity of use of the site, the Town Board will need to determine whether the proposed uses comply with this section of the Town Code.

Response: It should be noted that there was previously a residential house on the site which was destroyed by fire and is an as of right use. There was also a barn on the property at one time, in the general location of the new barn being proposed. We believe the addition of the horses and retail component are the only change in uses proposed for the property.

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4. Pursuant to Section 355-37.B of the Town Code, the location, nature and height of buildings, walls, fences and the nature and extent of existing or proposed plantings on the site are such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings.

Staff Notes: The Applicant will need to submit floor plans and elevations for all proposed buildings for review.

Response: These will be provided at a later date.

5. Pursuant to Section 355-37.C of the Town Code, operations in connection with any special use will not be more objectionable to nearby properties by reason of noise, fumes, vibration or other characteristics than would be the operations of any permitted uses not requiring a special permit.

Staff Notes: The Applicant is proposing a significant change in the site operations from a wholesale nursery to a retail nursery engaging directly with the public. In addition, the Applicant is proposing a new house and horse uses. Given the proposed intensity of use of the site, the Town Board will need to determine whether the proposed uses comply with this section of the Town Code.

Response: The proposed house on the site is re-establishing a previous as-of-right use for property owner's personal residence. The addition of the horses will be for the personal use of the property owner and as shown on the Site Plan, will have adequate area dedicated to grazing. The retail aspect, which is less about 1% of the property use, will be a low intensity operation in the form of a local farm stand selling honey, produce and crops grown on site. These proposed additions to the property use will not create any objectional impacts to the surrounding area.

6. Pursuant to Section 355-37.D of the Town Code, parking areas will be of adequate size for the particular use, properly located and suitably screened from adjoining residential uses, and the entrance and exit drives shall be laid out so as to achieve maximum convenience and safety.

Staff Notes: The proposed plant storage and display area adjacent to Bedford Banksville Road should be relocated into an interior area of the site. As proposed, it appears that retail customers will be using and shopping in the main driveway setting up a potentially dangerous situation for conflicts between entering vehicles and shoppers.

Response: As stated, the retail use is not a primary part of the property operation and is to serve as a low intensity local outlet for products produced on site. Farm traffic will be controlled to ensure safety of retail customers. It is not desired to introduce the retail customers to any other portion of the property.

7. Pursuant to Section 355-37.E of the Town Code, where required, the provisions of Chapter 177, Flood Damage Prevention.

Staff Notes: Portions of the property are located in a flood plain. The Applicant will need to obtain a floodplain development permit from the Building Department.

Response: Acknowledged.

8. Pursuant to Section 355-37.F of the Town Code, the Town Board must find that the proposed special permit use will not have a significant adverse effect on the environment.

Response: Acknowledged.

9. It is noted that the existing special use permit for the nursery use prohibits the "retail sales of goods, products or services."



Staff Notes: The Town Board will need to evaluate the impacts associated with the proposed change including intensity of use, noise and traffic. The Town Board will need to determine whether to amend this provision of the existing special use permit.

Response: Acknowledged.

10. It is noted that the existing special use permit for the nursery use requires that commercial vehicles shall be housed in fully enclosed structures or suitably screen by a wall, fence or evergreen planting to prevent viewing of vehicles on adjoining lots.

Staff Notes: It is not clear from the submitted information whether the proposed site plan complies with the existing special use permit condition. It is not recommended that the Town Board modify this requirement.

Response: Acknowledged.

11. It is noted that the existing special use permit for the nursery use limits nursery operations from 8:00 am until 6:00 pm. The Applicant should indicate whether operations would comply with this existing special use permit requirement.

Staff Notes: It is not recommended that the Town Board modify this requirement.

Response: Acknowledged.

12. It is noted that the existing special use permit for the nursery use prohibits structures within 100 feet of any lot line. The submitted site plan does not comply with this existing special use permit requirement.

Staff Notes: It is not recommended that the Town Board modify this requirement.

Response: The proposed storage building has been relocated to comply.

13. It is noted that the existing special use permit for the nursery use limits the height of nursery structures to 20 feet. The Applicant should indicate whether the proposed structures would comply with this existing special use permit requirement.

Staff Notes: It is not recommended that the Town Board modify this requirement.

Response: The height of nursery structures will comply. It is not clear if this includes the barn.

14. It is noted that the existing special use permit for the nursery use prohibits nursery plantings nearer than 100 feet from any water course. The submitted site plan depicts several planting areas labeled "approved planting areas" that are located within the 100-foot buffer area. It appears that these areas don't comply with the previously approved special permit and should be removed.

Staff Notes: It is not recommended that the Town Board modify this requirement.

Response: We would like to discuss this further. There seems to be a conflict between this condition and the condition discussing plantings in the low-lying area and the signed site plan.

15. It is noted that the existing special use permit for the nursery use requires a landscaped buffer at least 10 feet in depth located along lot lines deemed necessary by the Planning Board.

Staff Notes: The screening should be required along the side lot lines near proposed activity areas. It is not recommended that the Town Board modify this requirement.

Response: We would like to discuss this further with the Board.



Christopher Carthy, Chairman

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January 20, 2022

General Comments

1. The Applicant is seeking approval for an expanded nursery that includes the conversion of the previously approved commercial nursery into a proposed retail nursery. A Town Board special use permit for the proposed changes to the Nursery Business is required. Additionally, the Town Board will need to issue a special use permit for the proposed outdoor display and sales.

Staff Notes: The Applicant will need to address the requirements outlined in Section 355-37 A-F and Section 355-40.F of the Town Code dealing with the special use permit requirements.

Response: Acknowledged.

2. The proposed plant storage and display area adjacent to Bedford Banksville Road should be relocated into an interior area of the site. As proposed, it appears that retail customers will be using and shopping in the main driveway setting up a potentially dangerous situation for conflicts between entering vehicles and shoppers.

Response: See response #6 above.

3. The Applicant should provide additional information regarding the proposed barn and number of horses proposed on the site. If more than two horses are proposed, the Applicant will need to obtain a special use permit from the Town Board for additional horses.

Response: We will be prepared to discuss this at the presentation with the Board.

4. The off-street parking analysis should be revised to include the off-street parking requirements for the proposed residence.

Response: This information has been added.

5. The Applicant should submit floor plans and elevations for all proposed buildings.

Response: This information is being prepared and will be submitted at a later date.

6. The wetland delineation will need to be confirmed by the Town Engineer.

Response: The wetland delineation was performed by the NYS DEC and located by the project surveyor.

7. The site plan shall be revised to depict a lighting plan that conforms to the minimum requirements of Section 355-45.M of the Town Code.

Response: This has not yet been determined and will be provided at a later date.

8. Portions of the existing driveway and retaining wall were not previously approved by the Town of North Castle. Details will need to be submitted for review and approval.

Response: This has not yet been determined and will be provided at a later date.

9. Details of the proposed vegetable stands, plant stands and driveway gate should be submitted for review.

Response: This has not yet been determined and will be provided at a later date.

10. The site plan shall be revised to depict 25' wide backup and maneuvering aisles adjacent to off-street parking spaces. Access aisles that are not adjacent to parking can be 24' wide.

Response: Acknowledged.

11. Pursuant to Section 355-56.H(2) of the Town Code, 10% of the parking area shall be landscaped.



Response: We believe that this has been met.

12. The site plan should be revised to depict any tree removal. If no tree removal is proposed, a note stating such should be placed on the site plan.

Response: This has not yet been determined and will be provided at a later date.

13. The Applicant should submit a Building Coverage exhibit for review.

Response: A building coverage schedule has been added to the Site Plan.

14. Pursuant to Section 355-56.B of the Town Code, required off-street parking facilities may be enclosed in a structure or may be open, provided that all required parking facilities shall be graded, surfaced, drained and suitably maintained to the extent deemed necessary by the Town Engineer to avoid nuisances of dust, erosion or excessive water flow across public ways or adjacent lands.

Staff Notes: The Town Engineer will need to determine whether the parking facilities should be paved.

Response: we will wait for the Town Engineer's determination.

15. Pursuant to Section 355-58 of the Town Code, the plans shall be revised to include a loading space.

Response: Although it is not necessary for the operation of the property, we have provided a loading space.

16. The Applicant should indicate if any signage is proposed for the project. If so, the location and design of the signage should be included on the plans.

Response: This has not yet been determined and will be provided at a later date.

17. Pursuant to Section 355.15.O of the Town Code, the site plan shall be revised to depict details of the proposed refuse and recycling area.

Response: A location is shown behind the greenhouses for the trash containers to be placed.

18. The Applicant shall demonstrate that adequate water supply and sewage disposal facilities can be provided in accordance with the requirements of the Town of North Castle, Westchester County Department of Health, and the New York State Departments of Health and Environmental Conservation.

Staff Notes: The Applicant will need to demonstrate that adequate water and sewerage supply exist.

Response: Acknowledged.

Attached please find a pdf of the Site Plan titled "Amended Site Plan prepared for Buck's Flower Garden/Bukov Family Trust", Sheet 1 of 1, dated 6-10-21, last revised 1-12-22. Thank you.

Yours Truly,

Joseph C. Klima, P.E.

cc: Planning Department
Vasilka Bukov
P. Daniel Hollis, III
JCR/tk/cm/enc./sdc 20-52

