



Site Planning	Environmental Studies
Civil Engineering	Entitlements
Landscape Architecture	Construction Services
Land Surveying	3D Visualization
Transportation Engineering	Laser Scanning

November 22, 2021

Mr. Adam Kaufman
 Town of North Castle
 Planning Board
 c/o Ms. Valerie Desimone
 17 Bedford Road
 Armonk, NY 10504

RE: JMC Project 19141
 One Kent Place Inc.
 1 Kent Place
 Town of North Castle, NY

Response to Memorandums

Dear Mr. Kaufman and Members of the Planning Board:

As you are aware, JMC represents the current owners of One Kent Place, Inc. (A.K.A. Amore Pizzeria & Italian Kitchen), regarding legalizing certain improvements to their property undertaken without the proper permits. As part of that process our firm has obtained certain variances for these improvements including a parking variance as well as side yard and rear yard variances related to location of on-site terrace improvements. In addition, One Kent Place, Inc. also appeared before the Town Conservation Commission and received approvals subject to certain additional mitigation measures to offset disturbances related to terrace construction. As required, this matter is now back before your Board requesting your approval. We are in receipt of comments from your consultants and staff. We herein are addressing what we believe are the remaining comments for your consideration.

I. JMC Drawings:

<u>Dwg.</u>	<u>Title</u>	<u>Rev. #/Date</u>	
S-1	“Site Plan”	4	11/22/2021
WMP-1	“Wetland Mitigation Plan”	2	11/22/2021

For your convenience we have identified the comments noted in the various memorandums below, which are followed by our responses:

A. Kellard Sessions Memorandum, dated November 19, 2020

Comment No. 1

The owner has constructed a patio and wall at the rear of the property, located within five (5) feet of the rear and side lot lines. It appears an area variance from Section 355-15 A of the Town Code is required. This should be verified by the Building Department.

Response No. 1

A variance was granted by the Town of North Castle Zoning Board of Appeals, on October 7, 2021, for the encroachment on the side and rear yard setbacks as noted.

Comment No. 2

The plan proposes to remove a portion of a storage shed, which encroaches onto the adjacent Shell Station property. The final location of the shed will result in a zero lot line set back. A determination from the Building Department regarding the need for an area variance will be required.

Response No. 2

Variances were granted by the Town Zoning Board of Appeals for the improvements determined by the North Castle Building Department.

Comment No. 3

The plan proposes to maintain an existing cooler, constructed at the rear of the restaurant building, which encroaches onto the adjacent property. This will result in a zero lot line set back. It appears an area variance will be required. This should be verified by the Building Department.

Response No. 3

Improvements are noted on the JMC Site Plan entitled S-1 "Site Plan", last revised 11/22/2021, which remove the noted encroachment. Variances have been obtained for the various encroachment required by the Building Department.

Comment No. 4

The plan indicates various easements and agreements with the adjacent property owners that will permit these improvements to remain. Copies of any agreements [or easements] should be provided to the Town for review by the Town Attorney.

Response No. 4

As required we have attached the easement documents requested for review by the Town Attorney.

Comment No. 5

The plan appears to have been coordinated with the proposed improvements for the Shell Station, currently before the Planning Board for Site Plan Approval. We note that should any modifications to the Shell Station plan be required for approval, the applicant will need to coordinate their plan for the subject property.

Response No. 5

The applicant has worked in connection with its easterly neighbor as indicated above.

Comment No. 6

The Planning Board and Conservation Board should determine whether the applicant will be required to provide a long-term monitoring and maintenance plan, for a period of at least five (5) years.

Response No. 6

As a condition of the Conservation Board, the One Kent Place Inc. owners will be required to provide a monitoring and maintenance plan for the Towns consideration.

Comment No. 7

The applicant will be required to obtain a Floodplain Development Permit demonstrating compliance with Chapter 177 – Flood Damage Prevention of the Town Code. The applicant will be required to demonstrate that appropriate flood mitigation is provided as it relates to the required “no-rise” analysis and compensatory storage for fill placed within the floodplain; specifically:

- a. *Section 177-14 (B)(2) requires that in order to permit development on streams with a regulatory floodway, the applicant shall provide:*
 - i. *a technical evaluation demonstrating that encroachment will not result in any increase in flood levels (“no rise”); or*
 - ii. *the Town agrees to apply to FEMA for a conditional FIRM and floodway revision.*
- b. *Section 177-14 (3) requires that whenever any portion of a floodplain is authorized for development, the volume of space occupied by the authorized fill or structure below the base flood elevation is compensated for and balanced by a hydraulically equivalent volume of excavation taken from below the base flood elevation.*

Response No. 7

- a. The inclusion of the rear outdoor patio area has been constructed at grade and therefore will not create an increase in potential flood levels.

- b. As requested the Applicant will be providing compensatory flood storage area along the west side of the stream for the gas pit, fountain and raised beds along the fountain. These areas calculate to be ±500 cubic feet. The compensatory storage area will provide ±550 cubic feet.

Comment No. 8

The applicant will be required to provide appropriate stormwater mitigation for the previously completed improvements. A Stormwater Management Design Report and sizing calculations shall be provided for review. Depending upon the need for flood storage mitigation and how that maybe provided by the applicant, it may be more beneficial to provide stormwater quality practices vs. additional detention above what will already be required to mitigate the floodplain development.

Response No. 8

The comment is so noted. Stormwater management information is provided on the JMC site plan entitled S-1 "Site Plan", last revised 11/22/2021 for the Planning Boards consideration mitigation measures proposed include:

1. Converting outdoor patio area to act as porous pavers by removing the silicon joints, since the pavers where constructed on a gravel base.
2. Providing compensatory storage area and reconstructing a portion of the western stream bank to promote flow into new area.

Comment No. 9

The applicant will be required to perform deep and soil percolation testing, as required for the design of any stormwater practices. Soil testing shall be witnessed by this office. Please contact our office to schedule.

Response No. 9

JMC has coordinated with Kellard Engineering to determine feasible mitigation measures to offset the minor impacts associated with new terrace area. See the response to comment No. 8 above.

Comment No. 10

The plan shall be updated to include existing topography with spot grades is appropriate.

Response No. 10

Grades associated with terrace improvements did not vary from existing grade conditions. It was determined that there would be no benefit in obtaining additional topographic information.

Comment No. 11

The plan shall include construction details for all improvements subject to this Amended Site Plan Approval, including the patio, walkway and walls, as well as any stormwater management systems that may be required.

Response No. 11

The comment is so noted. JMC has provided the required plan information for the Planning Boards consideration.

Comment No. 12

The applicant will be required to provide an erosion and sediment control plan for any improvements that may become necessary. Provide details.

Response No. 12

JMC drawing WMP-1 “Wetland Mitigation Plan”, last revised 11/22/2021 indicates the required sediment and erosion control measures as requested.

B. Town of North Castle Planning Department Memorandum, dated January 15, 2021

Procedural Comments

Comment No. 1

The application for site plan approval requires referral to the Westchester County Planning Board pursuant to § 239-m of New York State General Municipal Law (GML). This referral is required because the subject site is located within 500 feet of NY Route 128.

Response No. 1

Comment so noted.

Comment No. 2

The Proposed Action would be classified as a Type II Action pursuant to the State Environmental Quality Review Act (SEQRA).

Response No. 2

The comment is so noted.

Comment No. 3

A Public Hearing for the proposed site plan and wetlands permit will need to be scheduled.

Response No. 3

Comment is noted.

Comment No. 4

Pursuant to Section 340-5.B(1) of the Town Code, the Conservation Board is required to review the proposed wetland application and, within 45 days of receipt thereof, file a written report and its recommendation concerning the application with the Planning Board. Such report is required to evaluate the proposed regulated activity in terms of the findings, intent and standards of Chapter 340.

Response No. 4

The Applicant has appeared before the Conservation Board on November 16th, 2021 and received approval on the improvements to the site. Conservation Board approved the matter with certain conditions which are addressed herein.

Comment No. 5

The site plan should be forwarded to the Chief of Police, Fire Inspector and the Armonk Fire Chief so that they may make any pertinent recommendations to the Planning Board including, but not limited to, the designation of no-parking zones, emergency vehicle access or any other issued deemed important to providing emergency services.

Response No. 5

A letter has been forwarded to the Chief of Police Peter J. Simonsen, Fire Inspector and the Armonk Fire chief as well as a copy of the JMC Site Plan, dated 11/09/2020.

Comment No. 6

Pursuant to Section 12-18(1) of the Town Code, all site development plans submitted to the Planning Board are required to be referred to the Architectural Review Board (ARB) for review and comment.

Response No. 6

As requested, we herein request this matter be referred to the Town ARB for review and comments.

General Comments

Comment No. 1

The Applicant has made several improvements to the site without the benefit of Planning Board site plan approval and building permits:

- *New patio, fire pit and water fountain located in the Town regulated wetland buffer.*
- *New 10'x8' shed located in the Town-regulated wetland buffer.*
- *New trellis over a portion of the existing patio located in the Town-regulated wetland buffer.*
- *New 6'x4' cooler located in the Town-regulated wetland buffer.*
- *New 8'x10' cooler and new 4'x9' cooler replacing the previously approved 8'x8' cooler located in the Town-regulated wetland buffer.*

Response No. 1

Comment noted.

Comment No. 2

All of the new sheds and coolers will need to be incorporated in the GFA and off-street parking analysis.

Response No. 2

Comment is noted and variances were granted by the Town's Zoning Board of Appeals for the three (3) additional parking spaces required by Zoning.

Comment No. 3

The site plan depicts several zoning non-conformities that will need variances from the Zoning Board of Appeals:

- *6'x4' cooler is not located entirely on the subject lot. The Applicant will need to secure a rear yard variance from the Zoning Board of Appeals.*
- *The outdoor patio does not meet the five foot setback requirement for terraces from the side and rear lot lines pursuant to Section 355-15.A of the Town Code.*
- *The existing off-street parking variance will need to be amended to accommodate the additional FAR associated with the new sheds and coolers.*

Response No. 3

Comment is noted and variances were granted by the Town's Zoning Board of Appeals.

Comment No. 4

The site plan depicts disturbance within the Town-regulated wetland buffer. The site plan should be revised to depict the location of the wetland and wetland buffer. In addition, the site plan should quantify the proposed amount of Town-regulated wetland buffer disturbance (in sq. ft.). Furthermore, the Applicant is required to prepare a mitigation plan that is twice the area of the proposed wetland buffer disturbance.

Response No. 4

JMC has prepared a drawing called WMP-I “Wetland Mitigation Plan”, last revised 11/22/2021 which we have included with this submission. The noted plan provides mitigation on a two-to-one basis as required.

Comment No. 5

The plan depicts portions of the patio, cooler and walkways on adjacent properties.

Response No. 5

Improvements which encroach on adjacent properties are proposed to be removed with the exception of certain improvements on Shell Station site which may remain as part of an agreement between both owners. Removals of encroachments are noted on the attached site plans.

Comment No. 6

Based upon the most recent submission, it appears that the previously granted off-street parking variance will need to be increased by an additional three off-street parking spaces.

Response No. 6

A variance was granted by the Town’s Zoning Board for three (3) additional parking spaces.

C. Kellard Sessions Memorandum, dated November 11, 2021, Regarding North Castle Conservation Board Meeting

GENERAL COMMENTS

Comment No. 1

The plan shall be revised to include the name and address of the owner/applicant.

Response No. 1

The JMC plan has been revised adding the name and address of the Owner/Applicant.

Comment No. 2

The plan shall be revised to bear the seal and signature of the Licensed Professional that prepared the plan.

Response No. 2

This comment is noted and plan was submitted electronically with a seal and signature of a Licensed Professional.

Comment No. 3

The applicant should clarify the nature of the invasive and unwanted vegetation.

Response No. 3

We will work with the Town's consultant on delineating the extent of the removal of invasive vegetation.

Comment No. 4

The applicant should identify the existing trees and their size on the map.

Response No. 4

As requested, existing trees have now been identified.

Comment No. 5

The applicant should locate the existing floodway on the map to make sure that there is no encroachment from the new construction (patio).

Response No. 5

The comment is so noted. Existing flood boundaries are now identified on JMC Plan WMP-1 "Wetland Mitigation Plan, last revised 11/22/2021.

Comment No. 6

There will be required stormwater mitigation for the patio. The Consulting Engineer met with the Project Engineer for the applicant, and it was agreed that the applicant would confirm the condition of the underlying subbase material to verify whether it has adequate mitigation capacity. If so, the existing joint material will need to be removed and replaced with a permeable joint filler.

Response No. 6

The underlying subbase has been confirmed as a porous material. Existing joint materials will be removed and replaced as required.

Comment No. 7

As previously noted by this office, the project site is located almost entirely within the FEMA regulated floodplain of a tributary to the Wampus River with a base flood elevation (BFE) of Elevation 379.0. This tributary is also a FEMA regulated floodway, as shown on the National Flood Insurance Program Flood Insurance Rate Map (FIRM) Nos. 36119C0164F and 36119C0277F, effective September 28, 2007. The plan shall be revised to illustrate the limits of the regulated floodway and include the appropriate FEMA map references. Based on the plan and available FEMA mapping, it appears that all prior, unapproved development was completed within the floodplain and a majority of the patio and wall was constructed within the floodway. As such, the applicant will be required to obtain a Floodplain Development Permit demonstrating compliance with Chapter 177 – Flood Damage Prevention of the Town Code. The applicant will be required to demonstrate that appropriate flood mitigation is provided, as it relates to the required “no-rise” analysis and compensatory storage for fill placed within the floodplain. The applicant’s Engineer has already indicated that a portion of the constructed seat wall may require removal to avoid encroachment within the floodway. In addition, a suggested solution for flood mitigation included creating a depression in the Wetland Mitigation Area #1, which would improve the site’s capacity for water during flooding events.

Response No. 7

- a. The inclusion of the rear outdoor patio area has been constructed at grade and therefore will not create an increase in potential flood levels.
- b. As requested the Applicant will be providing a compensatory flood storage area along the west side of the stream for the gas pit, fountain and raised beds along the fountain. These areas calculate to be ±500 cubic feet. The compensatory storage area will provide ±550 cubic feet.

Comment No. 8

Compensatory storage should be provided, as needed, to off-set loss of floodplain storage, as a result of the recent construction of all structures, including the patio, planters and walls.

Response No. 8

Compensatory storage has been provided as indicated on JMC plan WMP-1 entitled “Wetland Mitigation Plan”, last revised 11/22/2021.

Comment No. 9

We recommend that mitigation areas be shifted on the north side to center around the trees, to create an appropriate understory of plantings.

Response No. 9

Previously submitted site plans have been revised to consider the existing trees.

Comment No. 10

The adjacent wetland is associated with the floodplain, and the seeds planted in this area are associated with a different type of wetland that receives more sun, even though some species would thrive in shady areas. We have identified the type of wetland at this location in accordance with the New York Natural Heritage Program, and we recommend that plantings have the characteristics of the “Forested Floodplain” to ensure that restoration plantings are appropriate to the type of conditions that would have been part of this ecosystem. We recommend that the applicant choose plantings from the list found on the NYDEC website link: Floodplain Forest Guide - New York Natural Heritage Program (nynhp.org), especially areas that are located west of the stream bank.

Response No. 10

The comment is so noted. Plans have been revised accordingly.

Comment No. 11

Plantings nearest to the edge of the rock lined stream (trees, sedges and shrubs) are typical of understory plants that thrive in part shade, with the exception of the Winter Red Holly. However, the planting locations may allow for enough sunlight to allow the plants to survive.

Response No. 11

As recommended, the use of Winter Red Holly has been replaced by Cornus Sericea/Red-Osier Dogwood.

Comment No. 12

The Conservation Board should consider requesting a long-term wetland mitigation and monitoring plan (typically 5 years) to ensure that plantings thrive.

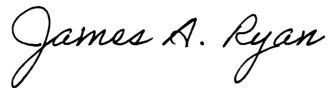
Response No. 12

A long-term wetland mitigation and monitoring plan will be coordinated with the Conservation Board, a five year plan, to ensure that the plants thrive.

We thank the Planning Board for their consideration in this matter. We look forward to appearing at your meeting on December 13, 2021.

Sincerely,

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC



James A. Ryan, RLA
Principal



Anthony P. Nester, RLA
Associate Principal

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NOT FOR CONSTRUCTION

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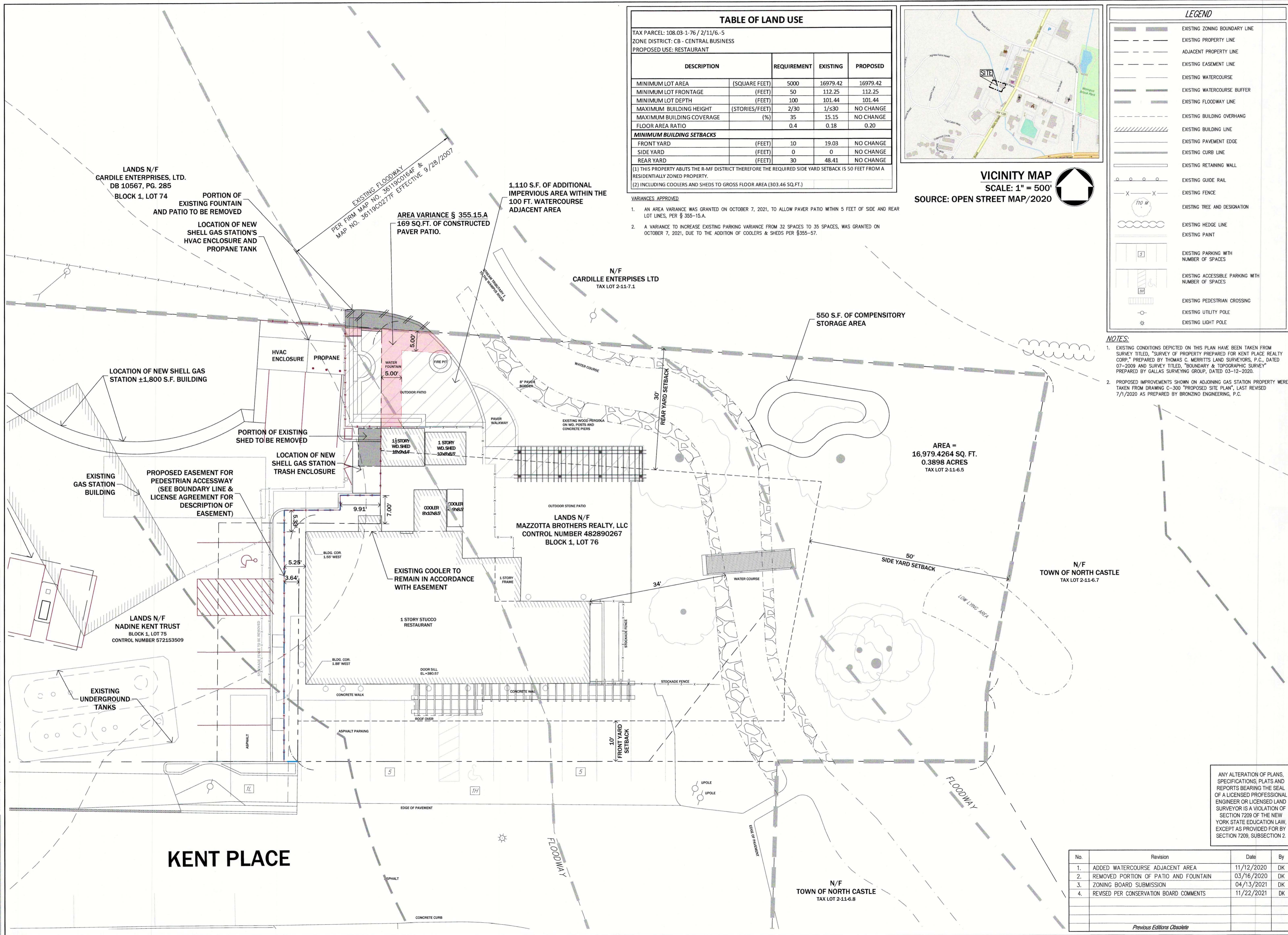
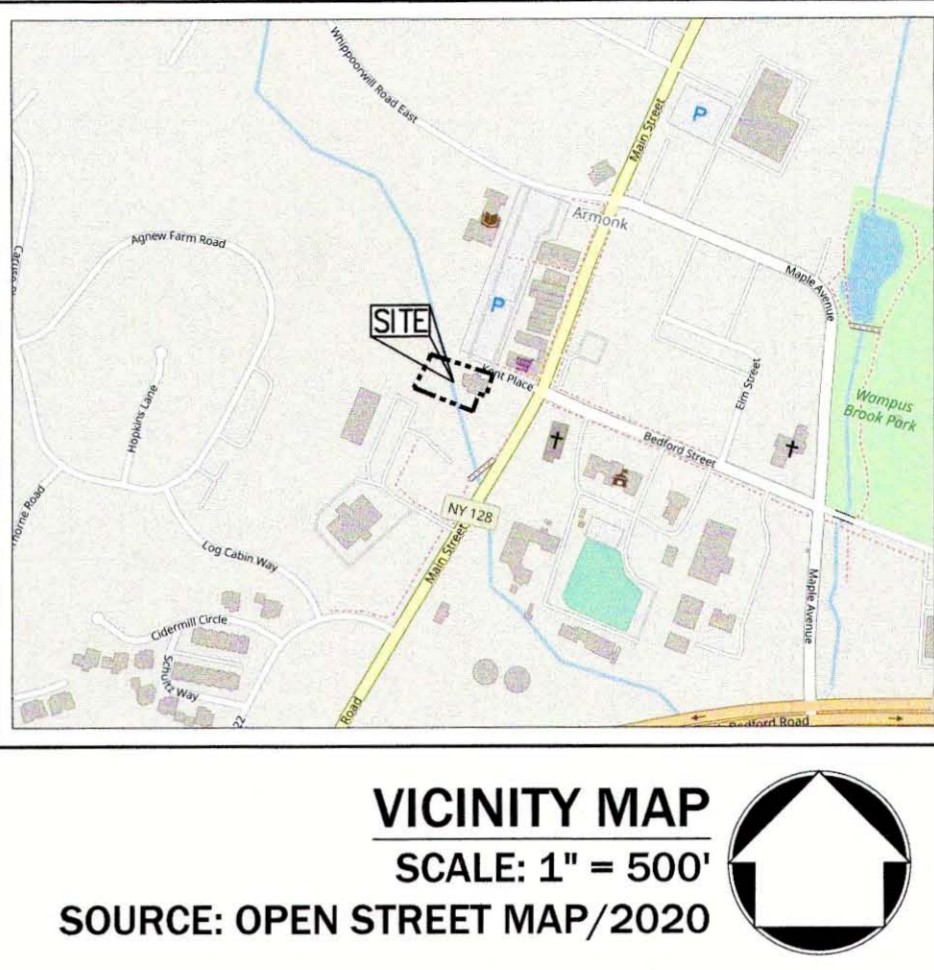


TABLE OF LAND USE

TAX PARCEL: 108.03-1-76 / 2/11/6-5
 ZONE DISTRICT: CB - CENTRAL BUSINESS
 PROPOSED USE: RESTAURANT

DESCRIPTION	REQUIREMENT	EXISTING	PROPOSED
MINIMUM LOT AREA (SQUARE FEET)	5000	16979.42	16979.42
MINIMUM LOT FRONTAGE (FEET)	50	112.25	112.25
MINIMUM LOT DEPTH (FEET)	100	101.44	101.44
MAXIMUM BUILDING HEIGHT (STORIES/FEET)	2/30	1/≤30	NO CHANGE
MAXIMUM BUILDING COVERAGE (%)	35	15.15	NO CHANGE
FLOOR AREA RATIO	0.4	0.18	0.20
MINIMUM BUILDING SETBACKS			
FRONT YARD (FEET)	10	19.03	NO CHANGE
SIDE YARD (FEET)	0	0	NO CHANGE
REAR YARD (FEET)	30	48.41	NO CHANGE

(1) THIS PROPERTY ABUTS THE R-MF DISTRICT THEREFORE THE REQUIRED SIDE YARD SETBACK IS 50 FEET FROM A RESIDENTIALLY ZONED PROPERTY.
 (2) INCLUDING COOLERS AND SHEDS TO GROSS FLOOR AREA (303.46 SQ. FT.)



LEGEND

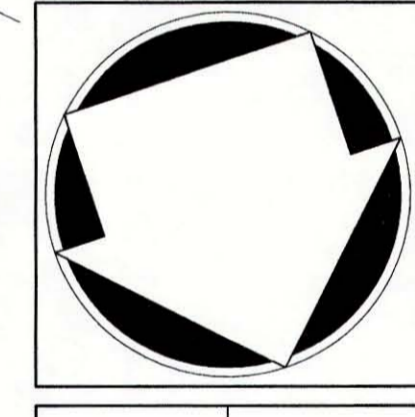
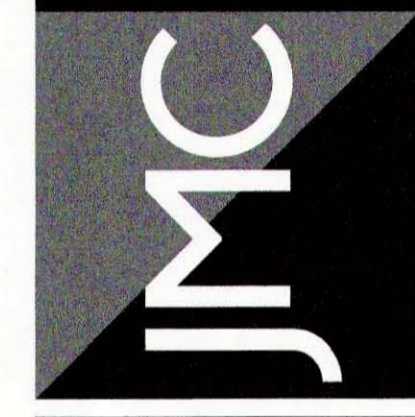
- EXISTING ZONING BOUNDARY LINE
- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING WATERCOURSE
- EXISTING FLOODWAY BUFFER
- EXISTING WATERCOURSE LINE
- EXISTING BUILDING OVERHANG
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING RETAINING WALL
- EXISTING GUIDE RAIL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING HEDGE LINE
- EXISTING PAINT
- EXISTING PARKING WITH NUMBER OF SPACES
- EXISTING ACCESSIBLE PARKING WITH NUMBER OF SPACES
- EXISTING PEDESTRIAN CROSSING
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE

- VARIANCES APPROVED**
- AN AREA VARIANCE WAS GRANTED ON OCTOBER 7, 2021, TO ALLOW PAVER PATIO WITHIN 5 FEET OF SIDE AND REAR LOT LINES, PER § 355-15.A.
 - A VARIANCE TO INCREASE EXISTING PARKING VARIANCE FROM 32 SPACES TO 35 SPACES, WAS GRANTED ON OCTOBER 7, 2021, DUE TO THE ADDITION OF COOLERS & SHEDS PER §355-57.

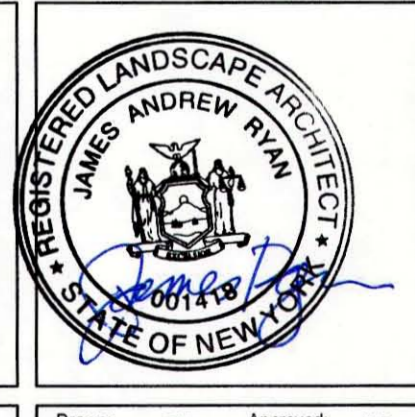
- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "SURVEY OF PROPERTY PREPARED FOR KENT PLACE REALTY CORP." PREPARED BY THOMAS C. MERRITTS LAND SURVEYORS, P.C., DATED 07-2009 AND SURVEY TITLED, "BOUNDARY & TOPOGRAPHIC SURVEY" PREPARED BY GALLAS SURVEYING GROUP, DATED 03-12-2020.
 - PROPOSED IMPROVEMENTS SHOWN ON ADJOINING GAS STATION PROPERTY WERE TAKEN FROM DRAWING C-300 "PROPOSED SITE PLAN", LAST REVISED 7/1/2020 AS PREPARED BY BRONZINO ENGINEERING, P.C.

APPLICANT/TOWNER:
ONE KENT PLACE, INC.
 1 KENT PLACE
 ARMONK, NY 10504

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
 JMC Site Development Consultants, LLC
 John Meyer Consulting, Inc.
 120 BEDFORD ROAD • ARMONK, NY 10504
 voice 914.273.5225 • fax 914.273.2102
 www.jmcpllc.com



SITE PLAN
 ZONING CODE COMPLIANCE
 1 KENT PLACE
 TOWN OF NORTH CASTLE, NY



ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

No.	Revision	Date	By
1.	ADDED WATERCOURSE ADJACENT AREA	11/12/2020	DK
2.	REMOVED PORTION OF PATIO AND FOUNTAIN	03/16/2020	DK
3.	ZONING BOARD SUBMISSION	04/13/2021	DK
4.	REVISED PER CONSERVATION BOARD COMMENTS	11/22/2021	DK

Drawn: DK Approved: JAR
 Scale: 1" = 10"
 Date: 11/09/2020
 Project No: 19141
 1941-SITE SITE --SPT
 Drawing No: S-1

Previous Editions Obsolete

WETLAND MITIGATION PROCEDURE NOTES

THE PURPOSE OF THE WETLAND MITIGATION PROCEDURE NOTES IS TO ENSURE THAT THE FUNCTIONAL INTEGRITY OF THE WETLAND, WETLAND BUFFER AND ASSOCIATED WATERCOURSE IS NOT COMPROMISED. ACCORDINGLY, THE WETLAND MITIGATION SHALL BE IMPLEMENTED WITHOUT THE USE OF HEAVY MACHINERY AS INDICATED ON THIS PLAN AND AS FOLLOWS:

- INSTALLATION OF TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES. THIS INCLUDES THE INSTALLATION OF TEMPORARY ORANGE CONSTRUCTION FENCING AROUND PERIMETER OF PROPOSED WETLAND MITIGATION AREA.
- REMOVE (BY HAND) ALL TRASH AND DEBRIS WITHIN MITIGATION AREA.
- REMOVE (BY HAND) ALL WOODY DEBRIS, LEAVES, OVERGROWN VINES AND INVASIVE VEGETATION (INCLUDING ROOT SYSTEMS). CONTRACTOR PERFORMING WETLAND MITIGATION WORK SHALL BE DIRECTED BY A QUALIFIED PROFESSIONAL RETAINED BY THE APPLICANT OF THE INVASIVE PLANT SPECIES TO BE REMOVED. ALL DEAD TREES SHALL BE CUT DOWN AND RANDOMLY PLACED (OUTSIDE OF THE WETLAND AND WATERCOURSE) TO PROMOTE HABITAT FOR FLORA AND FAUNA AND THE NATURAL PROCESS OF DECOMPOSITION.
- HAND RAKE THE MITIGATION AREA TO SCARIFY THE GROUND SURFACE TO ENSURE GOOD CONTACT BETWEEN SEED AND SOIL.
- INSTALL (BY HAND) WETLAND MITIGATION PLANTINGS.
- SEED (BY HAND) DESIGNATED AREAS WITH WETLAND MEADOW MIX. PLACE SHREDDED STRAW ON TOP OF SEEDED AREAS TO RETAIN MOISTURE AND TO PROTECT FROM BIRDS.
- LEAVE TEMPORARY EROSION CONTROLS IN PLACE UNTIL CONSTRUCTION OF DEVELOPMENT PROJECT IS COMPLETE AND AREA IS STABILIZED (80% MINIMUM GERMINATION). TEMPORARY EROSION CONTROLS SHALL BE REMOVED FOLLOWING STABILIZATION.

SEED MIXES:

THE FOLLOWING STORMWATER MANAGEMENT AREA PLANTING SEED MIXES SHALL BE USED WITHIN PROPOSED STORMWATER MANAGEMENT FACILITIES:

ERNST SEED MIX - FACW WETLAND MEADOW MIX

- Mix Composition
- 29.5% Carex vulpinoidea, PA Ecotype (Fox Sedge, PA Ecotype)
 - 21.2% Cymus virginicus, PA Ecotype (Virginia Wildrye, PA Ecotype)
 - 11.0% Carex lupulina, PA Ecotype (Hop Sedge, PA Ecotype)
 - 11.0% Carex scoparia, PA Ecotype (Blunt Broom Sedge, PA Ecotype)
 - 8.5% Carex lurida, PA Ecotype (Lurid Sedge, PA Ecotype)
 - 4.0% Verbena hastata, PA Ecotype (Blue Vervain, PA Ecotype)
 - 3.0% Juncus effusus (Spartan Rush)
 - 2.0% Asclepias incarnata, PA Ecotype (Swamp Milkweed, PA Ecotype)
 - 2.0% Helianthus helianthoides, PA Ecotype (Oxeye Sunflower, PA Ecotype)
 - 1.0% Bidens cernua, PA Ecotype (Nodding Bur Marigold, PA Ecotype)
 - 1.0% Onoclea sensibilis (Sensitive Fern)
 - 0.8% Eupatorium perfoliatum, PA Ecotype (Boneset, PA Ecotype)
 - 0.8% Helianthus autumnalis, PA Ecotype (Common Sneezeweed, PA Ecotype)
 - 0.8% Sisyrinchium angustifolium (Narrowleaf Blue Eyed Grass)
 - 0.7% Zizia aurea (Golden Alexanders)
 - 0.3% Aster novae-angliae, PA Ecotype (New England Aster, PA Ecotype)
 - 0.3% Aster prenanthoides, PA Ecotype (Zigzag Aster, PA Ecotype)
 - 0.3% Eupatorium fistulosum, PA Ecotype (Joe Pye Weed, PA Ecotype)
 - 0.3% Lobelia siphilitica, PA Ecotype (Great Blue Lobelia, PA Ecotype)
 - 0.3% Scirpus cyperinus, PA Ecotype (Woolgrass, PA Ecotype)
 - 0.2% Aster puniceus, PA Ecotype (Purplestem Aster, PA Ecotype)
 - 0.2% Aster umbellatus, PA Ecotype (Flat Topped White Aster, PA Ecotype)
 - 0.2% Penthorum sedoides, PA Ecotype (Ditch Stonewort, PA Ecotype)
 - 0.2% Solidago rugosa, PA Ecotype (Winkleaf Goldenrod, PA Ecotype)
 - 0.1% Mimulus ringens, PA Ecotype (Square Stemmed Monkeyflower, PA Ecotype)

PLANT SCHEDULE					
DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.	REMARKS
HV	3	Hamamelis virginiana / Common Witch Hazel	18"-24" HT.	B & B	
PERENNIALS & SEDGES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.	REMARKS
CS3	10	Carex stricta / Tussock Sedge	1' - 2' HT	CONT.	
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.	REMARKS
COR SER	6	Cornus sericea / Red Twig Dogwood	5 GAL.	CONT.	
ED	11	Eupatoriadelphus dubius / Dwarf Joe Pye Weed	3' - 4' HT.	CONT.	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.	REMARKS
EWM	2,230 sf	Ernst FACW Wetland Mix / Meadow Mix	seed	See Mix Detail on this Sheet	

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PROPOSED USE: RESTAURANT				
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MINIMUM LOT FRONTAGE	(FEET)	50	112.25	112.25
MINIMUM LOT DEPTH	(FEET)	100	101.44	101.44
MAXIMUM BUILDING HEIGHT	(STORIES/FEET)	2/30	1/30	NO CHANGE
MAXIMUM BUILDING COVERAGE	(%)	35	15.15	NO CHANGE
FLOOR AREA RATIO		0.4	0.18	0.20
MINIMUM BUILDING SETBACKS				
FRONT YARD	(FEET)	10	19.03	NO CHANGE
SIDE YARD	(FEET)	0	0	NO CHANGE
REAR YARD	(FEET)	30	48.41	NO CHANGE

(1) THIS PROPERTY ABUTS THE R-MF DISTRICT THEREFORE THE REQUIRED SIDE YARD SETBACK IS 50 FEET FROM A RESIDENTIALLY ZONED PROPERTY.
(2) INCLUDING COOLERS AND SHEDS TO GROSS FLOOR AREA (303.46 SQ.FT.)



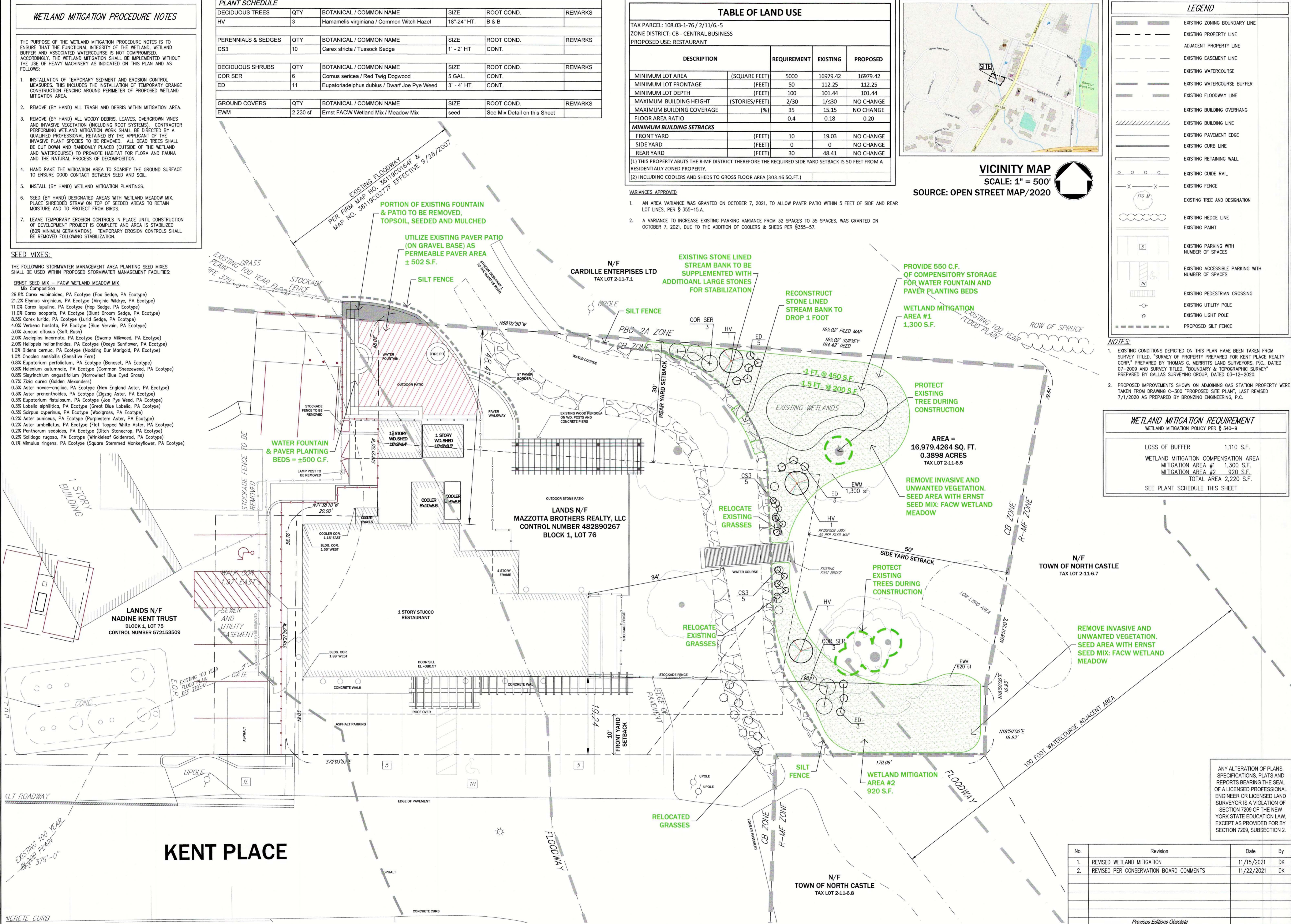
VICINITY MAP
SCALE: 1" = 500'
SOURCE: OPEN STREET MAP/2020

LEGEND

- EXISTING ZONING BOUNDARY LINE
- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING WATERCOURSE
- EXISTING WATERCOURSE BUFFER
- EXISTING FLOODWAY LINE
- EXISTING BUILDING OVERHANG
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING RETAINING WALL
- EXISTING GUIDE RAIL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING HEDGE LINE
- EXISTING PAINT
- EXISTING PARKING WITH NUMBER OF SPACES
- EXISTING ACCESSIBLE PARKING WITH NUMBER OF SPACES
- EXISTING PEDESTRIAN CROSSING
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- PROPOSED SILT FENCE

- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "SURVEY OF PROPERTY PREPARED FOR KENT PLACE REALTY CORP.", PREPARED BY THOMAS C. MERRITT LAND SURVEYORS, P.C., DATED 07-2009 AND SURVEY TITLED, "BOUNDARY & TOPOGRAPHIC SURVEY" PREPARED BY GALLAS SURVEYING GROUP, DATED 03-12-2020.
 - PROPOSED IMPROVEMENTS SHOWN ON ADJOINING GAS STATION PROPERTY WERE TAKEN FROM DRAWING C-300 "PROPOSED SITE PLAN", LAST REVISED 7/1/2020 AS PREPARED BY BRONZINO ENGINEERING, P.C.

WETLAND MITIGATION REQUIREMENT	
WETLAND MITIGATION POLICY PER § 340-9	
LOSS OF BUFFER	1,110 S.F.
WETLAND MITIGATION COMPENSATION AREA	
MITIGATION AREA #1	1,300 S.F.
MITIGATION AREA #2	920 S.F.
TOTAL AREA	2,220 S.F.
SEE PLANT SCHEDULE THIS SHEET.	



ONE KENT PLACE, INC.
1 KENT PLACE
ARMONK, NY 10504

APPLICANT/TOWNER

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD - ARMONK, NY 10504
voice 914.273.3225 - fax 914.273.2102
www.jmcpllc.com

JMC

WETLAND MITIGATION PLAN

ZONING CODE COMPLIANCE
1 KENT PLACE
TOWN OF NORTH CASTLE, NY

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

No.	Revision	Date	By
1.	REVISED WETLAND MITIGATION	11/15/2021	DK
2.	REVISED PER CONSERVATION BOARD COMMENTS	11/22/2021	DK

Drawn: DK Approved: JAR
Scale: 1" = 10'
Date: 11/01/2021
Project No: 19141
1941-02 WETLAND MITIGATION
Drawing No: WMP-1
Previous Editions Obsolete

NOT FOR CONSTRUCTION

KENT PLACE

Zoning Board of Appeals
Town of North Castle
15 Bedford Road
Armonk, NY 10504

RE: #2020-049 – 1 Kent Place
Site Plan and Wetlands Permit
SBL - 108.03-1-76

To Whom It May Concern:

We have been advised that an application has been made to the Town's Zoning Board of Appeals regarding 1 Kent Place Inc. (Amore Pizzeria & Italian Kitchen) located at 1 Kent Place, Armonk NY 10504. We understand that the site owners are seeking three (3) variances for the following:

1. Section 355-15A of the Town Code where the existing outdoor patio encroaches on the side yard lot line, requiring a 5 ft variance.
2. Section 355-15A of the Town Code where the existing patio encroaches on the rear yard lot line, requiring a 5 ft. variance.
3. Per Section 355-57 of the Town Code the existing use would require 35 off street parking spaces. In 2013 the property received a variance for 32 spaces, given existing conditions, the previous parking variance is required to be amended to 35 spaces.

As the authorized agent of an abutting property located at **375 Main Street, Armonk, NY**, we have reviewed the above noted application and have no objection to the granting of the variances for this property owner. We believe that the variance will have no negligible impacts on are property and in no way effect our operations. We thank you for your time.

Print Name

Signature

Date

John Hoyle for Kent + Hoyle's
TRUST

8/16/21