

Honorable Chairman and Members of the Planning Board:

Last week, at a work session attended by both the owners, Jeff and Mike Mandelbaum, as well as the project team, the Planning Board conducted an informal session to provide guidance to the applicant regarding the warehouse use located at 94 Business Park Drive, previously approved.

We have digested that information and provide the following submission to address the issues raised by both the Planning Board as well as the abutting neighbors. Please consider the application amended, as follows:

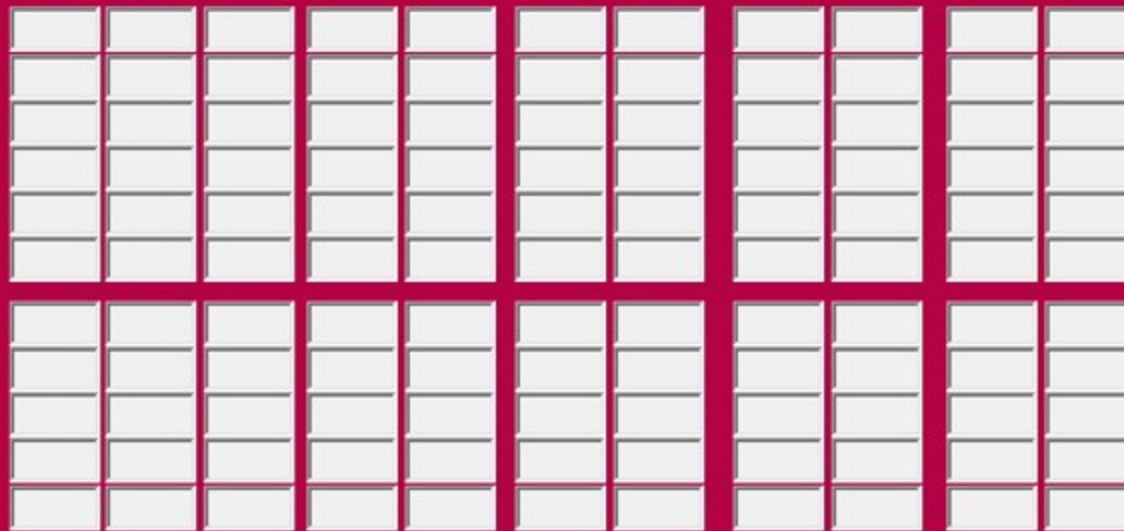
1. A revised site plan has been prepared by Dan Sehnal of Dynamic Engineering. The site plan adds a pass-through of the building to allow PODS to have containers enter the building and be unloaded and loaded internally, thereby muffling potential noise impacts. It will address 80% of the truck trips, approximately, to the site. Those trucks will carry one container.
2. We also submit a layout prepared by PODS reflecting the internal circulation within the building, confirming that PODS has adequate staging area inside the building to store and retrieve PODS internally.
3. On the southern side of the building, we have located a drop off and loading zone for the larger trucks that bring three pods at a time. Those trucks will be loaded and unloaded via a forklift that will exit the building and take or bring the product into the building. By locating this loading area on the southern side of the building, we have mitigated by design as the assisted building is located approximately 500 feet to the north and there is a roughly 35 foot high building between the noise source and the assisted living use. The building will act as a noise attenuation device.
4. Dynamic Engineering has prepared a landscape plan which landscapes the visual impacts on Business Park Drive associated with the outdoor loading and unloading area located on the southern portion of the building. Furthermore, there is additional landscaping proposed along the common property boundary of 94 Business Park Drive and 100 Business Park Drive.
5. This shall confirm that the ramps located to the rear of the building, already constructed, shall remain at 16 feet wide. There will also be bollards prohibiting use of such ramps.
6. Overnight parking of the smaller, single container pods trucks shall be to the rear of the building in the southern loading dock spaces. If needed, this location may also be used during the day for temporary customer retrieval of items from their POD. No containers would remain outside overnight and the area would have additional landscaping to minimize any visual impact.

Kindly places matter on the November 28th Planning Board Agenda for continuation of the public hearing and to consider approving this amendment to the site plan prior approval. Thank you.



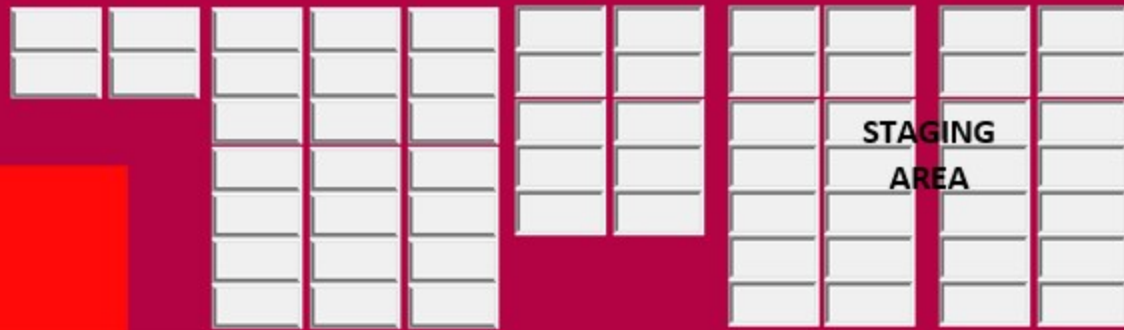
North
Side
Door

Drive Aisle



Drive Aisle

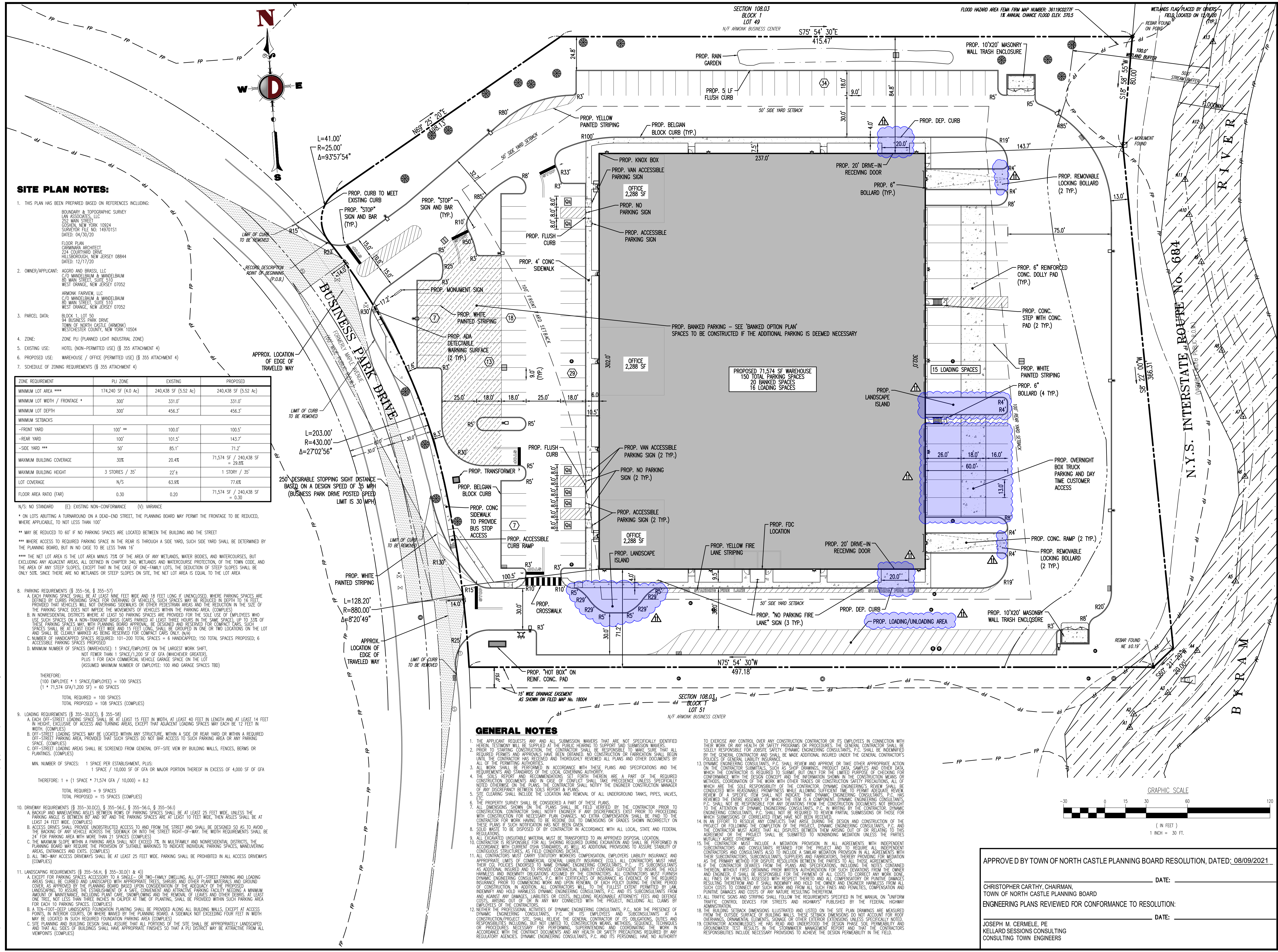
Drive Aisle



**STAGING
AREA**

South
Side
Door

Outside
Truck Court



SITE PLAN NOTES:

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
 - BOUNDARY & TOPOGRAPHIC SURVEY (LAN ASSOCIATES, LLC)
 - 224 COURTYARD DRIVE, HELLSBOROUGH, NEW JERSEY 08844
 - DATE: 09/20/20
- OWNER/APPLICANT:
 - AGRO AND BRASSI, LLC
 - C/O MANDELBAUM & MANDELBAUM
 - 80 MAIN STREET, SUITE 510
 - WEST ORANGE, NEW JERSEY 07052
- PARCEL DATA:
 - BLOCK: LOT 50
 - 94 BUSINESS PARK DRIVE
 - TOWN OF NORTH CASTLE (ARMONK)
 - WESTCHESTER COUNTY, NEW YORK 10504
- ZONE:
 - ZONE PU (PLANNED LIGHT INDUSTRIAL ZONE)
- EXISTING USE:
 - HOTEL (NON-PERMITTED USE) (§ 355 ATTACHMENT 4)
- PROPOSED USE:
 - WAREHOUSE / OFFICE (PERMITTED USE) (§ 355 ATTACHMENT 4)
- SCHEDULE OF ZONING REQUIREMENTS (§ 355 ATTACHMENT 4)

ZONE REQUIREMENT	PLU ZONE	EXISTING	PROPOSED
MINIMUM LOT AREA ***	174,240 SF (4.0 AC)	240,438 SF (5.52 AC)	240,438 SF (5.52 AC)
MINIMUM LOT WIDTH / FRONTAGE *	300'	331.0'	331.0'
MINIMUM LOT DEPTH	300'	456.3'	456.3'
MINIMUM SETBACKS			
-FRONT YARD	100' **	100.0'	100.5'
-REAR YARD	100'	101.5'	143.7'
-SIDE YARD ***	50'	85.1'	71.2'
MAXIMUM BUILDING HEIGHT	30'	20.4'	71.574 SF / 240,438 SF = 29.8%
MAXIMUM BUILDING HEIGHT	3 STORIES / 35'	22'±	1 STORY / 35'
LOT COVERAGE	N/A	63.9%	77.6%
FLOOR AREA RATIO (FAR)	0.30	0.20	71,574 SF / 240,438 SF = 0.30

- N/S: NO STANDARD (E): EXISTING NON-CONFORMANCE (V): VARIANCE
- * ON LOTS ABUTTING A TURNAROUND ON A DEAD-END STREET, THE PLANNING BOARD MAY PERMIT THE FRONTAGE TO BE REDUCED, WHERE APPLICABLE, TO NOT LESS THAN 100'
 - ** MAY BE REDUCED TO 60' IF NO PARKING SPACES ARE LOCATED BETWEEN THE BUILDING AND THE STREET
 - *** WHERE ACCESS TO REQUIRED PARKING SPACE IN THE REAR IS THROUGH A SIDE YARD, SUCH SIDE YARD SHALL BE DETERMINED BY THE PLANNING BOARD, BUT IN NO CASE TO BE LESS THAN 16'
 - **** THE NET LOT AREA IS THE LOT AREA MINUS 70% OF THE AREA OF ANY WETLANDS, WATER BODIES, AND WATERCOURSES, BUT EXCLUDING ANY ADJACENT AREAS, ALL DEFINED IN CHAPTER 240, WETLANDS AND WATERCOURSE PROTECTION, OF THE TOWN CODE, AND THE AREA OF ANY STEEP SLOPES, EXCEPT THAT IN THE CASE OF ONE-FAMILY LOTS, THE REDUCTION OF STEEP SLOPES SHALL BE ONLY 50%, SINCE THERE ARE NO WETLANDS OR STEEP SLOPES ON SITE, THE NET LOT AREA IS EQUAL TO THE LOT AREA

- PARKING REQUIREMENTS (§ 355-56 & 355-57)
 - A. EACH PARKING SPACE SHALL BE AT LEAST NINE FEET WIDE AND 18 FEET LONG IF UNENCLOSED. WHERE PARKING SPACES ARE DEFINED BY CURBS PROVIDING SPACE FOR PARKING OF VEHICLES, SUCH SPACES MAY BE REDUCED IN DEPTH TO 16 FEET PROVIDED THAT VEHICLES WILL NOT OVERHANG SIDEWALKS OR OTHER PEDESTRIAN AREAS AND THE REDUCTION IN THE SIZE OF THE PARKING SPACE DOES NOT IMPED THE MOVEMENTS OF VEHICLES WITHIN THE PARKING AREA. (COMPLIES)
 - B. IN NON-RESIDENTIAL DISTRICTS WHERE AT LEAST 50 PARKING SPACES ARE PROVIDED FOR THE SOLE USE OF EMPLOYEES WHO USE SUCH SPACES ON A NON-TRANSIENT BASIS (CARS PARKED AT LEAST THREE HOURS IN THE SAME SPACE) UP TO 33% OF THESE PARKING SPACES MAY, WITH PLANNING BOARD APPROVAL, BE DESIGNED AND RESERVED FOR COMPACT CARS. SUCH SPACES SHALL BE AT LEAST 8 FEET WIDE AND 15 FEET LONG. SUCH SPACES SHALL BE CLEARLY MARKED AS BEING RESERVED FOR COMPACT CARS ONLY. (N/A)
 - C. NUMBER OF HANDICAPPED SPACES REQUIRED: 101-200 TOTAL SPACES = 6 HANDICAPPED; 150 TOTAL SPACES PROPOSED; 6 ACCESSIBLE PARKING SPACES PROPOSED
 - D. MINIMUM NUMBER OF SPACES (WAREHOUSE): 1 SPACE/EMPLOYEE ON THE LARGEST WORK SHIFT, PLUS 1 SPACE/1,200 SF OF GRA (WHICHEVER GREATER)
 - E. PLUS 1 FOR EACH COMMERCIAL VEHICLE GARAGE SPACE ON THE LOT (ASSUMED MAXIMUM NUMBER OF EMPLOYEE: 100 AND GARAGE SPACES 18)

- LOADING REQUIREMENTS (§ 355-30.D(3), § 355-58)
 - A. EACH OFF-STREET LOADING SPACE SHALL BE AT LEAST 15 FEET IN WIDTH, AT LEAST 40 FEET IN LENGTH AND AT LEAST 14 FEET IN HEIGHT, EXCLUSIVE OF ACCESS AND TURNING AREAS, EXCEPT THAT ADJACENT LOADING SPACES MAY EACH BE 12 FEET IN WIDTH. (COMPLIES)
 - B. OFF-STREET LOADING SPACES MAY BE LOCATED WITHIN ANY STRUCTURE, WITHIN A SIDE OR REAR YARD OR WITHIN A REQUIRED OFF-STREET PARKING AREA. (COMPLIES)
 - C. OFF-STREET LOADING AREAS SHALL BE SCREENED FROM GENERAL OFF-SITE VIEW BY BUILDING WALLS, FENCES, BERMS OR PLANTINGS. (COMPLIES)

- DRIVEWAY REQUIREMENTS (§ 355-30.D(2), § 355-56.E, § 355-56.G, § 355-56.I)
 - A. BACKUP AND MANEUVERING ASILES BETWEEN ROWS OF PARKING SPACES SHALL BE AT LEAST 25 FEET WIDE, UNLESS THE PARKING ANGLE IS BETWEEN 80° AND 90° AND THE PARKING SPACES ARE AT LEAST 10 FEET WIDE, THEN ASLES SHALL BE AT LEAST 24 FEET WIDE. (COMPLIES)
 - B. ACCESS DRIVES SHALL PROVIDE UNOBSTRUCTED ACCESS TO AND FROM THE STREET AND SHALL BE DESIGNED SO AS TO AVOID THE BACKING UP OF ANY VEHICLE ACROSS THE SIDEWALK OR INTO THE STREET RIGHT-OF-WAY. THE WIDTH REQUIREMENTS SHALL BE 24' FOR PARKING AREA WITH MORE THAN 21 SPACES (COMPLIES)
 - C. THE MAXIMUM SLOPE WITHIN A PARKING AREA SHALL NOT EXCEED 7% IN MULTIFAMILY AND NON-RESIDENTIAL DISTRICTS. THE PLANNING BOARD MAY REQUIRE THE PROVISION OF STAIRS, WALKWAYS, RAMPWAYS, HANDICAPPED PARKING SPACES, MANEUVERING AREAS, ENTRANCES AND EXITS. (COMPLIES)
 - D. ALL TWO-WAY ACCESS DRIVEWAYS SHALL BE AT LEAST 25 FEET WIDE. PARKING SHALL BE PROHIBITED IN ALL ACCESS DRIVEWAYS (COMPLIES)
- LANDSCAPING REQUIREMENTS (§ 355-56.H, § 355-30.D(1) & (4))
 - A. EXCEPT FOR PARKING SPACES ACCESSORY TO A SINGLE- OR TWO-FAMILY DWELLING, ALL OFF-STREET PARKING AND LOADING AREAS SHALL BE CURBED AND LANDSCAPED WITH APPROPRIATE TREES, SHRUBS AND OTHER PLANT MATERIALS AND GROUND COVER, AS APPROVED BY THE PLANNING BOARD BASED UPON CONSIDERATION OF A SAFE, CONVENIENT AND ATTRACTIVE PARKING FACILITY NEEDING A MINIMUM INCLUDING MAINTENANCE SCHEDULES AND THE REMOVAL OF LEAVES AND OTHER DEBRIS, AT LEAST ONE TREE, NOT LESS THAN THREE INCHES IN CALIPER AT TIME OF PLANTING, SHALL BE PROVIDED WITHIN SUCH PARKING AREA FOR EACH TO PARKING SPACES. (COMPLIES)
 - B. A TEN-FOOT-DEEP BERTH FOUNDATION PLANTING SHALL BE PROVIDED ALONG ALL OFF-STREET PARKING EXCEPT AT ACCESS POINTS, IN INTERIOR COURTS, OR WHERE WAIVED BY THE PLANNING BOARD. A SIDEWALK NOT EXCEEDING FOUR FEET IN WIDTH MAY BE LOCATED IN SUCH REQUIRED FOUNDATION PARKING AREA (COMPLIES)
 - C. SITE PLANNING AND BUILDING DESIGN SHALL ASSURE THAT ALL PORTIONS OF THE SITE SHALL BE APPROPRIATELY LANDSCAPED AND THAT ALL SIDES OF BUILDINGS SHALL HAVE APPROPRIATE FINISHES SO THAT A PLU DISTRICT MAY BE ATTRACTIVE FROM ALL VIEWPOINTS (COMPLIES)

GENERAL NOTES

- THE APPLICANT REQUESTS ANY AND ALL SUBMISSION WAIVERS THAT ARE NOT SPECIFICALLY IDENTIFIED HEREIN. TESTIMONY WILL BE SWEPT AS TO THE PUBLIC HEARING TO SUPPORT THE SUBMISSION WAIVERS.
- PROVIDING TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED OR FURNISHED TO THE TOWN OF NORTH CASTLE. UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AGENCIES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS.
- SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
- THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
- ALL CONTRACTORS SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS. SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- ALL EXCAVATED UNDESIRABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
- CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.
- ALL CONTRACTORS MUST CARRY STATUTORY EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (COI). ALL CONTRACTORS MUST HAVE THEIR COI POLICIES ENDORSED TO NAME DYNAMIC ENGINEERING CONSULTANTS, P.C. ITS SUBCONSULTANTS AND SUBCONTRACTORS. CONTRACTORS SHALL PROVIDE SUFFICIENT TO INSURE THE HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH DYNAMIC ENGINEERING CONSULTANTS, P.C. WITH CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS SHALL MAINTAIN THE FULL ESTIMATED COST OF THE INSURANCE AND HOLD HARMLESS DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY MANNER CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.
- NEITHER CONTRACTOR OR DYNAMIC ENGINEERING CONSULTANTS, P.C. NOR THE PRESENCE OF DYNAMIC ENGINEERING CONSULTANTS, P.C. OR ITS EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES UNDER THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL BE INDEMNIFIED BY THE CONTRACTOR AND SHALL BE WAIVED FROM LIABILITY UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.
- DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR'S SUBMISSIONS, SUCH AS SHOP DRAWINGS, DATA SAMPLES AND OTHER DATA WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE GENERAL CONTRACTOR'S CONCEPT AND INFORMATION SHOWN IN THE PLANS. THE CONTRACTOR'S METHODS, COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF DYNAMIC ENGINEERING CONSULTANTS, P.C. IN WRITING BY THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
- IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, DYNAMIC ENGINEERING CONSULTANTS, P.C. AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.
- THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS CONSULTANTS RETAINED FOR THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS. SUPPLIERS AND FABRICATORS. THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR DISPUTE RESOLUTION BETWEEN THE PARTIES TO ALL THESE AGREEMENTS.
- IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT HERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
- ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON "UNIFORM CONTROL DEVICES" FOR STREETS AND HIGHWAYS PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.
- THE BUILDING SETBACK DIMENSIONS ILLUSTRATED AND LISTED ON THE SITE PLAN DRAWINGS ARE MEASURED FROM THE OUTSIDE SURFACE OF BUILDING WALLS. THESE SETBACK DIMENSIONS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ELEMENTS, SIGNS OR OTHER EXTERIOR EXTENSIONS UNLESS SPECIFICALLY NOTED.
- CONTRACTOR ACKNOWLEDGES HE HAS READ AND UNDERSTOOD THE DESIGN PHASE SOI PERMEABILITY AND GROUNDWATER TEST RESULTS IN THE STORMWATER MANAGEMENT REPORT AND THAT THE CONTRACTOR'S RESPONSIBILITIES INCLUDE NECESSARY PROVISIONS TO ACHIEVE THE DESIGN PERMEABILITY IN THE FIELD.

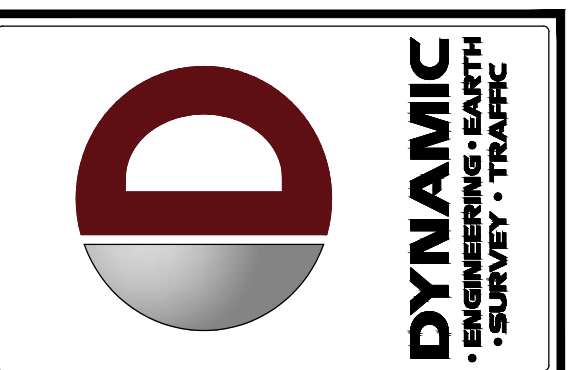
APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED: 08/09/2021

CHRISTOPHER CARTHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD
ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION:

DATE: _____

JOSEPH M. CERMELE PE
KELLARD SESSIONS CONSULTING
CONSULTING TOWN ENGINEERS

DATE: _____



NO.	DATE	REVISION	BY
1	11/09/22	NEW REV PER PLANNING BOARD COMMENTS	KHC
2	10/09/22	NEW REV PER AMENDED DRIVE UP RAMPS	KHC
3	10/09/22	REVISED PER CONSTRUCTION (BAIN)	KHC
4	02/16/22	REVISED PER NYSDC COMMENTS	KHC
5	02/02/22	REVISED PER COUNTY BACKFLOW COMMENTS	KHC
6	11/01/21	NEW REV PER RESOLUTION COMPLIANCE	KHC
7	10/22/21	REVISED PER UTILITY SERVICE PROVIDER COMMENTS	KHC
8	09/17/21	REVISED PER BUILDING DEPARTMENT COMMENTS	KHC
9	08/17/21	REVISED PER BUILDING DEPARTMENT COMMENTS	KHC
10	07/12/21	REVISED PER TOWN & CONSERVATION BOARD COMMENTS	KHC
11	04/09/21	REVISED PER TOWN COMMENTS	KHC
		COMMENTS	

NYS WARNING STATEMENT
NO ONE CAN WORRY OR ALTERNATE THE PLAN BASED OFF THE NYS EDUCATION LAW ALTERNATIVE/AMENDMENT WARNING STATEMENT.

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

PROJECT: ARMONK FAIRVIEW, LLC & AGRO AND BRASSI, LLC
SECTION 108.03, BLOCK 1, LOT 50
94 BUSINESS PARK DRIVE (ARMONK)
WESTCHESTER COUNTY, NEW YORK

811
PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DIG BEFORE THE SAFETY SURFACE ANCHORS IN ANY STATE

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING
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DANIEL T. SEHNAL
PROFESSIONAL ENGINEER
NEW YORK LICENSE NO. 099106

BRETT W. SKAPINETZ
PROFESSIONAL ENGINEER
NEW YORK LICENSE NO. 087962

SITE PLAN

SCALE: (H) 1" = 30'
DATE: 02/19/2021
PROJECT: 2179-99-009
SHEET NO. 3 OF 18

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LANDSCAPE PLAN

SCALE: (H) 1" = 30'
(V) 1" = 10'

DATE: 02/19/2021

PROJECT NO: 2179-99-009

SHEET NO: 9 OF 18

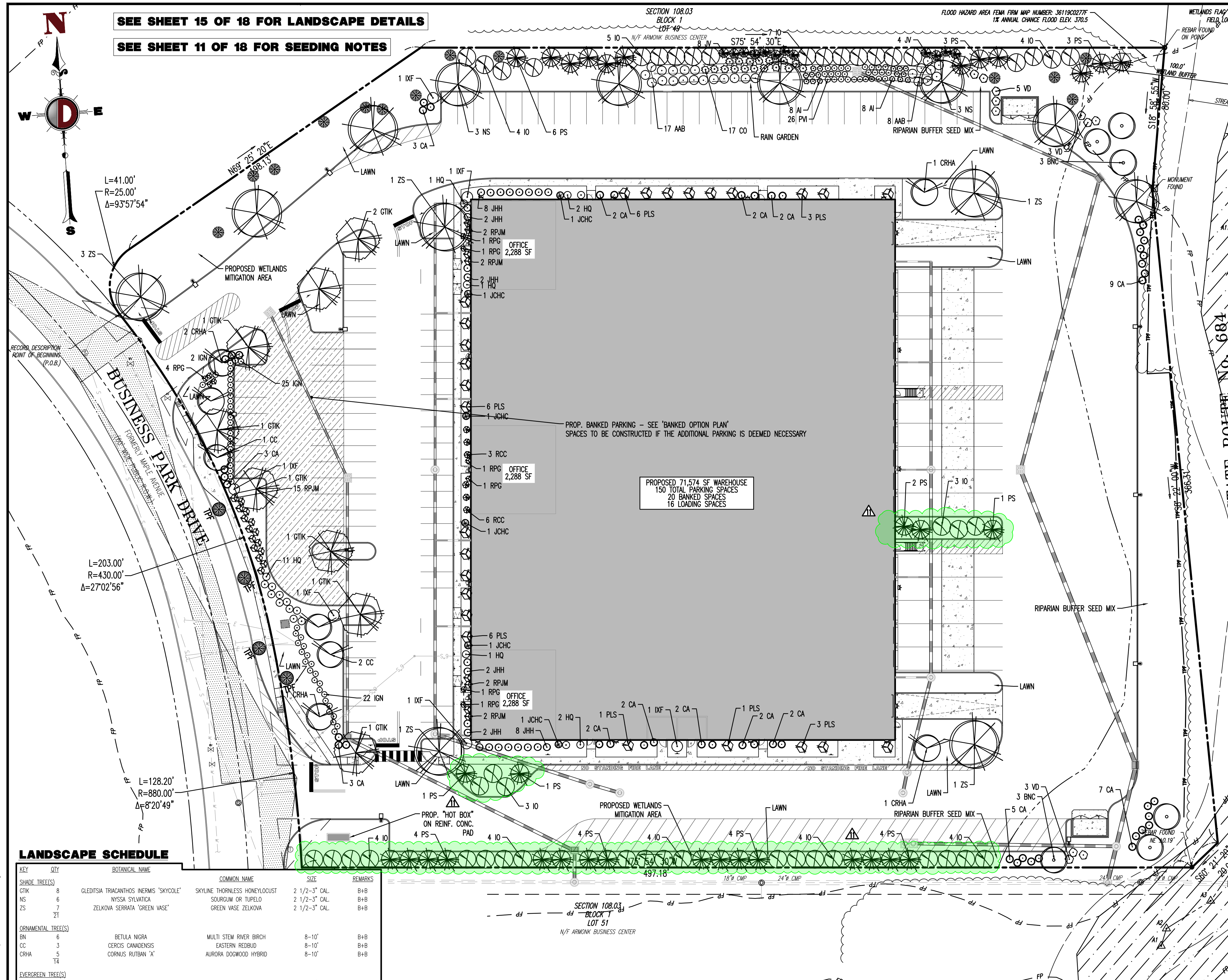
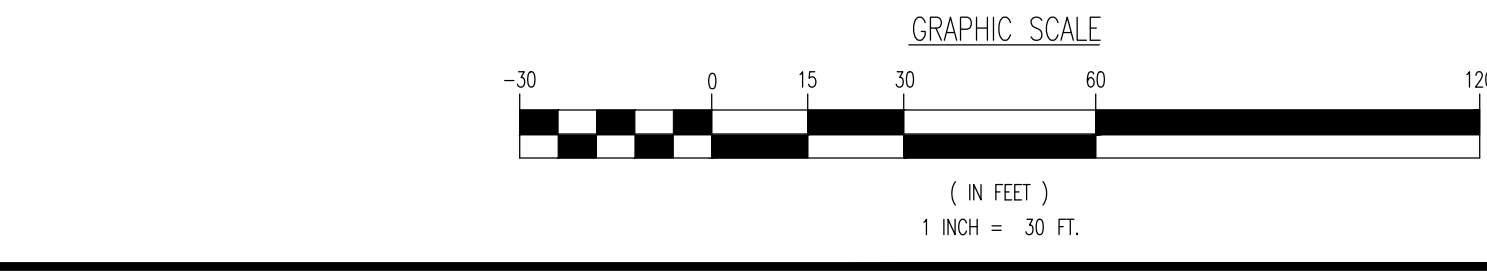
THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

PLANTING SPECIFICATIONS

- SCOPE OF WORK
- MATERIALS
- GENERAL WORK PROCEDURES
- WEEDING
- TOPSOILING
- SOIL CONDITIONING
- CULTIVATION
- PLANTING
- FINISH GRADING
- GROUND COVER
- PLANTING GUARANTEE
- CLEANUP

PLANTING NOTES

- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO SCHEDULE AND ATTEND AN ON-SITE PRE-CONSTRUCTION CONFERENCE WITH THE TOWNSHIP LANDSCAPE ARCHITECT PRIOR TO BEGINNING ANY LANDSCAPE WORK.
- ALL PLANT MATERIAL IS SUBJECT TO INSPECTION BY THE TOWNSHIP LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHEN PLANT MATERIAL IS READY FOR INSPECTION. ANY PLANTS REJECTED AT THE INSPECTION BY THE LANDSCAPE ARCHITECT MUST BE IMMEDIATELY REMOVED FROM THE SITE BY THE LANDSCAPE CONTRACTOR.
- PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PLANTS SHALL BE FIT FOR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOULATED, ROBUST ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
- CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
- ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE MANUFACTURER'S PUBLISHED & LANDSCAPE ASSOCIATION.
- ALL PLANTS SHALL BE PLANTED IN AMENDED TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROGRESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
- PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED WITH CARE TO PREVENT DAMAGE TO PLANTS.
- PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WHEN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LAND PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MOIST OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAWLED WITH MILD-PURF OR EQUIVALENT AS PER MANUFACTURER'S INSTRUCTIONS.
- NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
- SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANTS WITH THE CENTER OF THE PLANT.
- ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING UTILIZING CLEAN, SHARP TOOLS. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF WIRE-TIED CALIPERS AND COVER BY THE REMOVAL OF SUPERFLUOUS BRANCHES. THOSE WHICH CROSS, CROSS, ETC., MAIN LEADER OF TREE WILL NOT BE CUT BACK. LONG BRANCHES, HOWEVER, MUST BE SHORTENED.
- EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
- ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES AS A RESULT OF CONSTRUCTION OPERATIONS. ALL EXISTING TREES SHALL BE FERTILIZED WITH A REGULAR GARDEN FERTILIZER (5-10-10) UPON COMPLETION OF WORK. THE ENTIRE LINE OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR TO ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH SHARP TOOLS AND FILLED AROUND WITH TOPSOIL. COMPLETELY SATURATE THESE AREAS WITH WATER. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR IS TO PROTECT ALL EXISTING TREES TO REMAIN BY ERECTING TREE PROTECTION FENCE AT THE DRIP LINE. THIS WILL ENSURE NO COMPACTION OF THE ROOT MASS.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 4" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH.
- NEW PLANTING AREAS AND SOD SHALL BE ADEQUATELY IRRIGATED OR WATERED TO ESTABLISH THE PROPOSED PLANTS AND LAWN.
- PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE AS SHOWN ON THE APPROVED LANDSCAPE PLAN MUST BE INSTALLED, INSPECTED AND APPROVED BY THE MUNICIPAL LANDSCAPE ARCHITECT, THE MUNICIPAL ENGINEER AND LANDSCAPE ARCHITECT SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER AS REQUIRED BY OR ASSOCIATED WITH A SUBSEQUENT ON-SITE PLAN APPROVAL BY THE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT SHALL BE INSTALLED DURING THE FOLLOWING PLANTING SEASONS:
- ALL DISTURBED AREAS TO BE TREATED WITH TOPSOIL SEED SOO STABILIZATION METHOD.



LANDSCAPE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHRUB TREES (S)					
GTIK	8	GLEDTISIA TRACANTHOSUS 'NEMUS' 'SKYCOLE'	SKYLINE THORNLESS HONEYLOCUST	1 1/2-3" CAL.	B+H
NS	6	NYSSA SYLVATICA	SOURGUM OR TUPelo	1 1/2-3" CAL.	B+H
ZS	7	ZELKOVA SERATA 'GREEN VASE'	GREEN VASE ZELKOVA	1 1/2-3" CAL.	B+H
ORNAMENTAL TREES (T)					
BN	6	BETULA NIGRA	MULTI STEM RIVER BIRCH	8-10'	B+H
CC	3	CERCIS CANADENSIS	EASTERN REDBUD	8-10'	B+H
CRHA	5	CORNUS RUBRA 'A'	AURORA DOGWOOD HYBRID	8-10'	B+H
EVERGREEN TREES (T)					
IO	46	ILEX OPACA	AMERICAN HOLLY	6-7'	B+H
IV	12	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6-7'	B+H
PS	33	PINUS STROBUS	EASTERN WHITE PINE	6-7'	B+H
EVERGREEN SHRUBS (S)					
IGN	49	ILEX GLABRA X 'CHAMZIN'	NORFOLK INKBERRY	24-30"	#3 CAN
IXF	6	ILEX FOSTERII	FOSTER'S HOLLY	5-6"	B+H
JCHC	6	JUNIPERUS CHINENSIS 'HETZI COLUMNARIIS'	COLUMNAR HETZ JUNIPER	4-5"	B+H
PLS	26	PRUNUS LAUROCESTRAS 'SCHWABRADIUS'	SKIP CHERRY/LAUREL	30-36"	#5 CAN
RCC	7	RHOODOENDRON CARAWANENSE 'CHONODIDES'	CHINODIDES RHOODOENDRON	24-30"	#3 CAN
RPG	10	RHOODOENDRON 'PURPLE GEM'	PURPLE GEM RHOODOENDRON	24-30"	#3 CAN
RPJM	23	RHOODOENDRON CAROLINIANA X P.J.M.	P.J.M. RHOODOENDRON	24-30"	#3 CAN
DECIDUOUS SHRUBS (S)					
AAB	25	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	RED CHOCKEYERRA	18-24"	#3 CAN
CA	49	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	24-30"	#3 CAN
CO	17	CEPHALANTHUS OCCIDENTALIS	BUTTON BUSH	18-24"	#3 CAN
HQ	18	HYDRANGEA QUERCIFOLIA	OKWAKE HYDRANGEA	24-30"	#3 CAN
VD	125	VBURNUM DENTATUM	ARROWWOOD VBURNUM	3-4"	#5 CAN
GROUND COVER					
JHH	24	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	24-30" SPRD	#3 CAN
PERENNIALS (S)					
AI	16	ASCLEPIAS INCARNATA	SWAMP MILKWEED	18-24"	CONTAINER
ORNAMENTAL GRASSES (S)					
PVI	26	PANICUM VIRGATUM	SWITCH GRASS	2 GAL.	CONTAINER

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED: 08/09/2021

CHRISTOPHER CARTHAY, CHAIRMAN
TOWN OF NORTH CASTLE PLANNING BOARD
ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION:

JOSEPH M. CERMELE, PE
KELLARD SESSIONS CONSULTING
CONSULTING TOWN ENGINEERS

Plotted: 11/11/22 3:14 PM. By: jdemattinis
File: P:\CEC PROJECTS\2179-99-009\2179-99-009 Landscaping\09-009 Landscaping.dwg, -- 09 LANDSCAPE PLAN