

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

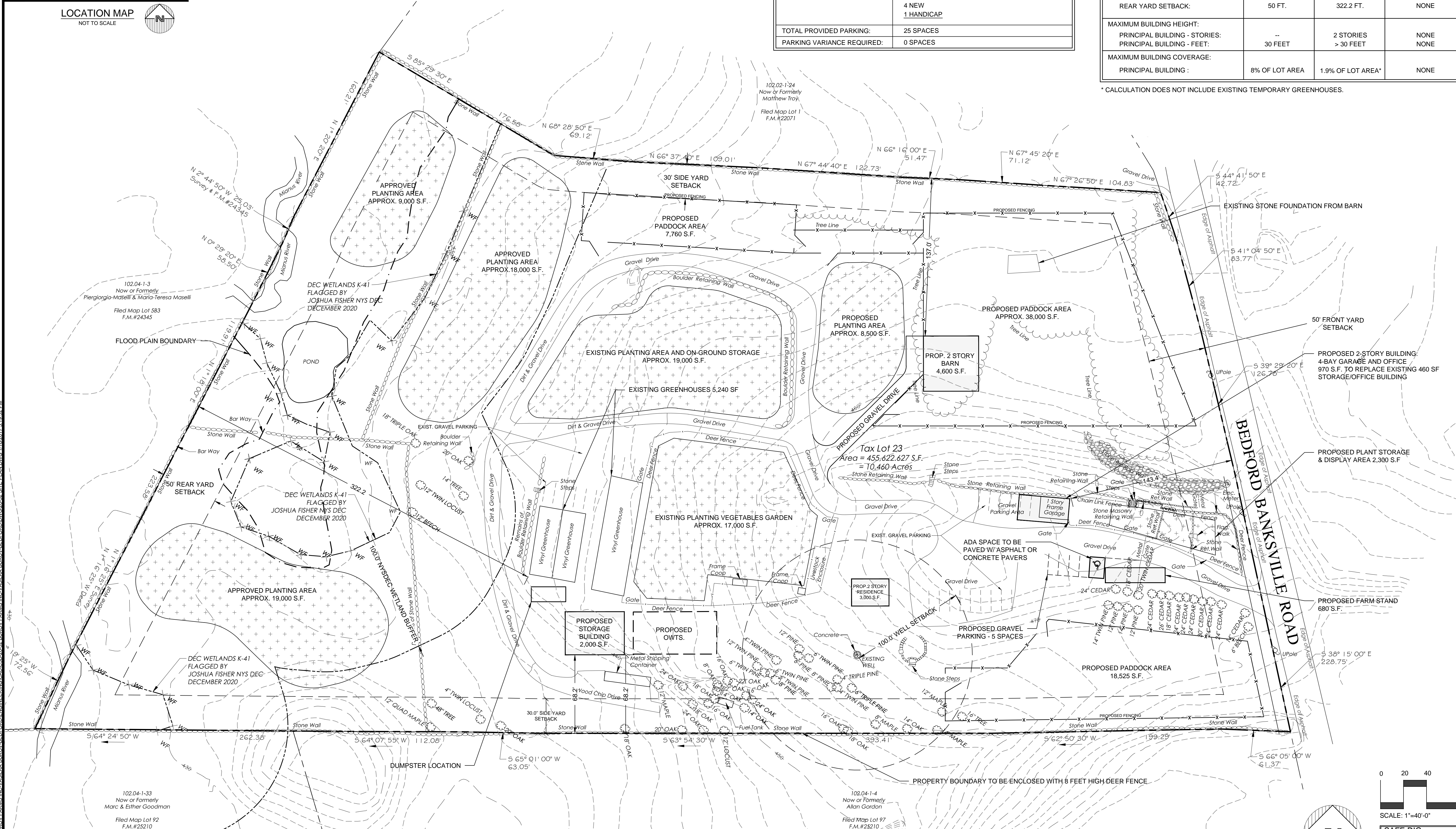
PARKING SCHEDULE

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
FARM STAND: DISPLAY AREA: NON RETAIL NURSERY - GREENHOUSE AREA:	680 S.F. @ 1 SPACES/150 S.F. = 4.5 SPACES 2300 S.F. @ 1 SPACES/1500 S.F. = 1.5 SPACES 10 EMPLOYEES @ 1 SPACES/EMPL = 10 SPACES 8 COMM. VEH @ 1 SPACES/VEH. = 8 SPACES
PROVIDED PARKING:	20 EXISTING 4 NEW 1 HANDICAP
TOTAL PROVIDED PARKING:	25 SPACES
PARKING VARIANCE REQUIRED:	0 SPACES
	1- AND 2-FAMILY DWELLINGS: 2 FOR EACH DWELLING UNIT
	TOTAL REQUIRED: 24 SPACES

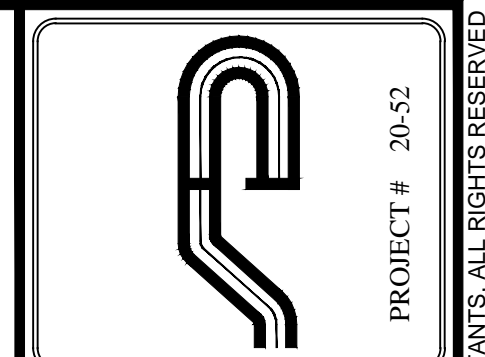
ZONING SCHEDULE:

ZONING DISTRICT:		R-2A, ONE FAMILY RESIDENCE DISTRICT (2 acres)		
DIMENSIONAL REGULATIONS:	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:	50 FT.	143.4 FT.		NONE
ONE SIDE YARD SETBACK:	30 FT.	68.2 FT.		NONE
COMBINED SIDE YARD SETBACK:	60 FT.	205.2 FT.		NONE
REAR YARD SETBACK:	50 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 :	8% OF LOT AREA	1.9% OF LOT AREA*		NONE

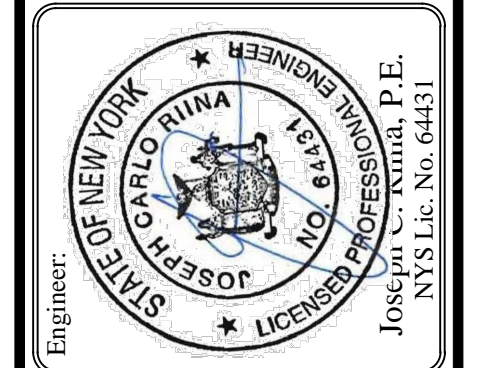
* CALCULATION DOES NOT INCLUDE EXISTING TEMPORARY GREENHOUSES.



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.



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

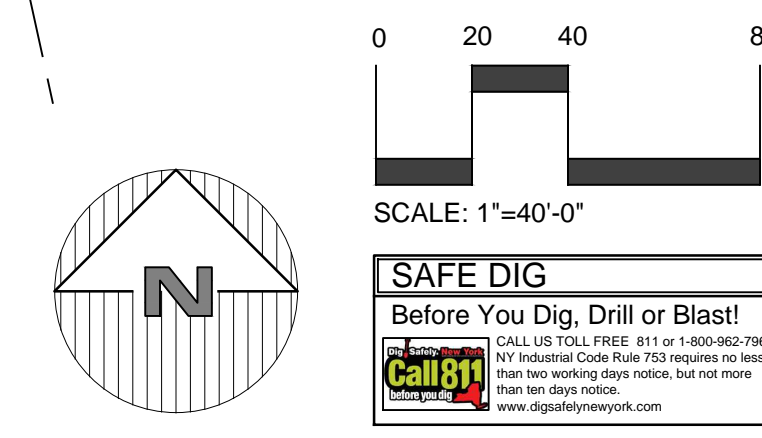


Revisions:	Date	Comments
1.	8/24/21	Plan Updates

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

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

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



SAFE DIG
 Before You Dig, Drill or Blast!
 Call 811
 www.call811.com

October 7, 2021

Via Email and FedEx:

Supervisor Michael J. Schiliro
and Members of the Town Board
Town Of North Castle Town Hall
15 Bedford Road
Armonk, New York 10504-1898

Christopher Carthy and Members of
the Planning Board
Town of North Castle
17 Bedford Road
Armonk, New York 10504-1898

**Re: Amended Special Permit and Site Plan for Family Trust Bukov
d/b/a Buck's Flower Garden 65 Bedford Banksville Road**

Dear Supervisor, Schiliro, Members of the Town Board, Chairman Carthy and Members of the Planning Board:

Our firm represents Family Trust Bukov d/b/a Buck's Flower Garden with regard to the above referenced Special Permit and Site Plan amendment. We are submitting the site plan contemporaneously to both of your Boards for ease of access for your respective considerations.

In accordance with the above, submitted herewith is a digital copy of the proposed Amended Site Plan as prepared by Site Design Consultants, dated August 25, 2021 for the Town Board and for the Planning Board.

I respectfully request that Supervisor Schiliro place the application for an amendment of the Special Permit on the earliest possible Town Board agenda for a referral to the Town's Planning Board, Town's Conservation Board, Town Engineer and Westchester County Planning Board, all in accordance with Section 355-35 of the North Castle Town Code.

The Special Permit sought to be amended was approved by the North Castle Town Board on June 26, 1980. A copy of that approval is attached hereto as **Exhibit A**.

Exhibit A was issued pursuant to a letter of recommendation from the Planning Board dated May 12, 1980, attached hereto as **Exhibit B**.

Final site plan approval was granted by the Planning Board on July 21, 1980, attached hereto as **Exhibit C**.

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After a referral back to it by the Planning Board, the Town Board after a Public Hearing must find that the application for the requested amended Special Permit meets all of the following general conditions:

- A. 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.
- B. 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.
- C. 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.
- D. 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.
- E. Where required, the provisions of Chapter 177, Flood Damage Prevention.
- F. The Town Board finds that the proposed special permit use will not have a significant adverse effect on the environment.

See Section 355-37 of the North Castle Town Code.

With regard to each of the above criteria:

- A. 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 it complies with all special requirements for such use established in this chapter.

The location and size of the use, the nature and intensity of the operations involved in or conducted in connection with the Buck's Flower Garden, the size of the site in relation to it and the location of the site with respect to Bedford/Banksville Road giving access to it are such that

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it will be in harmony with the appropriate and orderly development of the district in which it is located since it has since 1980 and that it will comply with all special requirements for such use established in Section 335-37.

- B. 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.

Nothing in the use of the property as Buck's Flower Garden has hindered or discouraged the appropriate development and use of adjacent land and buildings since 1980 and nothing in the proposed amendment to its Special permit will do so, as such amendment will enhance, not lessen, the quality of Buck's Flower Garden's operations at the site.

- C. 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.

Not only will the approval of the amendment to Buck's Flower Garden's Special Permit 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, Buck's Flower Garden has been operating without incident at the same location site for 41 years, but a commercial nursery, both in size and business attracted, is situated to the west.

- D. 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.

The parking areas as shown on the Site Design site plan submitted herewith are of adequate size for Buck's Flower Garden's use, are properly located and suitably screened from adjoining residential uses, and the entrance and exit drives are laid out so as to achieve maximum convenience and safety.

- E. Where required, the provisions of Chapter 177, Flood Damage Prevention

Not applicable.

- F. The Town Board finds that the proposed special permit use will not have a significant adverse effect on the environment.

Given the existence of Buck's Flower Garden under the Special Permit granted 41 years ago without incident, and the comprehensive and proper site plan submitted in support of this application, the Town Board may reasonably find that the use as proposed under the amended Special Permit will not have any adverse effect on the environment.

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In addition, we respectfully request that the Town Board issue a Special Permit for the outdoor display of merchandise under Section 355-40 (F) of the Town Code, as such merchandise has been displayed at Buck's Flower Garden for four decades.

Section 335-40 (F) provides:

F. Outside display and sales. In specified business districts and in residential districts where directly related to a permitted principal nonresidential use, outdoor display and sales shall be permitted as an accessory use, provided that the Town Board finds that such a use is essential to the permitted principal use on the lot and provided that the following standards are met: [Amended 4-14-2010 by L.L. No. 2-2010]

(1) Location. Merchandise shall not be displayed, nor shall any tables, chairs or other furnishings be placed, in such a way so as to interfere with ingress and egress by pedestrian and/or vehicular traffic. Where sidewalk areas are to be used, there shall be a clear, unobstructed path for pedestrians no less than four feet in width measured from the edge of the curb. In the CB-A District, in addition to the above, merchandise shall not be displayed nor shall tables, chairs or other furnishings be located outside of the building area for the particular lot. In all cases, the area to be used shall be entirely on the same lot as the principal use. Outdoor display and sales shall not be located in any yard adjacent to or across the street from a residential district, nor shall such use be located within any yard adjacent to an occupied residence located within a nonresidential district where the Town Board determines that such residence would be negatively impacted.

(2) Area.

(a) The total area for outdoor display and sales shall not exceed the following:

[1] Business districts.

[a] CB, CB-B, GB, RB and SC Districts: 25% of the unused portion of the lot (i.e., the area of the lot not used for buildings, required parking spaces, aisles, access drives and any required buffer areas).

[b] CB-A District: 25% of the unused portion of the building area.

[2] Residential districts: 5% of the lot area.

(b) The Town Board may waive the above requirements for fairs, tag sales or other events of a short-term duration not exceeding five days. The

Town Board shall reduce the allowable area where it finds that the effects of the use would negatively impact on areawide traffic conditions, that noise levels would exceed levels permitted in Chapter 210, Noise, or that any adjacent uses would be negatively impacted.

- (3) **Parking.** The Planning Board shall review the parking needs of both the principal use and the proposed special permit accessory use and shall provide a recommendation to the Town Board with regard to the adequacy of the existing parking and any additional parking that should be provided to serve the use. If the Town Board determines, based on the Planning Board's recommendation, that additional parking is needed, the Town Board shall not grant the special permit unless such spaces can be provided and shall require the improvement of such spaces either prior to or as a condition of the issuance of the special permit.
- (4) **Materials and landscaping.** Materials shall be displayed, and tables, chairs and other furnishings shall be placed on a paved surface that shall be located and designed so as to provide for cleanliness and ease of maintenance and to prevent any disturbance to landscaping. Areas shall be suitably landscaped to provide attractive and effective buffering and screening. The Town Board shall refer the design to the Architectural Review Board for its review and report regarding the proposed type and arrangement of outdoor furnishings, the relationship to existing structures' uses and other aesthetic considerations.
- (5) **Application.** Application procedures shall be as stated in § 355-34 of this chapter. However, the Town Board may waive the submission of a detailed development plan required in § 355-34C where it deems appropriate. In such cases, the applicant shall submit a drawing of an appropriate scale with details and dimensions sufficient to be easily discernible in the field. Where the proposed use is a seasonal activity so that such use may be temporarily discontinued for a period not to exceed 12 months and where not precluded by the Town Board, the special permit application may be renewed by application to the Town Building Inspector prior to the display of merchandise or placement of tables and chairs outside, provided that the location and arrangement is the same as that approved by the Town Board. The fee for such renewal shall be set forth in the Master Fee Schedule. [Amended 11-18-2015 by L.L. No. 9-2015]

See Section 355-40 F of the North Castle Town Code.

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It is respectfully submitted that this additional, specific Special Permit be issued and coupled with the above referenced amendment to the 1980 Special Permit as the outdoor display and sale of nursery/landscaping merchandise is essential to the economic vitality of, and has been conducted at, Buck's Flower Garden for four decades, also without incident, and such outdoor display and sale of such merchandise is essential to the principal Special Permit use.

As can be seen by a review of the Amended Site Plan submitted herewith, merchandise will not be displayed, nor will any tables, chairs or other furnishings be placed, in such a way so as to interfere with ingress and egress by pedestrian and/or vehicular traffic. Also, where walkways or pedestrian areas are to be used, there is a clear, unobstructed path for pedestrians no less than four feet in width measured from the edge of the curb. The area to be used for such outdoor display and sale of merchandise will be entirely on the same lot as the principal use. Outdoor display and sales adjacent any residential property shall be effectively screened.

The total area for outdoor display and sales shall not exceed 5% of the lot area.

There is no basis for the Town Board to reduce the allowable area because the effects of the use would not negatively impact on areawide traffic conditions, noise levels would not exceed levels permitted in Chapter 210 ("Noise"), nor would any adjacent uses be negatively impacted.

Upon the Town Board's referral to the planning Board, I am confident that the Planning Board will determine that the parking needs of both the Amended 1980 Special Permit and the proposed specific Special Permit accessory use have been met as set forth in the Site Design Amended Site plan and the Planning Board will provide a recommendation to the Town Board with regard to the adequacy of the proposed parking provided to serve the use.

The merchandise for display and sale shall be displayed, and tables, chairs and other furnishings shall be placed, on an appropriate surface that shall be located and designed so as to provide for cleanliness and ease of maintenance and to prevent any disturbance to landscaping. The areas for the display and sale shall be suitably landscaped to provide attractive and effective buffering and screening. We welcome the Town Board referral of the design to the Architectural Review Board for its review and report regarding the proposed type and arrangement of outdoor furnishings, the relationship to existing structures' uses and other aesthetic considerations.

The Amended Site Plan submitted herewith is of an appropriate scale with details and dimensions sufficient to be easily discernible in the field.

Accordingly, we respectfully request that the Town Board refer this matter to the Planning Board, that the Planning Board recommend approval of the Special Permits requested, that the Town Board grant the Special Permits requested, and that the Planning Board grant Site

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Plan approval as requested.

Respectfully submitted,

A handwritten signature in black ink that reads "P. Daniel Hollis, III". The signature is written in a cursive style with a small arrow-like flourish at the end.

P. Daniel Hollis, III

Enclosures

Exhibit A

Public Hearing held at the Town Hall, 15 Bedford Road, Armonk, New York on June 26, 1980 to consider the application of Neda Bukov for a Special Use Permit to allow the growing of trees, shrubs, plants and other nursery stock, to be sold off the premises on property located on the West side of Bedford-Banksville Road approximately 2800 feet from its intersection with Round Hill Road and designated as Section 1, Block 11, Lot 6 on the Tax Map of the Town of North Castle.

At 10:00 p.m. Supervisor Lombardi stated a Public Hearing would now be held in accordance with the Public Notice read by the Town Clerk.

The Public Notice read by the Town Clerk was marked as Exhibit "A" for the record.

The affidavit of posting calling this Public Hearing was marked as Exhibit "B" for the record.

The affidavit of publication calling this Public Hearing was marked as Exhibit "C" for the record.

Correspondance from the Planning Board was marked as Exhibit "D" for the record.

Correspondance from the Conservation Board was marked as Exhibit "E" for the record.

Mr. F. Lennon, Attorney for Neda Bukov, reviewed the conditions of the Planning Board and Conservation Board with Councilman Matusow. Supervisor Lombardi and Councilman Tiburzi objected to the Conservation Board's recommendation being considered at the Public Hearing.

After all persons were heard, who desired to be heard, the Supervisor declared the hearing closed at 10:35 p.m. o'clock, on the duly adopted motion of Councilman Kittredge.

Councilman Tiburzi moved, seconded by Councilman Kittredge, the Special Use Permit for the Bukov Nursery be approved subject to the following conditions:

No retail sales of goods, products or services shall be permitted on the premises.

Any commercial vehicles shall be housed in a fully enclosed structure or suitably screened by a wall, fence or evergreen planting to prevent viewing of such vehicles by persons standing on adjoining lots, including lots on the opposite side of Bedford-Greenwich Road.

Hours of commercial noise producing operation shall be from 8:00 a.m. until 6:00 p.m. only.

No structures used for nursery purposes shall be located within 100 feet of any of the lot lines.

Maximum height of greenhouses, shade sheds and other nursery structures shall not exceed 20 feet.

Total coverage of greenhouses, shade sheds and other nursery structures shall not exceed 8% of the total lot area.

There shall be no unenclosed storage of fertilizers, or malodorous or dust producing substances. Enclosed storage areas shall be no nearer than 100 feet to any lot line, water course or wetland area.

No nursery plantings shall be permitted nearer than 100 feet from any water course.

A landscaped buffer at least 10 feet in depth shall be located along lot lines wherever that is deemed necessary by the Planning Board. This buffer shall be permanent in nature and may not consist of plantings and/or nursery stock which is for sale.

June 26, 1980

(2)

The collapsed barn now existant on the property shall be completely demolished and removed within 4 months of the date of this special permit. Materials salvaged shall be removed from the property or stored in such a way as not to be visible to persons on adjoining or adjacent properties on either side of Bedford-Greenwich Road.

No nursery operation found to be detrimental to the water quality of the East branch of the Mianus River, or harmful to its flow, will be permitted.

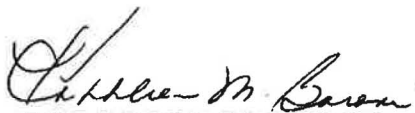
Any plantings, or alterations of ground cover, in the low-lying area in the rear of the site adjacent to the Mianus River shall be accompanied by improvements to the drainage way as outlined in the report of the Soil Conservation Service dated 3rd of April, 1980, written by Richard Palumbo.

Final site plan approval and sign plan approval must be obtained from the Planning Board in accordance with its regular procedures.

No operation may be undertaken which will pollute the East Branch of the Mianus River.

If the Town Engineer shall determine that any operation is polluting said East Branch of the Mianus River, such operation shall cease immediately upon service of written notice thereof.

Vote Unanimous.



Kathleen M. Baroni-Town Clerk

Exhibit B

TOWN OF NORTH CASTLE
WESTCHESTER COUNTY
ARMONK, NEW YORK 10504

PLANNING BOARD

ARmonk Village 3-3321

Peter C. Van de Water, *Chairman*

May 12, 1980

Town Board
Town of North Castle
Town Hall
Armonk, N. Y. 10504

Gentlemen and Miss Kittredge:

Last January the Town Clerk referred the Special Use Permit application from Mrs. Neda Bukov for a nursery to us for our study and recommendation. Since then we have obtained an environmental assessment from the applicant and reports on the proposal from the Conservation Board and the U. S. Department of Agriculture Soil Conservation Service.

We understand that Mrs. Bukov is the contract vendee for the property on the west side of Bedford-Banksville Road in Banksville that is owned by Mr. George Briggs. It is bounded on the north and west by property owned by Mr. John Troy and on the south by Daylou Realty property. The lot is 10.5 acres in size and is in the R-2 residential zoning district. The east branch of the Mianus River crosses small portions of the west side of the lot at two locations.

This application is submitted under the provisions of Section 430 of the Town's Zoning Ordinance. Section 421, Column 2, item 11 states that nurseries and greenhouses are permitted principal uses in residential zones, subject to a Special Use Permit which may be granted by the Town Board. The applicant wishes to use this property for the purpose of growing trees, shrubs and other nursery stock for sale off the premises and has stated that within five years she intends to construct a 30,000 square feet greenhouse.

We have studied this application during several meetings of the Planning Board and our Professional Planning Consultant has reviewed all aspects of this proposed use. Representatives of the U. S. Soil Conservation Service have stated in their report dated April 3, 1980, that "Based upon our visit to the property we can find no objections to using this land for a tree nursery and gardening enterprise. Charlton soils can be adequately used for growing nursery stock, garden crops, and for other intensive uses. This is true even in the rocky

To: Town Board
Re: Bukov Special Use Permit

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May 12, 1980

phase where deep pockets of soil can be found between the outcrops." We believe that this application meets the standards contained in Sections 435.1 through 435.5 of the Zoning Ordinance.

Following another detailed review of this application during our meeting on April 28, 1980, the members of the Planning Board authorized me to recommend to your Board that you hold a public hearing on this Special Use Permit application and that following the hearing that the permit be granted. As required by Article 15 of the Westchester County Administrative Code and Section 433 of our Zoning Ordinance, the Westchester County Planning Board must be given notice of your hearing since this property abuts a County road.

In the event you decide to grant the requested Special Use Permit, we recommend that you make a finding that this proposed use of the property will not have a significant effect on the environment. In addition, we recommend that your permit be made subject to the following conditions:

1. No retail sales of goods or products shall be permitted on the premises.
2. No structures used for nursery purposes shall be located within 100 feet of any of the lot lines.
3. Total coverage of greenhouses, shade sheds and other nursery related structures shall not exceed 8% of the total lot area.
4. The maximum height of the greenhouses, shade sheds and other nursery structures shall not exceed 20 feet.
5. A landscaped buffer at least 10' in depth shall be located along all lot lines. This landscaped buffer shall be of a permanent nature and may not consist of plantings or nursery stock which is for sale (as in Section 425.73). This requirement may be modified by the Planning Board during review of the Site Plan as permitted in Section 412.132.
6. Any commercial vehicles shall be housed in a fully enclosed structure or suitably screened by a wall, fence or evergreen planting from view of persons standing on adjoining lots.
7. No unenclosed storage of fertilizers, malodorous or dust producing substances shall be permitted. These storage areas shall be located a minimum of 100' from a property line, water course or wetland area.
8. Any plantings or alteration of ground cover in the

To: Town Board
Re: Bukov Special Use Permit

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May 12, 1980

low lying area in the rear of the site adjacent to the Mianus River shall be accompanied by improvements to the drainageway as outlined in the Soil Conservation report of April 3, 1980.

9. Final Site Plan, and sign plan (if any) must be approved by the Planing Board.

Very truly yours,

Peter Van de Water
Chairman *pvw*

PCV:ag

Exhibit C

MINUTES

Meeting of the North Castle Planning Board
Held at the Town Hall, Armonk, New York
July 21, 1980

The meeting was called to order at 8:00 P.M. and the following were present:

Peter Van de Water, Chairman	Lynn Oliva) Planning
David DiSomma	Molly MacQueen) Consultants
Rudi van Leeuwen	John Cindrich,	Building
Nicholas Maltese		Inspector

Mr. Maltese moved that the June 16, 1980 minutes be approved. Mr. van Leeuwen seconded the motion which was unanimously passed.

Since all but one of the residents of MacDonald Ave. came to the Planning Board meeting to hear a decision on the request for rezoning it to a business zone, the Planning Board allowed an unofficial discussion to take place. Chm. Van de Water explained that no decision would be made at this meeting because a full Board must be present for the vote and Mrs. Sandford was absent.

Chm. Van de Water reminded those present that in the past, when these requests have been made to the Town, all interest died when residents learned that their property taxes would go up after the change. Finally Mr. Lovelett said "Let's talk about 1980", and the discussion proceeded on that basis.

Recently the Planning Consultants recommended that the street remain residential until there is a "demonstrated need" for more business zoning. However, Mr. John Crago argued that no one wants to buy a home on that street right in the business section of Armonk with an enormous amount of traffic due to the adjacent schools and ball fields and added that it is part of the projected Town sewer system. It appeared, after the question was asked by Chm. Van de Water, that no one had had an offer from any buyer at present. Finally, Mr. Paul Martineau, representing his wife and three other property owners, told the Board that the group would give the Planning Board a list of people who have "shown interest" in business property on MacDonald Ave.

Mr. Jim Maddock commented that he thought we have enough office space and that retail business is very limited in Armonk.

At 8:45 P.M. a public hearing was held on the application of Lowell M. Schulman for permission to resubdivide lots 4 and 5 as shown on the subdivision map of Gifford Lake, into two lots of more than 2.00 acres each. The property fronts on Banksville Rd. and Round Hill Rd. Of those adjacent property owners notified of the hearing, Mr. Ellenoff and Mr. Shmerler were present.

Mr. Fullam made the presentation and explained that they proposed a single curb cut on Round Hill Rd. branching out into 2 driveways and thus eliminating a driveway into Banksville Rd. He added that he had tentative approval from Cal Weber's office. He also advised that faulty drainage at the tennis court, which straddles both lots, would be eliminated.

Two area property owners, both Mr. Ellenoff and Mr. Shmerler did not favor the changed lot lines of lots 4 and 5. They feel this will further jeopardize the existing drainage problems of the area caused in part by the poor condition of the stream flowing into the lake (this, too, is in poor condition). After this discussion Mr. Maltese moved that the hearing be adjourned so as to give the matter further study. Mr. van Leeuwen seconded the motion which was unanimously passed.

Consideration was then given the "as built" site plan for the "80 Business Park Drive" building in the Westchester Business Park. Mr. Mannino explained the landscaping and sign plans as shown on the plat. Since all was satisfactory Mr. Maltese moved that this site plan be approved. Mr. DiSomma seconded the motion which was unanimously passed.

Miss MacQueen presented the sign for the North Broadway Fried

Chicken site to the Board and advised that it conformed with the regulations. The Board was also advised that the sign had already been erected in place. Whereupon Mr. van Leeuwen moved that the sign be approved subject to a review of the design by the Architectural Board of Review.

Discussion followed on the proposed resubdivision of 10.7 acres of land into 5.2 and 5.5 acres respectively on East Middle Patent Rd. owned by the Mahro Co. (Mr. Cantor). Mr. Fullam advised that the Zoning Board had granted a variance permitting the barn to remain 20.5 feet from the road since it cannot be moved further back. The new lot would include the barn which they plan to convert into a residence. After due consideration Mr. Maltese moved that preliminary approval be granted this resubdivision. Mr. DiSomma seconded the motion. Messrs. Van de Water, DiSomma and Maltese voted "aye", Mr. van Leeuwen voted "no". The motion was carried.

Mr. Maltese moved that the final hearing be waived. Mr. DiSomma seconded the motion which was unanimously passed.

Mr. Maltese then moved that final approval be granted this resubdivision with the following conditions:

1. Board of Health approval must be obtained
2. Monuments as approved by the Town Engineer

Mr. DiSomma seconded the motion. Messrs. Van de Water, DiSomma, Maltese voted "aye". Mr. van Leeuwen voted "no". The motion was carried.

Mr. James Kennedy reviewed the updated DEIS (Draft Environmental Impact Statement) for the Cole subdivision which was not accepted by the Planning Board. Necessary revisions and the missing Page 11 are to be incorporated after Mr. Kennedy has discussed it with the Planning Consultants. They will prepare a Memo detailing those points not covered in the DEIS that should be addressed. Chm. Van de Water read the 6/16/80 letter from Paul Chadik re this subdivision.

Chm. Van de Water read the 7/21/80 letter received from Paul Chadik re the conventional plot for the proposed White Wood subdivision advising that several septic systems were too near the wetlands and the pond (100') and that deep test holes would be required on each of the lots. Mr. Landi will discuss the problem lots with the Consultant. An Environmental Assessment Form was received.

The proposed Labriola subdivision, Wampus Lake Estates, was then discussed. Chm. Van de Water read his 6/24/80 letter to Atty. Filardi, advising him that the members of the Planning Board requested that Mr. Labriola stop all work of covering over the landfill until technical evaluations can be completed. Chm. Van de Water then read Mr. Kellard's 6/20/80 letter. He said that Mr. Labriola had regraded the landfill and seeded the slopes but that all work had stopped when Mr. Van de Water's letter was read. He will advise the Board the exact date the regrading was done.

Mr. Kellard then presented a new conventional plan, completely away from the landfill, showing 13 two-acre lots on a temporary cud-de-sac. He will confer with Miss MacQueen and then write to Mr. Cropper and Mr. Chadik.

A sign plan was presented for the U-Haul site in North White Plains. The free-standing sign covered too much area. Therefore they must eliminate the small "Reader Sign". Mr. van Leeuwen then moved that the sign plan, dated 7/21/80, be approved subject to the following conditions:

1. Modify the sign plan by removing "Reader Sign" between posts of the free-standing sign because it exceeds the allowable area.
2. Must seek approval of the Architectural Board of Review

Mr. DiSomma seconded the motion which was unanimously passed. The amended plan showing addition to the shop was referred to the consultant.

Mr. Fullam requested an extension of time for completing the

work at the Zygmunt subdivision. Mr. van Leeuwen moved that a 6-month extension of time be granted to Jan. 1981. Mr. DiSomma seconded the motion which was unanimously passed.

Arch. Lee Levey discussed increasing the parking for the Pitney-Bowes building at Aerotech. The site plan with revised parking was discussed, and the Planning Board noted that some new parking spaces would require drivers to back into driveway aisles. The Architect was advised to revise the parking layout again.

A revised plan, dated 7/27/80, for the Geo. Bukov nursery, was then considered. It showed the swail, recommended by the Soil Conservation Service, to prevent erosion. It was noted that the barn must be removed. The Planning and Conservation Boards were advised of the Town Board's added requirements for the Special Permit. Mr. DiSomma moved that the site plan be approved subject to the condition

1. That the location of crop planting, vegetable and flower planting be eliminated from the plat

Mr. Maltese seconded the motion which was unanimously passed.

Mr. Tom Viola showed the new sign for his restaurant in Banksville now to be known as "The Country House". Mr. Maltese moved that the new sign be approved. Mr. van Leeuwen seconded the motion which was unanimously passed.

Mr. Fullam explained the plan to extend the office space of the Euster building by 640 sq. ft. This would require more parking spaces, - 167 whereas they now have 112. The Consultant and Bldg. Inspector will study this problem. If a variance is required, the Chairman was authorized to recommend approval since the present parking seems adequate.

Mr. Fullam presented a plan to subdivide 4 acres of land, belonging to Mr. Cotter, on the north side of Round Hill Rd., into 2 lots, - 2.13 and 2.0 acres respectively. A public hearing will be held on this subdivision request at 9:30 P.M. on August 18th.

Mr. Fullam presented a request to spin off 2 new lots (2 acres each) from the 9-3/4 acre piece left in the Troy subdivision. It would require a long driveway from Hissarlick Way. The Consultant will inspect the site.

Mr. Fullam discussed again Mr. Ragette's plan for the restaurant and office unit on his property on Bedford Rd. The consultant will study the proposal.

Chm. Van de Water read the June 15, 1979 letter addressed to Claire Rumsey from Atty. Frank O'Neill in which he assured her of the Bank's cooperation with the buffer landscaping she recommended adjacent to her property.

Chm. Van de Water read the 7/21/80 letter from Mr. Fullam re the C.V.C. Holding Subdivision (Gladys Moger) which requested reducing the paved road requirement from 28' to 24' for Woodfield Lane, the proposed road in the subdivision. Engr. Ron Jack supported this request in consideration of the length of the road and the number of lots served. After due consideration Mr. van Leeuwen moved that the reduction of paved road be approved. Mr. DiSomma seconded the motion which was unanimously approved.

The meeting was adjourned at 12:10 A.M.

Adele M. Gibbons
Secretary
North Castle Planning Board



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
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Application for Site Development Plan Approval

Application Name

Bukov Farms

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

Name of Property Owner: <u>Bukov Family Trust</u>
Mailing Address: <u>65 Bedford Banksville Road, Bedford, NY 10506</u>
Telephone: <u>917-365-3615</u> Fax: _____ e-mail <u>vasilka72@gmail.com</u>
Name of Applicant (if different): <u>Vasilka Bukov</u>
Address of Applicant: <u>65 Bedford Banksville Road, Bedford, NY 10506</u>
Telephone: <u>917-365-3615</u> Fax: _____ e-mail <u>vasilka72@gmail.com</u>
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>Joseph C. Riina, P.E.</u>
Address: <u>251-F Underhill Avenue, Yorktown Heights, NY 10598</u>
Telephone: <u>914-962-4488</u> Fax: <u>914-962-7386</u> e-mail <u>jrriina@sitedesignconsultants.com</u>
Name of Other Professional: <u>Daniel T. Merritts, L.S.</u>
Address: <u>394 Bedford Road, Pleasantville, NY 10570</u>
Telephone: <u>914-769-8003</u> Fax: _____ e-mail <u>daniel@tcmerritts.com</u>
Name of Attorney (if any): <u>P. Daniel Hollis, III, Esq.</u>
Address: <u>55 Smith Avenue, Mt. Kisco, NY 10549</u>
Telephone: <u>914-666-5600</u> Fax: <u>914-666-6267</u> e-mail <u>pdhollis@hollislaidlaw.com</u>

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: 9-11-21
Signature of Property Owner:  Date: 9-11-21

MUST HAVE BOTH SIGNATURES

II. IDENTIFICATION OF SUBJECT PROPERTY

Street Address: 65 Bedford Banksville Road, Bedford, NY 10506

Location (in relation to nearest intersecting street):

450 feet (north, south, east or west) of _____

Abutting Street(s): _____

Tax Map Designation (NEW): Section 102.02 Block 1 Lot 23

Tax Map Designation (OLD): Section 1 Block 11 Lot 6

Zoning District: R-2A Total Land Area 10.5 Ac (455, 623 SF)

Land Area in North Castle Only (if different) _____

Fire District(s) #3 School District(s) Byram Hills Central

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 X 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 X 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 X Yes (adjacent) _____ Yes (within 500 feet) _____

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 X 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 X Yes (adjacent) _____ Yes (within 500 feet) _____

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

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

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

No X Yes _____

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

III. DESCRIPTION OF PROPOSED DEVELOPMENT

Proposed Use: Agricultural

Gross Floor Area: Existing 5,700 S.F. Proposed 10,330 S.F.

Proposed Floor Area Breakdown:

Retail 680 S.F.; Office 100 S.F.;

Industrial _____ S.F.; Institutional _____ S.F.;

Other Nonresidential 12,250 S.F.; Residential 3,000 S.F.;

Number of Dwelling Units: 1

Number of Parking Spaces: Existing 20 Required 24 Proposed 5

Number of Loading Spaces: Existing 1 Required _____ Proposed _____

Earthwork Balance: Cut 0 C.Y. Fill 0 C.Y.

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

Areas of special flood hazard? No X 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 X 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 X

(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 X

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

IV. SUBMISSION REQUIREMENTS

The site development plan application package shall include all materials submitted in support of the application, including but not limited to the application form, plans, reports, letters and SEQR Environmental Assessment Form. **Submission of the following shall be required:**

- One (1) set of the site development plan application package (for distribution to the Town Planner for preliminary review purposes).
- Once a completed preliminary site plan checklist has been received from the Planning Department, eight (8) additional sets of the site development plan application package (for distribution to Planning Board, Town Engineer, Town Attorney, Town Planner, Planning Board Secretary, police, fire department and ambulance corps).
- One (1) additional reduced sized set (11" x 17") of the site development plan application package if any portion of the subject property abuts or is located within five hundred (500) feet of the features identified in Section II of this application form (for distribution to Westchester County Planning Board).
- A check for the required application fee and a check for the required Escrow Account, both made payable to "Town of North Castle" in the amount specified on the "Schedule of Application Fees."

(continued next page)

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:

- 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:

- 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.

X 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.

N/A Type of power to be used for any manufacturing

_____ Type of wastes or by-products to be produced and disposal method

N/A In multi-family districts, floor plans, elevations and cross sections

N/A 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.

X 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

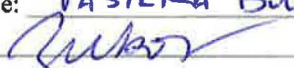
Instructions for Completing

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			
Bukov Family Trust			
Name of Action or Project: Buck's Flower Garden			
Project Location (describe, and attach a location map): 65 Bedford Banksville Road, Bedford, NY 10506			
Brief Description of Proposed Action: Amend and Renew Special Use Permit and Site Plan			
Name of Applicant or Sponsor: The Bukov Family Trust d/b/a/ Buck's Flower Garden-Nursery		Telephone: 917-365-3615	
		E-Mail: vasilka72@gmail.com	
Address: 65 Bedford Banksville Road			
City/PO: Bedford		State: NY	Zip Code: 10506
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 <input type="checkbox"/>
			YES <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: Special Use Permit and Site Plan Approval - Town of North Castle Bldg. Permit Town of N. Castle-Freshwater Wetland Permit NYS DEC			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		10.5 acres	
b. Total acreage to be physically disturbed?		1.2 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		10.5 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A	
	<input type="checkbox"/>	<input type="checkbox"/>	<input 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES		
	<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 type="checkbox"/>	<input checked="" type="checkbox"/>		
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES		
	<input type="checkbox"/>	<input checked="" 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?	NO	YES		
	<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?	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 checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>		
	b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES Controlled on site			

<p>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: _____</p>	NO	YES
<p>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: _____</p>	NO	YES
<p>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: _____</p>	NO	YES
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>VASILKA BUKOV</u> Date: <u>9.11.21</u></p> <p>Signature: <u></u></p>		



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

PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

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PLANNING BOARD SCHEDULE OF ESCROW ACCOUNT DEPOSITS

<u>Type of Application Deposit*</u>	<u>Amount of Initial Escrow Account</u>
Concept Study	\$500.00
Site Plan Waiver for Change of Use	\$500.00
Site Development Plan for:	
Multifamily Developments	\$3,000.00 plus \$100.00 per proposed dwelling unit
Commercial Developments	\$3,000.00 plus \$50.00 for each required parking space
1 or 2 Family Projects	\$2,000.00
Special Use Permit	\$2,000.00 plus \$50.00 for each required parking space
Subdivision:	
Lot Line Change resulting in no new lots	\$1,500.00
All Others	\$3,000.00 plus \$200.00 per proposed new lot in excess of two (2)
Preparation or Review of Environmental Impact Statement	\$15,000.00

* If a proposed action involves multiple approvals, a single escrow account will be established. The total amount of the initial deposit shall be the sum of the individual amounts indicated. When the balance in such escrow account is reduced to one-third (1/3) of its initial amount, the applicant shall deposit additional funds into such account to restore its balance to the amount of the initial deposit.

Applicant Signature

Date:

9.11.20



TOWN OF NORTH CASTLE
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17 Bedford Road
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APPLICATIONS REQUIRING PLANNING BOARD APPROVAL
SCHEDULE OF APPLICATION FEES

<u>Type of Application</u>	<u>Application Fee</u>
Site Development Plan	\$200.00
Each proposed Parking Space	\$10
Special Use Permit (each)	\$200 (each)
Preliminary Subdivision Plat	\$300 1 st Lot \$200 (each additional lot)
Final Subdivision Plat	\$250 1 st Lot \$100 (each additional lot)
Tree Removal Permit	\$75
Wetlands Permit	\$50 (each)
Short Environmental Assessment Form	\$50
Long Environmental Assessment Form	\$100
Recreation Fee	\$10,000 Each Additional Lot
Discussion Fee	\$200.00
Prior to submission of a sketch or preliminary subdivision Plat, an applicant or an applicant's representative wishes to discuss a subdivision proposal to the Planning Board, a discussion fee of \$200.00 shall be submitted for each informal appearance before the board.	

Any amendment to previously approved applications requires new application forms and Fes