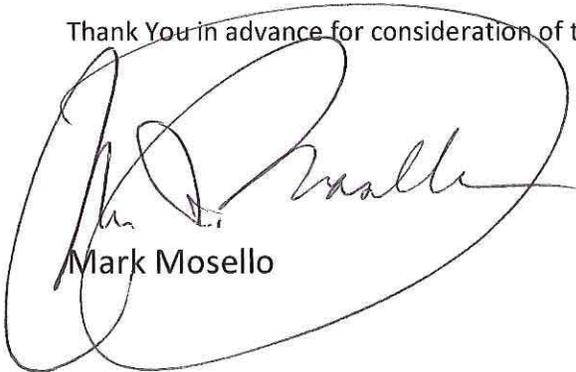

23 Bedford Banksville Road, Bedford, New York 10506

North Castle Building Department and Planning Board

To whom it may concern,

Mark Mosello, on behalf of Banmonk Realty LLC, would like to meet with the Planning board at the May 6th meeting. Our presentation would pertain to the legalization of the building for uses, we realize that the application is not fully complete and are asking to get a ruling on the current paperwork to lift the stop work order. Ben from Sherwood and Truitt LLC, a certified septic engineer has inspected the septic system. We are currently waiting for Westchester Health Department to schedule the witnessing of our percolation tests. The Health Department had contacted the engineers and advised that cannot give us a date at this time. The septic investigation yielded calculations of flow configuration and volume potential the engineers extrapolated capacity ranges. From these the architects derived their determinations in which to plug into the multiple uses we would like to pursue. The reason for this preemptive approach is that it has taken us too long due to delays out of our control that have caused us to have a fine date imposed upon us. We are excited to present this to the board.

Thank You in advance for consideration of the request.



Mark Mosello

From: jwdilaw@aol.com
Sent: Friday, July 24, 2020 12:10 PM
To: Valerie Desimone
Subject: Re: 23 Bedford Banksville Rd, Bedford NY 10506 - Planning Board Site Plan approval Application

Dear Ms. Desimone,

Thank you for your email which I received this morning concerning the above referenced matter. As the manager of Banmonk Realty LLC, I hereby authorize the present tenant, Design Lighting By Mark” to proceed to reinstate “warehouse use” as an additional added use; however, if possible, I would still prefer that the “nursery use” not be terminated.

Also, for the record, I would like to state that the principal of the tenant, Mark Mosello, was advised to consult with proper counsel and with a local engineering firm well known to the Town of North Castle to determine what uses can be conducted on the property prior to signing the lease. He was also advised that the contract specifically provided that the Landlord made no representations as to the use of the property or the condition of the building.

Please let me know if you require any further documentation or authorizations that will allow the present tenant to advance it’s application to reinstate “warehouse use” for the premises and any other uses it deems necessary to conduct its business.

Respectfully,
Bankmonk Realty LLC
By: Joseph W. DiGiacinto, esq,

Joseph W. DiGiacinto, Esq.
235 Main Street, PH
White Plains, New York 10601
Phone: 914-428-8500
Fax: 914-428-8737

-----Original Message-----

From: Valerie Desimone <vdesimone@northcastleny.com>
To: 'jwdilaw@aol.com' <jwdilaw@aol.com>
Cc: 'Michel Gunn' <Michel@23banks.com>; Robert Melillo <rmelillo@northcastleny.com>; Adam Kaufman <akaufman@northcastleny.com>
Sent: Fri, Jul 24, 2020 10:05 am
Subject: FW: 23 Bedford Banksville Rd, Bedford NY 10506 - Planning Board Site Plan approval Application

Good Morning Mr. DiGiacinto,
We have received the attached application regarding your property at 23 Bedford Banksville Road. We need written authorization from you, the property owner, that it is alright for the North Castle Planning Department to proceed with this application.

Once we have your authorization, we will place this matter on the September 14, 2020 Planning Board agenda.

Let me know if I may be of any further assistance.

Valerie B. Desimone
Planning Board Secretary
Town of North Castle
914-273-3000 ext: 43

**ZONING BOARD OF APPEALS
TOWN OF NORTH CASTLE
17 BEDFORD ROAD
ARMONK, NY 10504
(914) 273-3000 EXT. 44**

2021

ZONING BOARD OF APPEALS MEETING DATES

ALL APPLICATIONS DUE BY 12:00 NOON

MEETINGS ARE HELD IN TOWN HALL, 15 BEDFORD RD., ARMONK, NY

<u>Meeting Dates</u>	<u>Application Deadline</u>
January 7	December 15, 2020
February 4	January 12
March 4	February 9
April 1	March 9
May 6	April 13
June 3	May 11
July 1	June 8
August 5	July 13
September 2	August 10
October 7	September 14
November 4	October 1
December 2	November 9



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

PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

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

Application for Site Development Plan Approval

MARK A MOSELLO Application Name

23 Banks Design Group, LLC

For change of uses/
re-Establishing uses
of Building



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

PLANNING DEPARTMENT
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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:

7/30/19

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							
Renovate existing Building							
Name of Action or Project: 23 Banks Design Group Bldg Renovate							
Project Location (describe, and attach a location map): 23 Bedford Banksville Rd, Bedford NY 10506							
Brief Description of Proposed Action: Rent out portions of building which then will be renovated in sections.							
Name of Applicant or Sponsor: 23 Banks Design Group LLC		Telephone: 914-747-7777					
Address: 23 Bedford Banksville Rd		E-Mail: michel@designlightingby marks.com					
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 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 type="checkbox"/> Industrial <input checked="" 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							

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <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?	<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: <u>Wetlands</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input 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:	<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:	<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:	<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? b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input 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? 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 type="checkbox"/> <input checked="" type="checkbox"/>	<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 checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	<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 type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	

<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)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<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?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: _____

Date: 7/30/19

Signature: _____

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

Name of Property Owner: Banmonk Realty LLC
 Mailing Address: 235 Main Street, PH, White Plains, NY
 Telephone: 914-428-8500 Fax: _____ e-mail jwdlaw@aol.com

Name of Applicant (if different): Mark A. Mosello
 Address of Applicant: 181 Mead St., Waccabuc NY, 10597
 Telephone: 914-772-0504 Fax: _____ e-mail michel@designlightingbymarks.com
 Interest of Applicant, if other than Property Owner:
Rent to Buy interest

Is the Applicant (if different from the property owner) a Contract Vendee?

Yes No

If yes, please submit affidavit stating such. If no, application cannot be reviewed by Planning Board

Name of Professional Preparing Site Plan: SHERWOOD AND TRUITT, LLC / BEN TRUITT
 Address: 460 Spring Dr, Yorktown Heights, NY 10598
 Telephone: 914-817-7749 Fax: _____ e-mail sales@shertrutt.com
914-747-7777

Name of Other Professional: DESIGN Lighting by Marks LLC
 Address: 23 Banks Design Group LLC
 Telephone: _____ Fax: _____ e-mail _____

Name of Attorney (if any): _____
 Address: _____
 Telephone: _____ Fax: _____ e-mail _____

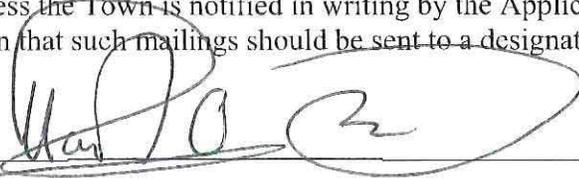
Applicant Acknowledgement

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: _____

July 30, 2015

Signature of Property Owner: _____

Date: _____

MUST HAVE BOTH SIGNATURES

II. IDENTIFICATION OF SUBJECT PROPERTY

Street Address: 23 Bedford Banksville Rd., Bedford, NY 10506

Location (in relation to nearest intersecting street):

100 feet (north, south, east or west) of Round House Rd.

Abutting Street(s): _____

Tax Map Designation (NEW): Section 102.04 Block 11 Lot 9

Tax Map Designation (OLD): Section 1 Block 11 Lot 9C24A

Zoning District: GB-B Total Land Area 4.28

Land Area in North Castle Only (if different) _____

Fire District(s) #3 Banksville 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) _____

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: Commercial - LIGHTING Home improvement

Gross Floor Area: - Existing 14,000 S.F. Proposed 14,000 S.F.

Storing goods

Proposed Floor Area Breakdown:

Retail _____ S.F.; Office _____ S.F.;

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

Other Nonresidential _____ S.F.; Residential _____ S.F.;

Number of Dwelling Units: _____

Number of Parking Spaces: Existing 100 Required Same Proposed Same

Number of Loading Spaces: Existing _____ Required _____ Proposed _____

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

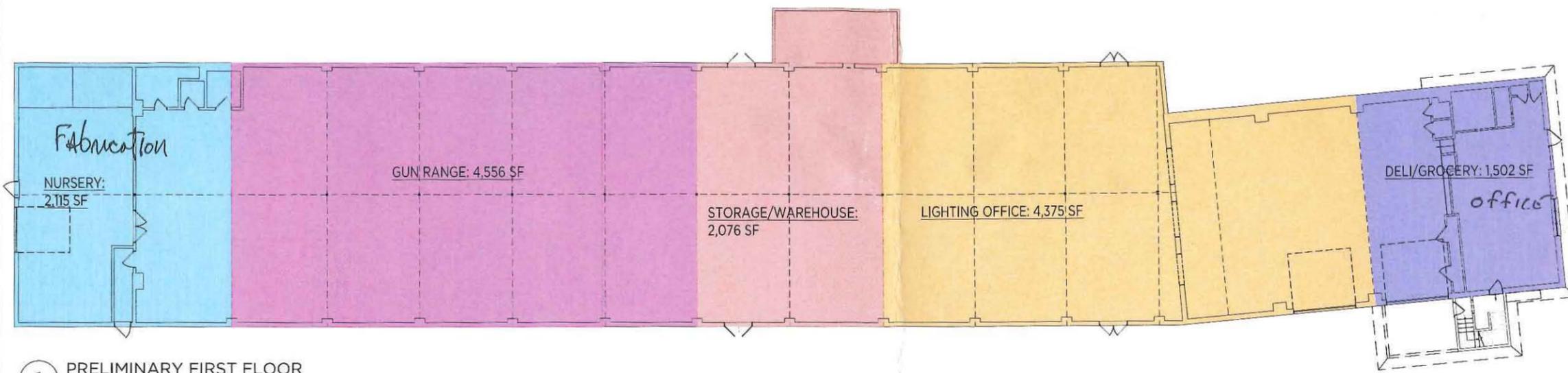
Existing Conditions Data:

- _____ 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.
- _____ 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.

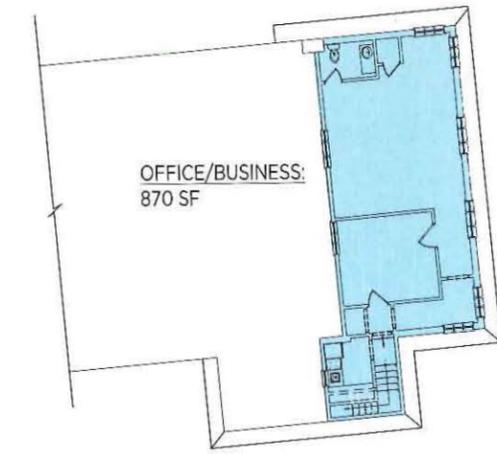


1 PRELIMINARY FIRST FLOOR
 USE DIAGRAM

WATER USAGE CALCULATIONS					
USE	OCCUPANCY		REQUIRED	USAGE (GALLONS)	NOTES
Gun Range	5 PEOPLE	4556 SF	15 GAL / PERSON	75	
BUSINESS: DESIGN LIGHTING	15 PEOPLE	4,375	15 GAL / PERSON	225	
DELI / GROCERY	1 PER 100 SF	1502 SF	20 GAL / PERSON	300	
WAREHOUSE	5 PEOPLE	2,076 SF	15 GAL / PERSON	75	
NURSERY	5 PEOPLE	2,115 SF	15 GAL / PERSON	75	
BUSINESS: PROFESSIONAL OFFICE SECOND FLOOR	1 PER 100	870/100: (8.7)	15 GAL / PERSON	130.5	
TOTAL USAGE GAL/DAY				880.5	

NOTE: THIS TABLE IS FOR DISCUSSION ONLY AND WILL NEED TO BE REVIEWED AND ADJUSTED BY ENGINEER FOR ACCURACY. PERC RATE OF SOIL IS UNKNOWN.

- **IT IS ASSUMED BASED ON AS-BUILT THAT EXISTING SEPTIC SYSTEM CAN ACCOMMODATE 675 GALLONS/DAY**



2 PRELIMINARY SECOND FLOOR
 USE DIAGRAM

REVISIONS			
#	DATE	REVISION DESCRIPTION	BY

PHASE
PRELIMINARY
NOT FOR CONSTRUCTION



3 ZONING LOCATION MAP

Site Plan Nursery - use keep

N.T.S.

FOR COMMENT ONLY

PROJECT NAME
Mosello

23 BEDFORD BANKSVILLE ROAD
 BEDFORD, NY

JOB NO. 17027

DRAWN BY CC PROJ. MANAGER MG

DATE 10-30-19 SCALE AS NOTED

DRAWING TITLE
PRELIMINARY PLANS (PROGRAM STUDY)

DRAWING NO.

A101