

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



August 7, 2023

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

Re: 23 Bedford Banksville Road Site Plan, Site Plan Application

Honorable Chairman and Members of the Planning Board:

This letter is submitted to your Board on behalf of Greenwich Realty Group LLC, the owner of the 10.816 acre property located at 23 Bedford Banksville Road. The Applicant is 23 Banks Design Group, LLC.

As you know, we have been processing an Amended Site Plan Application to reclaim the building and site, eliminate the fill operation that existed to the rear of the site in the wetland buffer area, and to clean up debris located on the site. We have evicted five tenants previously located at the rear of this site. We have processed through the Architectural Review Board regarding painting and maintaining the existing structure. We have also previously processed a Wetlands Mitigation Plan at the Conservation Board. We are currently processing a Demolition Permit at the Building Department to remove a dormant structure located on the northern property line.

At this time, we are submitting an Amended Site Plan Application reflecting a four (4) story, 90,000 square foot, self-storage building located to the rear of the site. Our engineer for this project, Peter Gregory of DST Provident, has prepared an Amended Site Plan, indicating wetland mitigation and stormwater mitigation areas. Our architect, Michiel Boender, is in the process of preparing architectural renderings for the proposed four-story building.

The height requirement in the GB, General Business Zoning District, is 30 feet and two stories. We request that the Planning Board refer this Application to the Zoning Board of Appeals to address this height variance of 10 feet and one story. The property located immediately to the north, operates a rather massive industrial/commercial earth/fill and construction yard.

While we had originally intended to raise the self-storage building 4 feet to address the floodplain, after consultation with the Town Planner and the Town Building Inspector, we are going to make an application to have our floodplain remapped and drop the building 4 feet; effectively making a variance for 6 feet from an absolute height perspective.

Christopher Carthy, Chairman
North Castle Planning Board

August 7, 2023
Page 2

In support of this application, you will find attached an Amended Site Plan Application Form and an Amended EAF. Kindly place this matter on the September 11, 2023 Planning Board agenda for continued review and referral to all appropriate agencies, including the Zoning Board of Appeals, the Architectural Review Board, the Town Conservation Board, the New York State DEC and County DPW.

Thank you.

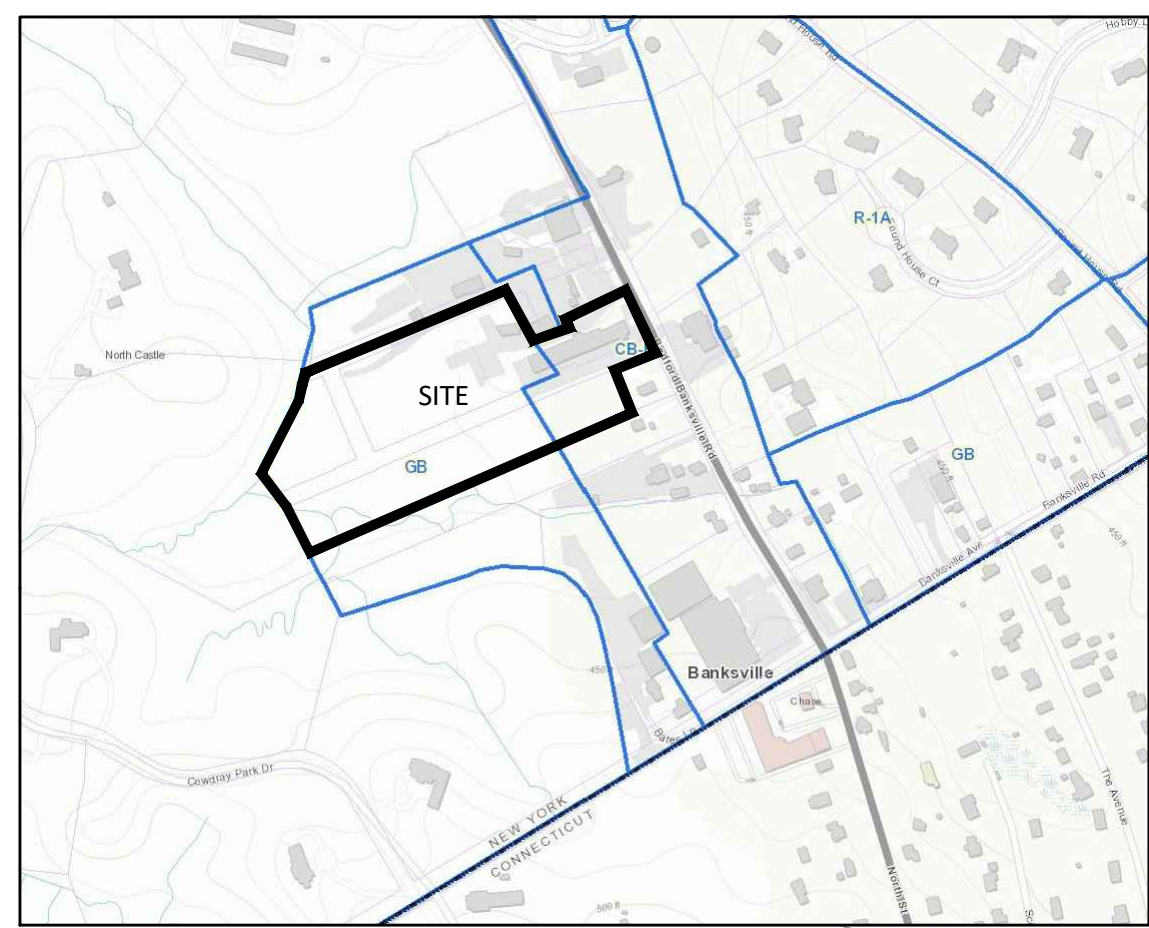
Very truly yours,

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



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

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**

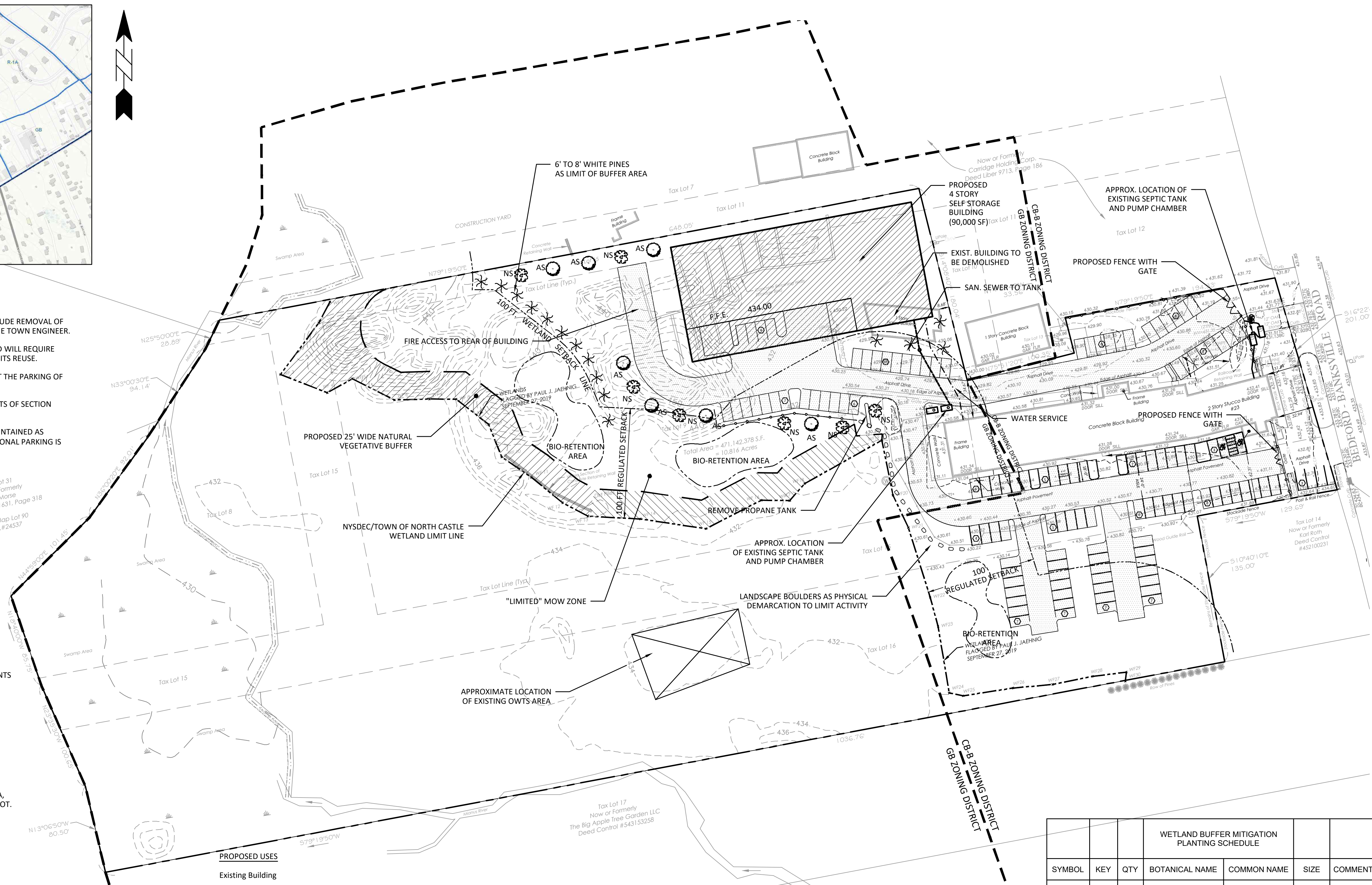
LANDSCAPING: 10% OF INTERIOR OF THE PARKING AREA SHALL BE LANDSCAPED

SELF STORAGE FACILITY

90,000 SF/1200 = 75 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



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 - 90,000 SF

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)	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	201.00	1,185.46	31.54	34.67	781.70	< 2 / 30	-	8.24%	0.23

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)	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	201.00	1,185.46	308.90	10.0	428.0	4 / 45	-	8.24%	0.23

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	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

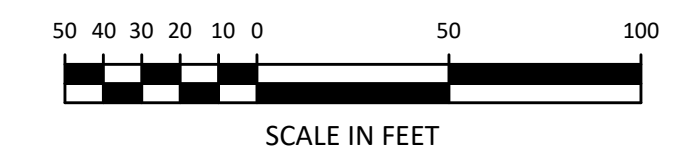
DISTURBANCE CHART	
BUFFER	63,200 SF
SITE IMPROVEMENTS	36,452 SF
BUFFER DISTURBANCE	15,615 SF
TOTAL LIMITED MITIGATION	49,286 SF

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
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**

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