

November 14, 2022

[Via Email]

Christopher Carthy, Chairman
Town of North Castle Planning Board
17 Bedford Road
Armonk, NY 10504

**Re: 360 Main Street - Zeidan Realty Corp.
Amended Site Plan Application
360 Main Street (108.03-1-69)**

Chairman Carthy and Members of the Planning Board:

I. INTRODUCTION

This firm, in collaboration with LaBella Associates, represents Zeidan Realty Corp. (“Zeidan” or “Applicant”), owner of the property located at 360 Main Street (“Property”), in connection with this Amended Site Plan application.

The intent of this application is to obtain Amended Site Plan approval from your Board in connection with the placement of 3 vertical storage sheds on the site, formalize the Property’s permitted use as a gasoline filling station and convenience store, and to bring the existing conditions on the Property into conformity with the North Castle Code. In addition to the Amended Site Plan application before your Board, the Applicant will also be submitting a Special Permit application, pursuant to Town Code Section 355-40(F), to the Town Board to allow for outdoor display and sales. The purpose of this letter is to request placement on your Board’s November 28, 2022 agenda to make an initial presentation to your Board.

II. DESCRIPTION OF SITE AND ZONING

The Property is located at 360 Main Street and is identified on the Assessment Map of the Town of North Castle as Parcel No. 108.01-1-69. The site is 0.41 acres and is located in the Town’s Central Business (CB) zoning district. The Property is currently improved with approximately 1,475 s.f. convenience store, 1,550 s.f. auto-repair shop, a gasoline filling station,

and associated parking¹.

III. CURRENT PROPOSAL

The Applicant is not seeking to make any changes to the existing building on the Property. Instead, Zeidan is seeking approval to (i) place three (3) 2.6 ft. deep x 6 ft. high x 4.5 ft. wide, resin vertical storage sheds at the rear of the building; (ii) bring existing site conditions, including the ice storage area, oil storage area, dumpster/refuse area, vacuum area, propane exchange area, and air pump area into conformity with the Town Code; and (iii) re-stripe the parking lot to delineate thirty-two (32) parking spaces. Additionally, the Applicant will be submitting an application to the Town Board to allow for the outdoor display and sale of firewood, window wiper fluid, and other customary outdoor sale items. There are no changes proposed to the existing building nor is any ground disturbance proposed.

In support of this application, the following documents are enclosed herewith:

1. Site Plan Application Form;
2. Short Environmental Assessment Form;
3. Title Sheet (G001), prepared by LaBella Associates, D.P.C., dated November 14, 2022;
4. Existing Conditions Survey (SP1), prepared by the Chazen Companies, dated February 22, 2019; and
5. Amended Site Plan (C130), prepared by LaBella Associates, D.P.C.. dated November 14, 2022.

IV. CONCLUSION

We look forward to making our initial presentation before your Board on November 28, 2022. If you have any questions or concerns, please do not hesitate to contact me.

Respectfully submitted,

ZARIN & STEINMETZ

Kory Salomone

Kory Salomone

¹ Note that 12 parking spaces associated with the auto-repair use of the Property are located on Town owned land (108.03-1-67) and are utilized pursuant to a lease agreement between the owner of the auto-repair shop and the Town of North Castle.

cc: Client
Christopher Lapine, P.C., LEED AP
Roland Baroni, Esq.
Adam Kaufman, AICP
John Kellard, P.E.



**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**

Application for Site Development Plan Approval

Application Name

360 Main Street - Zeidan Realty Corp

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

Name of Property Owner: Zeidan Realty Corp. (Zeidan Nesheiwat)

Mailing Address: 3 Ohioville Road New Paltz, NY 12561

Telephone: 845-331-7545 Fax: 845-339-3646 e-mail gasland.zeidan@gmail.com

Name of Applicant (if different): _____

Address of Applicant: _____

Telephone: _____ Fax: _____ e-mail _____

Interest of Applicant, if other than Property Owner:

Is the Applicant (if different from the property owner) a Contract Vendee?

Yes

No

If yes, please submit affidavit stating such. If no, application cannot be reviewed by Planning Board

Name of Professional Preparing Site Plan:
Chris Lapine - LaBella Associates

Address: 21 Fox Street Poughkeepsie, NY

Telephone: 845-454-3980 Fax: _____ e-mail clapine@LaBellaPC.com

Name of Other Professional: _____

Address: _____

Telephone: _____ Fax: _____ e-mail _____

Name of Attorney (if any): Kory Salomone - Zarin & Steinmetz

Address: 81 Main Street, Ste 415 White Plains, NY 10601

Telephone: 914-682-7800 Fax: 914-683-5490 e-mail ksalomone@zarin-steinmetz.com

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: Lyndon Restaurant Date: 11/8/2022
Signature of Property Owner: Lyndon Restaurant Date: 11/8/2022

MUST HAVE BOTH SIGNATURES

II. IDENTIFICATION OF SUBJECT PROPERTY

Street Address: 360 Main Street, Armonk, NY

Location (in relation to nearest intersecting street):

200 feet (north, south east or west) of Bedford Road

Abutting Street(s): Old Route 22

Tax Map Designation (NEW): Section 108.03 Block 1 Lot 69

Tax Map Designation (OLD): Section 2 Block 16 Lot 1.A

Zoning District: CB Total Land Area 0.41

Land Area in North Castle Only (if different) _____

Fire District(s) #2 School District(s) Byram Hills CSD

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 _____ Yes (adjacent) x 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: Existing gas station, with convenience store (1,475 SF) and auto repair (1,550 SF) - no change

Gross Floor Area: N/A S.F. Proposed N/A S.F.

Proposed Floor Area Breakdown: N/A

Retail S.F.; Office S.F.;

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

Other Nonresidential S.F.; Residential S.F.;

Number of Dwelling Units: 0

Number of Parking Spaces: Existing 32 Required 26 Proposed 32

Number of Loading Spaces: Existing 0 Required 1 Proposed 0

Earthwork Balance: Cut C.Y. Fill C.Y. N/A

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

Areas of special flood hazard? No x Yes

(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 x Yes

(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) PDF set of the site development plan application package in a single PDF file .
- 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:

- X Location of existing use and design of buildings, identifying first floor elevation, and other structures.
- X Location of existing parking and truck loading areas, with access and egress drives thereto.
- X 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.
- X Location of all other existing site improvements, including pavement, walks, curbing, retaining walls and fences.
- X Location, size and design of existing signs.
- X Location, type, direction, power and time of use of existing outdoor lighting.
- N/A Location of existing outdoor storage, if any.
- X Existing topographical contours with a vertical interval of two (2) feet or less.
- X 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:

- N/A Proposed location of lots, streets, and public areas, and property to be affected by proposed easements, deed restrictions and covenants.
- N/A Proposed location, use and architectural design of all buildings, including proposed floor elevations and the proposed division of buildings into units of separate occupancy.
- N/A Proposed means of vehicular and pedestrian access to and egress from the site onto adjacent streets.
- N/A Proposed sight distance at all points of vehicular access.
- N/A Proposed number of employees for which buildings are designed
- N/A 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.
- N/A 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.
- N/A 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.

- N/A 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.
- N/A Location, size and design of all proposed signs.
- N/A Location, type, direction, power and time of use of proposed outdoor lighting.
- N/A Location and design of proposed outdoor garbage enclosure.
- X Location of proposed outdoor storage, if any.
- N/A Location of proposed landscaping and buffer screening areas, including the type (scientific and common names), size and amount of plantings.
- N/A Type of power to be used for any manufacturing
- N/A Type of wastes or by-products to be produced and disposal method
- N/A In multi-family districts, floor plans, elevations and cross sections
- N/A The proposed location, size, design and use of all temporary structures and storage areas to be used during the course of construction.
- N/A Proposed grade elevations, clearly indicating how such grades will meet existing grades of adjacent properties or the street.
- N/A Proposed soil erosion and sedimentation control measures.
- X For all proposed site development plans containing land within an area of special flood hazard, the data required to ensure compliance with Chapter 177 of the North Castle Town Code.
- N/A For all proposed site development plans involving clearing or 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.
- N/A 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.

Full Environmental Assessment Form
Part 1
360 Main Street
Amended Site Plan Application
Zeidan Realty Corp.
Town of North Castle, NY
Westchester County, New York



Issued: November 14, 2022
LaBella Project No. 2221541

TABLE OF CONTENTS

SHORT ENVIRONMENTAL ASSESSMENT FORM & ENDNOTES

PROJECT LOCATION FIGURES

ATTACHMENTS

Attachment A: USFWS Consultation

SHORT ENVIRONMENTAL ASSESSMENT FORM (SEAF) AND ENDNOTES

Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

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

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

| Part 1 – Project and Sponsor Information | | | | |
|--|--|------------|--------------------------------|---------------------------------|
| 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? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | | NO <input type="checkbox"/> | YES <input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: | | | NO <input type="checkbox"/> | YES <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, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan? | NO | YES | N/A |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | <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? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | NO | YES | |
| | <input type="checkbox"/> | <input type="checkbox"/> | |
| | <input type="checkbox"/> | <input type="checkbox"/> | |
| 9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____ | 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"/> | |
| 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? See Endnote 2 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 type="checkbox"/> Forest Agricultural/grasslands Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban 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? <div style="text-align: right; color: red;">See Endnote 3</div> | NO | YES |
| | <input type="checkbox"/> | <input type="checkbox"/> |
| 16. Is the project site located in the 100-year flood plan? <div style="text-align: right; color: red;">See Endnote 3</div> | NO | YES |
| | <input type="checkbox"/> | <input type="checkbox"/> |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, <ul style="list-style-type: none"> a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____ | NO | YES |
| | <input type="checkbox"/> | <input type="checkbox"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> |
| | | |
| 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 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 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 type="checkbox"/> | <input type="checkbox"/> |
| <p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: _____ Date: _____</p> <p>Signature:  _____ Title: _____</p> | | |

The Short Environmental Assessment Form (SEAF) was completed utilizing the New York State Department of Environmental Conservation (NYSDEC) EAF Mapper, which provides automated responses to certain questions. The EAF Mapper tool sometimes indicates limited availability for some digital data. Further project details are provided below for clarification of, or reference information used in the response.

1. Historic and Cultural Resources

As indicated in **Response 12a** of the SEAF, the project site “contain[s], or is 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 Commissioned of the NYS Office of Parks, Recreation, and Historic Preservation [OPRHP] to be eligible for listing on the State Register of Historic Places.” Based on a review of the OPRHP Cultural Resource Information System (CRIS), the closest eligible/listed historic resource is the Town Hall at 15 Bedford Road, which was determined to be eligible for listing on the State/National Register of Historic Places (S/NR) on December 31, 2018. The proposed project would not result in direct impacts on the S/NR-eligible Town Hall, which is located approximately 100 feet northeast of the project site and is separated from the project site by Parcel No. 108.01-1-68. The proposed project does not involve new construction, and the project site would continue to be occupied by an auto-related use, as under existing conditions; therefore, the proposed project is not expected to notably alter the context of the S/NR-eligible Town Hall.

As indicated in **Response 12b** of the SEAF, the project site is “located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.” The project site consists of a previously disturbed site that is currently occupied by a convenience store/gas station/auto repair shop. No ground disturbance is proposed as part of the proposed action; therefore, no significant adverse impacts to archeological resources will occur.

2. Water Resources

As indicated in **Response 13a** of the SEAF, the project site, “or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state, or local agency.” The NYSDEC Environmental Resource Mapper indicates that a NYSDEC Class/Standard C stream (Stream 935-106) is located in the southwestern portion of the project site. This stream is regulated by the US Army Corps of Engineers (USACOE), but, as a Standard C stream would not be regulated by the NYSDEC. However, based on an February 2019 survey of the project site, there are no streams on the project site; the stream is located off-site and passes through a culvert below Main Street. This location is generally consistent with the mapped NWI riverine wetland (R5UBH) located to the southwest of the project site boundary. The proposed project would not alter or disturb the NWI or NYSDEC-mapped stream.

3. Floodplain and Endangered and Threatened Species

The majority of the project site is located in the 100-year floodplain (see **Response 16**). The proposed project includes new temporary structures which will be secured.

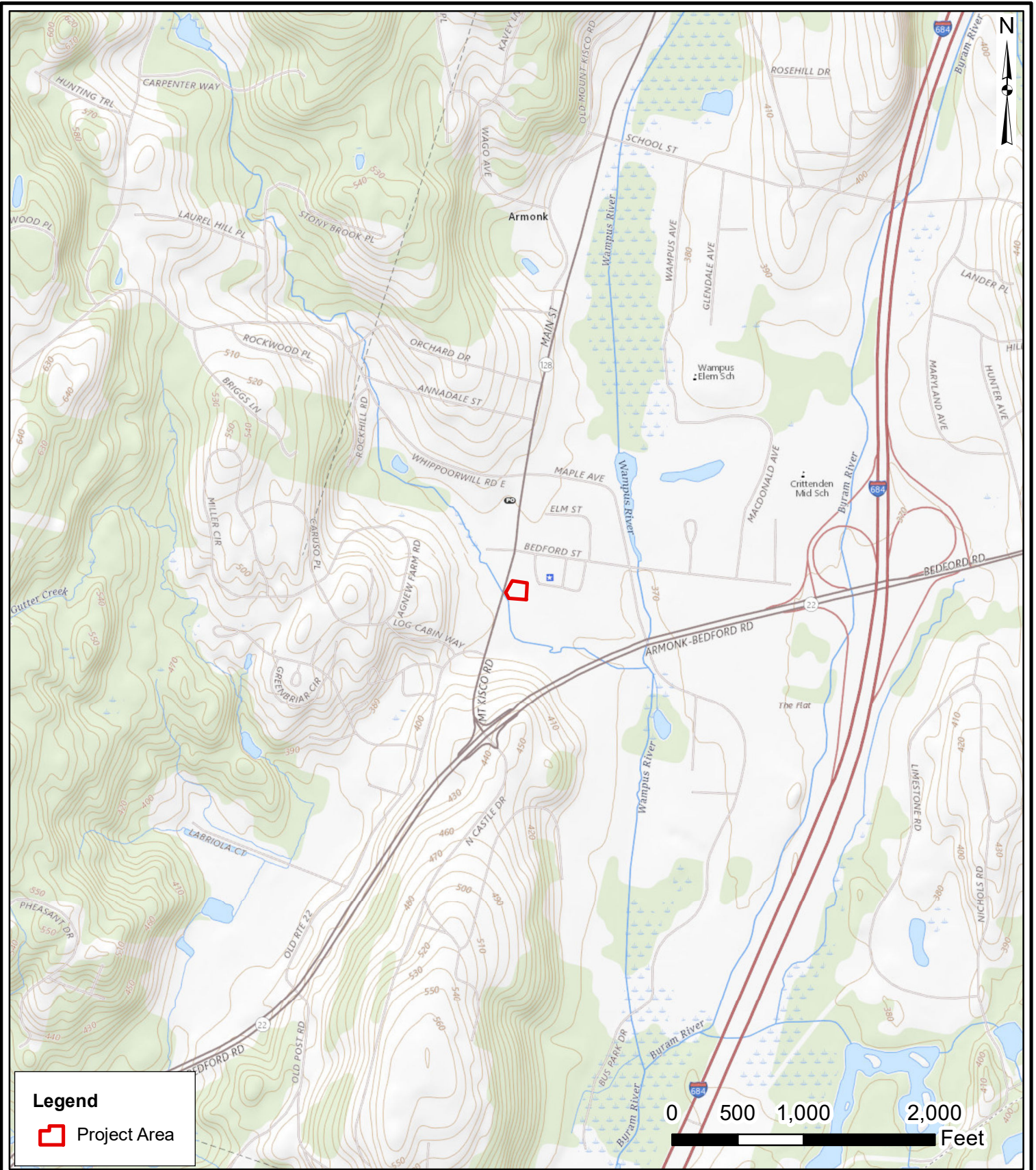
There are no State regulated endangered or threatened species known to occupy the site. The United States Fish and Wildlife Information for Planning and Consultation (IPAC) identifies the Indiana Bat and as

potentially affected by activities at this location. No tree clearing is proposed; therefore, no significant adverse impacts to this species will occur.

5. Hazardous Waste

As indicated in **Response 20**, “the site of the proposed action or an adjoining property [has] been the subject of remediation (ongoing or completed) for hazardous waste.” There is one NYSDEC remediation site within 2,000 feet of the project site: Armonk Private Wells (Site 360005), which is located to the north of Bedford Road and is in the State Superfund Program. Remedial actions successfully achieved soil cleanup objectives for commercial use. The site has been redeveloped with a supermarket and retail space, along with commercial space, and residual contamination in the soil, groundwater, and sediment is being managed under a Site Management Plan. The proposed project would not result in any direct impacts on the site or increased risk of exposure.

SITE LOCATION FIGURE



THE Chazen COMPANIES
ENGINEERS
 LAND SURVEYORS
 PLANNERS
 ENVIRONMENTAL & SAFETY PROFESSIONALS
 LANDSCAPE ARCHITECTS

Dutchess County Office:
 21 Fox Street, Poughkeepsie, NY 12601
 Phone: (845) 454-3980

Capital District Office:
 547 River Street, Troy, NY 12180
 Phone: (518) 273-0055

North Country Office:
 375 Bay Road, Queensbury, NY 12804
 Phone: (518) 812-0513

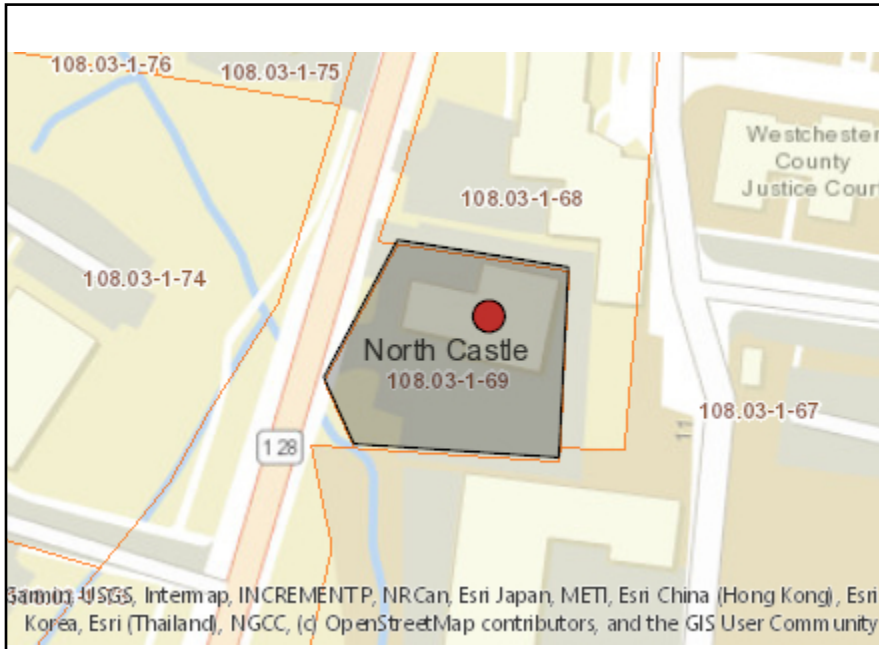
360 Main St. - Zeidan Realty Corp.

USGS Location Map

Town of North Castle - Westchester County, NY

| | |
|----------|---------------------|
| Drawn: | JC |
| Date: | 11/05/2020 |
| Scale: | 1 inch = 1,000 feet |
| Project: | 81804.00 |
| Figure: | 1 |

ATTACHMENT A
USFWS Official Species List



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] | No |
| Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites] | Yes |
| Part 1 / Question 12b [Archeological Sites] | Yes |
| 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] | Yes |

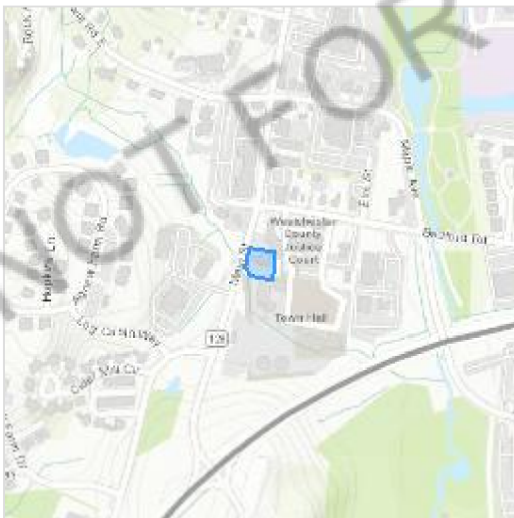
IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Westchester County, New York



Local offices

Long Island Ecological Services Field Office

☎ (631) 286-0485

📠 (631) 286-4003

340 Smith Road
Shirley, NY 11967-2258

New York Ecological Services Field Office

☎ (607) 753-9334

📠 (607) 753-9699

✉ fw5es_nyfo@fws.gov

3817 Luker Road
Cortland, NY 13045-9385

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

-
1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).

2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

| NAME | STATUS |
|---|------------|
| Indiana Bat <i>Myotis sodalis</i> Wherever found There is final critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/5949 | Endangered |

Insects

| NAME | STATUS |
|---|-----------|
| Monarch Butterfly <i>Danaus plexippus</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9743 | Candidate |

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

-
1. The [Migratory Birds Treaty Act](#) of 1918.
 2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern <https://www.fws.gov/program/migratory-birds/species>
- Measures for avoiding and minimizing impacts to birds
<https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide conservation measures for birds
<https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern \(BCC\) list](#) or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

| NAME | BREEDING SEASON |
|--|-------------------------|
| Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. | Breeds Oct 15 to Aug 31 |
| Black-billed Cuckoo <i>Coccyzus erythrophthalmus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9399 | Breeds May 15 to Oct 10 |
| Blue-winged Warbler <i>Vermivora pinus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA | Breeds May 1 to Jun 30 |

| | |
|---|--------------------------------|
| <p>Bobolink <i>Dolichonyx oryzivorus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> | <p>Breeds May 20 to Jul 31</p> |
| <p>Canada Warbler <i>Cardellina canadensis</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> | <p>Breeds May 20 to Aug 10</p> |
| <p>Chimney Swift <i>Chaetura pelagica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> | <p>Breeds Mar 15 to Aug 25</p> |
| <p>Golden Eagle <i>Aquila chrysaetos</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1680</p> | <p>Breeds elsewhere</p> |
| <p>Kentucky Warbler <i>Oporornis formosus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> | <p>Breeds Apr 20 to Aug 20</p> |
| <p>Prairie Warbler <i>Dendroica discolor</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> | <p>Breeds May 1 to Jul 31</p> |
| <p>Rusty Blackbird <i>Euphagus carolinus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p> | <p>Breeds elsewhere</p> |
| <p>Wood Thrush <i>Hyllocichla mustelina</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> | <p>Breeds May 10 to Aug 31</p> |

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

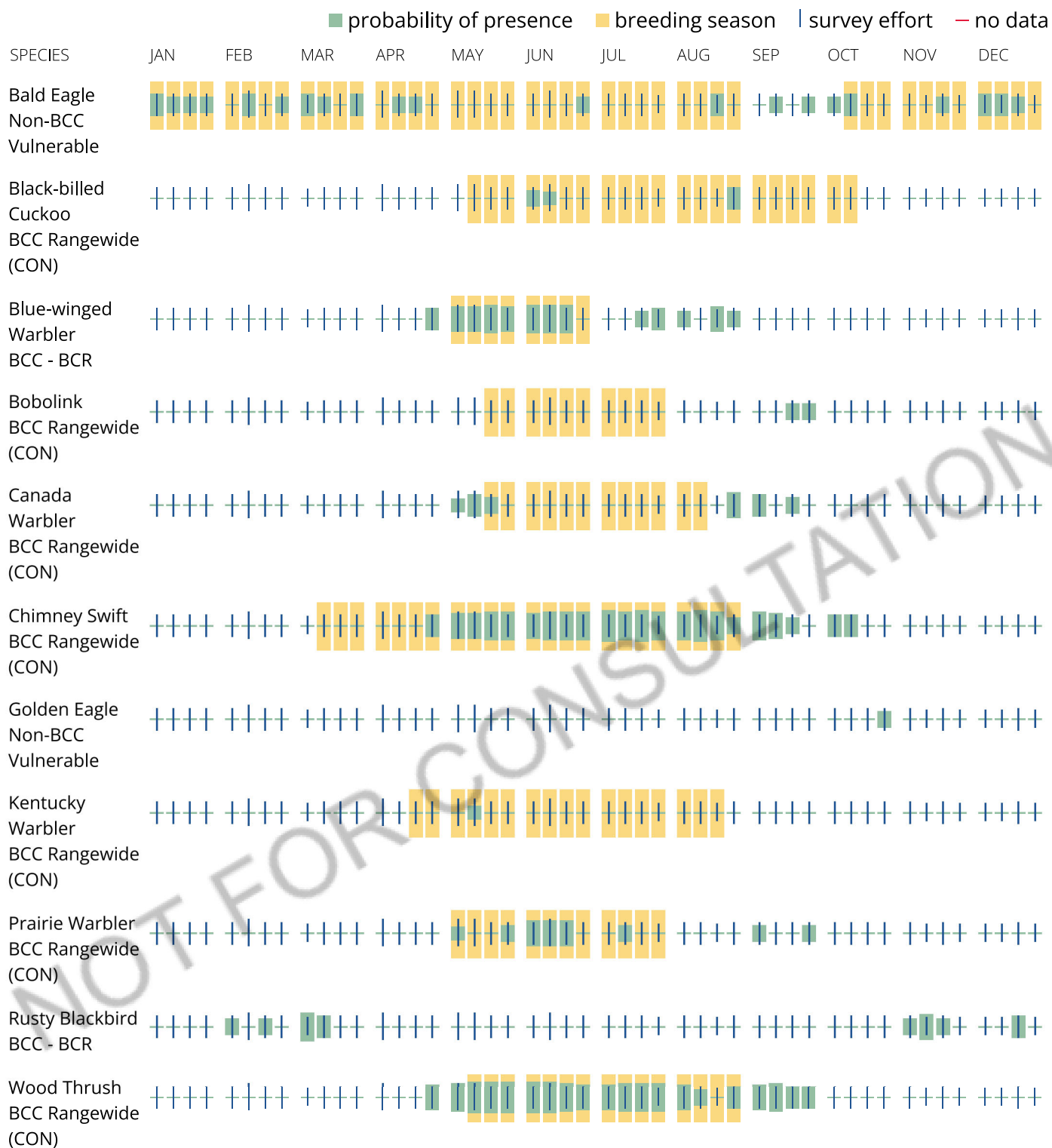
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (—)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go to the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the [RAIL Tool](#) and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Coastal Barrier Resources System

Projects within the [John H. Chafee Coastal Barrier Resources System](#) (CBRS) may be subject to the restrictions on federal expenditures and financial assistance and the consultation requirements of the Coastal Barrier Resources Act (CBRA) (16 U.S.C. 3501 et seq.). For more information, please contact the local [Ecological Services Field Office](#) or visit the [CBRA Consultations website](#). The CBRA website provides tools such as a flow chart to help determine whether consultation is required and a template to facilitate the consultation process.

There are no known coastal barriers at this location.

Data limitations

The CBRS boundaries used in IPaC are representations of the controlling boundaries, which are depicted on the [official CBRS maps](#). The boundaries depicted in this layer are not to be considered authoritative for in/out determinations close to a CBRS boundary (i.e., within the "CBRS Buffer Zone" that appears as a hatched area on either side of the boundary). For projects that are very close to a CBRS boundary but do not clearly intersect a unit, you may contact the Service for an official determination by following the instructions here: <https://www.fws.gov/service/coastal-barrier-resources-system-property-documentation>

Data exclusions

CBRS units extend seaward out to either the 20- or 30-foot bathymetric contour (depending on the location of the unit). The true seaward extent of the units is not shown in the CBRS data, therefore projects in the offshore areas of units (e.g., dredging, breakwaters, offshore wind energy or oil and gas projects) may be subject to CBRA even if they do not intersect the CBRS data. For additional information, please contact CBRA@fws.gov.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

This location did not intersect any wetlands mapped by NWI.

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

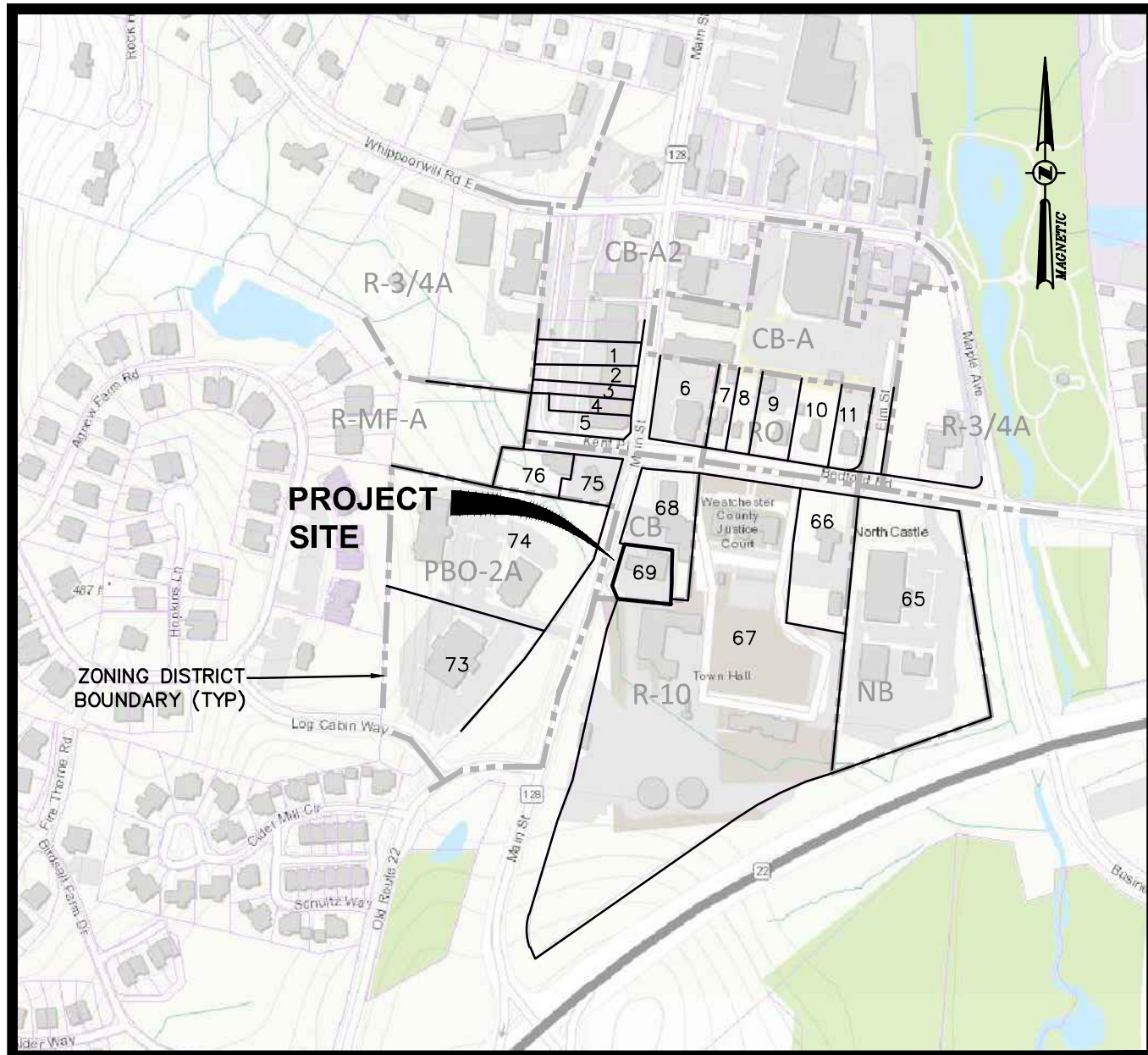
Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

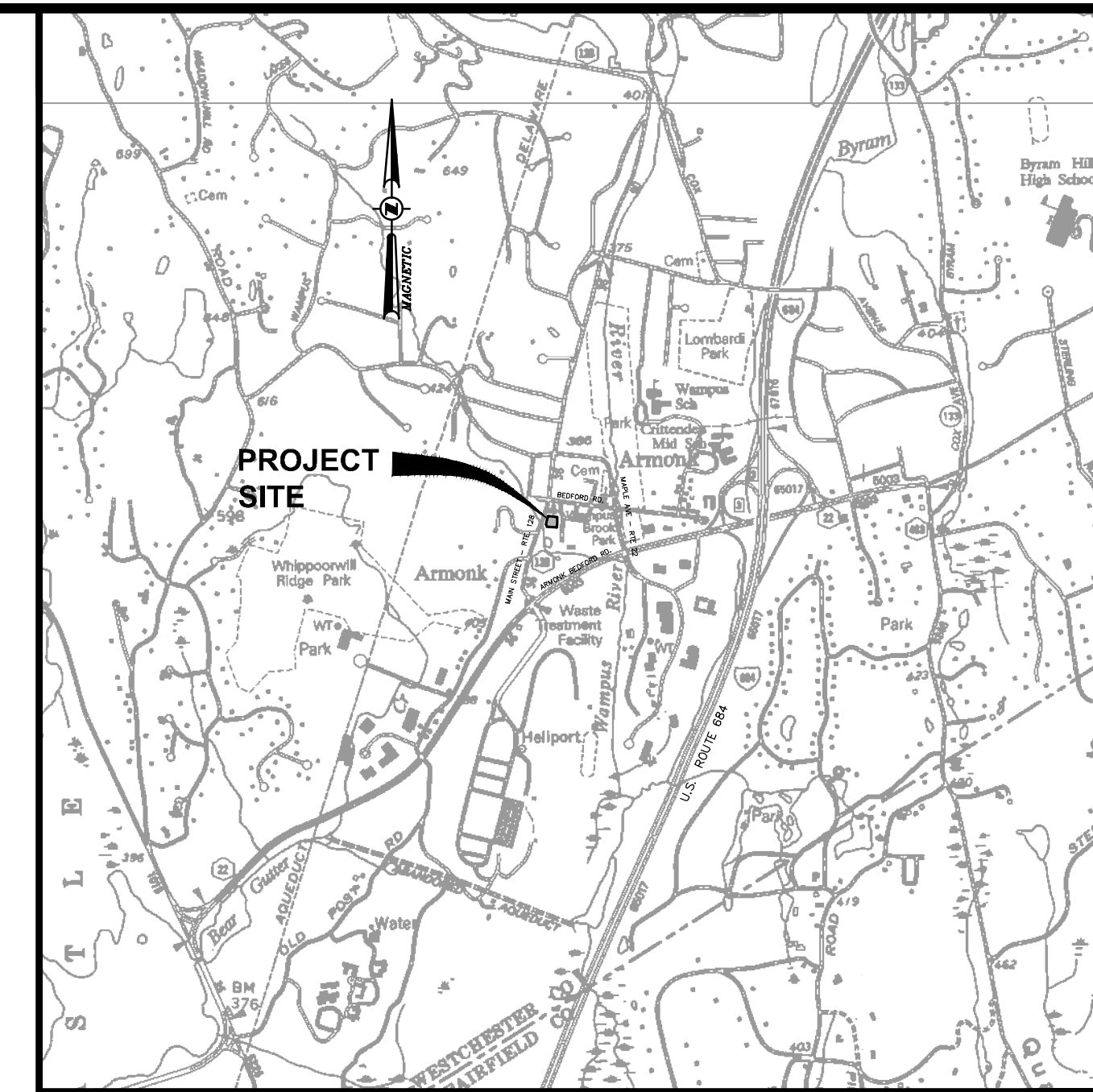
Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

NOT FOR CONSULTATION



LOCATION MAP & ZONING
SCALE: 1"=400'



LOCATION MAP
SCALE: 1"=2000'

AMENDED SITE PLAN

PREPARED FOR

ZEIDAN REALTY CORP

LOCATED AT

360 MAIN STREET

TOWN OF NORTH CASTLE WESTCHESTER COUNTY, NEW YORK

NOVEMBER 14, 2022

ADJACENT PROPERTIES:

| PARCEL # | SITE ADDRESS | OWNER | OWNER ADDRESS |
|------------|---------------|--------------------------------------|-------------------------------------|
| 108.3-1-67 | 15 BEDFORD RD | TOWN OF NORTH CASTLE | 15 BEDFORD RD, ARMONK NY 10504 |
| 108.3-1-68 | 3 BEDFORD RD | WESTCHESTER CHINESE CHRISTIAN CHURCH | 3 BEDFORD RD, ARMONK NY 10504 |
| 108.3-1-74 | 355 MAIN ST | CARDILE ENTERPRISES LTD | 71 PONDFIELD RD, BROXVILLE NY 10708 |

SOURCE: ARC MAP GIS

BULK TABLE:

ZONING REQUIREMENTS:

| | | | |
|----------------------------------|--------------------|----------------------|----------------------|
| MINIMUM LOT AREA | 5,000 SF | 17,913 SF | 17,913 SF |
| MINIMUM REQUIRED FRONTAGE | 50 FT | 107.2 FT | 107.2 FT |
| MINIMUM REQUIRED DEPTH | 100 FT | 139.7 FT | 139.7 FT |
| MINIMUM YARDS FOR BUILDING | | | |
| FRONT | | | |
| BUILDING | 10 FT | 50.8 FT | 50.8 FT |
| CANOPY | 10 FT | 3.2 FT | 3.2 FT ⁴ |
| SIDES ¹ | 15 FT ² | 21.4 FT | 21.4 FT |
| REAR | 30 FT | 22.7 FT ⁴ | 22.7 FT ⁴ |
| MINIMUM YARDS FOR GASOLINE PUMPS | | | |
| FRONT | 15 FT | 9.1 FT ⁴ | 9.1 FT ⁴ |
| SIDES | 15 FT | 40.2 FT | 40.2 FT |
| REAR | 15 FT | 94.0 FT | 94.0 FT |
| MAXIMUM FLOOR AREA RATIO (FAR) | 0.4 | 0.17 | 0.17 |
| MAXIMUM BUILDING COVERAGE | 35% | 17% | 17% |
| MAXIMUM HEIGHT | 30 FT / 2 STORIES | 1 STORY | 1 STORY |
| LANDSCAPE BUFFER ³ | 10 FT | 0 FT ⁴ | 0 FT ^{4, 5} |
| STREAM BUFFER | 100 FT | 8.4 FT ⁴ | 8.4 FT ⁴ |

PARKING SPACES:

GASOLINE SERVICE STATION:

1 PER EMPLOYEE ON THE LARGEST WORK SHIFT, PLUS 3 FOR EACH SERVICE BAY

CONVENIENCE STORE:

1 FOR EACH 150 SQUARE FEET OF GROSS FLOOR AREA

TOTALS:

COMMERCIAL BUSINESS (CB) ZONING DISTRICT

| | REQUIRED | EXISTING | PROPOSED |
|----------------------------------|--------------------|----------------------|----------------------|
| MINIMUM LOT AREA | 5,000 SF | 17,913 SF | 17,913 SF |
| MINIMUM REQUIRED FRONTAGE | 50 FT | 107.2 FT | 107.2 FT |
| MINIMUM REQUIRED DEPTH | 100 FT | 139.7 FT | 139.7 FT |
| MINIMUM YARDS FOR BUILDING | | | |
| FRONT | | | |
| BUILDING | 10 FT | 50.8 FT | 50.8 FT |
| CANOPY | 10 FT | 3.2 FT | 3.2 FT ⁴ |
| SIDES ¹ | 15 FT ² | 21.4 FT | 21.4 FT |
| REAR | 30 FT | 22.7 FT ⁴ | 22.7 FT ⁴ |
| MINIMUM YARDS FOR GASOLINE PUMPS | | | |
| FRONT | 15 FT | 9.1 FT ⁴ | 9.1 FT ⁴ |
| SIDES | 15 FT | 40.2 FT | 40.2 FT |
| REAR | 15 FT | 94.0 FT | 94.0 FT |
| MAXIMUM FLOOR AREA RATIO (FAR) | 0.4 | 0.17 | 0.17 |
| MAXIMUM BUILDING COVERAGE | 35% | 17% | 17% |
| MAXIMUM HEIGHT | 30 FT / 2 STORIES | 1 STORY | 1 STORY |
| LANDSCAPE BUFFER ³ | 10 FT | 0 FT ⁴ | 0 FT ^{4, 5} |
| STREAM BUFFER | 100 FT | 8.4 FT ⁴ | 8.4 FT ⁴ |

PARKING SPACES:

GASOLINE SERVICE STATION:

(1 SPACE x 4 EMPLOYEES) PLUS 3 SPACES x 4 SERVICE BAYS) = 16 SPACES

CONVENIENCE STORE:

1475 SF / 150 SF = 10 SPACES

TOTALS:

| | | |
|-----------|------------------------|------------------------|
| 26 SPACES | 32 SPACES ⁶ | 32 SPACES ⁶ |
|-----------|------------------------|------------------------|

| INDEX OF DRAWINGS | | | | |
|-------------------|-----|-----------|----------|--|
| PAGE NO. | REV | SHEET NO. | DATE | DESCRIPTION |
| 1 | 0 | G001 | 11/14/22 | TITLE SHEET |
| 2 | 0 | SV1 | 11/14/22 | EXISTING CONDITIONS SURVEY PREPARED FOR ZEIDAN REALTY CORP |
| 3 | 0 | C130 | 11/14/22 | AMENDED SITE PLAN |

BULK TABLE FOOTNOTES:

- WHERE ACCESS TO REQUIRED PARKING SPACE IN THE REAR IS THROUGH A SIDE YARD, SUCH SIDE YARD SHALL BE DETERMINED BY THE PLANNING BOARD, BUT IN NO CASE TO BE LESS THAN 16 FEET. WHERE A SIDE LINE OF A LOT ABUTS THE REAR LINE OFF ANOTHER LOT, SUCH SIDE YARD SHALL BE AT LEAST EQUAL TO THE REQUIRED REAR YARD OF SUCH OTHER LOT.
- WHERE A LOT ABUTS A RESIDENCE DISTRICT, THE REQUIRED SIDE YARD SHALL BE THE SAME AS THAT REQUIRED IN SAID RESIDENCE DISTRICT, BUT IN NO CASE LESS THAN AS REQUIRED ELSEWHERE IN THIS CHAPTER. ABUTTING RESIDENTIAL IS R10.
- LANDSCAPE BUFFER REQUIRED ADJOINING RESIDENTIAL ZONED LOT.
- EXISTING NONCONFORMANCE.
- EXISTING NONCONFORMANCE. VARIANCE MAY NOT BE REQUIRED PER SECTION 355-15M.1(c), WHICH STATES "A WALL OR FENCE, OF LOCATION, HEIGHT AND DESIGN APPROVED BY THE PLANNING BOARD, MAY BE SUBSTITUTED FOR THE REQUIRED PLANTING".
- EXISTING PARKING SPACES INCLUDE SPACES ON ADJACENT PROPERTY THAT IS CURRENTLY LEASED BY ARMONK GARAGE FROM THE TOWN.

| PLANNING BOARD APPROVAL TOWN OF NORTH CASTLE, NEW YORK |
|--|
| PLANNING BOARD, TOWN OF NORTH CASTLE |
| PLAN OF _____ AT APPROVED AT THE PLANNING BOARD MEETING |
| HELD ON _____ SIGNED BY _____ |
| CONDITIONS: |

RECORD OWNER:

ZEIDAN REALTY CORP
3 SOUTH OHIOVILLE ROAD
NEW PALTZ, NY 12561

DEVELOPER / APPLICANT:

ZEIDAN REALTY CORP
3 SOUTH OHIOVILLE ROAD
NEW PALTZ, NY 12561

SITE CIVIL ENGINEER AND LANDSCAPE ARCHITECT:

LABELLA ASSOCIATES, D.P.C.
21 FOX STREET,
POUGHKEEPSIE, NY 12601
PHONE: (845) 454-3980

TAX MAP INFORMATION:

SITE: 360 MAIN STREET, ARMONK, NY.
TOWN OF NORTH CASTLE,
WESTCHESTER COUNTY, NY
SECTION 108.03, BLOCK 1, LOT 69

LEASE AGREEMENT:

TOWN OF NORTH CASTLE,
15 BEDFORD ROAD, ARMONK, NY
WESTCHESTER COUNTY, NY
SECTION 108.03, BLOCK 1, LOT 67

SITE DATA:

TOWN OF NORTH CASTLE
COMMERCIAL BUSINESS ZONING DISTRICT
ARMONK FIRE DISTRICT
BRYAM HILLS SCHOOL DISTRICT

AREA:

TOTAL PROJECT ACREAGE : 0.411 ACRES

ISSUED FOR SITE PLAN APPROVAL



ALL RIGHTS RESERVED. COPY OR REPRODUCTION OF THIS DRAWING OR DOCUMENT, OR ANY PORTION THEREOF, WITHOUT THE EXPRESS WRITTEN PERMISSION OF LABELLA ASSOCIATES, D.P.C. IS PROHIBITED. THIS DRAWING OR DOCUMENT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT, APPLICATION AND SITUATION FOR WHICH IT WAS INTENDED. ANY MODIFICATION OF THIS DRAWING OR DOCUMENT, OR ANY USE FOR ANY PROJECT, APPLICATION OR SITUATION OTHER THAN THAT FOR WHICH IT WAS INTENDED, WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO LABELLA ASSOCIATES, D.P.C.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DRAWING OR DOCUMENT IN ANY WAY, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED DESIGN PROFESSIONAL (PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT, LANDSCAPE ARCHITECT OR GEOLOGIST). IF THIS DRAWING OR DOCUMENT IS ALTERED, THE ALTERING DESIGN PROFESSIONAL SHALL AFFIX TO THE DRAWING OR DOCUMENT HIS OR HER SEAL, THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



21 Fox Street
Poughkeepsie, NY 12601
(845) 454-3980
labellapc.com

| rev. | date | description |
|------|------|-------------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

ZEIDAN REALTY CORP. - 360 MAIN STREET

TITLE SHEET

TOWN OF NORTH CASTLE, WESTCHESTER, NEW YORK

| | |
|-------------|---------|
| designed | checked |
| SPL | CPL |
| date | scale |
| 11/14/22 | NTS |
| project no. | |
| 81804.00 | |
| sheet no. | |
| G001 | |

FLOOD ZONE CLASSIFICATION:

A PORTION OF LANDS SHOWN HEREON APPEAR TO LIE WITHIN A "SPECIAL FLOOD HAZARD AREA ZONE AE (BASE FLOOD ELEVATIONS DETERMINED)" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR WESTCHESTER COUNTY, NY IDENTIFIED AS MAP NUMBER 36119C0277E BEARING AN EFFECTIVE DATE OF SEPTEMBER 28, 2007.

THE BASE FLOOD ELEVATION (BFE) OF 377.0' (NAVD88) HAS BEEN DERIVED FROM THE FLOOD PROFILE (295P), AS SHOWN IN THE FLOOD INSURANCE STUDY NO. 36119C003A, VOLUME 3, OF WESTCHESTER COUNTY, NEW YORK BEARING AN EFFECTIVE DATE OF SEPTEMBER 28, 2007.

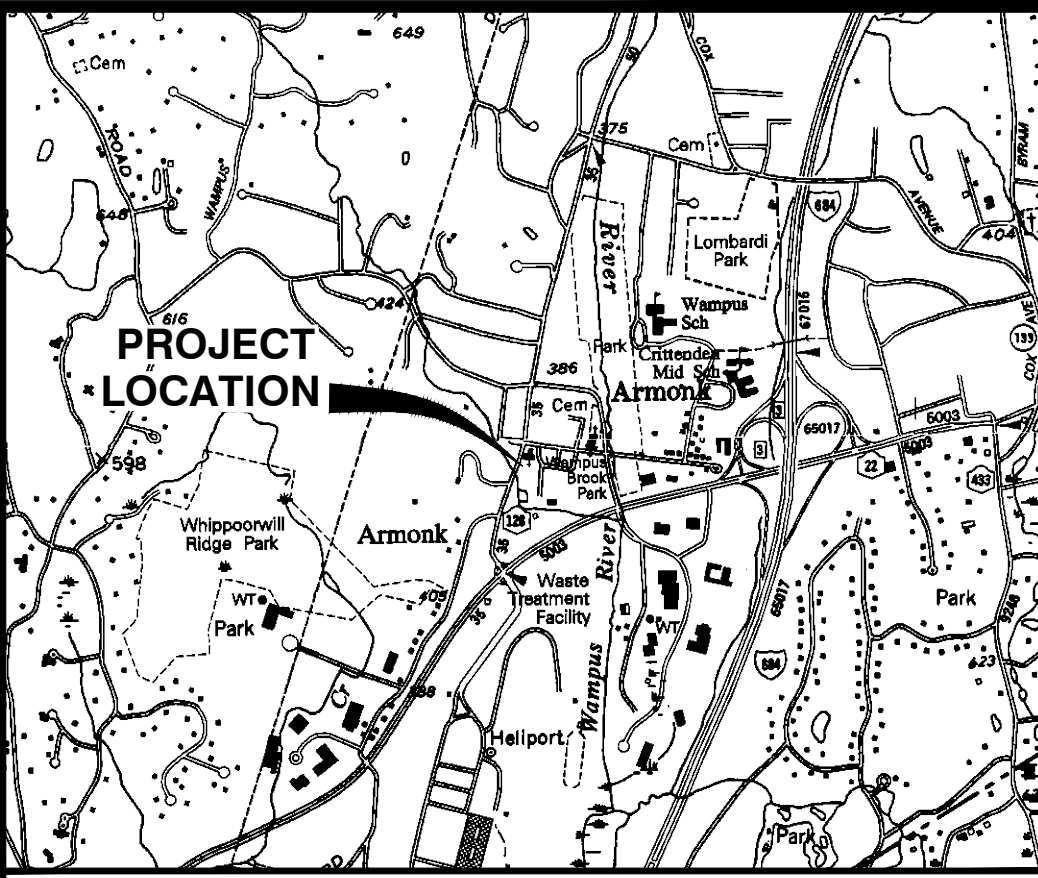
THIS INTERPRETATION OF THE BASE FLOOD ELEVATION SHOULD NOT BE RELIED UPON FOR DESIGN PURPOSES WITHOUT OBTAINING CONFIRMATION FROM THE LOCAL FLOOD ADMINISTRATOR AND/OR FEMA AS TO AGREEMENT OF THIS INTERPRETATION OF THE SPECIAL FLOOD HAZARD AREA.

LEGEND:

- EXISTING CONDITIONS:**
- PROPERTY LINE NO PHYSICAL BOUNDS
- ADJACENT PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING SPOT GRADE
- EXISTING PROPERTY EASEMENT
- EXISTING BUILDING
- EXISTING CURB/GUTTER
- EXISTING GUIDERAIL
- EXISTING FENCE
- EXISTING OVERHEAD WIRES
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND COMMUNICATIONS LINE
- EXISTING UNDERGROUND CABLE LINE
- EXISTING UNKNOWN UNDERGROUND LINE
- EXISTING UNDERGROUND SEWER LINE
- EXISTING UNDERGROUND STORM LINE

SYMBOLS:

- EXISTING SIGN
- EXISTING REFLECTOR MARKER
- EXISTING MILE MARKER
- EXISTING BOLLARD
- EXISTING POST
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING TREE STUMP
- EXISTING SHRUB
- EXISTING MASONRY NAIL
- EXISTING IRON PIPE FOUND
- EXISTING BENCHMARK
- EXISTING CATCH BASIN
- EXISTING CATCH BASIN ROUND
- EXISTING END SECTION
- EXISTING ROOF DRAIN LEADER
- EXISTING GUY WIRE
- EXISTING UTILITY POLE
- EXISTING UTILITY POLE W/ LIGHT
- EXISTING PANEL/SWITCH BOX
- EXISTING CONDUIT TO/FROM UNDERGROUND
- EXISTING GAS METER
- EXISTING UNKNOWN MANHOLE
- EXISTING SPOT GRADE BOTTOM CURB
- EXISTING SPOT GRADE TOP CURB
- EXISTING SPOT BOTTOM WALL
- EXISTING SPOT TOP WALL
- EXISTING FINISHED FLOOR ELEVATION
- EXISTING RIM ELEVATION
- EXISTING INVERT ELEVATION



SITE LOCATION PLAN: 1"=2000'

GENERAL NOTES:

- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
- SUBSURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED.
- THE CONTRACTOR SHALL COMPLY WITH NEW YORK STATE INDUSTRIAL CODE RULE 53 - 48 HOURS PRIOR TO DIGGING CALL U.F.P.O. 1-800-962-7982 TO HAVE PUBLIC UTILITY LOCATIONS PAINTED.
- HORIZONTAL DATUM AND NORTH ORIENTATION ARE BASED ON THE NYS PLANE COORDINATE SYSTEM (EAST ZONE). VERTICAL DATUM IS BASED ON GPS OBSERVATIONS ON THE NYS DOT RTN NETWORK, NAVD88, GEOID 12B. HORIZONTAL AND VERTICAL DATUMS WERE DETERMINED BY GPS OBSERVATION AT THE TIME OF FIELD SURVEY. (OCTOBER 2018).
- UNDERGROUND UTILITIES SHOWN HEREON ARE THE RESULT OF UNDERGROUND UTILITY DESIGNATION COMPLETED BY THE CHAZEN COMPANIES ON FEBRUARY 14, 2019 AND FROM DATA OBTAINED FROM RECORD MAPS AND DRAWINGS. CHAZEN'S UTILITY DESIGNATION WAS COMPLETED IN ACCORDANCE WITH THE STANDARD PROCEDURES SET FORTH IN ASCE 38-02. ALL ABOVE GROUND STRUCTURES, SURFACE FEATURES AND THE LOCATION OF MARK OUT ARE THE RESULT OF AN INSTRUMENT SURVEY COMPLETED BY CHAZEN UNLESS OTHERWISE NOTED. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN OR CERTIFIED BY THE UNDERSIGNED. THE SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES AND DIG SAFELY. NEW YORK MUST BE NOTIFIED PRIOR TO CONDUCTING TEST BORINGS, EXCAVATION OR CONSTRUCTION.
- SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
- SUBJECT TO ANY STATE OF FACTS AN UP TO DATE ABSTRACT OF TITLE WOULD DISCLOSE.
- TOPOGRAPHY SHOWN HEREON PER SURVEY BY CHAZEN COMPANIES COMPLETED ON FEBRUARY 22, 2019.
- FOIL REQUEST TO NYS DOT FOR RECORD AND ACQUISITION MAPPING FOR NYS ROUTE 128 HAS NOT BEEN RECEIVED. THE RIGHT OF WAY ALONG NYS ROUTE 128 IS SUBJECT TO WHATEVER FACTS THOSE DOCUMENTS MIGHT DISCLOSE.

LEASE AGREEMENT NOTE:

LEASE AGREEMENT DATED DECEMBER 1, 1997 FROM THE TOWN OF NORTH CASTLE TO ROBERT PORPORA AFFECTS THE SUBJECT PARCEL AND THE ADJOINING PARCEL TO THE SOUTH. THE TOWN HEREBY LEASES TO THE LESSEE AND THE LESSEE HEREBY HIRES FROM THE TOWN A PORTION OF THE VACANT LAND LOCATED ADJACENT TO THE TOWN HIGHWAY DEPARTMENT COMPOUND AREA, AND CONTIGUOUS TO OTHER LANDS OF THE LESSEE. (HEREAFTER "DEMISED PREMISES"). THE DEMISED PREMISES CONSISTS OF AN AREA FIFTEEN (15) FEET WIDE BY ONE HUNDRED TWENTY (120) FEET IN LENGTH.

ZEIDAN REALTY CORP. IS CURRENTLY OCCUPYING 150 FEET± OF LAND BETWEEN THE WOOD RETAINING WALL AND CHAIN LINK FENCE EAST OF THE STORAGE POD. THE LEASE AGREEMENT DOES NOT PROVIDE ENOUGH DETAIL TO ACCURATELY PLOT THE BOUNDARIES.

MAP REFERENCES:

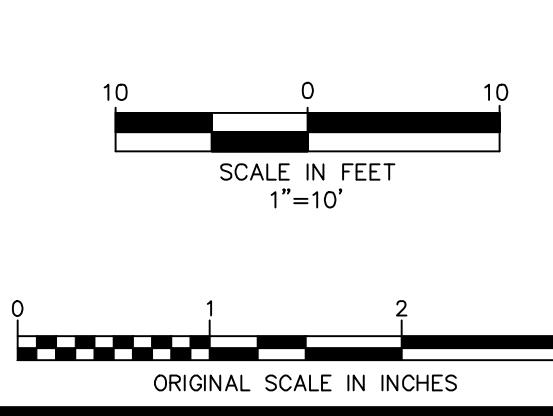
- 1) MAP ENTITLED "NEW YORK STATE DEPARTMENT OF PUBLIC WORKS DESCRIPTION AND MAP FOR THE ACQUISITION OF PROPERTY", S.H. 35, MAP NO. 31 PARCEL NO. 68, DATED AUGUST 27, 1965.
- 2) MAP ENTITLED "SURVEY OF PROPERTY PREPARED FOR WESTCHESTER CHINESE CHRISTIAN CHURCH", PREPARED BY WARD CARPENTER ENGINEERS, INC. DATED AUGUST 23, 2013.
- 3) MAP ENTITLED "SURVEY OF PROPERTY PREPARED FOR VICTOR PORPORA", PREPARED BY RALPH MACDONALD, DATED DECEMBER 17, 1955

DEED REFERENCE:

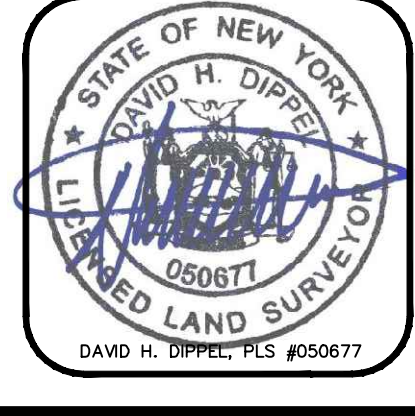
- 1) ROBERT PORPORA REALTY CORP. TO ZEIDAN REALTY CORP., DATED JULY 20, 2017, FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE IN LIBER 57198 OF DEEDS AT PAGE 3383 ON JULY 24, 2017.

TAX PARCEL: TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NY SECTION 108.03 - BLOCK 1 - LOT 69

PARCEL AREA: 17,913 SQ.FT.± OR 0.411 ACRES±



ALL RIGHTS RESERVED. COPY OR REPRODUCTION OF THIS DRAWING OR DOCUMENT, OR ANY PORTION THEREOF, WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C. IS PROHIBITED. THIS DRAWING OR DOCUMENT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT, APPLICATION AND SITUATION FOR WHICH IT WAS INTENDED. ANY MODIFICATION OF THIS DRAWING OR DOCUMENT, OR ANY USE FOR ANY PROJECT, APPLICATION OR SITUATION OTHER THAN THAT FOR WHICH IT WAS INTENDED, WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.
- IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DRAWING OR DOCUMENT IN ANY WAY, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED DESIGN PROFESSIONAL (PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT). IF THIS DRAWING OR DOCUMENT IS ALTERED, THE ALTERING DESIGN PROFESSIONAL SHALL AFFIX TO THE DRAWING OR DOCUMENT HIS OR HER SEAL, THE NOTATION "ALTERED BY FOLLOWED BY HIS OR HER SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
- I HEREBY CERTIFY THAT THIS SURVEY MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON FEBRUARY 22, 2019 THAT THIS SURVEY MAP WAS MADE BY ME OR UNDER MY DIRECTION, AND CONFORMS WITH THE MINIMUM STANDARD OF PRACTICE ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

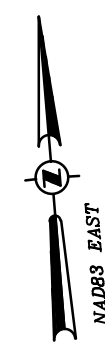


CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE, CO., D.P.C.
- THE Chazen COMPANIES
- Proud to be Employer Owned
- Civil Engineers, Land Surveyors, Planners, Environmental & Safety Professionals, Landscape Architects, Transportation Planners & Engineers
- Office Locations:
 - Hudson Valley Office: 21 Fox Street, Poughkeepsie, New York 12601, Phone: (845) 454-3980
 - Capital District Office: 647 River Street, Troy, New York 12180, Phone: (518) 273-0055
 - Nashville Tennessee Office: 2418 21st Ave S. (Suite 103) Nashville, Tennessee 37212, Phone: (615) 380-1359
 - North Country Office: 20 Elm Street (Suite 110), Glens Falls, New York 12801, Phone: (518) 812-0513
 - Westchester NY Office: 1 North Broadway, Suite 803, White Plains, New York 10601, Phone: (914) 997-8510
 - Chattanooga Tennessee Office: 427 E. 5th St. (Suite 201), Chattanooga, Tennessee 37403, Phone: (423) 241-6575

| rev. | date | description |
|------|------------|--|
| 4 | 10/26/2022 | ADD JERSEY BARRIERS, ARMONK GARAGE OCCUPIED AREA, AIR PUMP |
| 3 | 11/05/20 | TITLE BLOCK |
| 2 | 09/22/20 | PROPANE TANKS |
| 1 | 09/03/20 | GENERATOR AND GHW |

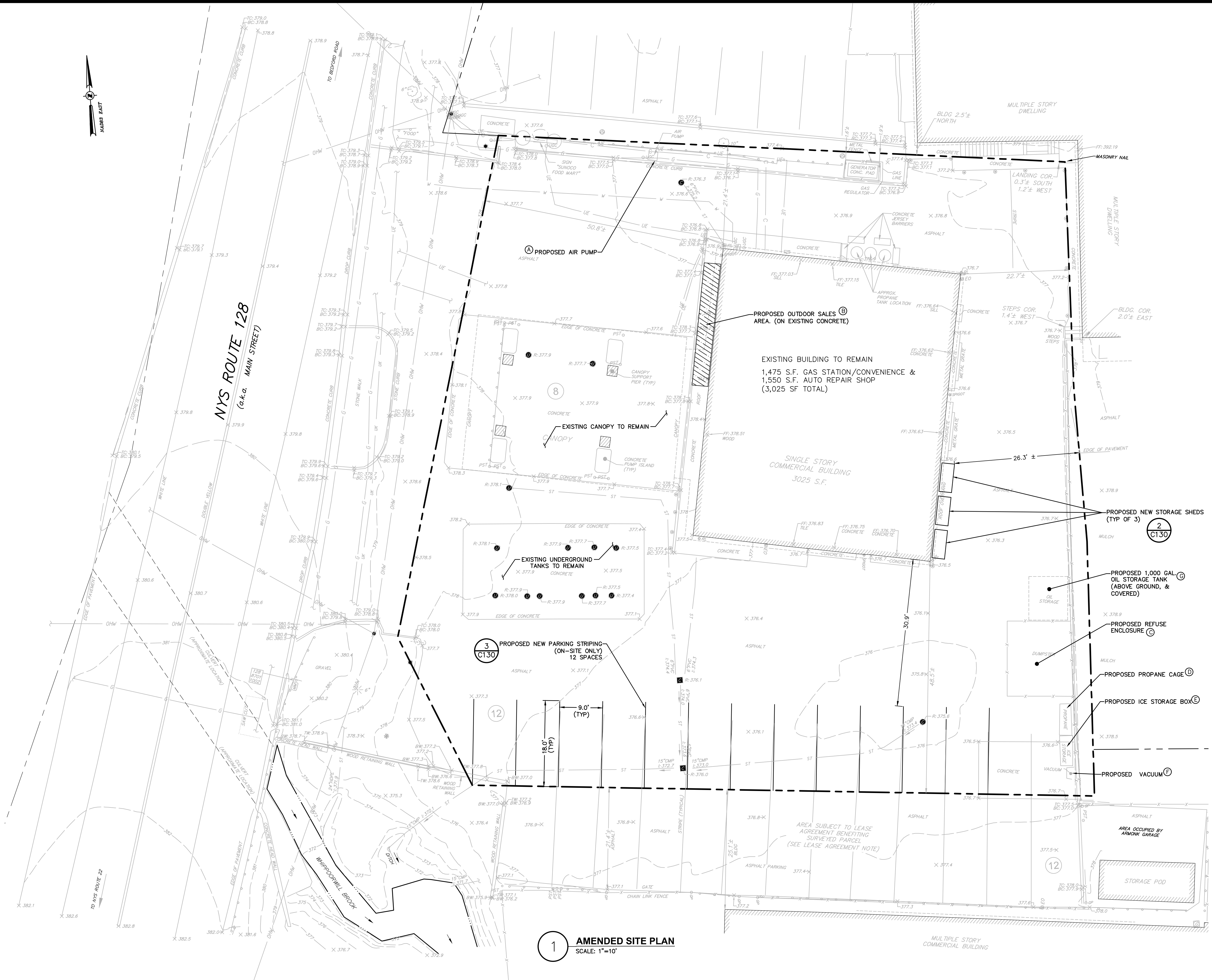
360 Main Street
EXISTING CONDITIONS SURVEY PREPARED FOR ZEIDAN REALTY CORP
TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK

| designed | checked |
|-------------|----------|
| DML | JMT |
| date | scale |
| 02/22/19 | 1"=10' |
| project no. | 81804.00 |
| sheet no. | SP1 |



GENERAL NOTES:

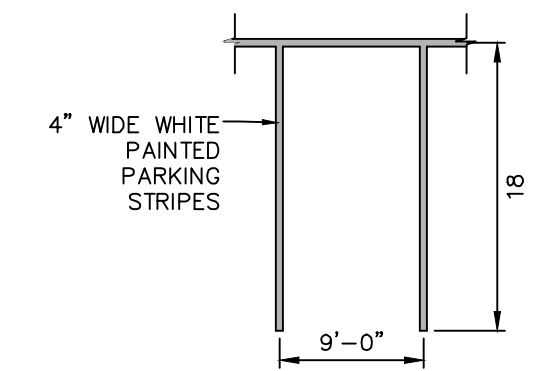
1. OUTDOOR REPAIR OF VEHICLES SHALL BE PROHIBITED.
2. SHOWN HEREON ARE THE EXISTING ON-SITE IMPROVEMENTS SEEKING PLANNING BOARD SITE PLAN APPROVAL. SEE ITEMS LABELED (A) THRU (C).
3. EXISTING OUTDOOR LIGHTING SHALL BE "ON" FROM EVENING TO DAWN.
4. AN ABOVE GROUND STORAGE TANK FOR THE COLLECTION OF USED OIL IS EXISTING ON-SITE. THE OIL IS TO BE DISPOSED OF IN ACCORDANCE WITH THE NYS REGULATIONS.
5. USED TIRES SHALL BE STORED INSIDE THE AUTO SHOP UNTIL SUCH TIME THEY ARE REMOVED FROM SITE IN ACCORDANCE WITH THE NYS REGULATIONS.
6. GENERAL REFUSE RELATED TO CUSTOMERS, AND AT PUMPS AND CONVENIENCE STORE ACTIVITIES, SHALL BE PLACED IN AN EXISTING COVERED DUMPSTER FOR WEEKLY PICKUP.



- Type: Shed
- Material: Resin
- Capacity: 54 cu ft
- Color: Sand/Mustang
- Overall Height: 5 ft. 11-1/2"
- Outside Height: 5 ft 11 1/2 in
- Overall Depth: 2 ft. 8-1/2"
- Outside Width: 4 ft 5 in

NOTES:
 1. MANUFACTURED BY "SUNCAST", 54 C.F. RESIN VERTICAL STORAGE SHED.
 2. TO BE SET ON EXISTING PAVEMENT & SECURED TO THE FACE OF BUILDING.

2 VERTICAL STORAGE SHED
 SCALE: NOT TO SCALE



TYPICAL STRIPING

- NOTES:**
1. ALL DIMENSIONS SHALL BE IN ACCORDANCE WITH ADA STANDARD AND CURRENT ZONING AND SITE REGULATIONS.
 2. PAINTED ACCESSIBLE LOGO TO BE IN ACCORDANCE W/ NEW YORK STATE LAW.
 3. SLOPE OF PAVEMENT SURFACE IN ACCESSIBLE PARKING AREA SHALL NOT EXCEED 1.5% IN ANY DIRECTION.
 4. SEE PLAN FOR ACTUAL LOCATION OF SIGNAGE

3 PAVEMENT MARKING DETAIL PARKING STRIPING
 SCALE: NOT TO SCALE

1 AMENDED SITE PLAN
 SCALE: 1"=10'

ISSUED FOR SITE PLAN APPROVAL

ALL RIGHTS RESERVED. COPY OR REPRODUCTION OF THIS DRAWING OR DOCUMENT, OR ANY PORTION THEREOF, WITHOUT THE EXPRESS WRITTEN PERMISSION OF LABELLA ASSOCIATES, D.P.C. IS PROHIBITED. THIS DRAWING OR DOCUMENT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT, APPLICATION AND SITUATION FOR WHICH IT WAS INTENDED. ANY MODIFICATION OF THIS DRAWING OR DOCUMENT, OR ANY USE FOR ANY PROJECT, APPLICATION OR SITUATION OTHER THAN THAT FOR WHICH IT WAS INTENDED, WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO LABELLA ASSOCIATES, D.P.C.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DRAWING OR DOCUMENT IN ANY WAY, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED DESIGN PROFESSIONAL (PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT, LANDSCAPE ARCHITECT OR GEOLOGIST). IF THIS DRAWING OR DOCUMENT IS ALTERED, THE ALTERING DESIGN PROFESSIONAL SHALL AFFIX TO THE DRAWING OR DOCUMENT HIS OR HER SEAL, THE NOTATION ALTERED BY FOLLOWED BY HIS OR HER SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



21 Fox Street
 Poughkeepsie, NY 12601
 (845) 454-3980
 labellapc.com

ZEIDAN REALTY CORP. - 360 MAIN STREET

AMENDED SITE PLAN

TOWN OF NORTH CASTLE, WESTCHESTER, NEW YORK

| | |
|-------------|-------------|
| designed | checked |
| Smd | CPL |
| date | scale |
| 11/14/22 | 1"=10' |
| project no. | |
| 81804.00 | |
| sheet no. | |
| | C130 |

