



445 Hamilton Avenue, 14th Floor  
White Plains, New York 10601  
T 914 761 1300  
F 914 761 5372  
cuddyfeder.com

William S. Null, Esq.  
wnull@cuddyfeder.com

09/27/2021

**BY EMAIL: vdesimone@northcastleny.com**

Chairman Christopher Carthy and Members of the Planning Board  
Town of North Castle  
17 Bedford Road  
Armonk, New York 10504

Re: Site Plan Application for Restaurant with Accessory Brewing Operations and Tap Room  
873 Holding Company LLC  
Premises: 873 North Broadway, North Castle, NY 10603 (122.12-4-27)

Dear Chairman Carthy and Members of the Planning Board:

On behalf of 873 Holding Company LLC, the contract-vendee for the Premises (“Applicant”), we respectfully submit its Site Development Plan Application with respect to the proposed adaptive reuse of an approximately 3,435 square foot commercial building at 873 North Broadway with a new restaurant and accessory brewing operations and tap room to be known as “Miles, The Prince.” The restaurant will offer an upscale dining experience intended to pair chef-driven food with craft brewed beer.

The Premises is classified within the Town of North Castle’s CB – Central Business District where “restaurants, taverns, cafes, bakeries not exceeding 5,000 square feet of floor area” are permitted as-of-right. The restaurant will accommodate the proposed dining area and kitchen on the upper level that fronts on North Broadway (aka NYS Route 22), comprising approximately 1,720 s.f., including the primary dining space with an open seating area and small bar, a small private dining area, kitchen, and bathrooms. The lower-level comprises approximately 1,715 s.f., including a ten-barrel brewing area and small tap room, as well as “back-of-the-house” areas for mechanical equipment and food storage.

The small brewing area will enable beer to be brewed on site predominantly for consumption or sale on the Premises. Some of the on-site brewed beer will be distributed locally, but it is a fraction of the production. Local distribution would be by van with the trips expected to occur only 2 or 3 days a week with just 1 trip per day.



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The Planning Board granted Site Development Plan Approval for these Premises in 2019 for use as the Greener Dry Cleaner.<sup>1</sup> Most of the previously approved improvements have been constructed except for sidewalk improvements along North Broadway, which were bonded by the current owner. The completed improvements include a new paved parking area in the rear of the building, improved stormwater infrastructure, and new signage and façade.

The Applicant is not proposing any increase to the footprint, height, or floor area of the building. This Application substantially involves internal renovations to accommodate the proposed restaurant and accessory brewing operations. The limited exterior renovations and site improvements consist of constructing the landscaped sidewalk along North Broadway, as previously approved, replacing an approximately 210 s.f. area of pavement along the rear of the building with pavers for a small outdoor seating area, and renovating the façade with new paint, signage, and wall sconces.

Vehicles will be prohibited from using the North Broadway frontage, which is consistent with the conditions and safeguards included in the Planning Board's 2019 approvals. Instead, that area will be improved by raised planters and benches to provide a more welcoming aesthetic visible from Route 22.

The rear parking area with 21 paved parking spaces and 1 paved loading space will be maintained and accessed from Washington Place via an easement over the adjacent property (877 North Broadway).<sup>2</sup> Customers will access the restaurant or tap room from the lower level of the building. Access to the second level will be provided by elevator for ADA accessibility or by stairs.

Required parking for the restaurant is 46 spaces based on the Town's parking minimum of 1 space for every 75 s.f. of restaurant area. However, the actual parking need is expected to be much less, given the gross floor area includes a significant area in the lower level to be used for brewing and other "back-of-the-house" purposes that do not generate customer parking. The Applicant is exploring opportunities to lease additional parking space within 250 feet of the Premises, as permitted by Town Code Section 355-56A(1)(b). Otherwise, the Applicant anticipates applying to the Zoning Board of Appeals for a parking variance.

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<sup>1</sup> See Site Plan and Tree Removal Permit Approval Resolutions for GDC Equities, LLC dated April 8, 2019 (modified on July 8, 2019, July 29, 2019, and September 23, 2019).

<sup>2</sup> See Driveway Easement and Maintenance Agreement between SIGMA, LLC and RLA Holdings, LLC dated July 30, 2018 recorded in the Westchester County Clerk Land Records at Control Number 583443244.





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In support of this Application, we respectfully submit the following documents:

1. Site Plan Application Form with signed/notarized Owner Authorization;
2. Short Environmental Assessment Form;
3. A slide deck prepared by the Applicant detailing the concept and history for “Miles, The Prince” as a restaurant with accessory brewing operations and tap room;
4. Site Plans prepared by Insite Engineering, Surveying & Landscape Architecture, P.C. dated September 27, 2021 consisting of sheets entitled and numbered as follows:
  - SP-1: Layout and Landscape Plan
  - SP-2: Grading and Utilities Plan
5. Interior Proposed Plans and Exterior Elevations (A-050.00), dated September 22, 2021 prepared by Wid Chapman Architects;
6. Two Architectural Renderings prepared by Wid Chapman Architects illustrating the proposed front of the building and the proposed rear of the building;
7. Survey prepared by All County Land Surveyor PC (Donal A. O’Buckley, P.L.S.) representing the property known as Section 122.12, Block 4, Lot 27 of the Town of North Castle, County of Westchester, as surveyed on July 23, 2021; and
8. A Stormwater Pollution Prevention Plan (“SWPPP”) Addendum prepared by Insite Engineering, Surveying & Landscape Architecture, P.C. dated September 27, 2021 submitting the Stormwater Pollution Prevention Plan prepared for GDC Equities, LLC – 873 North Broadway – Town of North Castle prepared by Insite Engineering, Surveying & Landscape Architecture, P.C. dated March 11, 2019 which was previously approved by the Planning Board in 2019.

Two checks made payable to the “Town of North Castle” in the amount of \$200.00 and \$3,000.00, respectively representing the Site Plan Application Fee and Commercial Site Plan Escrow Deposit have been submitted under separate cover for this matter.

We respectfully request that this Application be placed on the Agenda for consideration by the Planning Board at its October 14, 2021 meeting. We look forward to attending that meeting and addressing any questions.



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Thank you for your consideration.

Respectfully yours,

*William S. Null*

William S. Null

cc: Director of Planning Adam R. Kaufman, AICP; Engineering Consultant Joseph M. Cermele, P.E., Kellard Sessions Consulting; Insite Engineering, Surveying & Landscape Architecture, P.C.; Wid Chapman Architects



# EXHIBIT 1



**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

Miles the Prince - 873 N Broadway, North Castle, NY 10504

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

Name of Property Owner: RLA Holdings, LLC

Mailing Address: 800 Central Park Avenue, Suite 201, Scarsdale, NY 10583

Telephone: 914 760 3288 Fax: \_\_\_\_\_ e-mail \_\_\_\_\_

Name of Applicant (if different): 873 Holding Company LLC

Address of Applicant: 5 Oak Lane, Larchmont, NY 10538

Telephone: 914 715 6922 Fax: \_\_\_\_\_ e-mail zegoldstein@gmail.com

Interest of Applicant, if other than Property Owner:  
Contract-Vendee

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:  
Insite Engineering, Surveying & Landscape Architecture, P.C. (c/o Rich Williams, P.E.)

Address: 3 Garrett Place, Carmel, NY 10512

Telephone: 845 225 9690 Fax: 845 225 9717 e-mail rwilliams@insite-eng.com

Name of Other Professional: Wid Chapman Architects (c/o Wid Chapman)

Address: 547 W 27th Street, Suite 304, New York, NY 10001

Telephone: 212 675 5207 Fax: \_\_\_\_\_ e-mail wid@widchapman.com

Name of Attorney (if any): Cuddy & Feder LLP (c/o William Null, Esq.)

Address: 445 Hamilton Avenue, Floor 14, White Plains, NY 10601

Telephone: 914 761 1300 Fax: 914 761 5372 e-mail wnull@cuddyfeder.com



**II. IDENTIFICATION OF SUBJECT PROPERTY**

Street Address: 873 N Broadway, North Castle, NY 10603

Location (in relation to nearest intersecting street):

approx. 75 feet (north, south, east or west) of Washington Place E

Abutting Street(s): North Broadway

Tax Map Designation (NEW): Section 122.12 Block 4 Lot 27

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

Zoning District: CB Total Land Area 16,959 s/f (0.39 acres)

Land Area in North Castle Only (if different) n/a

Fire District(s) North Caste South F.D. #1 School District(s) Valhalla Central

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) X

If yes, please identify name(s): City of White Plains

The boundary of any existing or proposed County or State park or any other recreation area?

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

The right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway?

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

The existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel lines?

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

The existing or proposed boundary of any county or State owned land on which a public building or institution is situated?

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

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

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

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

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

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

Subject property is beneficiary of easement (Control # 583443244) over adjacent parcel known as 877 N Broadway

**III. DESCRIPTION OF PROPOSED DEVELOPMENT**

Proposed Use: Restaurant with accessory brewing operations and taproom

Gross Floor Area: Existing 3,435 S.F. Proposed 3,435 S.F.

Proposed Floor Area Breakdown:

Retail 3,435 S.F.; Office n/a S.F.;

Industrial n/a S.F.; Institutional n/a S.F.;

Other Nonresidential n/a S.F.; Residential n/a S.F.;

Number of Dwelling Units: n/a

Number of Parking Spaces: Existing 21 Required 46 Proposed 21

Number of Loading Spaces: Existing 1 Required 1 Proposed 1

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.)

### 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: \_\_\_\_\_



Date: 09/23/2021

Signature of Property Owner: \_\_\_\_\_

  
STEPHEN TUBIN

Date: 9/24/2021

MUST HAVE BOTH SIGNATURES



## V. INFORMATION TO BE INCLUDED ON SITE DEVELOPMENT PLAN

The following checklist is provided to enable the Applicant to determine if he/she has provided enough information on the site development plan for the Planning Board to review his/her proposal. Applicants are advised to review ARTICLE VIII, Site Development Plan of the North Castle Town Code for a complete enumeration of pertinent requirements and standards prior to making application for site development plan approval.

The application for site development plan approval will not be accepted for Planning Board review unless all items identified below are supplied and **so indicated with a check mark in the blank line provided**. If a particular item is not relevant to the subject property or the development proposal, **the letters "NA" should be entered instead**. In addition, the project will not be scheduled on a Planning Board agenda until the Applicant receives an initialed "site plan checklist" from the Planning Department.

The information to be included on a site development plan shall include:

### **Legal Data:**

- Name of the application or other identifying title.
- Name and address of the Property Owner and the Applicant, (if different).
- Name, address and telephone number of the architect, engineer or other legally qualified professional who prepared the plan.
- Names and locations of all owners of record of properties abutting and directly across any and all adjoining streets from the subject property, including the tax map designation of the subject property and abutting and adjoining properties, as shown on the latest tax records.
- Existing zoning, fire, school, special district and municipal boundaries.
- Size of the property to be developed, as well as property boundaries showing dimensions and bearings as determined by a current survey; dimensions of yards along all property lines; name and width of existing streets; and lines of existing lots, reservations, easements and areas dedicated to public use.
- Reference to the location and conditions of any covenants, easements or deed restrictions that cover all or any part of the property, as well as identification of the document where such covenants, easements or deed restrictions are legally established.
- Schedule of minimum zoning requirements, as well as the plan's proposed compliance with those requirements, including lot area, frontage, lot width, lot depth, lot coverage, yards, off-street parking, off-street loading and other pertinent requirements.
- Locator map, at a convenient scale, showing the Applicant's entire property in relation to surrounding properties, streets, etc., within five hundred (500) feet of the site.
- North arrow, written and graphic scales, and the date of the original plan and all revisions, with notation identifying the revisions.
- A signature block for Planning Board endorsement of approval.

### **Existing Conditions Data:**

- X Location of existing use and design of buildings, identifying first floor elevation, and other structures.
- X Location of existing parking and truck loading areas, with access and egress drives thereto.
- X Location of existing facilities for water supply, sanitary sewage disposal, storm water drainage, and gas and electric service, with pipe sizes, grades, rim and inverts, direction of flow, etc. indicated.
- X Location of all other existing site improvements, including pavement, walks, curbing, retaining walls and fences.
- X Location, size and design of existing signs.
- X Location, type, direction, power and time of use of existing outdoor lighting. \* Time and use to be provided. Photometric plan previously provided.
- X Location of existing outdoor storage, if any.
- X Existing topographical contours with a vertical interval of two (2) feet or less. \* (Not necessary for proposed application)
- 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:**

- X Proposed location of lots, streets, and public areas, and property to be affected by proposed easements, deed restrictions and covenants.
- X Proposed location, use and architectural design of all buildings, including proposed floor elevations and the proposed division of buildings into units of separate occupancy.
- X 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
- X 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.  
\*No proposed streets but sidewalk info provided.
- X 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.
- X 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.  
\*Drainage system, as previously approved is shown. Existing water/sewer service replacement to be detailed on subsequent submission.

- X 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.
- X Location, size and design of all proposed signs.
- X Location, type, direction, power and time of use of proposed outdoor lighting.  
\* (Photometric plan provided with previous approved application.)
- X Location and design of proposed outdoor garbage enclosure. \* (Exists per previous Site Plan Approval)
- N/A Location of proposed outdoor storage, if any.
- X 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
- X Type of wastes or by-products to be produced and disposal method \* Typical restaurant/brewery waste.
- N/A In multi-family districts, floor plans, elevations and cross sections
- X The proposed location, size, design and use of all temporary structures and storage areas to be used during the course of construction.
- X Proposed grade elevations, clearly indicating how such grades will meet existing grades of adjacent properties or the street.
- X 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.

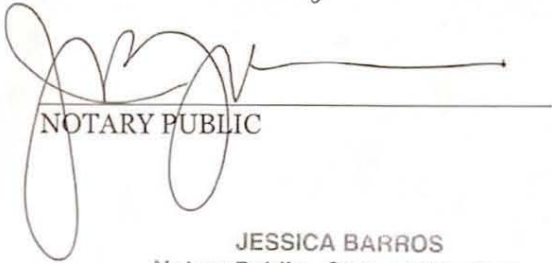


**OWNER AUTHORIZATION**

State of New York }  
New York } ss.  
County of Westchester }

STEPHEN TOBIA, being duly sworn deposes and says that he/she is the MEMBER of RLA Holdings LLC which is the owner in fee of all property described as 873 North Broadway, identified as Section 122.12, Block 4, Lot 27, in the Town of North Castle, Westchester County, State of New York, and that he/she authorizes 873 Holding Company LLC (c/o Zachary Goldstein), as contract-vendee, and its representatives, to submit any applications necessary for the purpose of obtaining approvals to adaptively reuse the premises as a restaurant with brewing operations, including but not limited to applications to the Town of North Castle Planning Board, Architectural Review Board, Zoning Board of Appeals, and any other Town of North Castle boards and departments. We further authorize the members of the boards and their authorized representatives, consultants, and other municipal officials to enter onto the premises for the purpose of evaluating the application for the proposed adaptive reuse.

Sworn and subscribed to before me  
this 30<sup>th</sup> day of AUGUST, 2021

  
\_\_\_\_\_  
NOTARY PUBLIC

JESSICA BARROS  
Notary Public - State of New York  
No. 01BA6382670  
Qualified in Suffolk County  
My Commission Expires Oct. 29, 2022

  
\_\_\_\_\_  
RLA HOLDINGS LLC STEPHEN TOBIA

8/30/2021  
\_\_\_\_\_  
DATE

# EXHIBIT 2

# 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.

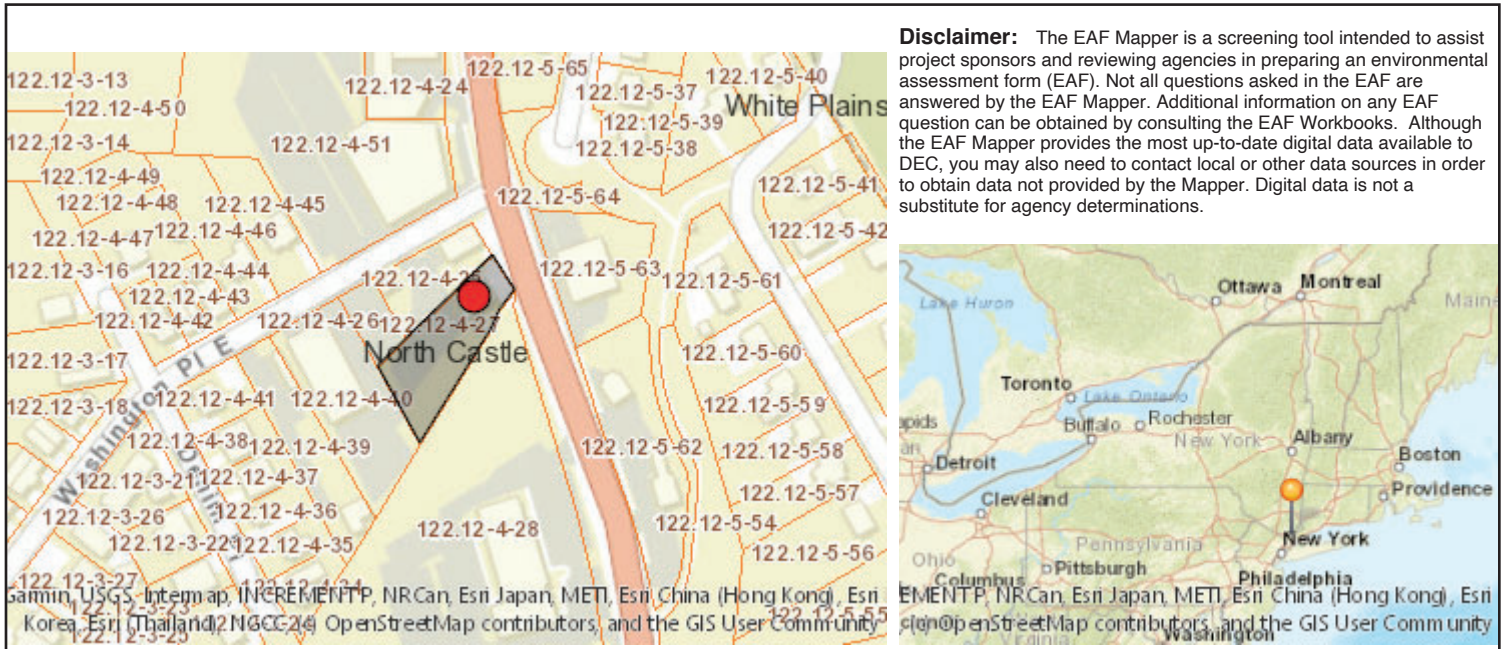
<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Miles, The Prince - 873 N Broadway			
Project Location (describe, and attach a location map): 873 N Broadway, North Castle, NY 10603 (SBL: 122.12-4-27)			
Brief Description of Proposed Action: Applicant proposes to reuse the approximately 3,435 s/f commercial structure at 873 North Broadway in the Town of North Castle as a restaurant with accessory brewing operations and tap room. Improvements include interior renovations to accommodate restaurant space on the upper level fronting on North Broadway. The lower level is proposed to be renovated for the 10-barrel brewing operation with small tap room. The existing paved parking area in the rear will provide 21 off-street parking spaces and 1 loading space accessed from Washington Place by an easement over the adjacent property. No grading or building expansion is being proposed. The Applicant proposes to replace approximately 210 s/f of paved area along the rear of the building with pavers where a small outdoor seating area will be located. The Applicant also proposes a new landscaped sidewalk along North Broadway, raised planters, and benches for seating in the front of the property. The building exterior will be updated with a repainted facade, new branded signage, awnings, and wall sconces. The Applicant anticipates approximately 279 s/f of property along North Broadway to be subject to New York State Department of Transportation takings.			
Name of Applicant or Sponsor: 873 Holding Company, LLC		Telephone: 914 715 6922 E-Mail: zegoldstein@gmail.com	
Address: 5 Oak Lane			
City/PO: Larchmont		State: NY	Zip Code: 10538
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: NYS DOT; North Castle Zoning Board of Appeals; North Castle Architectural Review Board		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.39 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.39 acres*	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <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			

\* Applicant is contract-vendee with written authorization to submit this application and access the property. Closing is contingent upon approvals.



5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? Name: Watershed Properties, Reason: Exceptional or unique character, Agency: Westchester County, Date: 1-31- If Yes, identify: <u>90</u>	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" 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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" 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? 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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	

14. <u>Identify the typical habitat types that occur on, or are likely to be found on the project site</u> 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 checked="" type="checkbox"/> Suburban		
15. <u>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?</u>	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. <u>Is the project site located in the 100-year flood plan?</u>	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. <u>Will the proposed action create storm water discharge, either from point or non-point sources?</u> If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<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: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. <u>Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?</u> If Yes, explain the purpose and size of the impoundment: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
19. <u>Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</u> If Yes, describe: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. <u>Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</u> If Yes, describe: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<p><b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor/name: <u>873 Holding Company LLC (Zachary Goldstein)</u> Date: <u>09/27/2021</u></p> <p><u>Signature</u> _____ Title: <u>Principal</u></p>		



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:Watershed Properties, Reason:Exceptional or unique character, Agency:Westchester County, Date:1-31-90
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

# EXHIBIT 3

Miles  
THE PRINCE





Miles  
THE PRINCE



Miles  
THE PRINCE

Miles  
THE PRINCE

Miles  
THE PRINCE



An upscale restaurant with a small taproom and on-site brewing operation that will change the perception of beer by pairing chef-driven food, thoughtful design and on-site brewed beer. Executing these elements together creates an experience for guests that does not currently exist in such a cohesive way.



# Zach Goldstein

A dynamic hospitality professional well-versed in all aspects of restaurant management and brewing operations

Assistant General Manager - abc cocina by Jean-Georges  
Beverage Coordinator and Manager - abc kitchen, abcV, abc cocina by Jean-Georges  
Floor Manager - Threes Brewing  
Restaurant Manager - Birreria at Eataly  
Brewer - Mother Earth Brew Co.  
Brewer - Stone Brewing Co.

Entrepreneurship and Emerging Enterprises - Syracuse University  
British Brewing Technology Diploma - Brewlab (Graduated with Merit)  
Restaurant and Culinary Management Diploma - Institute of Culinary Education (Top Student Award)



# The Concept

Beer has long been considered a “lesser” beverage and accompanied by simple food and loose service standards. **We will challenge the perception of where beer belongs during a night out and elevate the guests understanding of this beverage.** Our farmhouse style, chef-driven food menu is complex and executed with fine dining standards while being paired with service that remains warm and casual. The beers we will brew on-site are mainly focused on the “farmhouse” category (Saison, Bièr de Garde, Sahti, etc.) but **we will not limit ourselves as long as there is harmony between food and beer.**

The décor will match our service and beer style by being **simple, yet welcoming with a finer attention to detail.** The brewery and taproom will be located below the full service restaurant and the guest will be able to seamlessly move through the concepts. The menu upstairs will be a set price seasonally rotating tasting menu which will continue to explore the relationship between food and beer in an intimate atmosphere.

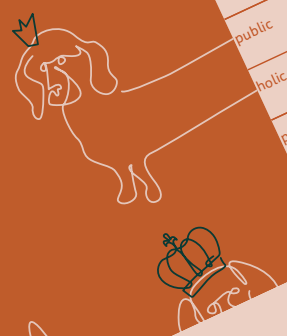
**We are a place where both food and beer lovers can have their expectations exceeded by what is meant by a “brewpub” experience.**



les  
THE PRINCE

## BOTTLES & MICROS

BITBURGER, Non-alcoholic beer	10
public	10
holic beer	10
public	10
holic beer	10
public	10
holic beer	10
public	10



Miles  
THE PRINCE

## ERT DRINKS

## WINE

### Red

TAUTAVEL, Grenache, Gérard Bertrand, France, 2015	10   10
TAUTAVEL, Grenache, Gérard Bertrand, France, 2015	10   10
TAUTAVEL, Grenache, Gérard Bertrand, France, 2015	10   10
TAUTAVEL, Grenache, Gérard Bertrand, France, 2015	10   10

### White

TAUTAVEL, Grenache, Gérard Bertrand, France, 2015	10   10
TAUTAVEL, Grenache, Gérard Bertrand, France, 2015	10   10
TAUTAVEL, Grenache, Gérard Bertrand, France, 2015	10   10
TAUTAVEL, Grenache, Gérard Bertrand, France, 2015	10   10

### Rose

TAUTAVEL, Grenache, Gérard Bertrand, France, 2015	10   10
TAUTAVEL, Grenache, Gérard Bertrand, France, 2015	10   10
TAUTAVEL, Grenache, Gérard Bertrand, France, 2015	10   10
TAUTAVEL, Grenache, Gérard Bertrand, France, 2015	10   10

### Sparkling

TAUTAVEL, Grenache, Gérard Bertrand, France, 2015	10   10
TAUTAVEL, Grenache, Gérard Bertrand, France, 2015	10   10

### GIN TONIC

Dry gin, Tonic	10   10
Dry gin, Tonic	10   10
Dry gin, Tonic	10   10
Dry gin, Tonic	10   10

### SO

SEEDLIP SPIC, Seedlip Spice,	10   10
SEEDLIP SPIC, Seedlip Spice,	10   10
SEEDLIP SPIC, Seedlip Spice,	10   10

### Other Dr

HOUSEMADE, Seedlip Spice,	10   10
HOUSEMADE, Seedlip Spice,	10   10
HOUSEMADE, Seedlip Spice,	10   10
CIDER, Seedlip Spice,	10   10
CIDER, Seedlip Spice,	10   10
JUICES, Orange, apple	10   10

## Charcuterie Plates

PORK RILLETTE, Grapes & Green Peppercorn	10
RABBIT LIVER MOUSSE, Pickled Chanterelle & Toasted Grains	10
DUCK PROSCIUTTO, Blossoms & Honey	10

## Little Dishes

HERB CURED TROUT, Crème Fraiche & Fennel	10
RICE CRISPS, Radish, Pineapple Sage & Cacciatolini	10
COUNTRY BREAD, Rosemary & Bone Marrow	10



Executive Chef  
Preston Williams

261 Moor Street  
Brooklyn, New York

## DESSERT

BUTTERMILK & PINK PEPPERCORN ICE CREAM, Sunflower Seeds & Sunflower Greens	10
AUTUMN FRUIT, Sweet Rice & Cinnamon	10
APPLE CRUMBLE, Brown Butter & Crème Fraiche	10

## Large Dis

GUINEA HEN, Huckleberries	10
PORK BELLY, Charred Mustard & Brown Butter	10
OXTAIL, Emmer & Turn	10
ROASTED SUI, Pear, Daikon &	10
TROUT, Celery Root, B	10
DUCK, Honey, Cipoll	10



Executive Chef  
Preston Williams

261 Moor Street  
Brooklyn, New York

## HOT BRE

COFFEE	10
TEA, Mint, Lemon	10
ESPRESSO	10
LATTE	10







# 873 North Broadway

Miles, The Prince had identified a unique space within the town of North Castle that meets a variety of requirements. Although we plan on becoming a destination and welcoming guests from across Westchester County, we believe this space will allow us to become a neighborhood favorite.

This location is a good fit both demographically because our concept aims to attract young, working professionals and geographically because we are centrally located in Westchester County and easily accessible.

The building lends itself well to a split level concept where the bottom floor can be used for brewing operations with a small, casual taproom and retail component. The top level can easily exist as the fine dining, full sit down version of the brewery below it.



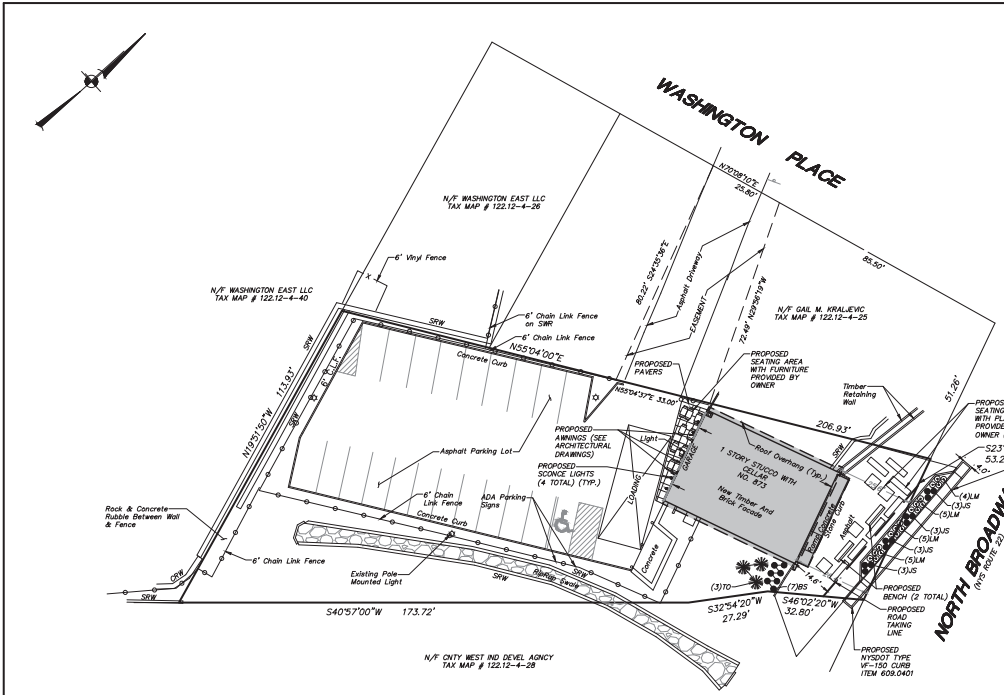




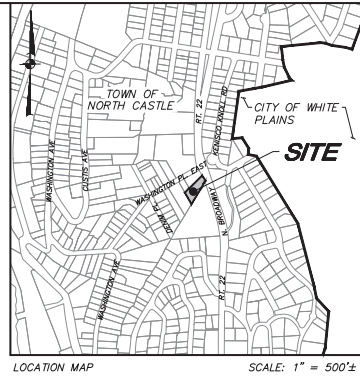
thank you

# EXHIBIT 4





- ### GENERAL NOTES FOR ACCESSIBLE ROUTES ON THE SITE:
- Accessible routes on the site include marked accessible parking spaces and access aisles, sidewalk curb ramps, walkways and ramps.
  - Marked accessible parking spaces and access aisles shall have surface slopes not steeper than 1:50 (2%).
  - Sidewalk curb ramps shall comply with the following items as applicable:
    - Walking surfaces of sidewalk curb ramps shall be stable, firm and slip resistant.
    - The running slope shall not exceed 1:12 (8.3%).
    - The cross slope shall not exceed 1:50 (2%).
    - Landings and transition areas shall be constructed to prevent the accumulation of water.
    - Where provided, side flares for curb ramps shall not be steeper than 1:10 (10%).
    - Curb ramps at marked crosswalks shall be wholly contained within the markings, excluding any flared sides.
    - Landings shall be provided at the top of curb ramps. The clear length of the landing shall be 36 inches minimum. The clear width of the landing shall be at least as wide as the curb ramp, excluding flared sides, leading to the landing.
    - Where detectable warnings are provided on curb ramps, they shall be 24 inches minimum in depth in the direction of travel, shall extend the full width of the curb ramp or flush surface, and be located so that the edge nearest the curb line is 6 inches minimum and 8 inches maximum from the curb line.
    - Refer to sidewalk curb ramp details for additional information.
  - Walkways along an accessible route shall comply with the following items as applicable:
    - Walking surfaces shall be stable, firm and slip resistant.
    - Vertical changes in level along walking surface shall not exceed 1/4". Changes in level greater than 1/4" in height and not more than 1/2" shall be beveled with a slope not steeper than 1:5.
    - The running slope of the walking surfaces shall not be steeper than 1:20 (5%).
    - The cross slope of a walking surface shall not be steeper than 1:50 (2%).
    - The clear width of an accessible route shall be 36" minimum.
    - An accessible route with a clear width less than 40 inches shall provide passing spaces at intervals of 200 feet maximum. Passing spaces shall be 60 inch minimum by 60 inch minimum.
  - Ramps along an accessible route shall comply with the following items:
    - Ramp runs shall have a running slope greater than 1:20 (5%) and not steeper than 1:12 (8.3%).
    - The cross slope of ramp runs shall not exceed 1:50 (2%).
    - Walking surfaces of ramp runs and associated landings shall be stable, firm and slip resistant.
    - The clear width of a ramp run shall be 36 inches minimum or as shown. Handrails and handrail supports that are provided on the ramp run shall not project into the required clear width of the ramp run or associated landing.
    - The maximum rise for any ramp is 2'-6".
    - The maximum run for any ramp is 30'-0".
    - Ramps shall have landings at the bottom and top of each ramp run. Landings shall have a slope not to exceed 1:50 (2%) and shall have a clear length and width of 60" minimum.
    - Adjacent finished grades along sides of ramp shall not have a vertical dropoff of 1/2" within 10' of the edge of the concrete.
    - Refer to concrete handrail ramp detail for additional information.



**OWNER:**  
RLA HOLDINGS LLC  
800 CENTRAL PARK AVENUE, SUITE 201  
SCARSDALE, NY 10583

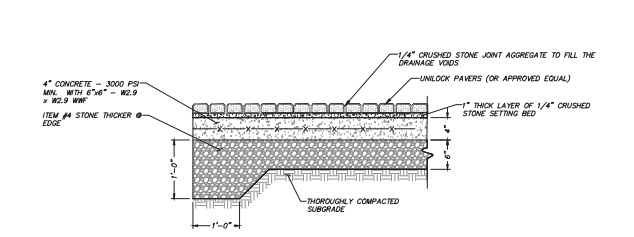
**APPLICANT:**  
873 HOLDING COMPANY LLC  
5 BAK LANE  
LARCHMONT, NY 10538

**PROJECT SURVEYOR:**  
DONAL A. O'BUCKLEY  
167-17 45TH AVENUE  
FLUSHING, NY 11358  
718-358-8114

**SITE DATA:**  
Zone: CB (Central Business)  
North White Plains 75  
School District: Whitehall School District  
Total Acreage: 0.39 AC  
Tax Map No.: 122.12-4-27

**PROJECT ARCHITECT:**  
RBD CHAPMAN ARCHITECTS  
1200 57th AVE. SUITE 14N  
NEW YORK, NY 10029  
212-675-5207

- ### NYS DOT DETAILS REFERENCE:
- Refer to the NYS DOT Standard Specifications and Sheets for the following details:
    - Concrete Curb (UP-150) NYS DOT #608.0101
    - Concrete sidewalk NYS DOT Item 608.0101



- NOTES:**
- PAVER COLOR TO BE AS APPROVED BY OWNER.
  - JOINT AGGREGATE COLOR TO BE COORDINATED WITH PAVER COLOR.

### PAVERS DETAIL (N.T.S.)



- ### GENERAL PLANTING NOTES:
- All proposed planting beds to receive a 12" min. depth of topsoil. Proposed planters shall be provided with depth of topsoil per manufacturer's recommendations. Soil amendments and fertilizer application rates shall be determined based on specific testing of topsoil material.
  - Any new beds added will be amended as required by results of soil testing and placed using a method that will not cause compaction.
  - All plant material to be nursery grown.
  - Plants shall conform with ANSI Z60.1 American Standard for Nursery Stock in all ways including dimensions.
  - Plant material shall be taken from healthy nursery stock.
  - All plants shall be grown under climate conditions similar to those in the locality of the project.
  - Plants shall be planted in all locations designed on the plan or as stated in the field by the Landscape Architect.
  - The location and layout of landscape plants shown on the site plan shall take precedence in any discrepancies between the quantities of plants shown on the plans and the quantity of plants in the Plant List.
  - Provide a 3" layer of shredded pine bark mulch (or as specified) over entire watering saucer or all tree pits or over entire planting bed. Do not place mulch within 3" of tree or shrub trunk.
  - All landscape plantings shall be maintained in a healthy condition at all times. Any dead or diseased plants shall immediately be replaced "in kind" by the contractor (during warranty period) or project owner.

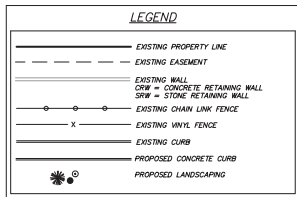
	CB ZONING REQUIREMENTS:		
	Required/Permitted:	Currently Provided:	Provided after Road Taking:
Lot Size:	5,000 SF	16,959 / 0.39 AC	16,880 / 0.38 AC
Frontage:	50'	53.2'	59.7'
Lot Depth:	100'	218'	212'
Front Yard:	10'	25.6'	14.6'
Side Yard:	10'	2.5' / 10.1'	2.5' / 10.1'
Rear:	30'	122.5'	127.5'
Building Coverage:	35%	10%	10%
Building Height:	30'	< 30'	< 30'
FAR	0.4	0.2	0.2

\* No abutment on residential district, otherwise equal to residential requirement.

	PARKING REQUIREMENTS:	
	Required	Provided
1) Restaurants and Cafeterias 1 Space / 75 SF X 3,435 SF **	46 Spaces	
TOTAL SPACES	46 Spaces	21 Space*

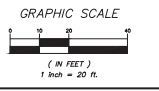
\* The applicant is seeking a variance for total parking spaces from the ZBA, or will seek a Planning Board waiver if on-site parking can be secured.  
\*\* Outdoor seating areas are not counted in the 3,435 square feet above.  
\*\*\* Parking shall be the greater of 1 space per 75 SF or 1 space per 1 seat. There are 48 indoor and 18 outdoor seats which would only require 22 spaces.

KEY	QTY	BOTANICAL/Common NAME	SIZE	ROOT
BS	7	<i>Buxus sempervirens</i> 'Variegata' / Variegated English Boxwood	18" - 24" HT.	#3 CONT.
JS	12	<i>Juniperus squarrosa</i> 'Blue Star' / Blue Star Juniper	18" - 24" HT.	#3 CONT.
LM	08	<i>Liriodendron 'Big Blue'</i> / Big Blue Liriodendron	#1 CONT.	#1 C.O.C.
TO	3	<i>Thuja occidentalis</i> 'Nigra' / Nigra Arborvitae	5'-6" HT.	B&B



APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED X/XX/XX

CHRISTOPHER CARTH, CHAIRMAN, DATE: \_\_\_\_\_  
TOWN OF NORTH CASTLE PLANNING BOARD  
ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION: \_\_\_\_\_ DATE: \_\_\_\_\_  
JOSEPH W. CERIELLE, PE  
JEROME WISCONSIN CONSULTING  
CONSULTING TOWN ENGINEERS

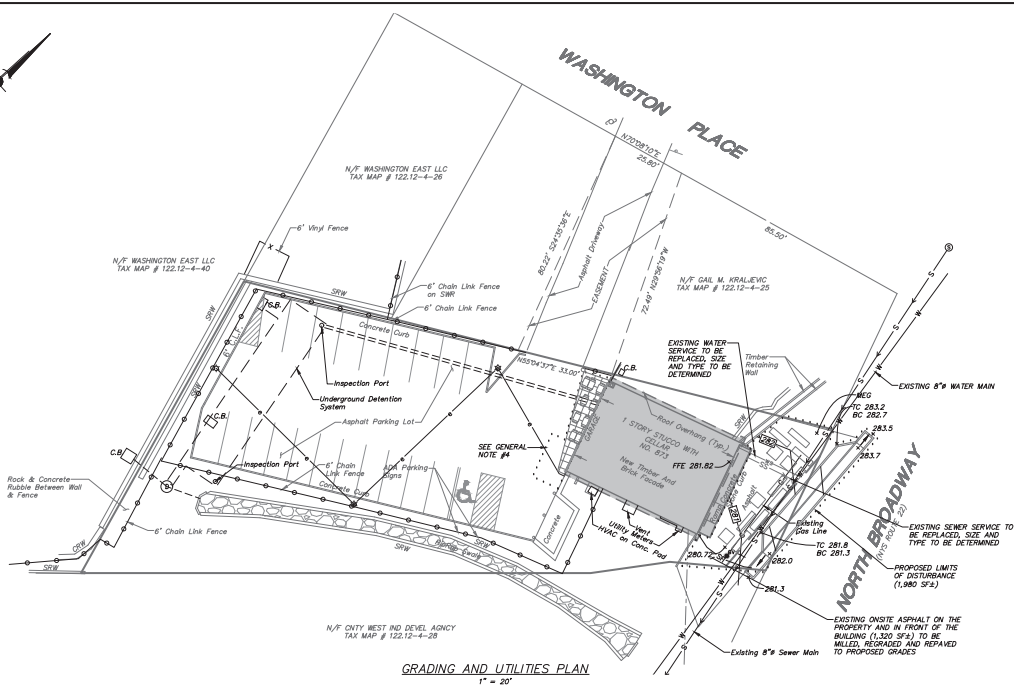


NO.	DATE	REVISION	BY
<b>PROJECT:</b> 873 HOLDING COMPANY LLC 873 NORTH BROADWAY, NORTH CASTLE, WESTCHESTER CO., NEW YORK			
<b>DRAWING:</b> LAYOUT & LANDSCAPE PLAN			
PROJECT NUMBER	18198.101	PROJECT MANAGER	R.D.W.
DATE	9-27-21	DRAWN BY	M.E.U.
SCALE	1" = 20'	CHECKED BY	K.M.G.

3 Corbett Place  
Corbett, NY 10512  
(845) 225-9690  
(845) 225-9717 fax  
www.insite-emp.com

STATE OF NEW YORK  
Professional Engineer  
No. 12345  
Exp. 12/31/2025

DRAWING NO. SP-1 SHEET 1/2

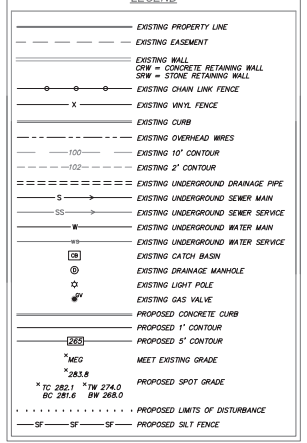


GRADING AND UTILITIES PLAN  
1" = 20'

**EROSION & SEDIMENT CONTROL NOTES:**

- The owner's field representative (O.F.R.) will be responsible for the implementation and maintenance of erosion and sediment control measures on this site prior to and during construction.
- All construction activities involving the removal or disposition of soil are to be provided with appropriate protective measures to minimize erosion and contain sediment disposition within. Minimum soil erosion and sediment control measures shall be implemented as shown on the plans and shall be installed in accordance with "New York Standards and Specifications For Erosion and Sediment Control," latest edition.
- Whenever feasible, natural vegetation should be retained and protected. Disturbance shall be minimized in the areas required to perform construction. No more than 5 acres of unprotected soil shall be exposed at any one time.
- When land is retained during development, the measure shall be kept to the shortest practical period of time. In this area where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within fourteen (14) days from the date the current soil disturbance activity ceased. Disturbance shall be minimized to the areas required to perform construction.
- Silt fence shall be installed as shown on the plans prior to beginning any clearing, grubbing or earthwork.
- All topsoil to be stripped from the area being developed shall be stockpiled and immediately seeded for temporary stabilization. Fygrass (annual or perennial) at a rate of 50 lbs. per acre shall be used for temporary seeding in spring, summer or early fall. Artificial Water Eye (Crest) shall be used for temporary seeding in late fall and winter.
- Any disturbed areas not subject to further disturbance or construction traffic, permanent or temporary, shall have soil stabilization measures initiated for permanent vegetation cover in combination with a suitable mulch with 1 bushess dry of final grading. All seeded areas to receive a minimum 4" topsoil (from stockpile area) and be seeded and mulched as follows:
  - Seed mixture to be planted between March 21 and May 20, or between August 15 and October 15 or as directed by project representative at a rate of 100 pounds per acre in the following proportions:
    - Kentucky Bluegrass 20%
    - Creeping Red Fescue 20%
    - Perennial Ryegrass 20%
    - Timothy 40%
  - Mulch: Salt hay or small grain straw applied at a rate of 80 lbs./1000 S.F. or 2 tons/acre, to be applied and anchored according to "New York Standards and Specifications For Erosion and Sediment Control," latest edition.
- Grass seed mix may be applied by either mechanical or hydrosseeding methods. Seeding shall be performed in accordance with the current edition of the "NYSDOT Standard Specification, Construction and Materials, Section 610-1.02, Method No. 1", hydrosseeding shall be performed using materials and methods as approved by the site engineer.
- Cut or fill slopes steeper than 2:1 shall be stabilized immediately after grading with Curlex I Single Nail Erosion Control Blanket, or approved equal.
- Paved roadways shall be kept clean at all times.
- The site shall at all times be graded and maintained such that all stormwater runoff is directed to soil erosion and sediment control facilities.
- All storm drainage outlets shall be stabilized, as required, before the discharge points become operational.
- Stormwater from disturbed areas must be passed through erosion control barriers before discharge beyond disturbed areas or discharged into other drainage systems.
- Erosion and sediment control measures shall be inspected and maintained on a daily basis by the O.F.R. to insure that channels, temporary and permanent ditches and pipes are clear of debris, that embankments and berms have not been breached and that all stow piles and silt fences are intact. Any failure of erosion and sediment control measures shall be immediately reported by the contractor and inspected for approval by the O.F.R. and/or site engineer.
- Dust shall be controlled by sprinkling or other approved methods as necessary, or as directed by the O.F.R.
- Cut and fill shall not endanger adjoining property, nor divert water onto the property of others.
- All fills shall be placed and compacted in 6" lifts to provide stability of material and to prevent settlement.
- The O.F.R. shall inspect downstream conditions for evidence of sedimentation on a weekly basis and after rainstorms.
- As warranted by field conditions, special additional erosion and sediment control measures, as specified by the site engineer and/or the Town Engineer shall be installed by the contractor.
- Erosion and sediment control measures shall remain in place until all disturbed areas are suitably stabilized.

**LEGEND**

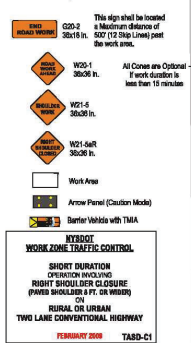


APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION DA'ED/06/06/XX

DATE: \_\_\_\_\_  
 CHRISTOPHER GARTY, CHAIRMAN  
 TOWN OF NORTH CASTLE PLANNING BOARD  
 ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION:  
 DATE: \_\_\_\_\_  
 JOSEPH M. KEMMEL, PE  
 KEMMEL DESIGN CONSULTING  
 CONSULTING TOWN ENGINEER

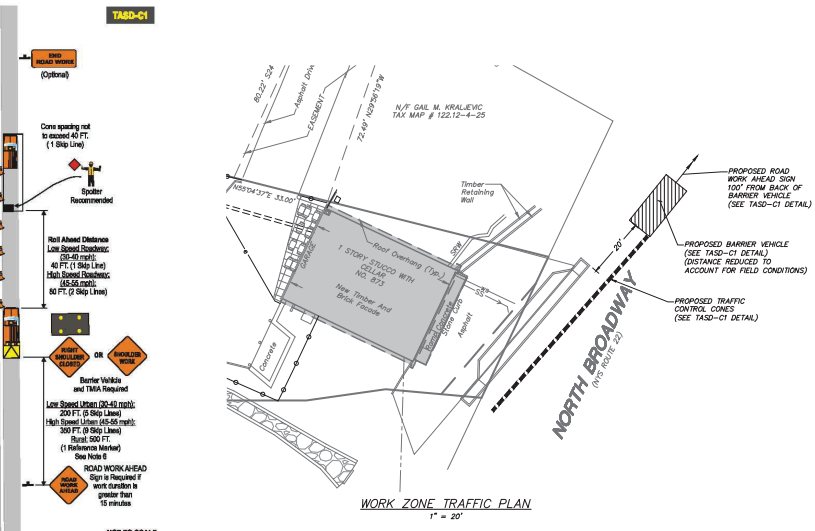
**RURAL OR URBAN HIGHWAY**

- Notes:**
- Short duration work that occupies a location for up to 1 hour.
  - Should the work duration continue on longer than the 1 hour Maximum Work Zone Traffic Control Setup shall be reconfigured and adjusted to meet the requirements of the Short Term Stationary Shoulder Closure Setup.
  - Setup in short duration operations should be accompanied by using fewer devices strictly because the operators will frequently change its location.
  - The barrier vehicle shall be an unoccupied large dump truck with the parking brake set and with the front wheels lashed away from the employees in the work area.
  - There shall be no trailers, equipment, or other vehicles in the work zone.
  - In urban conditions, advance warning sign spacing may be reduced to a 300 FT. (80m) in order to accommodate side streets and driveways.



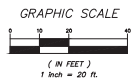
TASD-C1  
N.T.S.

**TASD-C1**



WORK ZONE TRAFFIC PLAN  
1" = 20'

NO.	DATE	REVISION	BY
PROJECT: 873 HOLDING COMPANY LLC 873 NORTH BROADWAY, NORTH CASTLE, WESTCHESTER CO., NEW YORK			3 Corbett Place Corvett, NY 13022 (845) 225-9690 (845) 225-9717 fax www.insite-emp.com
DRAWING: GRADING & UTILITIES PLAN			
PROJECT NUMBER	18198.101	PROJECT MANAGER	R.D.W.
DATE	9-27-21	DRAWN BY	M.E.U.
SCALE	1" = 20'	CHECKED BY	K.M.G.
DRAWING NO. SP-2			SHEET 2



ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.



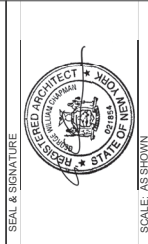
# EXHIBIT 5

PROJECT + LOCATION  
**MILES THE PRINCE**  
 873 N Broadway  
 White Plains, NY 10603

ARCHITECT  
**WJD CHAPMAN ARCHITECTS**  
 400 W. 171st St.  
 New York, NY 10032  
 212.693.5007

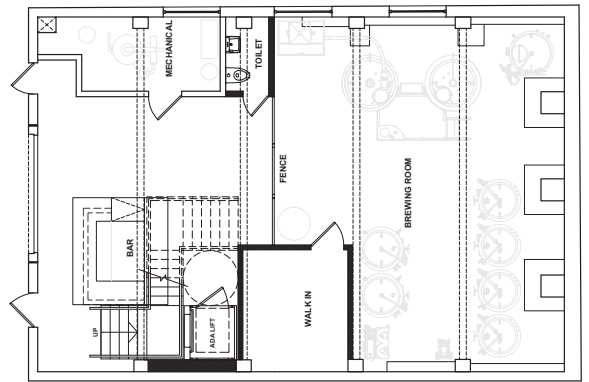
CIVIL ENGINEER  
**InSite Engineering, Surveying & Landscape Architecture, P.C.**  
 3 Grand Place  
 Cornell NY 10812  
 www.insite-eng.com

SUBMISSION REVISIONS	
NO.	DATE

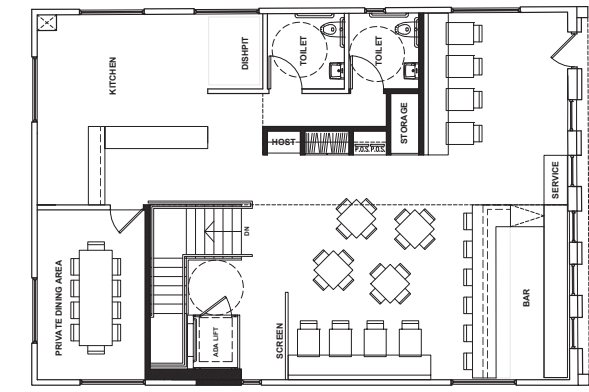


SCALE: AS SHOWN  
 DRAWING TITLE  
**1. INTERIOR PROPOSED PLANS**  
**2. EXTERIOR ELEVATIONS**  
 DATE: 09/22/2021  
 DRAWING NUMBER

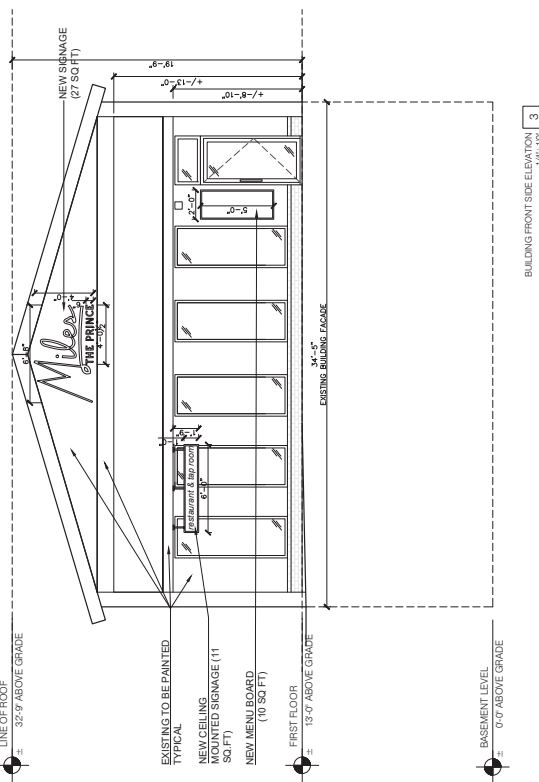
**A-050.00**  
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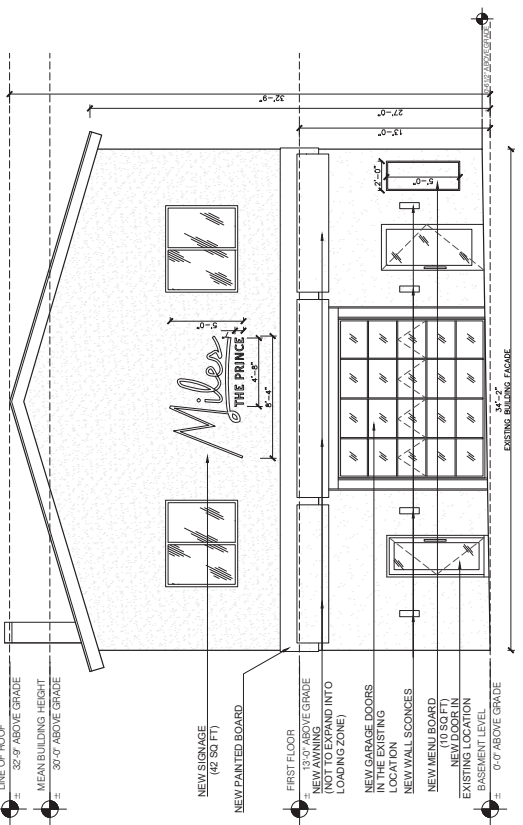
PROPOSED BASEMENT PLAN  
 3/16' 1/0"



PROPOSED FIRST FLOOR PLAN  
 3/16' 1/0"



BUILDING FRONT SIDE ELEVATION  
 1/4" 1/0"



BUILDING BACK SIDE ELEVATION  
 1/4" 1/0"

- LINE OF ROOF 32'-9" ABOVE GRADE
- NEW SIGNAGE (27 SQ FT)
- EXISTING TO BE PAINTED TYPICAL
- NEW CEILING MOUNTED SIGNAGE (11 SQ FT)
- NEW MENU BOARD (10 SQ FT)
- FIRST FLOOR 13'-0" ABOVE GRADE
- BASEMENT LEVEL 0'-0" ABOVE GRADE

- LINE OF ROOF 32'-9" ABOVE GRADE
- MEAN BUILDING HEIGHT 30'-0" ABOVE GRADE
- NEW SIGNAGE (42 SQ FT)
- NEW PAINTED BOARD
- FIRST FLOOR 13'-0" ABOVE GRADE
- NEW AWNING (10 SQ FT) (LOADING ZONE)
- NEW GARAGE DOORS IN THE EXISTING LOCATION
- NEW WALL SCONCES
- NEW MENU BOARD (10 SQ FT)
- NEW SIGNAGE (10 SQ FT)
- EXISTING LOCATION
- BASEMENT LEVEL 0'-0" ABOVE GRADE

# EXHIBIT 6



Miles  
THE HOUSE

restaurant & lounge

Menu



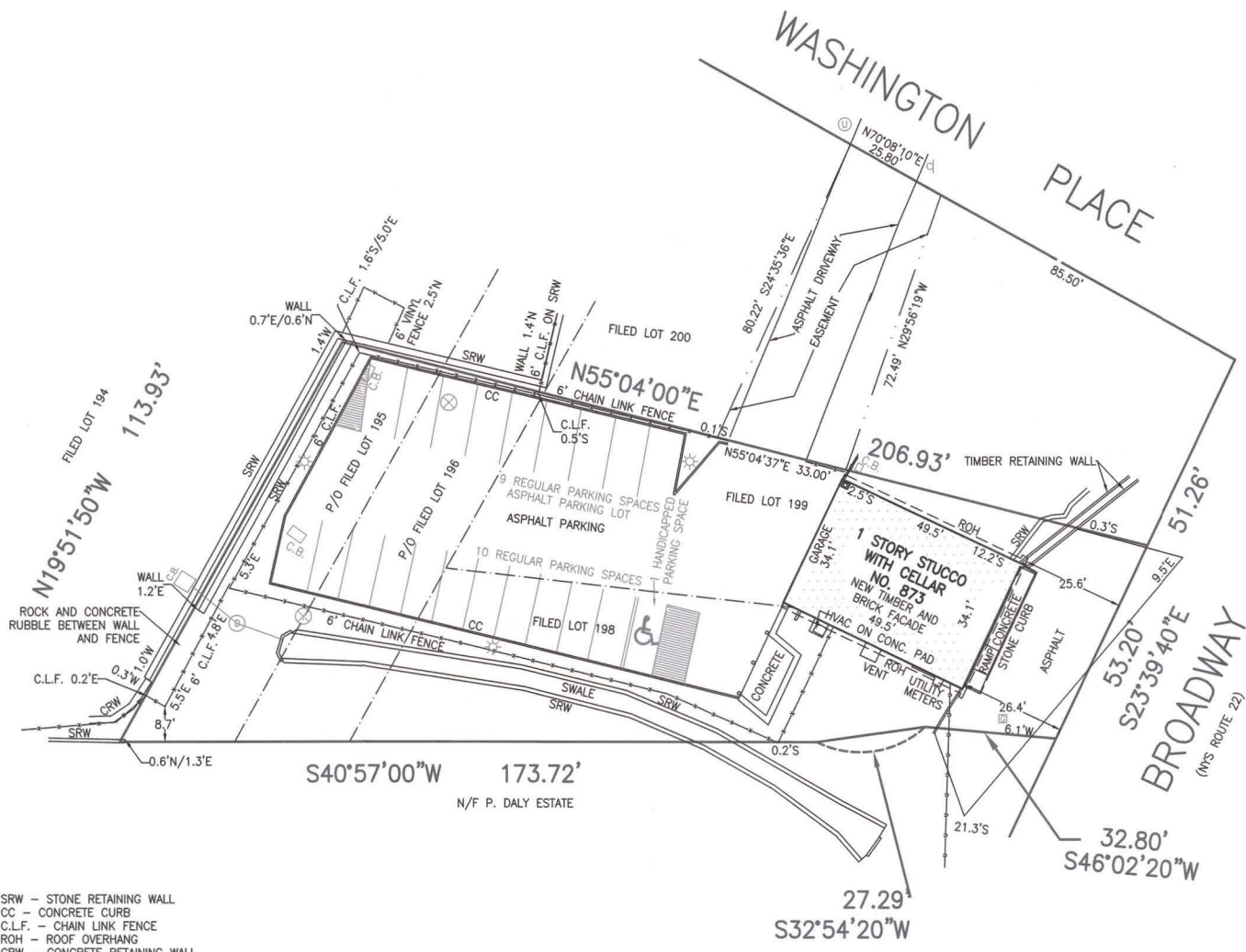


*Miles*  
THE PRINCE

*Menu*

# EXHIBIT 7





SRW - STONE RETAINING WALL  
 CC - CONCRETE CURB  
 C.L.F. - CHAIN LINK FENCE  
 ROH - ROOF OVERHANG  
 CRW - CONCRETE RETAINING WALL

- NOTES:
1. THIS SURVEY WAS DONE FOR TITLEVEST AGENCY, LLC AND IS INTENDED TO BE USED FOR TITLE PURPOSES ONLY.
  2. NO GUARANTEE IS IMPLIED BY THIS MAP AS TO THE EXISTENCE OR NONEXISTENCE OF ANY EASEMENTS OF RECORD THAT WOULD AFFECT SUBJECT PROPERTY, UNLESS SURVEYOR HAS BEEN FURNISHED WITH A COMPLETE COPY OF TITLE REPORT.
  3. THIS MAP WAS MADE AT A SCALE OF 1" = 20' WHEN ORIGINALLY DRAWN.
  4. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.
  5. IT IS A VIOLATION OF THE STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY.
  6. THIS IS TO CERTIFY THAT THERE ARE NO VISIBLE STREAMS NOR NATURAL WATER COURSES IN THE PROPERTY EXCEPT AS SHOWN ON THIS SURVEY.
  7. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITHIN AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
  8. THIS SURVEY IS NOT INTENDED TO BE USED FOR NEW CONSTRUCTION.
  9. THE PREMISES IS SHOWN ON THE FEMA FLOOD FIRM MAP NUMBER 36119C0267F, EFFECTIVE ON 09/28/2007. SAD MAP SHOWS THAT THE PROPERTY IS IN ZONE X WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



**CERTIFIED TO:**  
 TITLEVEST AGENCY, LLC  
 STEWART TITLE INSURANCE COMPANY  
 873 HOLDING COMPANY LLC

DATE SURVEYED: JULY 23, 2021  
**ALL COUNTY LAND SURVEYOR PC**  
 DONAL A. O'BUCKLEY  
 167-17 45TH AVENUE  
 FLUSHING, NY 11358  
 TEL. 718-358-8114  
 FAX. 718-353-0938  
 EMAIL: DOBUCKLEY@ACLS.NY.COM



TAX MAP  
 SECTION 122.12  
 BLOCK 4  
 LOT 27

TOWN OF NORTH CASTLE  
 COUNTY OF WESTCHESTER

TITLE No. TWE811936  
 STATE OF NEW YORK

DONAL A. O'BUCKLEY, P.L.S.  
 NEW YORK LICENSE 050641

# EXHIBIT 8



## STORMWATER POLLUTION PREVENTION PLAN ADDENDUM

For

**873 HOLDING COMPANY LLC**  
**PREVIOUSLY APPROVED UNDER GDC EQUITIES, LLC**  
**873 North Broadway**  
**Town of North Castle**  
**Tax Map Numbers 122.12-4-27**



**September 27, 2021**

The site is located at 873 North Broadway in the Town of North Castle. The site is approximately 0.39 acres and is designated as Tax Map 122.12-4-27. In the fall of 2019, the Town of North Castle Planning Board approved a site plan for the Greener Dry Cleaner. 873 Holding Company LLC is seeking to redevelop the site into a restaurant with accessory brewery and tap room.

A Stormwater Pollution Prevention plan was prepared for the previous application which addressed the previously approved impervious surfaces and offsite runoff passing through the site. A copy of the previously approved SWPPP is attached to this Addendum. All previously approved stormwater improvements were constructed. These improvements include stormwater planters in front of the building and a stormwater pipe detention system under the parking lot along the western property line in the back.

This application is proposing to renovate the dry cleaner into a restaurant with a brewery and tap room as accessory uses. The proposed renovation will result in no increase in impervious cover on the site. There will be additional planters installed for screening and landscaping beyond what was originally approved. It should be noted that planters are considered a Green Infrastructure Practice under the *New York State Stormwater Management Design Manual*.

The original project was defined as a *land development activity* pursuant to *Chapter 267, Stormwater Management* of the Town of North Castle Town Code. Since the project was a *land development activity* under Town Code and was disturbing less than one acre the project was required to provide Erosion and Sediment Controls only. The project was not subject to coverage under the *NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activities* (General Permit), or required to provide post-construction stormwater management practices (SMP's). However, at the request Consulting Town Engineer a Stormwater Pollution Prevention Plan (SWPPP) had been prepared that provided the required erosion and sediment controls, as well as provided a post-construction stormwater management practice designed to attenuate the peak flows from the 25-year storm event.

As previously stated, the proposed renovations to the site will result in no increase in impervious cover. The site generally will remain the same with the exception of additional planters being added to the front of the building, and a small portion of asphalt in the rear of the building being reconstructed with pavers. As there is no material change in site imperviousness and the additional planters being added result in a benefit to stormwater treatment, the modeling contained in the previous Stormwater Pollution Prevention Plan (attached) remains unchanged.



## STORMWATER POLLUTION PREVENTION PLAN

Prepared For  
**GDC EQUITIES, LLC**  
873 North Broadway  
Town of North Castle  
March 11, 2019

**Owner Information:**

GDC Equities, LLC  
800 Central Park Avenue, Suite 201  
Scarsdale, New York 10583

**Contractor Information:**

To Be Determined



**NOTE: This report in conjunction with the project plans prepared by others make up the complete Stormwater Pollution Prevention Plan.**

Prepared by:  
Insite Engineering, Surveying & Landscape Architecture, P.C.  
3 Garrett Place  
Carmel, New York 10512

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<b>2.0 STORMWATER MANAGEMENT .....</b>	<b>1</b>
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### APPENDICES

- Appendix A Pre-development Computer Data
- Appendix B Post-development Computer Data
- Appendix C Swale Calculations

### FIGURES

- Figure 1: Location Map
- Figure 2: Pre-development Drainage Map
- Figure 3: Post-development Drainage Map
- Figure 4: Swale Contributing Area Map

## 1.0 INTRODUCTION

### 1.1 Project Description

The site is located at 873 North Broadway in the Town of North Castle. The site is approximately 0.39 acres and is designated as Tax Map 122.12-4-27. The property currently contains a vacant 2 story building, with front and rear parking. The property is proposed to be redeveloped, with building and site improvements proposed.

The project site is located in the Upper Bronx River Watershed. In total less than one acre and more than 5,000 square feet of site disturbance is proposed. As such the proposed project is defined as a *land development activity* pursuant to *Chapter 267, Stormwater Management* of the Town of North Castle Town Code. Since the project is a *land development activity* under Town Code and is disturbing less than one acre this project is required to provide Erosion and Sediment Controls only, but not subject to the *NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activities* (General Permit), or required to provide post-construction stormwater management practices (SMP's).

At the request Consulting Town Engineer a Stormwater Pollution Prevention Plan (SWPPP) has been prepared that will provide the required erosion and sediment controls, as well as provide a post-construction stormwater management practice designed to attenuate the peak flows from the 25-year storm event.

In addition, this report will also address the removal of a recently installed pipe and re-establishment of an existing swale along the southern property line.

### 1.2 Existing Site Conditions

The majority of the existing stormwater runoff for the project site runs from east to west across the property. It drains from the structure and adjoining grass area on property across the parking lot and then off site to a ditch off the south corner of the site. The ditch also received runoff from the collection and conveyance system along North Broadway. Currently there is no stormwater treatment practices in place. Soil types onsite are identified as Uf, Urban Land.

A pipe was recently installed on the subject property replacing an existing swale along the southern property line. As part of the proposed improvements the pipe will be removed and the swale re-established. Calculations for the swale sizing have been attached herewith.

### 1.3 Proposed Site Conditions

The subject project proposes the re-development of the existing site and structure. Improvements proposed consist of building façade improvements, paving the existing item 4 parking lot, formalizing the refuse enclosure area, installation of fencing, and construction of a stormwater pipe detention system.

This report will provide post-construction stormwater management controls throughout the site including stormwater planter in front of the building and a stormwater pipe detention system under the parking lot along the western property line.

This report also provides sizing calculations for the existing swale to be re-established along the southern property line.

## 2.0 STORMWATER MANAGEMENT

Since this project is disturbing more than 5,000 s.f. the project is subject to *Chapter 267 Stormwater Management* but not the General Permit. As noted above, this means the project is only required to provide erosion and sediment controls. However, at the request of the Consulting Town Engineer, and consistent with North Castle Policy a stormwater management practice has been provided. A stormwater pipe detention system is being provided to result in a net benefit in stormwater quality as a result of the sites redevelopment.



The Town of North Castle requires storage to attenuate the post-development 25-year, 24-hour peak discharge to pre-development rates.

The pre- versus post-development analysis is contained in Appendix A and B, and compares the pre- versus post-development peak flows at Design Point 1.

An underground pipe detention system has been provided upstream of Design Point 1 to attenuate peak flows from the project.

Contained in Appendix C are sizing calculations for the swale that flows east to west along the southern property line. The existing swale was recently replaced with a pipe. It is proposed to remove the recently installed pipe and re-establish the swale. The restored swale will convey runoff from offsite properties through our property and connect to a headwall approved and installed by others as part of 11 Washington Place East improvements. This report addresses the design of the swale only, which had been sized for the 25-year storm. The downstream collection systems including the headwall installed by 11 Washington Place East are limited in capacity by the downstream piping. While the swale has been sized for the 25-year storm, the downstream collection system, including the provision of the headwall was designed by others. It is our understanding this downstream system on 11 Washington Place East is being upgraded as part of that site plan approval, but may not have been designed to collect and convey the 25-year design storm. That is because the collection system downstream of 11 Washington Place East may limit the overall capacity of the entire system. This report re-establishes the capacity of the existing onsite swale. This report also shows that for the 25-year storm, the peak flows from the 873 North Broadway site have been mitigated to pre-development rates prior to discharging into the downstream collection system.

A summary of the pre-development versus post-development peak flows are provided in the Table below:

**Table 2.5.1 Pre-and Post-Development Peak Flows at Design Point 1**

24-HOUR DESIGN STORM PEAK FLOWS (c.f.s.)		
	25-YEAR	
	Pre	Post
Design Point 1	1.9	1.9

### 3.0 EROSION AND SEDIMENT CONTROL

Erosion and sediment control will be accomplished by three basic principles: containment of sediment, treatment of dirty water, and stabilization of disturbed areas. As the area to be redeveloped consist of impervious areas, minimal erosion and sediment control is required through construction. Erosion and sediment control notes have been provided on the drawings and silt fence will be provided where necessary.

In addition to the proposed erosion and sediment control facilities, the following good housekeeping best management practices shall be implemented to mitigate potential pollution during the construction phase of the project. The general contractor overseeing the day-to-day site operation shall be responsible for the good housekeeping best management practices included in the following general categories:

- Material Handling and Waste Management
- Establishment of Building Material Staging Areas
- Establishment of Washout Areas
- Proper Equipment Fueling and Maintenance Practices

- Spill Prevention and Control Plan

All construction waste materials shall be collected and removed from the site regularly by the general contractor. The general contractor shall supply waste barrels for proper disposal of waste materials. All personnel working on the site shall be instructed of the proper procedures for construction waste disposal.

Although it is not anticipated any hazardous waste materials will be utilized during construction, any hazardous waste materials shall be disposed of in accordance with federal, state, and local regulations. No hazardous waste shall be disposed of on-site. Hazardous waste materials shall be stored in appropriate and clearly marked containers and segregated from the other non-waste materials. All hazardous waste shall be stored in a structurally sound and sealed shipping containers located in the staging areas. Material safety data sheets, material inventory, and emergency contact numbers will be maintained in the office trailer. All personnel working on the site shall be instructed of the proper procedures for hazardous waste disposal.

Temporary sanitary facilities (portable toilets) shall be provided on site during the entire length of construction. The sanitary facilities shall be located in an alternate area away from the construction activities on the site. The portable toilets shall be inspected weekly for evidence of leaking holding tanks.

All recyclables, including wood pallets, cardboard boxes, and all other recyclable construction scraps shall be disposed of in a designated recycling barrel provided by the contractor and removed from the site regularly. All personnel working on the site shall be instructed of the proper procedures for construction waste recycling.

All construction equipment and maintenance materials shall be stored in a designated area. Silt fence shall be installed down gradient of the construction area. The existing building shall be utilized to store hand tools, small parts, and other construction materials, not taken off site daily. Construction waste barrels, recycling barrels and if necessary hazardous waste containers shall be located within the limits of the construction area.

Throughout the construction of the project, several types of vehicles and equipment will be used on-site. Fueling of the equipment shall occur within the limits of the construction staging area. Fuel will be delivered to the site as needed, by the general contractor, or a party chosen by the general contractor. Only minor vehicle equipment maintenance shall occur on-site, all major maintenance shall be performed off-site. All equipment fluids generated from minor maintenance activities shall be disposed of into designated drums and stored in accordance with the hazardous waste storage as previously discussed.

Vehicles and equipment shall be inspected on each day of use. Any leak discovered shall be repaired immediately. All leaking equipment unable to be repaired shall be removed from the site. Ample supplies of absorbent, spill-cleanup materials, and spill kits shall be located in the construction staging area. All spills shall be cleaned up immediately upon discovery. Spent absorbent materials and rags shall be hauled off-site immediately after the spill is cleaned for disposal at a local landfill. All personnel working on the site shall be instructed of the proper procedures for spill prevention and control.

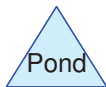
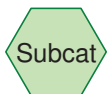
### 3.1 Long Term Maintenance

The stormwater facilities for the subject project consist of an underground stormwater pipe detention system. This section discusses the maintenance requirements to insure long term performance of the stormwater facilities.

The owner will be responsible for the maintenance of all the stormwater facilities.

The underground stormwater pipe detention system and outlet structures should be inspected after major storm events and semi-annually. During the inspections, the following should be checked, evidence of clogging of outlet structure, draindown after storm events is occurring, and accumulation of sediment around the outlet structure. In addition to guidelines discussed above all maintenance requirements outlined in the Design Manual shall be followed.

**APPENDIX A**  
**Pre-Development Computer Data**



**Summary for Subcatchment 1.0:**

Runoff = 1.91 cfs @ 11.99 hrs, Volume= 0.125 af, Depth= 4.70"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
 NY -GDC Equities (EPC) 24-hr S0P 25-yr Rainfall=6.42"

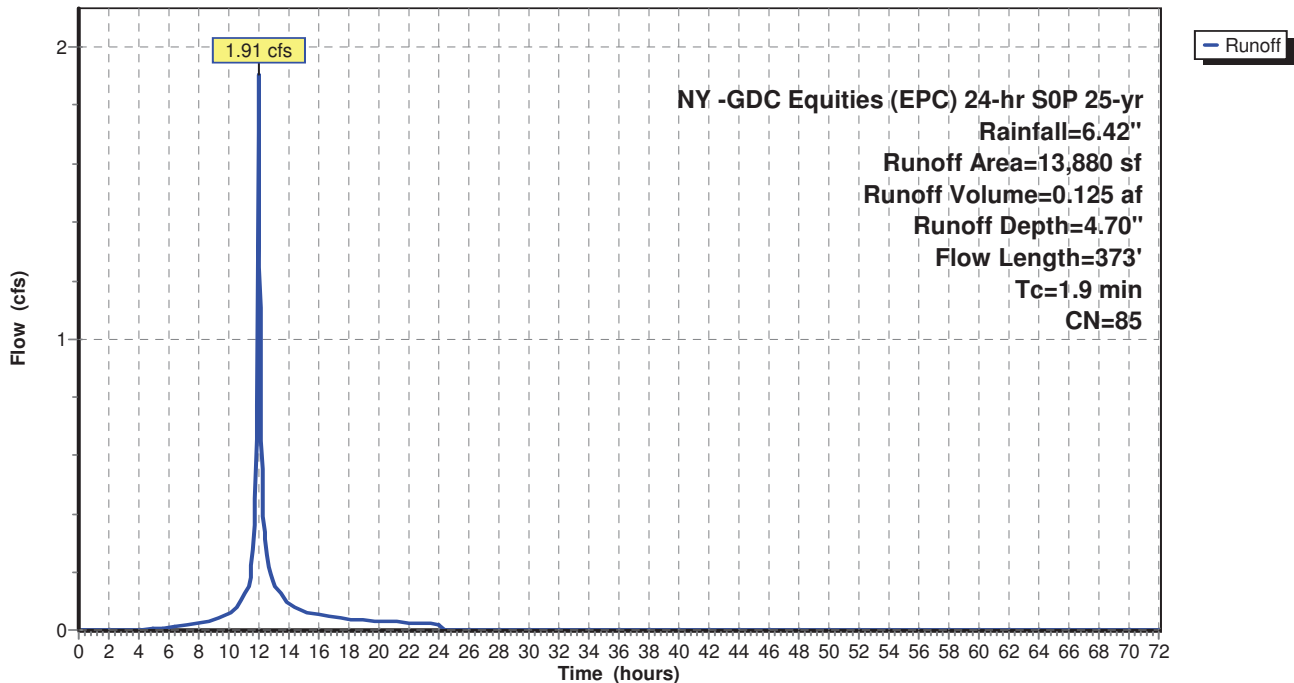
Area (sf)	CN	Description
* 6,930	98	Impervious
6,950	73	Woods, Fair, HSG C
13,880	85	Weighted Average
6,950		50.07% Pervious Area
6,930		49.93% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	100	0.0450	1.97		<b>Sheet Flow, Paved</b> Smooth surfaces n= 0.011 P2= 3.44"
0.3	75	0.0330	3.69		<b>Shallow Concentrated Flow, Paved</b> Paved Kv= 20.3 fps
0.5	62	0.1610	2.01		<b>Shallow Concentrated Flow, Woods</b> Woodland Kv= 5.0 fps
0.3	136	0.0660	8.47	32.18	<b>Channel Flow, Channel</b> Area= 3.8 sf Perim= 9.2' r= 0.41' n= 0.025 Earth, clean & winding
1.9	373	Total			

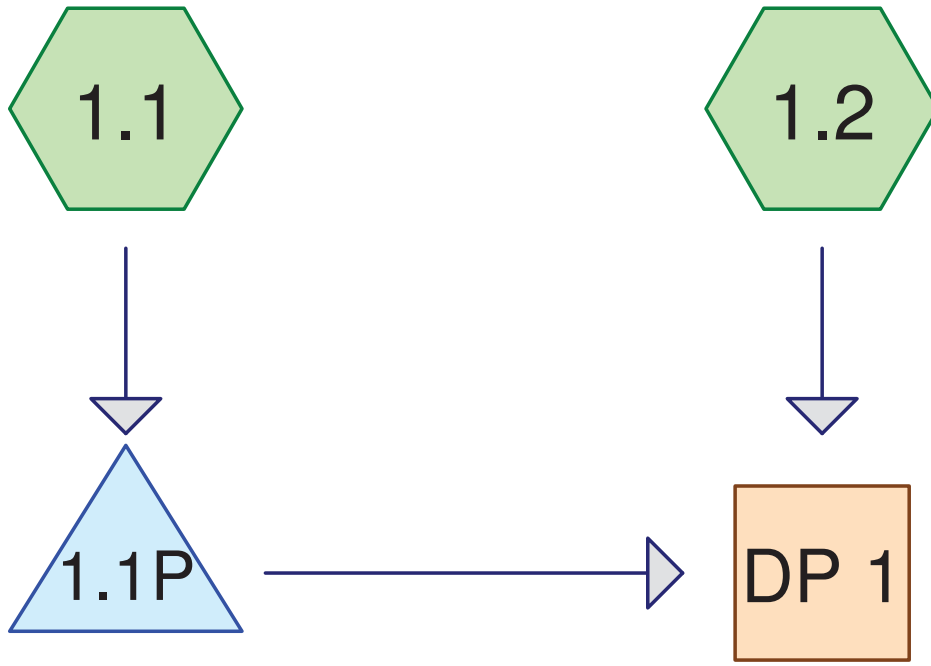
**Subcatchment 1.0:**

Hydrograph

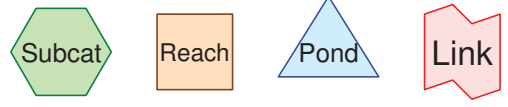


**APPENDIX B**  
**Post-Development Computer Data**





# Underground Pipe Detention System



**Summary for Subcatchment 1.1:**

Runoff = 3.47 cfs @ 11.99 hrs, Volume= 0.234 af, Depth= 5.26"

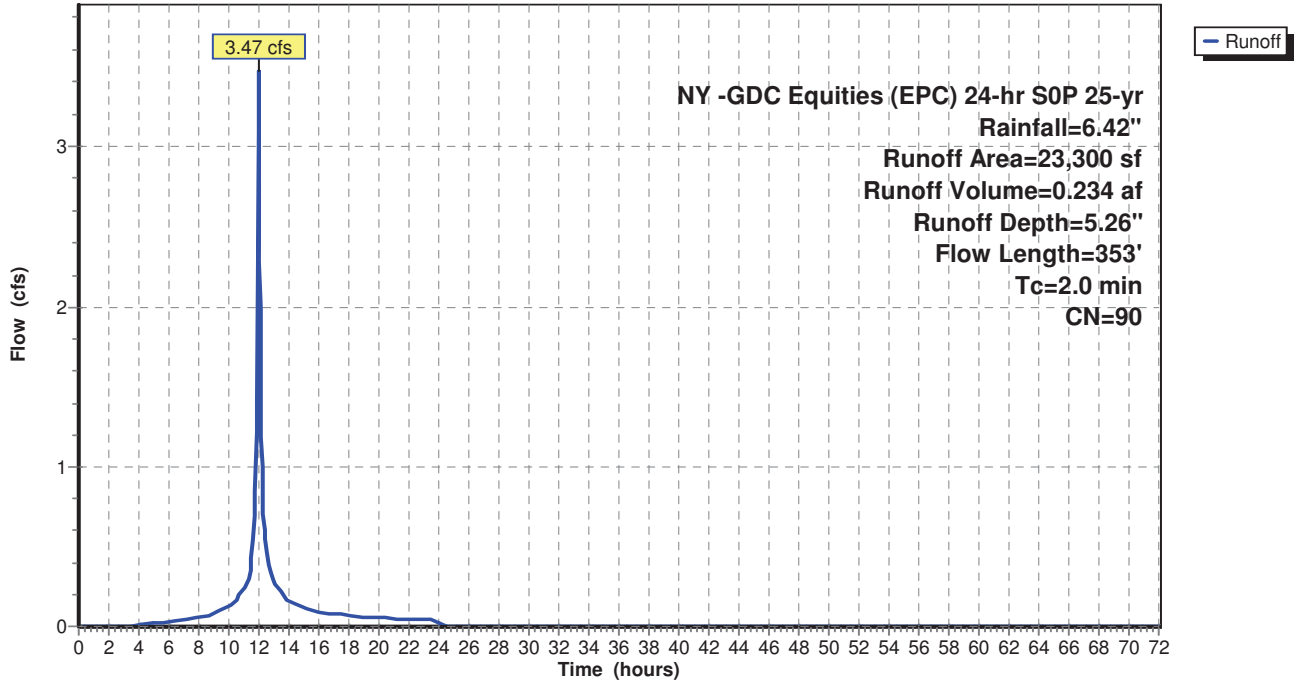
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
 NY -GDC Equities (EPC) 24-hr S0P 25-yr Rainfall=6.42"

Area (sf)	CN	Description
* 6,800	98	Impervious
6,950	73	Woods, Fair, HSG C
1,020	79	50-75% Grass cover, Fair, HSG C
130	91	Newly graded area, HSG C
7,540	98	Paved parking, HSG C
860	98	Roofs, HSG C
23,300	90	Weighted Average
8,100		34.76% Pervious Area
15,200		65.24% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	100	0.0450	1.97		<b>Sheet Flow, Paved</b> Smooth surfaces n= 0.011 P2= 3.44"
0.4	78	0.0320	3.63		<b>Shallow Concentrated Flow, Paved</b> Paved Kv= 20.3 fps
0.1	38	0.2370	7.30		<b>Shallow Concentrated Flow, Woods</b> Grassed Waterway Kv= 15.0 fps
0.7	137	0.0290	3.46		<b>Shallow Concentrated Flow, Parking Lot</b> Paved Kv= 20.3 fps
2.0	353	Total			

### Subcatchment 1.1:

#### Hydrograph



**Summary for Subcatchment 1.2:**

Runoff = 0.07 cfs @ 12.08 hrs, Volume= 0.006 af, Depth= 3.44"

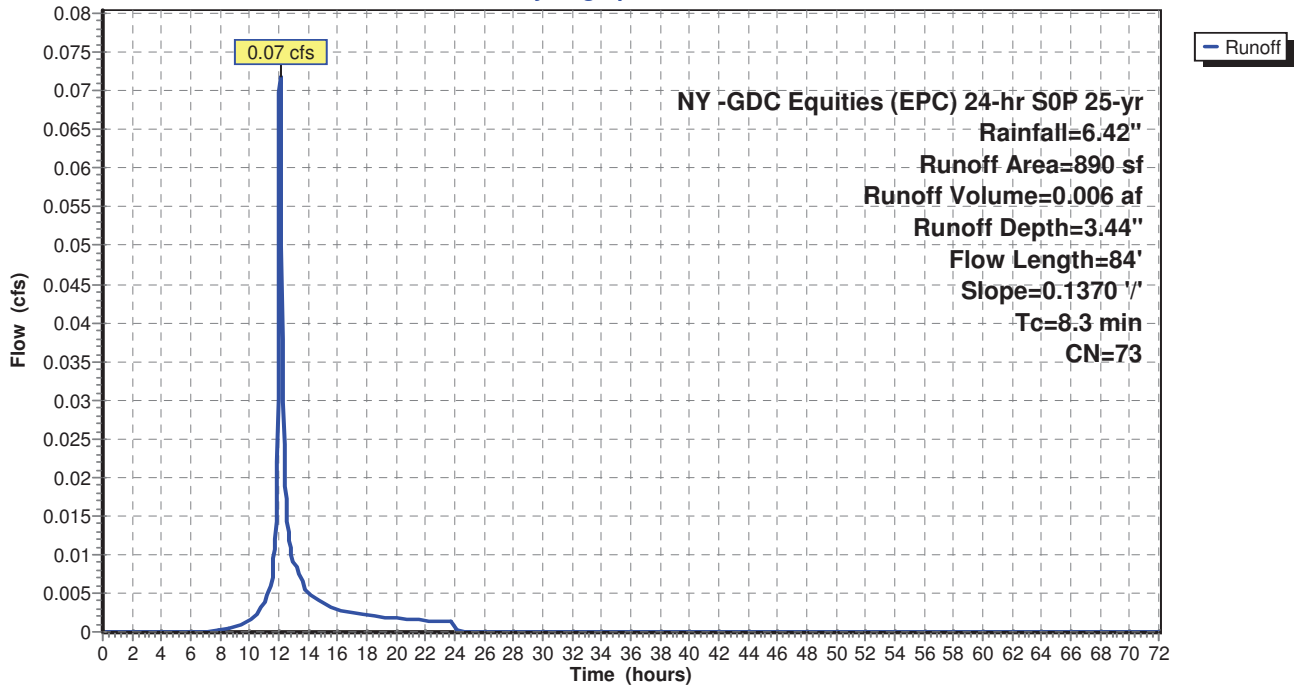
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
 NY -GDC Equities (EPC) 24-hr S0P 25-yr Rainfall=6.42"

Area (sf)	CN	Description
890	73	Woods, Fair, HSG C
890		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.3	84	0.1370	0.17		<b>Sheet Flow, Paved</b> Woods: Light underbrush n= 0.400 P2= 3.44"

**Subcatchment 1.2:**

Hydrograph



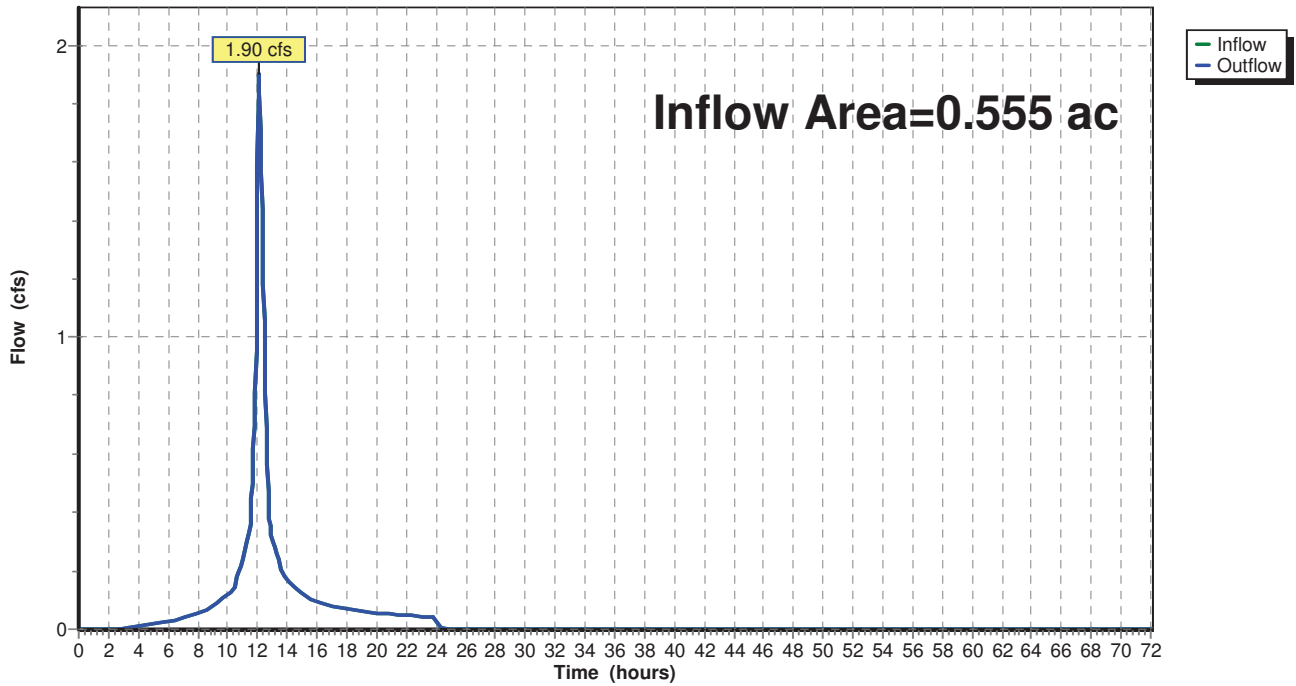
**Summary for Reach DP 1:**

Inflow Area = 0.555 ac, 62.84% Impervious, Inflow Depth = 5.19" for 25-yr event  
Inflow = 1.90 cfs @ 12.10 hrs, Volume= 0.240 af  
Outflow = 1.90 cfs @ 12.10 hrs, Volume= 0.240 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

**Reach DP 1:**

Hydrograph



**Summary for Pond 1.1P: Underground Pipe Detention System**

Inflow Area = 0.535 ac, 65.24% Impervious, Inflow Depth = 5.26" for 25-yr event  
 Inflow = 3.47 cfs @ 11.99 hrs, Volume= 0.234 af  
 Outflow = 1.83 cfs @ 12.11 hrs, Volume= 0.234 af, Atten= 47%, Lag= 7.1 min  
 Primary = 1.83 cfs @ 12.11 hrs, Volume= 0.234 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
 Peak Elev= 259.81' @ 12.11 hrs Surf.Area= 326 sf Storage= 1,176 cf

Plug-Flow detention time= 7.1 min calculated for 0.234 af (100% of inflow)  
 Center-of-Mass det. time= 7.1 min ( 790.3 - 783.2 )

Volume	Invert	Avail.Storage	Storage Description
#1	257.50'	1,217 cf	<b>30.0" Round Pipe Storage</b> x 4 L= 62.0'

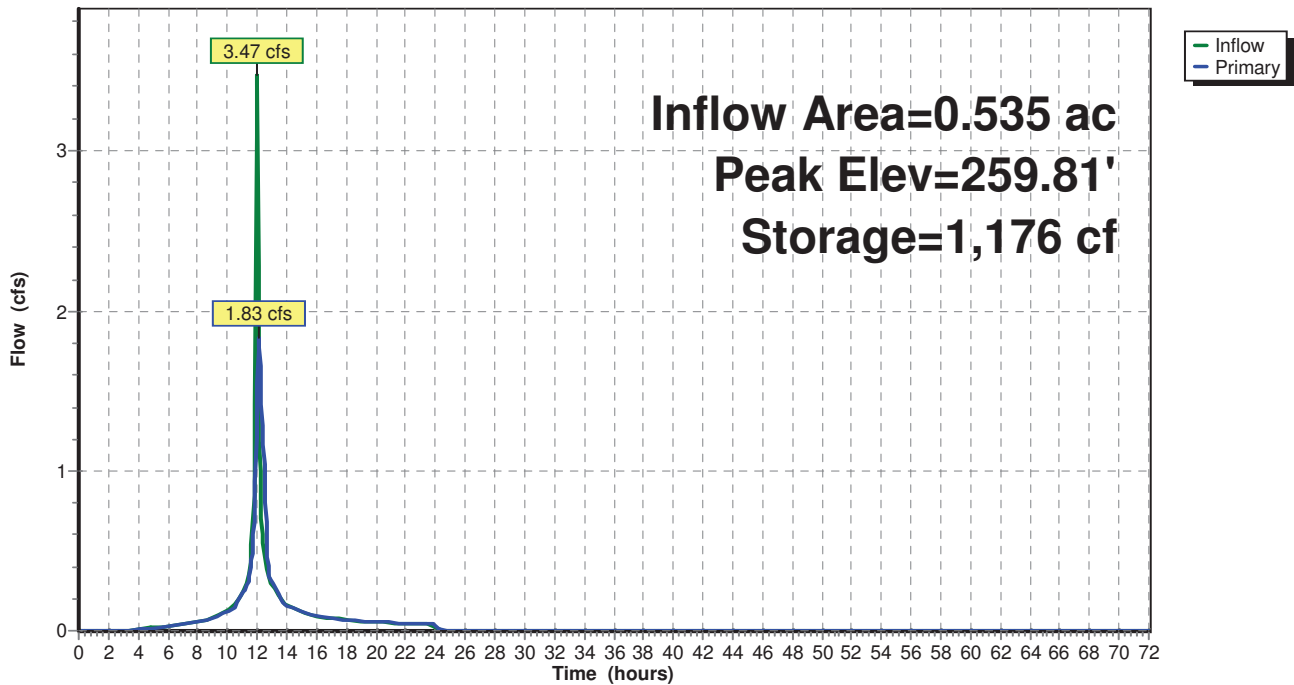
Device	Routing	Invert	Outlet Devices
#1	Primary	257.50'	<b>7.0" Vert. Orifice/Grate</b> C= 0.600
#2	Primary	259.80'	<b>3.0" Vert. Orifice/Grate</b> C= 0.600

**Primary OutFlow** Max=1.82 cfs @ 12.11 hrs HW=259.80' (Free Discharge)

- 1=Orifice/Grate (Orifice Controls 1.82 cfs @ 6.82 fps)
- 2=Orifice/Grate (Orifice Controls 0.00 cfs @ 0.09 fps)

**Pond 1.1P: Underground Pipe Detention System**

Hydrograph

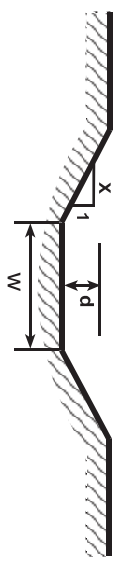




**APPENDIX C**  
**Swale Calculations**

**Appendix C**  
**SWALE CALCULATIONS**

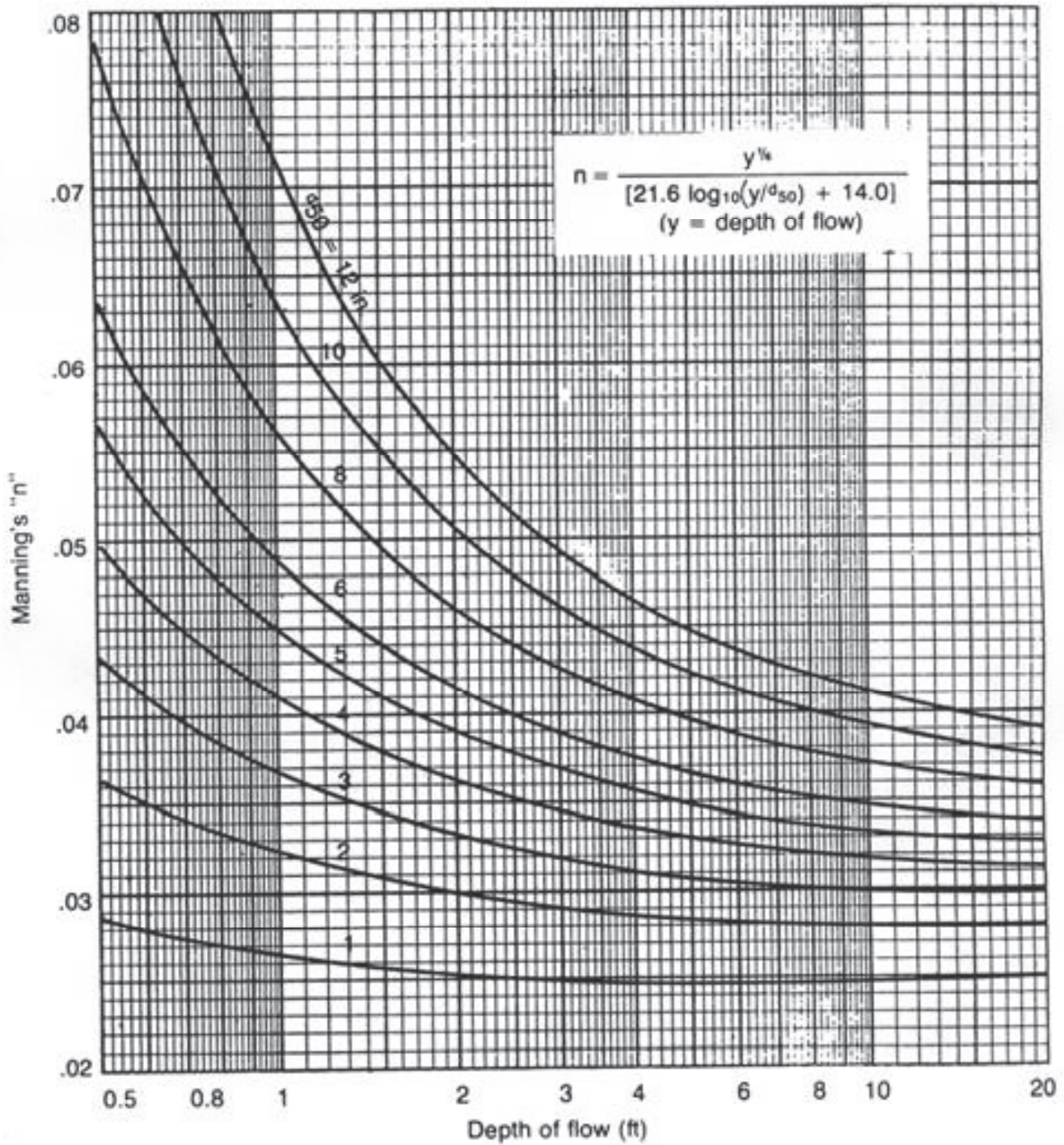
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 Project: GDC Equities, LLC  
 Job #: 18198.100  
 Date: 3/11/2018  
 By: TMB  
 Sheet: 1 of 1

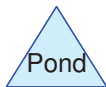
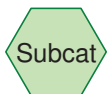
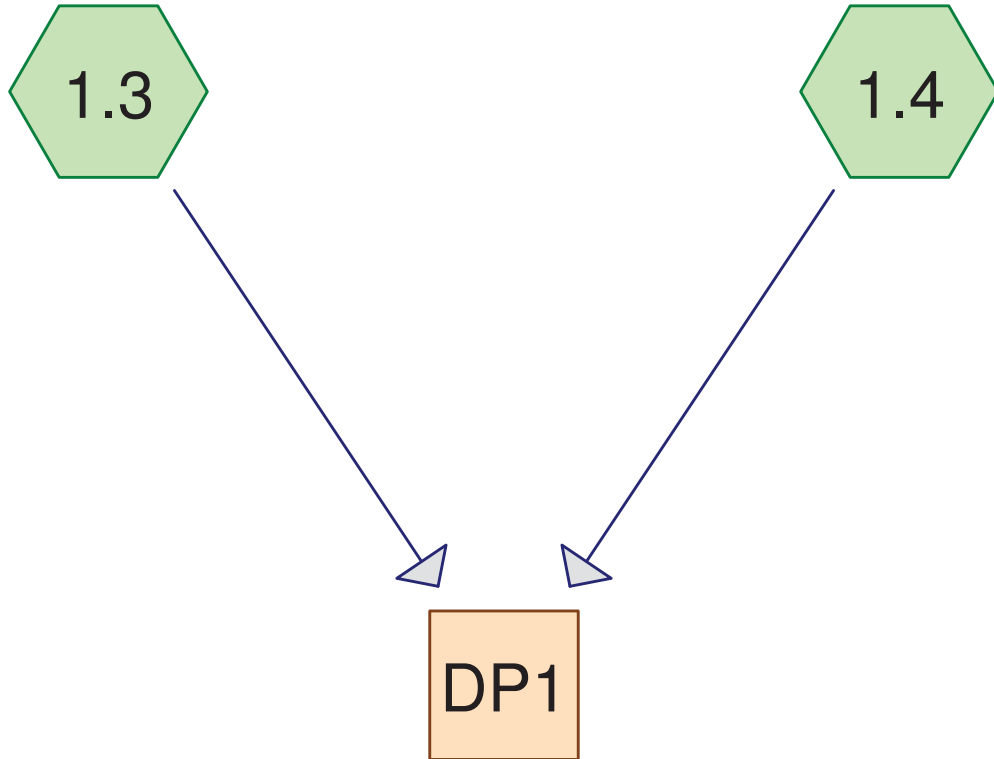


SMP ID	Swale Type	Q (cfs) design flow	w (ft) swale bottom width	d (ft) depth of flow	x swale side slope (x:1)	n Manning's "n"	S (%) swale slope	A (ft <sup>2</sup> ) swale area	W <sub>p</sub> (ft) wetted perimeter	R <sub>h</sub> (ft) hydraulic radius	V (ft/s) swale velocity	Q (cfs) swale capacity
1.3 & 1.4	Rip rap	55.5	2.00	2.03	1.50	0.055	3.5	10.27	9.33	1.10	5.4	55.5
1.3 & 1.4	Rip rap	55.5	2.00	1.52	1.50	0.060	14.1	6.53	7.49	0.87	8.5	55.5

The above calculations were performed on the flattest and steepest portion of the proposed swale. The flattest portion was checked to make sure sufficient depth was provided. The steepest portion was checked to make sure the velocities remain non-erosive for the rip-rap size provided.

**Figure 3.11**  
**Determining “n” for Riprap Lined Channel using Depth of Flow Chart**  
 (USDA - NRCS)





**Summary for Subcatchment 1.3:**

Runoff = 26.04 cfs @ 12.00 hrs, Volume= 1.763 af, Depth= 4.92"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
 NY -GDC Equities (EPC) 24-hr S0P 25-yr Rainfall=6.42"

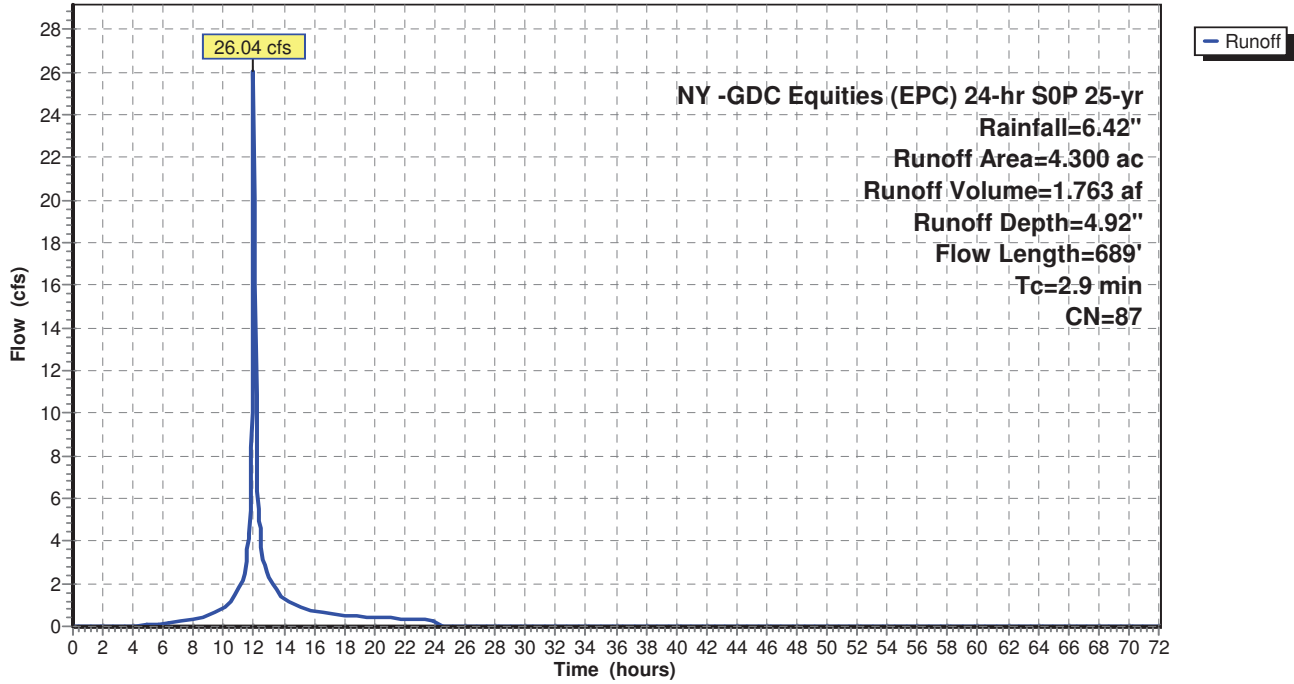
Area (ac)	CN	Description
1.600	98	Paved parking, HSG D
0.800	79	Woods, Fair, HSG D
1.900	80	>75% Grass cover, Good, HSG D
4.300	87	Weighted Average
2.700		62.79% Pervious Area
1.600		37.21% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.4	100	0.2500	3.92		<b>Sheet Flow,</b> Smooth surfaces n= 0.011 P2= 3.44"
0.1	36	0.0500	4.54		<b>Shallow Concentrated Flow,</b> Paved Kv= 20.3 fps
1.5	234	0.2600	2.55		<b>Shallow Concentrated Flow,</b> Woodland Kv= 5.0 fps
0.2	54	0.0400	4.06		<b>Shallow Concentrated Flow,</b> Paved Kv= 20.3 fps
0.1	57	0.0300	8.43	21.07	<b>Channel Flow,</b> Area= 2.5 sf Perim= 9.0' r= 0.28' n= 0.013 Asphalt, smooth
0.6	208	0.0900	5.42	13.56	<b>Channel Flow,</b> Area= 2.5 sf Perim= 9.0' r= 0.28' n= 0.035 Earth, dense weeds
2.9	689	Total			



### Subcatchment 1.3:

Hydrograph



**Summary for Subcatchment 1.4:**

Runoff = 39.50 cfs @ 12.12 hrs, Volume= 3.564 af, Depth= 5.03"

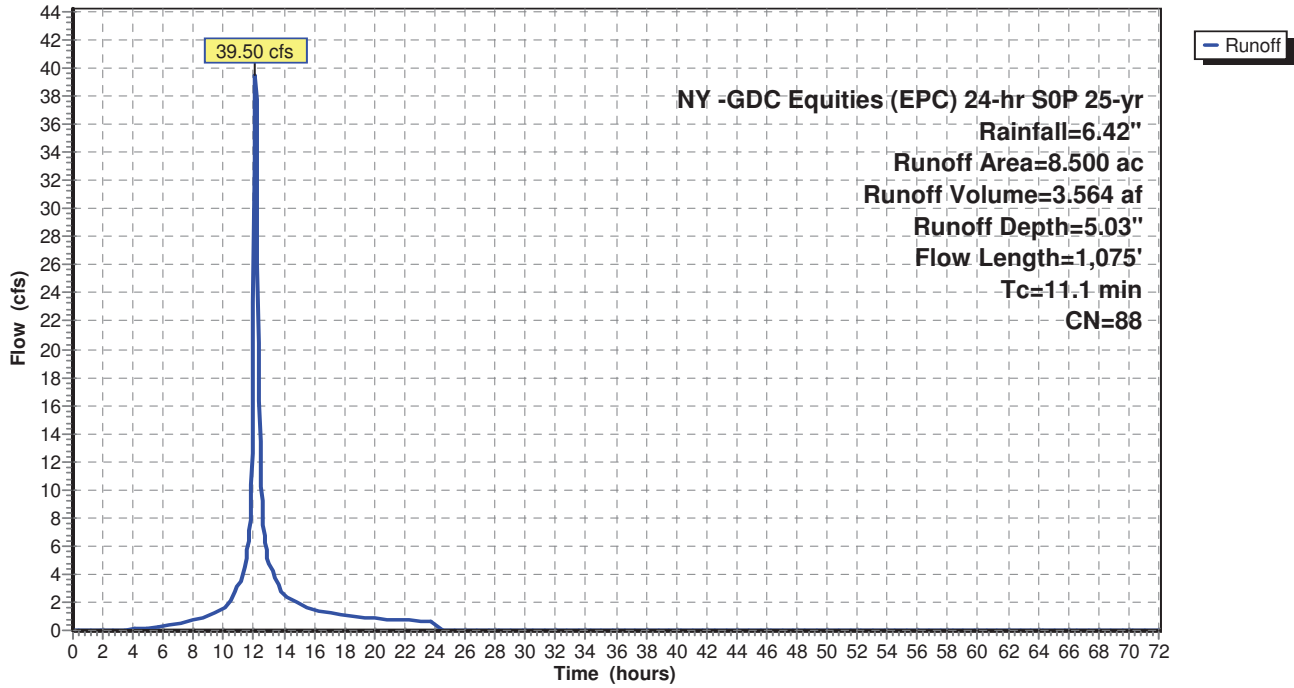
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
 NY -GDC Equities (EPC) 24-hr S0P 25-yr Rainfall=6.42"

Area (ac)	CN	Description
4.100	98	Paved parking, HSG D
2.800	79	Woods, Fair, HSG D
1.600	80	>75% Grass cover, Good, HSG D
8.500	88	Weighted Average
4.400		51.76% Pervious Area
4.100		48.24% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.1	100	0.0600	0.27		<b>Sheet Flow,</b> Grass: Short n= 0.150 P2= 3.44"
0.9	150	0.1700	2.89		<b>Shallow Concentrated Flow,</b> Short Grass Pasture Kv= 7.0 fps
1.3	247	0.4000	3.16		<b>Shallow Concentrated Flow,</b> Woodland Kv= 5.0 fps
2.2	380	0.0200	2.87		<b>Shallow Concentrated Flow,</b> Paved Kv= 20.3 fps
0.6	198	0.0800	5.11	12.78	<b>Channel Flow,</b> Area= 2.5 sf Perim= 9.0' r= 0.28' n= 0.035 Earth, dense weeds
11.1	1,075	Total			

### Subcatchment 1.4:

Hydrograph



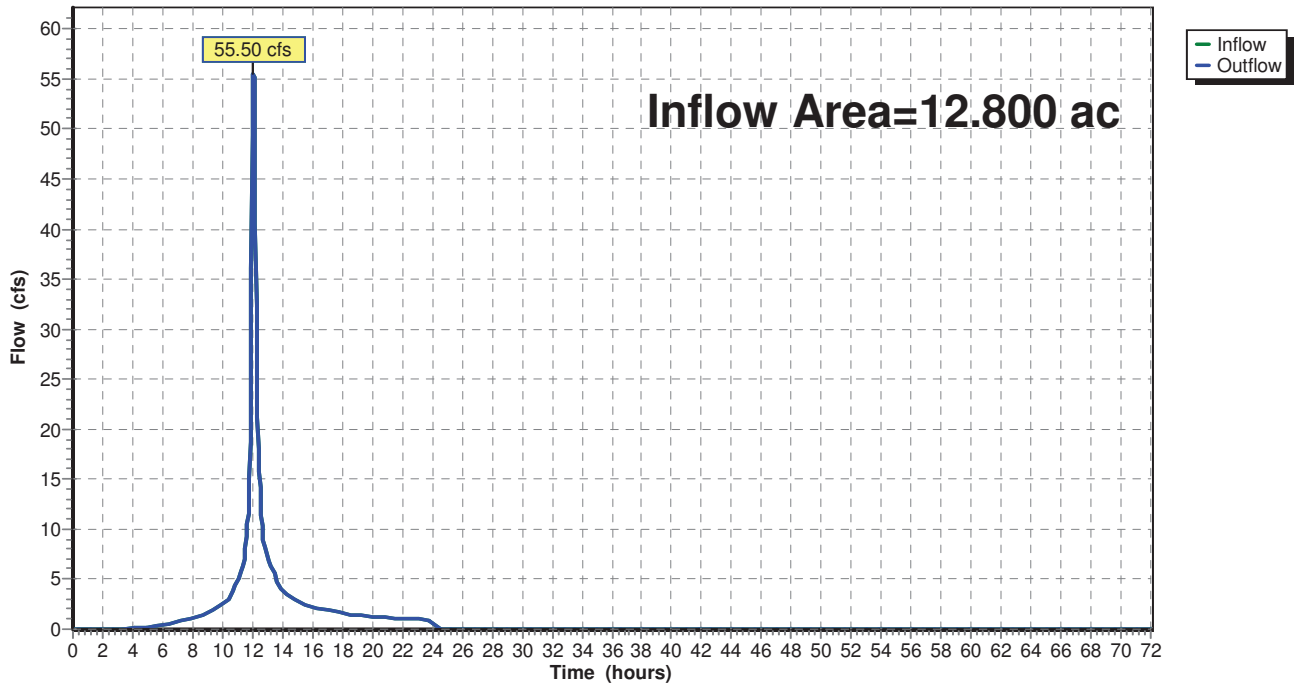
### Summary for Reach DP1:

Inflow Area = 12.800 ac, 44.53% Impervious, Inflow Depth = 4.99" for 25-yr event  
Inflow = 55.50 cfs @ 12.09 hrs, Volume= 5.327 af  
Outflow = 55.50 cfs @ 12.09 hrs, Volume= 5.327 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

### Reach DP1:

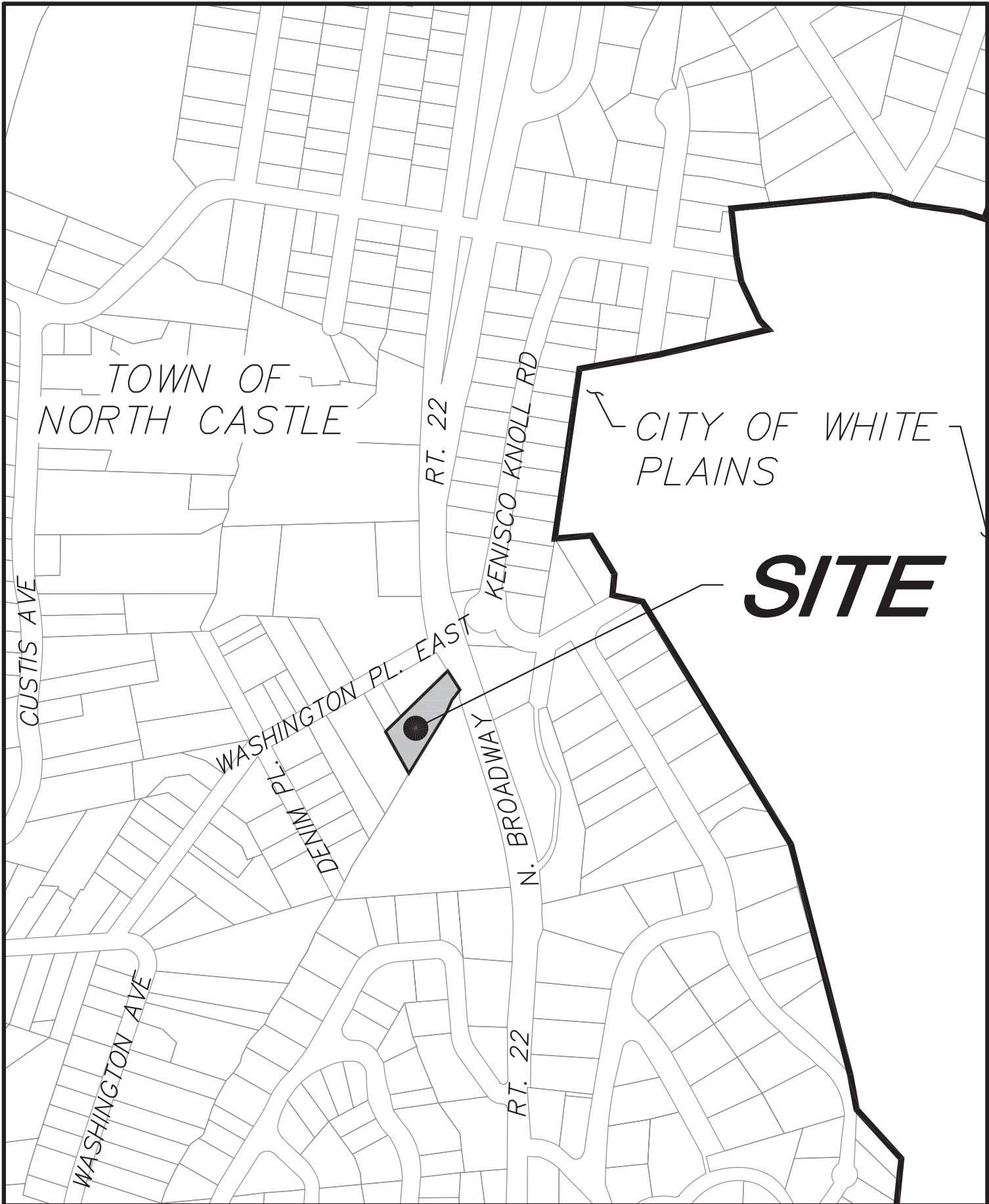
Hydrograph



## **FIGURES**



Z:\E\18198100 GDC Equities\Stormwater\Figures\Figure 1 - Location Map.dwg, 2/11/2019 9:49:35 AM, rbetz, 1:1



PROJECT: GDC EQUITIES, LLC  
 873 NORTH BROADWAY, NORTH CASTLE, WESTCHESTER CO., NEW YORK

DRAWING: LOCATION MAP

PREPARED BY:

**INSITE**  
 ENGINEERING, SURVEYING &  
 LANDSCAPE ARCHITECTURE, P.C.

3 Garrett Place • Carmel, New York 10512  
 Phone (845) 225-9690 • Fax (845) 225-9717  
 www.insite-eng.com

DATE: 02-11-19

SCALE: xxxx

PROJECT NO.: 18198.100

FIGURE: 1

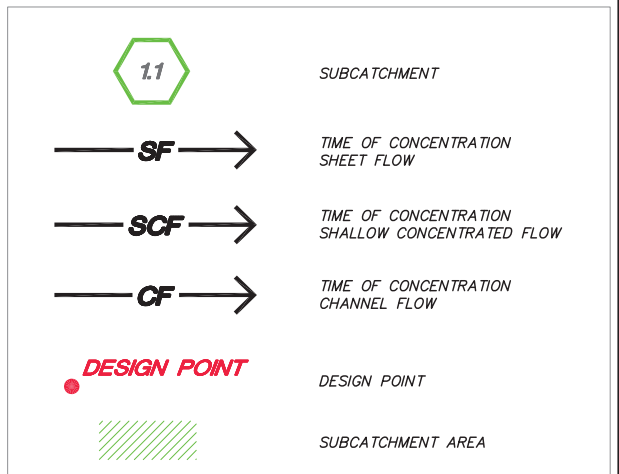
NOTE: ALL SOILS ONSITE ARE Uf, URBAN LAND

**SOILS LEGEND**

SOILS	DESCRIPTION	HYDROLOGICAL GROUP
Uf	Urban Land	-



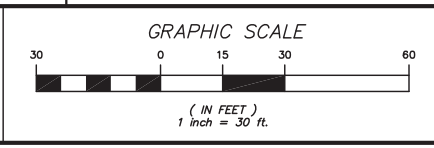
**LEGEND**



PROJECT: **GDC EQUITIES, LLC**  
 873 NORTH BROADWAY, NORTH CASTLE, WESTCHESTER CO., NEW YORK

DRAWING: **EXISTING CONDITIONS DRAINAGE MAP**

PREPARED BY: **INSITE**  
 ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.  
 3 Garrett Place • Carmel, New York 10512  
 Phone (845) 225-9690 • Fax (845) 225-9717  
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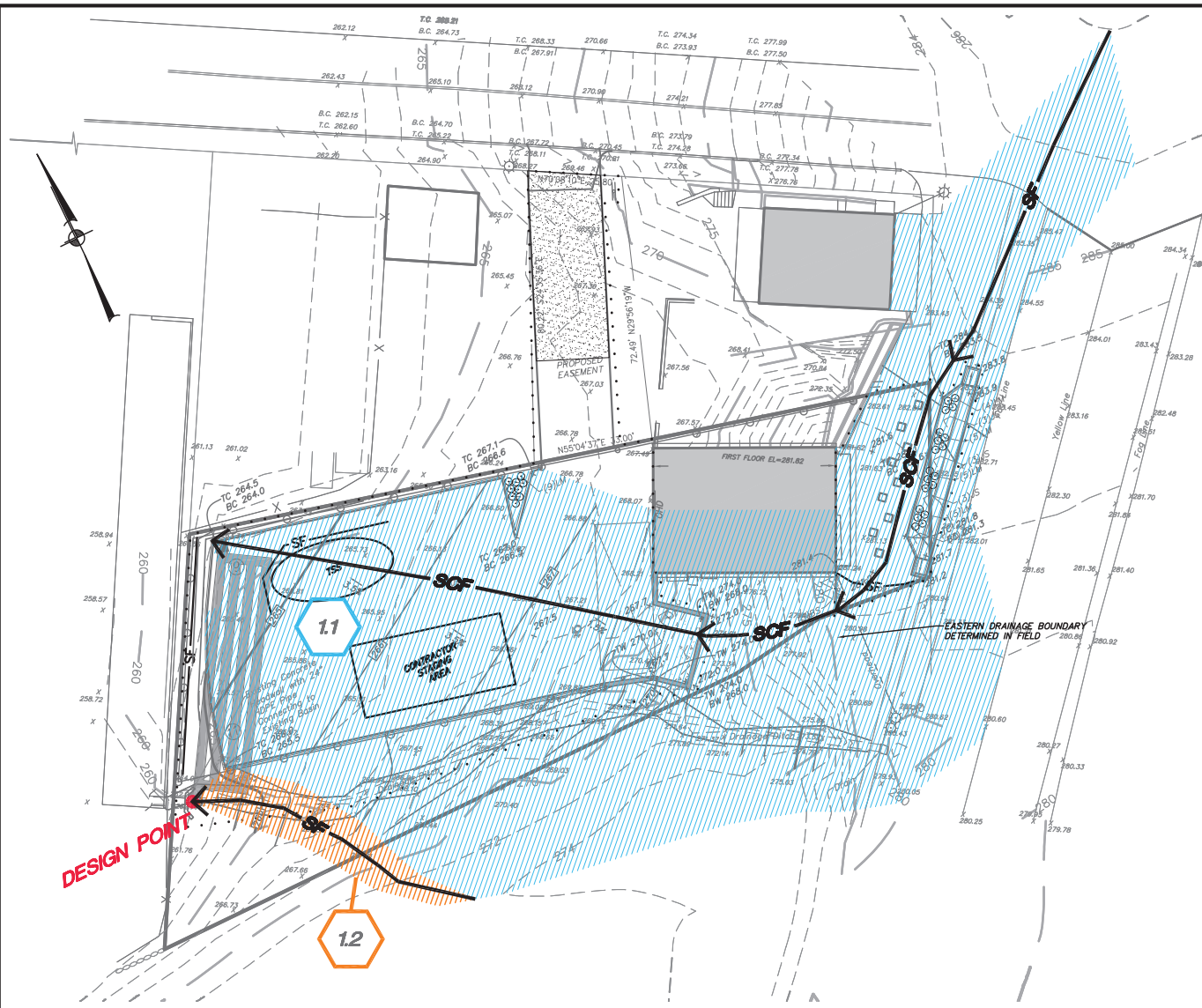
DATE: 02-11-19  
 SCALE: 1" = 30'  
 PROJECT NO.: 18198.100  
 FIGURE: 2

Z:\E\18198.100\_GDC\_Equities\Stormwater\Figures\Figure 2 - Pre Development.dwg, 2/11/2019 9:52:05 AM, hcbtz, 1:1

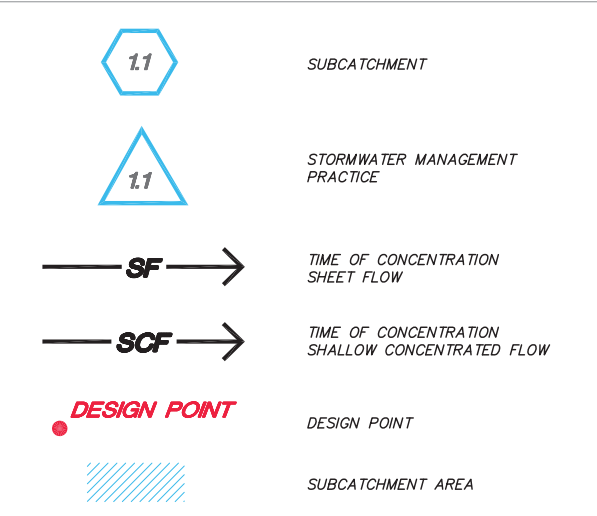
NOTE: ALL SOILS ONSITE ARE Uf, URBAN LAND

**SOILS LEGEND**

SOILS	DESCRIPTION	HYDROLOGICAL GROUP
Uf	Urban Land	-

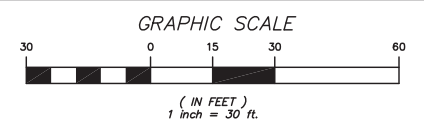


**LEGEND**



PROJECT: **GDC EQUITIES, LLC**  
 873 NORTH BROADWAY, NORTH CASTLE, WESTCHESTER CO., NEW YORK  
 DRAWING: **POST DEVELOPMENT DRAINAGE MAP**

PREPARED BY: **INSITE**  
 ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.  
 3 Garrett Place • Carmel, New York 10512  
 Phone (845) 225-9690 • Fax (845) 225-9717  
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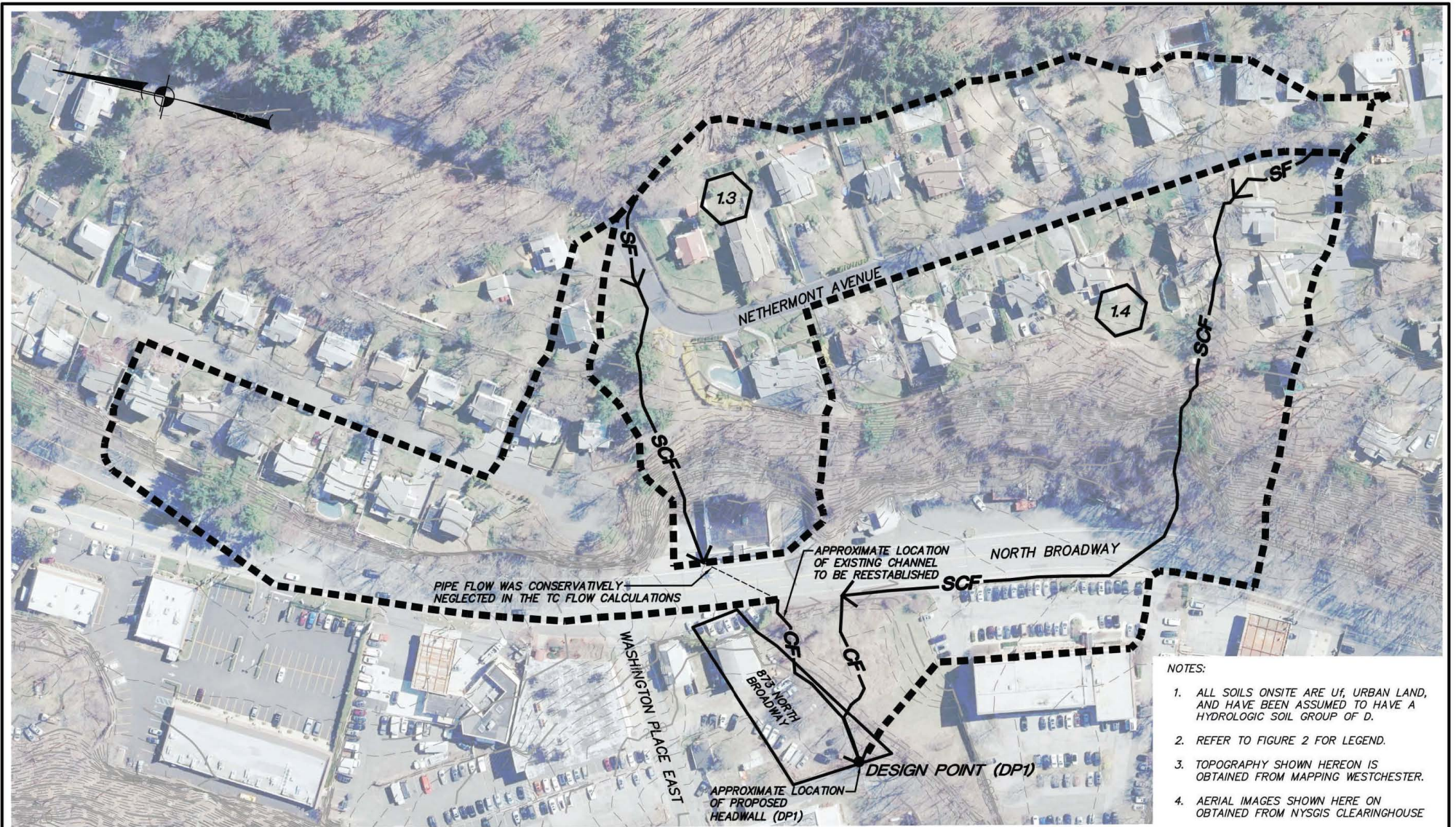


DATE: 02-11-19  
 SCALE: 1" = 30'  
 PROJECT NO.: 18198.100  
 FIGURE: 3

Z:\18198.100\60x Equities\Stormwater\Figures\Figure 3 - Post Development Map\_2/11/2019 9:51:49 AM\_tbrtz.11



Z:\NE\18198100 GDC Equities\Stormwater\Figures\Figure 4 - Swale Contributing Area.dwg, 3/11/2019 9:07:44 AM, Imorgin, 1:1



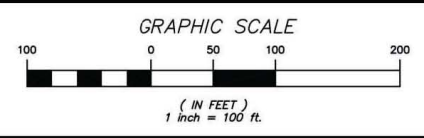
- NOTES:
1. ALL SOILS ONSITE ARE U<sub>1</sub>, URBAN LAND, AND HAVE BEEN ASSUMED TO HAVE A HYDROLOGIC SOIL GROUP OF D.
  2. REFER TO FIGURE 2 FOR LEGEND.
  3. TOPOGRAPHY SHOWN HEREON IS OBTAINED FROM MAPPING WESTCHESTER.
  4. AERIAL IMAGES SHOWN HERE ON OBTAINED FROM NYSGIS CLEARINGHOUSE

PROJECT:  
**GDC EQUITIES, LLC**  
 873 NORTH BROADWAY, NORTH CASTLE, WESTCHESTER CO., NEW YORK

DRAWING:  
**SWALE CONTRIBUTING AREA**

PREPARED BY:  

**INSITE**  
 ENGINEERING, SURVEYING &  
 LANDSCAPE ARCHITECTURE, P.C.  
 3 Garrett Place • Carmel, New York 10512  
 Phone (845) 225-9690 • Fax (845) 225-9717  
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DATE: 03-11-19  
 SCALE: 1" = 100'  
 PROJECT NO.: 18198.100  
 FIGURE:  
 4