

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

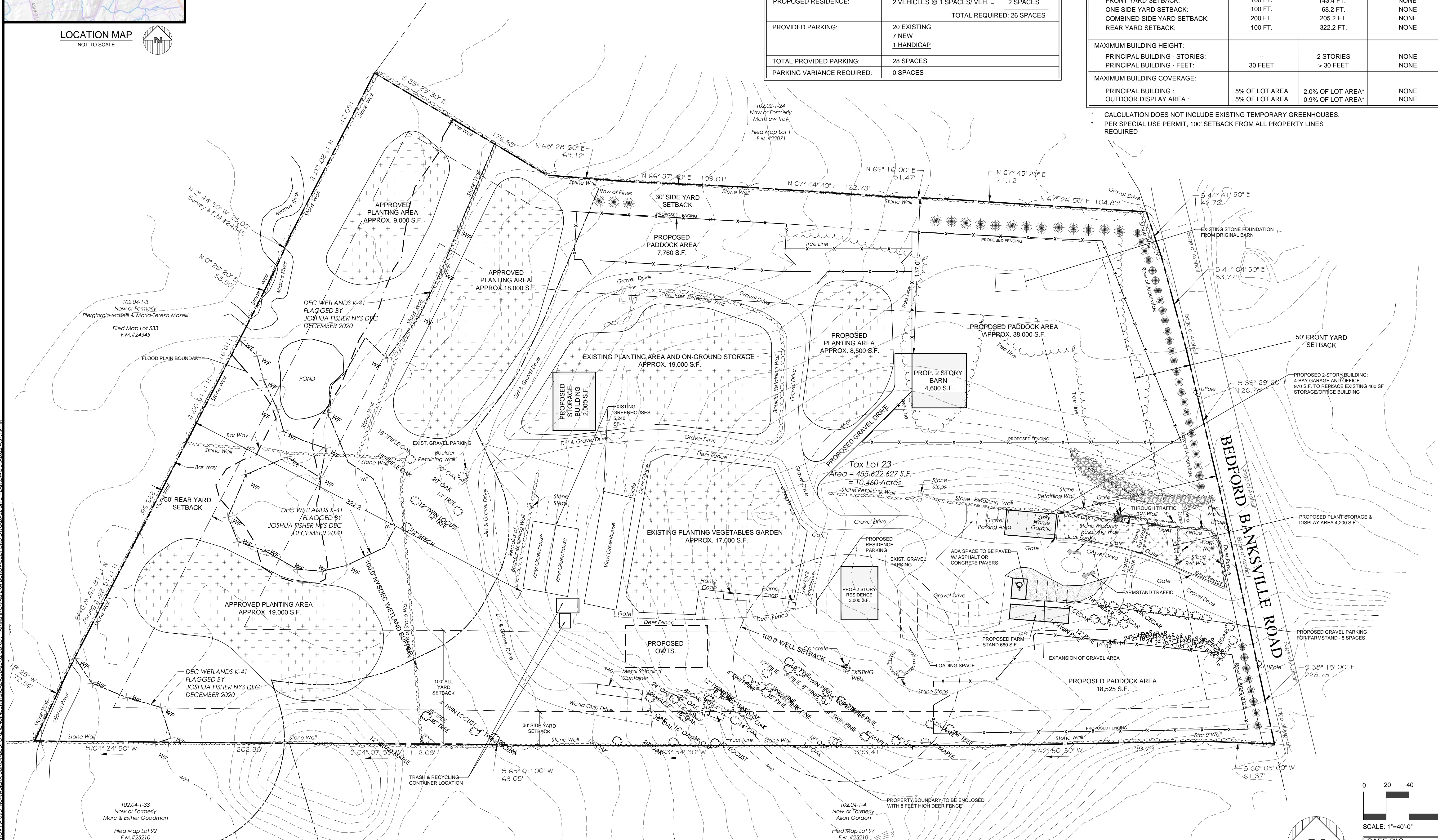
PARKING SCHEDULE

REQUIRED PARKING:	NURSERY BUSINESSES: 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 1- AND 2-FAMILY DWELLINGS: 2 FOR EACH DWELLING UNIT
FARM STAND:	680 S.F. @ 1 SPACES/150 S.F. = 4.5 SPACES
DISPLAY AREA:	2300 S.F. @ 1 SPACES/1500 S.F. = 1.5 SPACES
NON RETAIL NURSERY - GREENHOUSE AREA:	10 EMPLOYEES @ 1 SPACES/EMPL = 10 SPACES 8 COMM. VEH @ 1 SPACES/VEH. = 8 SPACES 2 VEHICLES @ 1 SPACES/VEH. = 2 SPACES
PROPOSED RESIDENCE:	TOTAL REQUIRED: 26 SPACES
PROVIDED PARKING:	20 EXISTING 7 NEW 1 HANDICAP
TOTAL PROVIDED PARKING:	28 SPACES
PARKING VARIANCE REQUIRED:	0 SPACES

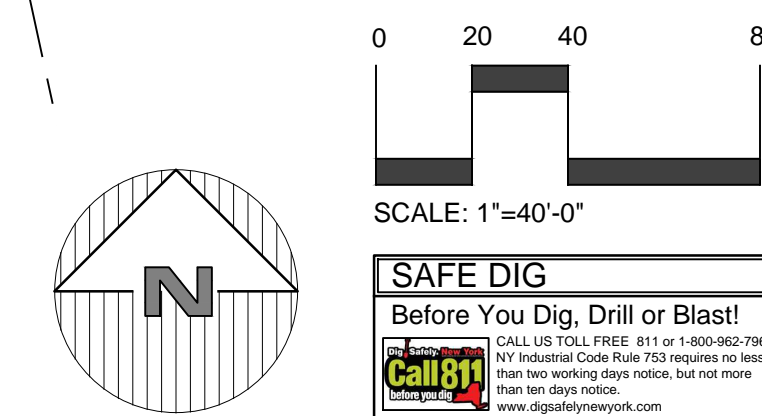
ZONING SCHEDULE:

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
3.	3/05/22	Reb. Stand

SCALE: 1" = 40'
 DRAWN BY: CS
 DATE: 6-10-2021

AMENDED
 BUCKS FLOWER GARDEN
 BUKOV FAMILY TRUST
 SITE PLAN

AMENDED SITE PLAN
 PREPARED FOR
**BUCKS FLOWER GARDEN
 BUKOV FAMILY TRUST**
 65 BEDFORD BANKSVILLE ROAD
 Town of North Castle
 Westchester County, NY

Sheet 1 of 1

NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.