

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

June 26, 2023

Christopher Carthy, Chairman
North Castle Planning Board
15 Bedford Road
Armonk, NY 10504

Re: 23 Bedford Banksville Road

Honorable Chairman and Members of the Board:

Our firm represents the owner of 23 Bedford Banksville Road and has been before your Board, on and off, for the last year and a half. We recently submitted a letter dated April 24, 2023 (copy attached) outlining the current status of this project. To the extent there is any conflict between that April 24 letter and this submission, this submission should govern.

When we appeared before your Planning Board on May 8, we were advised that the project had changed significantly in that the remaining fill located to the rear of the site was to stay on the property. We had previously stated that all fill would be removed. We were advised to review the situation and report back to the Planning Board. After consulting with your Planner and the Town Building Inspector, we received a letter from Atkins Construction Corp., dated June 8, 2023, confirming that Atkins will remove the fill down to 6 inches (letter attached). This process will commence at the end of August, 2023 and shall last approximately three months. That should resolve the fill situation to the rear of the property and, if required by your Board or the Building Inspector, we can test the fill left on site.

As you know, and at your direction, we removed five tenants located in the rear portion of the property, removed almost all of their equipment, and have now successfully removed the fill. These actions have eliminated noise, fumes, and other unpleasanties from the area. Neighbors are starting to stop at the building and advise my client that they notice the improvement to the property.

Attached is a revised Site Plan prepared by DTS Provident. Peter Gregory, our engineer, has upgraded the site plan with a new 25,000 s.f. storage building located on the northern property line. This building complies with and satisfies all local zoning requirements. We have eliminated the stone and masonry use from the rear of the property. We are also incorporating a stormwater basin to the rear of the existing building.

As you recall, the Westchester County Department of Health limits the occupancy on this site to 16 persons. The storage use shall have no employees in the building and the building will be utilized for self-storage. Employees requiring office space or bathroom use will rent in the front of the existing building. The new self-storage building elevation to address storm surge and flooding shall be 434.00 elevation. The first floor of the front building is at 431.25 elevation.

Together with the submission of this Site Plan, we have also amended and updated our Environmental Assessment Form. Kindly place this matter on the Planning Board's July 8 meeting for a continued public hearing and referral to the ARB for their input. While we understand that the fill has not been removed from the site today, the issuance of a building permit for the new self-storage building could be conditioned upon satisfactory removal of this fill. We hope you appreciate the effort this has taken, and we look forward to a successful conclusion of this portion of the reclamation.

As you may be aware, there has been some maintenance activity conducted by my client at the site. Much of the exterior of the front building has been scraped and repainted consistent with the ARB's approval. There has also been modest Belgian block, at grade, installed on the south southern portion of the building. Several fences have been removed and landscaping has been installed. New fences will be installed. This activity was not condoned by the Building Department and we are in discussions with Mr. Melillo regarding coordination of the Site Plan approval and this activity on the site.

We appreciate your attention to this matter. Thank you.

Very truly yours,

Anthony F. Veneziano, Jr.

ANTHONY F. VENEZIANO, JR.

AFV/kj
Encls.

cc: Robert Melillo
Peter Gregory
Adam Kaufman
Roland Baroni
John Kellard

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

April 24, 2023

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

Re: 23 Bedford Banksville Road

Honorable Chairman and Members of the Board:

Our firm represents the owner of 23 Bedford Banksville Road and has prepared this letter in conjunction with Peter Gregory, P.E., of DTS Provident, project engineers, and Michiel Boender of Edgewater Architects, the architect.

Peter Gregory and I recently met with the Town Planner, Adam Kaufman, and discussed all project issues, including the uses within the building, the nursery use, stone/masonry use, and the outdoor storage of materials as well as the preservation of the rear portion of the site.

This submission is an outline of the relevant factors required for your Board to finalize the plan review, adopt a Negative Declaration, and issue Site Plan approval. Please consider the following information:

1. This site is severely limited with respect to overall development and uses because of the site's existing septic field. Early in the process, we approached the County Department of Health, as well as New York State DEC, and were advised that a maximum of 16 persons could occupy this building. The main building is approximately 15,000 ft.² and the smaller standalone building is approximately 1,800 ft.². That square footage, as an office building, would permit 48 persons; 400% of the current usage.
2. The existing main building is approximately 15,000 ft.². The site currently has macadam sufficient to locate 50 off-street parking spaces upon it. The proposal does not seek authority to construct any extra development. Based upon comments from the Town Building Inspector, however, the standalone building located on the northern property line shall be demolished (it was to be condemned) and a replacement area located to the rear of this building shall be permitted.

3. The following analysis will describe the uses located within the structure. Please review the floor plan submitted herewith:

Upfront, there is an initial office when you enter the building on the first floor. This office shall be utilized by the stone and masonry business located to the rear of the site. It will have very few employees as it will be an overflow location for a business to store such materials for its usage and/or sale to others similarly situated. At the second floor, above the first floor office use, there will be an insurance office.

Immediately behind the entry area is Mark's lighting business which occupies 4,176 square feet. The office occupies approximately 2,182 ft.², and the storage of electrical equipment and materials occupies the next 1,994 ft.² of the building.

The middle section of the building is occupied 51% office and 49% for a work bench area. The space is utilized to assemble steel and metal projects for delivery to business sites. The steel currently located outside the building, on the south, will be relocated interior to the building. New overhead doors will be placed on the northern side of the building to feed this space. The space is 4,535 square feet (2,313 s.f. office & 2,222 s.f. storage/work area).

The rear portion of the building is occupied by a wood-making, floor and cabinet company. It is 51% office and 49% storage and working area. This space is 2,745 square feet (1,400 s.f. office & 1,345 s.f. storage/work area). A portion of the rear tenant space includes area located in the GB zone, permitting warehouse and storage. The wood-making, floor and cabinet company will utilize 2,137 square feet for storage in the portion of the building located in the GB district.

The parking required for this office space throughout the building is 47 off-street spaces. We respectfully request that the Planning Board waive 50% of this requirement. The site will provide for 24 parking spaces. As the site is severely constrained, and permits a maximum number of 16 people to occupy the building, further development of the property is not likely. The 24 spaces will be sufficient to support the operation of the facility. At such time that additional parking may be necessary, the owner will request to develop the additional spaces. In the meantime, the recaptured areas will be maintained as landscaped areas.

4. The small storage building located on the northern property line shall be demolished. The Building Inspector supports the demolition of this building. We request an expansion of the existing building to the rear as reflected on the site plan. There is

existing macadam at this portion of a site at this time so there shall be no additional stormwater runoff. The space will be utilized for storage exclusively, most likely for the stone masonry tenant.

5. The property owner appeared before the Architectural Review Board recently. We received ARB approval to maintain and paint the building, provide additional lighting, and to install landscaping after we receive Site Plan approval from your Board. They also reviewed our proposed fence on both sides of the main building (N & S) as a visual screen.

Transmitted herewith is a Landscaping Plan which reflects landscaping throughout the site, including the landscaping required within the parking area. This plan also reflects lighting on the existing building. And, further, reflects substantial fencing located on either wing of the building, severely limiting any view of the activity within the site.

6. As previously discussed with your Board, located to the rear of the site shall be a stone masonry business. It'll be set up to receive materials for those businesses located in the front portion of the building. There will be no sales to the retail public, but only to commercial users in that business.
7. As you will recall, at the commencement of this application, there were five tenants located to the rear of the site where the predominant use was the creation of topsoil as well as the storage of commercial vehicles. The site has been vacated and almost all of the vehicles have been removed from the site. The substantial earthwork located in the rear has been removed, and there remains approximately 4 to 7 feet of graded topsoil. It meets the top of the jersey barrier located throughout the central portion of the site. This area shall remain as is at this time. There will be a wetland buffer mitigation plan that shall be implemented within this area. This plan has been presented to and approved by the Conservation Board. We shall provide cost estimate for this work.
8. On the site plan, you will note that on the southern boundary there is a nursery area. There are also outdoor storage bins in several locations. In addition, there are several dumpsters at the site and located on the site plan. If required, we shall process a use variance for such use arguing the severe limitation of other uses on this property.
9. The site is located within a floodplain. The applicant stipulates that the building will be waterproofed up to an elevation of four feet above the existing first floor elevation, thereby protecting all of the utilities at the site. This has been discussed with and approved by the Town Building Inspector.

This site plan conforms with the zoning and has requested modifications to the off-street parking requirements to address the limitation of the septic field mandating that only 16 persons

Christopher Carthy, Chairman
North Castle Planning Board

April 24, 2023
Page 4

can work at the site. Absent the development of a sewage treatment plant or a public sewer line coming to the site, the uses shall remain as it is today.

Kindly review and, if appropriate, place on the Planning Board's May 8th agenda. Thank you.

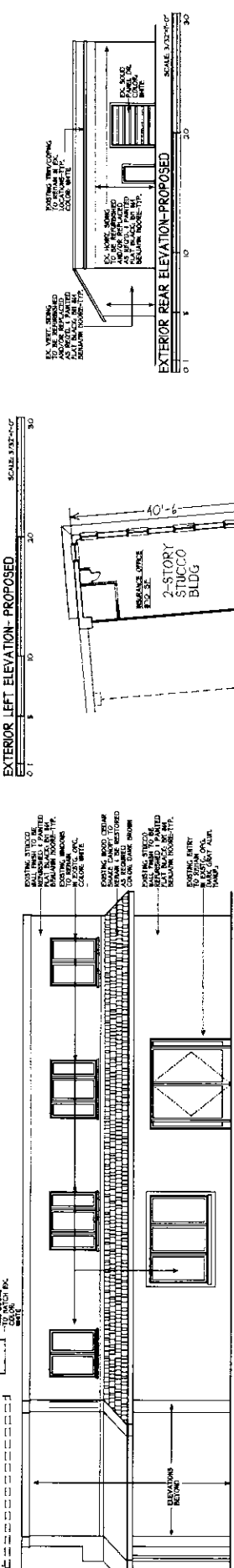
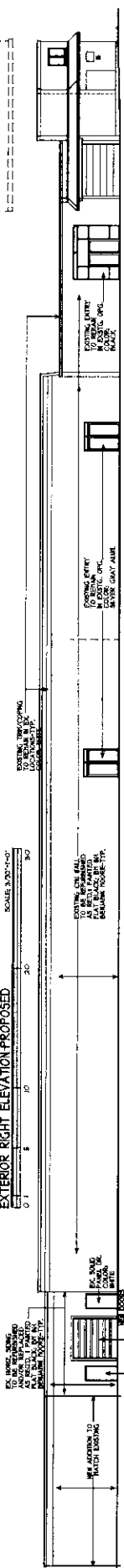
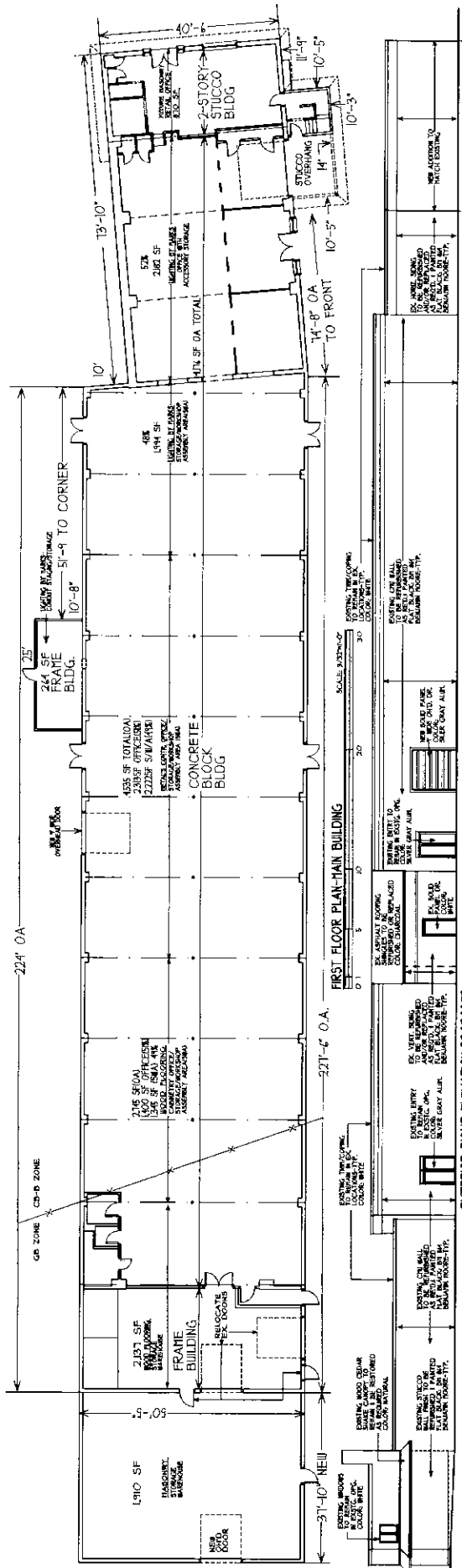
Very truly yours,

Anthony F. Veneziano, Jr.

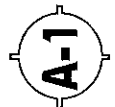
ANTHONY F. VENEZIANO, JR.

AFV/kj
Encls.

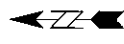
cc: Peter Gregory
Michiel Boender
Mark Mosello



ATTORNEYS & ENGINEERS @ 23 BANKS 21 BEDFORD BANWATER RD BEDFORD, NY EDGEWATER GROUP-ARCHITECTS 300 WASHINGTON ST NEW YORK, NY 10013 REGISTERED ARCHITECTS		AS NOTED DATE: 1/25/23 DRAWN BY: MANAGER CHECKED BY: 23-004 PROJECT: 23-004	
EXTERIOR FRONT ELEVATION EXTERIOR LEFT ELEVATION EXTERIOR RIGHT ELEVATION NOTES		PERMANENT RECORD DRAWING ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.	



NO.	REVISION
1	ISSUED FOR PERMITS
2	REVISED TO PLANNING BOARD
3	REVISED TO PLANNING BOARD
4	REVISED TO PLANNING BOARD



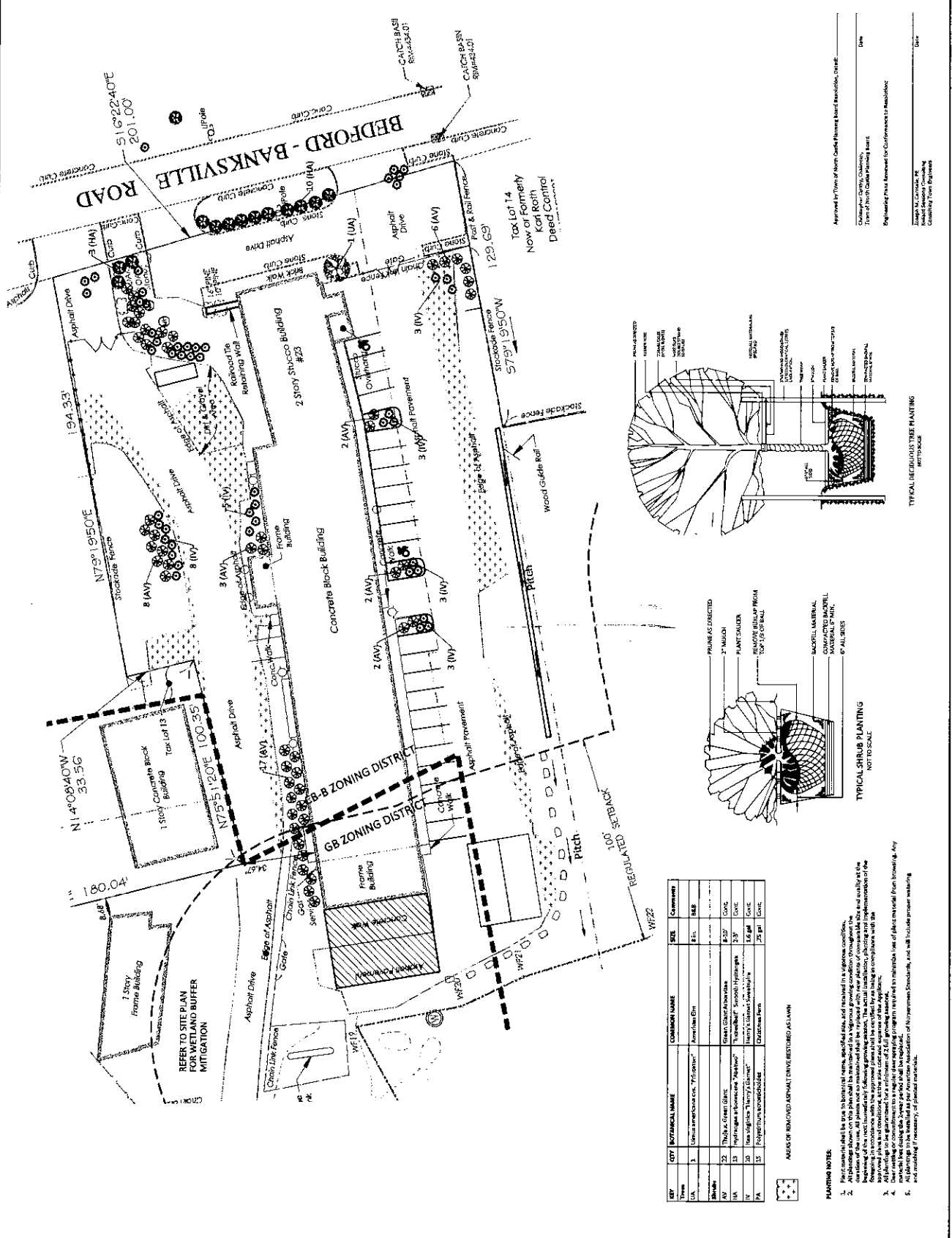
DTS - PROVIDENT
 Landscape Architecture, LLC
 275 Piedmont Center, Suite 200, Bedford, NY 10506
 Phone: 845.336.8888
 Fax: 845.336.8889
 www.dtsprovident.com

23 BANKS DESIGN GROUP, LLC
 23 Banks Design Group, LLC
 Bedford, NY 10506

LANDSCAPE PLAN

DATE: 05/13/2022
 DRAWN BY: JAC
 CHECKED BY: JAC
 SCALE: 1" = 20'

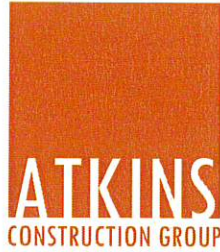
PROJECT: 23 BANKS DESIGN GROUP, LLC
 SHEET: 2 OF 2
 C-201



KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	Comments
1A	3	Ulmus americana var. "Princeton"	American Elm	6 ft.	IMP
1B	2	Thuja x Green Glaze	GREEN GLAZE ARBORVITAE	6-20'	COVE
1C	15	Thuja x Green Glaze	"Green Glaze" Arborvitae	5-8'	COVE
1D	20	Thuja x Green Glaze	"Green Glaze" Arborvitae	1.5-2'	COVE
1E	15	Populus nigra	Black Willow	25-30'	COVE

MAINTENANCE NOTES:

- Plant materials shall be true to botanical name, specified size, and installed in a vigorous condition.
- All plantings shall be installed in the ground by the contractor. The contractor shall be responsible for the maintenance and watering of the plants until they are established. The contractor shall be responsible for the maintenance and watering of the plants until they are established.
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Greenwich Realty Group
23 bedford Banksville rd
Bedford NY 10504

June 8th 2023

Re Removal of Fill

Dear Mark,

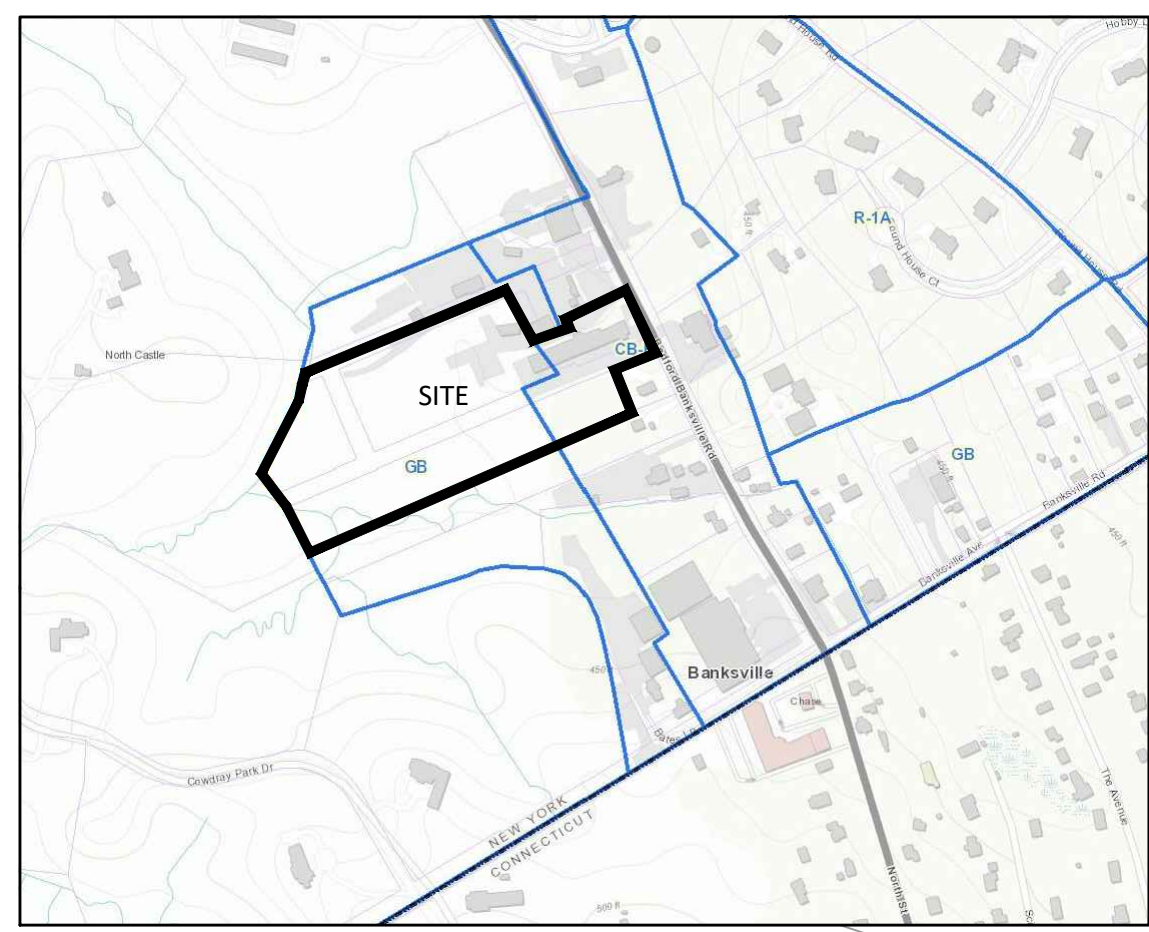
This letter shall confirm that I will remove the fill located to the rear of your existing warehouse building and take it to a site that I am currently working on in Greenwich. The quantity of fill is approximately 4,000 cubic yards. I will remove the fill and leave approximately 6-12 inches on top of the natural grade line.

I intend to commence the process on or about August 26th and it shall take approximately 3 months to remove the fill. I appreciate you providing me access to this material.

If you have any questions please do not hesitate to email me or call me

Thank you
Greg Chybowski
Atkins Construction Group LLC
atkinsnyc.com
greg@atkinsnyc.com
646.283.4503

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



LOCATION MAP
NTS

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

PROPOSED 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

PROPOSED 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 = 10,106 SF
10,106 SF / 1,200 SF = 8.42
NO FEWER THAN 9 SPACES

MAIN BUILDING
TOTAL PARKING SPACES = 16 + 31 = 47 SPACES
HANDICAPPED SPACES REQUIRED = 2 HANDICAPPED SPACES
PARKING PROVIDED = 38 SPACES, 2 HANDICAPPED SPACES

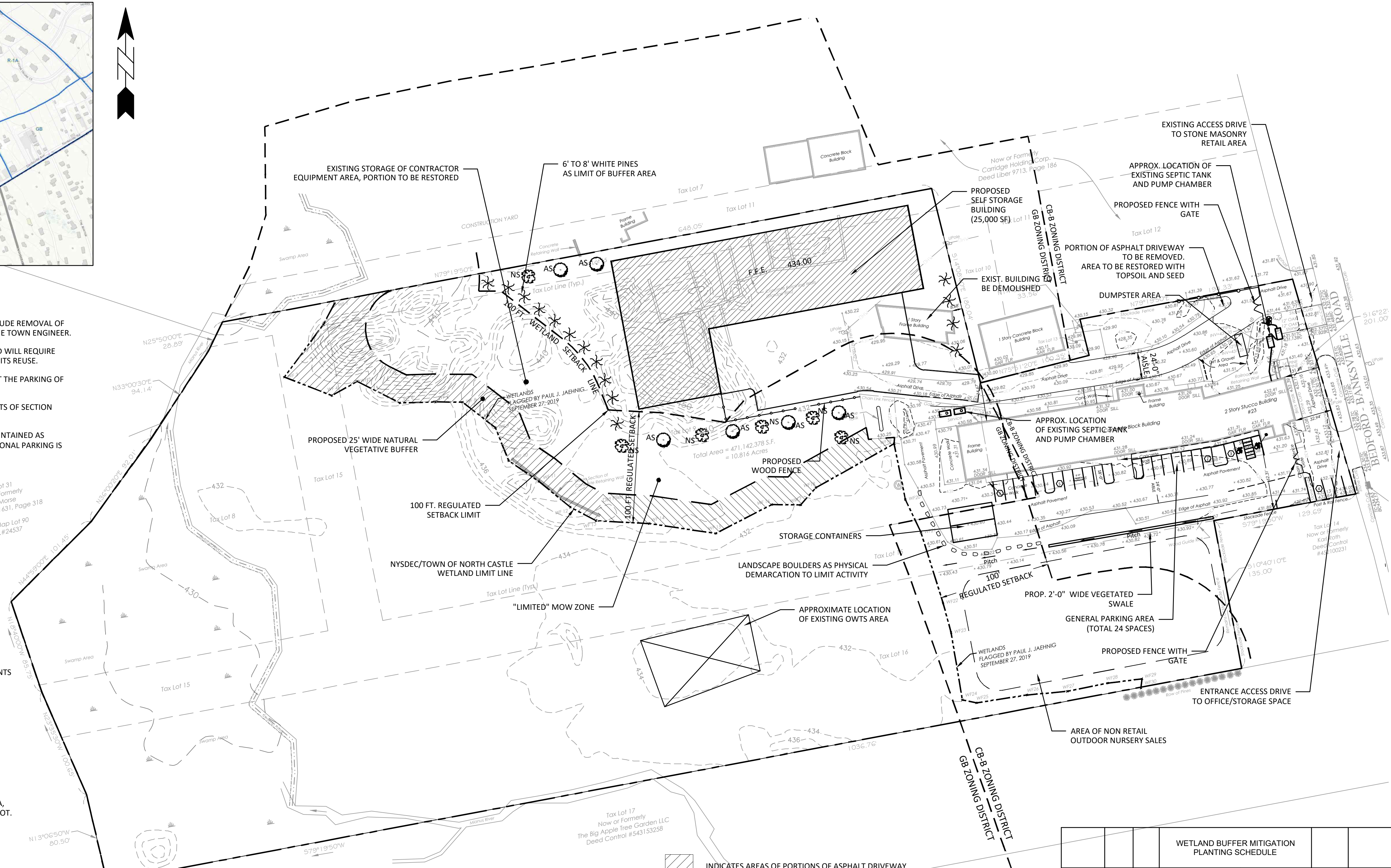
LANDSCAPING: 10% OF INTERIOR OF THE PARKING AREA SHALL BE LANDSCAPED

SELF STORAGE FACILITY

25,000 SF/1200 = 20.83 USE 21 SPACES

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



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)

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

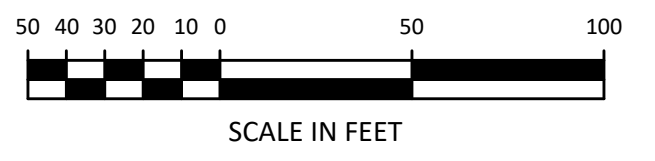
	LOT AREA (SQ. FT.)	FRONTAGE (FEET)	LOT DEPTH (FEET)	FRONT YARD (FEET)	SIDE YARD (FEET)	REAR YARD (FEET)	AVERAGE HEIGHT OF PRINCIPAL BUILDINGS (STORIES/FEET)	AVERAGE HEIGHT OF ACCESSORY BUILDINGS (STORIES/FEET)	BUILDING COVERAGE (SQUARE FEET)
REQUIRED	5,000	50	100	25	0	50	2 / 30	2 / 30	25%
EXISTING	471,142.378	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	331.70	10.00	368.45	< 2 / 30	-	5.45%

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



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

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
Kellard 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**

SEAL OF NEW YORK STATE
PROVIDENT
No. 071226
LICENSED PROFESSIONAL ENGINEER
EXPIRES 4/30/2025

R:\PROJECTS\21-Banksville Road, North Castle, AutoCAD\Construction\C-101_Site Plan_23-06-20.dwg