

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

April 17, 2024

Joseph Rende, Supervisor
Town Board of the Town of North Castle
15 Bedford Road
Armonk, NY 10504

Re: 23 Bedford Banksville Road

Honorable Supervisor and Members of the Town Board:

This application is submitted on behalf of Greenwich Realty Group LLC, the Owner of the site (hereinafter “Owner”). The site is 10.816 acres in size and located at 23 Bedford Banksville Road (the “Property”). The Property is improved with a 15,500 s.f. building and associated parking.

The Property is zoned both CB-B and GB.¹ Prior to our acquisition, there were approximately five tenants located in the rear of the site within the wetland buffer that operated a prior non-conforming use: the processing and sale of topsoil. My client has evicted those users and has secured site plan approval.

As governed by site plan approval, my client intends to remove the existing remaining fill from the wetland buffer, install a stormwater detention basin, and remove existing debris from the site.

On April 8, 2020, the Planning Board voted to approve the site plan for the site. They recommended that we approach your Board for approval to modify the uses in the current zoning to permit “light manufacturing” to allow wood processing and the assemblage of pre-cut metal and aluminum pieces at the site for installation off-site.

The site is severely curtailed with respect to development associated with an existing septic field that is located within the New York State DEC wetlands. We can only provide for 16 employees at the site as per the Westchester County Health Department.

Consequently, with the grant of the approval of these uses, there will be no new tenants at the site, but the existing tenants will be allowed to remain. The two current tenants located in the rear area of the building have a maximum of two employees on a full-time basis and, at times, will

¹ “Site Plan” reflecting zoning line reflected on DTS Provident plan.

have one or two additional employees at the site. While the tenants enjoy the space, the Owner appreciates the fact that they are low-density users.²

In support of this application, we would like to amend The Schedule of Business District Regulations § 355-22 for the CB-B and the GB zone to permit “light manufacturing, wood processing, and assemblage of pre-cut metal and aluminum”. We have also submitted an EAF. Can you please place this matter on the Town Board’s April 24th agenda for referral to the Planning Board and to schedule a public hearing, if appropriate.

Very truly yours,

Anthony F. Veneziano, Jr.

ANTHONY F. VENEZIANO, JR.

AFV/kj

² A “First Floor Plan” prepared by Michiel Boender, Edgewater Architects, reflects the existing tenant space.

SITE NOTES

- RESTORATION OF THE REAR 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.

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

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 = 13,196 SF
- 13,196 SF / 250 SF = 52.784
- USE 53 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.
- 2 EMPLOYEES = 2 SPACES

- TOTAL STORAGE AREA WITHIN GB ZONE = 2,137 SF
- 2,137 SF / 1,200 SF = 1.78
- NO FEWER THAN 2 SPACES

USE 2 SPACES

MAIN BUILDING

- TOTAL PARKING SPACES = 53 + 2 = 55 SPACES
- HANDICAPPED SPACES REQUIRED = 2 HANDICAPPED SPACES
- PARKING PROVIDED = 44 SPACES, 2 HANDICAPPED SPACES

LANDSCAPING: 10% OF INTERIOR OF THE PARKING AREA SHALL BE LANDSCAPED

NET LOT AREA CALCULATION

TOTAL LOT AREA = 471,142.378 SF

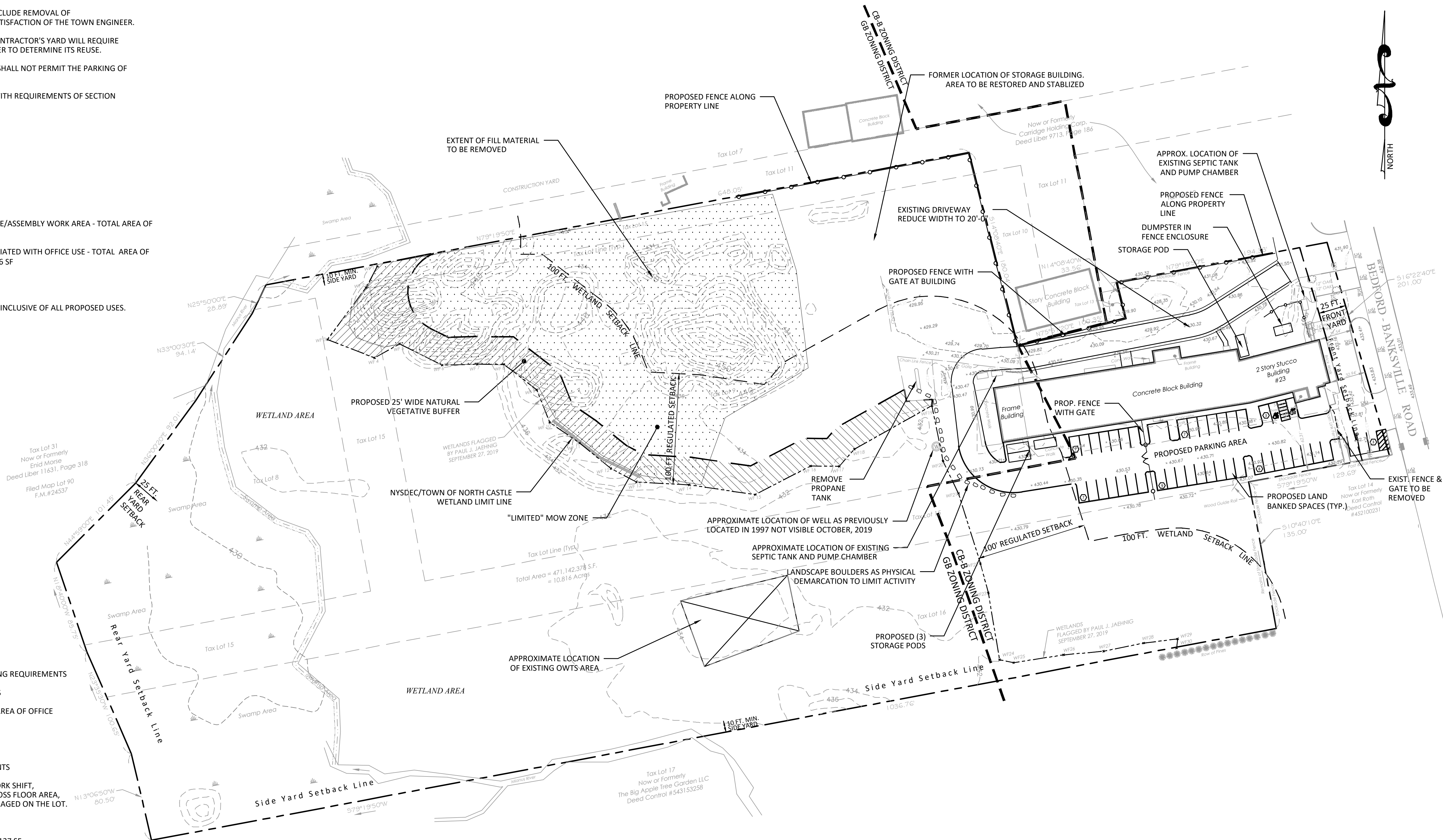
WETLAND AREA = 256,250.70 SF

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

FLOOR AREA RATIO CALCULATION

EXISTING BUILDING = 15,500 SF

F.A.R = 15,500 SF / 278,954 SF = 0.06



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

COMMERCIAL STRUCTURE SHALL MEET REQUIREMENTS FOR DRY FLOOD PROOFING SO THAT STRUCTURE IS 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 433.0.

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 (SQUARE 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	-	5.31%	0.06

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 (SQUARE 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	321.54	34.7	781.7			5.31%	0.06

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
16	ISSUED TO PLANNING BOARD	12/22/2023
17	SELF STORAGE	02/16/2024

LEGEND

- PROPERTY LINE
- 430 --- 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



Veneziano & Associates
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

Under New York State Education Law Article 145 (Engineering), Section 7209 (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
Certificate Of Authorization #0017846

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

TITLE: **SITE PLAN**

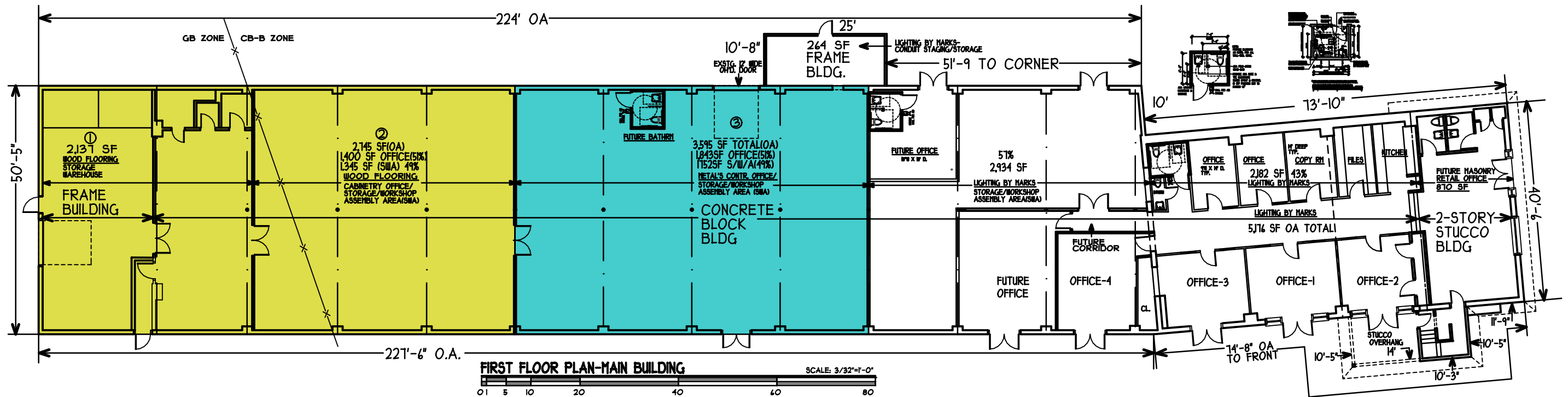
Approved by Town of North Castle Planning Board Resolution, Dated: _____

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

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: PJG
Project No.: 0895
Sheet No.: 2 of 6
Dwg. No.: **C-102**



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			
Greenwich Realty Group LLC			
Name of Action or Project: 23 Bedford Banksville Road Redevelopment			
Project Location (describe, and attach a location map): 23 Bedford Banksville Road Armonk NY 10504			
Brief Description of Proposed Action: Applicant seeks to establish as a conforming use on this 10.816 acre property located at 23 Bedford Banksville Road (the "Property"). The Property is improved with a 15,500 square-foot building and associated parking. This building would remain.			
Name of Applicant or Sponsor: Greenwich Realty Group LLC		Telephone: 914.273.1300	
		E-Mail: afv@venezianox.com	
Address: c/o 84 Business Park Drive, Suite 200			
City/PO: Armonk		State: NY	Zip Code: 10504
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of North Castle-Wetland Permit, Fill Permit, Building Permit NYSDEC-Wetland Permit			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		10.816 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		10.816 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" 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 checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" 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 type="checkbox"/> <input checked="" type="checkbox"/>	<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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the 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"/>	<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 type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Existing Individual Drilled Well	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Existing On-Site Wastewater Treatment System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input 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 type="checkbox"/> <input checked="" type="checkbox"/>	<input 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 checked="" 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?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Anthony Ferriziani, Mudanya Ayub</u>	Date: <u>4/17/24</u>	
Signature: _____	Title: <u>Abby</u>	