

October 23, 2023

Mr. Adam Kaufman, AICP, Director of Planning
Town of North Castle
17 Bedford Road
Armonk, New York 10504



Re: Site Plan Application
23 Banks Design Group, LLC
23 Bedford Banksville Road, Bedford
(T) North Castle

Dear Mr. Kaufman:

At this time, we are submitting an Amended Site Plan Application reflecting a three (3) story, 68,000 square foot, self-storage building located to the rear of the site in addition to the repairs and site improvements proposed for the existing 15,000 square foot building.

Since our last appearance before the Planning Board, the applicant has processed through the Zoning Board and Architectural Review Board, obtaining a variance for an additional story on the new building and the Architectural Review Board receiving approval for the new building with regards to building material and colors. The applicant will move forward with Conservation Board and Westchester County Health Department to continue the review of the amended plans.

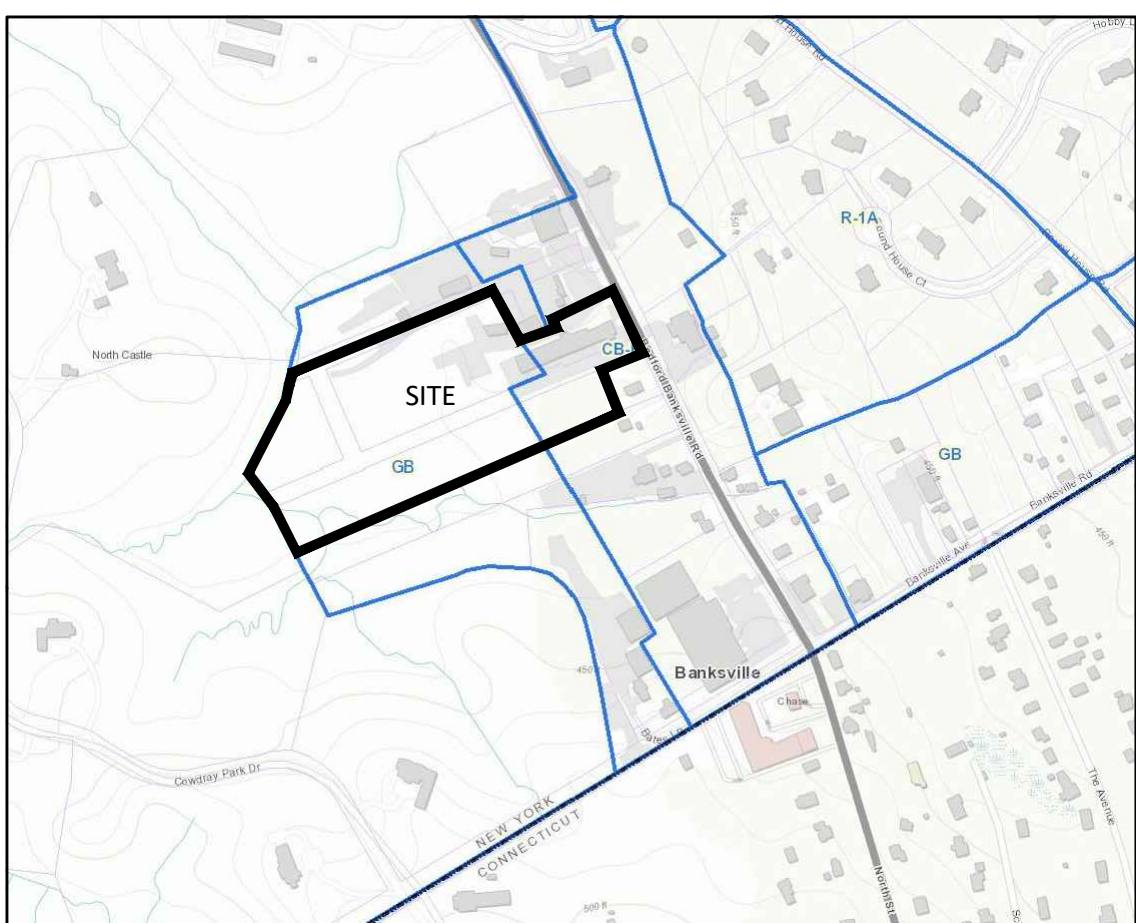
Attached please find an updated Plan Set and architectural plans to assist you in continuing your review. We look forward to appearing before the Planning Board on November 13th, respectfully requesting a continuation of our discussion. Should you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,

DTS Provident Design Engineering, LLP

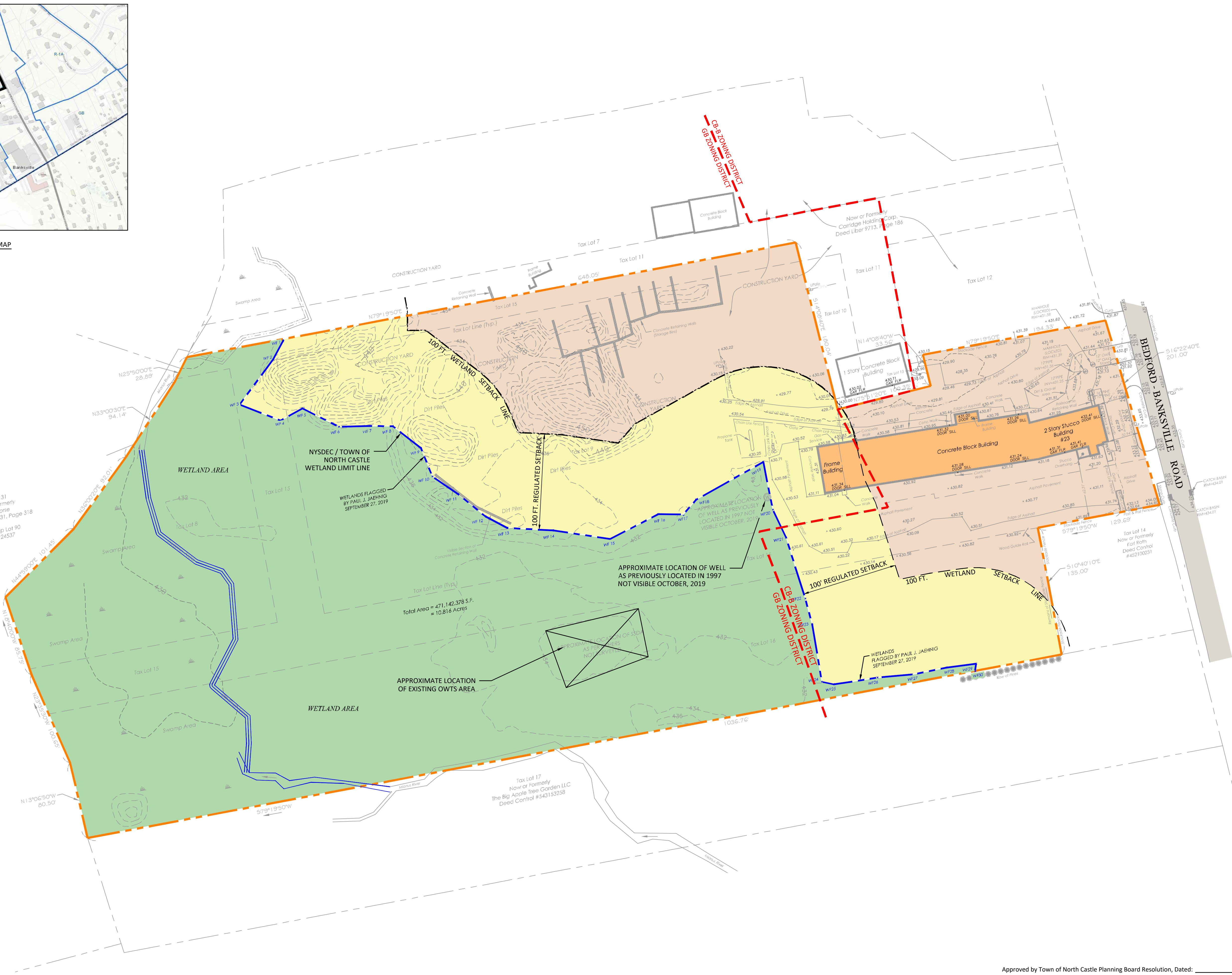
A handwritten signature in black ink that reads "Peter J. Gregory".

Peter J. Gregory, PE
Senior Associate



LOCATION MAP
NTS

SCALE IN FEET



- PROJECT NOTES**
- PROJECT SITE ADDRESS:
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BEDFORD, NEW YORK 10506
 - OWNER:
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49 INDIAN MILL ROAD
COS COB, CONNECTICUT 06807
 - APPLICANT
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 - 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

Approved by Town of North Castle Planning Board Resolution, Dated: _____
 Christopher Carthy, Chairman, _____ Date
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Engineering Plans Reviewed for Conformance to Resolution:
 Joseph M. Cermele, PE _____ Date
 Kellard Sessions Consulting
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 Intelligent Land Use
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23 BANKS DESIGN GROUP, LLC
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 TOWN OF NORTH CASTLE
 WESTCHESTER COUNTY, NEW YORK

TITLE:
EXISTING CONDITIONS AND CONSTRAINTS PLAN

Scale: 1" = 50'
 Date: 10/21/2021
 Drawn By: KMM
 Checked By: PJG
 Project No.: 0895
 Sheet No.: 1 of 6
 Dwg. No.: **C-101**

SITE NOTES

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- REMOVAL OF SOILS FROM THE EXISTING CONTRACTOR'S YARD WILL REQUIRE SOIL TESTING FOR CONTAMINANTS IN ORDER TO DETERMINE ITS REUSE.
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- 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.

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

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

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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

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LEGEND

- PROPERTY LINE
- EXISTING CONTOUR LINE
- 100 FT. WETLAND SETBACK
- FLAGGED WETLAND LINE
- LIMITS OF DISTURBANCE
- WATER SUPPLY WELL LOCATION
- PROPOSED FENCE LINE
- PROPOSED CURB
- PROPOSED PAVEMENT
- NUMBER OF PARKING STALLS PER BAY LINE
- ADA SYMBOL

Scale: 1" = 50'

Scale in Feet: 50 40 30 20 10 0 50 100

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23 BANKS DESIGN GROUP, LLC
 23 BEDFORD-BANKSVILLE ROAD
 TOWN OF NORTH CASTLE
 WESTCHESTER COUNTY, NEW YORK

TITLE: **SITE PLAN**

Scale: 1" = 50'

Date: 10/21/2021

Drawn By: KMM

Checked By: PIG

Project No.: 0895

Sheet No.: 2 of 6

Dwg. No.: **C-102**

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:

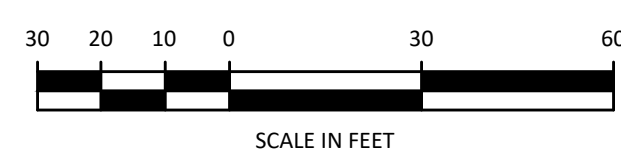
Joseph M. Cermele, PE
 Kellard Sessions Consulting
 Consulting Town Engineers

G:\PROJECTS\21\Banksville Road - North Castle\AutoCAD\Construction\C-102_Site Plan.dwg

CD:\PROJECTS\21\Banksville Road - North Castle\AutoCAD\Construction\AR-1 Aerial Site Plan.dwg



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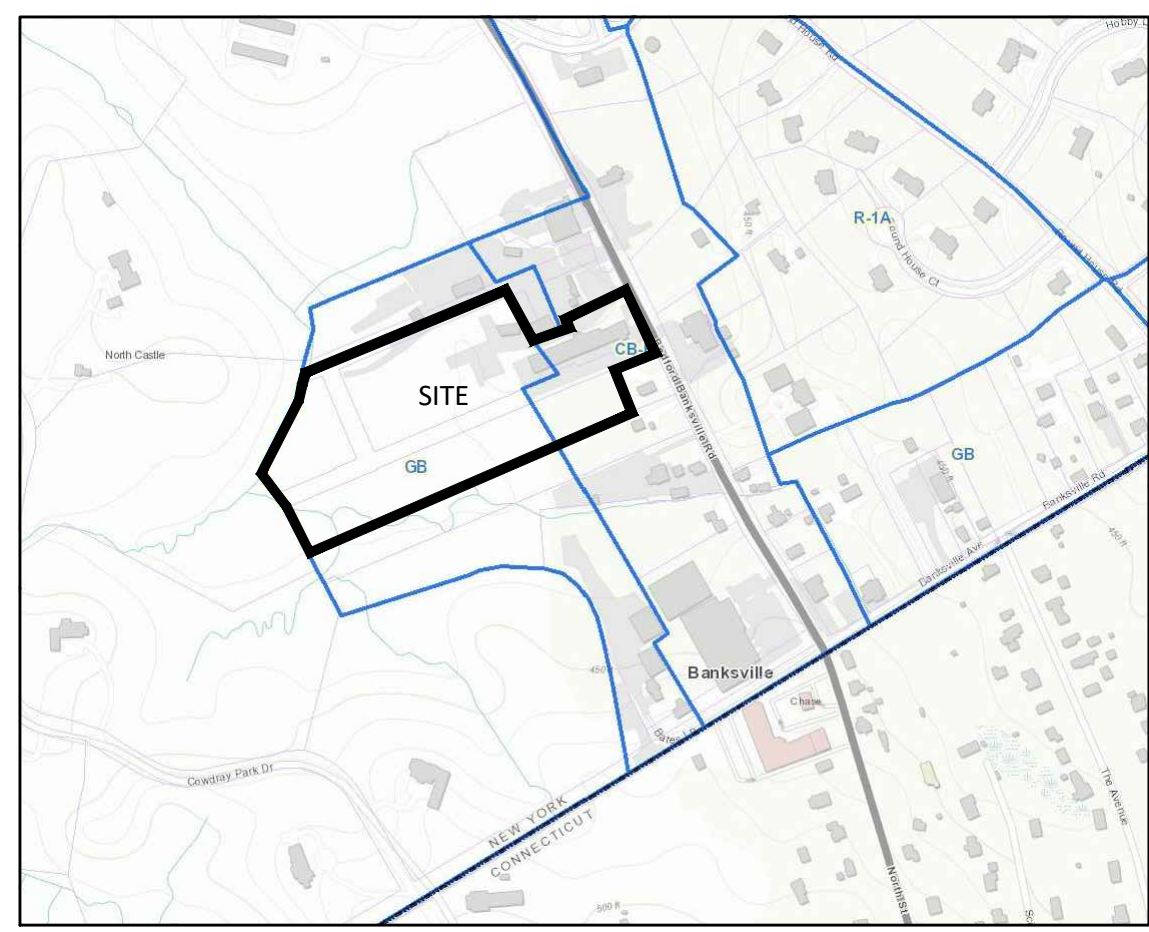
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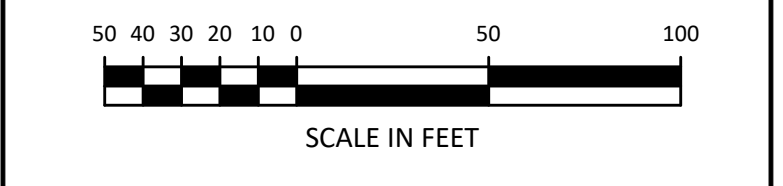
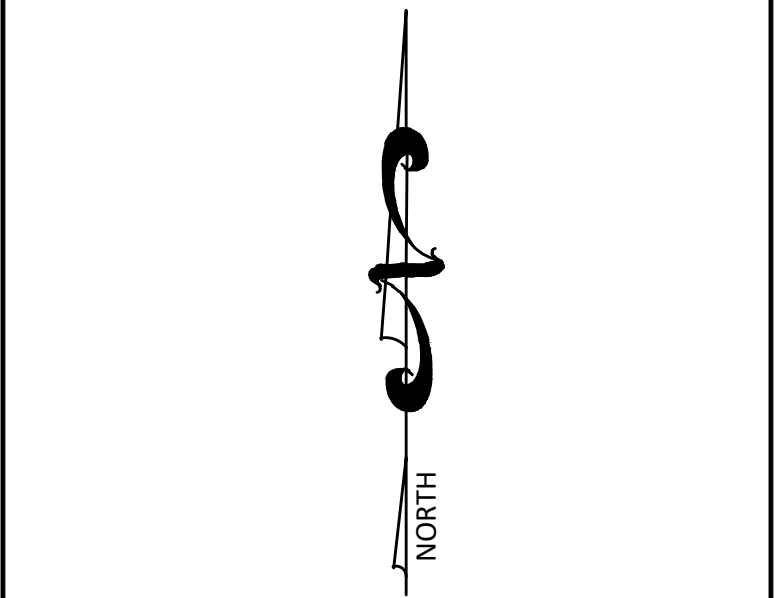
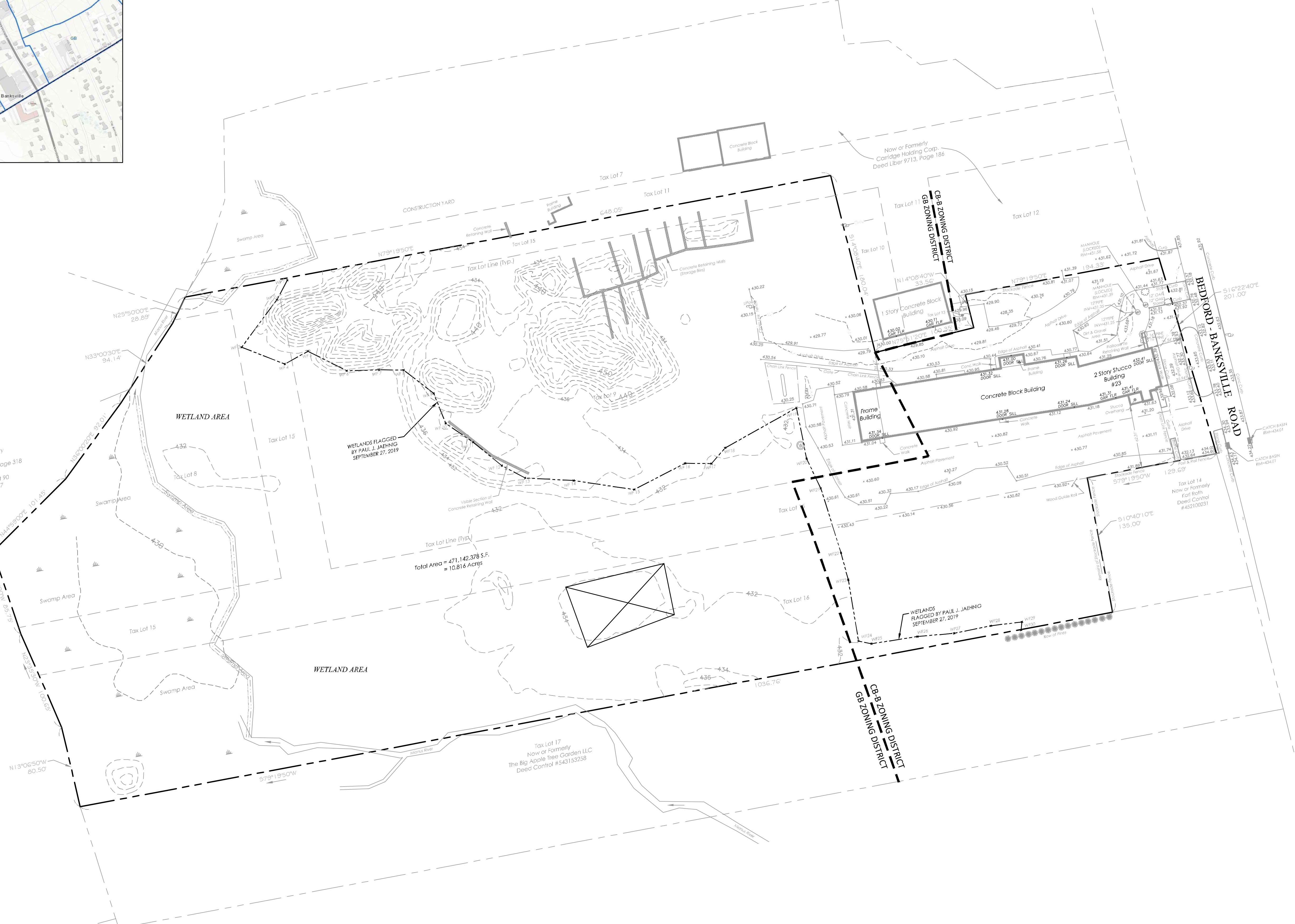
TITLE:
AERIAL SITE PLAN

Scale:	1" = 30'
Date:	2/14/2022
Drawn By:	KMM
Checked By:	PIG
Project No.:	0895
Sheet No.:	1 of 1
Dwg. No.:	AR-1

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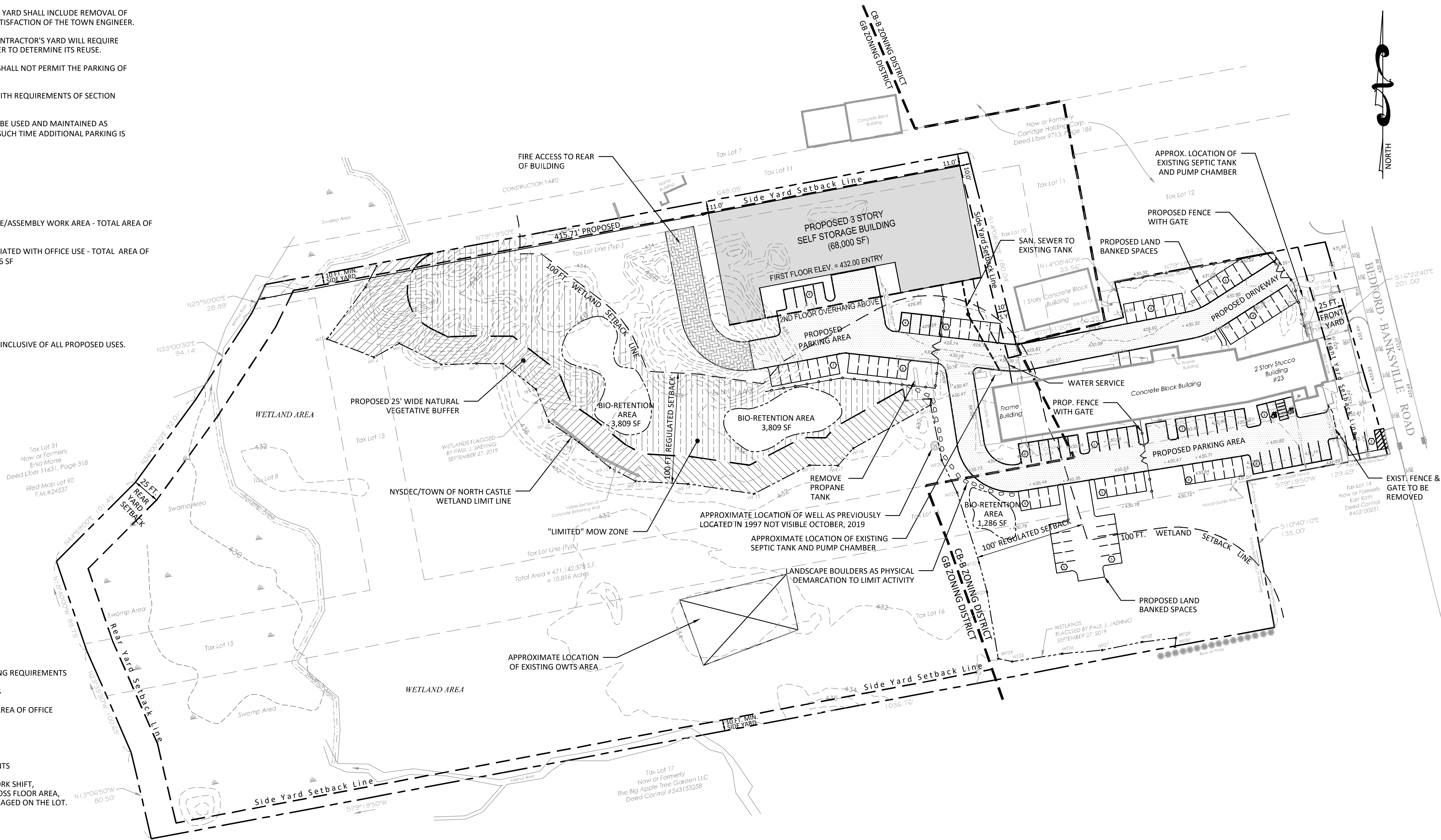
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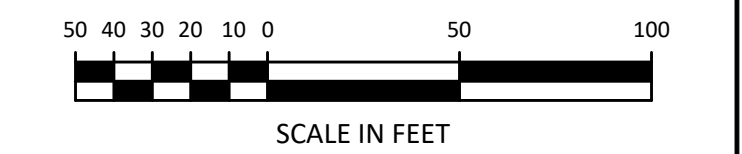
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23 BANKS DESIGN GROUP, LLC
23 BEDFORD-BANKSVILLE ROAD
TOWN OF NORTH CASTLE
WESTCHESTER COUNTY, NEW YORK

TITLE: **SITE PLAN**

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

Christopher Carthy, Chairman, Town of North Castle Planning Board Date _____

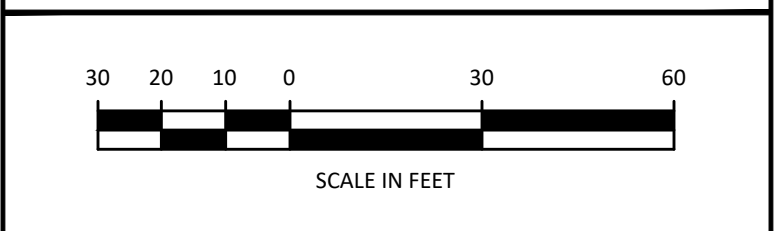
Engineering Plans Reviewed for Conformance to Resolution: _____

Joseph M. Cermele, PE Kellard Sessions Consulting Consulting Town Engineers Date _____

Scale: 1" = 50'
Date: 10/21/2021
Drawn By: KMM
Checked By: PIG
Project No.: 0895
Sheet No.: 2 of 6
Dwg. No.: **C-102**

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	09/15/2023
15	ISSUED TO PLANNING BOARD	10/23/2023

LEGEND	
	PROPERTY LINE
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	PROPOSED SPOT ELEVATION
	100 FT. WETLAND SETBACK
	FLAGGED WETLAND LINE
	LIMITS OF DISTURBANCE
	WATER SUPPLY WELL LOCATION
	PROPOSED FENCE LINE
	PROPOSED CURB
	PAVEMENT SAWCUT LINE
	PAVEMENT REMOVAL



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Surveyor
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 394 Bedford Road
 Pleasantville, NY 10570
 Tel: 914-769-8003

Owner
 Greenwich Realty Group LLC
 23 Bedford-Banksville Road
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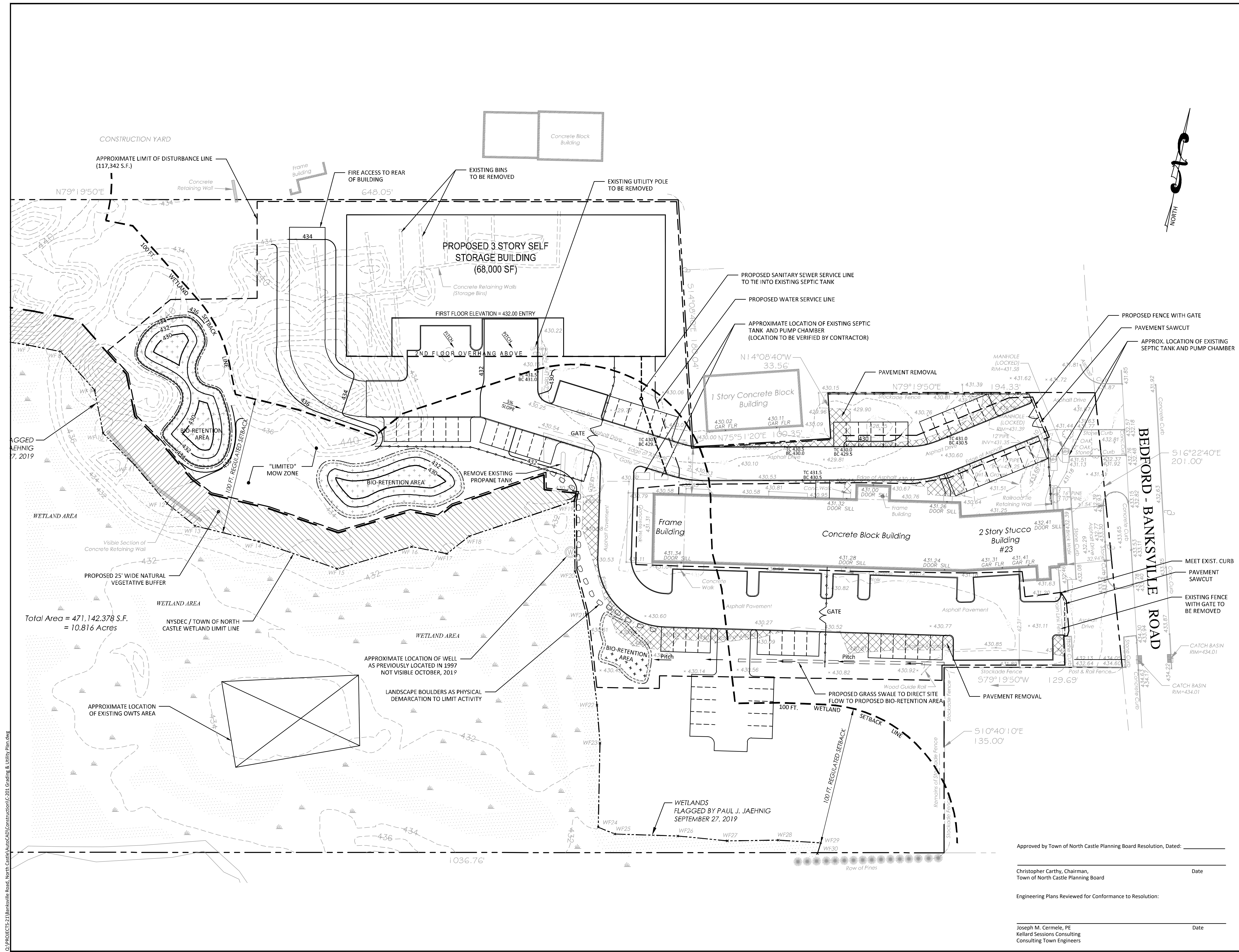
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 TOWN OF NORTH CASTLE
 WESTCHESTER COUNTY, NEW YORK

TITLE: GRADING & UTILITY PLAN	
Scale:	1" = 30'
Date:	10/21/2021
Drawn By:	KMM
Checked By:	PIG
Project No.:	0895
Sheet No.:	3 of 6
Dwg. No.:	C-201



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

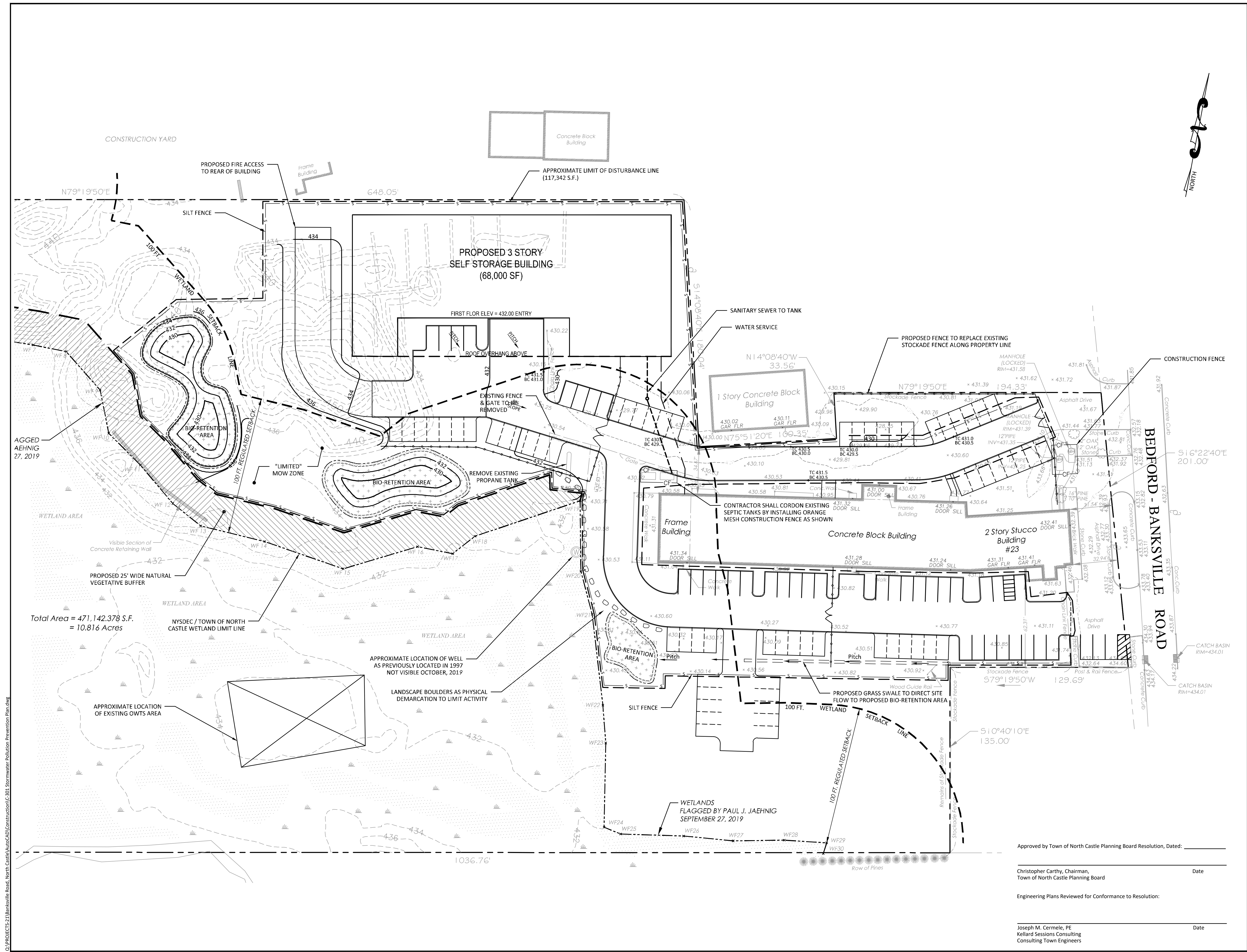
Christopher Carthy, Chairman, Town of North Castle Planning Board Date _____

Engineering Plans Reviewed for Conformance to Resolution: _____

Joseph M. Cermele, PE
 Kellard Sessions Consulting
 Consulting Town Engineers Date _____

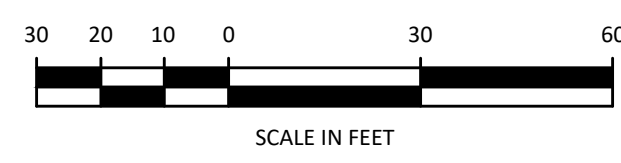
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NO.	REVISION	DATE
1	ISSUED FOR PLANNING BOARD	11/22/2021
2	ISSUED FOR PLANNING BOARD	01/10/2022
3	ISSUED FOR TOWN BOARD	03/01/2022
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14	ISSUED TO ZONING BOARD	09/15/2023
15	ISSUED TO PLANNING BOARD	10/23/2023



LEGEND

- PROPERTY LINE
- 430 EXISTING CONTOUR LINE
- 430 PROPOSED CONTOUR LINE
- + 430.0 PROPOSED SPOT ELEVATION
- LIMITS OF DISTURBANCE
- ⊙ WATER SUPPLY WELL LOCATION
- 100 FT. WETLAND SETBACK
- WF FLAGGED WETLAND LINE
- S SILT FENCE / SEDIMENT BARRIER
- CF CONSTRUCTION FENCE BARRIER



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23 BANKS DESIGN GROUP, LLC
 23 BEDFORD-BANKSVILLE ROAD
 TOWN OF NORTH CASTLE
 WESTCHESTER COUNTY, NEW YORK

TITLE:
STORMWATER POLLUTION PREVENTION PLAN

Scale:	1" = 30'
Date:	10/21/2021
Drawn By:	KMM
Checked By:	PIG
Project No.:	0895
Sheet No.:	4 of 6
Dwg. No.:	C-301

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

Christopher Carthy, Chairman, Town of North Castle Planning Board Date _____

Engineering Plans Reviewed for Conformance to Resolution: _____

Joseph M. Cermele, PE Kellard Sessions Consulting Consulting Town Engineers Date _____

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SOIL RESTORATION STANDARDS

THE OBJECTIVE IS TO DE-COMPACT THE SOILS IN THOSE AREAS WHICH WERE SUBJECT TO THE USE OF HEAVY EQUIPMENT TO RESTORE THE ORIGINAL PROPERTIES AND POROSITY OF THE SOIL, PROVIDING FOR REDUCTION OF RUNOFF AND A SUSTAINABLE GROWTH MEDIUM FOR VEGETATION. WHILE ALSO CONSIDERED AS A GREEN INFRASTRUCTURE TECHNIQUE, THIS MEASURE IS GENERALLY APPLIED DURING THE FINAL CLEANUP, SITE RESTORATION, AND LANDSCAPING PHASE OF THE PROJECT.

ALL DISTURBED AND COMPACTED AREAS THAT WILL BE UNPAVED, VEGETATED AND/OR LANDSCAPED IN THE POST-CONSTRUCTION CONDITION SHALL BE RESTORED IN ACCORDANCE WITH THE SOIL RESTORATION REQUIREMENTS IN TABLE 5.3 OF THE NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL, OR TABLE 4.6 IN THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (SEE BELOW). LATEST EDITIONS. SOIL RESTORATION WITHIN AREAS OF SATURATED SOILS SUCH AS WETLANDS SHALL NOT BE EMPLOYED, AS IT HAS THE POTENTIAL TO CREATE A SIGNIFICANT SUSPENSION OF SOILS.

FULL SOIL RESTORATION WILL BE ACCOMPLISHED DURING PERIODS OF RELATIVELY LOW TO MODERATE SUBSOIL MOISTURE. THE DISTURBED SUBSOILS WILL BE RETURNED TO ROUGH GRADE AND THE FOLLOWING STEPS WILL BE IMPLEMENTED:

- THREE (3) INCHES OF COMPOST WILL BE APPLIED OVER THE SUBSOIL. THE COMPOST SHALL BE WELL DECOMPOSED (MATURED AT LEAST 3 MONTHS), WEED-FREE, ORGANIC MATTER. IT SHALL BE AEROBICALLY COMPOSTED, POSSESS NO OBJECTIONABLE ODORS, AND CONTAIN LESS THAN 1% BY DRY WEIGHT, OF MAN-MADE FOREIGN MATTER. THE PHYSICAL PARAMETERS OF THE COMPOST SHALL MEET THE STANDARDS LISTED IN TABLE 5.2 - COMPOST STANDARDS TABLE IN THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, EXCEPT FOR "PARTICLE SIZE", 100% WILL PASS THE 1/2" SIEVE.
- THE COMPOST LAYER WILL BE TILLED INTO THE SUBSOIL TO A DEPTH OF AT LEAST 12 INCHES USING A CAT-MOUNTED RIPPER, TRACTOR-MOUNTED DISC, OR TILLER TO MIX AND CIRCULATE AIR AND COMPOST INTO SUBSOILS. TILLING SHOULD NOT BE PERFORMED WITHIN THE DRIP LINE OF ANY EXISTING TREES OR OVER UTILITY INSTALLATIONS THAT ARE WITHIN 24 INCHES OF THE SURFACE. THE USE OF FERTILIZERS WILL BE MINIMIZED, UTILIZED ONLY WITHIN EXISTING COMMERCIAL AND/OR RESIDENTIAL LAWN AREAS, AND SHALL BE APPLIED IN ACCORDANCE WITH WESTCHESTER COUNTY LAW (SEE "APPLICATION OF FERTILIZERS", THIS SHEET).
- ROCK-PICKING WILL BE PERFORMED UNTIL UNLIFTED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE HAVE BEEN CLEARED.
- TOPSOIL WILL BE APPLIED TO A MINIMUM DEPTH OF 6 INCHES. TOPSOIL SHALL BE PROVIDED FROM STOCKPILES CREATED DURING TOPSOIL SEGREGATION OPERATIONS, OR IMPORTED FROM OFFSITE SOURCES AS REQUIRED.
- VEGETATE AREAS AS REQUIRED BY THE LANDSCAPING PLAN. USE APPROPRIATE GROUND COVER WITH DEEP ROOTS TO MAINTAIN THE SOIL STRUCTURE.
- AT THE END OF THE PROJECT, THE ENVIRONMENTAL INSPECTOR SHOULD BE ABLE TO PUSH A 3/8 INCH METAL BAR 12 INCHES INTO THE SOIL JUST WITH BODY WEIGHT.

TABLE 4.6 SOIL RESTORATION REQUIREMENTS

TYPE OF SOIL DISTURBANCE	SOIL RESTORATION REQUIREMENT	COMMENTS/EXAMPLES
NO SOIL DISTURBANCE	RESTORATION NOT PERMITTED	PRESERVATION OF NATURAL FEATURES
MINIMAL SOIL DISTURBANCE	RESTORATION NOT REQUIRED	CLEARING AND GRUBBING
AREAS WHERE TOPSOIL IS STRIPPED ONLY - NO CHANGE IN GRADE	HSG A&B APPLY 6 INCHES OF TOPSOIL	PROTECT AREA FROM ANY ONGOING CONSTRUCTION ACTIVITIES.
	HSG C&D AERATE* AND APPLY 6 INCHES OF TOPSOIL	
AREAS OF CUT OR FILL	HSG A&B AERATE* AND APPLY 6 INCHES OF TOPSOIL	APPLY FULL SOIL RESTORATION**
	HSG C&D APPLY FULL SOIL RESTORATION**	
HEAVY TRAFFIC AREAS ON SITE (ESPECIALLY IN A ZONE 5-25 FEET AROUND BUILDINGS BUT NOT WITHIN A 5 FOOT PERIMETER AROUND FOUNDATION WALLS)	APPLY FULL SOIL RESTORATION (DECOMPACTION AND COMPOST ENHANCEMENT)	
AREAS WHERE RUNOFF REDUCTION AND/OR INFILTRATION PRACTICES ARE APPLIED	RESTORATION NOT REQUIRED, BUT MAY BE APPLIED TO ENHANCE THE REDUCTION SPECIFIED FOR APPROPRIATE PRACTICES.	KEEP CONSTRUCTION EQUIPMENT FROM CROSSING THESE AREAS. TO PROTECT NEWLY INSTALLED PRACTICE FROM ANY ONGOING CONSTRUCTION ACTIVITIES CONSTRUCT A SINGLE PHASE OPERATION FENCE AREA.
REDEVELOPMENT PROJECTS	SOIL RESTORATION IS REQUIRED ON REDEVELOPMENT PROJECTS IN AREAS WHERE EXISTING IMPERVIOUS AREA WILL BE CONVERTED TO PERVIOUS AREA.	

* AERATION INCLUDES THE USE OF MACHINES SUCH AS TRACTOR-DRAWN IMPLEMENTS WITH COULTERS MAKING A NARROW SLIT IN THE SOIL, A ROLLER WITH MANY SPIKES MAKING INDENTATIONS IN THE SOIL, OR PRONGS WHICH FUNCTION LIKE A MINI-SUBSOILER.

** PER "DEEP RIPPING AND DE-COMPACTION, DEC 2008".

VEGETATION REQUIREMENTS:

1) SITE PREPARATION

- INSTALL NEEDED WATER AND EROSION CONTROL MEASURES AND BRING AREA TO BE SEEDED TO DESIRED GRADES USING A MINIMUM OF 4 IN. TOPSOIL.
- PREPARE SEEDBED BY LOOSENING SOIL TO A DEPTH OF 4-6 INCHES.
- LIME TO A PH OF 6.5
- FERTILIZE AS PER SOIL TEST OR, IF FERTILIZER MUST BE APPLIED BEFORE SOIL TEST RESULTS ARE RECEIVED, APPLY 850 POUNDS OF 5-10-10 OR EQUIVALENT PER ACRE (20 LBS/1,000 SQ. FT.)
- INCORPORATE LIME AND FERTILIZER IN TOP 2-4 INCHES OF TOPSOIL.
- SMOOTH. REMOVE ALL STONES OVER 1 INCH IN DIAMETER, STICKS, AND FOREIGN MATTER FROM THE SURFACE. FIRM THE SEEDBED.

2) PLANTING - SUNNY LOCATION.

UPON COMPLETING SOIL DE-COMPACTION, USE A CULTIPACKER TYPE SEEDER IF POSSIBLE. SEED TO A DEPTH OF 1/8 TO 1/4 INCH. IF SEED IS TO BE BROADCAST, CULTIPACK OR ROLL AFTER SEEDING. IF HYDROSEEDING, LIME AND FERTILIZER MAY BE APPLIED THROUGH THE SEEDER AND ROLLING IS NOT PRACTICAL. SEED USING THE FOLLOWING MIX AND RATES:

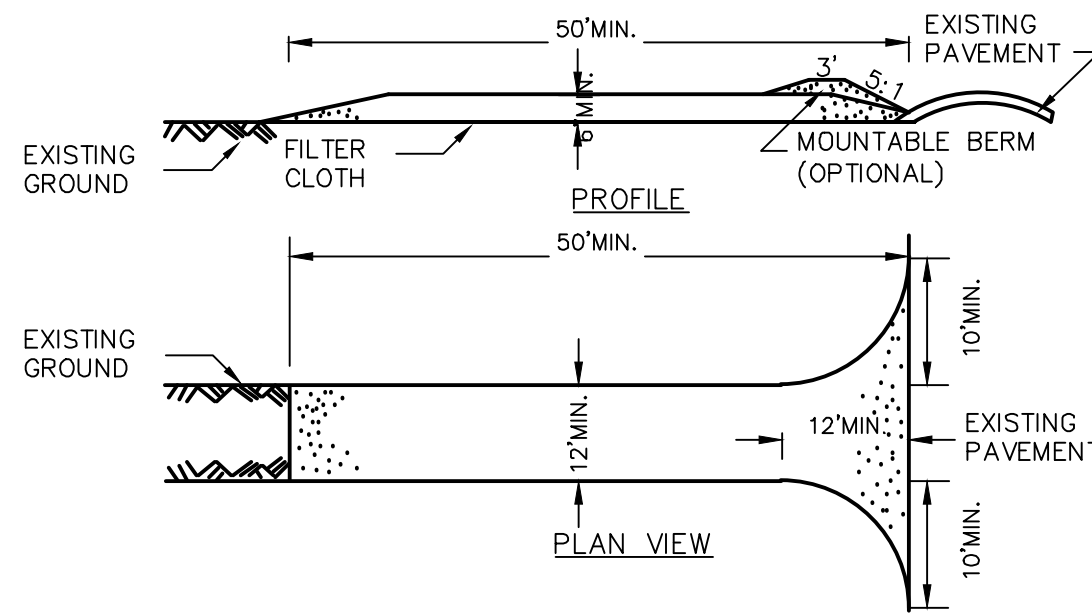
SPECIES (% BY WEIGHT)	LBS/1,000SQ. FT	LBS./ACRE
65% KENTUCKY BLUEGRASS BLEND	2.0-2.6	85-114
20% PERENNIAL RYEGRASS	0.6-0.8	26-35
15% FINE FESCUE	0.4-0.6	19-26
TOTAL	3.0-4.0	130-175

OR,
100% TALL FESCUE,
TURF-TYPE, FINE LEAF

SPECIES (% BY WEIGHT)	LBS/1,000SQ. FT	LBS./ACRE
3.4-4.6		150-200

3) WHEN USING THE CULTIPACKER OR BROADCAST SEED METHOD, MULCH USING SMALL GRAIN STRAW, APPLIED AT A RATE OF 2 TONS PER ACRE, AND ANCHOR WITH A NETTING OR TACKIFIER. HYDROSEED APPLICATIONS SHOULD INCLUDE MULCH, FERTILIZER AND SEED.

COMMON WHITE CLOVER CAN BE ADDED TO MIXTURES AT THE RATE OF 1-2 LBS/ACRE TO HELP MAINTAIN GREEN COLOR DURING THE DRY SUMMER PERIOD. HOWEVER, THEY WILL NOT WITHSTAND HEAVY TRAFFIC. FERTILIZING—FIRST YEAR, (SPRING SEEDINGS) THREE TO FOUR WEEKS AFTER GERMINATION APPLY 1 POUND NITROGEN/1,000 SQUARE FEET USING A COMPLETE FERTILIZER WITH A 2-1-1 OR 4-1-3 RATIO OR AS RECOMMENDED BY SOIL TEST RESULTS. FOR SUMMER AND EARLY FALL SEEDINGS, APPLY AS ABOVE UNLESS AIR TEMPERATURES ARE ABOVE 85°F FOR EXTENDED PERIOD. WAIT UNTIL HEAT WAVE IS OVER TO FERTILIZE. FOR LATE FALL/ WINTER SEEDINGS, FERTILIZE IN SPRING. RESTRICT USE—NEW SEEDINGS SHOULD BE PROTECTED FROM USE FOR ONE FULL YEAR TO ALLOW DEVELOPMENT OF A DENSE SOD WITH GOOD ROOT STRUCTURE.

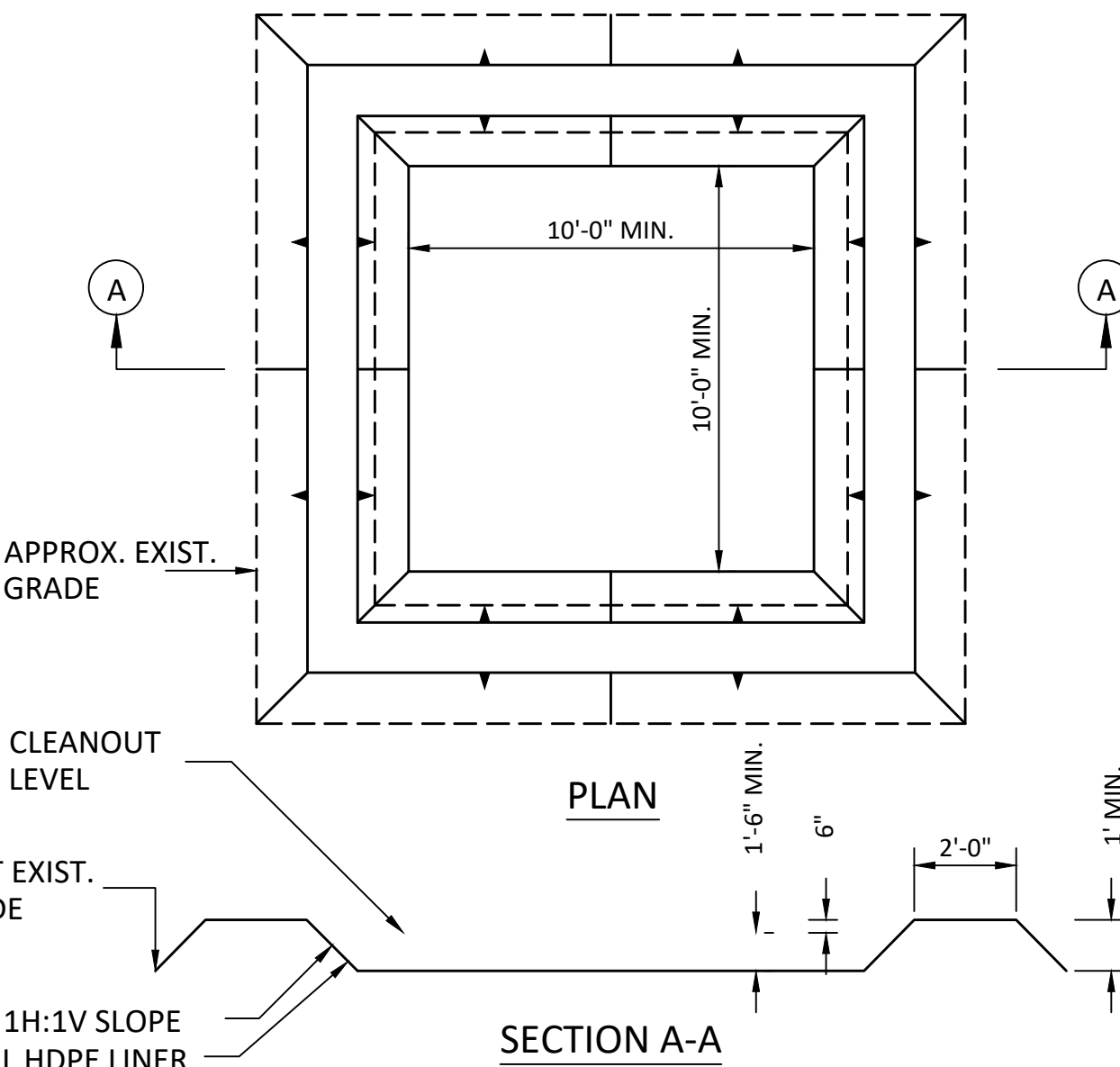


CONSTRUCTION SPECIFICATIONS

- STONE SIZE - USE 1-4" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

2



NOTE:

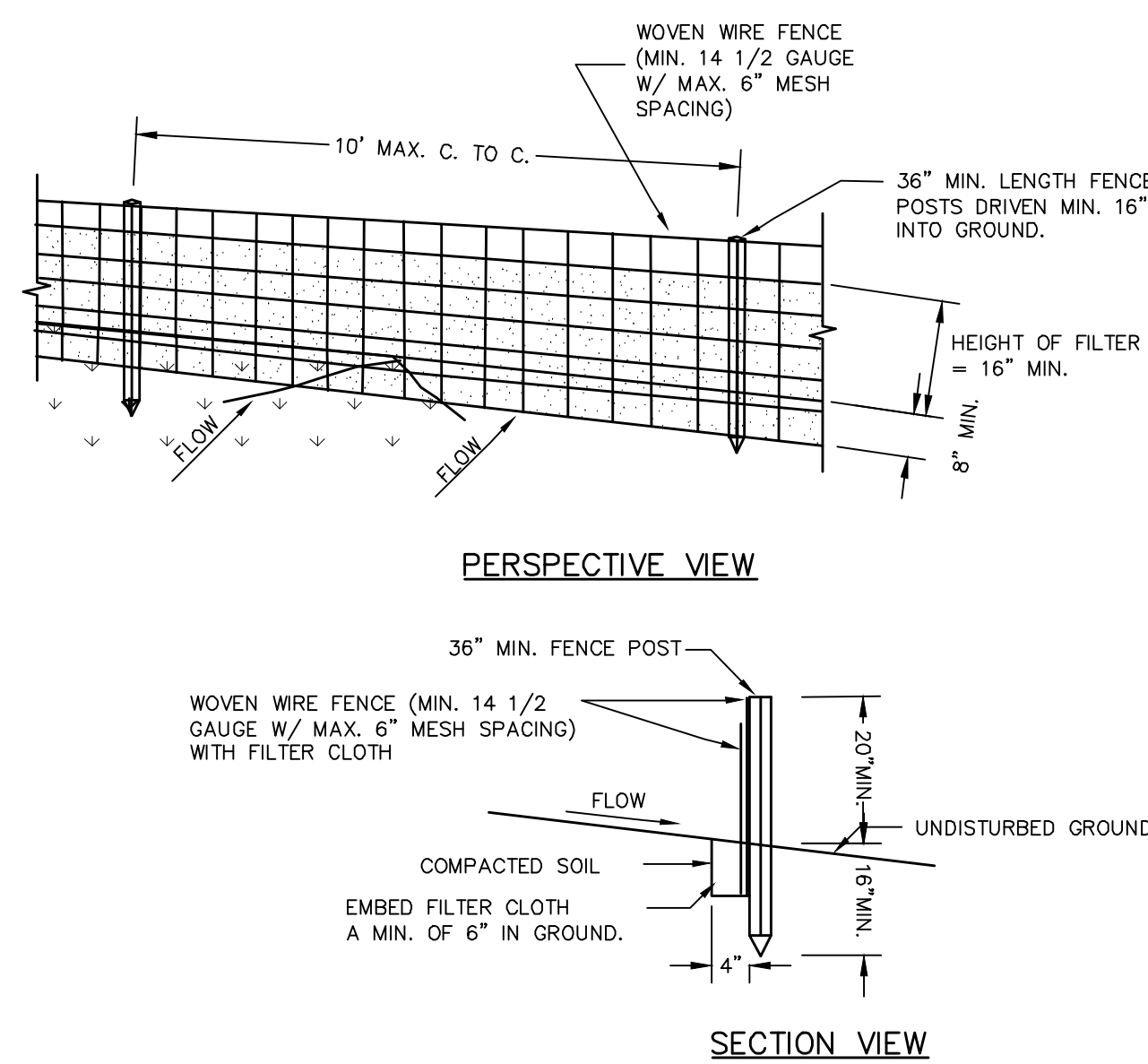
- DISCHARGE OF EXCESS OR WASTE CONCRETE AND/OR WASH WATER FROM CONCRETE READY-MIX TRUCKS WILL BE ALLOWED ON THE CONSTRUCTION SITE, BUT ONLY IN SPECIFICALLY DESIGNATED DIKED AREAS THAT HAVE BEEN PREPARED TO PREVENT CONTACT BETWEEN THE CONCRETE AND/OR WASH WATER AND STORM WATER THAT WILL BE DISCHARGED FROM THE SITE OR IN LOCATIONS WHERE WASTE CONCRETE CAN BE PLACED INTO FORMS TO MAKE RIPRAP OR OTHER USEFUL CONCRETE PRODUCTS. THE CURED RESIDUE FROM THE CONCRETE WASHOUT DIKED AREAS SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASSURING THAT THESE PROCEDURES ARE FOLLOWED.
- THE CONTRACTOR MAY USE AN ABOVE GROUND STEEL WASHOUT CONTAINER AS AN ALTERNATIVE TO THE CONCRETE WASTE WASHOUT TRAP. CONTRACTOR SHALL SUBMIT SHOP DRAWING FOR REVIEW AND APPROVAL.

EROSION CONTROL NOTES

1

CONCRETE WASTE WASHOUT AREA
NOT TO SCALE

7

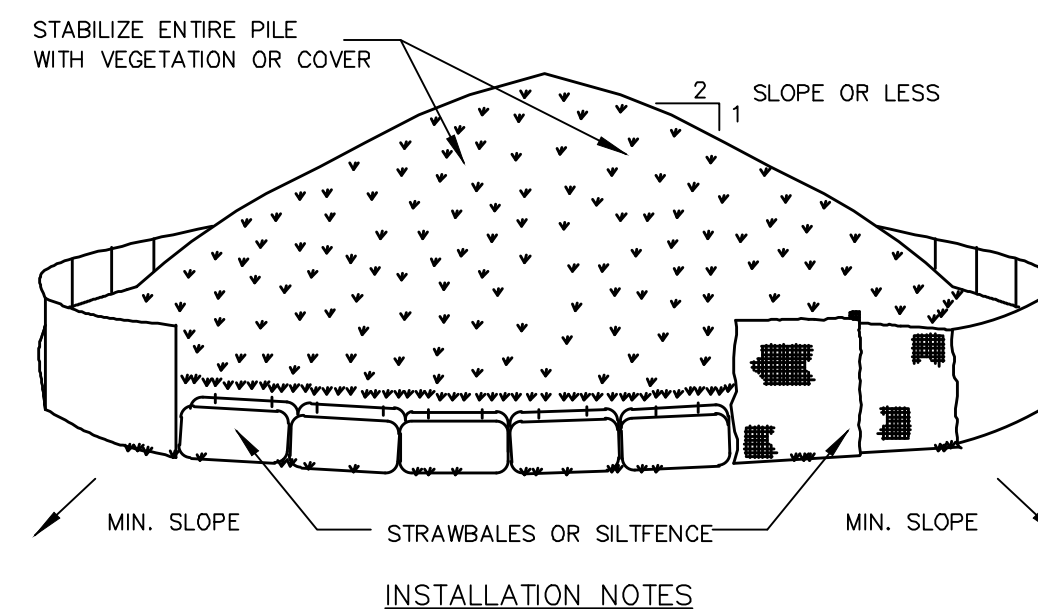


CONSTRUCTION SPECIFICATIONS

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
- FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE
NOT TO SCALE

3

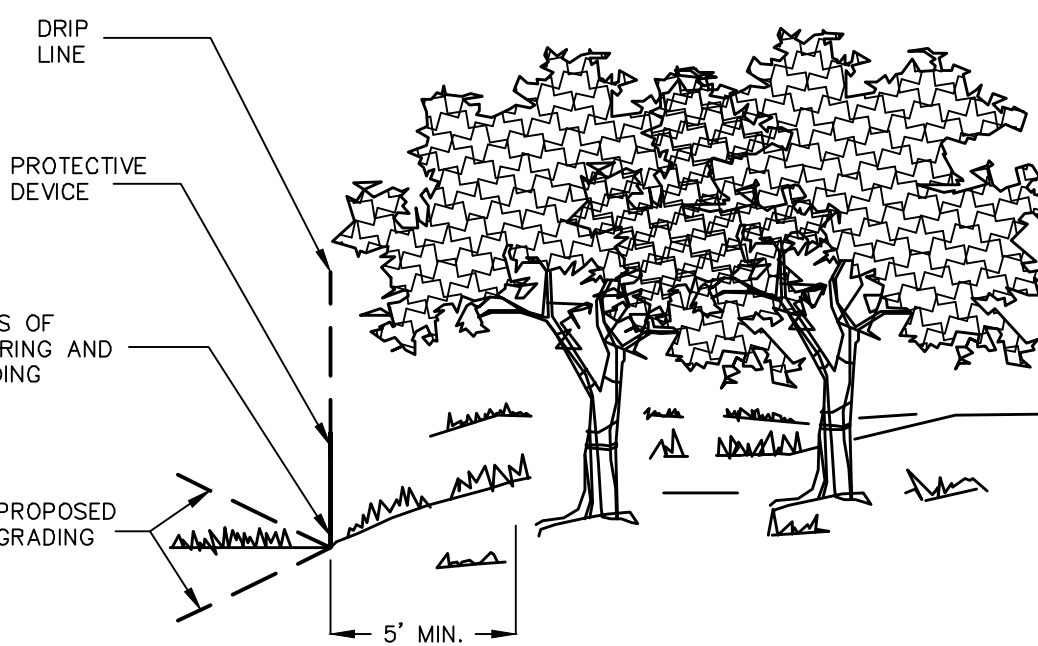


INSTALLATION NOTES

- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
- MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
- UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
- SEE SPECIFICATIONS (THIS MANUAL) FOR INSTALLATION OF SILTFENCE.

SOIL STOCKPILING
NOT TO SCALE

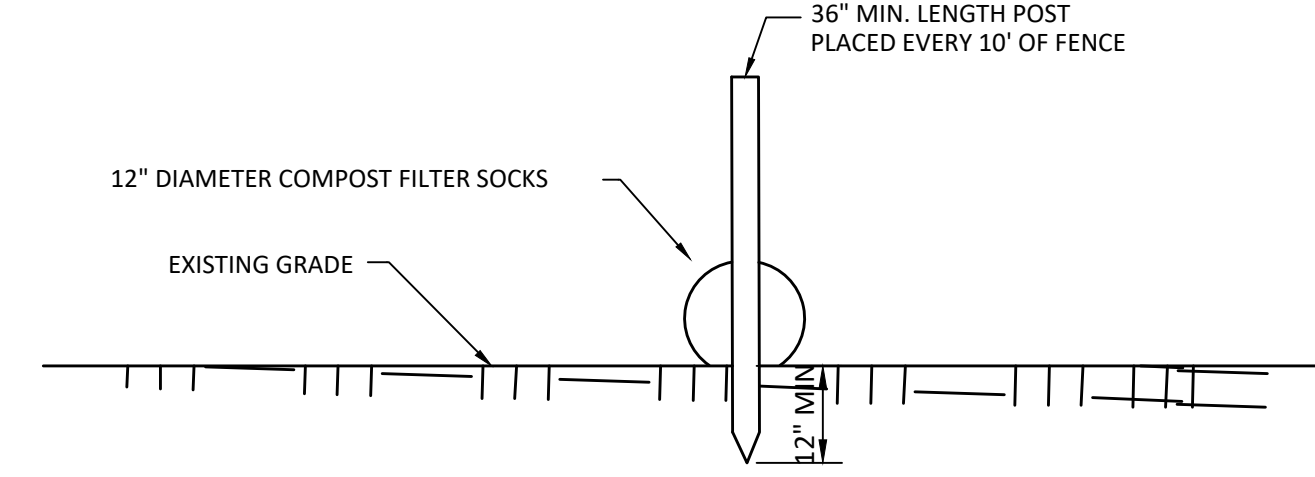
5



CONSTRUCTION OPERATIONS RELATIVE TO THE LOCATION OF PROTECTED TREES

TREE PROTECTION
NOT TO SCALE

8



INSTALLATION NOTES:

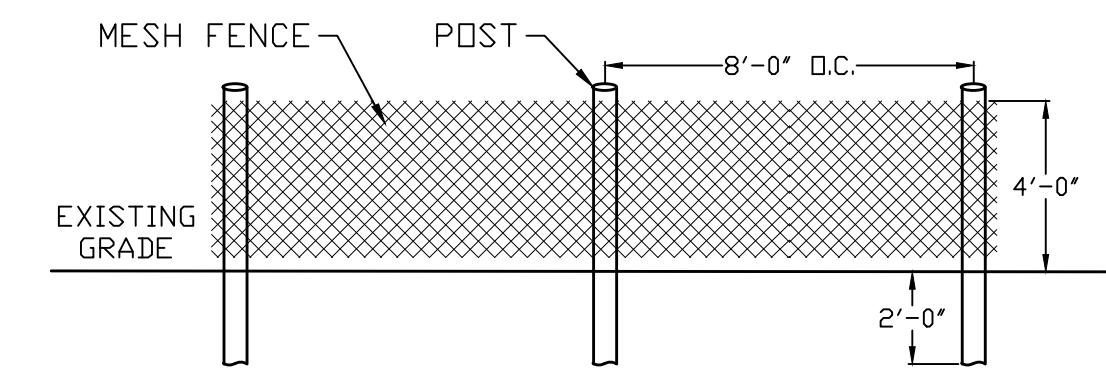
- LAND SURFACE SHOULD BE PREPARED BY MOWING GRASS OR MAKING SOIL OR PAVED SURFACES SMOOTH.
- COMPOST FILTER SOCKS SHALL BE PLACED PERPENDICULAR TO STORM WATER FLOW, ACROSS THE SLOPE, SWALE, DITCH OR CHANNEL.
- COMPOST FILTER SOCKS SHALL BE PLACED ON CONTOURS.
- ON SOIL AND VEGETATED SURFACES, UNDER SHEET FLOW CONDITIONS, COMPOST FILTER SOCKS SHALL BE STAKED ON 10-FOOT CENTERS. UNDER CONCENTRATED FLOW CONDITIONS COMPOSITE FILTER SOCKS SHALL BE STAKED ON 5-FOOT CENTERS.
- STAKES SHALL BE DRIVEN THROUGH THE CENTER OF THE COMPOST FILTER SOCK AND INSTALLED A MINIMUM OF 8 INCHES AND A MAXIMUM OF 12 INCHES INTO THE EXISTING SOIL, LEAVING A MINIMUM STAKE HEIGHT OF 2 INCHES ABOVE OF THE COMPOST FILTER SOCK.
- CARE SHALL BE TAKEN TO ENSURE THAT THE STAKES DO NOT PENETRATE THE LANDFILL LINER.
- STAKES SHALL BE 2 INCHES BY 2 INCHES HARDWOOD STAKES.
- EDGES OF THE COMPOST FILTER SOCKS SHALL BE TURNED UPSLOPE TO PREVENT FLOW AROUND THE ENDS OF THE COMPOST FILTER SOCKS.

REMOVAL NOTES:

- UPON REMOVAL OF THE COMPOST FILTER SOCK, THE CONTRACTOR SHALL REMOVE ALL SEDIMENT ACCUMULATION PRIOR TO THE REMOVAL OF THE COMPOST FILTER SOCK. THE COMPOST FILTER SOCKS SHALL BE REMOVED IN THEIR ENTIRETY.
- THE DISTURBED AREA SHALL BE SEEDED FERTILIZED AND MULCHED TO ENSURE THE VEGETATIVE COVER IS FULLY RESTORED.
- MONITOR THE VEGETATIVE RESTORATION AREA UNTIL EXPOSED AREAS ARE FULLY STABILIZED WITH VEGETATIVE COVER.
- THE COMPOST MATERIAL MAY BE SPREAD OVER THE LANDSCAPE OR INCORPORATED INTO THE SOIL AT THE END OF THE PROJECT, THEREBY INCREASING SOIL QUALITY AND REDUCING WASTE.
- THE SOCK MESH SHALL BE PROPERLY DISPOSED.

COMPOST FILTER SOCK
NOT TO SCALE

4



INSTALLATION NOTES:

- MESH TO BE PLACED ON "OUTSIDE" FACE OF POST TO RENDER NON-CLIMBABLE
- MESH COLOR TO BE BLAZE ORANGE

TYPICAL ORANGE MESH CONSTRUCTION FENCE
NOT TO SCALE

6

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
Kellard Sessions Consulting
Consulting Town Engineers

NO.	REVISION	DATE
1	ISSUED TO PLANNING BOARD	10/23/2023

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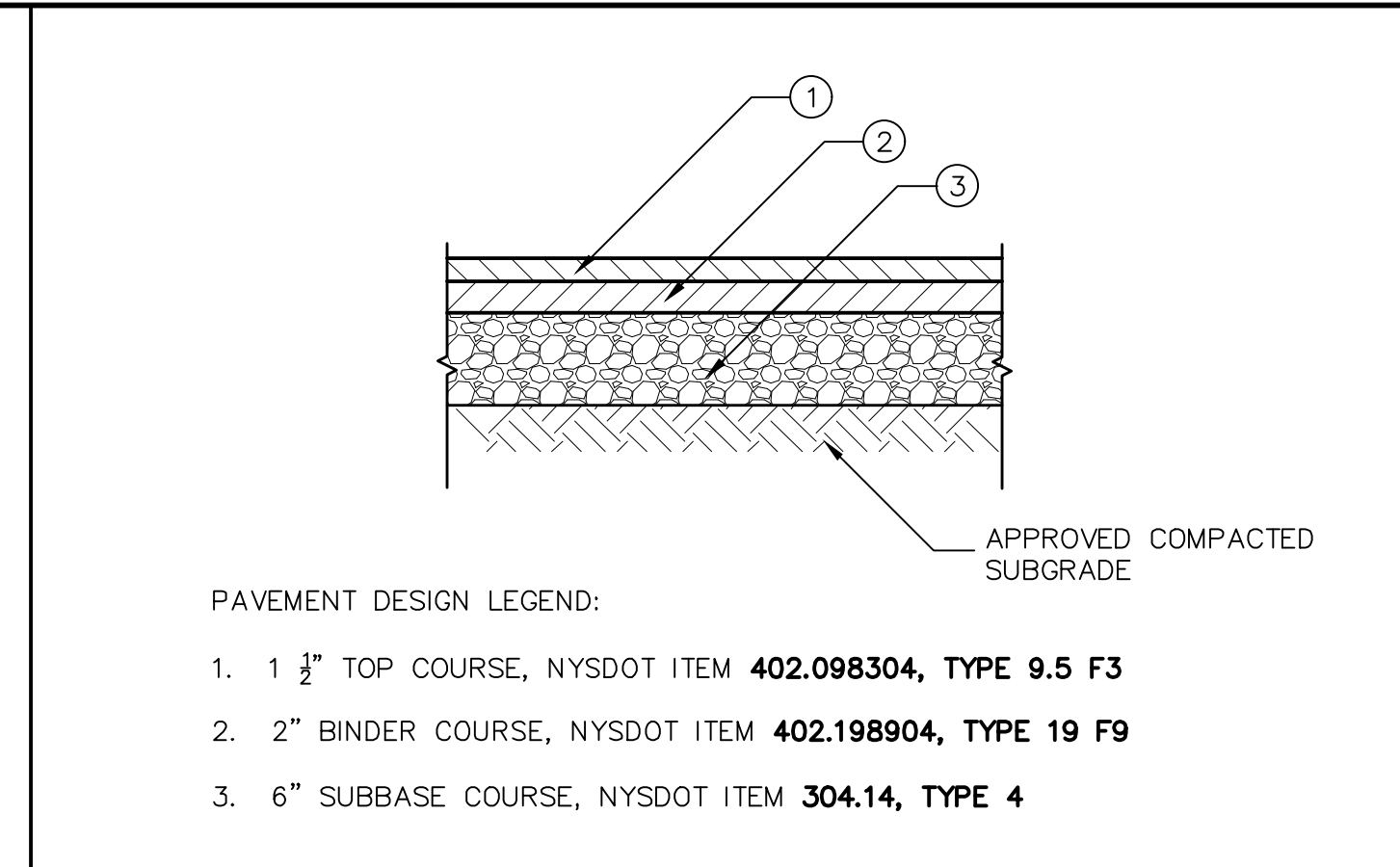
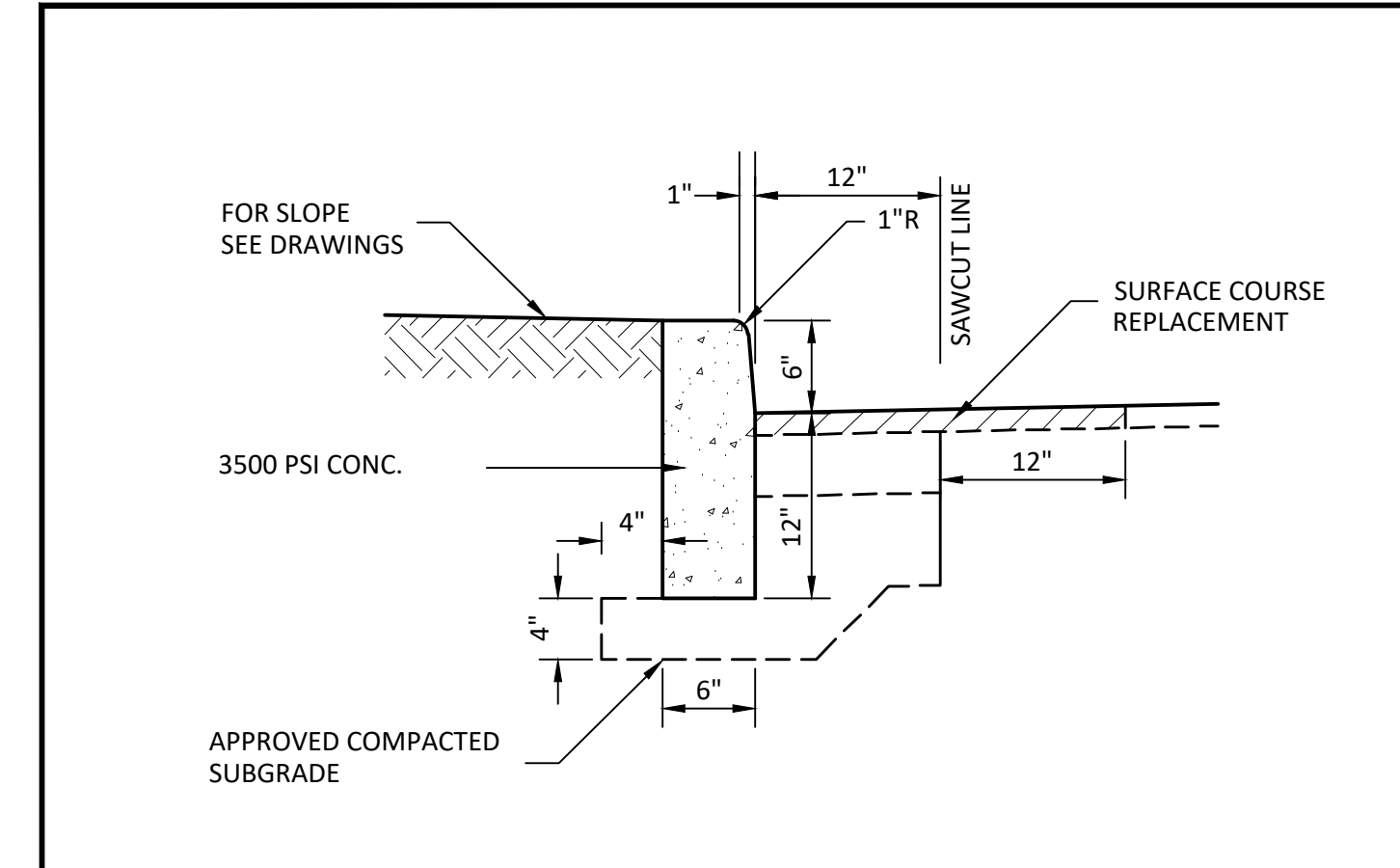
Under New York State Education Law Article 145
(Engineering), Section 2209 (2), It Is A Violation Of This Law
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Certificate Of Authorization #0017846

23 BANKS DESIGN GROUP, LLC
23 BEDFORD-BANKSVILLE ROAD
TOWN OF NORTH CASTLE
WESTCHESTER COUNTY, NEW YORK

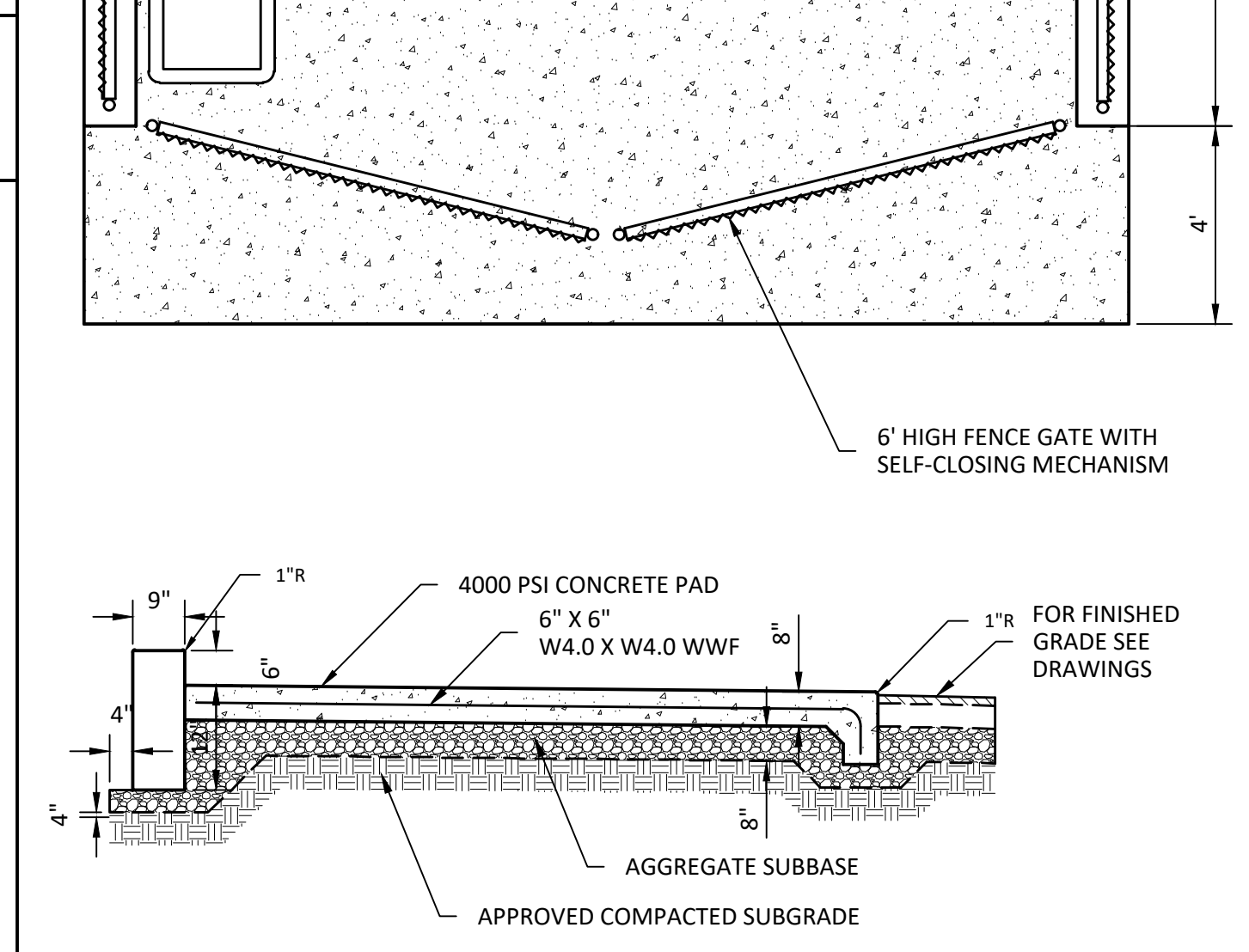
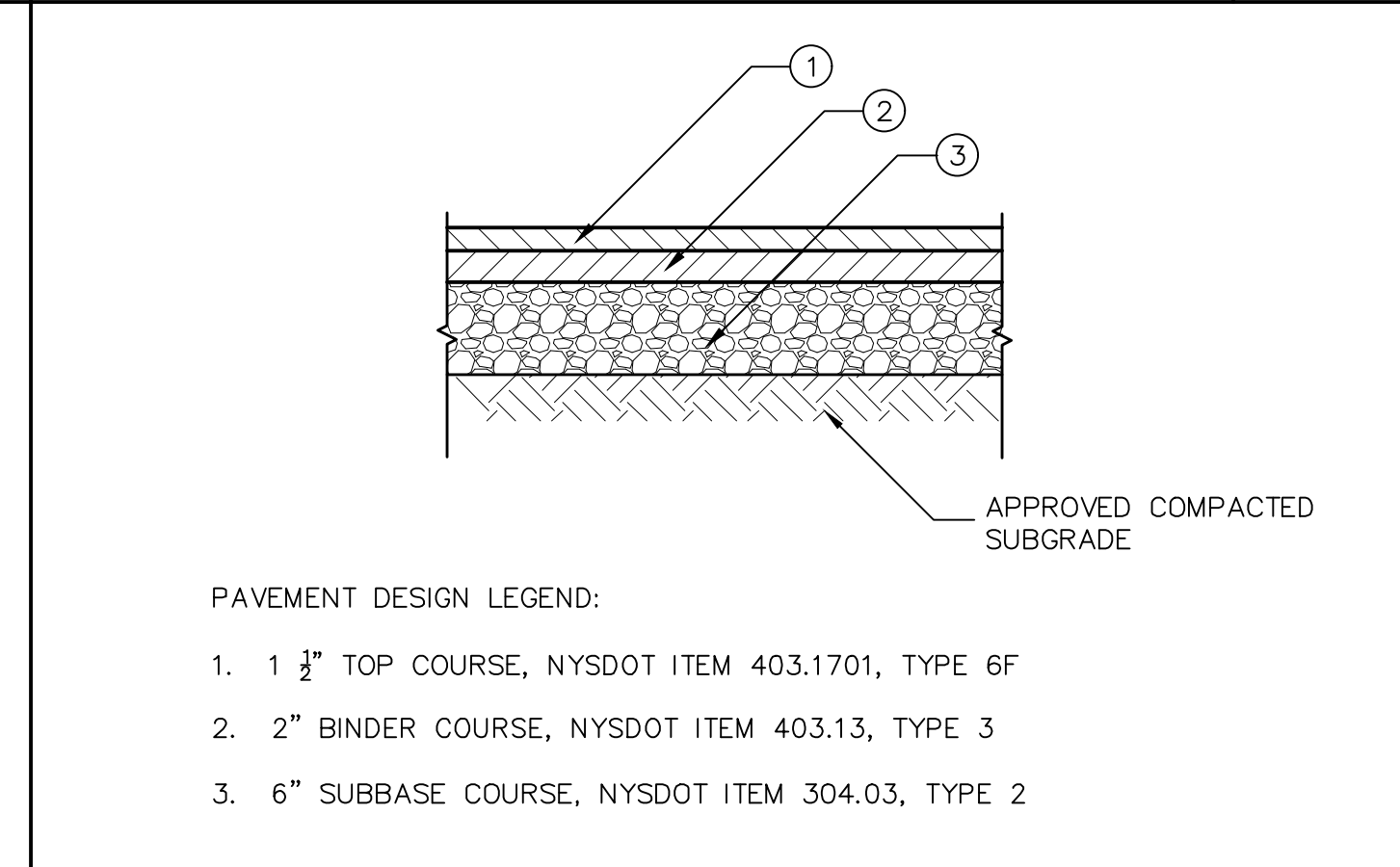
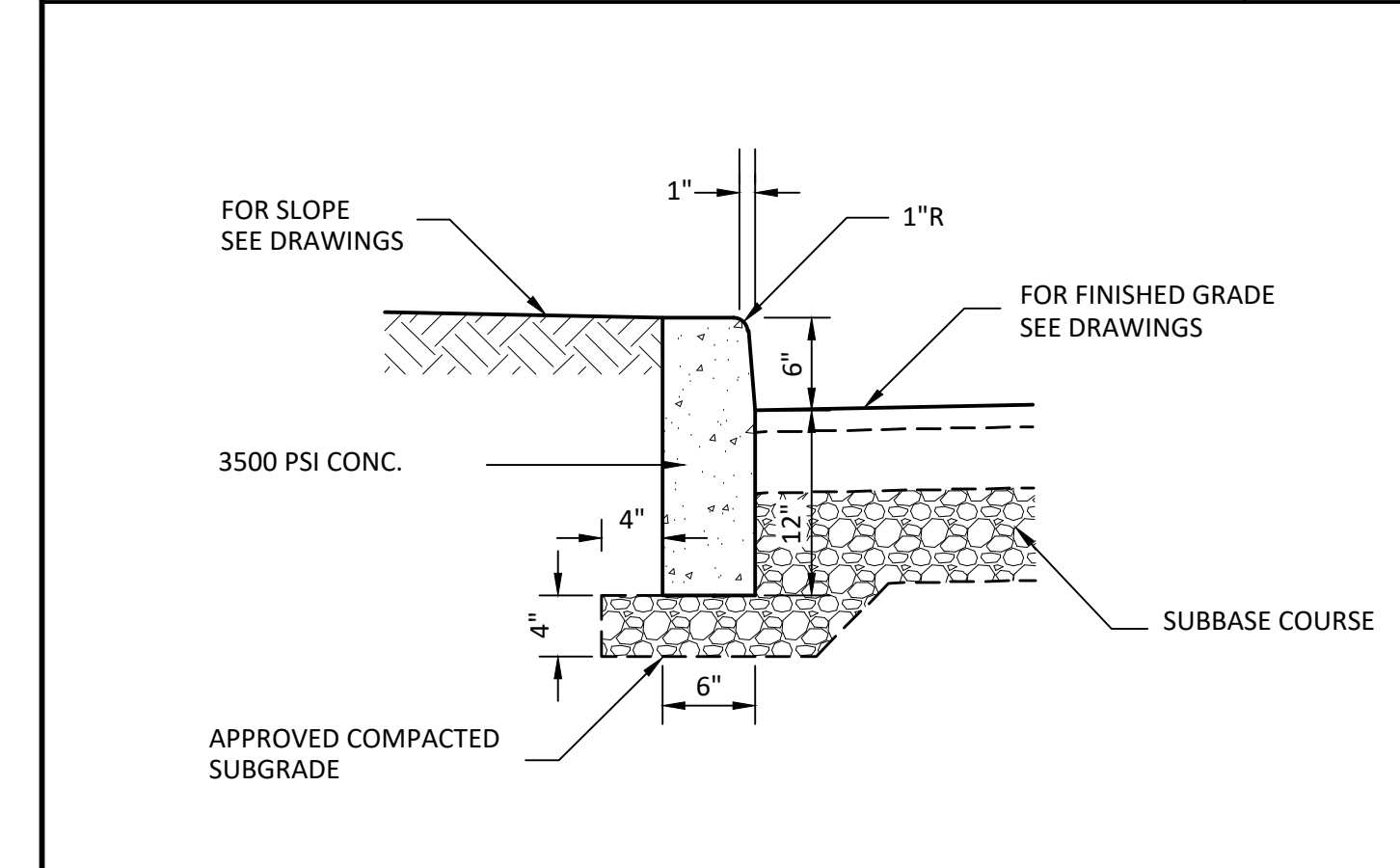
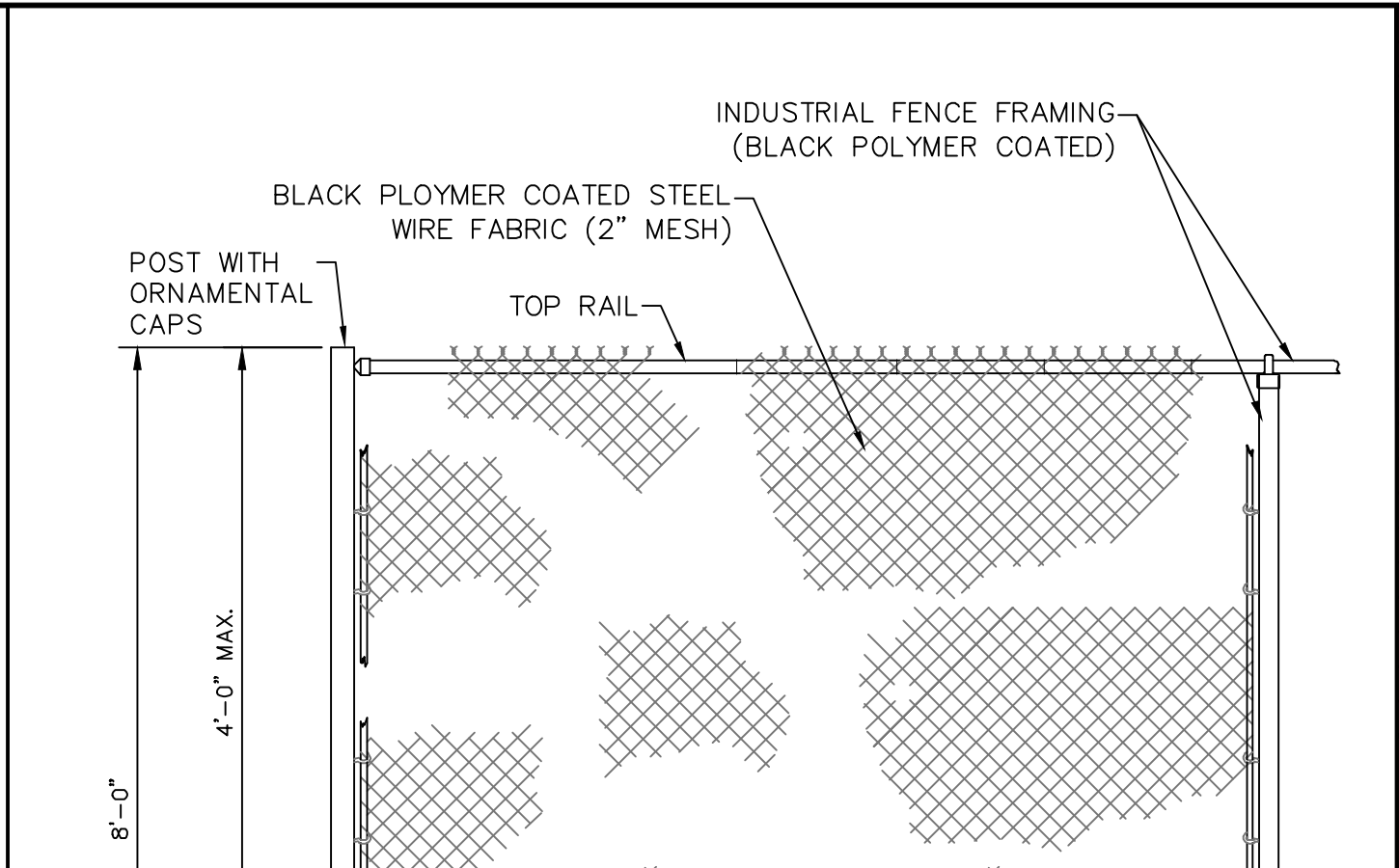
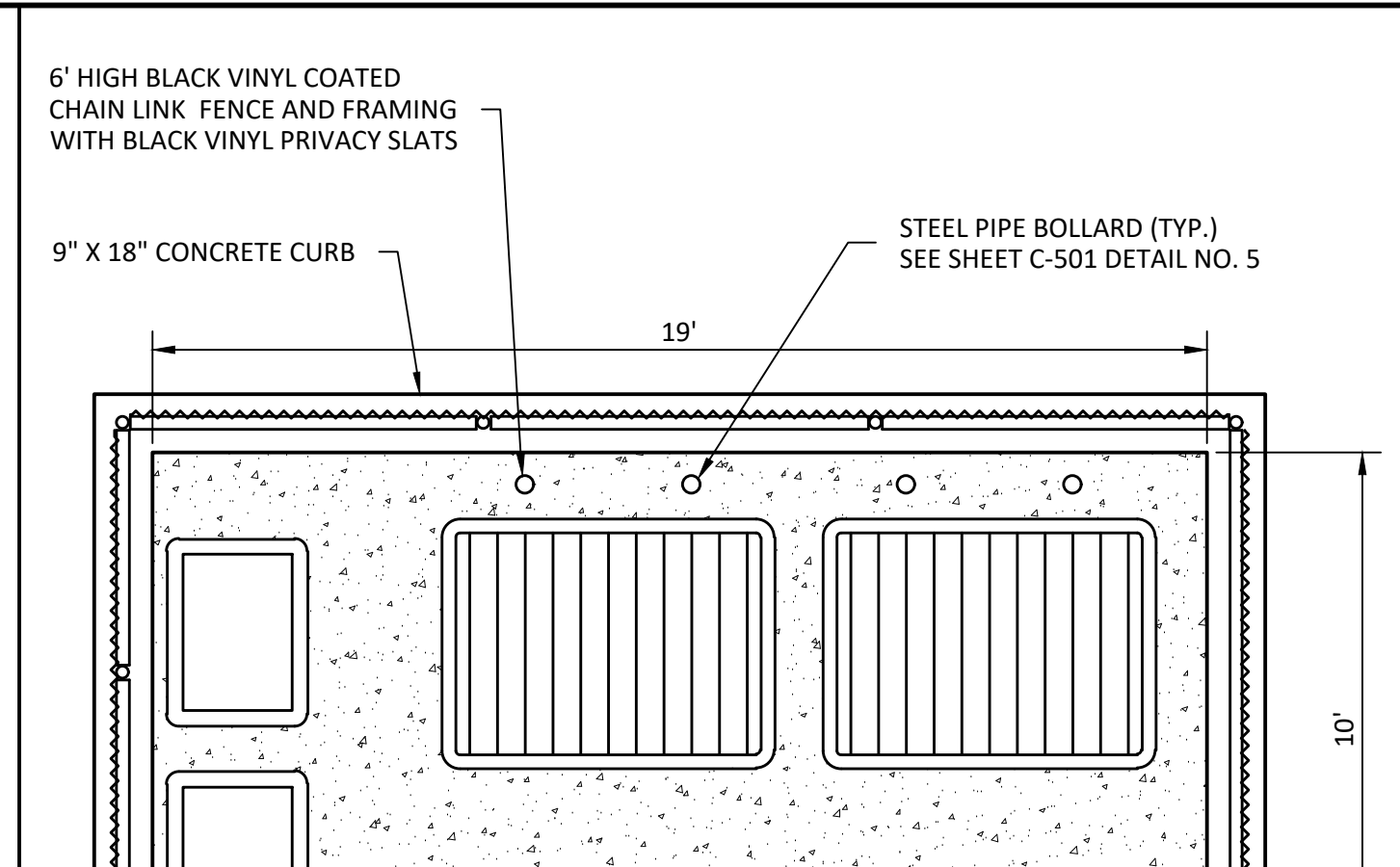
EROSION CONTROL DETAILS AND NOTES

Scale:	NTS
Date:	10/21/2021
Drawn By:	KMM
Checked By:	PIG
Project No.:	0895
Sheet No.:	x of x
Dwg. No.:	C-401



CONCRETE CURB IN EXISTING PAVEMENT
NOT TO SCALE

PAVEMENT DESIGN
NOT TO SCALE



NOTES

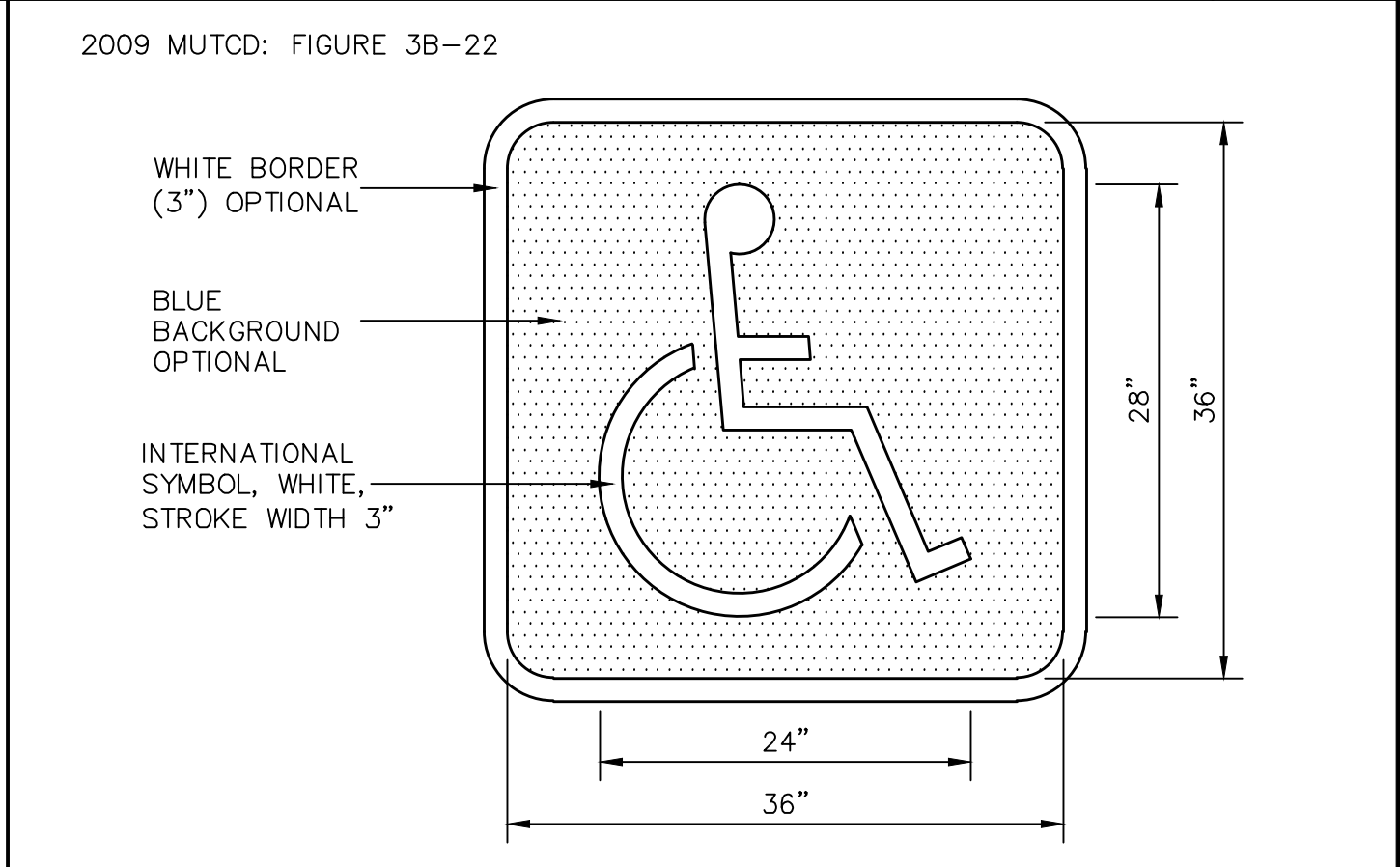
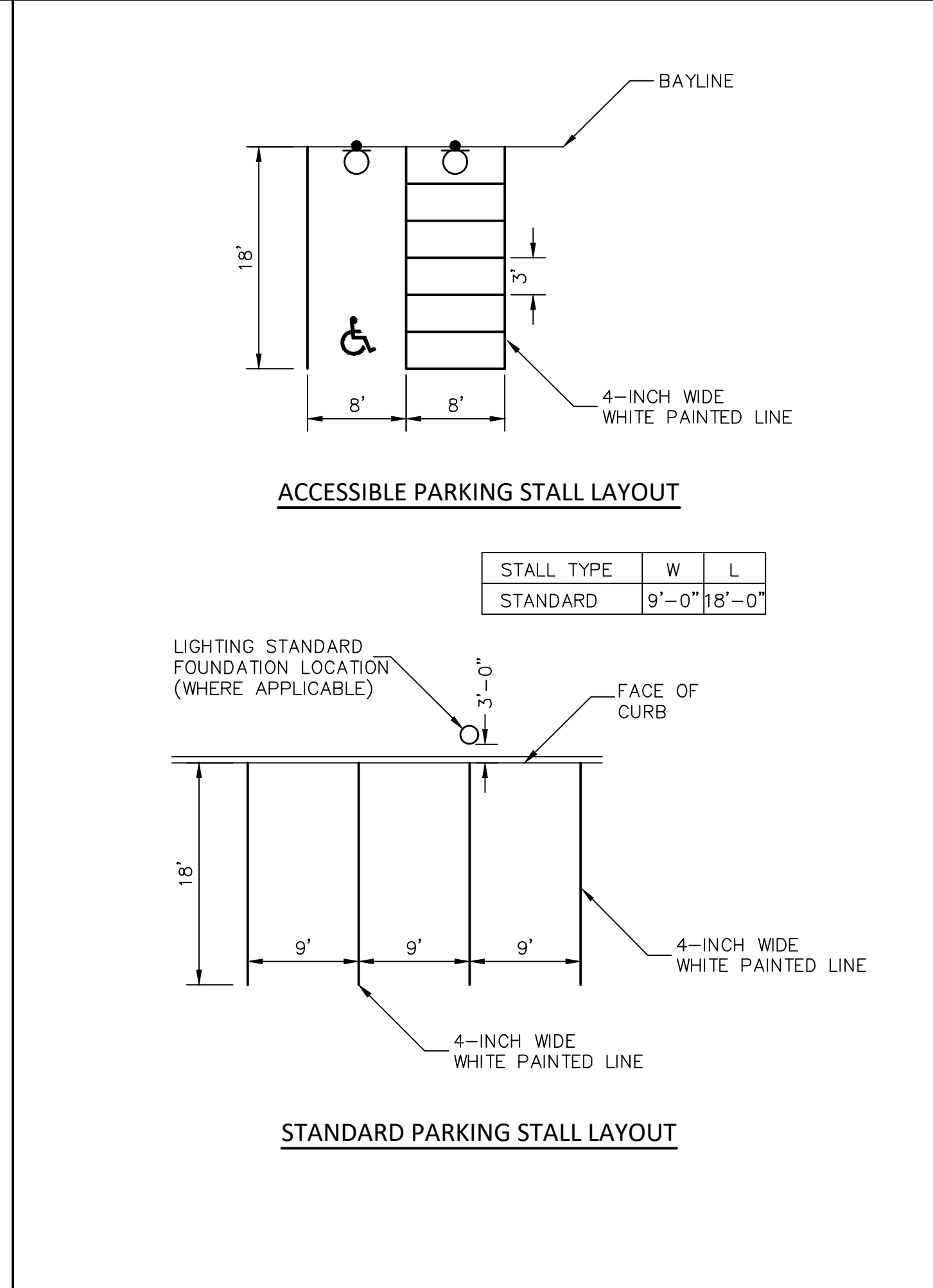
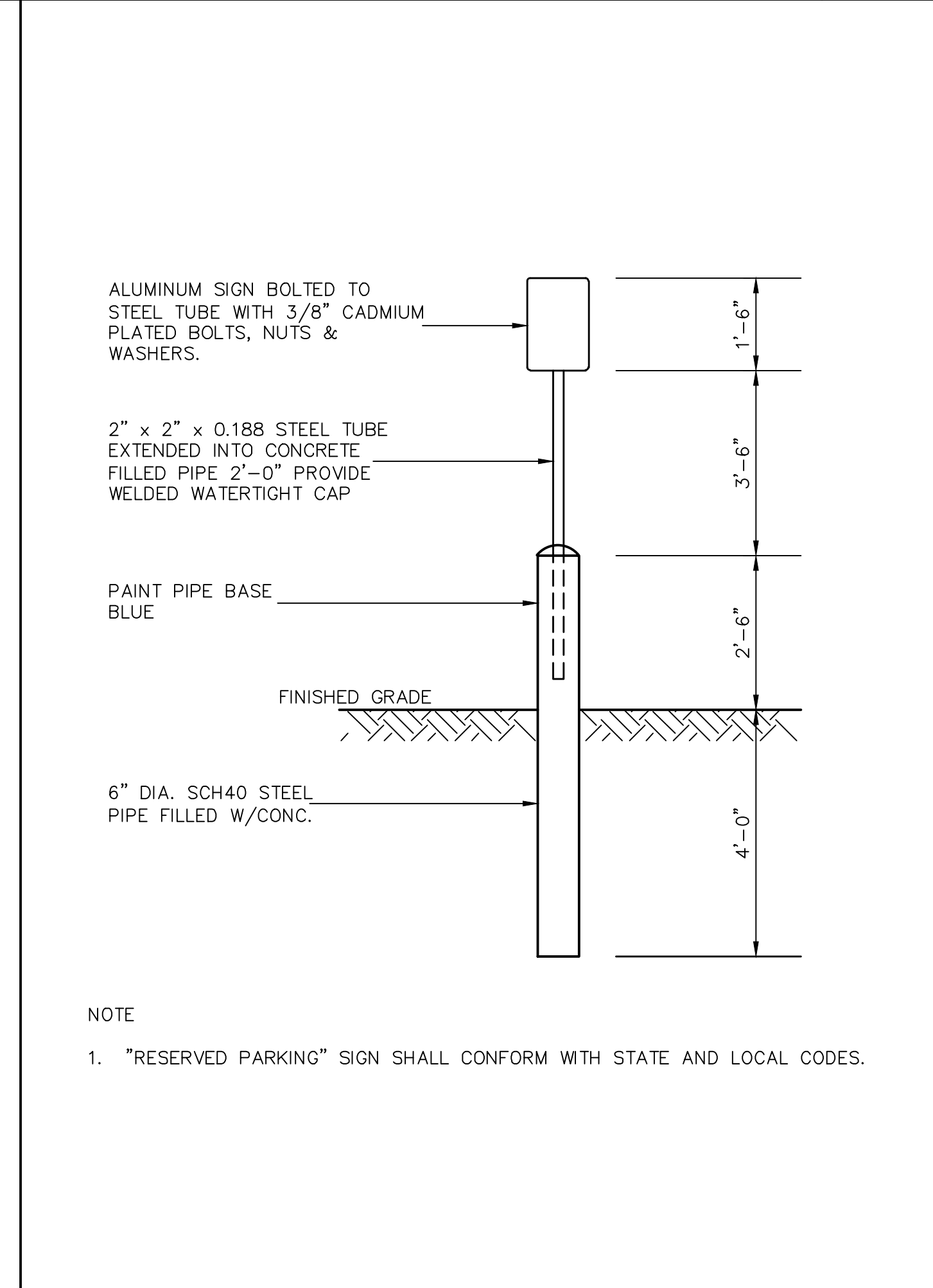
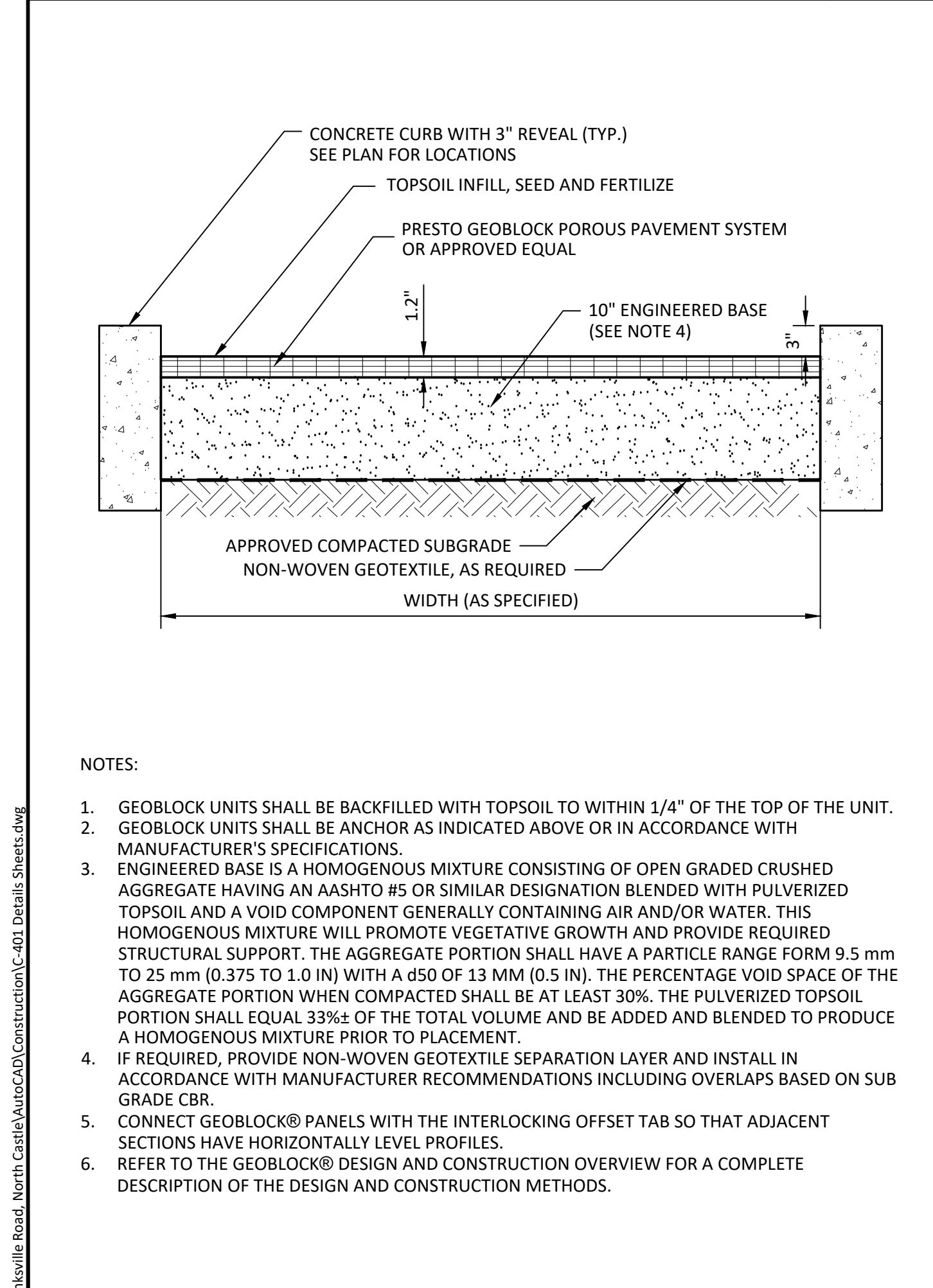
1. PROVIDE INDUSTRIAL DOUBLE SWING GATE WHERE SHOWN ON SITE PLAN.
2. FENCE MATERIAL AND INSTALLATION SHALL BE PER SPECIFICATIONS SECTION 02821.
3. WHERE POSTS ARE REQUIRED AT RETAINING WALLS OR REINFORCED SLOPES, POSTS SHALL BE INSTALLED ACCORDING TO THE RETAINING WALL, SEGMENTAL RETAINING WALL OR REINFORCED SLOPE MANUFACTURER'S RECOMMENDATIONS AND AS SHOWN ON THE WALL DESIGN DRAWINGS. DRILLED EXCAVATION INTO THE REINFORCED ZONE SHALL NOT BE PERMITTED UNLESS APPROVED BY THE GEOSYNTHETIC MANUFACTURER, WALL ENGINEER AND OWNER.

CONCRETE CURB
NOT TO SCALE

PARKING AREA PAVEMENT
NOT TO SCALE

DUMPSTER ENCLOSURE
NOT TO SCALE

4 FOOT HIGH CHAIN LINK FENCE
NOT TO SCALE



GEOBLOCK EMERGENCY ACCESS ROAD
NOT TO SCALE

HANDICAP PARKING SIGN & FOUNDATION
NOT TO SCALE

90 DEGREE PARKING STALL LAYOUT
NOT TO SCALE

ACCESSIBLE PAVEMENT MARKING SYMBOL
NOT TO SCALE

10

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

Christopher Carthy, Chairman, _____ Date _____
Town of North Castle Planning Board

Engineering Plans Reviewed for Conformance to Resolution: _____ Date _____

Joseph M. Carmele, PE
Kellard Sessions Consulting
Consulting Town Engineers

NO.	REVISION	DATE
1	ISSUED TO PLANNING BOARD	10/23/2023

Veneziano & Associats
84 Business Park Drive
Suite 200
Armonk, NY 10504
Tel: 914-273-1300

Edgewater Group-Architects
109 Willett Avenue-Suite 202
Port Chester, NY 10573
Tel: 914-937-4226

TC Merritts Land Surveyors
394 Bedford Road
Pleasantville, NY 10570
Tel: 914-769-8003

Greenwich Realty Group LLC
23 Bedford-Banksville Road
Bedford, NY 10506
Tel: 203-516-0694

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

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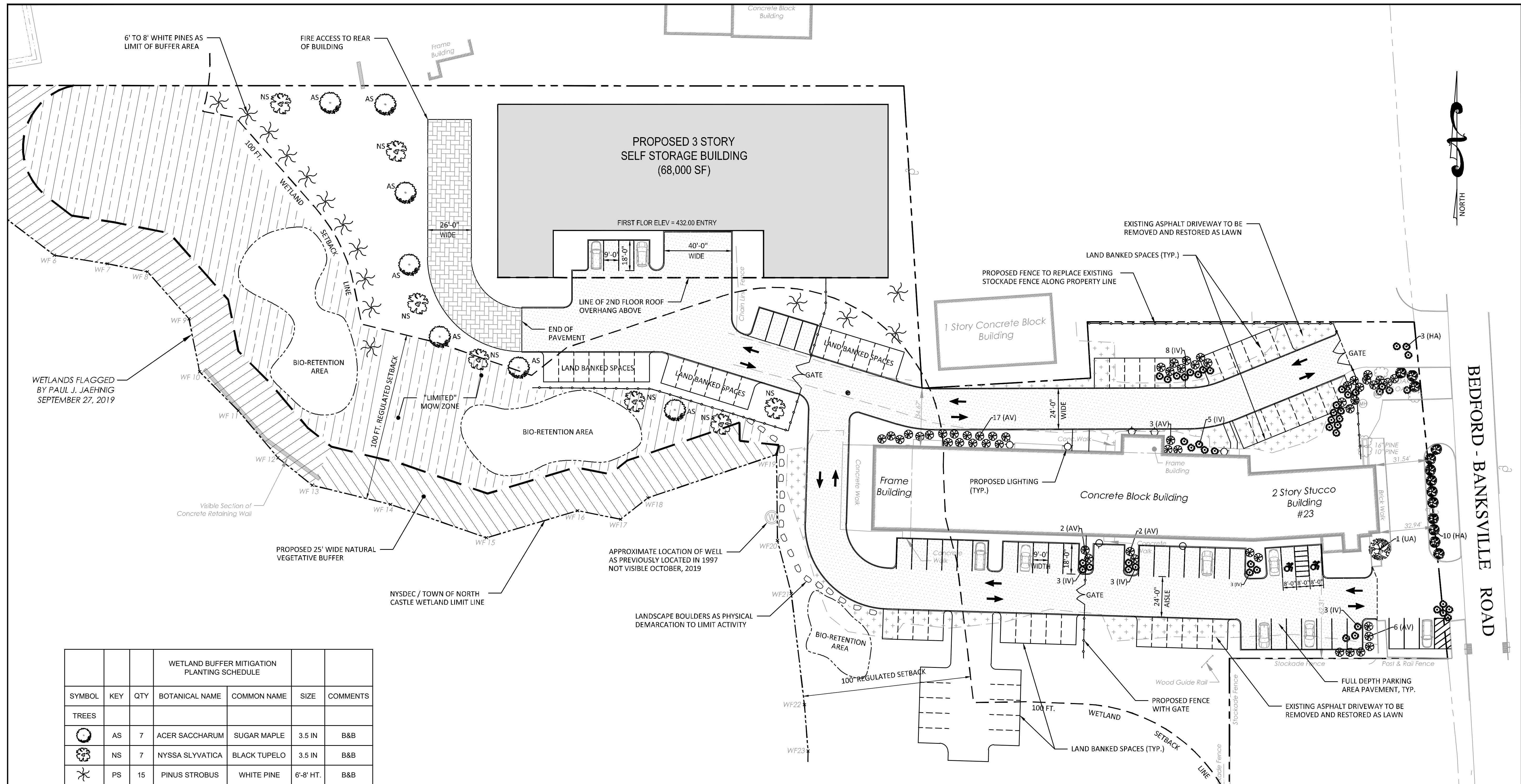
23 BANKS DESIGN GROUP, LLC
23 BEDFORD-BANKSVILLE ROAD
TOWN OF NORTH CASTLE
WESTCHESTER COUNTY, NEW YORK

TITLE:
CONSTRUCTION DETAILS

Scale: NTS
Date: 10/21/2021
Drawn By: KMM
Checked By: PJG
Project No.: 0895
Sheet No.: x of x
Dwg. No.: C-402

G:\PROJECTS\21\Banksville\Read, North Castle\AutoCAD\Construction\C-401_Details_Sheets.dwg

NO.	REVISION	DATE
1	PLANNING BOARD	10/20/2022
2	ISSUED TO PLANNING BOARD	11/28/2022
3	ISSUED TO PLANNING BOARD	03/13/2023
4	ISSUED TO PLANNING BOARD	04/24/2023
5	ISSUED TO PLANNING BOARD	10/23/2023



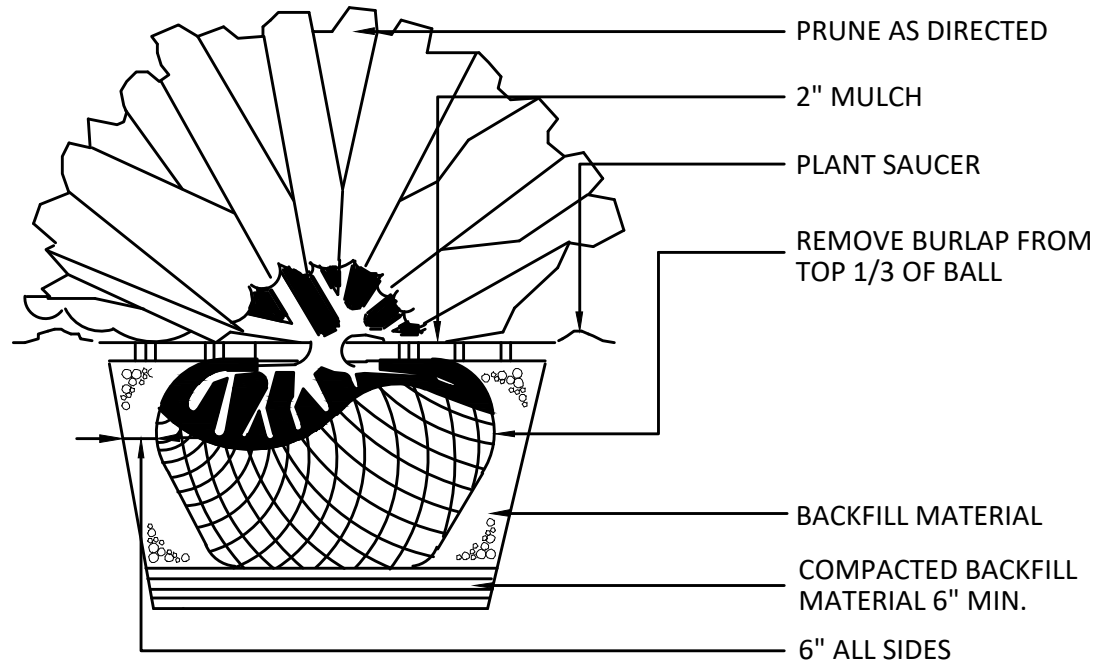
WETLAND BUFFER MITIGATION PLANTING SCHEDULE					
SYMBOL	KEY	QTY	BOTANICAL NAME	COMMON NAME	COMMENTS
TREES					
AS	7	ACER SACCHARUM	SUGAR MAPLE	3.5 IN	B&B
NS	7	NYSSA SLYVATICA	BLACK TUPELO	3.5 IN	B&B
PS	15	PINUS STROBUS	WHITE PINE	6'-8' HT.	B&B

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	Comments
Trees					
UA	1	Ulmus americana cvs. "Princeton"	American Elm	8 in.	B&B
Shrubs					
AV	22	Thuja x. Green Giant	Green Giant Arborvitae	8-10'	Cont.
HA	13	Hydrangea arborescens "Abetwo"	"Incrediball" Smooth Hydrangea	2-3'	Cont.
IV	20	Itea virginica "Henry's Garnet"	Henry's Garnet Sweetspire	1.6 gal	Cont.
PA	15	Polystichum acrostichoides	Christmas Fern	.75 gal	Cont.

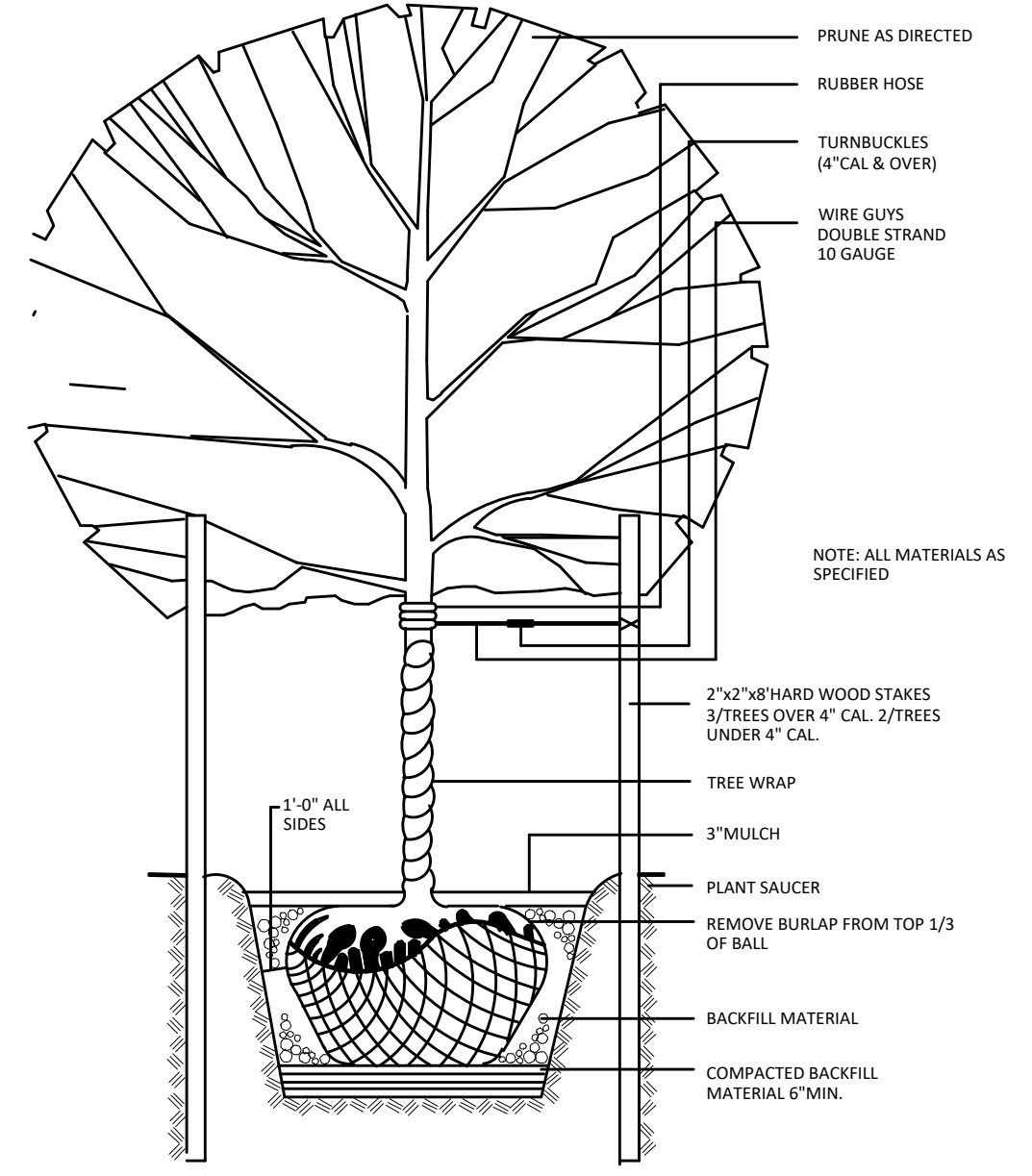
AS + NS + PS AREAS OF REMOVED ASPHALT DRIVE RESTORED AS LAWN

PLANTING NOTES:

- Plant material shall be true to botanical name, specified size, and received in a vigorous condition.
- All plantings shown on this plan shall be maintained in a vigorous growing condition throughout the duration of the use. All plants not so maintained shall be replaced with new plants of comparable size and quality at the beginning of the next immediately following growing season. The actual installation, planting and implementation of the foregoing in accordance with the approved plans shall be certified by as being in compliance with the approved plans and conditions, at the sole cost and expense of the Applicant.
- All plantings to be guaranteed for a minimum of 2 full growing seasons.
- Deer netting or commitment to a regular deer spraying program required to minimize loss of plant material from browsing. Any material lost during the 2-year period shall be replaced.
- All plantings to be installed as per American Association of Nurserymen Standards, and will include proper watering and mulching if necessary, of planted materials.



TYPICAL SHRUB PLANTING
NOT TO SCALE



TYPICAL DECIDUOUS TREE PLANTING
NOT TO SCALE

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Edgewater Group-Architects
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Surveyor
TC Merritts Land Surveyors
394 Bedford Road
Pleasantville, NY 10570
Tel: 914-769-8003

Owner
Greenwich Realty Group LLC
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TOWN OF NORTH CASTLE
WESTCHESTER COUNTY, NEW YORK

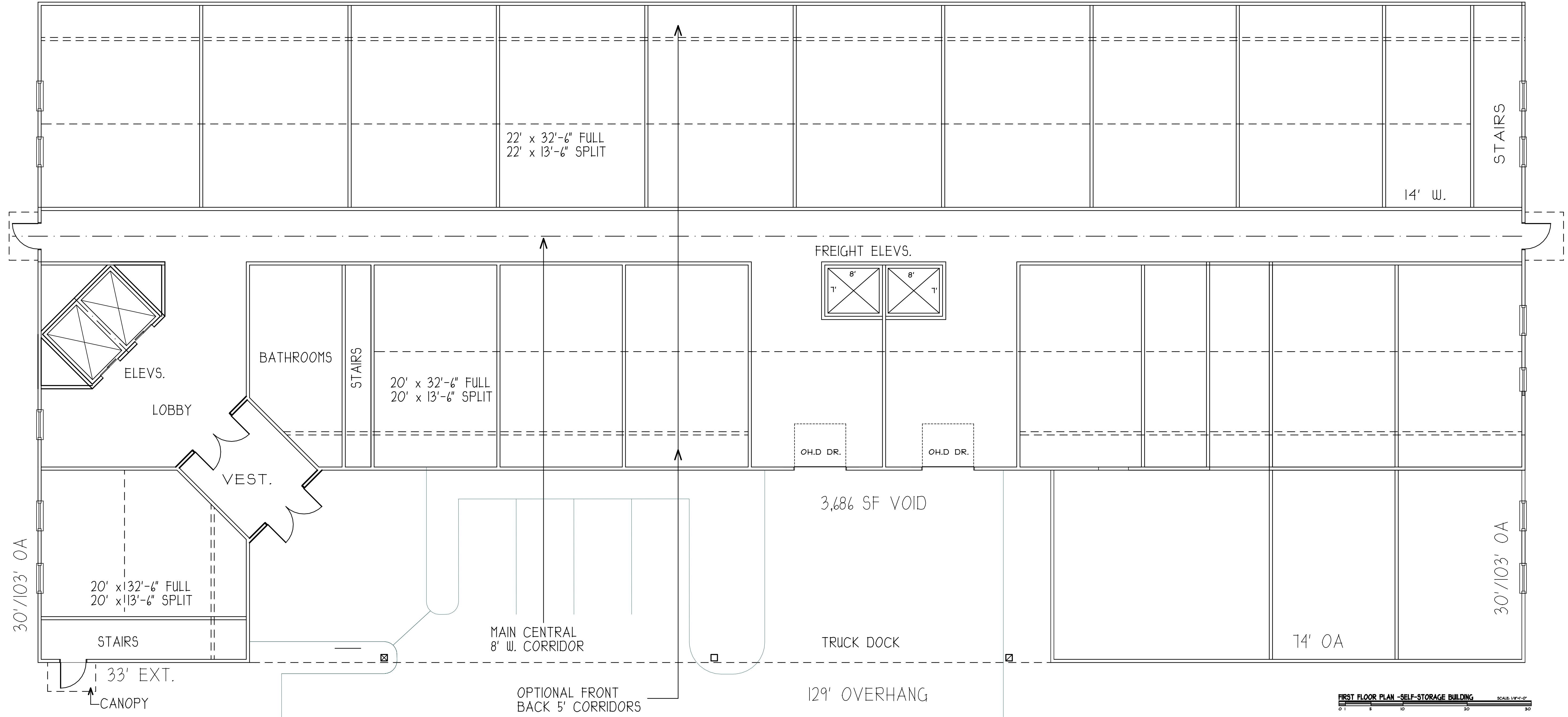
TITLE:
LANDSCAPE PLAN

Scale: 1" = 20'
Date: 01/10/2022
Drawn By:
Checked By: PJG
Project No.: 0895
Sheet No.: 5 of 6
Dwg. No.: C-501

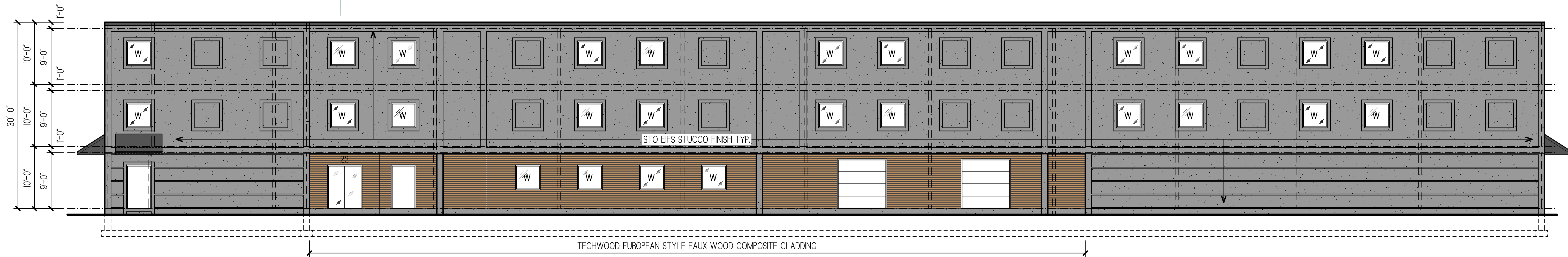
Approved by Town of North Castle Planning Board Resolution, Dated: _____
Date: _____
Christopher Carthy, Chairman,
Town of North Castle Planning Board

Engineering Plans Reviewed for Conformance to Resolution:
Date: _____
Joseph M. Cermele, PE
Kellard Sessions Consulting
Consulting Town Engineers

232' OA
23,896 SF UPPER FL./20,210 SF FFL



FIRST FLOOR PLAN - SELF-STORAGE BUILDING SCALE: 1/4" = 1'-0"

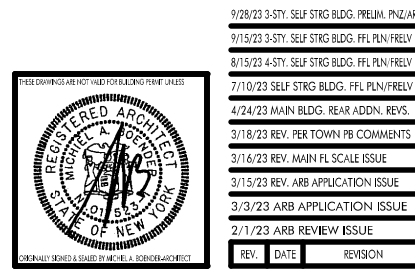


FRONT ELEVATION - SELF-STORAGE BUILDING SCALE: 1/4" = 1'-0"

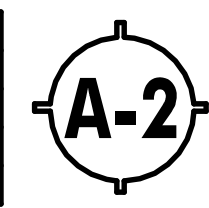
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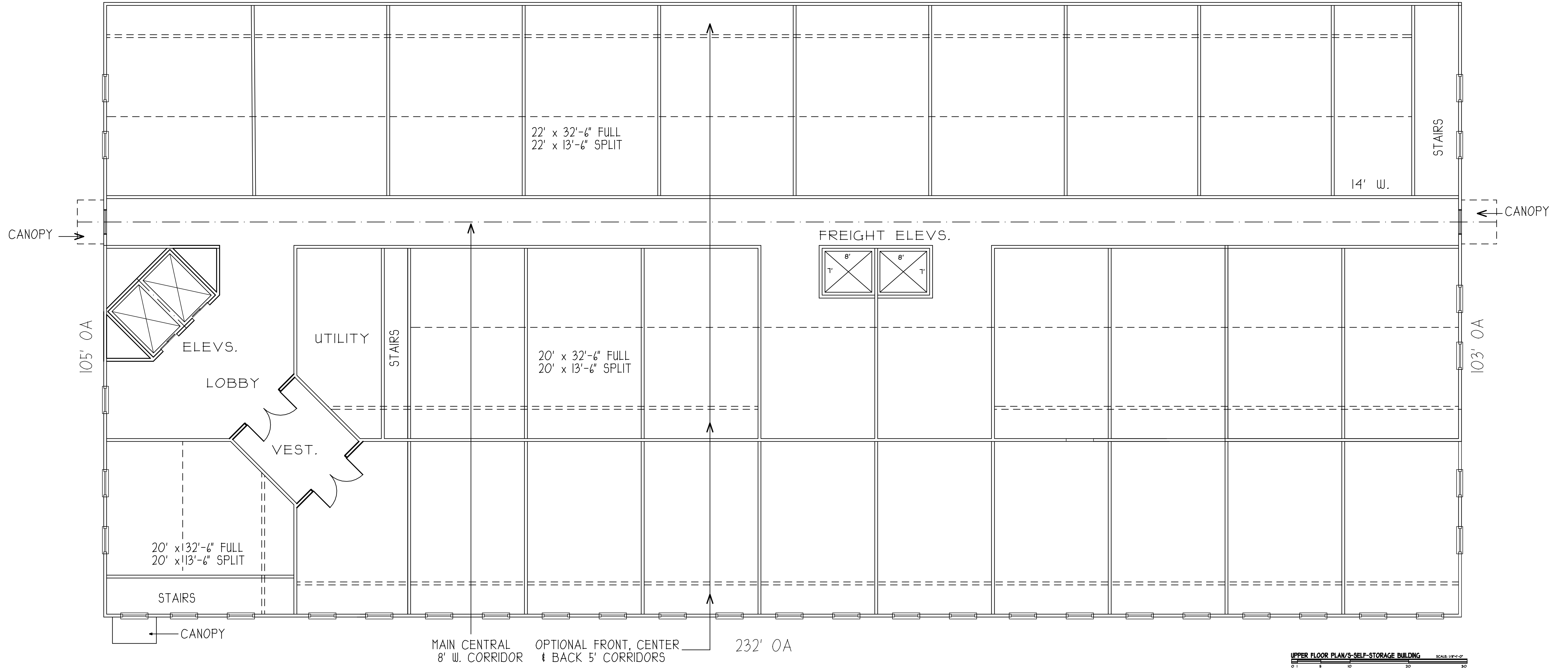
ALTERATIONS & RENOVATIONS @
23 BANKS
23 RESPOND BANKSVILLE ROAD, BEDFORD, NY
EDGEWATER GROUP-ARCHITECTS
100 WESTERN AVENUE, BEDFORD, NY 11714
PHONE: 845.335.1111 FAX: 845.335.1112
WWW.EDGEWATERGROUP.COM

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

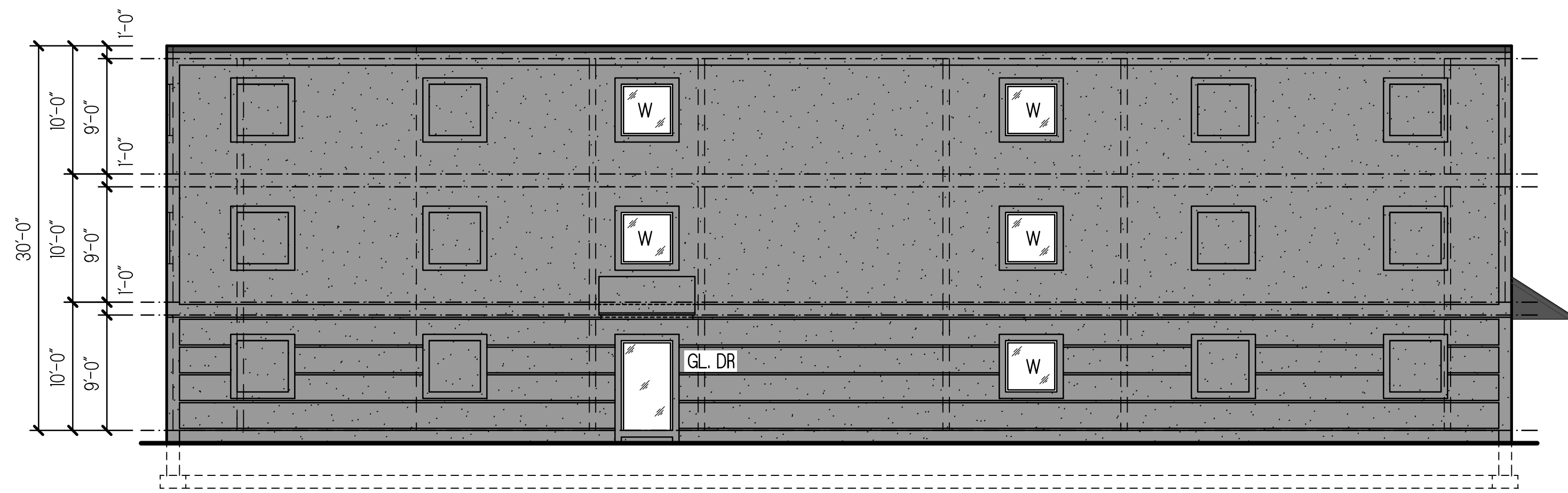


DATE: AS NOTED
DATE: 1/25/23
DRAWN BY: MAB/GR
CHECKED BY: MAB/GR
DATE: 2/3/23
SCALE: 1/4" = 1'-0"

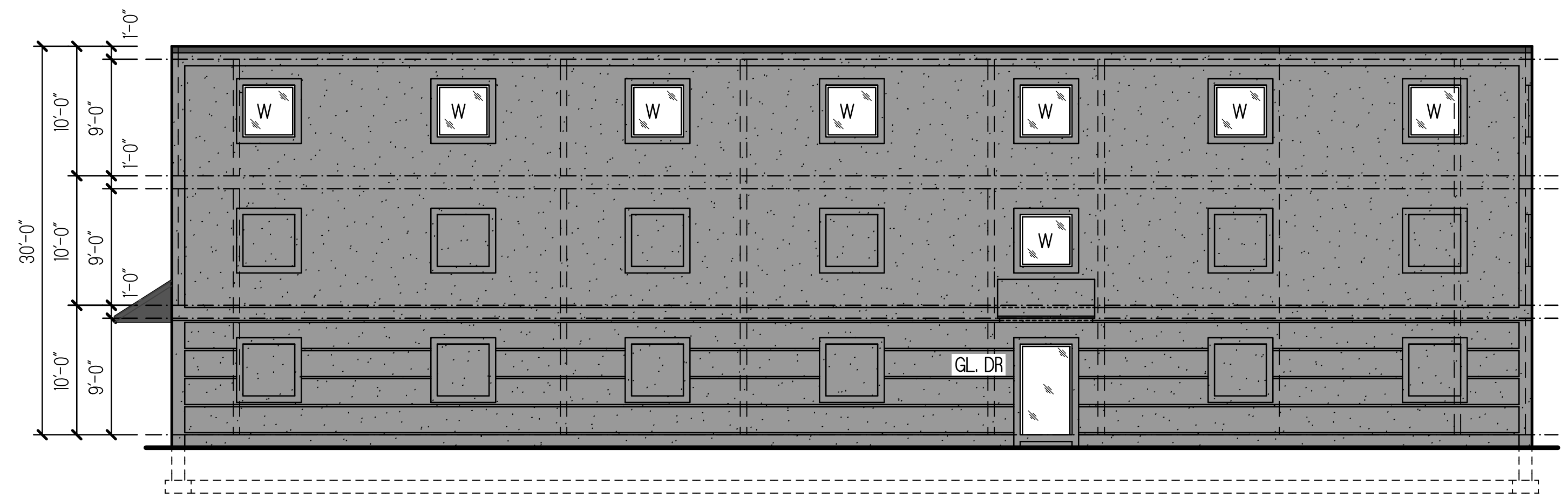




UPPER FLOOR PLAN/S-SELF STORAGE BUILDING SCALE: 1/8"=1'-0"



LEFT ELEVATION-S-SELF STORAGE BUILDING SCALE: 1/8"=1'-0"



STREET FRONT/RT ELEVATION-S-SELF STORAGE BLDG SCALE: 1/8"=1'-0"

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ALTERATIONS & RENOVATIONS @
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PROJECT	SELF-STORAGE BUILDING UPPER FLOOR PLAN
DATE	1/25/23
DESIGNER	MAB/GR
PROJECT NO.	23-004
DATE PLOTTED	2/28/2023 10:58 AM
SCALE	AS NOTED
NOTES	

SEAL OF THE STATE OF NEW YORK
ARCHITECT
MAB/GR
1/25/23
23-004
2/28/2023 10:58 AM

A-3