

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

March 13, 2023

Christopher Carthy, Chairman  
North Castle Planning Board  
17 Bedford Road  
Armonk, New York 10504

**Re: Amended Site Plan Approval**  
**23 Bedford Banksville Road**

Honorable Chairman and Members of the Board:

As you know, this firm represents the owner of the referenced site. We have been before your Board regarding the existing warehouse use at the site. Since we've met with you, the environmental issues associated with the rear of the property have been addressed, all tenants have been removed, and the site has been graded.

We are ready to secure amended final site plan approval. Kindly place this matter on the March 27th Planning Board agenda to continue the public hearing regarding the amended final site plan. Thank you.

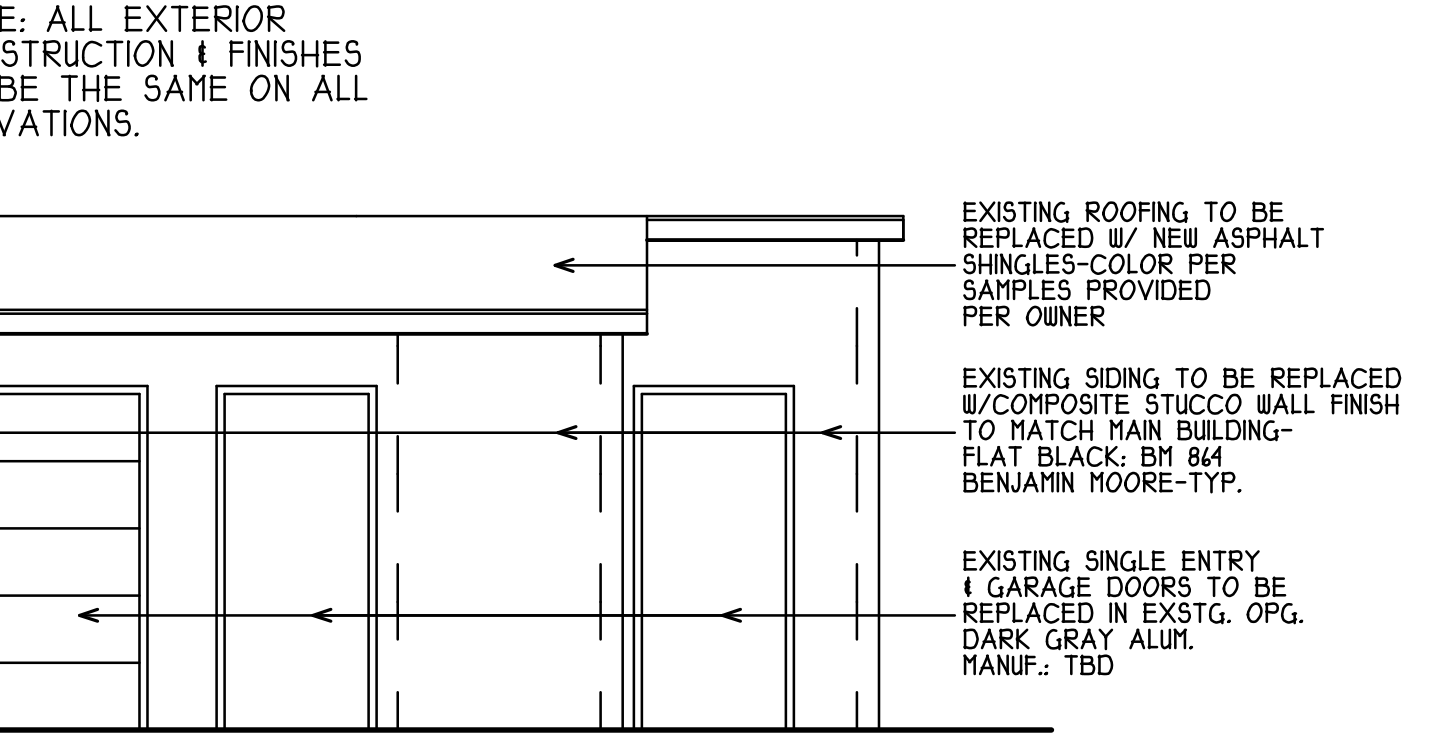
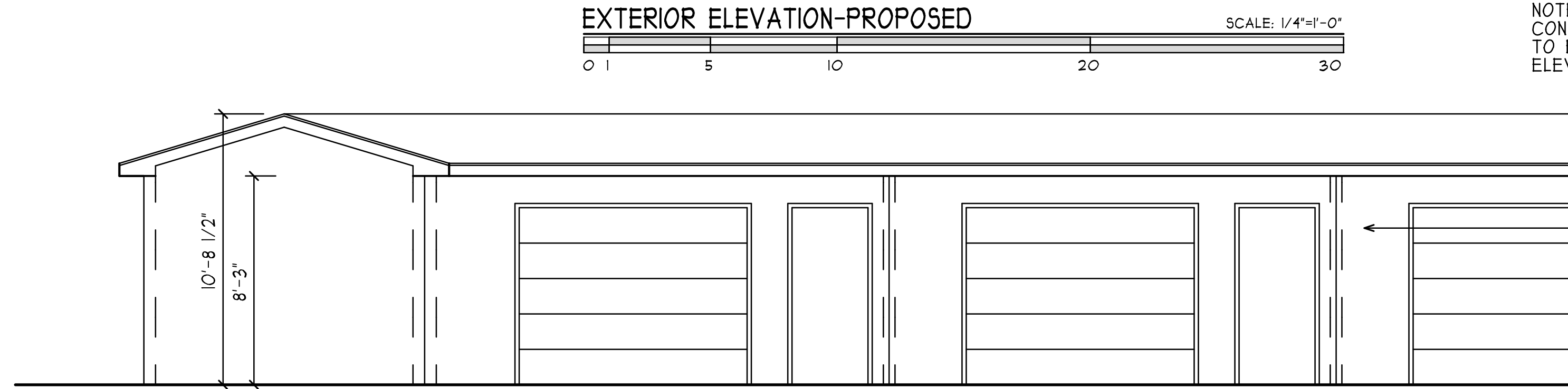
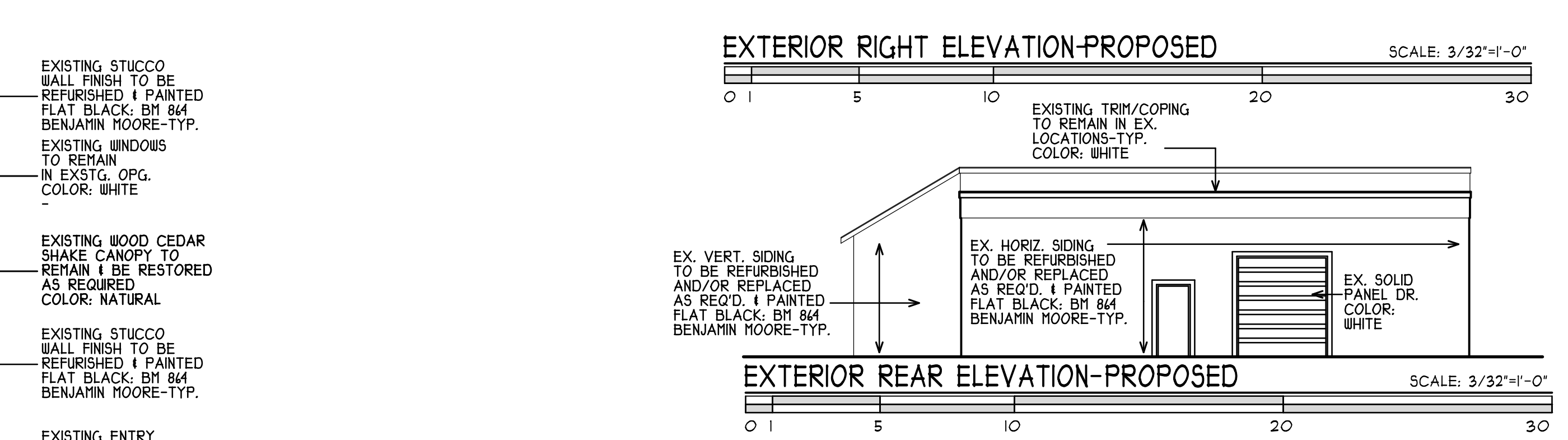
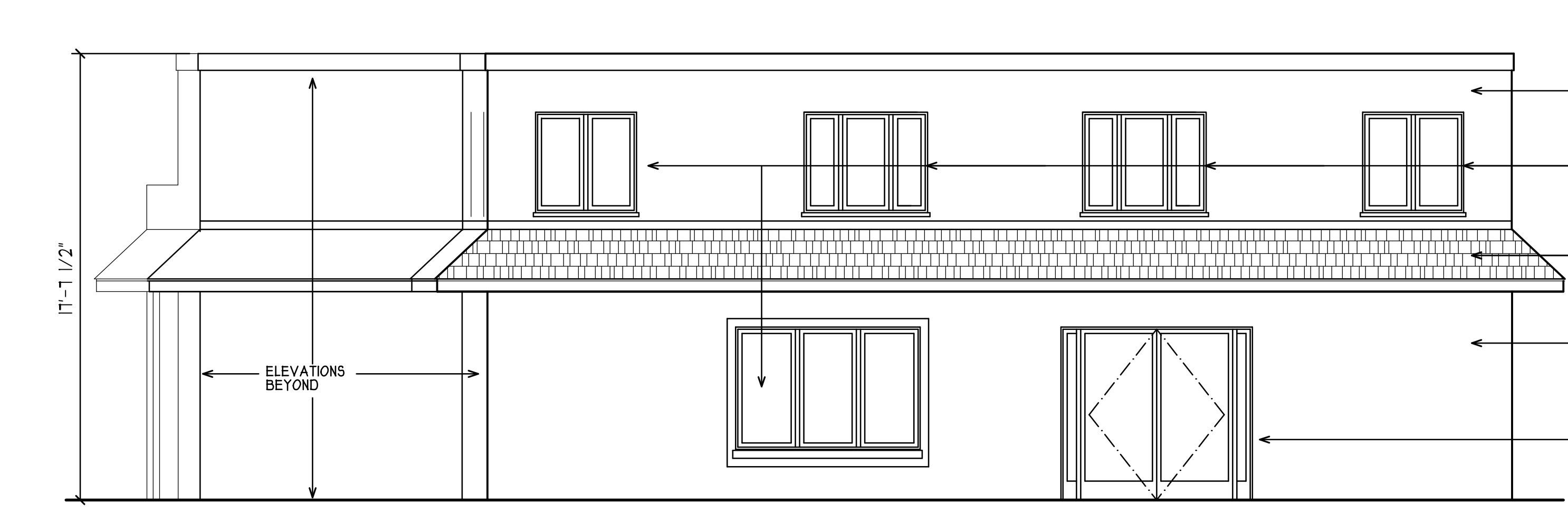
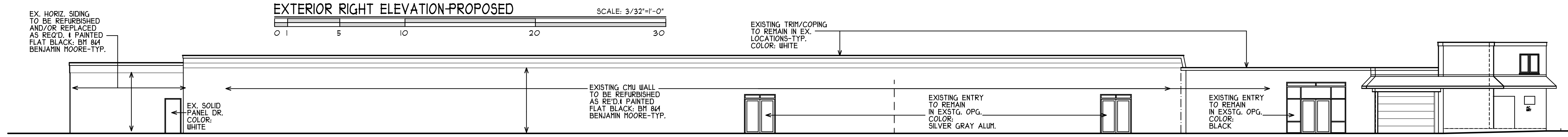
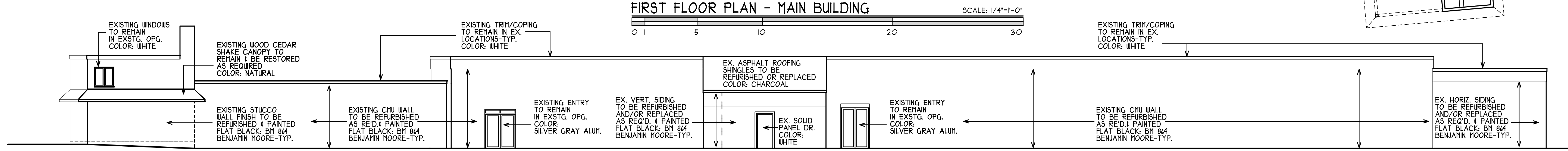
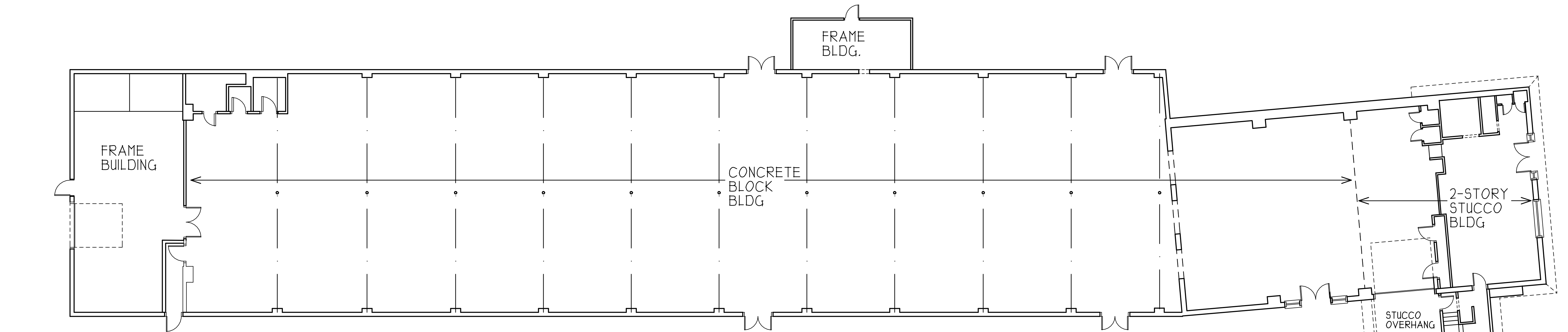
Very truly yours,

*Anthony F. Veneziano, Jr.*

ANTHONY F. VENEZIANO, JR.

AFV/kj

cc: Michiel Boender  
Peter Gregory  
Mark Mosello



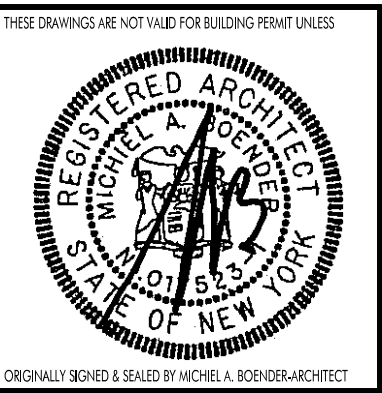
NOTE: ALL EXTERIOR CONSTRUCTION & FINISHES TO BE THE SAME ON ALL ELEVATIONS.

EXISTING ROOFING TO BE REPLACED W/ NEW ASPHALT SHINGLES-COLOR PER SAMPLES PROVIDED PER OWNER

EXISTING SIDING TO BE REPLACED W/COMPOSITE STUCCO WALL FINISH TO MATCH MAIN BUILDING-FLAT BLACK; BM 84 BENJAMIN MOORE-TYP.

EXISTING SINGLE ENTRY & GARAGE DOORS TO BE REPLACED IN EXSTG. OPG. DARK GRAY ALUM. MANUF.: TBD

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 OR 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.



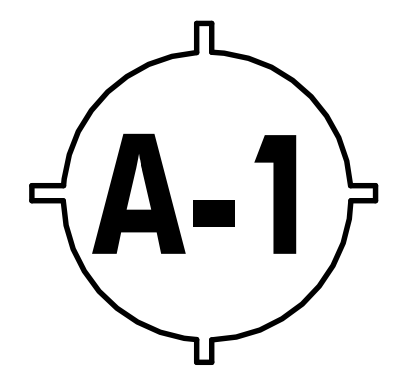
TITLE:	EXTERIOR FRONT ELEVATION
	EXTERIOR LEFT ELEVATION
	EXTERIOR RIGHT ELEVATION
	NOTES

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

3/3/23 ARB APPLICATION ISSUE	
2/1/23 ARB REVIEW ISSUE	
REV.	REVISION

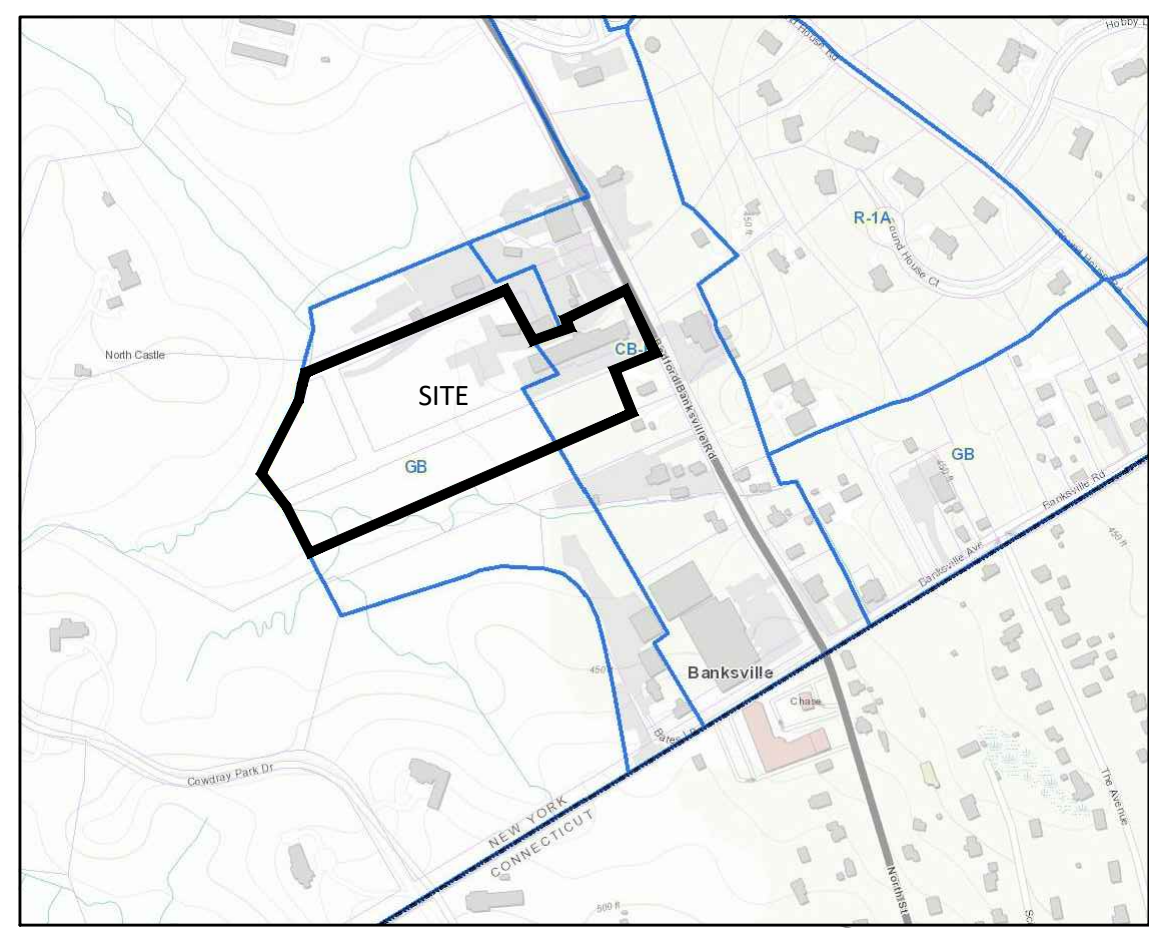
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ALTERATIONS & RENOVATIONS @  
**23 BANKS**  
EDgewater GROUP ARCHITECTS  
23 BEDFORD BANKSVILLE ROAD  
BEDFORD, NY  
P.O. BOX 470  
GREENWICH, CT 06831  
TEL: (914) 937-4226 FAX: (914) 937-4225  
317020084@edgewaterarchitects.com





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



LOCATION MAP  
NTS

**SITE NOTES**

- RESTORATION OF THE REAR CONTRACTOR'S YARD SHALL INCLUDE REMOVAL OF ALL 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

**STORAGE USE**  
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**  
  
GROSS FLOOR AREA = 10,613 SF  
10,613 SF / 1,200 SF = 8.84  
**NO FEWER THAN 9 SPACES**

**PROPOSED OFFICE USE**  
1 SPACE FOR EACH 250 SF OF GROSS FLOOR AREA  
GROSS FLOOR AREA = 5,157 SF  
5,157 SF / 250 SF = 20.63  
**USE 21 SPACES**

TOTAL PARKING SPACES = 16 + 21 = **37 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

**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**

- OFFICE SPACE - TOTAL AREA OF OFFICE = 5,175 SF - PERMITTED USE IN CB-B DISTRICT
- STORAGE SPACE - TOTAL AREA OF STORAGE = 10,350 SF - PERMITTED USE IN GB DISTRICT
- STONE AND MASONRY RETAIL YARD
- NON RETAIL NURSERY SALES

**NUMBER OF EMPLOYEES**

A TOTAL OF 16 EMPLOYEES IS PROPOSED TO BE INCLUSIVE OF ALL PROPOSED USES.

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

	LOT AREA (SQ. FT.)	FRONTAGE (FEET)	LOT DEPTH (FEET)	FRONT YARD (FEET)	SIDE YARD (FEET)	REAR YARD (FEET)	AVERAGE HEIGHT OF PRINCIPAL BUILDINGS (STORIES/FEET)	AVERAGE HEIGHT OF ACCESSORY BUILDINGS (STORIES/FEET)	BUILDING COVERAGE (SQUARE FEET)
REQUIRED	5,000	50	100	25	0	50	2 / 30	2 / 30	25%
EXISTING	471,142.378	201.00	1,185.46	31.54	34.67	781.70	< 2 / 30	-	3.54%

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

	LOT AREA (SQ. FT.)	FRONTAGE (FEET)	LOT DEPTH (FEET)	FRONT YARD (FEET)	SIDE YARD (FEET)	REAR YARD (FEET)	AVERAGE HEIGHT OF PRINCIPAL BUILDINGS (STORIES/FEET)	AVERAGE HEIGHT OF ACCESSORY BUILDINGS (STORIES/FEET)	BUILDING COVERAGE (SQUARE FEET)
REQUIRED	10,000	100	100	25	10	25	2 / 30	2 / 30	20%
EXISTING	471,142.378	201.00	1,185.46	31.54	34.67	781.70	< 2 / 30	-	3.54%

INDICATES AREAS OF PORTIONS OF ASPHALT DRIVEWAY TO BE REMOVED AND LANDSCAPED

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)

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

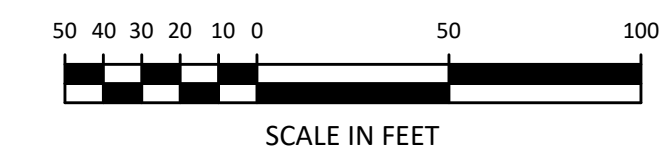
DISTURBANCE CHART	
BUFFER	63,200 SF
SITE IMPROVEMENTS	36,452 SF
BUFFER DISTURBANCE	15,615 SF
TOTAL LIMITED MITIGATION	49,286 SF

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



**DTS • PROVIDENT**  
Intelligent Land Use

DTS Provident Design Engineering, LLP  
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White Plains, NY 10601  
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**23 BANKS DESIGN GROUP, LLC**  
23 Bedford-Banksville Road  
Bedford, NY 10506

TITLE: **SITE PLAN**

Scale: 1" = 50'  
Date: 10/21/2021  
Drawn By: JM  
Checked By: PJG  
Project No.:  
Sheet No.: 1 of 3  
Dwg. No.: **C-101**



