

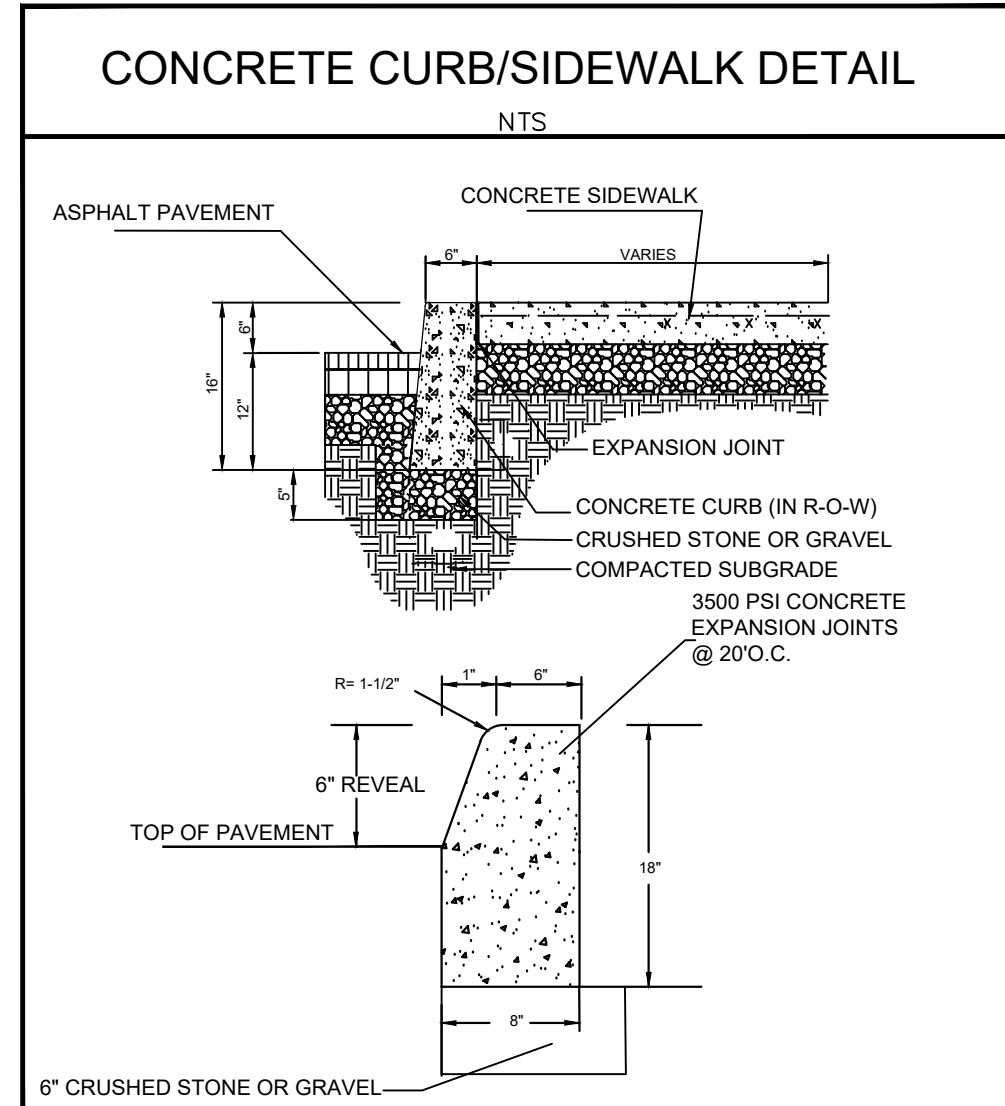
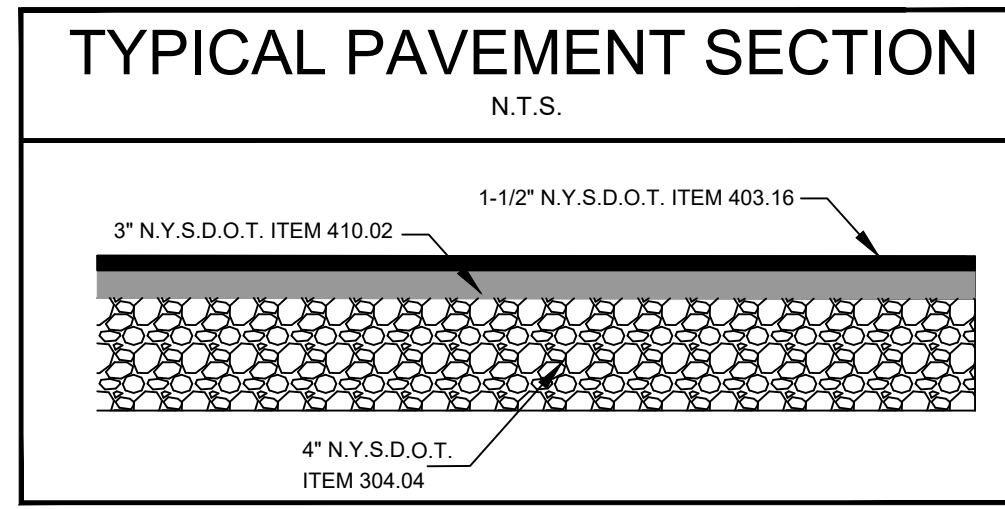
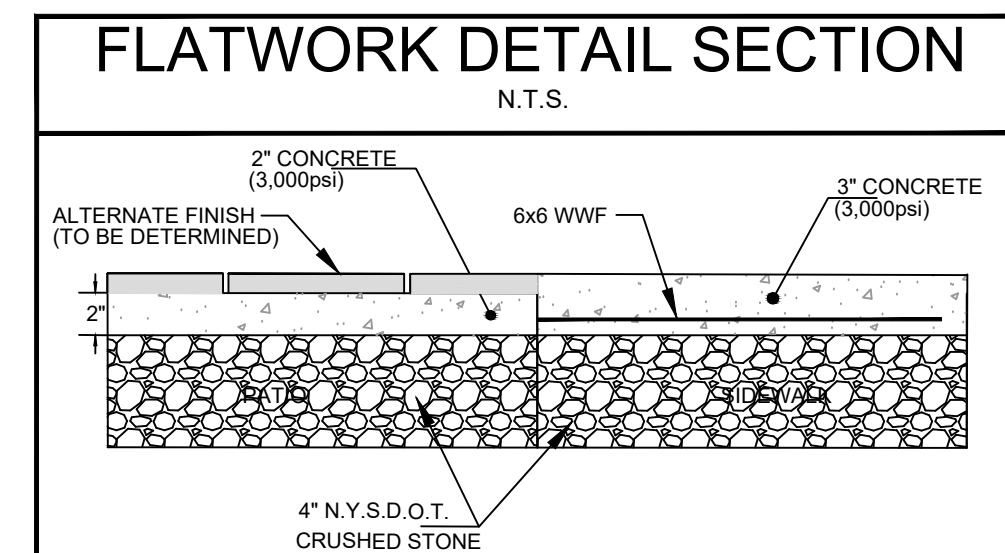
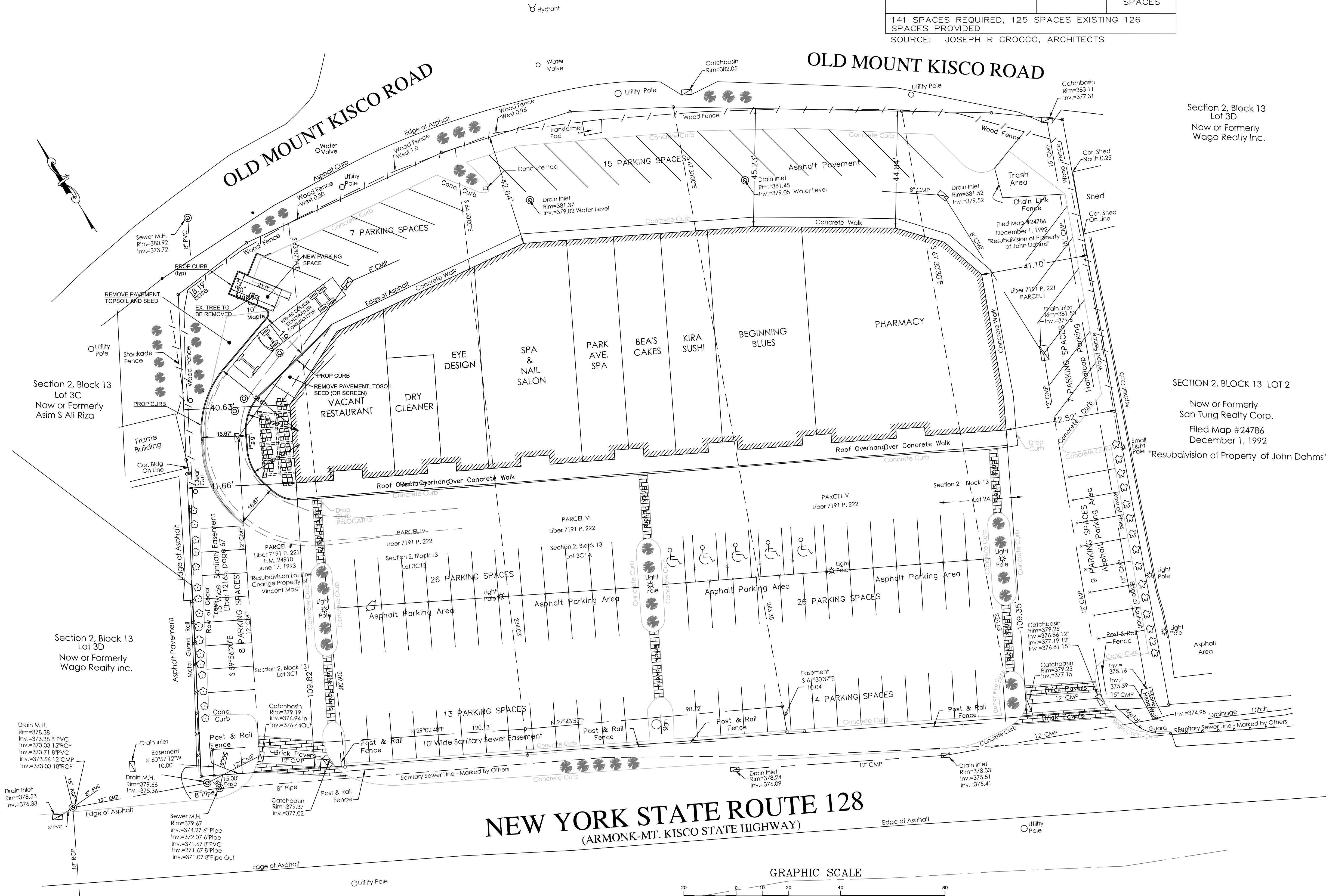
VICINITY/ZONING MAP

LOCATION: 575 MAIN STREET ARMONK, NY ZONING DESIGNATION: CB-A2	PROPERTY IDENTIFICATION #	
	CURRENT	PREVIOUS
	108.01-1-34	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.	8 SPACES
KIRA SUSHI- 2,059 SF.	1 PER 75 SF.	28 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		

ZONING ANALYSIS			
LOCATION: 575 MAIN STREET ARMONK, NY	SECTION: 108.01 BLOCK: 1 LOT: 34 ZONE: CB		
ZONING DATA:	REQUIRED/ PERMITTED	EXISTING	PROPOSED
MINIMUM SIZE OF YARDS (FT.)			
FRONT YARD	10	109.35	NO CHANGE
REAR YARD	30	42.64	NO CHANGE
SIDE YARD 1	0	40.63	28.65
SIDE YARD 2	---	---	---
**= VARIANCE REQUIRED			
SOURCE: JOSEPH R CROCCO, ARCHITECTS			

SHEET: 1 of 1

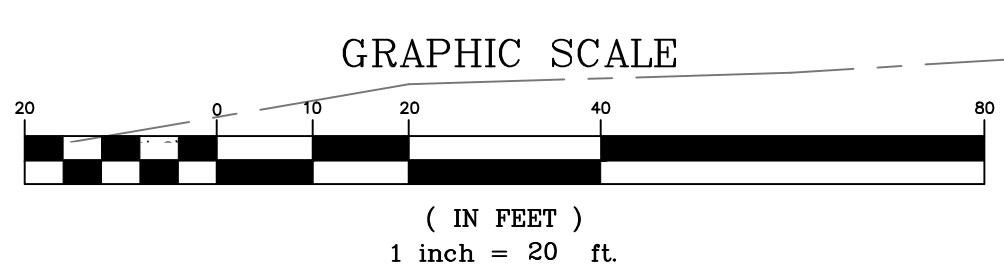
NATHANIEL J. HOLT, PE
STATE OF NEW YORK
LICENSED PROFESSIONAL ENGINEER
1 APR 24, 2021
Original Date: March 22, 2021
Project Number: GB-ARM



Section 2, Block 13
Lot 3D
Now or Formerly
Wago Realty Inc.

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

JOSEPH CERMELE, PE DATE: _____
KELLARD SESSIONS, PC
CONSULTING TOWN ENGINEERS

CHRISTOPHER CARTHY, CHAIR
TOWN OF NORTH CASTLE
PLANNING BOARD

NATHANIEL J. HOLT, PE
CONSULTING ENGINEERS
592 ROUTE 22
PAWLING, NEW YORK 12664
PHONE: (914) 760-1800 FX: (772) 204-9553

ISLAND GEOMETRY
PLAN

OUTDOOR DINING AREA
575 MAIN STREET