

**THOMAS A. D'AGOSTINO**  
**13 BARNARD ROAD**  
**ARMONK, NEW YORK 10504**

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**914-997-6945**

March 19, 2021

Adam R. Kaufman, AICP  
Director of Planning  
Town of North Castle  
17 Bedford Road  
Armonk, New York 10504

RE: Amended Site Plan for Sir John's Plaza Added Parking  
Premises – Tax Lots 122.12-4-56 and 122.12-4-53

Dear Mr. Kaufman:

This letter accompanies the submission of an amended Site Plan for changes to the site plan approved by the Town of North Castle Planning Board February 10, 2020 for additional parking involving Tax Lots 122.12-4-52 and 122.12-4-53 located at 909 and 913 N Broadway, North White Plains, New York. The amended plan proposes the following changes:

1. Change the location of the wall at the rear of the property to reduce slope disturbance and rock removal. The height of the wall will also be reduced to make the wall more aesthetically appealing.
2. Redesign of the drainage system and reduction in size. Excavation pits for testing demonstrated sufficient percolation rates to support the redesign. This also will result in a decrease in impervious surfaces.
3. Reduction in the total number of parking spaces due to changes to the proposed tenancies in the original approved plan. The proposed parking is still sufficient for projected lease agreements.
4. Repositioning of the trash compacter/recycling area and addition of a second gate to improve access for removal.

We now submit an amended site plan to return for approval from the Planning Board. Thank you for your consideration of this submission.

Very truly yours,



Thomas A. D'Agostino

Encls.



**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](http://www.northcastleny.com)**

**Application for Site Development Plan Approval**

**Application Name**

**SIR JOHN'S PLAZA SITE PLAN**

# I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

Name of Property Owner: JOHN MAGNOTTA REALTY, INC

Mailing Address: 913 North Broadway North White Plains, New York 10603

Telephone: 914-946-9429 Fax: None e-mail None

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:

Gabriel E. Senor, P.C.

Address: 90 N. Central Avenue Hartsdale, New York 10530

Telephone: 914-422-0070 Fax: None e-mail info@gsenor.com

Name of Other Professional: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ e-mail \_\_\_\_\_

Name of Attorney (if any): Thomas A. D'Agostino

Address: 13 Barnard Road Armonk, New York 10504

Telephone: 914-997-6945 Fax: None e-mail TadLaw997@gmail.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: John Maguilla Date: 3/19/21  
Signature of Property Owner: John Maguilla Date: 3/19/21

**MUST HAVE BOTH SIGNATURES**

**II. IDENTIFICATION OF SUBJECT PROPERTY**

Street Address: 913 N. BROADWAY N. WHITE PLAINS, N.Y. 10603

Location (in relation to nearest intersecting street):

25 feet (north, south, east or west) of ROUTE 22

Abutting Street(s): \_\_\_\_\_

Tax Map Designation (NEW): Section 122.14 Block 4 Lot 53

Tax Map Designation (OLD): Section \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Zoning District: 421 Total Land Area 1.07 ACRES

Land Area in North Castle Only (if different) \_\_\_\_\_

Fire District(s) N. WHITE PLAINS School District(s) VALHALLA

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  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  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)  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  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  Yes (adjacent) \_\_\_\_\_ Yes (within 500 feet) \_\_\_\_\_

The boundary of a farm operation located in an agricultural district?

No  Yes (adjacent) \_\_\_\_\_ Yes (within 500 feet) \_\_\_\_\_

Does the Property Owner or Applicant have an interest in any abutting property?

No \_\_\_\_\_ Yes

If yes, please identify the tax map designation of that property:

122.12-4-52, 122.12-4-54, 122.12-4-55, 122.12-4-56

**III. DESCRIPTION OF PROPOSED DEVELOPMENT**

Proposed Use: PARKING

Gross Floor Area: Existing 6682 S.F. Proposed 0 S.F.

Proposed Floor Area Breakdown:

Retail 0 S.F.; Office 0 S.F.;

Industrial 0 S.F.; Institutional 0 S.F.;

Other Nonresidential 0 S.F.; Residential 0 S.F.;

Number of Dwelling Units: 0

Number of Parking Spaces: Existing 133 Required 128 Proposed 0

Number of Loading Spaces: Existing 3 Required 3 Proposed 0

Earthwork Balance: Cut 0 C.Y. Fill 0 C.Y.

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

Areas of special flood hazard? No  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  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

(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  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) set of the site development plan application package (for distribution to the Town Planner for preliminary review purposes).
- Once a completed preliminary site plan checklist has been received from the Planning Department, eight (8) additional sets of the site development plan application package (for distribution to Planning Board, Town Engineer, Town Attorney, Town Planner, Planning Board Secretary, police, fire department and ambulance corps).
- One (1) additional reduced sized set (11" x 17") of the site development plan application package if any portion of the subject property abuts or is located within five hundred (500) feet of the features identified in Section II of this application form (for distribution to Westchester County Planning Board).
- 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.
- N/A 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:**

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

- 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.
- 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.
- 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.

- 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.
- Location, type, direction, power and time of use of proposed outdoor lighting.
- Location and design of proposed outdoor garbage enclosure.
- Location of proposed outdoor storage, if any.
- 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.
- Proposed grade elevations, clearly indicating how such grades will meet existing grades of adjacent properties or the street.
- Proposed soil erosion and sedimentation control measures.
- N/A 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.

# 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.

<b>Part 1 - Project and Sponsor Information</b>							
Name of Action or Project: <p style="text-align: center; font-size: 1.2em;">SIR JOHN'S PLAZA</p>							
Project Location (describe, and attach a location map): <p style="text-align: center; font-size: 1.2em;">SIR JOHN'S PLAZA PARKING LOT</p>							
Brief Description of Proposed Action:							
Name of Applicant or Sponsor: <p style="text-align: center; font-size: 1.2em;">JOHN MAGNOTTA</p>		Telephone: 914-946-9429					
Address: <p style="text-align: center; font-size: 1.2em;">913 N. BROADWAY</p>		E-Mail:					
City/PO: <p style="text-align: center; font-size: 1.2em;">N. WHITE PLAINS</p>		State: <p style="text-align: center; font-size: 1.2em;">N.Y.</p>	Zip Code: <p style="text-align: center; font-size: 1.2em;">10603</p>				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		1.56 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?		3.56 acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)							
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____							
<input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 checked="" 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 <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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"/>	

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?          If Yes, explain purpose and size: _____          _____          _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>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: _____          _____          _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>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: _____          _____          _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: <u>JOHN MAGNOTTA REALTY, INC.</u> Date: <u>3/19/21</u></p> <p>Signature: <u>John Magotta</u></p>		



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**PLANNING BOARD SCHEDULE OF ESCROW ACCOUNT DEPOSITS**

<b><u>Type of Application Deposit*</u></b>	<b><u>Amount of Initial Escrow Account</u></b>
Concept Study	\$500.00
Site Plan Waiver for Change of Use	\$500.00
Site Development Plan for:	
Multifamily Developments	\$3,000.00 plus \$100.00 per proposed dwelling unit
Commercial Developments	\$3,000.00 plus \$50.00 for each required parking space
1 or 2 Family Projects	\$2,000.00
Special Use Permit	\$2,000.00 plus \$50.00 for each required parking space
Subdivision:	
Lot Line Change resulting in no new lots	\$1,500.00
All Others	\$3,000.00 plus \$200.00 per proposed new lot in excess of two (2)
Preparation or Review of Environmental Impact Statement	\$15,000.00

\* If a proposed action involves multiple approvals, a single escrow account will be established. The total amount of the initial deposit shall be the sum of the individual amounts indicated. When the balance in such escrow account is reduced to one-third (1/3) of its initial amount, the applicant shall deposit additional funds into such account to restore its balance to the amount of the initial deposit.

  
Applicant Signature

  
Date:



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### **Important General Information**

- Prior to submitting an application, the "Notice to Applicants" should be reviewed.
- To appear before the Planning Board, all required application materials shall be submitted not later than **12:00 P.M., Monday, fourteen (14) days** prior to the date of the Planning Board meeting at which the application is scheduled to be heard or as otherwise noted by the Planning Board Secretary. Continuing Business can be submitted 12 days prior to the Next Planning Board meeting by the close of business. Except where noted.

If all required application materials, including the pertinent application fee and escrow monies are not submitted by that deadline, the application shall be automatically removed from the agenda.

At the discretion of the Planning Board Chairman, the application may be rescheduled, if appropriate, for the next available Planning Board meeting or the application may be removed from future agendas altogether. Without prior authorization from the Planning Board, application submissions shall not be accepted at Planning Board meetings.

- At the time of submission, all required application materials shall be submitted. **Piecemeal** submissions **shall not** be accepted. Substitution of previously submitted materials shall not be permitted.
- All submissions shall be dated, with revision dates identified on new submissions.
- All submissions shall be accompanied by a cover letter describing the project and/or any changes as compared to previous submissions.
- For distribution purposes and mailing to the Planning Board Members and others (as required), multiple copies of application materials shall be collated into separate sets, each containing one copy of every submitted document. All application materials shall be submitted in a form that fits into a **12" x 17" envelope**. Plans shall be **folded** and **rubber banded** as necessary.
- To be considered complete for Planning Board hearing purposes, an application package shall contain the information identified in Parts IV and V of this application form.
- For purposes of completing this application form, all responses provided shall be printed, except as otherwise specified.



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**AT THE TIME OF SUBMISSION TO THE PLANNING DEPARTMENT  
PLEASE MAKE SURE THE FOLLOWING IS PROVIDED**

- ✓ SUBMISSION OF A SINGLE PDF FILE (PLANS, APPLICATION FORM, OTHER PAPERWORK) ON A DISK, THUMBDRIVE OR EMAIL
  
- ✓ COVER LETTER DESCRIBING THE PROJECT OR CHANGES TO THE PROJECT
  
- ✓ ALL PLANS ARE SIGNED AND SEALED BY A LICENSED NYS PROFESSIONAL
  
- ✓ ALL PLANS SHALL BE COLLATED AND FOLDED INTO 8 INDIVIDUAL SETS





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## **NOTICE TO APPLICANTS**

In the Town of North Castle, the Planning Board is responsible for the review and approval of all applications concerning site plans, subdivisions and lot line changes; some applications concerning special use permits, wetlands permits and tree removal permits; and the environmental review of those applications over which it has jurisdiction. The Planning Board may also have an advisory role in connection with some applications before the Town Board, such as those involving other categories of special use permits and zoning amendments.

The Planning Board is composed of five volunteer members – all residents of North Castle – who are appointed by the Town Board for five-year terms. As part of the review of some applications, the Planning Board is assisted on an as-needed basis by other lay boards of the Town, such as the Conservation Board (CB), the Zoning Board of Appeals (ZBA), the Open Space Committee and the Architectural Review Board (ARB). As part of the review of most applications, the Planning Board is also assisted by the Director of Planning, the Town Engineer, the Town Attorney and other special consultants when required.

### **FEES:**

If you submit an application for Planning Board review, you will be required to reimburse the Town for the cost of professional review services, including legal and engineering services, incurred in connection with the review of your application. The charges for professional planning review services have been \$120/hour. If other types of professional consultant review services are required, those charges will be in accord with fees usually charged for such services and pursuant to a contractual agreement between the Town and such professional.

At the time of submission of an application, the Planning Board will require the establishment of an escrow account from which withdrawals shall be made to reimburse the Town for the cost of consultant fees and professional staff services.

### **ESCROW ACCOUNT:**

Escrow Accounts are established for each application. Monies will be deducted from the account for professional review services rendered. Monthly escrow disbursement summaries will be mailed for your reference regarding your project. When the balance in such escrow account is reduced to one-third (1/3) of its initial amount, a letter will be mailed to the applicant and the applicant shall deposit additional funds into such account to restore its balance to the amount of the initial deposit. Additional information on these requirements is provided in the North Castle Town Code (see Sections 355-79B and 275-36.C).



**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](http://www.northcastleny.com)**

**PROCEDURE:**

Prior to submitting an application to the Planning Board for review and approval, prospective applicants should schedule an appointment with the Planning Board Secretary at (914) 273-3542 for a consultation with the Town Planner and the Town Engineer. When the appointment is made, a verbal description of the proposal should be provided to the Planning Board Secretary. The Town of North Castle is providing the services of the Director of Planning and the Town Engineer for *initial* consultation at no cost to the applicant so that it is possible to conduct the application review as efficiently as possible for the benefit of the applicant as well as the Planning Board.

After meeting with the Town Planner and Town Engineer, prospective applicants should prepare one complete set of application documents and plans. This set will be reviewed for completeness by the Town Planner. If determined to be incomplete, the Planning Department will submit a checklist indicating which items have not been adequately addressed. If determined to be complete, the checklist will be initialed and the Applicant should submit the remainder of the required application packages.

Once the checklist has been initialed and all application packages have been submitted, the Planning Board Secretary will schedule the application for the first available opening on the Planning Board's meeting agenda. However, if the required application material packages, including the pertinent application fee are not received at the Planning Board office by 12:00 PM, Monday, 14 days prior to the date of the Planning Board meeting at which you are scheduled to appear (or otherwise scheduled by the Planning Board Secretary), your application will be automatically removed from the agenda. At the discretion of the Planning Board Chairman, your application may be rescheduled, if appropriate, for the next available Planning Board meeting or the application may be removed from future agendas altogether. Additional requirements pertinent to each type of application are provided on the individual application forms, which you should carefully review prior to submitting your application.

When an application is deemed complete and submitted for review, it will be forwarded to the Planning Board Members and its professional advisors in advance of the meeting to allow adequate time for review, preparation of written reports and site inspections as necessary. Your application may also be forwarded to other boards and staff of the Town as well as to agencies outside of the Town, if required. Compliance with State Environmental Quality Review (SEQR) procedures is also required as part of the processing of all applications.

At your first appearance before the Planning Board, the Applicant will describe the project and the Planning Board will discuss any preliminary issues. The Planning Board discussion may be continued at future meetings, or if the Planning Board review has progressed sufficiently, the Application may be scheduled for a public hearing (if one is required) The public hearing may occur at a single Planning Board meeting, or it may be adjourned and continued at another Planning Board meeting. Because the nature and complexity of each application varies



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considerably, it is not possible to predict in advance the length of time needed to secure Planning Board approval. There are certain steps that you can take, however, to expedite the review process. These include, but are not limited to, the following:

- Be thoroughly familiar with the requirements pertinent to your application. Carefully review relevant provisions of the North Castle Town Code and the application form for your particular type of application. Be sure to check on what other types of approvals may be required in addition to that of the Planning Board. Approvals by other Town boards or departments as well as agencies outside of the Town may be required before you will be allowed to proceed with your project.
- Make sure that your application materials are accurately prepared and contain all required information. The information that we initially request is required, so make sure that your submission is complete. If supplementary information is requested as the review process continues, make sure that it is submitted in a timely fashion so the Planning Board can continue to move your application along.
- Follow up to make sure that your application materials are being submitted on time, or deliver them to the Planning office yourself.
- Attend the Planning Board meeting at which your application will be discussed and be on time for the meeting. If you cannot appear personally, make sure that your representative will be there and is thoroughly familiar with your application.

If the Application is approved by the Planning Board, a resolution of approval will be adopted by the Planning Board. It is the Applicant's responsibility to address any and all conditions of approval. Permits from the Building Department cannot be issued until all conditions have been addressed and the plans have been signed by the Planning Board Chair and the Town Engineer.

**ON LINE AGENDAS & PLANNING DEPARTMENT MEMORANDA CAN BE  
REVIEWED AT**

**[WWW.NORTHCASTLENY.COM](http://WWW.NORTHCASTLENY.COM)**



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### INFORMATION REGARDING PUBLIC HEARINGS

1. The North Castle Assessor's Office shall prepare a list of neighbors to be notified for the neighbor notifications and public hearings - **A minimum of one week's notice is required**. The fee is \$50.00 which includes the list of neighbors and two sets of labels for mailing. The Assessor's Office may be reached Monday – Friday from 8:30 a.m.– 4:30 p.m. at 273-3324. You may also e-mail your request to [assessor@northcastleny.com](mailto:assessor@northcastleny.com)

When requesting your list please reference the list of application types below so that you can tell the Assessor's office how many feet on all sides of the property to create the list for.

**Subdivisions** - All lots zoned R-10, R-5 and R-2F shall notice all neighbors within 200 feet from all sides of their property. All other zoning districts shall notice neighbors within 500 feet from all sides of their property. Public hearing notice must be published in the newspaper.

**Special Use Permit for Structures over 800 sq ft. & Accessory Apartment** - All Zoning Districts shall notice all neighbors within 250 feet from all sides of their property. Public hearing notice must be published in the newspaper.

**Site Plan, Non Residential** - All Zoning Districts shall notice all neighbors within 250 feet from all sides of their property. Public hearing notice must be published in the newspaper.

**Site Plan, Residential/ Neighbor Notification** – All zoning districts R-3/4A or smaller shall notice all neighbors within 250' from all sides of their property. All zoning districts zoned R-1A or larger shall notice all neighbors within 500' from all sides of the property. No public hearing required, no publication in the newspaper required.

**Wetlands Permit** - All Zoning Districts shall notice all abutting property owners. Public hearing notice must be published in the newspaper.

2. The Director of Planning will prepare a Public Notice. The applicant and or professional will review, sign, date and return to the Planning Department Secretary. If there are any changes necessary, please edit and return for corrections. The corrections will be made and emailed back to the applicant who will forward it to the Journal Newspaper, when applicable.

**If notification to the newspaper is not required, please continue to #3.**



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You may email your public notice to [legals@lohud.com](mailto:legals@lohud.com). Please request an affidavit of publication which must be submitted to the Planning Board secretary prior to the public hearing. The Journal News requires three days prior notice before 12 noon, not counting weekends and holidays, for ad placement. Make sure the notice placement of the ad in the Greater Westchester Area. This notice cannot be published any sooner than 20 days prior to the meeting and must be published no less than 10 days prior to the meeting.

If you have any questions regarding your publication you may call 888-516-9220:  
Email Address: [legals@lohud.com](mailto:legals@lohud.com)

It is suggested that you purchase the newspaper for your records the day the notice is published.

3. Send out the Public Hearing Notice/ Neighbor Notification by First Class Mail. Notice shall be mailed by the applicant in official envelopes provided by the North Castle Planning Department; the list of noticed neighbors will be prepared by the Assessor's Office. This must be sent out no less than 10 days prior to the meeting and no more than 20 days prior to the meeting date. A Certificate of Mailing (PS Form 3817 or 3877) shall be filled out and post marked by the Post Office on the day of mailing. Neighbor Notifications – no publication in the newspaper required.
4. The Friday before the meeting or no later than 12:00 p.m. the day of the meeting the following **must** be submitted.
  - List of Neighbors prepared by the Assessor's Office
  - Certificate of Mailing – PS form 3817 or 3877 post marked by the US Post Office
  - Affidavit of publication from the Newspaper (only if published in the newspaper)



**Firm Mailing Book For Accountable Mail**

Name and Address of Sender

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

USPS Tracking/Article Number

Addressee (Name, Street, City, State, & ZIP Code™)

**Affix Stamp Here**  
*(if issued as an international certificate of mailing or for additional copies of this receipt).*  
**Postmark with Date of Receipt.**

Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.												
2.												
3.												
4.												
5.												
6.												
7.												
8.												

Total Number of Pieces Listed by Sender

Postmaster, Per (Name of receiving employee)



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**APPLICATIONS REQUIRING PLANNING BOARD APPROVAL  
SCHEDULE OF APPLICATION FEES**

<b><u>Type of Application</u></b>	<b><u>Application Fee</u></b>
Site Development Plan	\$200.00
Each proposed Parking Space	\$10
Special Use Permit (each)	\$200 (each)
Preliminary Subdivision Plat	\$300 1 <sup>st</sup> Lot \$200 (each additional lot)
Final Subdivision Plat	\$250 1 <sup>st</sup> Lot \$100 (each additional lot)
Tree Removal Permit	\$75
Wetlands Permit	\$50 (each)
Short Environmental Assessment Form	\$50
Long Environmental Assessment Form	\$100
Recreation Fee	\$10,000 Each Additional Lot
Discussion Fee	\$200.00
Prior to submission of a sketch or preliminary subdivision Plat, an applicant or an applicant's representative wishes to discuss a subdivision proposal to the Planning Board, a discussion fee of \$200.00 shall be submitted for each informal appearance before the board.	

**\*Any amendment to previously approved applications requires new application forms and Fees\***

TENANT	SEATS/AREA	PARKING REQUIRE.	SPACES
Sir John Plaza			
BAGEL SHOP	8/835	1/200	5
BEAUTY SHOP		835 1/100	9
BAKERY	8/835	1/200	5
PERSONAL SERVICE VACANT		7,515 1/200	38
SIR JOHN'S RESTURANT	100/3600	1/75	48
BROADWAY PLAZA			
N. BROADWAY DELI		825 1/75 OR 1/3 SEATS	11
PERSONAL SERVICE		2263 1/200	12

TOTAL PARKING REQUIRED	128
SPACES PROVIDED	127
COMMERCIAL SPACES	6
TOTAL SPACES	133
includes 7 handicap spaces	


ALL SPECIFICATIONS, MATERIALS AND METHODS OF CONSTRUCTION TO BE IN ACCORDANCE WITH THE TOWN CONSTRUCTION STANDARDS ORDINANCE AND WITH THE REQUIREMENTS OF THE PLANNING BOARD RESOLUTION OF APPROVAL DATED 12/10/2020

PLANNING BOARD CHAIRMAN	DATE
OWNER	DATE
JOSEPH M. CERMELE, P.E. KELLARD SESSIONS CONSULTING CONSULTING TOWN ENGINEER	DATE

NO	DATE	DESC	BY
6	MARCH 12, 2021	REV SITE PLAN	SGA
5	APRIL 29, 2020	RES. COMMENTS	SGA
4	FEB 14, 2020	PER RESOLUTION	SGA
3	JAN 24, 2020		SGA
2	NOV 7, 2019		SGA
1	APRIL 29, 2019		SGA

**COMMERCIAL PARKING**  
**SIR JOHN'S PLAZA**  
 NORTH BROADWAY  
 LOCATED IN THE  
 TOWN OF NORTH CASTLE  
 WESTCHESTER COUNTY, NEW YORK.

**GABRIEL E. SENOR, P.C.**  
 CONSULTING ENGINEER & LAND SURVEYORS  
 90 NORTH CENTRAL AVE., HARTSDALE, NEW YORK, 10530  
 (914) 422-0070 FAX 422-3009



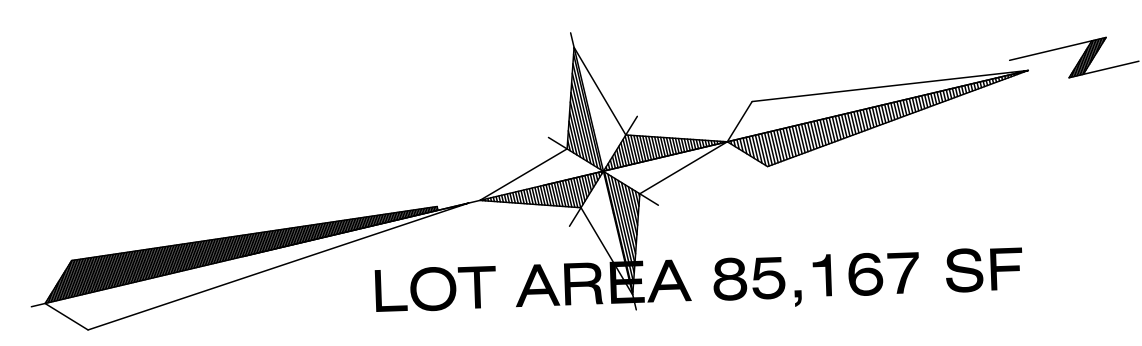
SCALE: 1" = 20'

DATE: APRIL 23, 2019

DRAWN BY: MCN. CHECKED BY: ES.

P-1

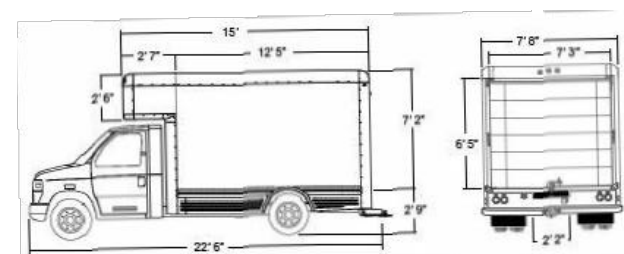
SHEET 1 OF 6



LOT AREA 85,167 SF

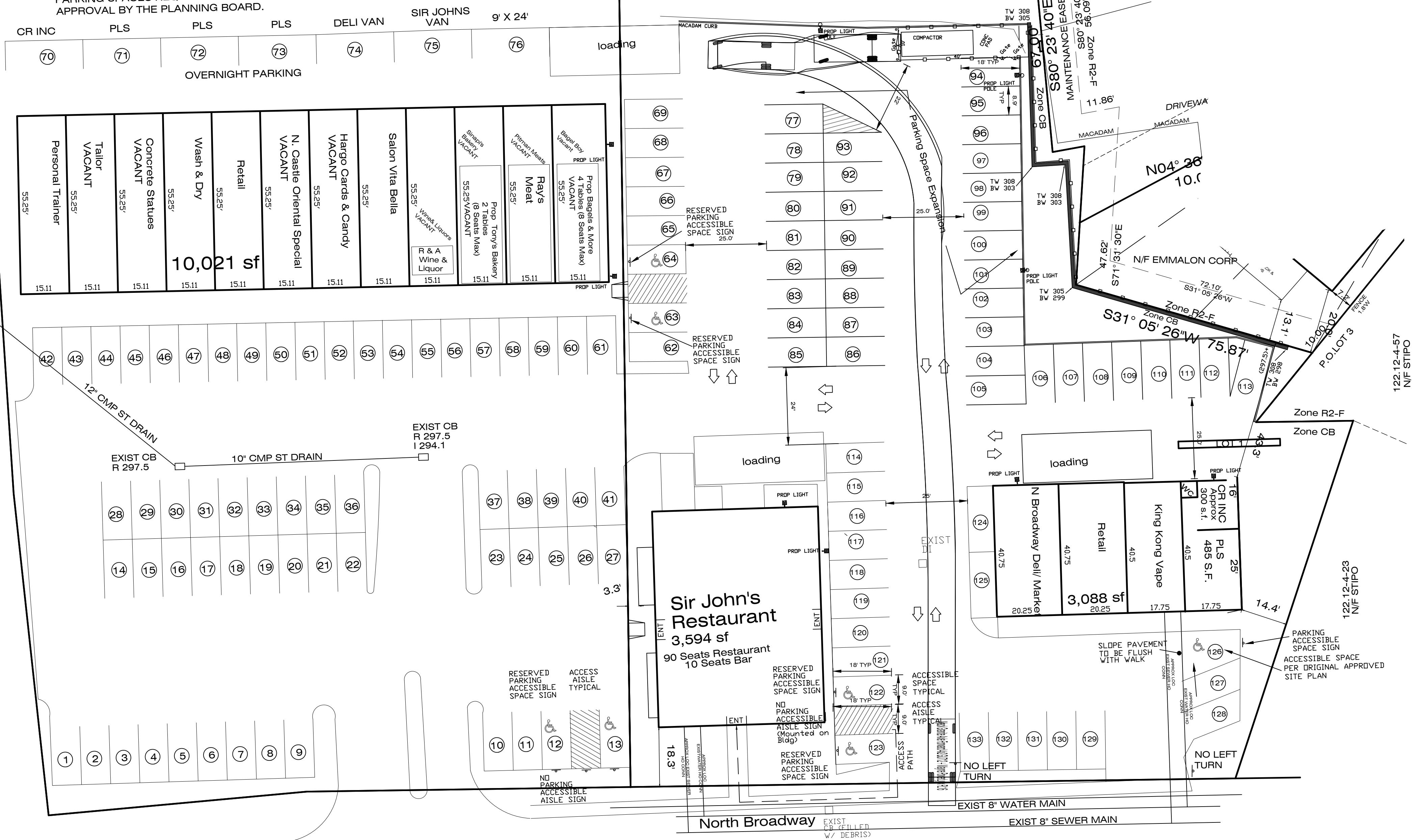
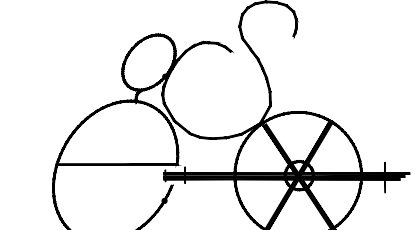
LOT AREA 68,357 SF

OVERNIGHT PARKING:  
 VEHICLES NOT TO EXCEED THE SIZE OF A TYPICAL BOX TRUCK.



THE SIX OVERNIGHT OFF-STREET PARKING SPACES AT THE REAR OF SIR JOHN'S PLAZA MAIN BUILDING MAY BE UTILIZED ONLY BY CR INC., PLS, THE DELI AND SIR JOHN'S RESTURANT AS DEPICTED ON SITE PLAN. MODIFICATIONS TO THE TENANTS UTILIZING OVERNIGHT PARKING SPACES REQUIRE AMENDED SITE PLAN APPROVAL BY THE PLANNING BOARD.

COMPACTOR PICKUP TO BE BETWEEN 3 AM - 8 AM

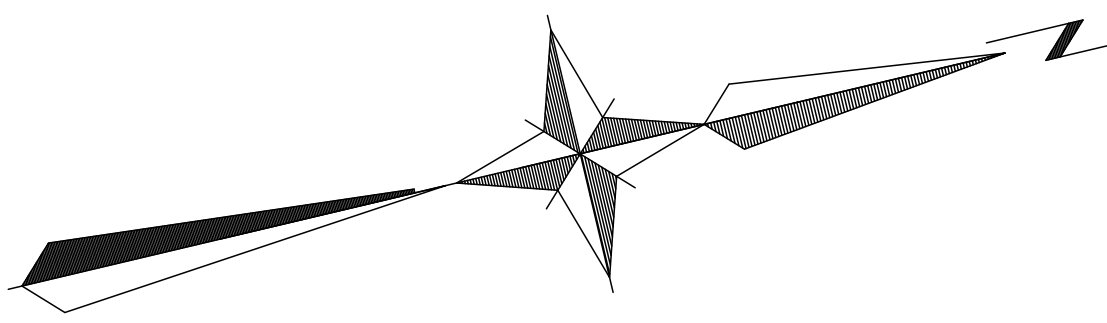
**GABRIEL E. SENOR, P.C.**  
 Engineer & Surveyor  
 90 NORTH CENTRAL AVE., HARTSDALE, NEW YORK 10630  
 (914) 422-0070

LOCATION OF NO LEFT TURN SIGNAGE AS SHOWN ON PLAN OF KENSICO ROAD CLOSURE TRAFFIC IMPROVEMENT MEASURES DATED JULY 2016 AND LAST REVISED MAY 18, 2018.

LEFT TURNS SHALL BE PROHIBITED FROM ENTERING THE PROPERTY AND FROM EXITING THE PROPERTY AT UNSIGNALIZED DRIVEWAYS FRONTING NORTH BROADWAY.

122.12-4-69 N/F ACCOCELLA	122.12-4-70 N/F PS HOLDING FAMILY LTD	122.12-4-71 N/F FAVALA TRUST	122.12-4-72 N/F RINALDI
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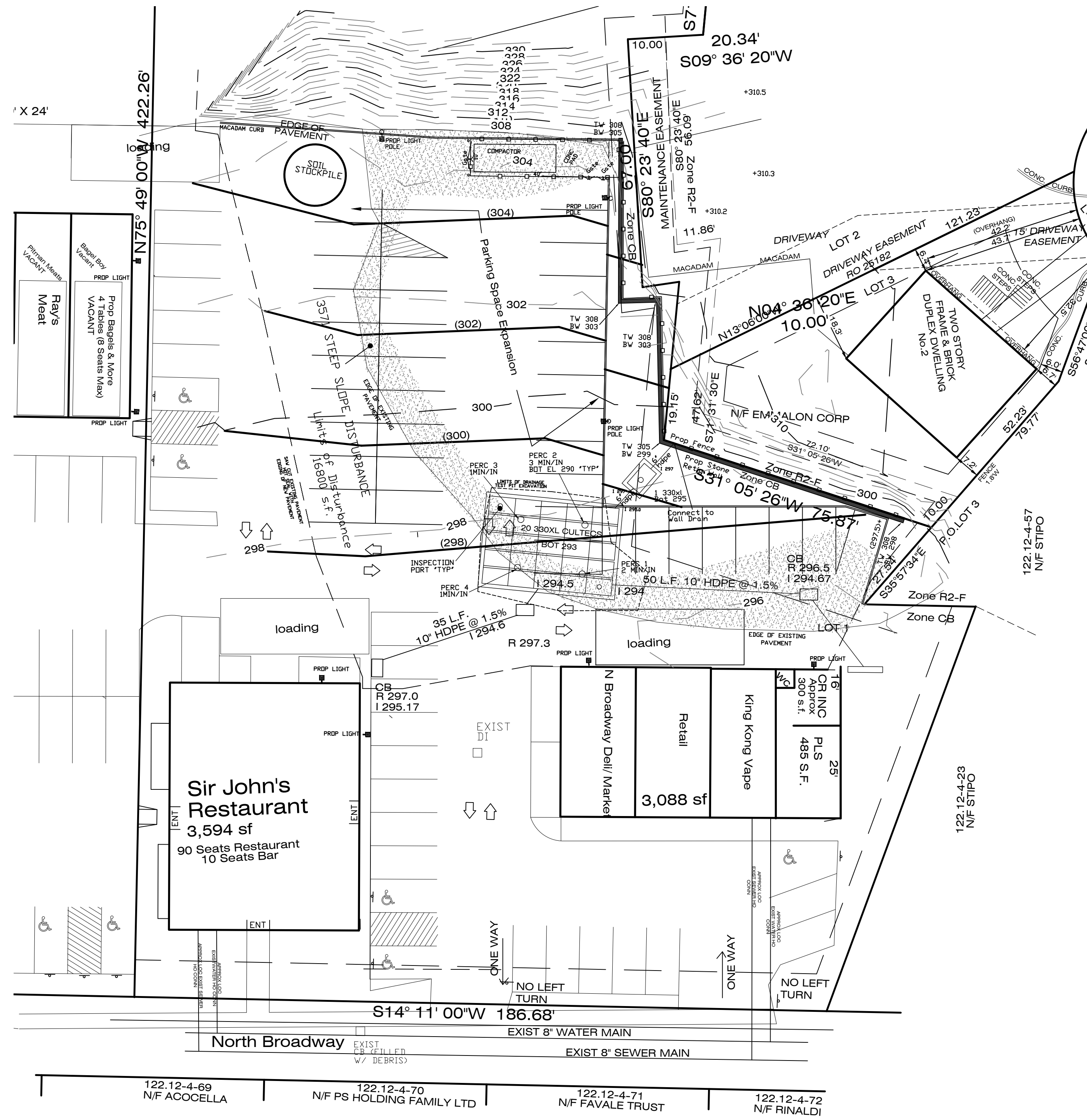




NOTE:  
PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, A RETAINING WALL DESIGN PREPARED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER SHALL BE PROVIDED.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, THE RETAINING WALL CONSTRUCTION SHALL BE CERTIFIED BY THE DESIGN PROFESSIONAL.

PRIOR TO CONSTRUCTION, THE APPLICANT SHALL PERFORM DEEP AND PERCOLATION TESTING IN THE VICINITY OF THE PROPOSED MITIGATION SYSTEM TO BE WITNESSED BY THE TOWN ENGINEER. THE TEST LOCATIONS AND RESULTS SHALL BE SHOWN ON THE PLAN. ANY MODIFICATIONS TO THE STORM SYSTEM THAT MAY BECOME NECESSARY SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE TOWN ENGINEER.



**PROPOSED CONDITIONS**

JOB NUMBER: R020953

ZONING COMPLIANCE CB LOT 54		
	REQUIRED ALLOWABLE	PROPOSED
Lot Area (Sq. Ft.)	5,000 Sq. Ft.	68357 Sq. Ft.
Frontage	50'	186.68
Depth	100'	400' +/-
Front	10'	18.3'
Side	0	3.3'
	6**	14.4**
Rear	30	43.3
Bldg coverage Coverage	35%	10%
Bldg Height	2	1
FAR	0.4	.10

OWNERS \*\* Abuts Residential District R-2F  
JOHN A. MAGNOTTA REALTY, INC.  
913 NORTH BROADWAY  
WHITE PLAINS, NY 10603

EMMALON CORP.  
1 HILLAIR CT  
WHITE PLAINS, NY 10605

TAX ASSESSMENT MAP DESIGNATION :  
122.12-4-56  
122.12-4-54  
122.12-4-53

ALL SPECIFICATIONS, MATERIALS AND METHODS OF CONSTRUCTION TO BE IN ACCORDANCE WITH THE TOWN CONSTRUCTION STANDARDS ORDINANCE AND WITH THE REQUIREMENTS OF THE PLANNING BOARD RESOLUTION OF APPROVAL DATED 12/20/20

PLANNING BOARD CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

OWNER \_\_\_\_\_ DATE \_\_\_\_\_


JOSEPH M. CERMELE, P.E.  
KELLARD SESSIONS CONSULTING  
CONSULTING TOWN ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

REVISION	DATE	DESC	BY
4	MARCH 12, 2021	REV SITE PLAN	SGA
3	APRIL, 29 2020	RES. COMMENT	SGA
2	JAN 24, 2020		SGA
1	DEC 9, 2019		SGA
NO	DATE	DESC	BY

**REVISIONS**

**SIR JOHN'S PLAZA**  
913 NORTH BROADWAY  
LOCATED IN THE  
TOWN OF NORTH CASTLE  
WESTCHESTER COUNTY, NEW YORK.

**GABRIEL E. SENOR, P.C.**  
CONSULTING ENGINEER & LAND SURVEYORS  
90 NORTH CENTRAL AVE., HARTSDALE, NEW YORK, 10530  
(914) 422-0070 FAX 422-3009



SCALE: 1" = 20'  
DATE: NOV 7, 2019  
DRAWN BY: SGA  
CHECKED BY: ES.

**SP-1**

SHEET 2 OF 6

ZONING COMPLIANCE CB LOT 54		
	REQUIRED ALLOWABLE	PROPOSED
Lot Area (Sq.ft.)	5,000 Sq. Ft.	68357 Sq. Ft.
Frontage	50'	186.68
Depth	100'	400' +/-
Front	10'	18.3'
Side	0	3.3'
	6**	14.4**
Rear	30	43.3
Bldg coverage Coverage	35%	10%
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ALL SPECIFICATIONS, MATERIALS AND METHODS OF CONSTRUCTION TO BE IN ACCORDANCE WITH THE TOWN CONSTRUCTION STANDARDS ORDINANCE AND WITH THE REQUIREMENTS OF THE PLANNING BOARD RESOLUTION OF APPROVAL DATED 12/20/20

PLANNING BOARD CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

JOSEPH M. CERMELE, P.E.  
 KELLARD SESSIONS CONSULTING  
 CONSULTING TOWN ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

REVISION	DATE	DESC	BY
6	MARCH 12, 2021	REV SITE PLAN	SGA
5	FEB 24, 2021	DRAINAGE	SGA
4	APRIL, 29 2020	RES. COMMENT	SGA
3	MARCH 17, 2020	DPW	SGA
2	JAN 24, 2020		SGA
1	DEC 9, 2019		SGA
NO	DATE	DESC	BY

REVISIONS

**SIR JOHN'S PLAZA**  
 913 NORTH BROADWAY  
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SCALE: 1" = 20'	
DATE: NOV 7, 2019	
DRAWN BY: SGA	CHECKED BY: ES.
<b>SP-2</b>	
SHEET 3 OF 6	

NOTE:  
 PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, A RETAINING WALL DESIGN PREPARED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER SHALL BE PROVIDED.

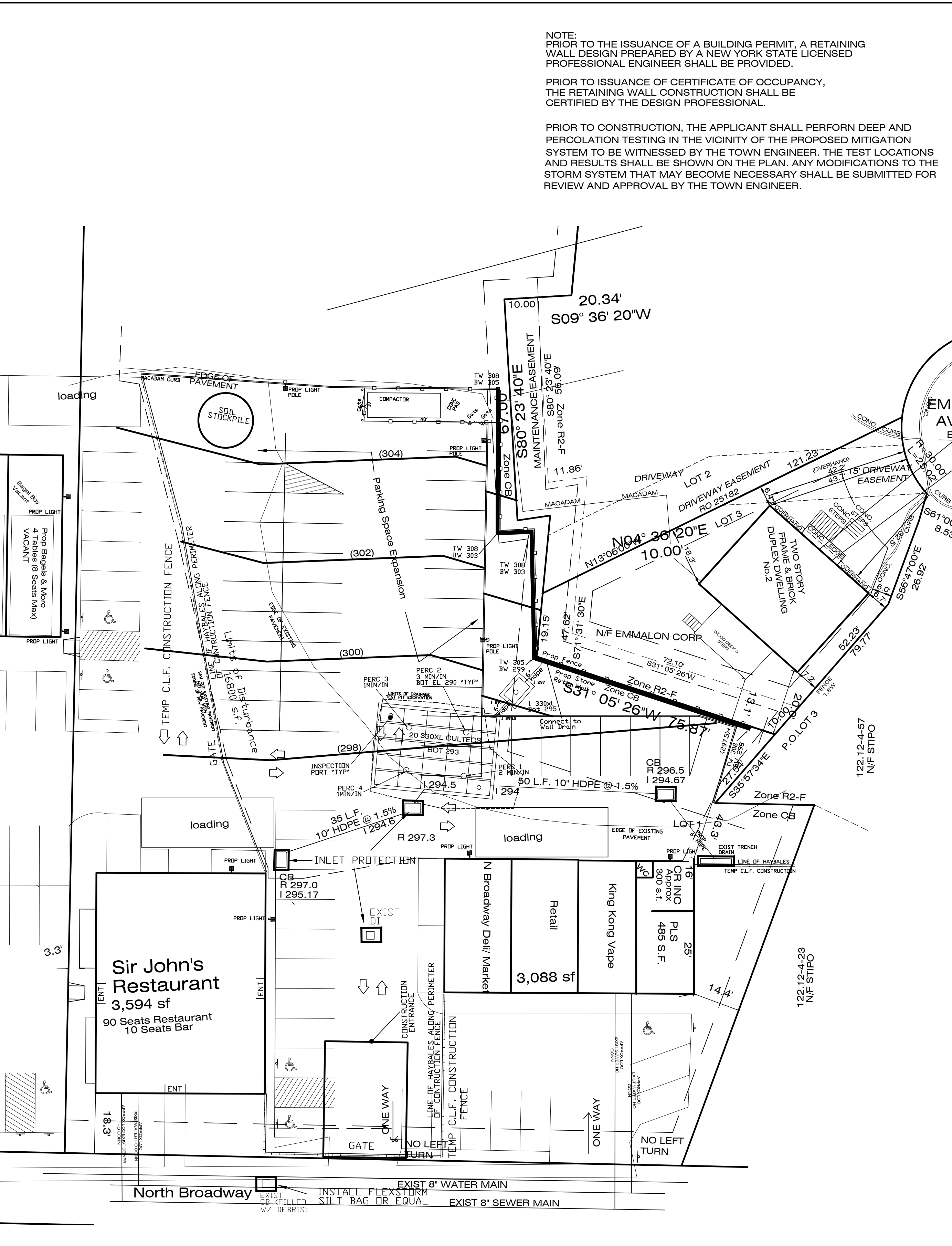
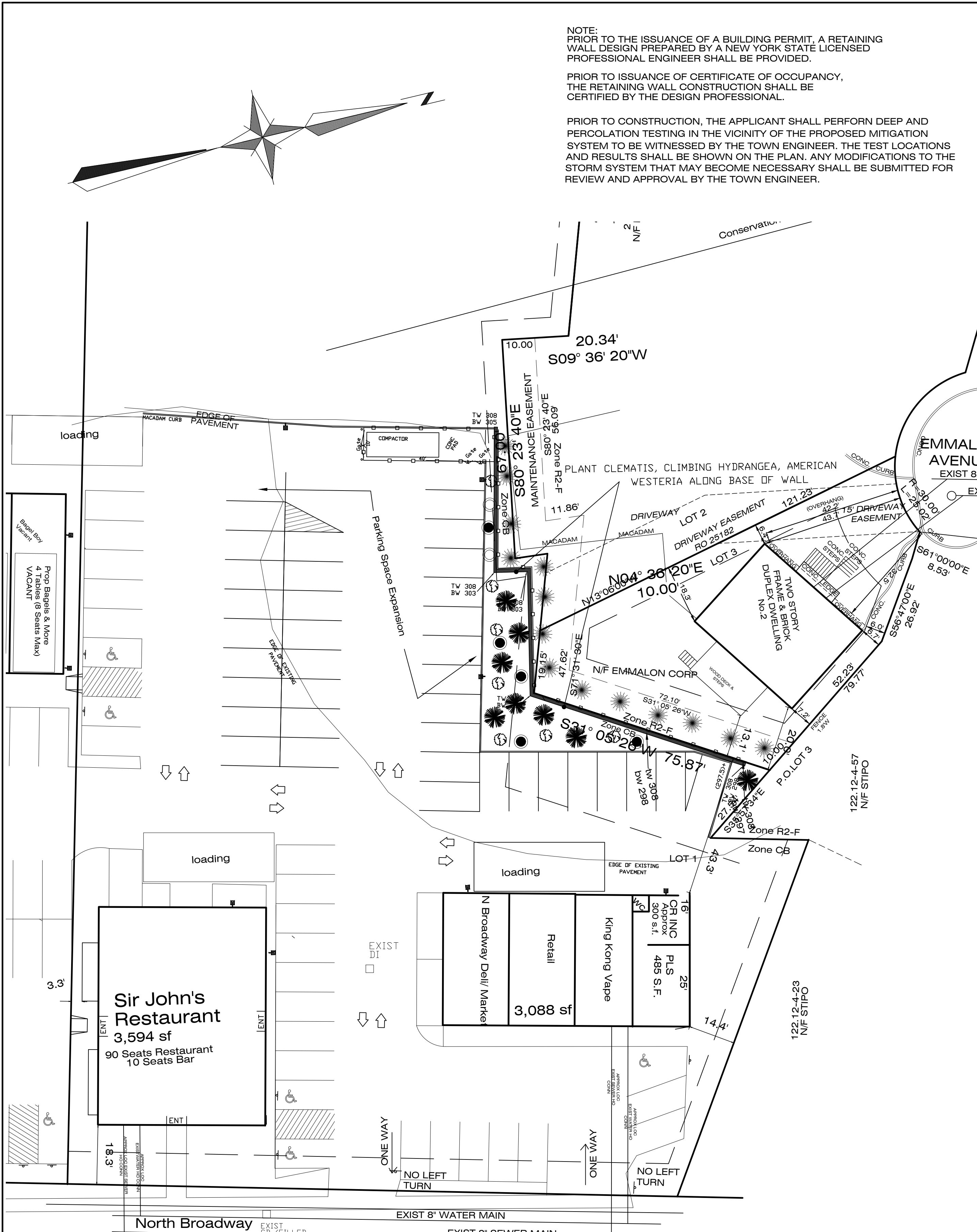
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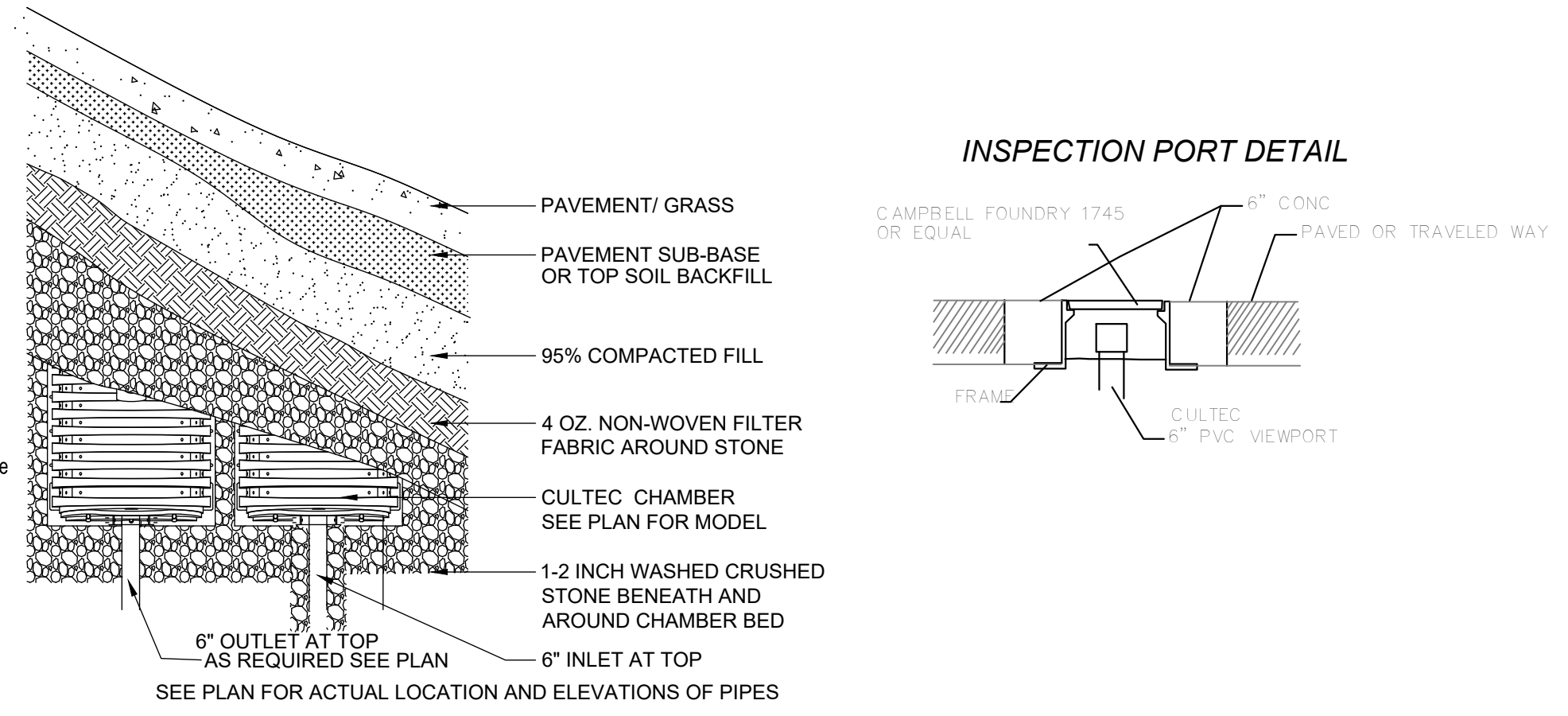
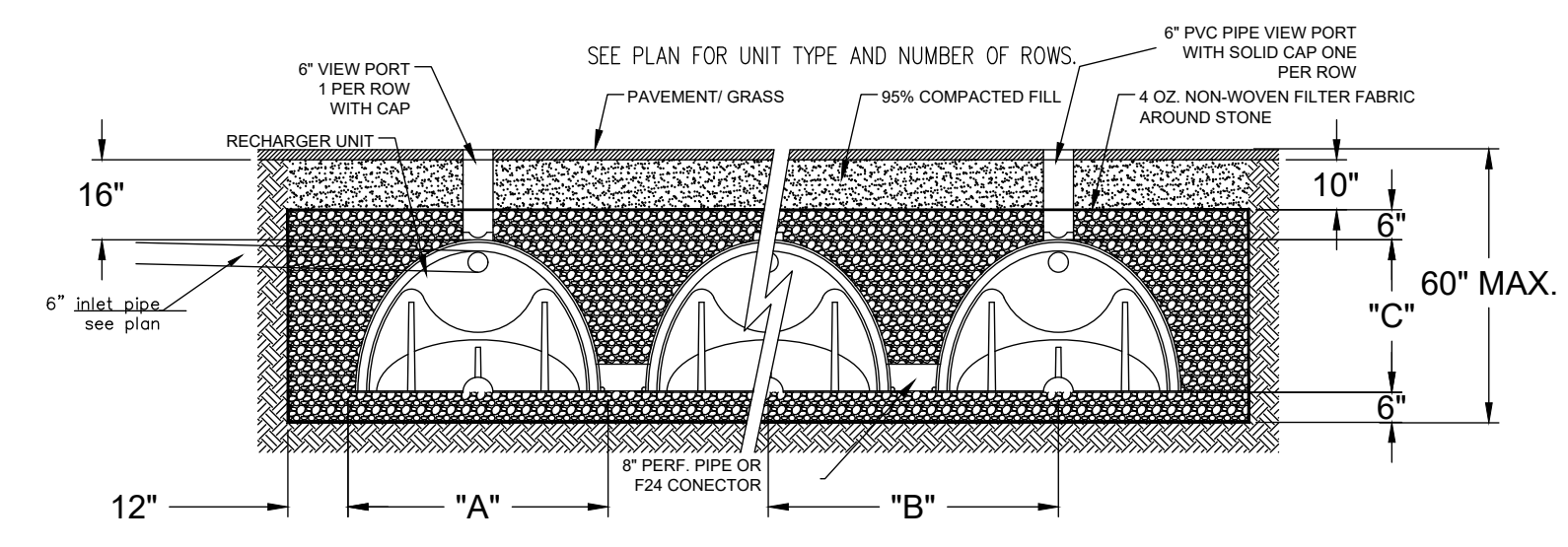


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 (914) 422-0070





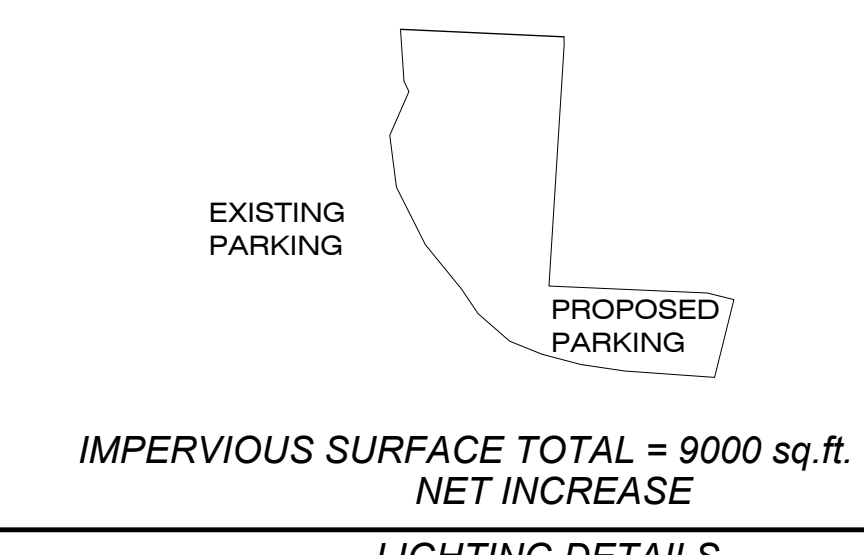
DRAINAGE RETENTION SYSTEM



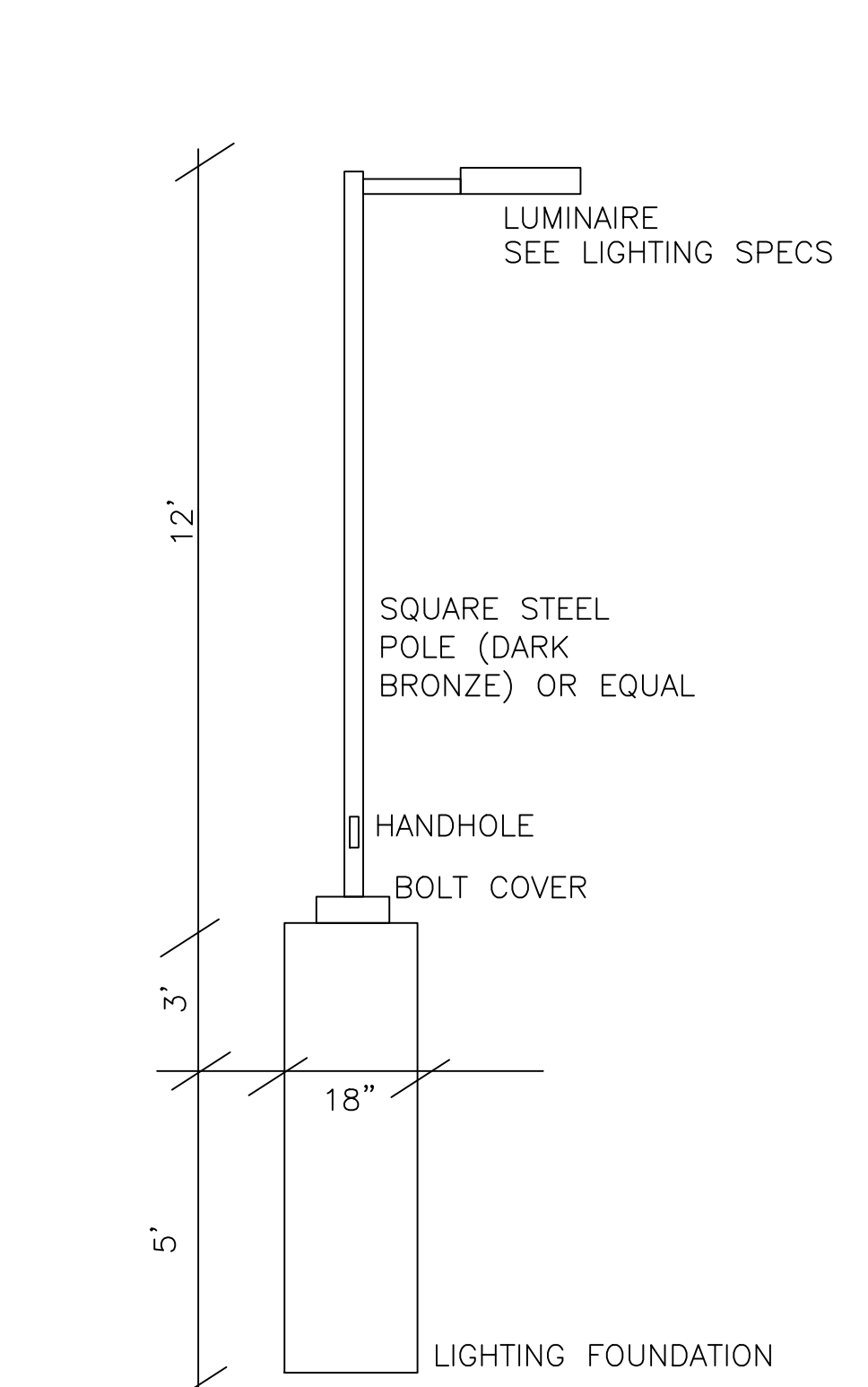
GENERAL NOTES: Maintain 10 ft. clearance to buildings and private property lines. This system is only designed to receive runoff from the new additional impervious surfaces. Do not connect footing drains to this system. Install separate system for the footing drains and sump pumps.

Recharger unit by Cultec, Inc. of Brookfield, Ct. All recharger chambers must be installed in accordance with all applicable local, state and federal regulations. Refer to Cultec, Inc.'s current recommended installation guidelines.

IMPERVIOUS SURFACE

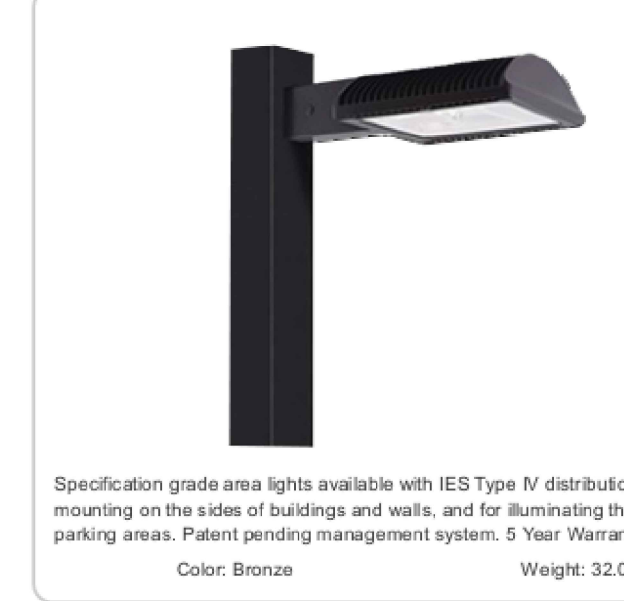


LIGHTING DETAILS



CONTRACTOR TO CHECK AND VERIFY ALL ANCHOR BOLT DIMENSIONS WITH POLE MANUFACTURER

ALED4T150



Specification grade area lights available with IES Type IV distribution. Suited for mounting on the side of buildings and walls, and for illuminating the perimeter of parking areas. Patent pending management system. 5 Year Warranty.

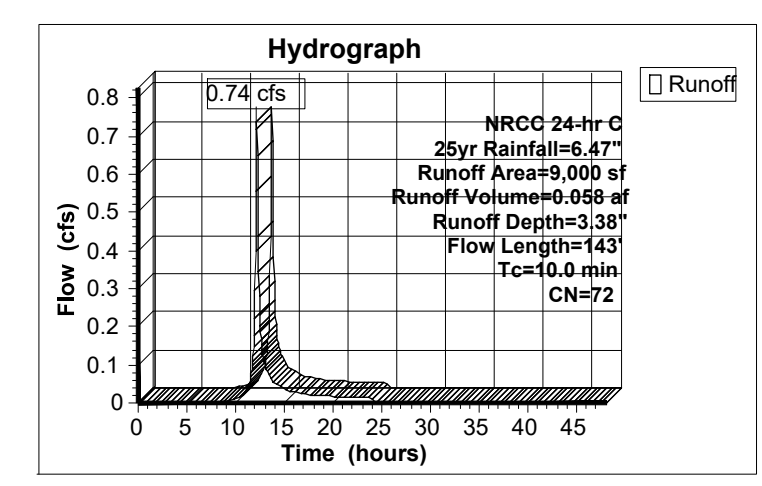
Table with Project and Type information. Project: 12212-4-55. Type: LED. Driver info: Type: Constant Current, Watts: 150W, 120V: 1.31A, Color Temp: 5000K, 208V: 0.80A, Color Accuracy: 65 CRI, 240V: 0.69A, L70 Lifespan: 100000, 277V: 0.60A, Lumens: 14,349, Input Watts: 156W, Efficiency: 96%. LED Info: Watts: 150W, Color Temp: 5000K, Color Accuracy: 65 CRI, L70 Lifespan: 100000, Lumens: 14,349, Input Watts: 156W, Efficiency: 92 LPW.

Technical Specifications

UL Listing: Suitable for wet locations. IESNA LM-79 & LM-80 Testing: RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have been received the Department of Energy "Lighting Facts" label. Dark Sky Approved: The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire. DLC Listed: This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. LED Characteristics: Lifespan: 100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations. LEDs: Multi-chip, high-output, long-life LEDs. Color Consistency: 7-step MacAdam Ellipse binning to achieve consistent future-to-future color. Color Stability: LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period. Color Uniformity: RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

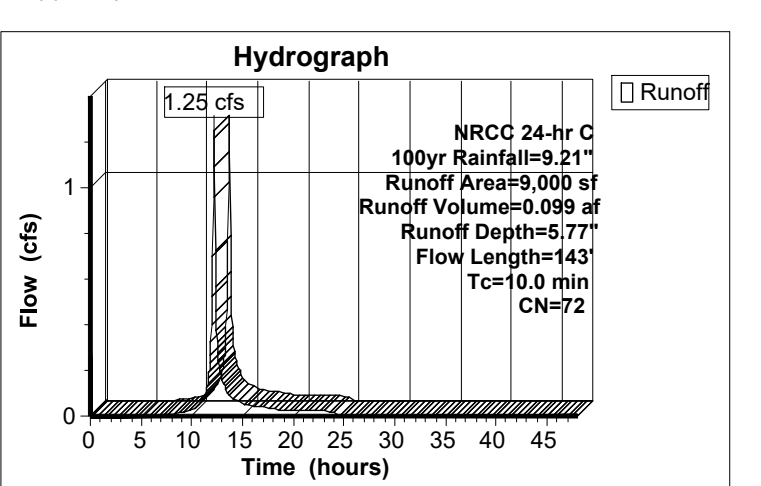
DRAINAGE CALCULATION 25 year storm

Summary for Subcatchment Pre: Pre-Dev. Runoff = 0.74 cfs @ 12.18 hrs. Volume = 0.058 at Depth=3.38". Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span=0.00-48.00 hrs, dt=0.05 hrs. NRCC 24-hr C: 25yr Rainfall=6.47".



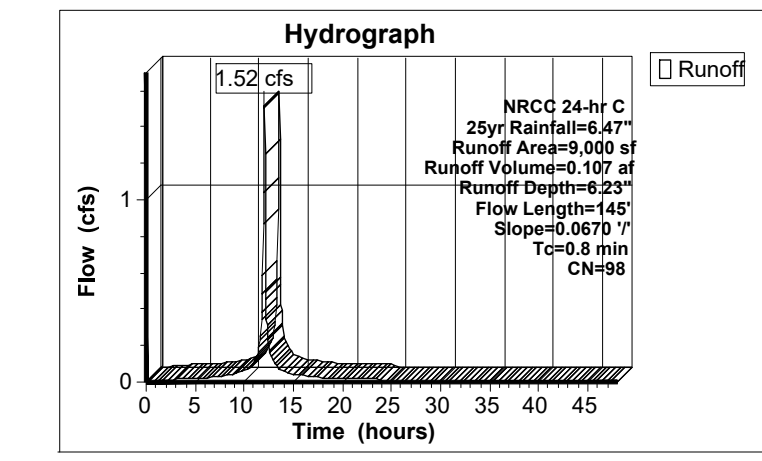
DRAINAGE CALCULATION 100 year storm

Summary for Subcatchment Pre: Pre-Dev. Runoff = 1.25 cfs @ 12.17 hrs. Volume = 0.099 at Depth=5.77". Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span=0.00-48.00 hrs, dt=0.05 hrs. NRCC 24-hr C: 100yr Rainfall=9.21".



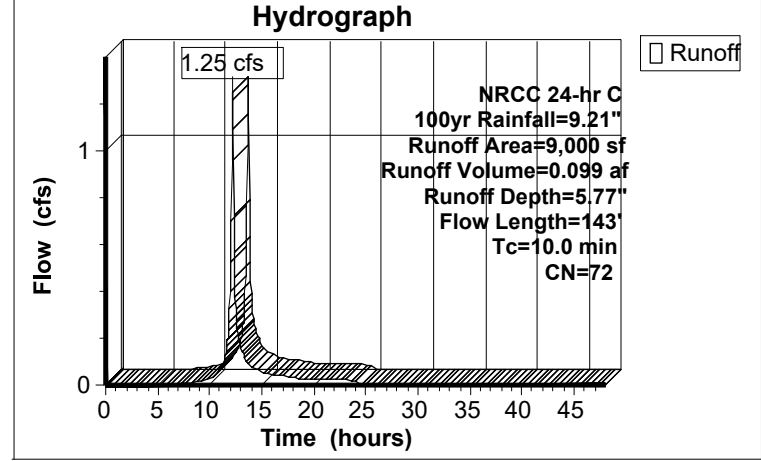
Summary for Subcatchment Post A: Post A

Summary for Subcatchment Post A: Post A. Runoff = 0.74 cfs @ 12.18 hrs. Volume = 0.058 at Depth=3.38". Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span=0.00-48.00 hrs, dt=0.05 hrs. NRCC 24-hr C: 25yr Rainfall=6.47".



Summary for Subcatchment Post A: Post A

Summary for Subcatchment Post A: Post A. Runoff = 2.17 cfs @ 12.06 hrs. Volume = 0.154 at Depth=8.97". Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span=0.00-48.00 hrs, dt=0.05 hrs. NRCC 24-hr C: 100yr Rainfall=9.21".



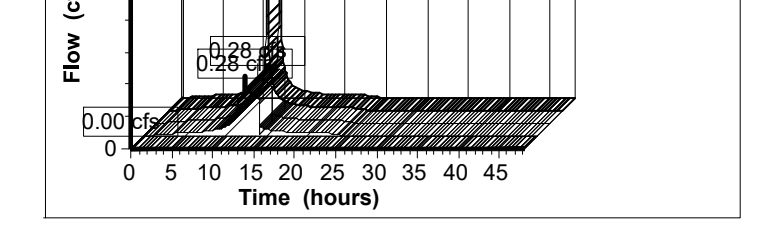
Summary for Pond Pond A: Pond A

Summary for Pond Pond A: Pond A. Inflow Area = 0.207 ac @ 100% Impervious Inflow Depth = 8.97" for 100yr event. Inflow = 2.17 cfs @ 12.06 hrs. Volume = 0.154 af. Outflow = 2.12 cfs @ 12.06 hrs. Volume = 0.154 af. Attenu = 2% Lag = 0.2 min.

Volume Invert Avail Storage Storage Description. #1A 292.50' 526 cf 20.83'W x 38.50'L x 3.54'H Field A. #2A 293.00' 1,068 cf Cultec R-330XLH 20' inside #1. Effective Size = 47.8'W x 30.0'H => 7.45 af x 7.00'L = 52.2 cf. Overall Size = 52.0'W x 30.0'H x 8.50'L with 1.50' Overlap. Row Length Adjustment = 1.50' x 7.45 af x 4 rows. 1,614 cf Total Available Storage.

Summary for Pond Pond A: Pond A

Summary for Pond Pond A: Pond A. Inflow Area = 0.207 ac @ 100% Impervious Inflow Depth = 8.97" for 100yr event. Inflow = 2.17 cfs @ 12.06 hrs. Volume = 0.154 af. Outflow = 2.11 cfs @ 12.06 hrs. Volume = 0.154 af. Attenu = 0% Lag = 0.0 min.



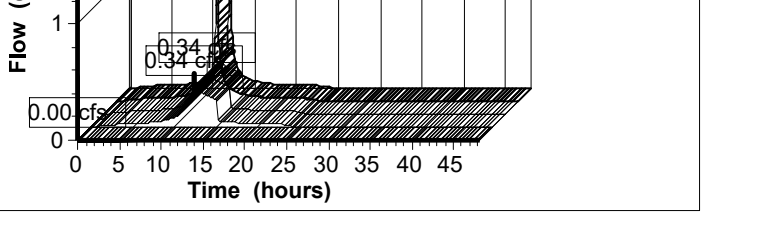
Summary for Pond Pond A: Pond A

Summary for Pond Pond A: Pond A. Inflow Area = 0.207 ac @ 100% Impervious Inflow Depth = 6.23" for 25yr event. Inflow = 1.48 cfs @ 12.06 hrs. Volume = 0.107 af. Outflow = 0.28 cfs @ 12.33 hrs. Volume = 0.107 af. Attenu = 61% Lag = 16.2 min.

Volume Invert Avail Storage Storage Description. #1A 292.50' 526 cf 20.83'W x 38.50'L x 3.54'H Field A. #2A 293.00' 1,068 cf Cultec R-330XLH 20' inside #1. Effective Size = 47.8'W x 30.0'H => 7.45 af x 7.00'L = 52.2 cf. Overall Size = 52.0'W x 30.0'H x 8.50'L with 1.50' Overlap. Row Length Adjustment = 1.50' x 7.45 af x 4 rows. 1,614 cf Total Available Storage.

Summary for Pond Pond A: Pond A

Summary for Pond Pond A: Pond A. Inflow Area = 0.207 ac @ 100% Impervious Inflow Depth = 8.97" for 100yr event. Inflow = 2.17 cfs @ 12.06 hrs. Volume = 0.154 af. Outflow = 2.11 cfs @ 12.06 hrs. Volume = 0.154 af. Attenu = 0% Lag = 0.0 min.



ALL SPECIFICATIONS, MATERIALS AND METHODS OF CONSTRUCTION TO BE IN ACCORDANCE WITH THE TOWN CONSTRUCTION STANDARDS ORDINANCE AND WITH THE REQUIREMENTS OF THE PLANNING BOARD RESOLUTION OF APPROVAL DATED 11/20/20

PLANNING BOARD CHAIRMAN DATE. OWNER DATE. JOSEPH M. CERMELE, P.E. KELLARD SESSIONS CONSULTING CONSULTING TOWN ENGINEER DATE.

VICINITY MAP



LEGEND table with symbols for Utility Pole, Sign Post, Hydrant, Water Valve, Gas Valve, Light Pole, Light Wires, Tele. Manhole, Sewer Manhole, Drain Inlet, Water Manhole, Electric Manhole, Drain Manhole, Manhole, Electric Box, Proposed Grade, 14 Tree, and Tree to be Removed.

REVISIONS table with columns for No, Date, Desc, and By. Revisions include updates to site plan, drainage, and communication.

DETAIL SHEET

SIR JOHN'S PLAZA, 913 NORTH BROADWAY, LOCATED IN THE TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK.

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GABRIEL E. SENOR, P.C. CONSULTING ENGINEER AND SURVEYOR. 90 NORTH CENTRAL AVE., HARTSDALE, NEW YORK, 10530. (914) 422-0070 FAX 422-3009

SCALE: 1" = 20'. DATE: NOV 7, 2019. DRAWN BY: SGA. CHECKED BY: ES.

D-2 SHEET 5 OF 6





Geotechnical Engineering Services, P.C.

---

January 22, 2021

Mr. David J. Turiano, P.E. c/o Mr. John Magnotta  
Sir Johns Restaurant  
915 North Broadway  
White Plains, NY 10603

**Re: Letter of Recommendations  
Sir John's Plaza  
915 North Broadway  
North Castle, New York**

Dear Mr. Turiano:

In accordance with your request, this letter is intended to provide our observations of the exposed rock, and recommended options for support of the adjacent properties, with regard to the existing rock quality, based on our visit to the site. The purpose for our visit was to inspect the exposed bedrock to the north and west of the project site, and to evaluate the need for retaining walls to protect the parking lot and north adjacent properties.

**Site Visit on January 7, 2021**

In accordance with your request, Mr. Michael Torino, P.E., of Geotechnical Engineering Services, P.C. (GES) visited the project site on January 7, 2021, which is located at 915 North Broadway, in the northwest corner of Sir John's Plaza, in North Castle, NY. The areas inspected are shown on the attached plan, along Sections A through G, where noted. Please also see the attached photographic logs of the rock outcrops, taken by Mr. Torino.

The project site is bordered to the north and west by a steep slope (towards the parking lot), below two 2-story duplexes with one basement level, at 2 and 3 Emmalon Avenue to the northwest. These properties are just north by the exposed rock outcrop. The project site also has multiple one-story commercial structures with surrounding parking to the south and east. We understand that both 2 and 3 Emmalon Avenue also owned by Mr. Magnotta. No New York City Transit Authority (TA) rail lines are within 200 feet of the aforementioned site.

We understand it is proposed that the existing slope at the northwest edge of the parking lot would be cut back and safe sloped, with the intent of expanding the existing parking of Sir John's Plaza in the northern and western areas of the site.

As requested, GES inspected the recently excavated existing rock outcrop at the northwest end of the site. Most of the loose soil and rock had been removed in the area of the proposed construction,

6 Bayberry Road  
Elmsford, NY 10523

914-592-4616  
914-592-0416 (Fax)

Mr. David J. Turiano, P.E.  
c/o Mr. John Magnotta  
915 North Broadway – North Castle, NY  
Letter of Recommendations  
January 22, 2021  
Page 2 of 3

using the on-site excavator. Mr. Torino walked the site, and performed a visual inspection of the exposed rock, where possible and easily accessible. While on-site, GES recommended to further clean the exposed bedrock and remove soil through use of compressed air and an air knife. Once completed, and upon your request, GES would return to the site, to re-inspect the rock surface.

### **Recommendations**

Based on the quality of bedrock witnessed by GES during the site visit on January 7, 2021, we are of the opinion that no rock stabilization would be required where shown in Section G, on the attached plan. The rock observed along Section G appears to be of good quality, and should be cleaned of loose rock/soil debris, and chipped to create a clean and unbroken rock face. We request to return to the site once the rock face has been cleaned for the final time. The use of steel netting or fencing along Section G is out of GES' scope, but should be considered to retain any material that may slide over time.

With regard to retaining the soil and rock along the south edge of 2 and 3 Emmalon Place, GES is of the opinion that Ownership proceeds with one (1) of the following two (2) options:

#### **Option 1:**

We recommend that the entirety of Sections A through F be retained with a single retaining wall. With Option 1, the backyards for the two (2) properties can be filled in, and a yard can be built at the back of both properties, gaining real estate. Further, the design and construction of a retaining wall along the entirety of this slope provides a stable and structurally sound solution. We recommend the wall be designed by a NYS-licensed Professional Engineer, and any excavation proceed using the excavator or hand-tools only. The toe of the retaining wall should be keyed into rock, and weep holes must be employed to permit drainage of rain water from behind the wall.

#### **Option 2:**

Bedrock of poor rock quality was observed at Sections B, E, and F, as indicated on the attached plan, amid rock of good quality at Sections A, C, and D. Therefore, if Ownership would rather not build a single wall, we recommend that Sections B, E, and F can be retained by segmented retaining walls, where rock quality is poorer. The rest of the above recommendations in Option 1 also apply. However, the retaining walls would be segmented, with the segments in between covered by safe-sloped bedrock. The recommendations for Section G, regarding cleaning the surface of the bedrock and consideration of netting or fencing would also apply, to Sections A, C, and D, for Option 2.

Mr. David J. Turiano, P.E.  
c/o Mr. John Magnotta  
915 North Broadway – North Castle, NY  
Letter of Recommendations  
January 22, 2021  
Page 3 of 3

**Closing**

If you have any questions or would like to discuss the contents of this letter, please don't hesitate to call me in the office at 914-592-4616 or on my mobile at 973-727-7329.

Very truly yours,  
**Geotechnical Engineering Services, P.C.**

Ziad H. Maad, P.E., D. GE.

**Attachments:**

- Rock Inspection Plan
- Photographic Logs





**Client Name:**  
Mr. David J. Turiano, P.E.  
c/o Mr. John Magnotta  
915 North Broadway  
White Plains, NY 10603

**Site Location:**  
Sir John's Plaza  
915 North Broadway  
White Plains, NY 10603

**Project No.**  
2020097

**Photo No.**  
**1**

**Date:**  
1-13-21

**Direction:**  
Facing West

**Description:**  
**Section A**

**Competent Bedrock  
Observed, Retaining  
Wall Not Required**



**Photo No.**  
**2**

**Date:**  
1-13-21

**Direction:**  
Facing West

**Description:**  
**Section B**

**Poor Quality Bedrock  
and Soil Observed.  
Retaining Wall Required,  
Recommended full  
height of excavation**





**Client Name:**  
Mr. David J. Turiano, P.E.  
c/o Mr. John Magnotta  
915 North Broadway  
White Plains, NY 10603

**Site Location:**  
Sir John's Plaza  
915 North Broadway  
White Plains, NY 10603

**Project No.**  
2020097

**Photo No.**  
**3**

**Date:**  
1-13-21

**Direction:**  
Facing West

**Description:**  
**Section B  
and C**

**Section C, Competent  
Rock Observed,  
Retaining Wall Not  
Required**

**Section B, Poor Quality  
Rock and Soil, Retaining  
Wall Required**



**Photo No.**  
**4**

**Date:**  
1-13-21

**Direction:**  
Facing North

**Description:**  
**Section D**

**Competent Rock  
Observed, Retaining  
Wall Not Required**





**Client Name:**  
Mr. David J. Turiano, P.E.  
c/o Mr. John Magnotta  
915 North Broadway  
White Plains, NY 10603

**Site Location:**  
Sir John's Plaza  
915 North Broadway  
White Plains, NY 10603

**Project No.**  
2020097

**Photo No.**  
**5**

**Date:**  
1-13-21

**Direction:**

Facing West

**Description:**

**Section E**

**Poor Quality Rock and Soil Observed. Retaining Wall Required, Recommended Full Height of Excavation**



**Photo No.**  
**6**

**Date:**  
1-13-21

**Direction:**

Facing NorthWest

**Description:**

**Section F**

**Poor Quality Rock and Soil Observed. Retaining Wall Required, Recommended Full Height of Excavation**





**Client Name:**  
Mr. David J. Turiano, P.E.  
c/o Mr. John Magnotta  
915 North Broadway  
White Plains, NY 10603

**Site Location:**  
Sir John's Plaza  
915 North Broadway  
White Plains, NY 10603

**Project No.**  
2020097

**Photo No.**  
7

**Date:**  
1-13-21

**Direction:**  
Facing West

**Description:**  
Section G

**Competent Bedrock  
Observed, Retaining  
Wall Not Required.  
Contractor Cleaning  
with Compressed Air**



STONE RET'G WALL  
DESIGN  
SIR JOHN'S RESTAURANT

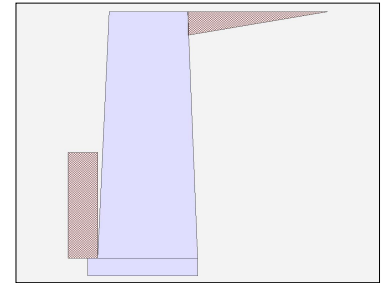


Eliot Senor P.E. & L.S. March 15, 2021



**Criteria**

Retained Height	=	7.00 ft
Wall height above soil	=	0.00 ft
Slope Behind Wall	=	0.00
Height of Soil over Toe	=	36.00 in



**Soil Data**

Allow Soil Bearing	=	4,000.0 psf
Coulomb Soil Pressure calculation	=	
Soil Friction Angle	=	36.0 deg
Active Pressure:Ka*Gamma	=	36.0 psf/ft
Passive Pressure:Kp*Gamma	=	839.2 psf/ft
Water height over heel	=	0.0 ft
Footing  Soil Frictior	=	0.400
Soil height to ignore for passive pressure	=	12.00 in

**Surcharge Loads**

Surcharge Over Heel	=	0.0 psf	Surcharge Over Toe	=	0.0 psf
>>>Used To Resist Sliding & Overturning			Used for Sliding & Overturning		

**Lateral Load Applied to Stem**

Lateral Load	=	0.0 #/ft	Wind on Exposed Stem	=	0.0 psf
...Height to Top	=	0.00 ft			
...Height to Bottom	=	0.00 ft			

**Adjacent Footing Load**

Adjacent Footing Load	=	0.0 lbs	Footing Type	Line Load
Footing Width	=	0.00 ft	Base Above/Below Soil	
Eccentricity	=	0.00 in	at Back of Wall	= 0.0 ft
Wall to Ftg CL Dist	=	0.00 ft	Poisson's Ratio	= 0.300

**Wall Design Summary****Stability Ratios**

Overturning	=	2.25 OK
Sliding(VERTICAL Component NOT Used)	=	7.98 OK

**Soil Bearing**

Total Bearing Load	=	2,714 lbs
...resultant ecc.	=	6.67 in
Soil Pressure @ Toe	=	0 psf OK
Soil Pressure @ Heel	=	2,154 psf OK
Allowable	=	4,000 psf
Soil Pressure Less Than Allowable		
ACI Factored @ Toe	=	0 psf
ACI Factored @ Heel	=	3,016 psf
Footing Shear @ Toe	=	2.8 psi OK
Footing Shear @ Heel	=	0.0 psi OK
Allowable	=	75.0 psi

**Sliding****Resisting Forces**Vertical Forces

	<u>Force</u>	
Soil Over Heel	0.0	lbs
Sloped Soil Over Heel	0.0	
Surcharge Over Heel	0.0	
Adjacent Footing Load	0.0	
Axial Dead Load on Stem	0.0	
Axial Live Load on Stem *	Omit	
Soil Over Toe	103.1	
Surcharge Over Toe	0.0	
Stem Weight(s)	2,304.9	
Earth @ Stem Transitions	96.3	
Footing Weight	209.4	
Key Weight	0.0	
Vert. Component **	0.0	

**Total Vertical Loads** 2,713.6 lbs

**Sliding Forces**Lateral Forces

	<u>Force</u>
* Heel Active Pressure	727.4 lbs
Surcharge over Heel	0.0
Adjacent Footing	0.0
Surcharge Over Toe	0.0
Load @ Stem Above Soil	0.0
Added Lateral Load	0.0
Seismic Load	0.0
Seismic-Self-weight	0.0
Lateral on Key	0.0

**Totals =** 727.4 lbs

\*Includes water table effect

\* Axial live load NOT included in total displayed , or used for overturning or sliding resistance, but is included for soil pressure calculations.

**Sliding Calcs**

Lateral Sliding Force	=	727.4 lbs
less 100% Passive Force	= -	4,720.8 lbs
less 100% Friction Force	= -	1,085.5 lbs
Added Force Req'd	=	0.0 lbs OK
....for 1.5 Stability	=	0.0 lbs OK

Vertical component of active lateral soil pressure IS NOT considered in the calculation of soil bearing pressures.

**Overturning****Resisting Moments**

<u>Resisting Moments</u>	<u>Force</u>	<u>Distance</u>	<u>Moment</u>
Soil Over Heel	0.0 lbs	2.79 ft	0.0ft-#
Sloped Soil Over Heel	0.0		
Surcharge Over Heel	0.0		
Adjacent Footing Load	0.0		
Axial Dead Load on Stem	0.0		
Axial Live Load on Stem *	0.0		
Soil Over Toe	103.1	0.16	16.3
Surcharge Over Toe	0.0		
Stem Weight(s)	2,304.9	1.53	3,528.4
Earth @ Stem Transitions	96.3	2.71	260.7
Footing Weight	209.4	1.40	292.3
Key Weight	0.0	0.25	
Vert. Component	0.0		
<b>Total Vertical Loads</b>	<b>2,713.6 lbs</b>		
<b>Resisting Moment</b>			<b>4,097.7 ft-#</b>
<b>Eccentricity</b>			<b>0.0 in</b>

\* Axial live load NOT included in total displayed, or used for overturning or sliding resistance, but is included for soil pressure calculations.

**Overturning****Overturning Moments**

<u>Overturning Moments</u>	<u>Force</u>	<u>Distance</u>	<u>Moment</u>
Heel Active Pressure	727.4 lbs	2.50 ft	1,818.6 ft-#
Surcharge over Heel	0.0		
Adjacent Footing	0.0		
Surcharge Over Toe	0.0		
Load @ Stem Above Soil	0.0		
Added Lateral Load	0.0		
Seismic Load	0.0		
Seismic-Self-weight	0.0		
<b>Totals =</b>	<b>727.4 lbs</b>		
<b>Overturning Moment</b>			<b>1,818.6 ft-#</b>

**Load Factors**

Building Code	IBC 2012,ACI 318-11,ACI 530-
Dead Load	0.000
Live Load	1.600
Earth, H	1.600
Wind, W	1.000
Seismic, E	1.000



**Rubble masonry, mortar bonded Stem Analysis Data** *(Unreinforced material)*

Wall Material Weight	=	145.00 pcf	Fc : Max. Allow. Compression	=	100.0 psi
Front Batter Distance	=	3.50 in	Fc : Max. Allow. Tension	=	10.0 psi
Thickness @ Top of Stem	=	24.00 in			
Back Batter Distance	=	3.00 in			

	@ Height #1	@ Height #2	@ Height #3
	OK	OK	OK
<b>Height above Footing</b>	= 4.00 ft	= 2.00 ft	= 0.00 ft
Wall Thick. @ Height	= 26.79 in	= 28.64 in	= 30.50 in
Section Modulus	= 1,434.95 in <sup>3</sup>	= 1,640.83 in <sup>3</sup>	= 1,860.50 in <sup>3</sup>
Moment @ Height	= 186.2 ft-#	= 862.1 ft-#	= 2,365.7 ft-#
Vertical Load @ Height	= 920.5 lbs	= 1,590.3 lbs	= 2,304.9 lbs
Actual Unit Tension	= 1.3 psi	= 1.7 psi	= 9.0 psi
Actual Unit Compression	= 4.4 psi	= 10.9 psi	= 21.6 psi
Shear @ Section	= 186.2 lbs	= 517.3 lbs	= 1,013.9 lbs
Actual Unit Shear	= 0.0 psi	= 0.0 psi	= 0.0 psi

**Footing Strengths & Dimensions**

Toe Width	=	0.25 ft
Heel Width	=	2.54
Total Footing Width	=	2.79
Footing Thickness	=	6.00 in
Key Width	=	0.00 in
Key Depth	=	0.00 in
Key Distance from Toe	=	0.25 ft
f'c = 2,500 psi	Fy =	60,000 psi
Footing Concrete Density	=	150.00 pcf
Min. As %	=	0.0018
Cover @ Top = 2.00 in	@ Btm.=	3.00 in

### Footing Design Results

	<u>Toe</u>	<u>Heel</u>
Factored Pressure	= 0	3,016 psf
Mu' : Upward	= 0	0 ft-#
Mu' : Downward	= 0	0 ft-#
Mu: Design	= -0	0 ft-#
Actual 1-Way Shear	= 2.75	0.00 psi
Allow 1-Way Shear	= 40.00	40.00 psi
Toe Reinforcing	= None Spec'd	
Heel Reinforcing	= None Spec'd	
Key Reinforcing	= None Spec'd	

### Other Acceptable Sizes & Spacings

Toe:  $\phi M_n = \phi'5'\lambda\sqrt{f_c}'S_m$

Heel:  $\phi M_n = \phi'5'\lambda\sqrt{f_c}'S_m$

Key: No key defined

### Tilt

#### Horizontal Deflection at Top of Wall due to settlement of soil

(Deflection due to wall bending not considered)

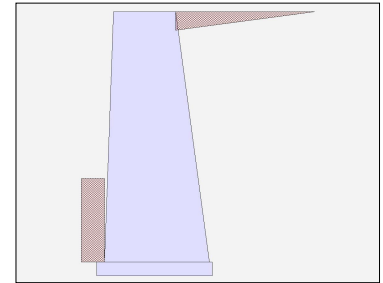
Soil Spring Reaction Modulus 250.0 pci

Horizontal Defl @ Top of Wall (approximate only) 0.042 in

The above calculation is not valid if the heel soil bearing pressure exceeds that of the toe, because the wall would then tend to rotate into the retained soil.

**Criteria**

Retained Height	=	9.00 ft
Wall height above soil	=	0.00 ft
Slope Behind Wall	=	0.00
Height of Soil over Toe	=	36.00 in



**Soil Data**

Allow Soil Bearing	=	4,000.0 psf
Coulomb Soil Pressure calculation	=	
Soil Friction Angle	=	36.0 deg
Active Pressure:Ka*Gamma	=	43.2 psf/ft
Passive Pressure:Kp*Gamma	=	839.2 psf/ft
Water height over heel	=	0.0 ft
Footing  Soil Frictior	=	0.400
Soil height to ignore for passive pressure	=	12.00 in

**Surcharge Loads**

Surcharge Over Heel	=	0.0 psf	Surcharge Over Toe	=	0.0 psf
>>>Used To Resist Sliding & Overturning			Used for Sliding & Overturning		

**Lateral Load Applied to Stem**

Lateral Load	=	0.0 #/ft	Wind on Exposed Stem	=	0.0 psf
...Height to Top	=	0.00 ft			
...Height to Bottom	=	0.00 ft			

**Adjacent Footing Load**

Adjacent Footing Load	=	0.0 lbs	Footing Type	Line Load
Footing Width	=	0.00 ft	Base Above/Below Soil	
Eccentricity	=	0.00 in	at Back of Wall	= 0.0 ft
Wall to Ftg CL Dist	=	0.00 ft	Poisson's Ratio	= 0.300

**Wall Design Summary****Stability Ratios**

Overturning	=	2.53 OK
Sliding(VERTICAL Component NOT Used)	=	5.98 OK

**Soil Bearing**

Total Bearing Load	=	4,503 lbs
...resultant ecc.	=	8.16 in
Soil Pressure @ Toe	=	0 psf OK
Soil Pressure @ Heel	=	2,556 psf OK
Allowable	=	4,000 psf
Soil Pressure Less Than Allowable		
ACI Factored @ Toe	=	0 psf
ACI Factored @ Heel	=	3,578 psf
Footing Shear @ Toe	=	2.7 psi OK
Footing Shear @ Heel	=	6.1 psi OK
Allowable	=	75.0 psi

**Sliding****Resisting Forces**Vertical Forces

	<u>Force</u>	
Soil Over Heel	82.5 lbs	
Sloped Soil Over Heel	0.0	
Surcharge Over Heel	0.0	
Adjacent Footing Load	0.0	
Axial Dead Load on Stem	0.0	
Axial Live Load on Stem *	Omit	
Soil Over Toe	98.5	
Surcharge Over Toe	0.0	
Stem Weight(s)	3,507.2	
Earth @ Stem Transitions	536.3	
Footing Weight	278.1	
Key Weight	0.0	
Vert. Component **	0.0	

**Total Vertical Loads** 4,502.6 lbs

**Sliding Forces**Lateral Forces

	<u>Force</u>
* Heel Active Pressure	1,091.1 lbs
Surcharge over Heel	0.0
Adjacent Footing	0.0
Surcharge Over Toe	0.0
Load @ Stem Above Soil	0.0
Added Lateral Load	0.0
Seismic Load	0.0
Seismic-Self-weight	0.0
Lateral on Key	0.0

**Totals =** 1,091.1 lbs

\*Includes water table effect

\* Axial live load NOT included in total displayed , or used for overturning or sliding resistance, but is included for soil pressure calculations.

**Sliding Calcs**

Lateral Sliding Force	=	1,091.1 lbs
less 100% Passive Force	=	- 4,720.8 lbs
less 100% Friction Force	=	- 1,801.0 lbs
Added Force Req'd	=	0.0 lbs OK
....for 1.5 Stability	=	0.0 lbs OK

Vertical component of active lateral soil pressure IS NOT considered in the calculation of soil bearing pressures.

**Overturning****Resisting Moments**

<u>Resisting Moments</u>	<u>Force</u>	<u>Distance</u>	<u>Moment</u>
Soil Over Heel	82.5 lbs	3.67 ft	302.5ft-#
Sloped Soil Over Heel	0.0		
Surcharge Over Heel	0.0		
Adjacent Footing Load	0.0		
Axial Dead Load on Stem	0.0		
Axial Live Load on Stem *	0.0		
Soil Over Toe	98.5	0.15	14.8
Surcharge Over Toe	0.0		
Stem Weight(s)	3,507.2	1.76	6,160.2
Earth @ Stem Transitions	536.3	3.26	1,750.3
Footing Weight	278.1	1.85	515.7
Key Weight	0.0	0.25	
Vert. Component	0.0		
<b>Total Vertical Loads</b>	<b>4,502.6 lbs</b>		
<b>Resisting Moment</b>			<b>8,743.5 ft-#</b>
<b>Eccentricity</b>			<b>0.0 in</b>

\* Axial live load NOT included in total displayed, or used for overturning or sliding resistance, but is included for soil pressure calculations.

**Overturning****Overturning Moments**

<u>Overturning Moments</u>	<u>Force</u>	<u>Distance</u>	<u>Moment</u>
Heel Active Pressure	1,091.1 lbs	3.17 ft	3,455.2 ft-#
Surcharge over Heel	0.0		
Adjacent Footing	0.0		
Surcharge Over Toe	0.0		
Load @ Stem Above Soil	0.0		
Added Lateral Load	0.0		
Seismic Load	0.0		
Seismic-Self-weight	0.0		
<b>Totals =</b>	<b>1,091.1 lbs</b>		
<b>Overturning Moment</b>			<b>3,455.2 ft-#</b>

**Load Factors**

Building Code	IBC 2012,ACI 318-11,ACI 530-
Dead Load	0.000
Live Load	1.600
Earth, H	1.600
Wind, W	1.000
Seismic, E	1.000

**Rubble masonry, mortar bonded Stem Analysis Data** *(Unreinforced material)*

Wall Material Weight	=	145.00 pcf	Fc : Max. Allow. Compression	=	100.0 psi
Front Batter Distance	=	3.50 in	Fc : Max. Allow. Tension	=	10.0 psi
Thickness @ Top of Stem	=	24.00 in			
Back Batter Distance	=	13.00 in			

	@ Height #1	@ Height #2	@ Height #3
	OK	OK	OK
<b>Height above Footing</b>	= 4.00 ft	= 2.00 ft	= 0.00 ft
Wall Thick. @ Height	= 33.17 in	= 36.83 in	= 40.50 in
Section Modulus	= 2,200.06 in <sup>3</sup>	= 2,713.39 in <sup>3</sup>	= 3,280.50 in <sup>3</sup>
Moment @ Height	= 806.0 ft-#	= 2,211.6 ft-#	= 4,700.6 ft-#
Vertical Load @ Height	= 1,726.9 lbs	= 2,572.7 lbs	= 3,507.2 lbs
Actual Unit Tension	= 0.1 psi	= 4.0 psi	= 10.0 psi
Actual Unit Compression	= 8.7 psi	= 15.6 psi	= 24.4 psi
Shear @ Section	= 483.6 lbs	= 947.8 lbs	= 1,566.9 lbs
Actual Unit Shear	= 0.0 psi	= 0.0 psi	= 0.0 psi

**Footing Strengths & Dimensions**

Toe Width	=	0.25 ft
Heel Width	=	3.46
Total Footing Width	=	3.71
Footing Thickness	=	6.00 in
Key Width	=	0.00 in
Key Depth	=	0.00 in
Key Distance from Toe	=	0.25 ft
f'c = 2,500 psi	Fy =	60,000 psi
Footing Concrete Density	=	150.00 pcf
Min. As %	=	0.0018
Cover @ Top = 2.00 in	@ Btm.=	3.00 in

### Footing Design Results

	<u>Toe</u>	<u>Heel</u>
Factored Pressure	= 0	3,578 psf
Mu' : Upward	= 0	12 ft-#
Mu' : Downward	= 0	0 ft-#
Mu: Design	= 0	12 ft-#
Actual 1-Way Shear	= 2.71	6.14 psi
Allow 1-Way Shear	= 40.00	40.00 psi
Toe Reinforcing	= None Spec'd	
Heel Reinforcing	= None Spec'd	
Key Reinforcing	= None Spec'd	

### Other Acceptable Sizes & Spacings

Toe:  $\phi M_n = \phi'5\lambda\sqrt{f_c}'S_m$

Heel:  $\phi M_n = \phi'5\lambda\sqrt{f_c}'S_m$

Key: No key defined

### Tilt

#### Horizontal Deflection at Top of Wall due to settlement of soil

(Deflection due to wall bending not considered)

Soil Spring Reaction Modulus 250.0 pci

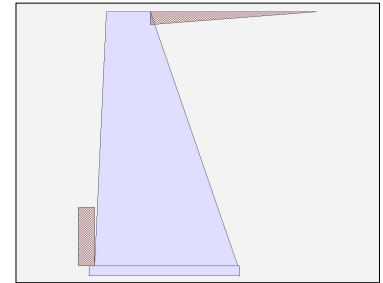
Horizontal Defl @ Top of Wall (approximate only) 0.042 in

The above calculation is not valid if the heel soil bearing pressure exceeds that of the toe, because the wall would then tend to rotate into the retained soil.

**Gravity Stem Retaining Wall**

**Criteria**

Retained Height	=	13.00 ft
Wall height above soil	=	0.00 ft
Slope Behind Wall	=	0.00
Height of Soil over Toe	=	36.00 in



**Soil Data**

Allow Soil Bearing	=	4,000.0 psf
Coulomb Soil Pressure calculation	=	
Soil Friction Angle	=	36.0 deg
Active Pressure:Ka*Gamma	=	59.5 psf/ft
Passive Pressure:Kp*Gamma	=	839.2 psf/ft
Water height over heel	=	0.0 ft
Footing  Soil Frictior	=	0.400
Soil height to ignore for passive pressure	=	12.00 in

**Surcharge Loads**

Surcharge Over Heel	=	0.0 psf	Surcharge Over Toe	=	0.0 psf
>>>Used To Resist Sliding & Overturning			Used for Sliding & Overturning		

**Lateral Load Applied to Stem**

Lateral Load	=	0.0 #/ft	Wind on Exposed Stem	=	0.0 psf
...Height to Top	=	0.00 ft			
...Height to Bottom	=	0.00 ft			

**Adjacent Footing Load**

Adjacent Footing Load	=	0.0 lbs	Footing Type	Line Load
Footing Width	=	0.00 ft	Base Above/Below Soil	
Eccentricity	=	0.00 in	at Back of Wall	= 0.0 ft
Wall to Ftg CL Dist	=	0.00 ft	Poisson's Ratio	= 0.300



**Wall Design Summary****Stability Ratios**

Overturning	=	3.65 OK
Sliding(VERTICAL Component NOT Used)	=	3.77 OK

**Soil Bearing**

Total Bearing Load	=	11,648 lbs
...resultant ecc.	=	10.72 in
Soil Pressure @ Toe	=	374 psf OK
Soil Pressure @ Heel	=	3,015 psf OK
Allowable	=	4,000 psf
Soil Pressure Less Than Allowable		
ACI Factored @ Toe	=	523 psf
ACI Factored @ Heel	=	4,221 psf
Footing Shear @ Toe	=	0.3 psi OK
Footing Shear @ Heel	=	7.3 psi OK
Allowable	=	75.0 psi

**Sliding****Resisting Forces**Vertical Forces

	<u>Force</u>	
Soil Over Heel	119.2 lbs	
Sloped Soil Over Heel	0.0	
Surcharge Over Heel	0.0	
Adjacent Footing Load	0.0	
Axial Dead Load on Stem	0.0	
Axial Live Load on Stem *	Omit	
Soil Over Toe	103.1	
Surcharge Over Toe	0.0	
Stem Weight(s)	8,050.5	
Earth @ Stem Transitions	2,860.0	
Footing Weight	515.6	
Key Weight	0.0	
Vert. Component **	0.0	

**Total Vertical Loads** 11,648.4 lbs

**Sliding Forces**Lateral Forces

	<u>Force</u>
* Heel Active Pressure	2,487.7 lbs
Surcharge over Heel	0.0
Adjacent Footing	0.0
Surcharge Over Toe	0.0
Load @ Stem Above Soil	0.0
Added Lateral Load	0.0
Seismic Load	0.0
Seismic-Self-weight	0.0
Lateral on Key	0.0

**Totals =** 2,487.7 lbs

\*Includes water table effect

\* Axial live load NOT included in total displayed , or used for overturning or sliding resistance, but is included for soil pressure calculations.

**Sliding Calcs**

Lateral Sliding Force	=	2,487.7 lbs
less 100% Passive Force	=	- 4,720.8 lbs
less 100% Friction Force	=	- 4,659.4 lbs
Added Force Req'd	=	0.0 lbs OK
....for 1.5 Stability	=	0.0 lbs OK

Vertical component of active lateral soil pressure IS NOT considered in the calculation of soil bearing pressures.

**Overturning****Resisting Moments**

<u>Resisting Moments</u>	<u>Force</u>	<u>Distance</u>	<u>Moment</u>
Soil Over Heel	119.2 lbs	6.83 ft	814.3ft-#
Sloped Soil Over Heel	0.0		
Surcharge Over Heel	0.0		
Adjacent Footing Load	0.0		
Axial Dead Load on Stem	0.0		
Axial Live Load on Stem *	0.0		
Soil Over Toe	103.1	0.16	16.3
Surcharge Over Toe	0.0		
Stem Weight(s)	8,050.5	2.81	22,617.8
Earth @ Stem Transitions	2,860.0	5.46	15,610.8
Footing Weight	515.6	3.44	1,772.5
Key Weight	0.0	0.25	
Vert. Component	0.0		
<b>Total Vertical Loads</b>	<b>11,648.4 lbs</b>		
<b>Resisting Moment</b>			<b>40,831.7 ft-#</b>
<b>Eccentricity</b>			<b>0.0 in</b>

\* Axial live load NOT included in total displayed, or used for overturning or sliding resistance, but is included for soil pressure calculations.

**Overturning****Overturning Moments**

<u>Overturning Moments</u>	<u>Force</u>	<u>Distance</u>	<u>Moment</u>
Heel Active Pressure	2,487.7 lbs	4.50 ft	11,194.5 ft-#
Surcharge over Heel	0.0		
Adjacent Footing	0.0		
Surcharge Over Toe	0.0		
Load @ Stem Above Soil	0.0		
Added Lateral Load	0.0		
Seismic Load	0.0		
Seismic-Self-weight	0.0		
<b>Totals =</b>	<b>2,487.7 lbs</b>		
<b>Overturning Moment</b>			<b>11,194.5 ft-#</b>

**Load Factors**

Building Code	IBC 2012,ACI 318-11,ACI 530-
Dead Load	0.000
Live Load	1.600
Earth, H	1.600
Wind, W	1.000
Seismic, E	1.000

**Rubble masonry, mortar bonded Stem Analysis Data** *(Unreinforced material)*

Wall Material Weight	=	145.00 pcf	Fc : Max. Allow. Compression	=	100.0 psi
Front Batter Distance	=	6.50 in	Fc : Max. Allow. Tension	=	10.0 psi
Thickness @ Top of Stem	=	24.00 in			
Back Batter Distance	=	48.00 in			

	@ Height #1	@ Height #2	@ Height #3
	OK	OK	OK
<b>Height above Footing</b>	= 4.00 ft	2.00 ft	0.00 ft
Wall Thick. @ Height	= 61.73 in	70.12 in	78.50 in
Section Modulus	= 7,621.38 in <sup>3</sup>	9,832.33 in <sup>3</sup>	12,324.50 in <sup>3</sup>
Moment @ Height	= 5,307.0 ft-#	9,689.5 ft-#	15,993.8 ft-#
Vertical Load @ Height	= 4,661.6 lbs	6,254.8 lbs	8,050.5 lbs
Actual Unit Tension	= 2.1 psi	4.4 psi	7.0 psi
Actual Unit Compression	= 14.6 psi	19.3 psi	24.1 psi
Shear @ Section	= 1,769.0 lbs	2,642.6 lbs	3,690.9 lbs
Actual Unit Shear	= 0.0 psi	0.0 psi	0.0 psi

**Footing Strengths & Dimensions**

Toe Width	=	0.25 ft
Heel Width	=	6.63
Total Footing Width	=	6.88
Footing Thickness	=	6.00 in
Key Width	=	0.00 in
Key Depth	=	0.00 in
Key Distance from Toe	=	0.25 ft
f'c = 2,500 psi	Fy =	60,000 psi
Footing Concrete Density	=	150.00 pcf
Min. As %	=	0.0018
Cover @ Top = 2.00 in	@ Btm.=	3.00 in

### Footing Design Results

	<u>Toe</u>	<u>Heel</u>
Factored Pressure	= 523	4,221 psf
Mu' : Upward	= 18	15 ft-#
Mu' : Downward	= 0	0 ft-#
Mu: Design	= 18	15 ft-#
Actual 1-Way Shear	= 0.32	7.29 psi
Allow 1-Way Shear	= 40.00	40.00 psi
Toe Reinforcing	= None Spec'd	
Heel Reinforcing	= None Spec'd	
Key Reinforcing	= None Spec'd	

### Other Acceptable Sizes & Spacings

Toe:  $\phi M_n = \phi'5\lambda\sqrt{f_c}'S_m$

Heel:  $\phi M_n = \phi'5\lambda\sqrt{f_c}'S_m$

Key: No key defined

### Tilt

#### Horizontal Deflection at Top of Wall due to settlement of soil

(Deflection due to wall bending not considered)

Soil Spring Reaction Modulus 250.0 pci

Horizontal Defl @ Top of Wall (approximate only) 0.042 in

The above calculation is not valid if the heel soil bearing pressure exceeds that of the toe, because the wall would then tend to rotate into the retained soil.



TOWN OF NORTH CASTLE  
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PLANNING BOARD  
Christopher Carthy, Chair

## RESOLUTION

**Action:** Site Plan and Steep Slope Permit Approvals [#19-008]  
**Project Name:** Sir John's Plaza Site Plan  
**Owner:** Sir John's Plaza, John A. Magnotta Realty Inc.  
**Designation:** 122.12-4-52 & 53  
**Zoning District:** CB  
**Location:** 909 and 913 North Broadway  
**Area:** 3.09 acres  
**Approval Date:** February 10, 2020  
**Expiration Date:** February 10, 2021 (1 year)

WHEREAS, on March 11, 2019, an application for site plan approval was submitted to the Planning Board and the requisite fee was paid; and

WHEREAS, the application consists of the following drawings:

- Plan labeled "P-1," entitled "Commercial Parking," dated April 22, 2019, last revised November 7, 2019, prepared by Gabriel E. Senor, P.C.
- Plan labeled "SP-1," entitled "Sir John's Plaza," dated November 7, 2019, prepared by Gabriel E. Senor, P.C.
- Plan labeled "SP-2," entitled "Sir John's Plaza," dated November 7, 2019, prepared by Gabriel E. Senor, P.C.
- Plan labeled "D-1," entitled "Detail Sheet," dated November 7, 2019, last revised December 9, 2019, prepared by Gabriel E. Senor, P.C.
- Plan labeled "D-2," entitled "Details Sheet," dated November 7, 2019, last revised December 9, 2019, prepared by Gabriel E. Senor, P.C.
- Lighting Plan dated December 6, 2019 prepared by Gabriel E. Senor, P.C.

WHEREAS, the Applicant is seeking site plan approval for the construction of new 48 space off-street parking area with appurtenant retaining walls; and

WHEREAS, in addition, the Applicant is proposing overnight parking at the rear of the Sir John's Plaza building; and

WHEREAS, the approximately 3.09 acre property is located in the CB Zoning District and is designated on the Tax Maps of the Town of North Castle as lots 122.12-4-52 and 53; and

WHEREAS, an Environmental Assessment Form dated March 11, 2019 was prepared by the Applicant and submitted to the Planning Board for its review and consideration; and

Site Plan and Steep Slope Permit Approvals for:

***Sir John's Plaza*** [#19-008]

February 10, 2020

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WHEREAS, the Proposed Action would be classified as an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA) and the Town of North Castle Environmental Quality Review Law; and

WHEREAS, 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) since the subject site is located within 500 feet of North Broadway (NYS Route 22); and

WHEREAS, the project was referred to the County; and

WHEREAS, a December 12, 2010 letter from Westchester County recommends that the Applicant explore shared parking arrangements rather than disturbing steep slopes and creating additional impervious surfaces as proposed; and

WHEREAS, the County further notes that approval from the Westchester County Department of Public Works and Transportation is required pursuant to Section 239 F of the GML; and

WHEREAS, the County also recommends that the Town require an enforceable maintenance program that will prevent the stormwater system from being clogged with sediment; and

WHEREAS, finally, the County recommends the installation of bicycle parking for employees and customers; and

WHEREAS, the site plan was forwarded to the Chief of Police, Fire Inspector and the North White Plains 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 issues deemed important to providing emergency services; and

WHEREAS, the Police Department expressed concern regarding ingress and egress points to the property since the property is located in a high traffic area. The Police Department noted that the property is controlled by a traffic signal at the intersection of NYS Route 22 and North Broadway, and also two driveways at the north end of property which allow ingress and egress from North Broadway. North Broadway is currently being reconfigured to add a new southbound lane at these two driveways by NYC DEP for traffic mitigation related to the Westlake Drive closure. Even without the proposed 48 parking spaces, vehicle ingress and egress on these two North Broadway driveways needs to be modified for traffic safety. Traffic exiting at the North Broadway driveway is recommended to be prohibited from making left turns, which will prevent traffic from crossing over two southbound lanes to proceed northbound. Additionally, traffic traveling northbound on North Broadway is recommended to be prohibited from making left turns into the North Broadway driveway. This again will prevent traffic from crossing over two southbound lanes of traffic, and eliminate northbound traffic congestion at the traffic signal just south of this driveway caused by vehicles making a left into the driveway.

Site Plan and Steep Slope Permit Approvals for:

***Sir John's Plaza*** [#19-008]

February 10, 2020

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North Broadway in front of the involved property is a County road and northbound and southbound traffic can at times back up into the area of the existing driveway. This road is a main thoroughfare for traffic accessing the Taconic State Parkway, Central Westchester Parkway, and the North White Plains Metro North Train Station. The restriction of vehicles making a left turn into and out of the property at the North Broadway driveways is necessary for traffic safety, and the proposal to add 48 parking spaces makes the restriction more urgent. The Police Department believes the existing traffic signal in front of applicant's property provides the safest and most efficient means of ingress and egress; and

WHEREAS, the proposed traffic circulation plan was referred to the Town's Traffic Consultant; and

WHEREAS, the Town's Traffic Consultant recommends the revision of the site plan to eliminate the dead end aisles near the compactor to permit circulation through the two proposed parking aisles; and

WHEREAS, in addition, the Town's Traffic Consultant recommends eliminating spaces 90 and 91 to permit a 24-foot travel aisle behind the existing restaurant; and

WHEREAS, a duly advertised public hearing regarding the site plan was opened on January 13, 2020 and closed on February 10, 2020, at which time all those wishing to be heard were given the opportunity to be heard; and

WHEREAS, the Planning Board has requested, received and considered comments from the Town Attorney, the Consulting Town Engineer and Planner regarding the proposed development; and

WHEREAS, the Planning Board is familiar with the nature of the site, the surrounding area and the proposed development; and

WHEREAS, the site plan depicts 6,500 square feet of Town-regulated steep slope disturbance; and

WHEREAS, the requirements of the Zoning Ordinance and the Town of North Castle Comprehensive Plan Update have been met; and

NOW THEREFORE BE IT RESOLVED, that based upon its review of the full environmental record the Planning Board finds that the proposed action will not result in any significant adverse environmental impacts and hereby adopts a Negative Declaration pursuant to the requirements of Article 8 of the New York State Environmental Quality Review Law and 6 NYCRR Part 617; and

BE IT FURTHER RESOLVED, that the application for site plan and steep slope permit approvals, as described herein, is hereby conditionally approved, subject to the following conditions and modifications; and

BE IT FURTHER RESOLVED that, this site plan and tree removal permit approvals shall expire one (1) year after the date of this resolution unless all of the conditions and modifications identified below have been substantially completed or an extension of time has been requested by the applicant or granted by the North Castle Planning Board.

**Prior to the Signing of the Site Plan:**

*(The Planning Board Secretary's initials and date shall be placed in the space below to indicate that the condition has been satisfied.)*

- \_\_\_\_\_ 1. The site plan shall be amended to revise traffic islands, traffic signage and drive aisles to the satisfaction of the Town Traffic Consultant, Town Engineer and Planning Department.
  
- \_\_\_\_\_ 2. The applicant shall provide an easement and maintenance agreement, to the satisfaction of the Town Attorney, to construct the proposed retaining wall and plant the material on the adjacent residential properties.
  
- \_\_\_\_\_ 3. The site plan shall be revised to include the following note to the satisfaction of the Town Planner:  
  
The six overnight off-street parking spaces at the rear of the Sir John's Plaza main building may be utilized only by CR Inc., PLS, the Deli and Sir John's Restaurant as depicted on this site plan. Modifications to the tenants utilizing overnight parking spaces require amended site plan approval by the Planning Board.
  
- \_\_\_\_\_ 4. The plan shall dimension the drive aisle at the rear of the site adjacent to Spaces #77 and #96, to demonstrate compliance to the Town Code, to the satisfaction of the Town Engineer.
  
- \_\_\_\_\_ 5. The plan proposes to detain and infiltrate the stormwater volume generated by the net increase in impervious surface for the 100-year storm event. The number of infiltration units shown on the plan and in the hydrologic model shall be coordinated, to the satisfaction of the Town Engineer.
  
- \_\_\_\_\_ 6. The applicant shall submit, as necessary and appropriate, final details to the satisfaction of the Town Engineer of site, final grading and storm drainage, utility connections, sight lines and curbing, parking, driveway and pavement specifications.
  
- \_\_\_\_\_ 7. Pursuant to Section 127-17 of the Town Code, the applicant shall submit a detailed quantity cost estimate for all site improvements proposed, with the quantities certified to by the applicant's engineer, to the satisfaction of the Town Engineer.



Site Plan and Steep Slope Permit Approvals for:

**Sir John's Plaza [#19-008]**

February 10, 2020

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- \_\_\_\_\_ 8. The height of the fence above the retaining wall shall be coordinated between the plan and detail, to the satisfaction of the Town Engineer.
- \_\_\_\_\_ 9. Payment of all applicable fees, including any outstanding consulting fees.
- \_\_\_\_\_ 10. The Applicant shall submit to the Planning Board Secretary two sets of plans (with required signature block) incorporating all required amendments to the plans as identified in this resolution of approval to the satisfaction of the Town Planner, Town Engineer and Town Attorney.
- \_\_\_\_\_ 11. Return of the "Planning Board Notification" sign in reusable condition with stand. If such sign is not returned as previously described a payment of \$25.00 made payable to the Town of North Castle shall be required.

**Prior to the Issuance of a Building Permit:**

*(The Planning Board Secretary's initials and date shall be placed in the space below to indicate that the condition has been satisfied.)*

- \_\_\_\_\_ 1. North Broadway is a County road (CR 29A). The Applicant shall submit documentation, to the satisfaction of the Town Engineer, that approval for all work has been granted from the Westchester County Department of Public Works and Transportation under Section 239 F of the General Municipal Law.
- \_\_\_\_\_ 2. The submission of retaining wall design and construction details, prepared by a New York State Licensed Professional Engineer, to the satisfaction of the Town Engineer.
- \_\_\_\_\_ 3. The approved site plan shall be signed by both the Planning Board Chair and Town Engineer.
- \_\_\_\_\_ 4. The submission of a complete set of building plans for review and approval by the Town Building Inspector prior to the issuance of a building permit.
- \_\_\_\_\_ 5. The applicant shall submit an engineering inspection fee equal to 3% of the estimated cost of construction.
- \_\_\_\_\_ 6. Payment of all outstanding fees, including professional review fees.

Site Plan and Steep Slope Permit Approvals for:

**Sir John's Plaza** [#19-008]

February 10, 2020

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**Prior to the Issuance of a Certificate of Occupancy:**

*(The Planning Board Secretary's initials and date shall be placed in the space below to indicate that the condition has been satisfied.)*

- \_\_\_\_\_ 1. The submission to the Town Building Inspector of an "As Built" site plan.
- \_\_\_\_\_ 2. Submit confirmation, to the satisfaction of the Town Engineer, from the Westchester County Department of Public Works and Transportation, that all work associated with any permits that may be required have been satisfied and property closed.
- \_\_\_\_\_ 3. The submission to the Town Building Inspector a Certification by the Design Engineer for the construction of the retaining wall, to the satisfaction of the Town Engineer.

**Other Conditions:**

1. The six overnight off-street parking spaces at the rear of the Sir John's Plaza main building may be utilized only by CR Inc., PLS, the Deli and Sir John's Plaza. Modifications to the tenants utilizing overnight parking spaces require amended site plan approval by the Planning Board.
2. Left turns shall be prohibited from entering the property and from exiting the property at the unsignalized driveways fronting North Broadway.
3. Prior to the start of construction and throughout the construction period, area of disturbance lines shall be clearly delineated in the field with snow fence or another demarcation acceptable to the Building Department and Town Engineer, which shall be placed around the entire proposed construction area. Except as necessary to provide mitigation plantings, no encroachment beyond these limits by workers or machinery shall be permitted.
4. Grading and clearing and other construction-related activities shall take place only within the delineated area of disturbance lines. These area of disturbance lines represent the maximum limits of construction activities. Every attempt shall be made to further reduce grading and clearing activities within the area of disturbance lines by maintaining natural vegetation and topography wherever practicable.
5. Prior to the commencement of any site work, the Applicant shall stake the location of the proposed construction for inspection and approval by the Building Department and Town Engineer.
6. All soil erosion and sedimentation control measures shown on this plan shall be in place prior to the start of any site work. The Building Department and Town Engineer shall have inspected the installation of all required soil erosion and sedimentation control measures prior to the authorization to proceed with any phase of the site work.

7. Throughout the construction period, a qualified professional retained by the Applicant shall, on at least a weekly basis, prior to any predicted rain event and after any runoff-producing rain event, inspect the soil erosion and sedimentation control measures to ensure their proper functioning. Soil shall be removed from the silt fence when bulges develop in the fence in accordance with Westchester County recommendations. Records shall be kept onsite and made available for review by Town personnel. Inspections shall be in accordance with the NYSDEC Phase II regulations.
8. If the Applicant, during the course of construction, encounters such conditions as flood areas, underground water, soft or silty areas, improper drainage, or any other unusual circumstances or conditions that were not foreseen in the original planning, he shall report such conditions immediately to the Building Department and Town Engineer. The Applicant may submit, if he so desires, his recommendations as to the special treatment to be given such areas to secure adequate, permanent and satisfactory construction. The Building Department, without unnecessary delay, shall investigate the condition or conditions, and shall either approve the Applicant's recommendations to correct the conditions, order a modification thereof, or issue his own specifications for the correction of the conditions. In the event of the Applicant's disagreement with the decision of the Building Department, or in the event of a significant change resulting to the site plan or any change that involves the wetlands regulated areas, the matter shall be decided by the Planning Board. Any such conditions observed by the Planning Board or its agents shall be similarly treated.
9. Compliance with all applicable local laws and ordinances of the Town of North Castle and any conditions attached to permits issued thereunder.
10. The applicant shall provide sedimentation and erosion control measures to the satisfaction of the Town Engineer and in accordance with the measures set forth in the Westchester County Best Management Practices for Construction and Related Activities.
11. All landscaping shown on this plan shall be maintained in a vigorous growing condition throughout the duration of the use. All plants not so maintained shall be replaced with new plants of comparable size and quality at the beginning of the next immediately following growing season.

Site Plan and Steep Slope Permit Approvals for:  
**Sir John's Plaza** [#19-008]  
February 10, 2020  
Page 8 of 8

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APPLICANT, agreed and understood as to contents and conditions, including expiration, contained herein

2/14/2020  
Date

  
Sir John's Plaza

2/14/2020  
Date

  
John A. Magnotta Realty Inc.

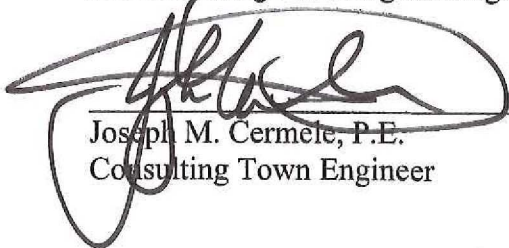
NORTH CASTLE PLANNING OFFICE,  
as to approval by the North Castle Planning Board

2/20/2020  
Date

  
Valerie B. Desimone, Planning Board Secretary

KELLARD SESSIONS CONSULTING  
As to Drainage and Engineering Matters

02/24/20  
Date

  
Joseph M. Cermele, P.E.  
Consulting Town Engineer


STEPHENS BARONI REILLY & LEWIS LLP  
As to Form and Sufficiency

2/24/20  
Date

  
Roland A. Baroni, Jr. Esq., Town Counsel

NORTH CASTLE PLANNING BOARD

02/24/2020  
Date

  
Christopher Carthy, Chairman