

**VENEZIANO & ASSOCIATES**  
**84 Business Park Drive**  
**Suite 200**  
**Armonk, New York 10504**

November 22, 2021

Christopher Carthy, Chairman  
15 Bedford Road  
Armonk, New York 10504

**Re: Site Plan Approval**

Honorable Chairman and Members of the Board:

Please be advised that our firm represents Mark Mosello and 23 Banks Design Group, LLC in the Banksville Hamlet of North Castle. The project engineer is Peter Gregory, P.E. of DTS Provident Design Engineering, LLP.

Our client is currently a tenant in the building, with a closing subject to receipt of site plan approval and clarifying any zoning discrepancies at the site. We have been in contact with your building inspector, Robert Melillo, and continue to do so both for the floodplain issues and to address building permits, as required.

We would like to process a site plan application with an office use with storage. There is 15,525 s.f. of building existing at the site, majority in one story, small portion two story. As reflected on the site plan submitted herewith, there is adequate off-street parking, including loading. There will be a maximum employee limitation at the site of 16 as established by and with the County Department of Health.

In support of this application, we hereby submit the following:

1. Site plan application;
2. Site plan prepared by Peter Gregory, P.E., Project Engineer, together with all required and related zoning information; and,
3. A letter from Peter Gregory, P.E. detailing the zoning-related issues associated with the site.

Christopher Carthy, Chairman

November 22, 2021

North Castle Planning Board

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Kindly review the submission and provide any comment. We are available to augment this application and we are ready to discuss this at the planning board December agenda. Thank you for your cooperation.

Very truly yours,

*s/Anthony F. Veneziano, Jr.*

ANTHONY F. VENEZIANO, JR.

AFV/kj  
Encls.

November 22, 2021

Mr. Anthony F. Veneziano, Jr.  
Veneziano and Associates  
84 Business Park Drive  
Armonk, New York 10504

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

Dear Mr. Veneziano:

At the request of Mark Mosello, owner of 23 Banks Design Group, LLC and contract vendee of the property located at 23 Bedford Banksville Road, this office has examined documentation related to survey, Town of North Castle Building Department records and material provided to the Town of North Castle in support of the request to obtain Site Plan, Change of Use and Special Permit approvals for the existing facility located at 23 Bedford Banksville Road. Based on the review of the information provided to me, I offer the following:

**DESCRIPTION OF SITE AND ZONING**

The subject property, known as 23 Bedford Banksville Road, consists of four (4) tax parcels, identified on the Tax Assessment Map in the Town of North Castle as Section 102.04, Block 1, Lots 8, 9, 15 & 16. The total area of the property is 10.816 acres and is located partially within both, the CB-B, Central Business-Banksville District and GB, General Business District. The property is currently developed with a 15,525 square foot commercial building, paved parking areas, gravel and paved drives and an active Contractor's yard with equipment and stored material.

The property is served by an individual drilled well and sewage disposal system. While records of the septic system and water system are not on file Westchester County Health Department, personnel from this office have observed and verified the location and condition of the existing systems. Through soil testing in the form of deep test hole and percolation tests, observed by the Westchester County Health Department, the capacity of the system was determined which limits the facility to a maximum of 16 employees. In support of the renovation of the existing

facility, the applicant is seeking a flow confirmation letter from the Westchester County Health Department demonstrating that the existing septic system will support 16 employees.

A wetland investigation was performed on Sept. 27, 2019, by Paul J. Jaehnig, Certified Professional Geologist, Soil Scientist, and Wetland Scientist who identified the presence of wetlands and its boundary. The investigation determined that a portion of NYSDEC wetland “K-41” occupies the western and some of the southern edges of the site. The portion of the property occupied by the active Contractor’s yard is currently subject to monitoring by NYSDEC as a result of past violations. The yard has been compliant with NYSDEC by creating a physical barrier and limiting the operation to occur within agreed upon location. There are no intentions to create any additional impact to wetland or buffer area as a result of the Change in Use.

The property is also located within a flood plain. FEMA maps indicate the property to be located with a Zone A area with no defined elevation associated with the flood plain. As a result, utilities within the existing building will need to be protected from damage associated with flooding. While the building has not suffered damage, and protection may not be required, the applicant is considering implementing utility retro-fits to protect the equipment from future flooding. In order to assess the extent of protection required, a field investigation would be conducted to gather information to determine the methods to be utilized for flood protection. Methods may include elevation adjustment/relocation of utility to protect from floods or protecting equipment by installing enclosures. Utilities under consideration would include but not be limited to HVAC equipment, fuel storage, potable water system and electrical systems.

### **PROPOSED ACTION**

The applicant is seeking to renovate the existing facility to accommodate office space with storage for a maximum of 16 employees and bring the existing Contractor’s yard into compliance. Pursuant to the Town of North Castle zoning regulations, in the CB-B and GB Districts, office and storage are permitted uses. The CB-B District allows for any uses in the SC Shopping Center District which allows office space. Storage is permitted within the GB District provided that it within enclosed building. A special permit would be required for the storage of contractors equipment and material within the GB District.

The property will continue to use the two (2) existing access driveways into the property. The proposed office and storage use will utilize the southern entrance and driveway to access

parking spaces associated with this use. A total of 37 parking spaces are required to support the 16 employees and 5,175 sf of office space. The plan proposes to mark the 18 parking spaces and two (2) loading spaces on the existing asphalt area. It is anticipated that only 15 spaces are necessary to accommodate the applicant's needs. To minimize disturbance and the creation of new impervious surface, an allocation for an additional 19 future spaces, designated as future, banked spaces, are provided demonstrating compliance with off street parking requirements. The Contractors yard will continue to use the northern entrance and driveway to access the rear of the property.

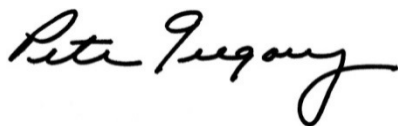
**CONCLUSION**

In connection with submitting an application to the Town of North Castle Planning Board, please find attached a Site Plan application, Short Environmental Assessment Form, FEMA map indicating flood plain information and Wetland report. It is the applicant's intent to submit material to be considered for review on the Planning Board's December agenda for discussion.

Should you have any questions or require additional information, please do not hesitate to contact me at (914) 559-6547 or via email me at [pgregory@dtsprovident.com](mailto:pgregory@dtsprovident.com).

Very truly yours,

**DTS Provident Design Engineering, LLP**



Peter J. Gregory, PE  
Senior Associate



**TOWN OF NORTH CASTLE**  
**WESTCHESTER COUNTY**  
17 Bedford Road  
Armonk, New York 10504-1898

**PLANNING DEPARTMENT**  
**Adam R. Kaufman, AICP**  
**Director of Planning**

Telephone: (914) 273-3542  
Fax: (914) 273-3554  
[www.northcastleny.com](http://www.northcastleny.com)

## Application for Site Development Plan Approval

Application Name : 23 Banks Design Group, LLC

**I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES**


Name of Property Owner: <u>Banmonk Realty, LLC</u>
Mailing Address: <u>235 Main Street, PH, White Plains, New York 10601</u>
Telephone: <u>914-428-8500</u> Fax: _____ e-mail <u>jwdlaw@aol.com</u>
Name of Applicant (if different): <u>Mark A. Mosello</u>
Address of Applicant: <u>181 Mead Street, Waccabuc, New York 10597</u>
Telephone: <u>914-772-0504</u> Fax: _____ e-mail: <u>Michel@designlightingbymarks.com</u>
Interest of Applicant, if other than Property Owner: <u>Contract Vendee</u>
Is the Applicant (if different from the property owner) a Contract Vendee? Yes <input type="checkbox"/> No <input type="checkbox"/>
If yes, please submit affidavit stating such. If no, application cannot be reviewed by Planning Board
Name of Professional Preparing Site Plan: <u>Peter J. Gregory, P.E. DTS Provident Design Engineering, LLP</u>
Address: <u>One North Broadway, Suite 140, White Plains, New York 10601</u>
Telephone: <u>914-559-6745</u> Fax: _____ e-mail: <u>pgregory@dtsprovident.com</u>
Name of Other Professional: <u>Dan T. Merritts, L.S., TC Merritts Land Surveyors</u>
Address: <u>394 Bedford Road, Pleasantville, New York 10570</u>
Telephone: <u>914-769-8003</u> Fax: _____ e-mail: <u>daniel@tcmerritts.com</u>
Name of Attorney (if any): <u>Anthony F. Veneziano, Jr., Veneziano &amp; Associates</u>
Address: <u>84 Business Park Drive, STE 200, Armonk, New York 10504</u>
Telephone: <u>914-273-1300</u> Fax: _____ e-mail: <u>afv@veneziano.com</u>

**Applicant Acknowledgement**

By making this application, the undersigned Applicant agrees to permit Town officials and their designated representatives to conduct on-site inspections in connection with the review of this application.

The Applicant also agrees to pay all expenses for the cost of professional review services required for this application.

It is further acknowledged by the Applicant that all bills for the professional review services shall be mailed to the Applicant, unless the Town is notified in writing by the Applicant at the time of initial submission of the application that such mailings should be sent to a designated representative instead.

Signature of Applicant:  Date: 11/22/21  
Signature of Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

**MUST HAVE BOTH SIGNATURES**



**II. IDENTIFICATION OF SUBJECT PROPERTY**

Street Address: 23 Bedford Banksville Road,

Location (in relation to nearest intersecting street):

800 feet (north, south, east or west) of Round House Road

Abutting Street(s): Bedford Banksville Road

Tax Map Designation (NEW): Section 102.04 Block 1 Lot 8,9,15,16

Tax Map Designation (OLD): Section 1 Block 11 Lot 9C24A

Zoning District: CB-B / GB Total Land Area 10.816 acres

Land Area in North Castle Only (if different) \_\_\_\_\_

Fire District(s) Banksville School District(s) Byram Hills

Is any portion of subject property abutting or located within five hundred (500) feet of the following:

The boundary of any city, town or village?  
No X Yes (adjacent) \_\_\_\_\_ Yes (within 500 feet) \_\_\_\_\_  
If yes, please identify name(s): \_\_\_\_\_

The boundary of any existing or proposed County or State park or any other recreation area?  
No X Yes (adjacent) \_\_\_\_\_ Yes (within 500 feet) \_\_\_\_\_

The right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway?  
No X Yes (adjacent) \_\_\_\_\_ Yes (within 500 feet) \_\_\_\_\_

The existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel lines?  
No X Yes (adjacent) \_\_\_\_\_ Yes (within 500 feet) \_\_\_\_\_

The existing or proposed boundary of any county or State owned land on which a public building or institution is situated?  
No X Yes (adjacent) \_\_\_\_\_ Yes (within 500 feet) \_\_\_\_\_

The boundary of a farm operation located in an agricultural district?  
No X Yes (adjacent) \_\_\_\_\_ Yes (within 500 feet) \_\_\_\_\_

Does the Property Owner or Applicant have an interest in any abutting property?

No X Yes \_\_\_\_\_

If yes, please identify the tax map designation of that property:

\_\_\_\_\_

**III. DESCRIPTION OF PROPOSED DEVELOPMENT**

Proposed Use: Commercial Business-Office with Storage-Contractor Yard

Gross Floor Area: Existing 15,525 S.F. Proposed      -      S.F.

Proposed Floor Area Breakdown:

Retail      -      S.F.; Office 5,175 S.F.;

Industrial      -      S.F.; Institutional      -      S.F.;

Other Nonresidential 10,350 S.F.; Residential      -      S.F.;

Number of Dwelling Units:      -     

Number of Parking Spaces: Existing      -      Required      Proposed     

Number of Loading Spaces: Existing      -      Required 2 Proposed 2

Earthwork Balance: Cut      -      C.Y. Fill      -      C.Y.

Will Development on the subject property involve any of the following:

Areas of special flood hazard? No      Yes X

(If yes, application for a Development Permit pursuant to Chapter 177 of the North Castle Town Code may also be required)

Trees with a diameter at breast height (DBH) of 8" or greater?

No X Yes     

(If yes, application for a Tree Removal Permit pursuant to Chapter 308 of the North Castle Town Code may also be required.)

Town-regulated wetlands? No      Yes X

(If yes, application for a Town Wetlands Permit pursuant to Chapter 340 of the North Castle Town Code may also be required.)

State-regulated wetlands? No      Yes X

(If yes, application for a State Wetlands Permit may also be required.)

#### **IV. SUBMISSION REQUIREMENTS**

The site development plan application package shall include all materials submitted in support of the application, including but not limited to the application form, plans, reports, letters and SEQR Environmental Assessment Form. **Submission of the following shall be required:**

- One (1) set of the site development plan application package (for distribution to the Town Planner for preliminary review purposes).
- Once a completed preliminary site plan checklist has been received from the Planning Department, eight (8) additional sets of the site development plan application package (for distribution to Planning Board, Town Engineer, Town Attorney, Town Planner, Planning Board Secretary, police, fire department and ambulance corps).
- One (1) additional reduced sized set (11" x 17") of the site development plan application package if any portion of the subject property abuts or is located within five hundred (500) feet of the features identified in Section II of this application form (for distribution to Westchester County Planning Board).
- A check for the required application fee and a check for the required Escrow Account, both made payable to "Town of North Castle" in the amount specified on the "Schedule of Application Fees."

(continued next page)

## V. INFORMATION TO BE INCLUDED ON SITE DEVELOPMENT PLAN

The following checklist is provided to enable the Applicant to determine if he/she has provided enough information on the site development plan for the Planning Board to review his/her proposal. Applicants are advised to review ARTICLE VIII, Site Development Plan of the North Castle Town Code for a complete enumeration of pertinent requirements and standards prior to making application for site development plan approval.

The application for site development plan approval will not be accepted for Planning Board review unless all items identified below are supplied and **so indicated with a check mark in the blank line provided**. If a particular item is not relevant to the subject property or the development proposal, **the letters "NA" should be entered instead**. In addition, the project will not be scheduled on a Planning Board agenda until the Applicant receives an initialed "site plan checklist" from the Planning Department.

The information to be included on a site development plan shall include:

### **Legal Data:**

- Name of the application or other identifying title.
- Name and address of the Property Owner and the Applicant, (if different).
- Name, address and telephone number of the architect, engineer or other legally qualified professional who prepared the plan.
- Names and locations of all owners of record of properties abutting and directly across any and all adjoining streets from the subject property, including the tax map designation of the subject property and abutting and adjoining properties, as shown on the latest tax records.
- Existing zoning, fire, school, special district and municipal boundaries.
- Size of the property to be developed, as well as property boundaries showing dimensions and bearings as determined by a current survey; dimensions of yards along all property lines; name and width of existing streets; and lines of existing lots, reservations, easements and areas dedicated to public use.
- Reference to the location and conditions of any covenants, easements or deed restrictions that cover all or any part of the property, as well as identification of the document where such covenants, easements or deed restrictions are legally established.
- Schedule of minimum zoning requirements, as well as the plan's proposed compliance with those requirements, including lot area, frontage, lot width, lot depth, lot coverage, yards, off-street parking, off-street loading and other pertinent requirements.
- Locator map, at a convenient scale, showing the Applicant's entire property in relation to surrounding properties, streets, etc., within five hundred (500) feet of the site.
- North arrow, written and graphic scales, and the date of the original plan and all revisions, with notation identifying the revisions.
- A signature block for Planning Board endorsement of approval.

**Existing Conditions Data:**

- Location of existing use and design of buildings, identifying first floor elevation, and other structures.
- Location of existing parking and truck loading areas, with access and egress drives thereto.
- Location of existing facilities for water supply, sanitary sewage disposal, storm water drainage, and gas and electric service, with pipe sizes, grades, rim and inverts, direction of flow, etc. indicated.
- Location of all other existing site improvements, including pavement, walks, curbing, retaining walls and fences.
- Location, size and design of existing signs.
- Location, type, direction, power and time of use of existing outdoor lighting.
- Location of existing outdoor storage, if any.
- Existing topographical contours with a vertical interval of two (2) feet or less.
- Location of existing floodplains, wetlands, slopes of 15% or greater, wooded areas, landscaped areas, single trees with a DBH of 8" or greater, rock outcrops, stone walls and any other significant existing natural or cultural features.

**Proposed Development Data:**

- Proposed location of lots, streets, and public areas, and property to be affected by proposed easements, deed restrictions and covenants.
- Proposed location, use and architectural design of all buildings, including proposed floor elevations and the proposed division of buildings into units of separate occupancy.
- Proposed means of vehicular and pedestrian access to and egress from the site onto adjacent streets.
- Proposed sight distance at all points of vehicular access.
- Proposed number of employees for which buildings are designed
- Proposed streets, with profiles indicating grading and cross-sections showing the width of the roadway; the location and width of sidewalks; and the location and size of utility lines.
- Proposed location and design of any pedestrian circulation on the site and off-street parking and loading areas, including handicapped parking and ramps, and including details of construction, surface materials, pavement markings and directional signage.
- Proposed location and design of facilities for water supply, sanitary sewage disposal, storm water drainage, and gas and electric service, with pipe sizes, grades, rim and inverts, direction of flow, etc. indicated.

Proposed location of all structures and other uses of land, such as walks, retaining walls, fences, designated open space and/or recreation areas and including details of design and construction.

Location, size and design of all proposed signs.

Location, type, direction, power and time of use of proposed outdoor lighting.

Location and design of proposed outdoor garbage enclosure.

Location of proposed outdoor storage, if any.

Location of proposed landscaping and buffer screening areas, including the type (scientific and common names), size and amount of plantings.

Type of power to be used for any manufacturing

Type of wastes or by-products to be produced and disposal method

In multi-family districts, floor plans, elevations and cross sections

The proposed location, size, design and use of all temporary structures and storage areas to be used during the course of construction.

Proposed grade elevations, clearly indicating how such grades will meet existing grades on adjacent properties or the street.

Proposed flood hazard, the data required to ensure compliance with Chapter 177 of the North Castle Town Code.

Proposed soil erosion and sedimentation control measures.

For all proposed site development plans involving clearing and removal of trees with a DBH of 8" or greater, the data required to ensure compliance with Chapter 308 of the North Castle Town Code.

For all proposed site development plans involving disturbance to Town-regulated wetlands, the data required to ensure compliance with Chapter 340 of the North Castle Town Code.

# *Short Environmental Assessment Form*

## *Part 1 - Project Information*

### Instructions for Completing

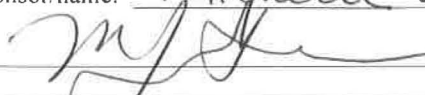
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

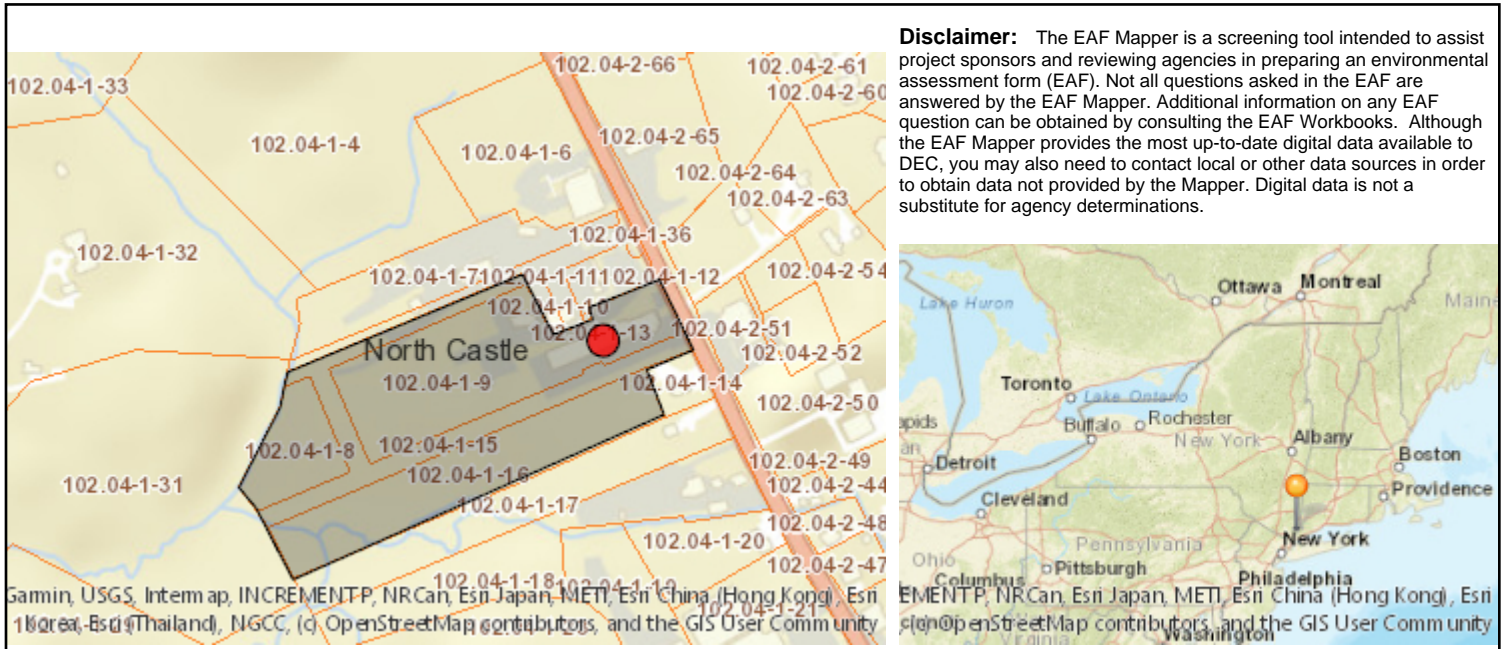
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
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.		<input type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		<input type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5.     Urban           Rural (non-agriculture)           Industrial           Commercial           Residential (suburban)			
<input type="checkbox"/> Forest           Agriculture                           Aquatic           Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input 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?	NO	YES	
	<input type="checkbox"/>	<input 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: _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<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: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<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?	NO	YES	
	<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: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input 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 checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	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)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<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? If Yes, describe: _____ _____	NO	YES
	<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? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Michelle L. Gunn</u> Date: <u>11/22/21</u>		
Signature: <u></u> Title: <u>owner</u>		



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:Mianus River, Reason:Exceptional or unique character, Agency:Westchester County, Date:1-31-90
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No



**FLOOD HAZARD INFORMATION**

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR DRAFT FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
OTHER AREAS OF FLOOD HAZARD		Regulatory Floodway
		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
OTHER AREAS		Area with Reduced Flood Risk due to Levee See Notes <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
GENERAL STRUCTURES		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
OTHER FEATURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance 20.2
OTHER FEATURES		Water Surface Elevation 17.5
		Coastal Transect
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
OTHER FEATURES		Hydrographic Feature
		Base Flood Elevation Line (BFE)
OTHER FEATURES		Limit of Study
		Jurisdiction Boundary

**NOTES TO USERS**

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-6627) or visit the FEMA Flood Map Service Center website at <https://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

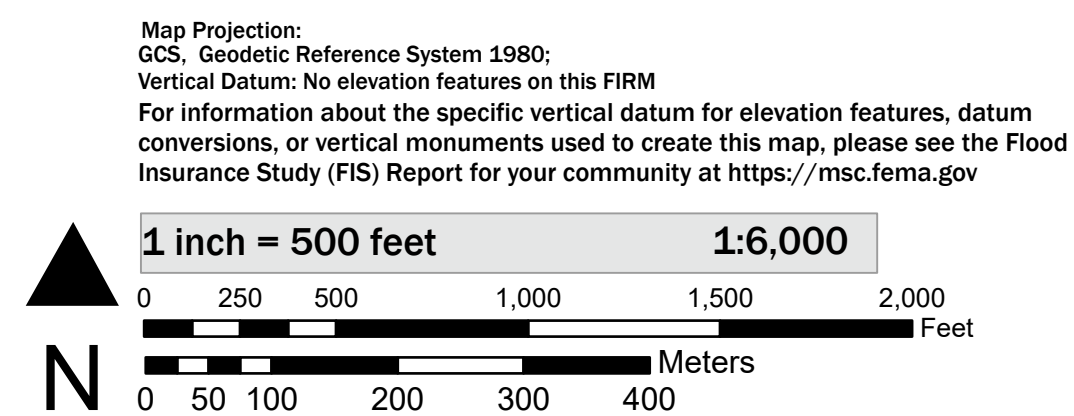
For community and countywide map dates, refer to the Flood Insurance Study Report for this jurisdiction. To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Basemap information shown on this FIRM was provided in digital format by the United States Geological Survey (USGS). The basemap shown is the USGS National Map: Orthoimagery, Last refreshed October, 2020.

This map was exported from FEMA's National Flood Hazard Layer (NFHL) on 8/11/2021 1:57 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time. For additional information, please see the Flood Hazard Mapping Updates Overview Fact Sheet at <https://www.fema.gov/media-library/assets/documents/118418>

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards. This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date.

**SCALE**



**NATIONAL FLOOD INSURANCE PROGRAM**  
FLOOD INSURANCE RATE MAP

PANEL 169 OF 362

Panel Contains:

COMMUNITY	NUMBER	PANEL
TOWN OF NORTH CASTLE	360923	0169
CITY OF STAMFORD	090015	0169
TOWN OF GREENWICH	090008	0169



**Wetlands Survey  
The Gunn Site**

23 Bedford Banksville Road  
Tax ID 102.04 – 1 - 9  
North Castle, NY

Approx. 4.28-Acres Study Area

*Prepared for*  
**Michel Gunn**

Sept. 27, 2019

### **Introduction**

A wetland investigation was completed on property identified as 23 Bedford Banksville Road in the Town of North Castle, NY on Sept. 27, 2019, by Paul J. Jaehnig, Certified Professional Geologist, Soil Scientist, and Wetland Scientist. The work consisted of the taking of soil borings at selected locations across the site to identify the presence of wetland or hydric soils and the delineation or flagging of the wetland boundary. The work was conducted in accordance with the Town of North Castle Freshwater Wetlands Law. The work was conducted at the request of the client Michel Gunn.

### **Site Description**

The site fronts on the west side of Bedford Banksville Road. The site consists of: a long, nearly rectangular-shaped commercial building; a smaller building; paved parking area; gravel drives; active soil and stone stockpile yard; meadow area; narrow woodland borders; and wetlands (see *photos 1-12* in Appendix I and enclosed *Wetland and Soils Map*). The eastern portion of the site is nearly level. The central portion of the site varies from nearly level with abrupt changes to uneven topography. The western portion of the site is nearly level with large areas of uneven topography. The western and southwestern edges of the site are mostly level. Slopes around most of the site has been modified by past man-made work such as cut, fill, and grading of soil, which was carried-out in the course of developing the site. The western and some central portions of the site has uneven topography formed by activity on a soil and stone stockpile yard.

One paved driveway comes in off of the west side of Bedford Banksville Road and continues westerly across the southeast edge of the site, going along the south side of a long commercial building (see *photos 1 & 2* in Appendix I). There is a vehicle parking area near the road. The driveway continues westerly to the back of the building. A second paved drive comes off of the west side of Bedford Banksville Road and continues westerly across the northeast edge of the site, passing along the north side of the long commercial building (see *photo 3* in Appendix I). The second driveway continues westerly, passing by a smaller commercial building on the central-northern portion of the site (see *photo 4* in Appendix I). The second driveway extends to the central-northern portion of the site, to an active soil and stone stockpile yard. (see *photos 5 & 6* in Appendix I). From the second paved driveway a gravel drive extend westerly and to the northwest portion of the site.

A meadow is located along the southeast edge of the site (see *photo 7* in Appendix I). The meadow extends southerly, covering approx. 0.5 to 1.00 acre of rectangular-shaped (see *photo 4* in Appendix I). The meadow is nearly level, but to are some undulating areas. It is apparent that the meadow has been previously smoothed by a bulldozer or similar machine. The soil profiles examined across the meadow are mixed, consisting of fill soil and processed stone. The soils are very compacted and typically must examined in the subsurface using a spade. Continuing along the southern end of the meadow there is an abrupt topographic drop down to the joining property, confirming that fill soil was imported to the meadow area, land elevation raised, and ground smoothed and compacted by machine. A consequence of the compacted ground surface is that local shallow puddled areas likely occur during extended rainy periods in the meadow. These puddled

areas are ephemeral. The meadow has a vegetative cover of goldenrod, meadow grasses, mugwort and ragweed, and asters. Local umbrella sedge, loosestrife, soft and cattail growth occurs where the ground surface is exceptionally compacted (see *photo 8* in Appendix I).

## Wetlands

### Introduction

Wetland boundary were delineated in the field with consecutively numbered flags WL-A-1, A-2, A-3, etc. and plotted on the enclosed *Wetland and Soils Map*.

Wetlands are located on the southwestern and western edges of the site. Wetlands consist of level, poorly drained and very poorly drained swampland. Wetlands continue to the west of the site.

### Wetland Description

#### Swampland

Poorly and very poorly drained swampland covers southwest and western edges of the site (see *photo 9* in Appendix I). The swampland extends to the west and southwest of the site. Many outer portions of the wetland has been previously disturbed by man-made activity. The swampland has micro-topography development in its core areas. The vegetative cover consists of: a thin tree canopy of red maples and goat willow with shallow and exposed roots; thin shrub understory of few barberry, few silky dogwood, and multiflora rose growing primarily along the outer edges of the wetland; herbaceous growth of phragmites, horsetail, goldenrod, skunk cabbage, purple loose strife, and sensitive fern. Phragmites stands are dense and widespread. Small portions of the wetland, where in close proximity to the stockpile yard, may lack a tree canopy and have a sparse herbaceous growth of umbrella sedge, sallow sedge, horsetail, and few phragmites (see *photo 10* in Appendix I). Poison ivy vines, wild grape, and porcelain berry drape some trees and shrubs along the wetland border. Some outer portions of swampland have a nearly un-vegetated groundcover and shady tree canopy of red maple where surface water collects.

#### Off-site Portion of Wetland to the south of Site

The off-site wetland area to the south of the site is nearly level swampland with shrub understory, and much of the herbaceous growth, removed or thinned-out due to man-made disturbances. One such man-made disturbance includes excavation of a small pond, approx. 15 ft. across (see *photo 12* in Appendix I). There is a noticeable topographic rise from this wetland up to the adjacent meadow located to the south of the site (see *photo 12* in Appendix I).

#### Wetland Buffers

Wetlands are buffered by: on the western edge of the site - a topographic rise up to "jersey concrete block barriers" bordering an active soil and stone stockpile area; on the southwest edge of the site- nearly level meadow area; and off-site to the south of the site- a topographic rise up to a level meadow area.

### Wetland Functions

Wetlands on the site provide a number of wetland functions.

The swampland serves as a local groundwater recharge area in part, because of its nearly level topography, locally developed micro-topography development, and lush vegetative cover designed to detain drainage to make it available for subsurface infiltration. Excess drainage build-up may be directed from the wetland, via a watercourse, and to other connected wetland systems and the Mianus River, and so the site wetland also provides drainage discharge function. The vegetative cover supports a variety of wildlife including deer, coyote, raccoon, nesting birds, spring peeper and green frog.

### New York State Dept. of Environmental Conservation (NYSDEC) Wetlands

A portion of NYSDEC wetland "K-41" occupies the western and some of the southern edges of the site according to review of the agency published maps (see enclosed *NYSDEC Wetland Map* in Appendix II).

### Regional Drainage

Excess surface drainage in the study area is directed westerly and toward wetlands. The drainage ultimately flows into the Mianus River at a point to the northwest of the site (see *Regional Drainage Map* in Appendix III).

### Soils

Soils borings were taken across the site using a Dutch auger and spade. Each soil boring was logged or described noting soil horizon depth, color, texture, structure, and presence of any redoximorphic (wetland or hydric) soil features such as mottling. The water table, if encountered, was measured. The detailed description of each soil boring is provided in Appendix IV. Soil boring locations are shown on the enclosed *Wetland and Soils Map*.

Soils encountered in the study area include: non-wetland, well drained Udorthents soil (Ud1), slopes varied, to describe soils where the natural soil profile has been mixed or disturbed due to the past man-made cut, fill, and grading of soil carried-out in the course of developing the site; non-wetland, moderately well drained Udorthents soil (Ud2), slopes varied, to describe soils adjacent to wetlands where the natural soil profile has been mixed or disturbed due to past man-made cut, fill, and grading of soil carried-out in the course of developing the site; wetland, poorly drained Aquents soils (Aq), slopes 0 to 3 %, to describe wetland soils with profiles disturbed or otherwise mixed by man-made activity; and wetland, very poorly drained Sun silt loam (Sh), slopes 0 to 2 %, in the undisturbed, core portions of swampland. The distribution of each soil-type found on the site is depicted on the enclosed *Wetland and Soils Map*.

## **Appendix I**

Selected Site Photographs





*Photo 1 Looking west across Bedford Banksville Road and toward long commercial building.*



*Photo 2 Looking northwest across meadow and toward south side of long commercial building.*

*Sept. 2019- The Gunn Site, 23 Bedford Banksville Road, North Castle, NY*



*Photo 3 Looking westerly along another driveway located to the north of long commercial building. Note long building is on left edge of photo.*



*Photo 4 Looking north toward small commercial building located on central-northern portion of the site.  
Sept. 2019 – The Gunn Site, 23 Bedford Banksville Road, North Castle, NY*



*Photo 5 Looking westerly along other gravel driveway on western portion of the site.*



*Photo 6 Looking west across active soil and stone stockpile yard on the western portion of the site.  
Sept. 2019- The Gunn Site, 23 Bedford Banksville Road, North Castle, NY*



*Photo 7 Looking northerly across level meadow located to the south of the site. Note long commercial building in upper right corner of photo.*



*Photo 8 Small stand of cattail growing at edge of meadow where soil surface is extremely compacted.  
Sept. 2019- The Gunn Site, 23 Bedford Banksville Road, North Castle, NY*



*Photo 9 Looking west toward swampland on the western edge of the site. Note dense stand of phragmites.*



*Photo 10 Looking toward small disturbed wetland area adjacent to soil and stone stockpile yard.  
Sept. 2019 – The Gunn Site, 23 Bedford Banksville Road, North Castle, NY*



*Photo 11 Looking southerly toward small pond dug out of wetland. Note wetland is off-site and to the south of the site.*

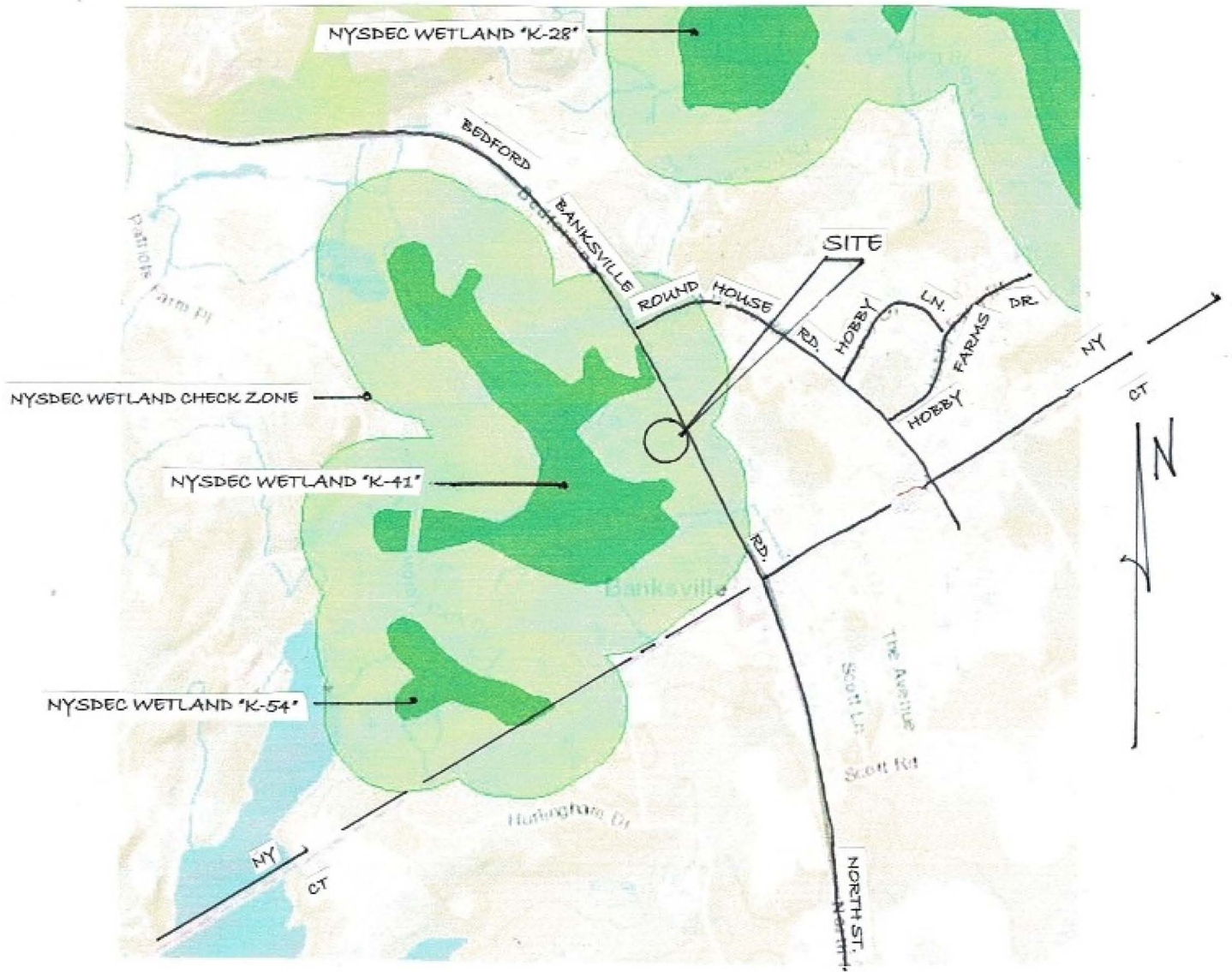


*Photo 12 Looking east alongside slope of fill soil associated with meadow bordering off-site wetland to the south of the site.*

*Sept. 2019 – The Gunn Site, 23 Bedford Banksville Road, North Castle, NY*

## **Appendix II**

NYSDEC Wetland Map

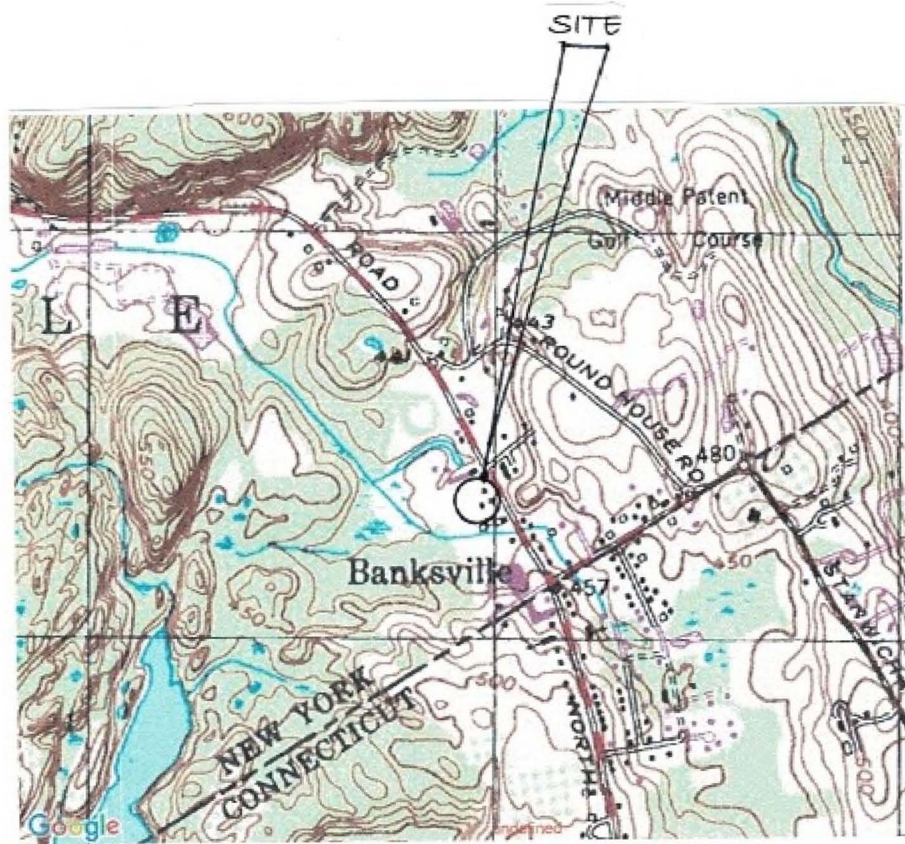


NYSDEC WETLAND MAP  
N.T.S.



### **Appendix III**

Regional Drainage Map



REGIONAL DRAINAGE MAP  
N.T.S.

## Appendix IV

### Soil Boring Logs

#### Key To Boring Logs

SS-1	Soil Boring
0-2"	Depth in inches from the ground surface
General Color	Munsell Color Notation Hue      Value      Chroma
Very dark gray	10YR      3      /      1

SS-1

SITE: LEVEL EDGE OF SWAMPLAND; VERY POORLY DRAINED; THIN TREE CANOPY OF RED MAPLE; DENSE SHRUB UNDERSTORY ALONG WETLAND EDGE OF MULTIFLORA ROSE; HERBACEOUS COVER OF DENSE PHRAGMITES, FEW SENSITIVE FERN, FEW HORSETAIL.

0-48" BLACK 2.5Y 2.5/1 MUCK.

WATER TABLE AT 0".

SS-2

SITE: DISTURBED WETLAND AREA ADJACENT TO CONSTRUCTION YARD; POORLY DRAINED; UNEVEN GROUND; FEW PHRAGMITES, HORSETAIL, AND UMBRELLA SEDGE.

0-12" DARK GRAY BROWN 10YR 4/2 LOAM.

12-28" MIXED LIGHT BROWN GRAY 2.5Y 6/2 LOAM WITH 20% DARK YELLOW BROWN 10YR 4/6 MOTTLES (REDOX CONCENTRATIONS).

WATER TABLE AT 14".

SS-3

SITE: LEVEL WETLAND AREA; POORLY DRAINED, WEAK MICRO-TOPOGRAPHY; FEW GOAT WILLOW TREES; FEW PHRAGMITES, GOLDENROD, HORSETAIL, PURPLE LOOSE STRIFE, AND SALLOW SEDGE; PORCELAIN BERRY AND WILD GRAPE DRAPE OTHER PLANTS.

0-7" MIXED DARK GRAY 10YR 4/1 LOAM.

7-28" COMPACTED MIXED LIGHT OLIVE BROWN 5Y 6/2 LOAM WITH INCLUSIONS OF DARK GRAY 10YR 4/1 LOAM AND WITH 20% DARK YELLOW BROWN 10YR 4/6 MOTTLES (REDOX CONCENTRATIONS).

WATER TABLE AT 16".

SS-4

SITE: MEADOW WITH UNEVEN GROUND; GOLDENROD, ASTERS.

0-1/2" DARK GRAY BROWN 10YR 4/2 LOAM WITH 10% GRAVEL.

1/2-28" MIXED GRAY 10YR 5/1 AND GRAY BROWN 10YR 5/2 SANDY LOAM WITH 30% PROCESSED STONE; COMPACTED.

WATER TABLE NOT ENCOUNTERED.

SS-5

SITE: NEARLY LEVEL MEADOW; GOLDENROD, ASTERS, FEW UMBRELLA SEDGE AND NEARBY SMALL STAND OF CATTAIL.

0-28" MIXED GRAY 10YR 5/1 AND GRAY BROWN 10YR 5/2 SANDY LOAM WITH 30% PROCESSED STONE; VERY COMPACT.

WATER TABLE NOT ENCOUNTERED.

SS-6

SITE: SMALL AREA OF SLIGHT CONCAVE MEADOW; GOLDENROD, ASTERS, FEW SOFT RUSHES.

0-20" MIXED DARK GRAY 10YR 4/1 AND GRAY BROWN 10YR 5/2 SANDY LOAM WITH INCLUSIONS OF GREEN GRAY 5G 6/1 LOAM AND 5% GRAVEL; COMPACTED.

WATER TABLE NOT ENCOUNTERED.

1. WETLANDS DELINEATED SEPT. 27, 2019 BY PAUL J. JAEHNIG - CERTIFIED PROFESSIONAL GEOLOGIST, SOIL SCIENTIST, AND WETLAND SCIENTIST IN ACCORDANCE WITH THE TOWN OF NORTH CASTLE WETLANDS LAWS. THE WETLAND BOUNDARY, AS DEPICTED ON THE MAP, HAS NOT BEEN SURVEY-LOCATED.
2. LOCATION PROPERTY LINE, TAX LOT LINES, BUILDINGS, AND DRIVES FROM SURVEY INFORMATION OF MERRITTS LAND SURVEYING AND WESTCHESTER COUNTY DEPT. OF PLANNING PUBLISHED MAPS.
3. EDGE OF WOODLANDS SKETCHED ONTO MAP DURING WETLAND INVESTIGATION.

KEY TO MAP

● SS-1 SOIL BORING LOCATION

WL-A-1  
 WL-A-2 FLAGGED WETLAND BOUNDARY  
 WL-A-3

SOILS INFORMATION

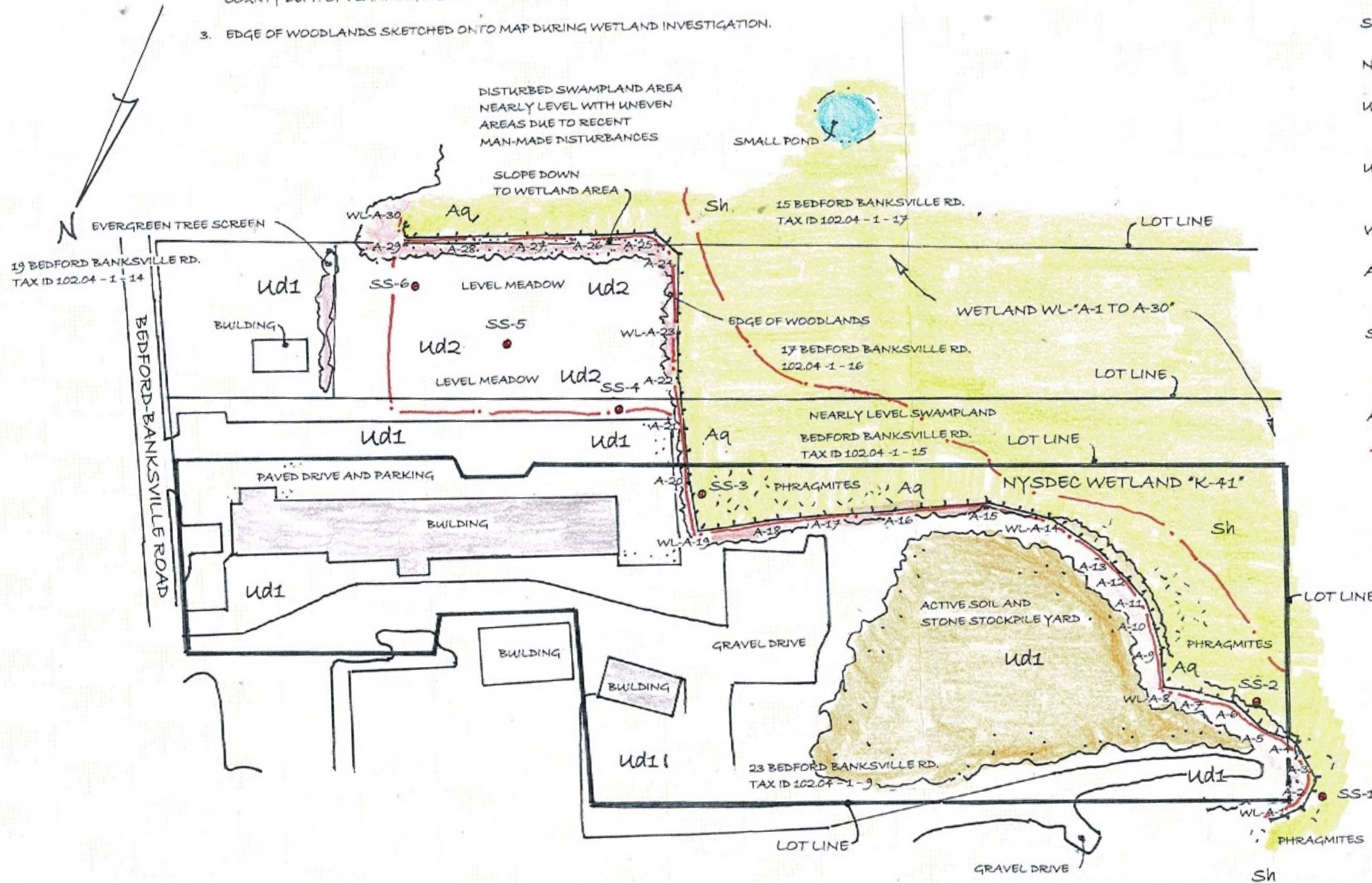
NON-WETLAND SOILS

- Ud1 Udorthents soils  
well drained, slopes varied
- Ud2 Udorthents soils  
moderately well drained, slopes varied

WETLAND SOILS

- Aq Aquents soils  
poorly drained, slopes 0 to 3 %
- Sh Sun silt loam  
very poorly drained, slopes 0 to 1 %

Aq / Sh  
Soils Boundary



Wetland & Soils Map

The Gunn Site

23 Bedford-Banksville Road  
 TAX ID 102.04-1-9  
 North Castle, NY

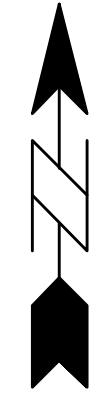
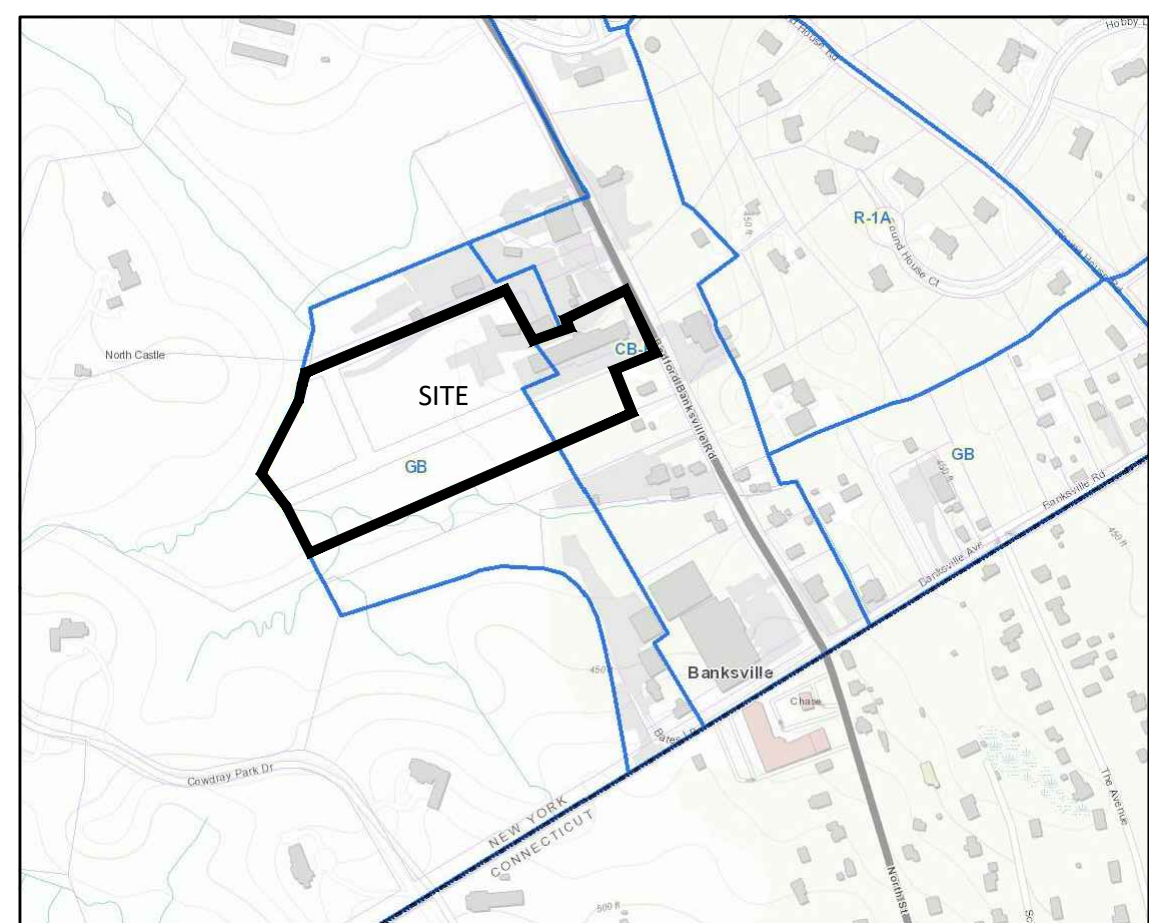
Approx. 4.28 Acres Area

Prepared for  
 Michel Gunn

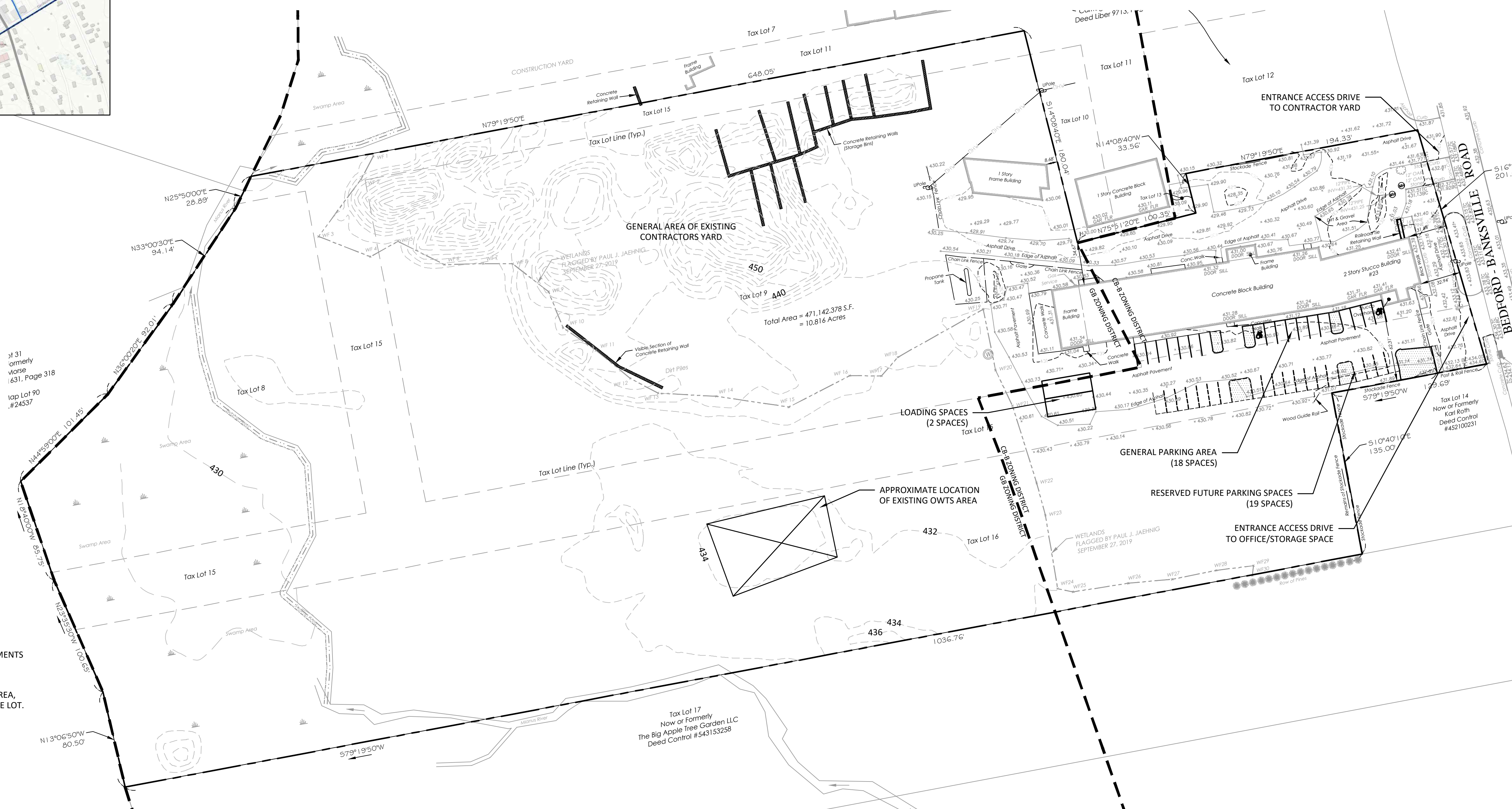
Sept. 27, 2019

Prepared By  
 Paul J. Jaehnig - Wetlands and Soils Consulting  
 P.O. Box 1071 Ridgefield, CT 06877

Map Scale: 1 inch = 100 ft.



LOCATION MAP  
NTS



**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 = 10,350 SF  
10,350 SF / 1,200 SF = 8.625  
**NO FEWER THAN 9 SPACES**

**PROPOSED OFFICE USE**  
1 SPACE FOR EACH 250 SF OF GROSS FLOOR AREA  
GROSS FLOOR AREA = 5,175 SF  
5,175 SF / 250 SF = 20.7  
**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**

1. PROJECT SITE ADDRESS:  
23 BEDFORD-BANKSVILLE ROAD  
BEDFORD, NEW YORK 10506
2. OWNER:  
BANMONK REALTY, LLC  
285 MAIN STREET  
WHITE PLAINS, NEW YORK 10601
3. APPLICANT  
MARK MOSELLO  
23 BANKS DESIGN GROUP, LLC  
181 MEAD STREET  
WACCABUC, NEW YORK 10597
4. 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
5. WATERSHED BASIN:  
INLAND L.I.S. - MIANUS RIVER BASIN

**PROPOSED USES**

1. OFFICE SPACE - TOTAL AREA OF OFFICE = 5,175 SF - PERMITTED USE IN CB-B DISTRICT
2. STORAGE SPACE - TOTAL AREA OF STORAGE = 10,350 SF - PERMITTED USE IN GB DISTRICT
3. CONTRACTORS YARD - **REQUIRES SPECIAL PERMIT IN ACCORDANCE WITH ARTICLE VII TOWN OF NORTH CASTLE CODE**

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

EXISTING BUILDING WILL BE SUBJECT TO FLOOD PROTECTION BY IMPLEMENTING RETRO-FIT OF EXISTING UTILITIES BY RELOCATION OR PROTECTION. UTILITIES INCLUDE BUT NOT LIMITED TO HVAC, ELECTRICAL, POTABLE WATER AND FUEL STORAGE.

RELOCATED UTILITY SYSTEMS TO MAINTAIN MINIMUM 4' CLEARANCE ABOVE FLOOR LEVEL.

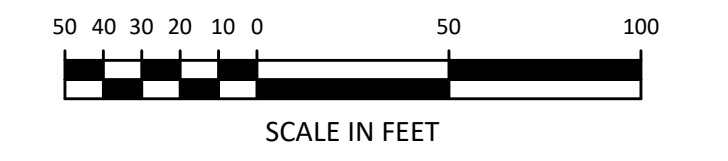
**TOWN OF NORTH CASTLE ZONING DATA: CB-B - CENTRAL BUSINESS BANKSVILLE ZONING DISTRICT**

	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%

NO.	REVISION	DATE
1	ISSUED FOR PLANNING BOARD	11/22/2021



**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  
Date

Engineering Plans Reviewed for Conformance to Resolution:  
Date

Joseph M. Carmelo, PE  
Kellard Sessions Consulting  
Consulting Town Engineers  
Date

Scale: 1" = 50'

Date: 10/21/2021

Drawn By: JM

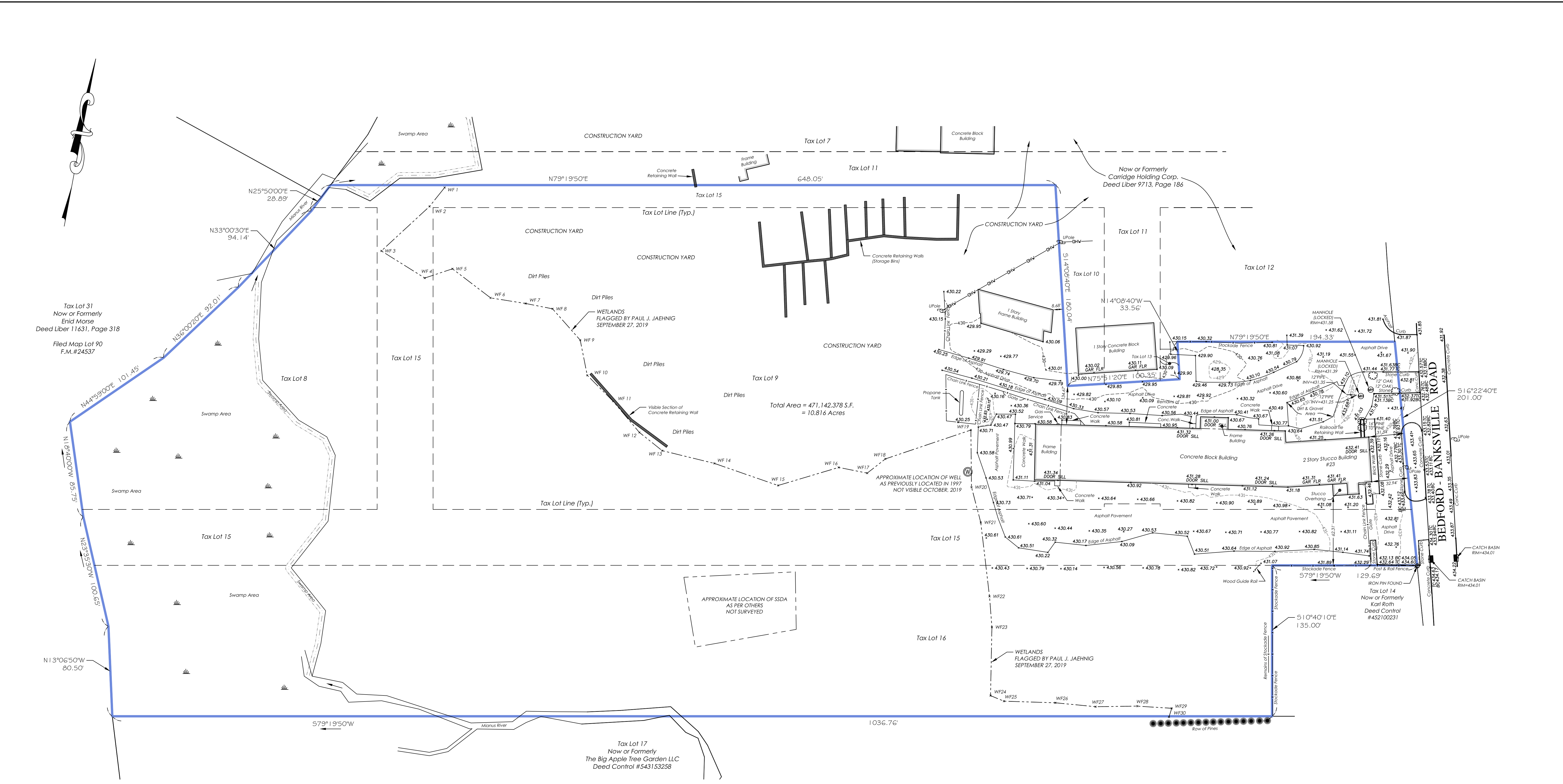
Checked By: PJG

Project No.:

Sheet No.: 1 of 1

Dwg. No.: **C-101**

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



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Underground utilities shown hereon are approximate and should be verified before excavating. Additional underground utilities are not shown or certified. Encroachments and structures below grade, if any, not shown or certified.

Subject to covenants, easements, restrictions, conditions and agreements of record.

This map is prepared to show topography only and is not to be used for title transfer purposes. Map may not be certified to title companies and/or banks.

Tree species shown hereon to be verified by a licensed arborist and are not certified by surveyor.

Elevations shown hereon generally in accordance with North American Vertical Datum 88.

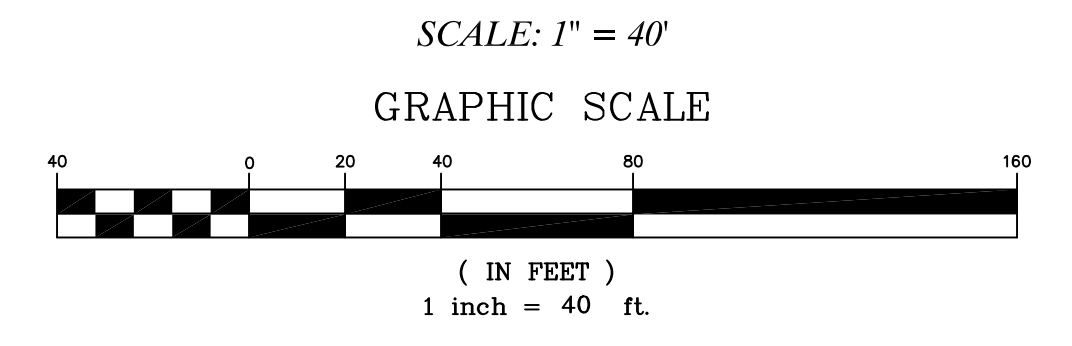
Surveyed in accordance with Deed Liber 11660, Page 172.

Premises shown hereon designated on the Town of North Castle Tax Maps as: Section 102.04, Block 1, Lot 8, 9, 15, 16.

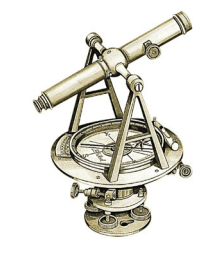
Property Address: 23 Bedford Banksville Road  
Armonk, NY 10504

ADDITIONAL STRUCTURES EXIST NOT SHOWN.  
MAP PREPARED TO SHOW TOPOGRAPHY WITHIN DESIGNATED AREA ONLY.

**TOPOGRAPHY  
PREPARED FOR  
JOHN DiGIACINTO**  
SITUATE IN THE  
TOWN OF NORTH CASTLE  
WESTCHESTER COUNTY, NEW YORK



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**TC MERRITTS LAND SURVEYORS**  
394 BEDFORD ROAD • PLEASANTVILLE • NY 10570  
(914) 769-8003 • (203) 622-8899

Surveyed: March 28, 1997  
Map Prepared: April 8, 1997  
Map Revised: October 2, 2019 to show update, topography and trees

By: *Daniel T. Merritt*  
New York State Licensed Land Surveyor No. 050604

Project: 97-031	Field Survey By: BC/CR
Drawn By: DA	Checked By: DM