

VENEZIANO & ASSOCIATES
84 Business Park Drive
Suite 200
Armonk, New York 10504
(914) 273-1300

September 15, 2023

Joseph Monticelli, Chair
North Castle Zoning Board of Appeals
15 Bedford Road
Armonk, NY 10504

RECEIVED

SEP 15 2023

Re: 23 Bedford Banksville Road Variance Application

TOWN OF NORTH CASTLE
BUILDING DEPARTMENT

Honorable Chair and Members of the Board:

I. EXECUTIVE SUMMARY

This letter is submitted to your Board (ZBA) on behalf of the owner, Greenwich Realty Group LLC (Owner/Applicant) with respect to property located at 23 Bedford Banksville Road (the Property). The Owner seeks to redevelop the Property to include a 68,000 s.f. self-storage facility of three stories, with a height of 30 feet. That re-development will require a story variance adding a third story while maintaining the permitted 30' height. It is for that purpose that this application is submitted. The Owner has retained this firm, as well as DTS Provident Design Engineering, LLP, and Edgewater Architects as the project team.

As this Board is aware, the Town Law sets forth a balancing test with some specific factors to consider in reviewing an area variance. These factors will be discussed in turn below and addressed with particularity. At the outset, some general salient points as to the balancing test will put the requested variance in context. In balancing the benefits to the Owner against the impacts to the area, the benefits are apparent:

- (i) Reclamation of a deteriorated site and the replacement of an ancillary outdated building;
- (ii) Reclamation and protection of DEC wetlands and wetland buffer;
- (iii) Commencement of a permitted use under an authorized site plan;
- (iv) The addition of a useful warehouse for Town residents; and,
- (v) Increased tax revenue.

With respect to impacts, they will be hardly noticeable, and in many respects, positive, as follows:

- (i) The siting of the proposed building is ideal for the use. The building will be approximately 325 feet from Bedford Banksville Road. There are mature trees located within the first 40 or 50 feet of the road which will further hinder the view of this building;
- (ii) The Property located immediately to the north is a commercial site. It is used as a prior non-conforming construction yard, a junkyard and also creates fill for sale in the rear;
- (iii) We have been cleaning up our site and reclaiming it for over a year, having evicted five tenants, removed 30 to 40 feet of a fill pile to the rear, and are currently removing the balance of the soils. The removal of the operation, a previously permitted non-conforming use, results in the removal of noise and dust from the area;
- (iv) There is minimal traffic associated with a self-storage building. DTS Provident shall testify that there is minimal traffic associated with this proposed use; and,
- (v) The self-storage use creates minimal water demand and, on a site with very limited septic capacity, generates negligible sewage flows.

II. THE PROPERTY & PROPOSED USE

The Owner seeks to redevelop the Property to include a 68,000 s.f. self-storage facility of three stories, with a height of 30 feet (Project). The zone permits two stories. This use is in addition to the existing 15,500 s.f. building currently on site.

The former use and deterioration of the site accumulated over the years, since the 1950's, by the previous owner. The Applicant has struggled to work through improving the original building and eliminating undesirable uses at its own great expense. The Applicant now proposes a use that requires minimal use of water or septic, generates no school children, results in a mitigation plan for the wetlands, and generates additional Town and County taxes.

The site is 10.816 acres in size. Part of the Property is in the CB-B zoning district, and part of it is in the GB zoning district. There is an existing +/-15,500 s.f. building on the Property (Existing Building), which has undergone upgrades to the exterior. There had been substantial fill on the Property for decades, accumulated and regenerated by the previous owner, as well as storage of equipment, most of which has been removed since. The Applicant took ownership of the site in 2022. It has long been serviced by a septic field located inside of the DEC wetland. Discussions with Westchester County Department of Health have indicated to DTS Provident Design Engineering that the use of the septic facility will be limited to 20 employees.

III. PRESENT POSTURE & ZONING

The Planning Board is presently processing a site plan application for the Project. A copy of the current Site Plan is submitted in support of this Application. The Conservation Board has also approved a prior wetlands mitigation plan now that the rear has been cleaned up by the Applicant. We will appear before the Conservation Board and secure its input on this proposal.

The proposed use is a permitted use in the GB Zoning District and the Project conforms to the zoning in all respects except as to stories, as is elaborated upon immediately below. Under the Property's zoning, height is limited to 30 feet and two stories.

IV. DISCUSSION OF VARIANCE

A. Variance Requested: As set forth above, the Project proposes a height of 30 feet and three stories. Thus, an area variance of one story is required to accommodate the proposed height.

Four important overarching factors should be noted in connection with the ZBA's consideration of the variance:

- (i) With respect to the Project's location, the self-storage building is not visible to a residential site, hardly visible from Bedford Banksville Road. The proposed building maintains the 30 foot permitted height.
- (ii) The floor area ratio for the Property of 0.23 would allow more square footage than we are proposing in this application;
- (iii) The proposed use is a permitted use under the zoning and an improvement to both the Property and the surrounding properties; and,
- (iv) There is almost zero additional impacts associated with the additional floor area permitted with this use (traffic, water supply, septic treatment).

The Project thus conforms to zoning in all respects except as to the story variance requested.

From the impact perspective, the variance has very little impact on the area, does not impact neighbors and it is submitted is not substantial. We can easily accommodate a third floor within the 30-foot height.

B. Legal Standard: Town Law Section 267(1)(b) sets forth the standard to be applied in considering an area variance, as follows:

[T]he zoning board of appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination the board shall also consider:

- (1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;
 - (2) whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance;
 - (3) whether the requested area variance is substantial;
 - (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
 - (5) whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.
- (c) The board of appeals, in the granting of area variances, shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

We submit that the applicant's proposal amply supports the granting of the area variance under this standard. There are obvious benefits to the owner of the property who has sought to redevelop the Property, but those benefits accrue to the Town of North Castle as well. The Owner has reclaimed the front existing building, evicted 5 tenants on consent in the rear of site, eliminated noxious uses, demolished a condemned building, and is in the process of eliminating the numerous "storage" trailers on the site. A substantially improved and engineered site plan will, among other things, improve future site drainage and result in a new, state-of-the-art building serving Town residents' storage needs, all while hardly impacting the area.

C. Supporting Factors: Below the standards for granting an area variance are set forth, followed by a narrative explanation of the manner in which the application meets those standards.

[T]he zoning board of appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant.

The benefit to the Applicant if the variance is granted will be to allow the continued successful re-development of the Property. The proposal would have less than the allowable F.A.R. and would result in a new, high quality, Code compliant building. The use would benefit Town residents. The site has been severely impacted since the 1950's, such that redevelopment is a challenge, and the proposed use, which is a conforming use, is needed in the Town and will have very low environmental impacts. There is no nearby residential development which will be impacted by the re-development. The proposed use is in keeping with the commercial nature of the location. The condition and aesthetic value of the site will be greatly improved. And increased tax revenue will be generated for the Town with no greater drain on Town services or resources.

The resultant building will be no higher than a permitted building: 30 feet. Therefore, zero additional visual impact.

(1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance:

It is submitted that the proposed Project will not have an undesirable effect on the character of the neighborhood. It will upgrade the area. The character of the neighborhood is commercial/industrial and, according to zoning, should be developed commercially. The proposal is to re-develop a long-blighted property in conformance with the character of the "neighborhood" and the district.

To date, the Owner has removed substantial fill and equipment storage from the site. In fact, when completed, the Project will have a desirable impact on the neighborhood character and the Town's local tax revenues; it will represent a substantial improvement. The Owner will be reclaiming a site which has long been in disarray, and replacing an outdated building with a brand new, modern storage facility which will be an amenity to Town residents.

The building exterior has been upgraded recently and is being maintained by the owner, and a building of approximately 2,000 s.f. has been demolished where the new one will be erected. The area in the rear of the site has been reclaimed and nuisances have been eliminated. Approximately 12 of the 18-wheeler trucks that were used by the former tenants, mostly for storage, have also been legally removed. The property immediately to the north is utilized as a construction yard for a fill operation, stores "junk," and operates essentially as an industrial use generating and transporting fill. At a substantial scale, the site is approximately 3.7 acres.

There will be no adverse visual impacts, as both the quality of the re-developed building and the overall site planning will be an improvement. The proposed warehouse use can only improve this area.

Joseph Monticelli, Chair
North Castle Zoning Board of Appeals

September 15, 2023
Page 6

The granting of the requested variance will improve the character of the neighborhood, make it consistent with the primary use on this site and create a state-of-the-art self-storage facility for the Banksville area in the Town of North Castle.

- (2) *whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance:*

The Property was acquired in a substantially worse, and non-Code compliant, condition in 2022. The use proposed is a very low-impact use for such a site in comparison to both its past uses and its potential alternate development under the present zoning. The septic limitation guides the uses on this site.

- (3) *whether the requested area variance is substantial.*

The height limitation of two stories and thirty feet would allow approximately 44,000 ft.² of development. The additional floor proposed is internal to the building and generates virtually no perceptible increase in impacts to the community. The proposed three stories are insubstantial when weighed against the benefits to both the Applicant and the Town. The Property and the proposed new building are situated in such a way that the additional height will hardly be perceptible. The eastern wall of the building will be set back 325 feet from Bedford Banksville Road.

- (4) *whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district:*

Since the operations of the self-storage facility will be activated by the tenants, it requires negligible employee traffic and parking, and will generate only nominal vehicle trips during the day, which will be either passenger vehicles or moving vans/trucks, and slightly more on weekends during non-peak times. Traffic will be minimal, noise will be reduced, the wetlands will be permanently protected by a mitigation plan, the uses on-site will be conforming to zoning, the new building will conform to State and Town Building Codes, and taxes will be generated without concomitant impacts on municipal services or the schools. An aerial photograph will be presented that makes clear that the site is virtually undeveloped in the rear and is dominated by a DEC wetland buffer.

- (5) *whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance:*

The Property was acquired in a substantially worse, and non-Code compliant, state in 2022, subject to the current zoning as discussed above. The Owner has cleaned up the site, removed a 40-foot-high mound of fill and eliminated an active fill operation, and remedied many of

the Code violations. The proposed Project would result in an entirely Code compliant building and site.

The former use and deterioration of the site accumulated over the years, since the 1950's, by the previous owner. The applicant has struggled to work through reclaiming the site, upgrading the existing building, and eliminating undesirable uses at its own expense. The Applicant now proposes a use that requires very limited water or septic treatment, generates no school children, results in a mitigation plan for the wetlands, and generates additional Town and County taxes.

V. SUMMARY

In summary, the overall benefits to both the Applicant and the Town far outweigh any conceivable negative impact, and most of the tangible impacts are positive. These considerations may be summarized as follows:

<u>POSITIVE ELEMENTS OF USE</u>	<u>POSITIVE IMPACTS OF PROPOSED PLAN</u>
Increased tax revenue.	Modern building under Code-compliant plans.
Reclamation of a deteriorated site and the replacement of an outdated building.	The Applicant removed a +/-35 foot-high pile of fill and are remaining soils.
The removal of a non-conforming use results in the removal of a noise and dust nuisance from the area.	Commencement of a permitted use under an authorized site plan.
Virtually zero traffic associated with the self-storage use.	DTS Provident suggests 5 to 7 trips.
This use improves the "neighborhood."	The Property located immediately to the north is used as a construction yard, a junkyard and fill operation.
The addition of a useful amenity for Town residents.	The self-storage use creates negligible water and septic demand.
	Brings area more in conformity with current zoning and Town Comprehensive Plan.

Joseph Monticelli, Chair
North Castle Zoning Board of Appeals

September 15, 2023
Page 9

VI. REQUESTED RELIEF

Attached hereto is a completed Variance Application form, and the required application fees have been delivered under separate cover by my office. The Applicant respectfully requests that this matter be placed on your next agenda, October 5, 2023, and that the requested area variance be granted.

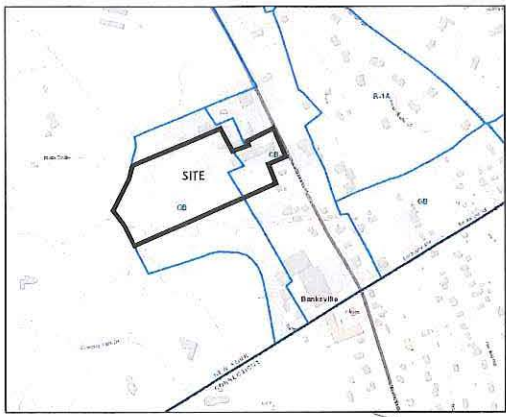
Very truly yours,

Anthony F. Veneziano, Jr.

ANTHONY F. VENEZIANO, JR.

AFV/kj
Encls.

NO.	REVISION	DATE
1	ISSUED FOR PLANNING BOARD	11/22/2021
2	ISSUED FOR PLANNING BOARD	01/10/2022
3	ISSUED FOR TOWN BOARD	03/01/2022
4	MITIGATION	04/06/2022
5	PLANNING BOARD	10/20/2022
6	ISSUED TO PLANNING BOARD	11/28/2022
7	ISSUED TO PLANNING BOARD	03/13/2023
8	ISSUED TO PLANNING BOARD	04/24/2023
9	SELF STORAGE FACILITY - GB DISTRICT	06/26/2023
10	SELF STORAGE FACILITY - GB DISTRICT	07/20/2023
11	PARKING, STORMWATER	07/27/2023
12	FOUR STORY	07/31/2023
13	ISSUED TO PLANNING BOARD	08/07/2023
14	ISSUED TO ZONING BOARD	09/19/2023



- SITE NOTES**
- RESTORATION OF THE REAR CONTRACTOR'S YARD SHALL INCLUDE REMOVAL OF SOILS PLACED IN THE WETLANDS TO THE SATISFACTION OF THE TOWN ENGINEER.
 - REMOVAL OF SOILS FROM THE EXISTING CONTRACTOR'S YARD WILL REQUIRE SOIL TESTING FOR CONTAMINANTS IN ORDER TO DETERMINE ITS REUSE.
 - THE PROPOSED STORAGE AND OFFICE USE SHALL NOT PERMIT THE PARKING OF ANY COMMERCIAL VEHICLES.
 - ANY OUTDOOR LIGHTING SHALL COMPLY WITH REQUIREMENTS OF SECTION 355-45.M OF THE TOWN CODE.
 - ALL UNDEVELOPED PARKING SPACES SHALL BE USED AND MAINTAINED AS ADDITIONAL LANDSCAPE GROUNDS UNTIL SUCH TIME ADDITIONAL PARKING IS REQUIRED.

- PARKING REQUIREMENTS**
SECTION 355-57 - SCHEDULE OF OFF-STREET PARKING REQUIREMENTS
- OFFICE USE ASSOCIATED WITH PROPOSED TENANTS**
- 1 SPACE FOR EACH 250 SF OF GROSS FLOOR AREA OF OFFICE
 - TOTAL OFFICE AREA = 7,635 SF
 - 7,635 SF / 250 SF = 30.54
 - USE 31 SPACES
- STORAGE USE ASSOCIATED WITH PROPOSED TENANTS**
- 1 SPACE PER EMPLOYEE ON THE LARGEST WORK SHIFT, BUT NOT FEWER THAN 1 PER 1,200 SF OF GROSS FLOOR AREA, PLUS 1 FOR EACH COMMERCIAL VEHICLE GARAGED ON THE LOT.
 - 16 EMPLOYEES = 16 SPACES
 - TOTAL STORAGE AREA = 9,836 SF
 - 9,836 SF / 1,200 SF = 8.20
 - NO FEWER THAN 9 SPACES
 - USE 16 SPACES
- MAIN BUILDING**
- TOTAL PARKING SPACES = 16 + 31 = 47 SPACES
 - HANDICAPPED SPACES REQUIRED = 2 HANDICAPPED SPACES
 - PARKING PROVIDED = 38 SPACES, 2 HANDICAPPED SPACES
 - LANDSCAPING: 10% OF INTERIOR OF THE PARKING AREA SHALL BE LANDSCAPED
- SELF STORAGE FACILITY**
- 68,000 SF / 1200 = 57 SPACES

NET LOT AREA CALCULATION

TOTAL LOT AREA = 471,142.378 SF

WETLAND AREA = 256,250.70 SF

NET LOT AREA = 471,142.38 - (.75)(256,250.7) = 278,954 SF

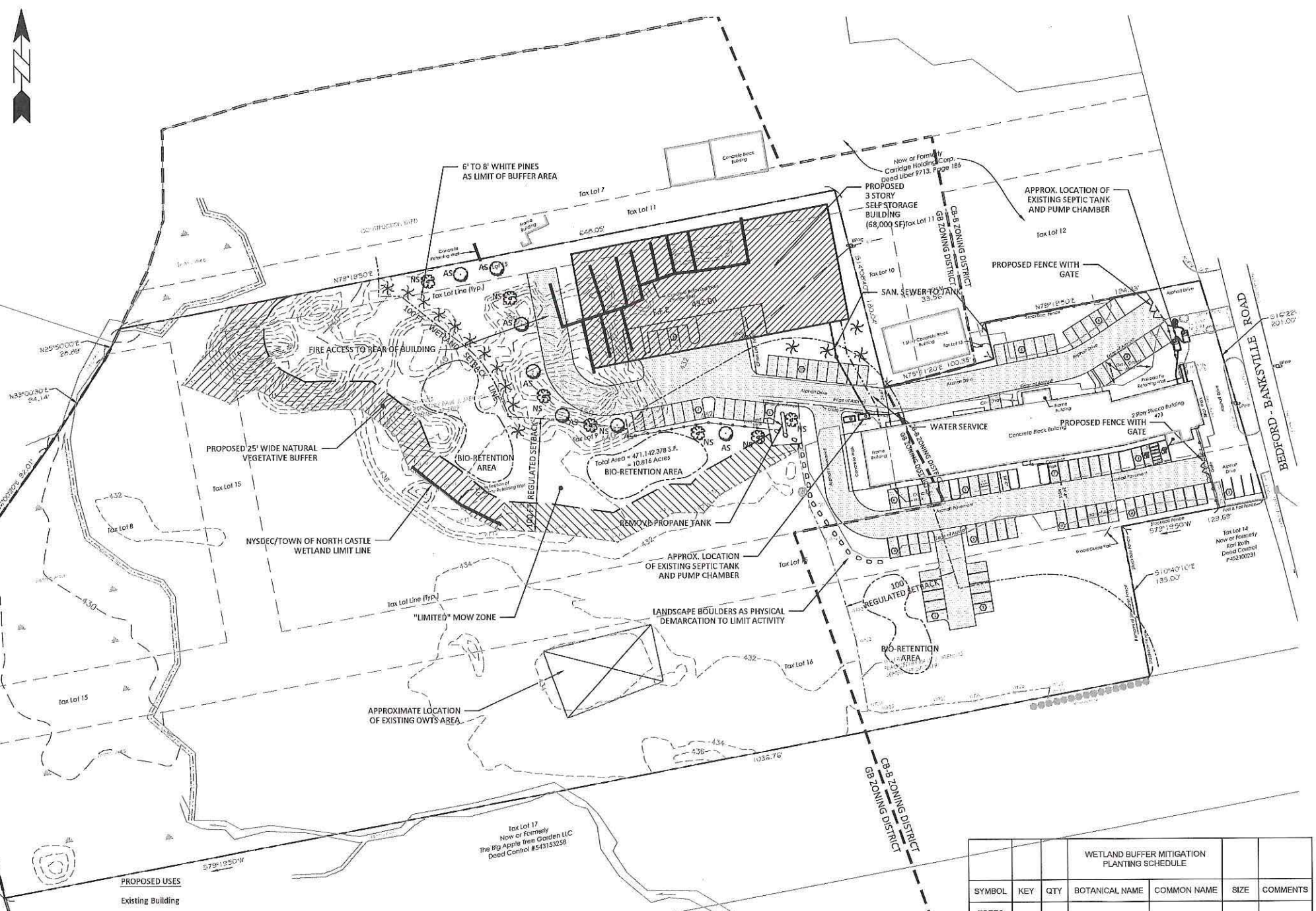
FLOOR AREA RATIO CALCULATION

EXISTING BUILDING = 15,500 SF

PROPOSED STORAGE FACILITY = 68,000 SF

F.A.R = 83,500 SF / 278,954 SF = 0.299

- PROJECT NOTES**
- PROJECT SITE ADDRESS:
23 BEDFORD-BANKSVILLE ROAD
BEDFORD, NEW YORK 10506
 - OWNER:
BANMONK REALTY, LLC
285 MAIN STREET
WHITE PLAINS, NEW YORK 10601
 - APPLICANT
MARK MOSELLO
23 BANKS DESIGN GROUP, LLC
181 MEAD STREET
WACCABUC, NEW YORK 10597
 - TOWN OF NORTH CASTLE TAX MAP INFORMATION:
SECTION 102.04 BLOCK 1 LOTS 8, 9, 15, 16
TOTAL AREA OF PARCEL = 10.816 ACRES
CB-B CENTRAL BUSINESS B, AND GB GENERAL BUSINESS DISTRICTS
 - WATERSHED BASIN:
INLAND L.I.S. - MIANUS RIVER BASIN



- PROPOSED USES**
- Existing Building
- OFFICE SPACE WITH ASSOCIATED STORAGE/ASSEMBLY WORK AREA - TOTAL AREA OF OFFICE = 7,635 SF
 - STORAGE/ASSEMBLY WORK SPACE ASSOCIATED WITH OFFICE USE - TOTAL AREA OF STORAGE / ASSEMBLY WORK AREA = 9,836 SF
- Proposed Building
- SELF STORAGE FACILITY - 68,000 SF
- NUMBER OF EMPLOYEES**
- A TOTAL OF 16 EMPLOYEES IS PROPOSED TO BE INCLUSIVE OF ALL PROPOSED USES.

PROPERTY LOCATED WITHIN FLOOD HAZARD AREA - ZONE A WITHOUT A BASE FLOOD ELEVATION

COMMERCIAL STRUCTURE SHALL MEET REQUIREMENTS FOR DRY FLOODPROOFING SO THAT BOTH STRUCTURES ARE WATER TIGHT BELOW BASE FLOOD ELEVATION+2. UTILITIES WALL IMPERMEABLE TO PASSAGE OF WATER. UTILITIES AS HVAC, ELECTRICAL, POTABLE WATER AND FUEL STORAGE SHALL BE RELOCATED TO ELEVATION.

RELOCATED UTILITY SYSTEMS TO MAINTAIN MINIMUM 4' CLEARANCE ABOVE FLOOR LEVEL. (UPSTREAM CROSS SECTION ELEVATION 434.5 RELATIVE ELEVATION AT UPSTREAM SIDE OF BUILDING 432.0)

TOWN OF NORTH CASTLE ZONING DATA: CB-B - CENTRAL BUSINESS BANKSVILLE ZONING DISTRICT

	LOT AREA (SQ. FT.)	NET LOT AREA	FRONTAGE (FEET)	LOT DEPTH (FEET)	FRONT YARD (FEET)	SIDE YARD (FEET)	REAR YARD (FEET)	MAXIMUM BUILDING HEIGHT (STORIES/FEET)	AVERAGE HEIGHT OF ACCESSORY BUILDINGS (STORIES/FEET)	BUILDING COVERAGE (SQ. FEET)	FLOOR AREA RATIO
REQUIRED	5,000		50	100	25	0	50	2 / 30	2 / 30	25%	0.3
EXISTING	471,142.378	278,954	201.00	1,185.46	31.54	34.67	781.70	<2 / 30	-	13.87%	0.29

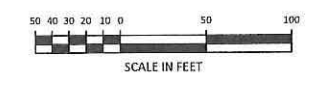
TOWN OF NORTH CASTLE ZONING DATA: GB - GENERAL BUSINESS ZONING DISTRICT

	LOT AREA (SQ. FT.)	NET LOT AREA	FRONTAGE (FEET)	LOT DEPTH (FEET)	FRONT YARD (FEET)	SIDE YARD (FEET)	REAR YARD (FEET)	MAXIMUM BUILDING HEIGHT (STORIES/FEET)	AVERAGE HEIGHT OF ACCESSORY BUILDINGS (STORIES/FEET)	BUILDING COVERAGE (SQ. FEET)	FLOOR AREA RATIO
REQUIRED	10,000		100	100	25	10	25	2 / 30	2 / 30	20%	0.3
PROPOSED	471,142.378	278,954	201.00	1,185.46	308.90	10.0	428.0	3 / 30 *	-	13.87%	0.29

* INDICATES VARIANCE REQUIRED FOR 3 STORY

WETLAND BUFFER MITIGATION PLANTING SCHEDULE

SYMBOL	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
(Tree symbol)	AS	7	ACER SACCHARUM	SUGAR MAPLE	3.5 IN	B&B
(Tree symbol)	NS	7	NYSSA SLYVATICA	BLACK TUPELO	3.5 IN	B&B
(Tree symbol)	PS	15	PINUS STROBUS	WHITE PINE	8'-8' HT.	B&B



DTS • PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP
One North Broadway
White Plains, NY 10601

P: 914.428.0010
F: 914.428.0017

Under New York State Education Law Article 145 (Engineering), Section 2209 (2), It is a Violation of This Law For Any Person, Unless Acting Under the Direction of A Licensed Professional Engineer, To Alter This Document

© DTS Provident Design Engineering, LLP

23 BANKS DESIGN GROUP, LLC
23 Bedford-Banksville Road
Bedford, NY 10506

TITLE: **SITE PLAN**

Approved by Town of North Castle Planning Board Resolution, Dated: _____

Christopher Carthy, Chairman,
Town of North Castle Planning Board

Engineering Plans Reviewed for Conformance to Resolution: _____

Joseph M. Cermele, PE
Kallard Sessions Consulting
Consulting Town Engineers

Scale: 1" = 50'

Date: 10/21/2021

Drawn By: JM

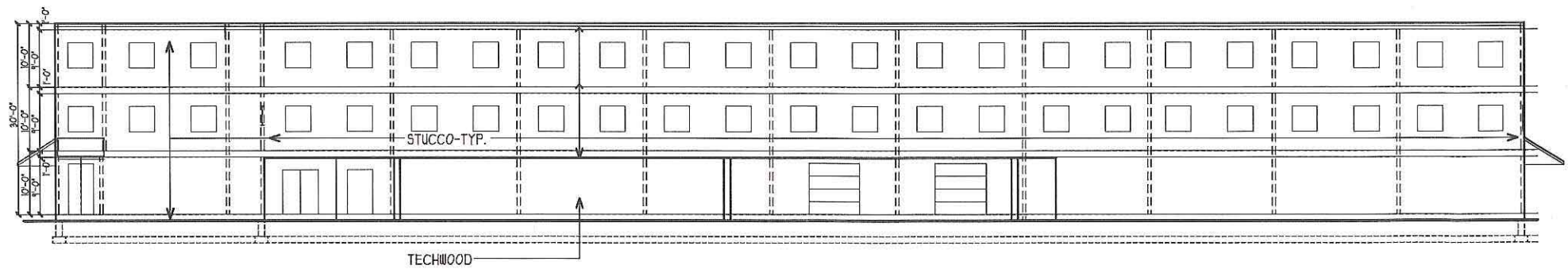
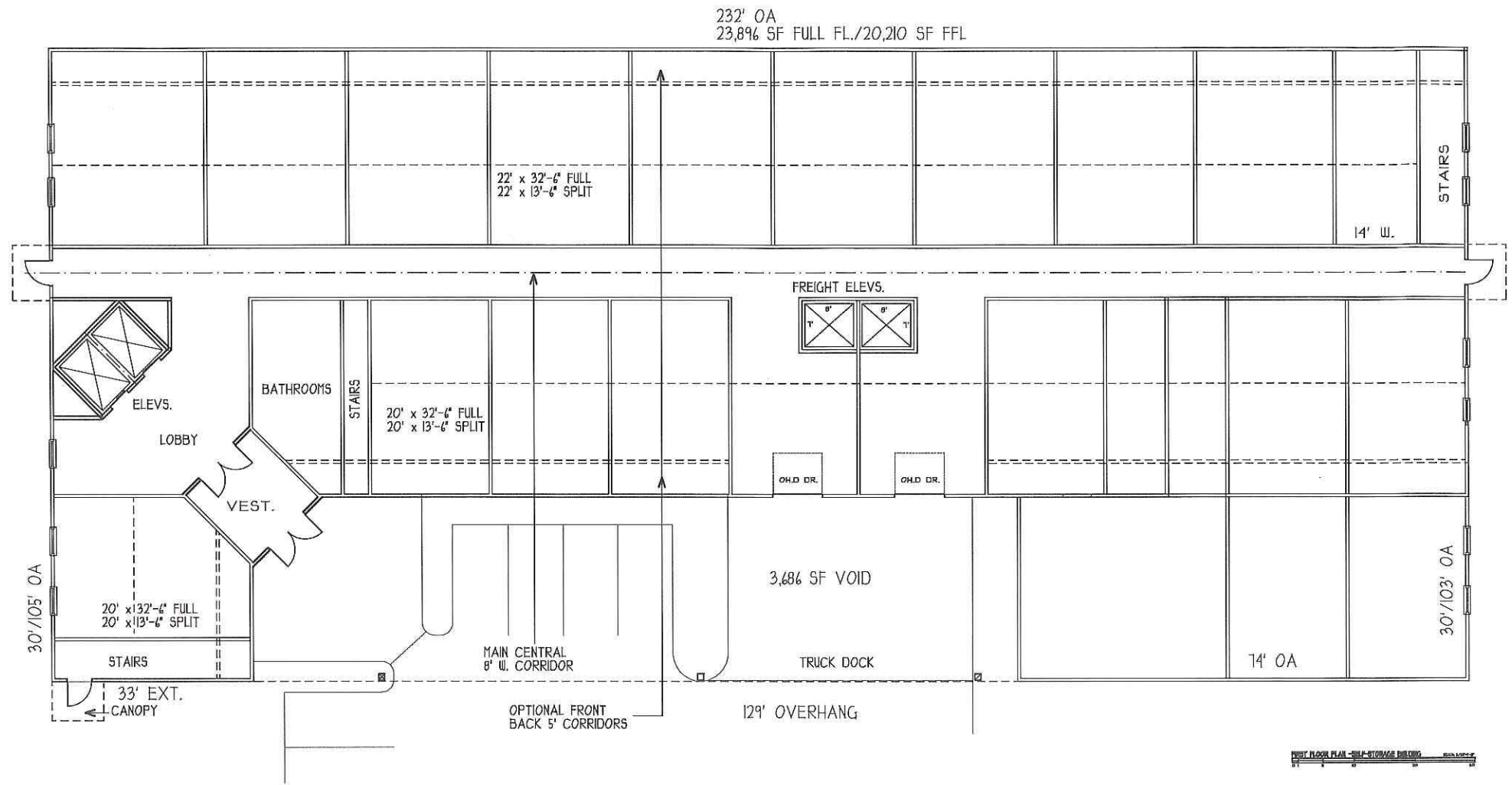
Checked By: PJG

Project No.: _____

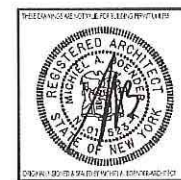
Sheet No.: 1 of 3

Dwg. No.: **C-101**

S:\PROJECTS-21\Bankville_Road_North_Castle\AutoCAD\Construction\CID_Site Plan 23-09-14.dwg



REV.	DATE	REVISION
1/15/23	4-SY.	SELF-STRG BLDG. FFL PLAN/REV
2/15/23	4-SY.	SELF-STRG BLDG. FFL PLAN/REV
7/10/23	SELF-STRG BLDG.	FFL PLAN/REV
4/24/23	MAIN BLDG.	REAR ADDN. REVS.
3/18/23	REV.	PER TOWN FR COMMENTS
3/16/23	REV.	MAIN FL SCALE ISSUE
3/15/23	REV.	ARB APPLICATION ISSUE
3/3/23	ARB	APPLICATION ISSUE
2/1/23	ARB	REVIEW ISSUE

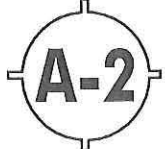


INASMUCH AS THE REMODELING AND/OR REHABILITATION OF AN EXISTING BUILDING REQUIRES THAT CERTAIN ASSUMPTIONS BE MADE REGARDING EXISTING CONDITIONS AND BECAUSE SOME OF THESE ASSUMPTIONS MAY NOT BE VERIFIABLE WITHOUT EXPENDING ADDITIONAL SUMS OF MONEY, OR DESTROY OTHERWISE ADEQUATE OR SERVICEABLE PORTIONS OF THE BUILDING, THE OWNER AGREES THAT, EXCEPT FOR NEGLIGENCE ON THE PART OF THE ARCHITECT OR CONTRACTOR, THE OWNER WILL HOLD HARMLESS, INDemnIFY AND DEFEND THE ARCHITECT AND CONTRACTOR FROM ANY AND ALL CLAIMS ARISING OUT OF THE PROFESSIONAL SERVICES UNDER THE AGREEMENT. THE OWNER'S CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF FEDERAL, STATE AND LOCAL CODES INCLUDING BUT NOT LIMITED TO THE STANDARDS OF THE EPA, OSHA, NESHAP, DEPARTMENT OF LABOR AND DEPARTMENT OF ENVIRONMENTAL CONSERVATION ETC. WITH REGARD TO HANDLING, REMOVAL, TRANSPORT, DISPOSAL AND/OR OTHERWISE DISTURBANCE OF "HAZARDOUS" MATERIALS INCLUDING BUT NOT LIMITED TO TOXIC WASTE, CHEMICAL, RADON, ASBESTOS, AND RELATED PRODUCTS ETC. ANY SUCH WORK SHALL BE MONITORED FOR COMPLIANCE AND SHALL BE PERFORMED BY CONTRACTORS LICENSED TO DO SUCH WORK.

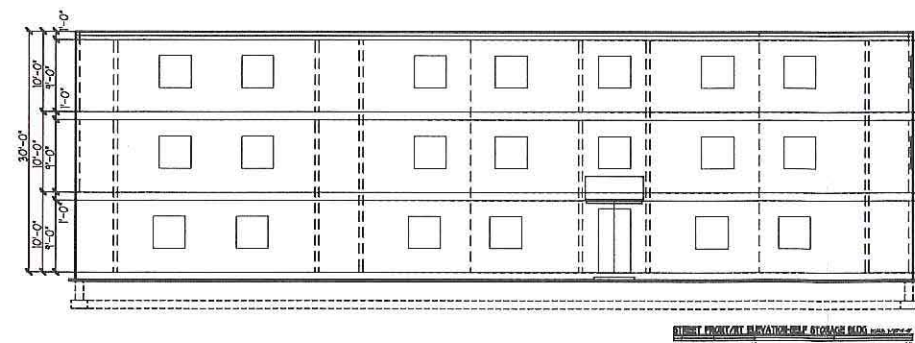
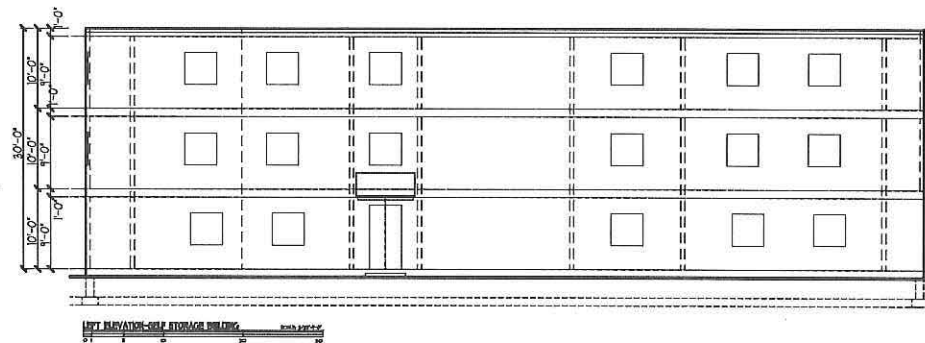
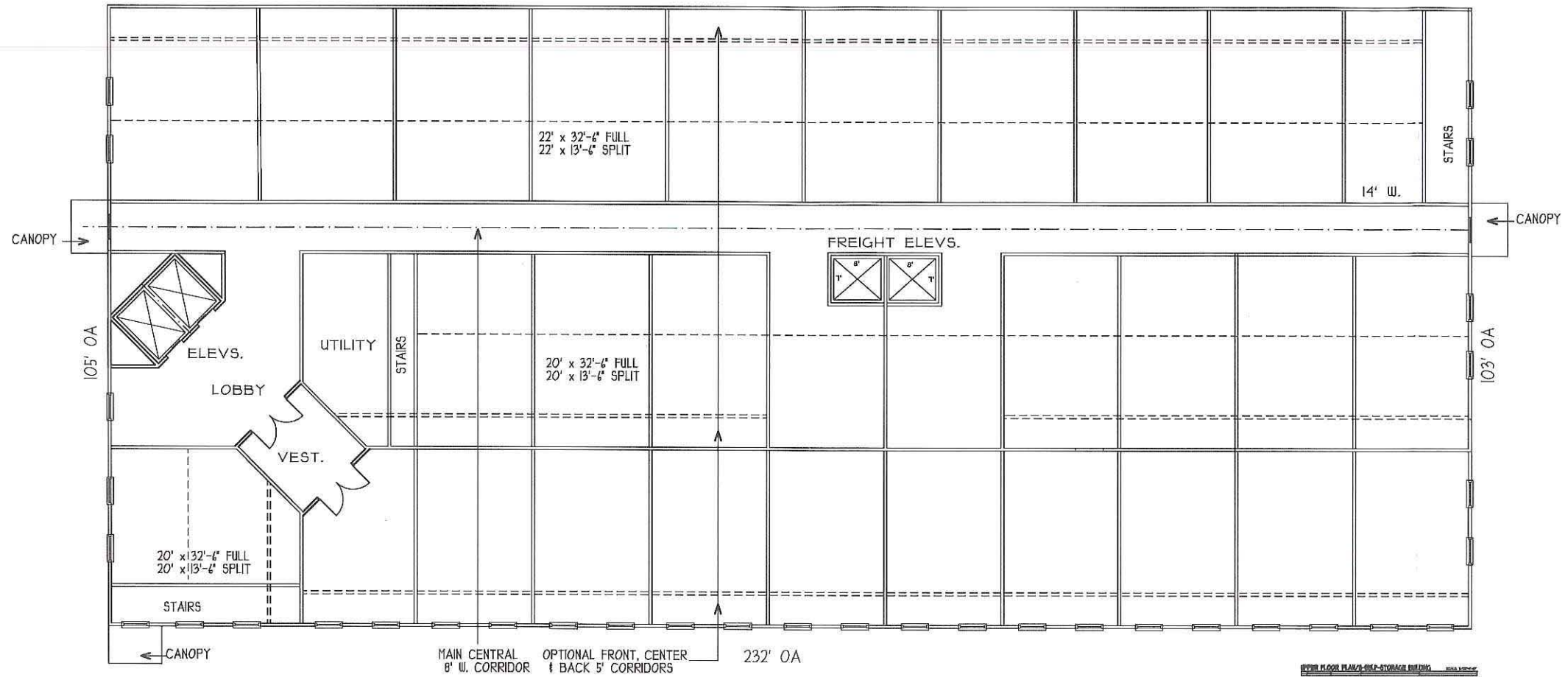
ALTERATIONS & RENOVATIONS @
23 BANKS
 23 BEDFORD BANKSVILLE ROAD BEDFORD, NY
EDGEWATER GROUP-ARCHITECTS
 109 WILLET AVENUE SUITE 202 P.O. BOX 4750
 FORT CHESTER, NY 10673 GRIENWICH, CT 06831
 TEL: (914) 937-4226 FAX: (914) 937-4225 TEL: (203) 531-6870

TITLE:
 SELF-STORAGE BUILDING FIRST FLOOR PLAN
 SELF-STORAGE BUILDING FRONT ELEVATION
 NOTES

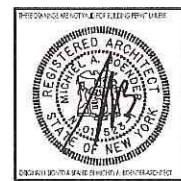
SCALE:
 AS NOTED
 DATE:
 1/25/23
 DRN. BY:
 MAB/GR
 EGA JOB NO.:
 23-004
 EGA FILE NO.:
 23 BANKS 002



232' OA



9/15/23	4-STY. SELF STRG BLDG. UPPER FLOOR ELYS	
8/18/23	4-STY. SELF STRG BLDG. UPPER FLOOR ELYS	
8/15/23	4-STY. SELF STRG BLDG. 2ND FLOOR ELYS	
7/10/23	SELF STRG BLDG. FFL PLAN/FRELV	
4/24/23	MAIN BLDG. REAR ADDN. FEYS	
3/18/23	REV. PER TOWN FB COMMENTS	
3/16/23	REV. MAIN FL SCALE ISSUE	
3/15/23	REV. ARB APPLICATION ISSUE	
3/3/23	ARB APPLICATION ISSUE	
2/1/23	ARB REVIEW ISSUE	
REV.	DATE	REVISION



INASMUCH AS THE REMODELING AND/OR REHABILITATION OF AN EXISTING BUILDING REQUIRES THAT CERTAIN ASSUMPTIONS BE MADE REGARDING EXISTING CONDITIONS AND BECAUSE SOME OF THESE ASSUMPTIONS MAY NOT BE VERIFIABLE WITHOUT EXPENDING ADDITIONAL SUMS OF MONEY, OR DESTROY OTHER WISE, ADEQUATE OR SERVICEABLE PORTIONS OF THE BUILDING, THE OWNER AGREES THAT, EXCEPT FOR NEGLIGENCE ON THE PART OF THE ARCHITECT OR CONTRACTOR, THE OWNER WILL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT AND CONTRACTOR FROM ANY AND ALL CLAIMS ARISING OUT OF THE PROFESSIONAL SERVICES UNDER THE AGREEMENT. THE OWNER'S CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF FEDERAL, STATE AND LOCAL CODES INCLUDING BUT NOT LIMITED TO THE STANDARDS OF THE EPA, OSHA, NESHAP, DEPARTMENT OF LABOR AND DEPARTMENT OF ENVIRONMENTAL CONSERVATION, ETC. WITH REGARD TO HANDLING, REMOVAL, TRANSPORT, DISPOSAL, AND/OR OTHERWISE DISTURBANCE OF HAZARDOUS MATERIALS INCLUDING BUT NOT LIMITED TO TOXIC WASTE, CHEMICAL, HAZARDOUS, AND RELATED PRODUCTS, ETC. ANY SUCH WORK SHALL BE MONITORED FOR COMPLIANCE AND SHALL BE PERFORMED BY CONTRACTORS LICENSED TO DO SUCH WORK.

ALTERATIONS & RENOVATIONS @
23 BANKS
 23 BEDFORD BANKSVILLE ROAD BEDFORD, NY
EDGEWATER GROUP-ARCHITECTS
 109 WILLET AVENUE SUITE 202 P.O. BOX 4750
 FORT CHESTER, NY 10673 GREENWICH, CT 06031
 TEL: (914) 931-4226 FAX: (914) 931-4225 TEL: (203) 531-4870

TITLE:
 SELF-STORAGE BUILDING UPPER FLOOR PLAN
 SELF-STORAGE FRONT ELEVATION
 NOTES

SCALE:
 AS NOTED
 DATE:
 1/25/23
 DESIGNED BY:
 MAB/GR
 EGA JOB NO.:
 23-004
 EGA FILE NO.:
 23 BANKS 002

