

January 10, 2022

Mr. Adam Kaufman, AICP, Director of Planning
Town of North Castle
17 Bedford Road
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. Kaufman:

Since our last appearance before the Planning Board on December 13, 2021, additional supplemental information is being presented in consideration the Amended Site Plan application for 23 Bedford Banksville Road. This office has been working with Mr. Anthony Veneziano of Veneziano and Associates, attorney for the applicant, who has assisted with the position of the applicant and in developing plans allowing us to move forward with the Planning Board. In direct response to Board's concern, the applicant is proposing exterior improvements including; renovations to the existing building, site landscaping and lighting. Renovations to the building would incorporate upgrades to windows and doors, lighting fixtures, building finishes and moldings. Supplemental landscape screening and foundation plantings are being proposed along building and within parking area. ARB approval will be required for architectural plans and elevations and proposed landscaping included with the attached material.

The applicant has prepared a narrative which outlines a description of the operation for the subject property. The plan describes the business activity, hours of operation, number of employees, etc. An architectural floor plan has been prepared reflecting the allocation of office and storage use within the building. The intent is to reflect storage as an accessory use to the office space and it's location within the building. The total area of proposed office space is 5,157 square feet with the remaining 5,456 square feet of area dedicated to accessory storage.

Anticipating the need to address New York State DEC and Town regulated wetlands the Site Plan depicts the location of the wetland and it's associated buffer area. The plan has been updated to reflect improvements to limit any further encroachment into regulated buffer areas. Landscape boulders and fencing are proposed as physical barriers to limit any future

activity within the regulated areas. There are no intentions of expanding the existing asphalt and parking area that would create additional disturbance within the regulated area. Proposed parking improvements including spaces and landscaped areas will occur within existing asphalt area. A vegetated swale is proposed along the edge of the existing pavement to improve drainage on the site. The swale will capture, convey and offer sediment removal and filtering of stormwater runoff generated from the parking area prior to discharge to rear of the property.

The applicant is currently working with Paul Jaehnig, soil scientist, who performed original wetland delineation to assist in the review and confirmation of the wetland delineation. The NYSDEC has been contacted and is in the process of reviewing the wetland limit for validation and permit requirements if any. Any documentation related to the 1997 work when the contractor uses were reviewed and conditionally approved at that time by the NYSDEC is being researched with NYSDEC also.

The architectural floor plan reflecting the employee restrictions is being submitted to the Westchester County Health Department for review and determination. As previously discussed, due to the limited area available for sewage treatment on the property, WCHD will restrict the total number of 16 employees on the premises. The Health Department has walked the site and observed soil testing within the existing OWTS area. Our office will be working to provide any additional information necessary to assist them in making a determination on the maximum number of employees permitted.

The application will be updated to reflect existing and proposed activities within the contractor's yard once information is obtained from NYSDEC. Clarification on equipment, facilities and employees will be provided. Stormwater controls and methods to protect surface and groundwater may be outlined in NYSDEC records that are forthcoming.

The applicant is prepared to discuss existing and proposed conditions relative to the facility and contractor's yard. We look forward to appearing before the Planning Board again on January 24th, respectfully requesting to continue our discussion. Should you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,

DTS Provident Design Engineering, LLP



Peter J. Gregory, PE
Senior Associate



DESIGN LIGHTING
BY MARKS

STEPHEN GAMBLE
HISTORIC FLOORS AND FINISHES

23 BANKS

Design Group LLC



GUNN
multi ~~group~~
partners, inc.



LIGHTING | GENERATORS | POOLS | LANDSCAPING | MASONRY

01/9/22

Business Plan for 23 Bedford Banksville Rd., Bedford, NY 10506

As the members of 23 Banks Design Group, Llc., our intention is to create a high-end Home Improvement Design Center at 23 Bedford Banksville Rd. We have the vision, design, and physical capability required to repurpose the structure and property into a desired destination.

Most of the desired building alterations are aesthetic.

The 23 Banks members' requirements of the building consists of Warehousing of materials and office space. Our members consist of Residential Landscape Lighting Electricians, Landscaping/Masonry Journeymen, House & Renovations Builders. We do the construction of our work mainly on site, not in the warehouse. Sales of these services are conducted on the properties -- or in off-site showrooms. The day-to-day small operations staff -- indicated on the uses site plan in the office designation— handles office management and sales support.

The warehousing space is used for stock that comes in and leaves almost immediately, prepped for installation. Small amounts of storing will be inside, not on the exterior of the building.

With regards to the office space in the front of the building, there is an insurance broker that has expressed interest. So, with respect to traffic incurred, it would only be for this business. The other members do not have any traffic from retail. Our hours of operation are Monday through Friday 9am-5pm.

With the support of the municipality, we would like to do move forward and contribute to the local neighborhood revival.

Thank you for your attention,

Sincerely,

Mark Mosello



NO.	REVISION	DATE
1	ISSUED FOR PLANNING BOARD	11/22/2021
2	ISSUED FOR PLANNING BOARD	01/10/2022

PARKING REQUIREMENTS
SECTION 355-57 - SCHEDULE OF OFF-STREET PARKING REQUIREMENTS

STORAGE USE
1 SPACE PER EMPLOYEE ON THE LARGEST WORK SHIFT, BUT NOT FEWER THAN 1 PER 1,200 SF OF GROSS FLOOR AREA, PLUS 1 FOR EACH COMMERCIAL VEHICLE GARAGED ON THE LOT.

16 EMPLOYEES = 16 SPACES

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

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

TOTAL PARKING SPACES = 16 + 21 = 37 SPACES
HANDICAPPED SPACES REQUIRED = **2 HANDICAPPED SPACES**
PARKING PROVIDED = **38 SPACES, 2 HANDICAPPED SPACES**

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

- 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%

- 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

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: _____ Date _____

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

DTS • PROVIDENT
Intelligent Land Use

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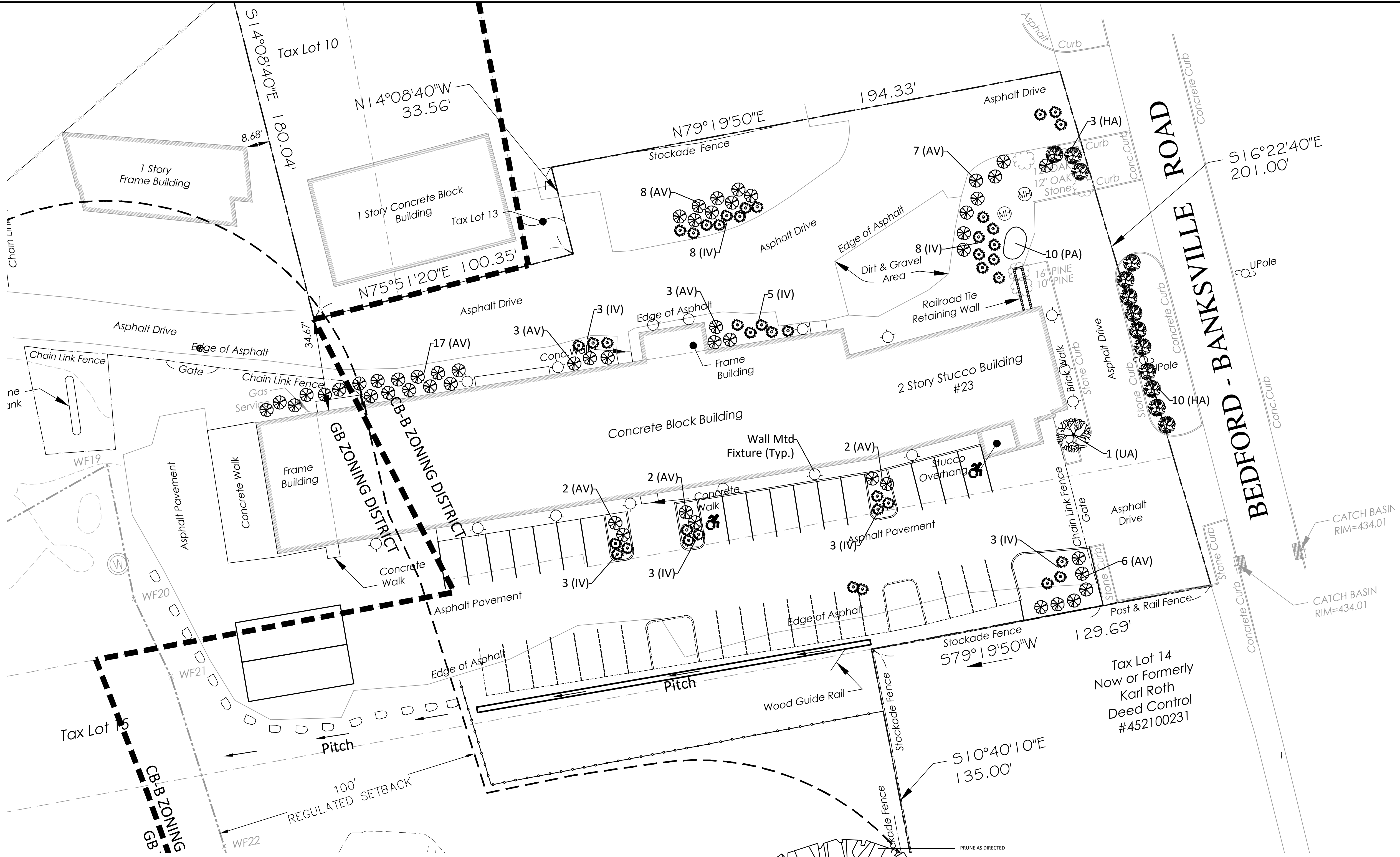
23 BANKS DESIGN GROUP, LLC
23 Bedford-Banksville Road
Bedford, NY 10506

TITLE: **SITE PLAN**

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

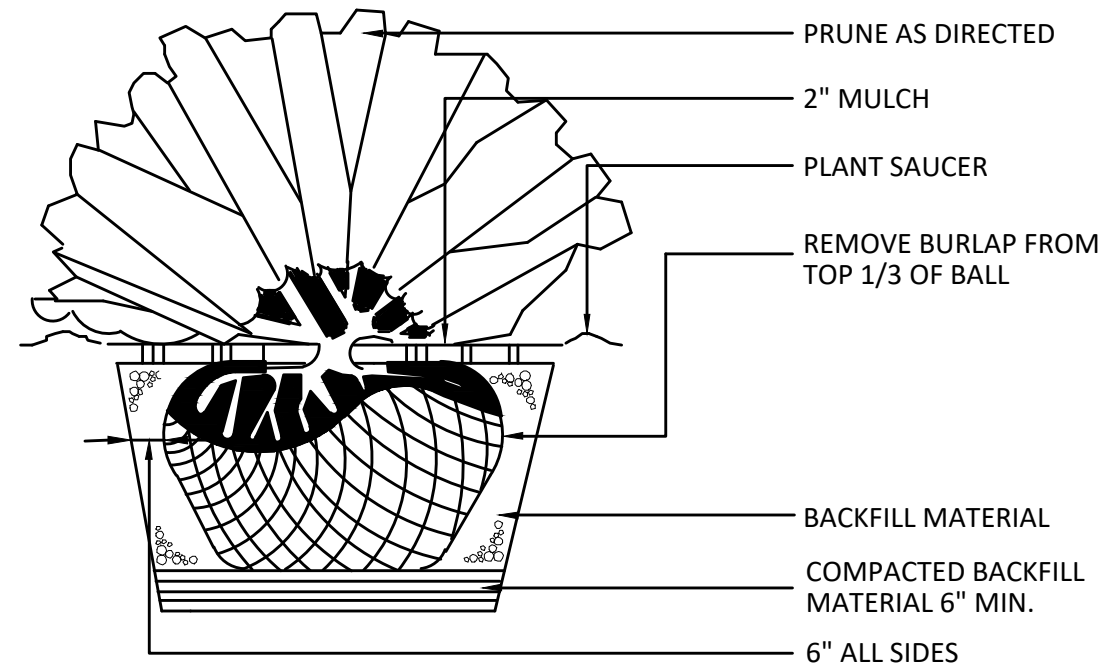
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NO.	REVISION	DATE

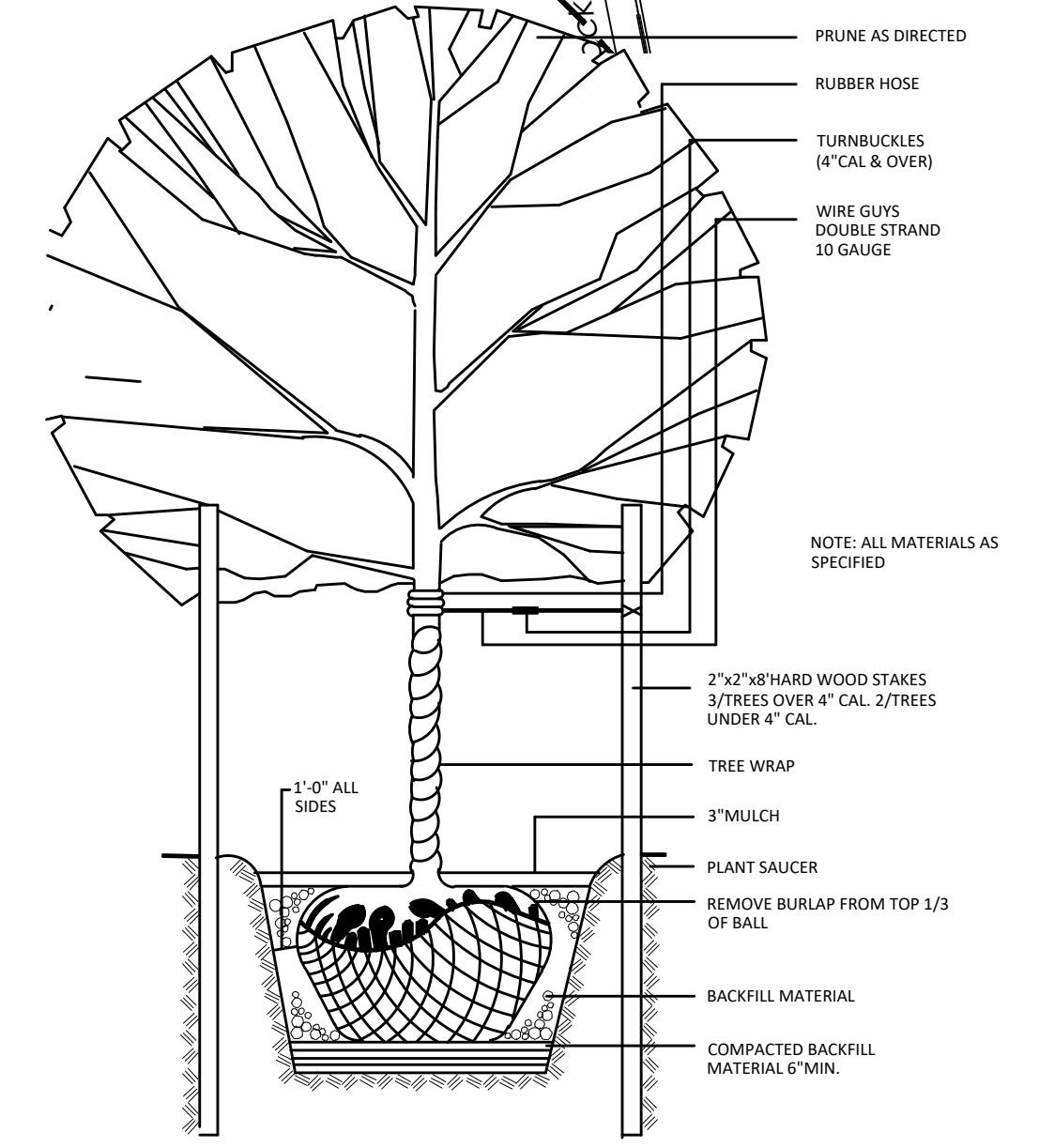


KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	Comments
Trees					
UA	1	Ulmus americana cv. "Princeton"	American Elm	8 in.	B&B
Shrubs					
AV	50	Thuja x. Green Giant	Green Giant Arborvitae	8-10'	Cont.
HA	13	Hydrangea arborescens "Abetwo"	"Incrediball" Smooth Hydrangea	2-3'	Cont.
IV	36	Itea virginica "Henry's Garnet"	Henry's Garnet Sweetspire	1.6 gal	Cont.
PA	10	Polystichum acrostichoides	Christmas Fern	.75 gal	Cont.

- PLANTING NOTES:**
- Plant material shall be true to botanical name, specified size, and received in a vigorous condition.
 - All plantings shown on this plan shall be maintained in a vigorous growing condition throughout the duration of the use. All plantings not so maintained shall be replaced with new plants of comparable size and quality at the beginning of the next immediately following growing season. The actual installation, planting and implementation of the foregoing in accordance with the approved plans shall be certified by as being in compliance with the approved plans and conditions, at the sole cost and expense of the Applicant.
 - All plantings to be guaranteed for a minimum of 2 full growing seasons.
 - Deer netting or commitment to a regular deer spraying program required to minimize loss of plant material from browsing. Any material lost during the 2-year period shall be replaced.
 - All plantings to be installed as per American Association of Nurserymen Standards, and will include proper watering and mulching if necessary, of planted materials.



TYPICAL SHRUB PLANTING
NOT TO SCALE



TYPICAL DECIDUOUS TREE PLANTING
NOT TO SCALE

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Intelligent Land Use

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23 BANKS DESIGN GROUP, LLC
23 Bedford-Banksville Road
Bedford, NY 10506

TITLE:
LANDSCAPE PLAN

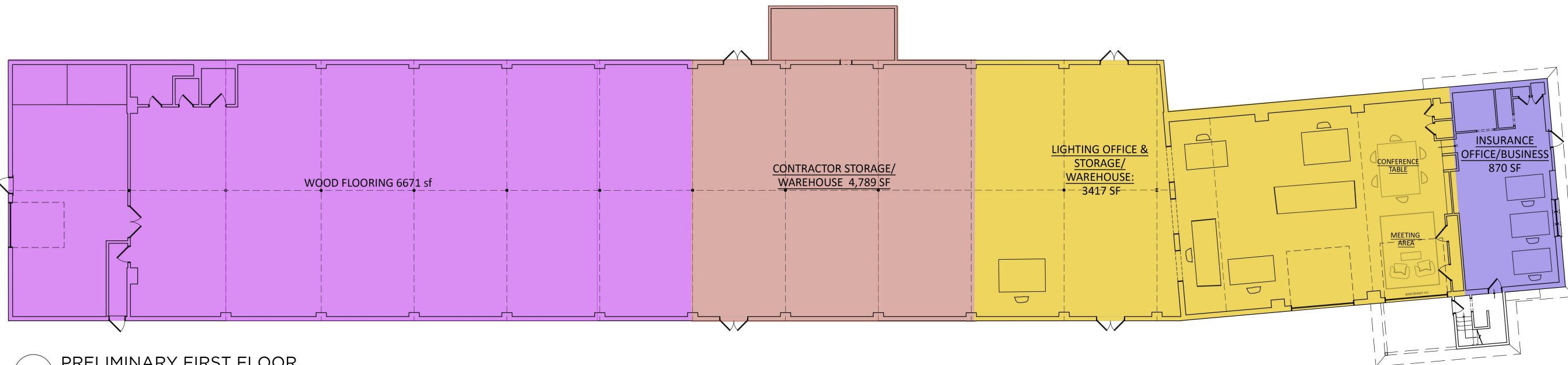
Approved by Town of North Castle Planning Board Resolution, Dated: _____

Christopher Carthy, Chairman,
Town of North Castle Planning Board

Engineering Plans Reviewed for Conformance to Resolution:

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

	Scale:	1" = 20'
	Date:	01/10/2022
	Checked By:	PIG
	Project No.:	
	Sheet No.:	1 of 1
	Dwg. No.:	C-201



1 PRELIMINARY FIRST FLOOR
 USE DIAGRAM

WATER USAGE CALCULATIONS				
USE	OCCUPANCY	REQUIRED	USAGE (GALLONS)	NOTES
BUSINESS: DESIGN LIGHTING BY MARKS (A MEMBER OF 23 BANKS DESIGN GROUP)	5 PEOPLE- 3 1/2 day people in shifts	3417 SF	15 GAL/PERSON	75
INSURANCE OFFICE	3 PEOPLE	870 SF	15 GAL/PERSON	45
CONTRACTOR STORAGE/WAREHOUSE	0 PEOPLE	4789 SF	15 GAL/PERSON	0
WOOD FLOORING STORAGE (A MEMBER OF 23 BANKS DESIGN GROUP)	5 PEOPLE	6671 SF	15 GAL/PERSON	105
BUSINESS: PROFESSIONAL OFFICE SEOND FLOOR	3 PEOPLE	870 SF	15 GAL/PERSON	45
		10,613 SF		270

LIGHTING OFFICE (BUSINESS)
 USE: SERVICE BUSINESS
 REQUIRING 1 SPACE FOR EACH 200 SQUARE FEET OF GROSS FLOOR AREA

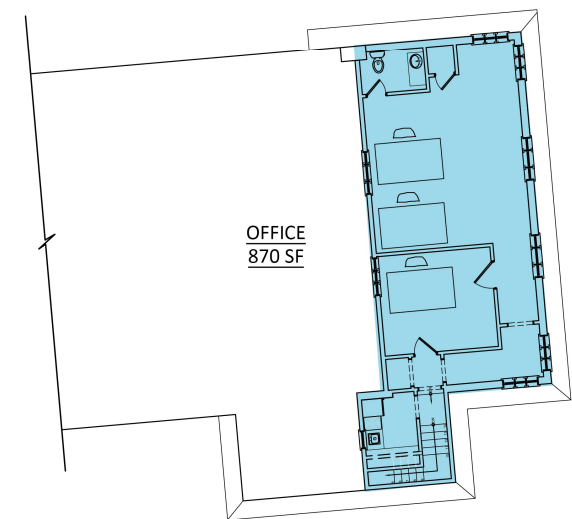
INSURANCE OFFICE (BUSINESS):
 USE: SERVICE BUSINESS
 REQUIRING 1 SPACE FOR EACH 200 SQUARE FEET OF GROSS FLOOR AREA
 (1) ADDITIONAL SPACE FOR EACH EMPLOYEE

BUSINESS (SECOND FLOOR)
 USE: PROFESSIONAL BUSINESS
 REQUIRING 1 SPACE FOR EACH 250 SQUARE FEET OF GROSS FLOOR AREA

CONTRACTOR STORAGE/WAREHOUSE
 USE: WHOLESALE/STORAGE
 (1) PER EMPLOYEE ON THE LARGEST WORK SHIRT, BUT NOT FEWER THAN
 (1) PER 1,200 SQUARE FEET OF GROSS FLOOR AREA, PLUS (1) FOR EACH COMMERCIAL VEHICLE GARAGED ON LOT

WOOD FLOORING STORAGE
 USE: WHOLESALE/STORAGE
 (1) PER EMPLOYEE ON THE LARGEST WORK SHIRT, BUT NOT FEWER THAN
 (1) PER 1,200 SQUARE FEET OF GROSS FLOOR AREA, PLUS (1) FOR EACH COMMERCIAL VEHICLE GARAGED ON LOT

3/32"=1'-0"



2 PRELIMINARY SECOND FLOOR
 USE DIAGRAM

REVISIONS			
#	DATE	REVISION DESCRIPTION	BY:
	1/6/2022	Put desks in for people	

PHASE
PRELIMINARY
NOT FOR CONSTRUCTION



3 ZONING LOCATION MAP

N.T.S.

FOR COMMENT ONLY

PROJECT NAME
Mosello

23 BEDFOR BANKSVILLE ROAD
 BEDFORD, NY

JOB NO.: 17027

DRAWN BY: CC PROJ. MANAGER: MG

DATE: 10-30-19 SCALE: AS NOTED

DRAWING TITLE
PRELIMINARY PLANS
(PROGRAM STUDY)

DRAWING NO.

A101

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○ PRELIMINARY FRONT ELEVATION B
 SOLAR PANEL AWNING

1/4"=1'-0"



5 EXISTING FRONT ELEVATION

1/4"=1'-0"

REVISIONS

#	DATE	REVISION DESCRIPTION	BY:
1	1/6/2022	took lights off top of building	

PHASE
PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT NAME
Mosello

23 BEDFORD BANKSVILLE ROAD
 BEDFORD, NY

JOB NO.: 17027

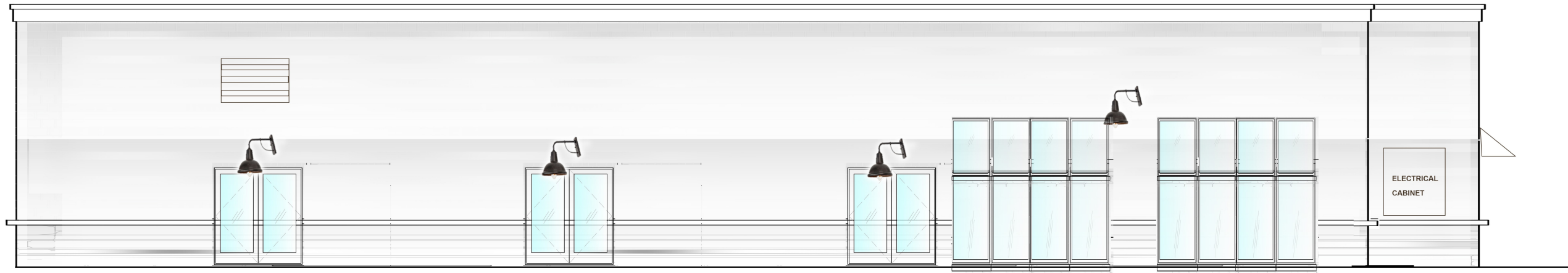
DRAWN BY: CC PROJ. MANAGER: MG

DATE: 10-30-19 SCALE: AS NOTED

DRAWING TITLE
PRELIMINARY PLANS
(PROGRAM STUDY)

DRAWING NO.

19_2022 23 Bedford Banksville Road_01_Design Documents\01_01_Existing Elevations_MG program study 2.dwg



REVISIONS

#	DATE	REVISION DESCRIPTION	BY:
1	1/6/2022	took lights off top of building	

PHASE
PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT NAME
Mosello

23 BEDFOR BANKSVILLE ROAD
 BEDFORD, NY

JOB NO.: 17027

DRAWN BY: CC PROJ. MANAGER: MG

DATE: 10-30-19 SCALE: AS NOTED

DRAWING TITLE
PRELIMINARY PLANS
(PROGRAM STUDY)

DRAWING NO.
A300