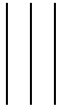


4 macdonald avenue, suite 5
armonk, new york 10504
914-273-2774
914-273-2776 (fax)



Joseph R. Crocco Architect P.C.



April 23, 2021

RE: 575 Main Street
Armonk, NY 10504

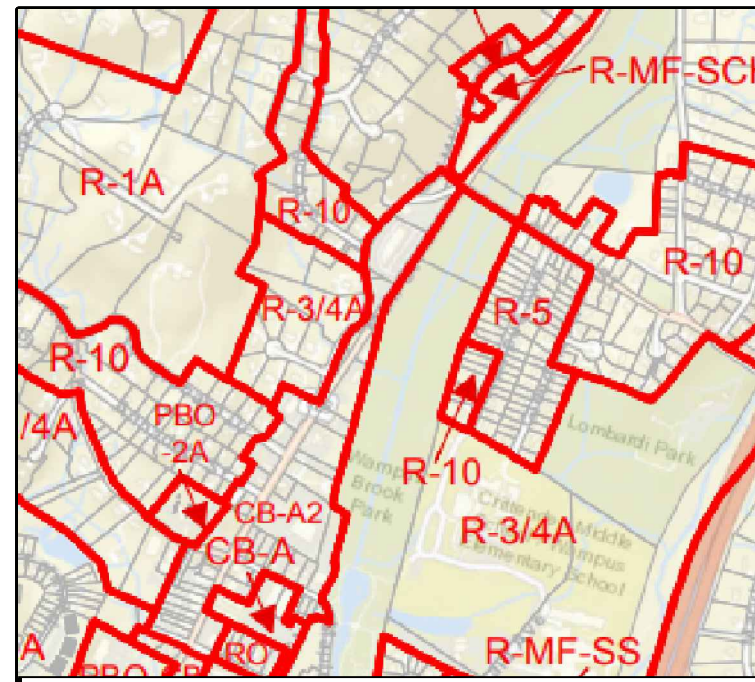
To Whom This May Concern,

The application before you is a proposal to extend out the sidewalk on the south side of the building to accommodate more outdoor dining for the current vacant restaurant. Currently there is a 30'-0" drive isle to accommodate one way traffic, we are proposing to decrease the one-way traffic driveway down to 16'-0" and extend out the side walk to provide an area for outdoor dining for future restaurant tenants.

As a follow up to the previous Planning Board meeting that we attended we have addressed the comments to provide full Architectural Drawings and have added a parking chart to the Civil Drawings.

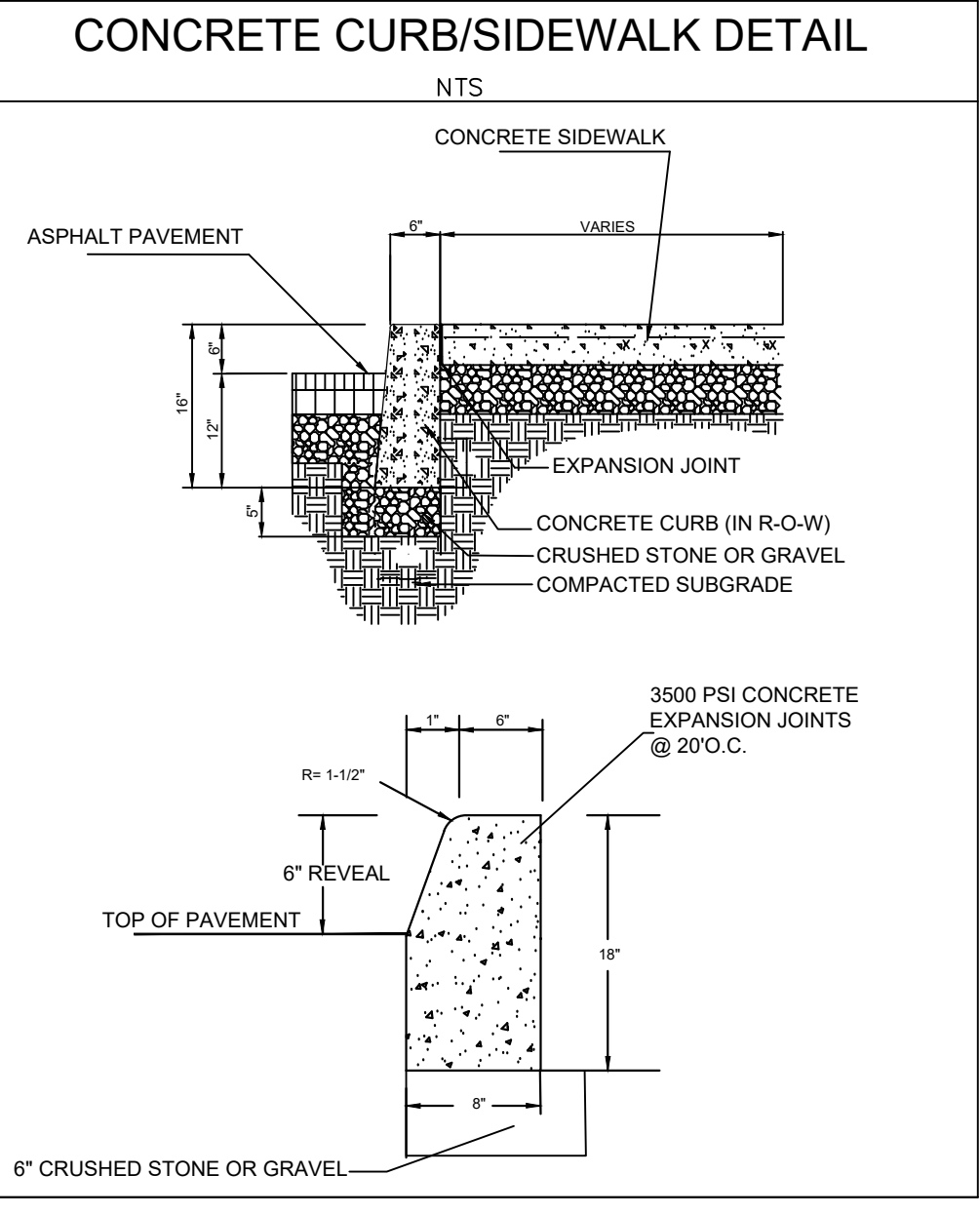
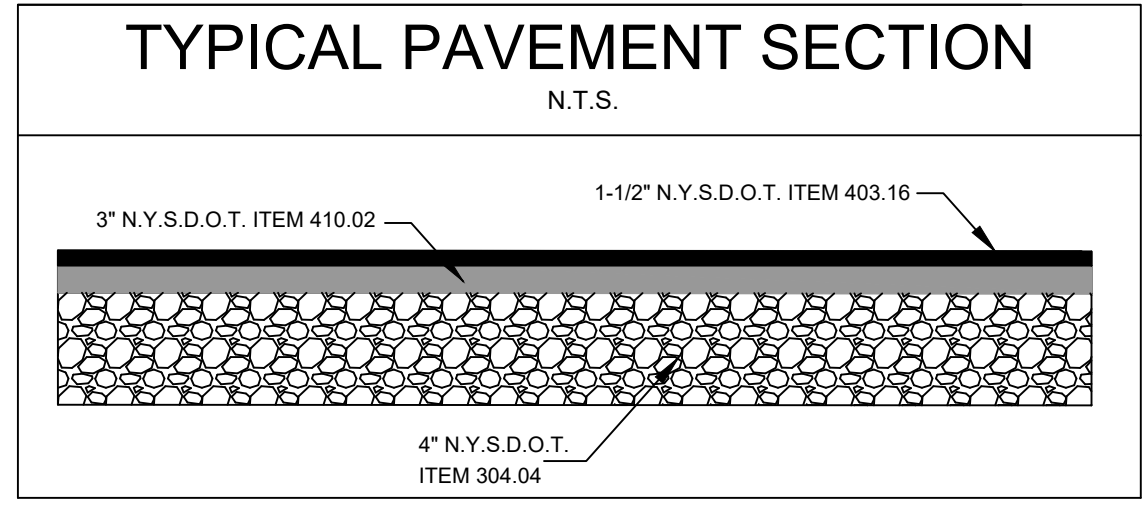
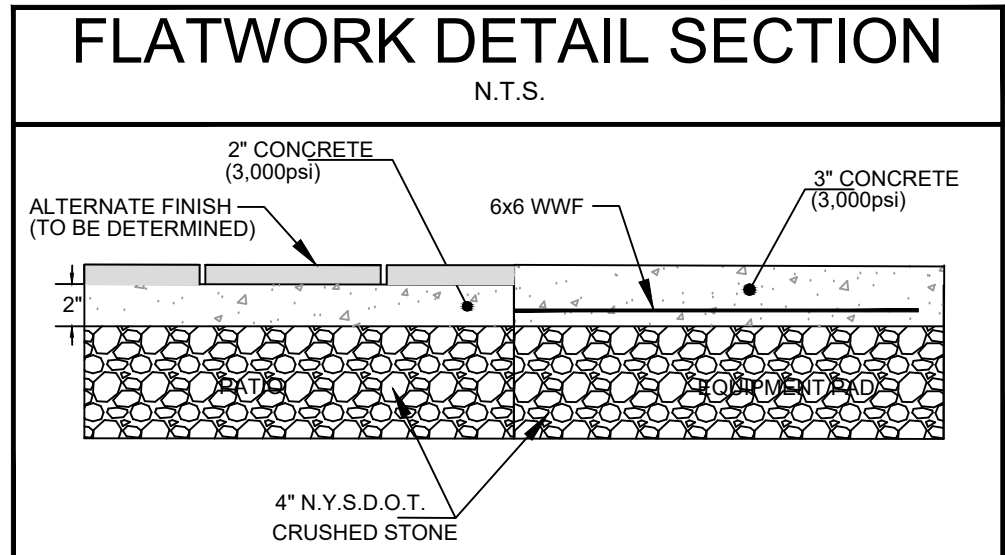
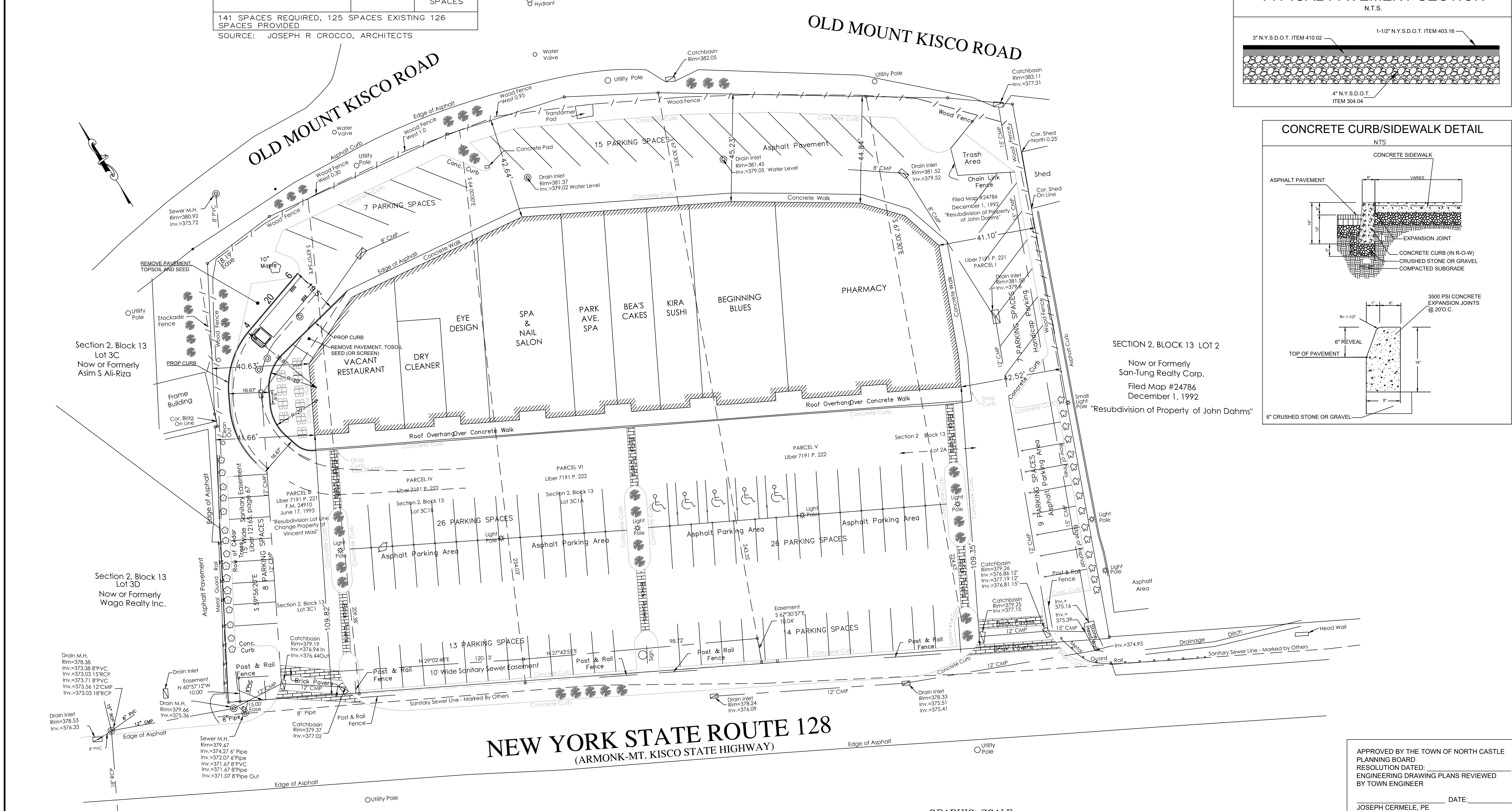
Thank-you

Joseph R. Crocco



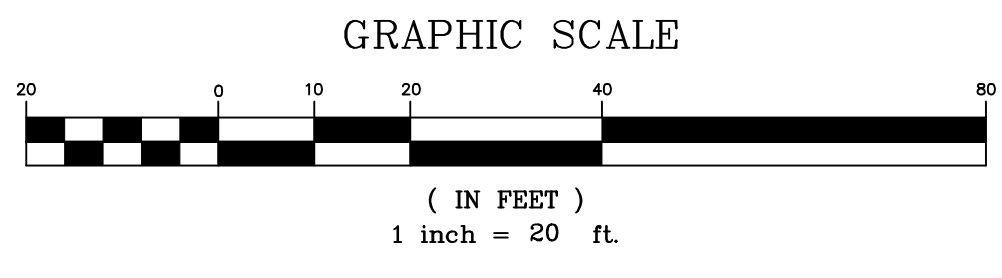
VICINITY ZONING MAP

LOCATION: 575 MAIN STREET ARMONK, NY		PROPERTY IDENTIFICATION #	
ZONING DESIGNATION: CB-A2		CURRENT 108.01-1-34	PREVIOUS SECTION: 2 BLOCK: 13 LOT: 2A
TENANT USE:	CALCULATION	REQUIRED	
VACANT RESTAURANT- 2,315 SF.	1 PER 75 SF.	31 SPACES	
DRY CLEANERS- 805 SF.	1 PER 200 SF.	5 SPACES	
EYE DESIGN- 1,368 SF.	1 PER 200 SF.	7 SPACES	
SPA & NAIL SALON- 2,899 SF.	1 PER 200 SF.	15 SPACES	
PARK AVE SPA- 1,334 SF.	1 PER 200 SF.	7 SPACES	
BEA'S CAKES- 1,474 SF. 1 PER 200 SF.	1 PER 200 SF.	8 SPACES	
KIRA SUSHI- 2,059 SF. 1 PER 200 SF.	1 PER 200 SF.	10 SPACES	
BEGINNINGS BLUES- 2,642 SF.	1 PER 200 SF.	14 SPACES	
PHARMACY- 5,117 SF.	1 PER 200 SF.	26 SPACES	
		141 TOTAL SPACES	
141 SPACES REQUIRED, 125 SPACES EXISTING 126 SPACES PROVIDED			
SOURCE: JOSEPH R CROCCO, ARCHITECTS			



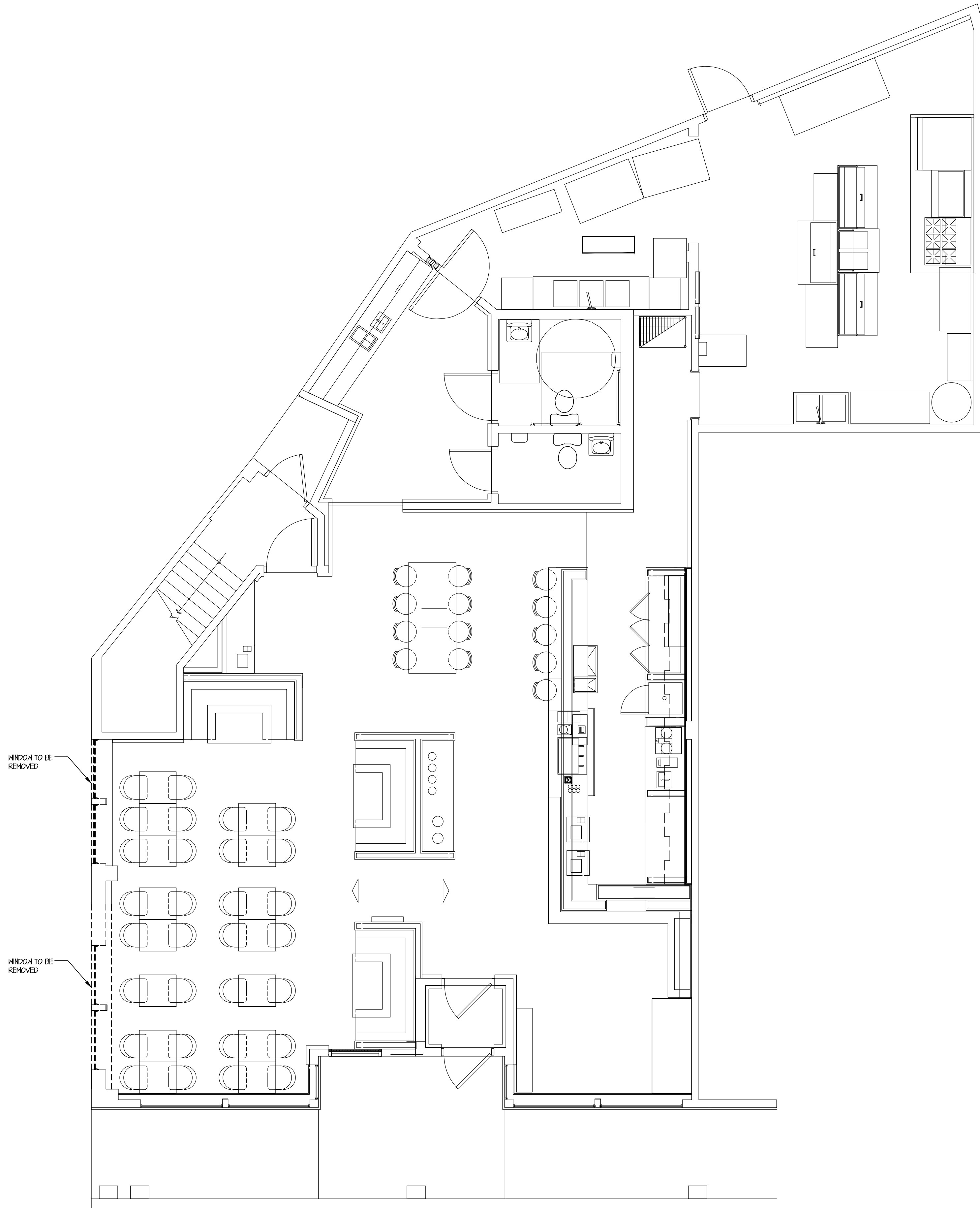
SECTION 2, BLOCK 13 LOT 2
Now or Formerly San-Tung Realty Corp.
Filed Map #24786
December 1, 1992
Resubdivision of Property of John Dahms'

NEW YORK STATE ROUTE 128
(ARMONK-MT. KISCO STATE HIGHWAY)



APPROVED BY THE TOWN OF NORTH CASTLE PLANNING BOARD
RESOLUTION DATED: _____
ENGINEERING DRAWING PLANS REVIEWED BY TOWN ENGINEER _____
DATE: _____
JOSEPH CERMELE, PE
KELLARD SESSIONS, PC
CONSULTING TOWN ENGINEERS
DATE: _____
CHRISTOPHER CARTHAY, CHAIR
TOWN OF NORTH CASTLE PLANNING BOARD

SHEET: 1 of 1
 NATHANIEL J. HOLT, PE
 CONSULTING ENGINEERS
 592 ROUTE 22
 PAWLING, NEW YORK 12564
 PHONE: (914) 760-1800 FX: (772) 204-9553
 PROJECT NUMBER: GB-ARM
 ORIGINAL DATE: March 22, 2021
 DATE: _____
 ISLAND GEOMETRY PLAN
 OUTDOOR DINING AREA
 575 MAIN STREET



EXISTING/DEMO PLAN
SCALE: 1/4" = 1'-0"

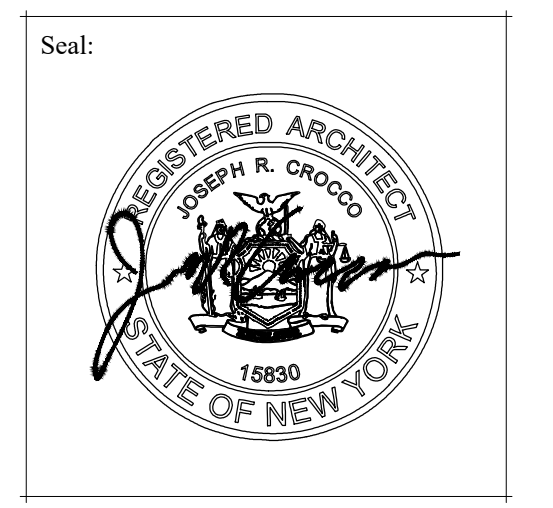
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FOR PB MEETING	04.06.21
REVISION	DATE



Joseph R. Crocco architects

new york connecticut new jersey massachusetts
 4 macedonald avenue, suite 5
 armonk, new york 10504
 (914) 273-2774 fax (914) 273-2776

**PROPOSED
OUTDOOR
DINING**

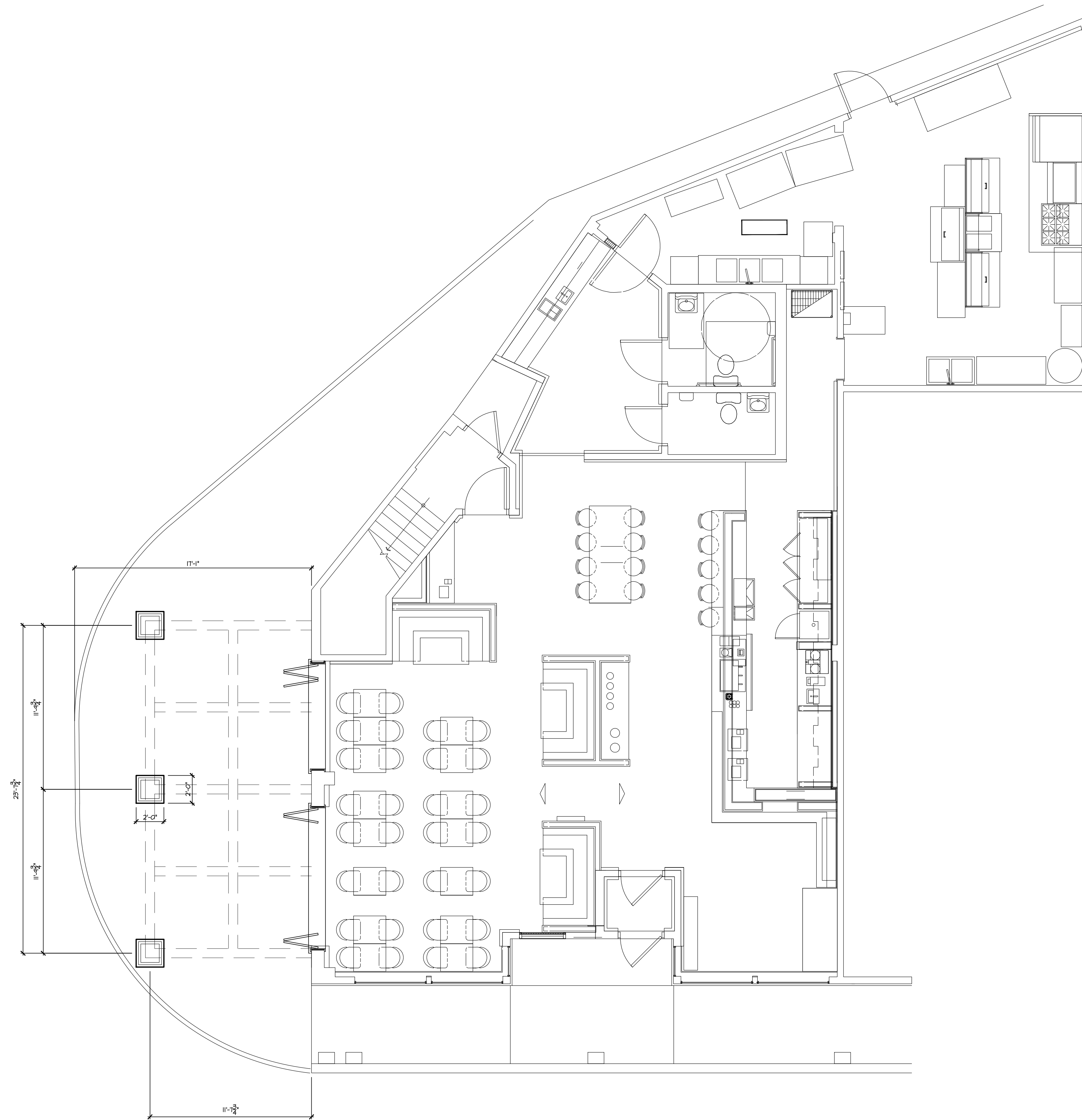
575 MAIN STREET
ARMONK, NY

Dwg. Name:
**EXISTING/ DEMO
PLAN**

Project No:
21004

Date:
JAN. 22, 2021

Sheet Number:
A-1



1 PROPOSED PLAN
A-2 SCALE: 1/4" = 1'-0"

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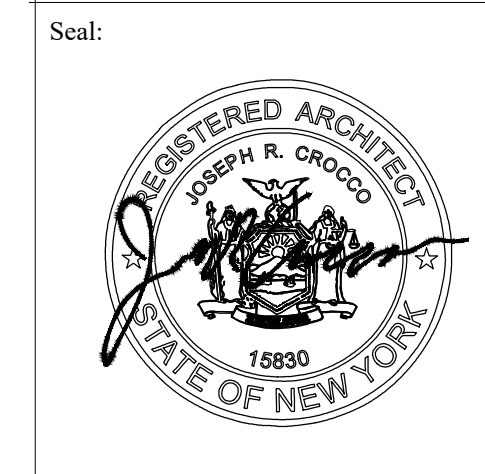
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FOR PB MEETING 04.06.21

REVISION	DATE



Joseph R. Crocco architects
 new york connecticut new jersey massachusetts
 4 macedonald avenue, suite 5
 armonk, new york 10504
 (914) 273-2774 fax (914) 273-2776

**PROPOSED
OUTDOOR
DINING**
 575 MAIN STREET
 ARMONK, NY

Dwg. Name:
PROPOSED PLAN

Project No:
21004

Sheet Number:

Date:
JAN. 22, 2021

A-2



1 EXISTING FRONT ELEVATION
A-3 SCALE: 1/4" = 1'-0"



2 EXISTING LEFT SIDE ELEVATION
A-3 SCALE: 1/4" = 1'-0"



3 PROPOSED FRONT ELEVATION
A-3 SCALE: 1/4" = 1'-0"



4 PROPOSED LEFT SIDE ELEVATION
A-3 SCALE: 1/4" = 1'-0"

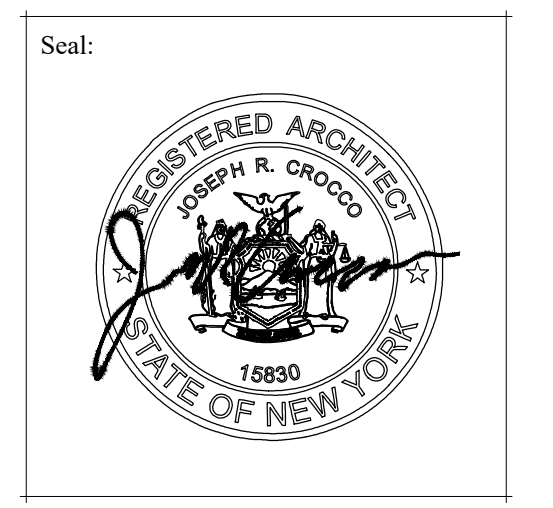
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FOR PB MEETING	04.06.21
REVISION	DATE



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 armonk, new york 10504
 (914) 273-2774 fax (914) 273-2776

PROPOSED OUTDOOR DINING
 575 MAIN STREET
 ARMONK, NY

Dwg. Name:
ELEVATIONS

Project No:
 2.1004

Date:
 JAN. 22, 2021

Sheet Number:
A-3

