

Adam:

As per our meeting on April 26, 2023, I have addressed your Staff Report (April 28, 2022) in numerical order.

1. See attached leases stating that both tenants (Mariani and PS Electric) have office in the building.
2. See attached <revised> JMC Site Plan (Drawing C-000 for parking schedule) and details are shown on Drawing C-900.
3. See attached <revised> JMC Site Plan (Drawing C-000 for parking schedule) and Drawing C-100 for parking space sizes and aisle widths.
4. Off Street Parking spaces have been updated and are compliant. A parking variance shall not be required.
5. Site Plan has been updated to show PS Electric vehicles. Please refer to Site Plan C-100 and C-900, detail 4.
6. Site Plan has been updated to show Mariani vehicles located on the 'Gravel Pad'. Please refer to Drawing C-100 and the associated schedule on the same drawing. Additionally, please note these vehicles are usually moved before and after hours at the building. There is one (1) Mariani space that the tenant controls for access to the 'Gravel Pad'.
7. Same as #6. The site is heavily landscaped (screened) and cannot be seen from NYS Route 120 (Purchase Street) and 120A (Gateway Lane).
8. The existing shed has been moved on to the New York State (Town of North Castle) portion of the property. The Shed's area has been included in the Off Street Parking calculations. See Drawing C-100 for Shed location and C-000 for Off Street parking calculations.
9. No improvements are scheduled for the part of the parcel that extends into the State of Connecticut (Town of Greenwich).
10. The lighting has been changed to fixtures that emit light downward as opposed to the previous flood light that may have emitted light beyond the property boundaries. See photos below.

LEASE AGREEMENT

Landlord: New King Street Associates

Tenant: Mark Mariani Inc.

Premises: 4 New King Street, White Plains, NY 10604

INDEX

1. Basic Provisions
2. Premises, Term and Commencement Date
3. Rent
4. *Intentionally Left Blank*
5. Landlord's Work, Tenant's Work
6. Use
7. Services
8. Insurance
9. Indemnification
10. Casualty Damage
11. Condemnation
12. Repair and Maintenance
13. Guarantor
14. Surrender of Premises
15. Holding Over
16. Subletting and Assignment
17. Subordination, Attornment and Mortgagee Protection
18. Estoppel Certificate
19. Defaults
20. Remedies of Landlord
21. Quiet Enjoyment
22. Security Deposit
23. Brokerage Commission
24. Force Majeure
25. Parking
26. Hazardous Materials
27. Additional Rights Reserved by Landlord
28. Defined Terms
29. Miscellaneous Provisions
30. Continuation Option
31. Landlord Limitation on Liability
32. Landlord's Rights

EXHIBITS

- | | |
|-----------|----------------------------------|
| Exhibit A | Floor Plan |
| Exhibit B | Landlord's Work |
| Exhibit C | Tenant's Work |
| Exhibit D | Building's Rules and Regulations |
| Exhibit E | Janitorial Services |
| Exhibit F | Commencement Date Confirmation |
| Exhibit G | A2.2 Proposed Floor Plan |

- K. Signage: Building Standard Lobby Directory Signage and Wall Signage
- L. Right to Sublease/Assign: Tenant shall have the right to sublease/assign lease in its entirety to any third party, with Landlord's consent and pre-approval, which consent and pre-approval shall not be unreasonably delayed or withheld without due cause.
- M. Security Deposit: Two Months' Rent \$9635.42 due at lease execution
- N. Prepaid Rent: First Month's Rent and Electric upon lease execution \$5598.96
- O. Parking: Tenant will have exclusive use of a mutually agreed upon designated area in the associated parking area with 4 New King Street. This area will be used for overnight parking of tenants own commercial vehicles. Tenant will not allow other vehicles, other than its own, to park in said parking area. Tenant, at its cost and expense and subject to a mutually agreed to site plan, may provide all new landscaping and security.
- Tenant will not park any of its vehicles in the parking area directly in front of the 4 New King Street building stairway entrance.
- P. Brokers: Standard Realty Corp.(full commission) and Rakow Commercial Realty (1/2 commission) & Operating Partners, LLC
- Q. Insurance: Two (2) Million Dollars Certificate of Insurance must name New King Street Associates as Landlord and Benerofe Properties Corp. and Operating Partners LLC as additional insureds.
- R. Options: 1 Five-year Option as identified in Article 30.
- S. Guarantor: None
- T. Regular Business Hours: 7:00 a.m. to 6:00 p.m. Mondays through Fridays and 8:00 a.m. to 1:00 p.m. Saturdays, excluding days observed by the Federal and State governments as legal holidays. Tenant will have 24-hour access to the parking area, building and premises (overtime HVAC charges to be determined).
- U. Condition and Acceptance of Premises: Tenant will accept the premises in "as is" condition with the exceptions and/or Landlord's work identified in Exhibit B.

ARTICLE 2. PREMISES, TERM

Landlord Leases to Tenant, and Tenant hires from Landlord, the Premises, for the Term and at the Rent described below and otherwise upon the terms of this Lease. If Landlord allows Tenant to occupy the Premises before the Commencement Date, all the terms of this Lease other than the payment of Fixed Rent, shall apply during that period. "Term" is hereby defined as the period starting on the Commencement Date and ending on the Expiration Date (as same may be extended by the parties) or ending on an earlier date as provided herein. If the Commencement Date is not the first day of a month, the first Lease year will start on the Commencement Date and end on the last day of the twelfth (12th) full calendar month after the Commencement Date. Each twelve month period after the first lease year shall be a "Lease Year". If Landlord delays delivering possession of the Premises, Landlord will have no liability for any loss or damage and the Commencement Date shall be adjusted to the date possession is actually delivered.

ARTICLE 3. RENT

Fixed Rent is as set forth in Article 1, provided, however; no adjustment of any Additional Rent item shall reduce the amount of Fixed Rent payable by Tenant under this Lease. All costs and expenses which Tenant is obligated to pay pursuant to this Lease, in addition to Base Rent, will be referred to as "Additional Rent." Commencing on the Rent Commencement Date, Base Rent will be due in equal monthly installments in advance on the first day of each month of the Term. Except as otherwise provided herein, Base Rent is due and payable within ten (10) days of being billed therefor. Tenant shall not be required to pay for Real Estate Taxes and Operating Expenses as they are included in the Fixed Rent. If the Commencement Date or Expiration Date occurs on a day other than the first or last day, respectively, of any month, the Fixed Rent for such partial month will be prorated on a per diem basis. Rent will be paid by Tenant to Landlord at the Building Manager's address listed in Article 1, or to such other person and/or address as Landlord may designate in writing. Any payment of Rent not received within ten (10) days after it is due, or for which payment by check has been dishonored, will be subject to a late charge equal to eight (8%) percent of the unpaid amount, as compensation of Landlord's additional cost of processing late or dishonored Rent payments. Tenant will pay to Landlord the Rent when due, in lawful money of the United States, without notice or demand and without abatement, deduction or set-off. No endorsement or statement on any check or any letter accompanying any payment will be deemed an accord and satisfaction, and Landlord's acceptance of such check or payment will not prejudice to Landlord's rights or remedies in this Lease or available at law or in equity. No receipt of money by Landlord after the Term shall reinstate, continue or extend the Term. The Prepaid Rent is due on the execution of this Lease.

ARTICLE 4. Intentionally Left Blank

ARTICLE 5. LANDLORD'S WORK, TENANT'S WORK

A. Landlord's Work. Tenant accepts the Premises "as is" in its present condition, such term will mean in the same condition and repair in which they presently exist; provided, however, Landlord will deliver the Premises free of occupancy, broom clean, and with the work set forth in Exhibit B substantially completed. The Premises will be conclusively presumed to be in proper condition when Tenant takes possession unless Tenant gives Landlord written notice of any unsatisfactory condition within five (5) business days after the date of Tenant's possession.

B. Tenant's Work. Tenant will make no alterations or additions ("alterations") to the Premises without the prior written consent of the Landlord ("Tenant's Work"). Landlord shall have the right to impose any restrictions and conditions on Tenant's Work, which Landlord deems necessary or reasonable, including the following:

LEASE AGREEMENT

Landlord: NEW KING STREET ASSOCIATES

Tenant: P.S. ELECTRICAL GENERAL CONTRACTING CORP.

Premises: 4 New King Street, White Plains, NY 10604

INDEX

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2. Premises, Term and Commencement Date
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- ~~4. Operating Expenses and Taxes~~
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| Exhibit D | Janitorial Services |

AGREEMENT OF LEASE, made as of this 15th day of November, 2018 by and between Landlord and Tenant as identified in Article 1 below.

ARTICLE 1. BASIC PROVISIONS

As used in this Lease the following capitalized terms will have the meanings set forth below.

A. Landlord: NEW KING STREET ASSOCIATES, a New York General Partnership
10 New King Street, Ste. 209
White Plains, NY 10604

B. Tenant: P.S. ELECTRICAL GENERAL CONTRACTING CORP.
a New York Corporation
Address: 628 Waverly Avenue, Mamaroneck, NY 10543
SSN/EIN: 26-0108296

Pete Veltri 914-937-1680 (office) 914-804-8502 (cell)
Pete.pselectric@gmail.com
10 Tinker Lane, Greenwich, CT 06830

Frank Veltri 914-937-1680 (office) 914-490-6054 (cell)
Frank.pselectric@gmail.com
355 Warren Avenue, Hawthorne, NY

C. Building Name/Address: 4 New King Street, White Plains, NY 10604

Note: building mail is distributed from White Plains main postal office so White Plains, NY should be used as a mailing address. However, physical location of building is located in West Harrison, NY 10604 and this address is used for deliveries and gps location.

D. Premises/Floor/Rentable Square Feet: Unit/Suite No. 150
Located on Ground Floor
Approx 829 R.S.F.

E. Tenant's Use: Office

F. Building Manager/Address: Operating Partners LLC
10 New King Street, Suite 209
White Plains, NY 10604

G. Commencement Date: December 1, 2018

H. Expiration Date: November 30, 2023

I. Rent Commencement Date: December 1, 2018

J. Fixed Rent:

Period	Annual	Monthly
12/01/18-11/30/20	18000.00	1500.00
12/01/20-11/30/21	18600.00	1550.00
12/01/21-11/30/22	19200.00	1600.00
12/01/22-11/30/23	21600.00	1800.00

- K. Tenant is aware that the roof hatch is located in a locked room within its space and tenant will give Landlord access when needed.
- L. Tenant's Share: n/a
- M. Security Deposit: \$3000.00
- N. Prepaid Rent: \$1500.00 (December 2018)
- O. Reserved Parking Spaces: 0 space
- P. Brokers: Rakow Commercial Realty and Operating Partners
- Q. Insurance: Two (2) Million Dollars
- R. (omitted)
- S. (omitted)

- T. Regular Business Hours: 7:00 a.m. to 6:00 p.m. Mondays through Fridays and 9:00 a.m. to 1:00 p.m. Saturdays, excluding days observed by the Federal and State governments as legal holidays

ARTICLE 2. PREMISES, TERM

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ARTICLE 3. RENT

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ARTICLE 4. OPERATING EXPENSES AND TAXES

~~A. Tenant's Share. In addition to Fixed Rent, during the Term and commencing on the Rent Commencement Date, Tenant will pay to Landlord Tenant's Share of the annual Taxes (defined below) and Tenant's Share of the annual Operating Expenses and, if applicable, Tenant's AC share of the annual Operating Expenses (defined below). Payments will be paid monthly, in advance, together with Fixed Rent. Landlord will, from time to time, review and adjust Tenant's payments. If payments made by Tenant are insufficient to cover Tenant's Share, Landlord will notify Tenant and Tenant will pay the amount necessary to bring Tenant's account into balance. If at the end of the Term there is a credit due Tenant, provided Tenant has complied with every term, provision, covenant and condition required under this Lease, the amount will be refunded to Tenant. Landlord's and Tenant's obligations hereunder will survive the termination of this Lease.~~

~~B. Taxes. "Taxes" mean all City, County and School and other local taxes, and any and all other real estate taxes, assessments and other governmental levies and charges, general and special, ordinary and extraordinary, unforeseen as well as foreseen, of any kind and nature whatsoever, all of which taxes, assessments and other governmental levies and charges are deemed an imposition(s) which are assessed, levied, confirmed, imposed or become due and payable out of or for or become a lien upon the real property and Building of which the Premises form a part, or any part thereof during the term of this Lease, any tax or excise levied or assessed in~~

SITE PLAN APPROVAL DRAWINGS

AMENDED SITE PLAN

TAX MAP SECTION 118.02 | BLOCK 2 | LOT 1

WESTCHESTER COUNTY

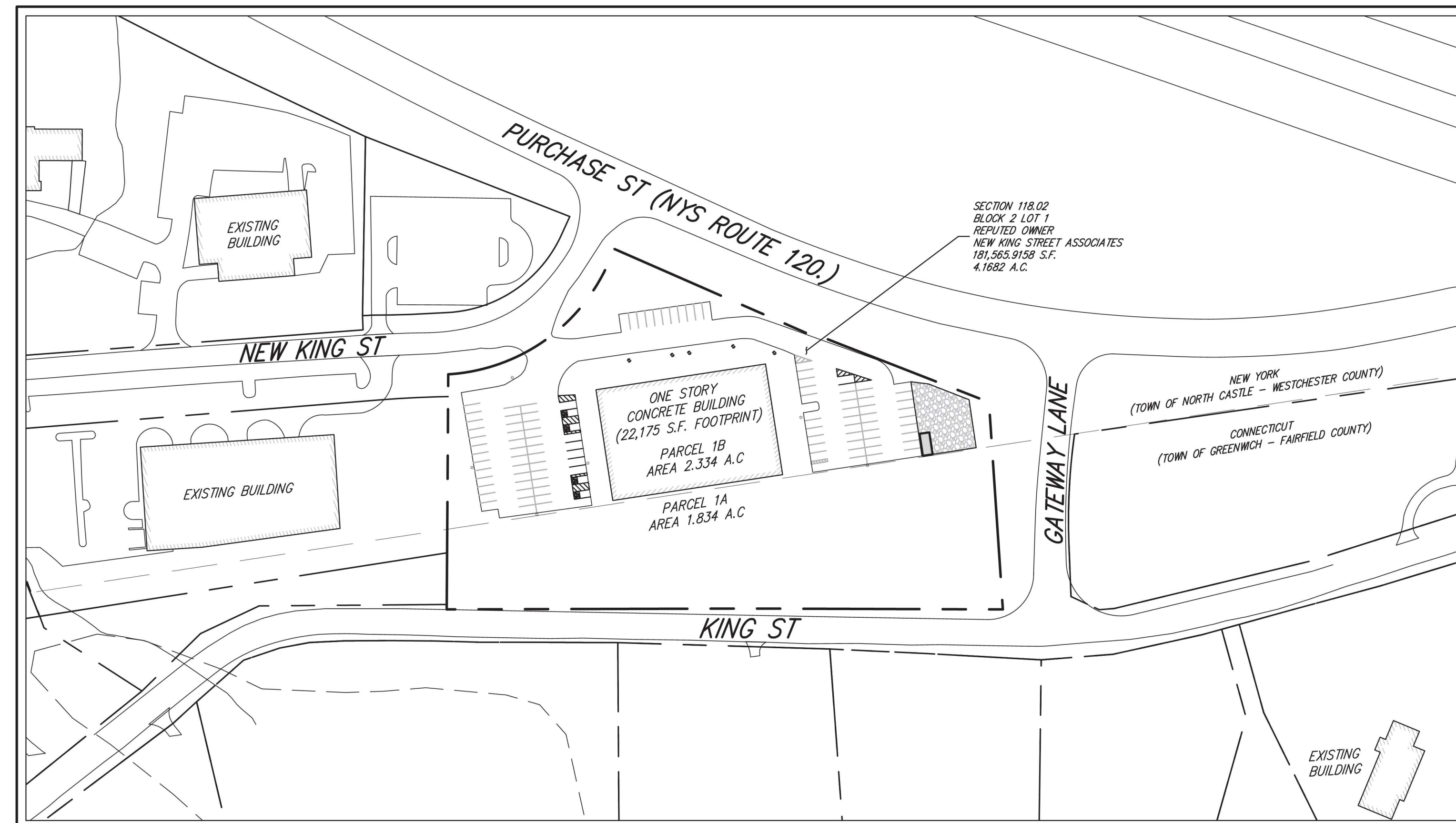
4 NEW KING STREET

TOWN OF NORTH CASTLE, NEW YORK

Applicant/Owner:
NEW KING STREET ASSOCIATES
 10 NEW KING STREET, SUITE 209
 WHITE PLAINS, NY 10604
 (914) 681-5100

Surveyor:
THE RALPH L. MACDONALD CO. ENGINEERS AND
LAND SURVEYING P.C.
 81 BUSINESS PARK DRIVE
 ARMONK, NEW YORK 10504
 (914) 273-4094

JMC **Site Civil Engineer:**
 120 BEDFORD ROAD
 ARMONK, NY 10504
 (914) 273-5225



JMC Drawing List:

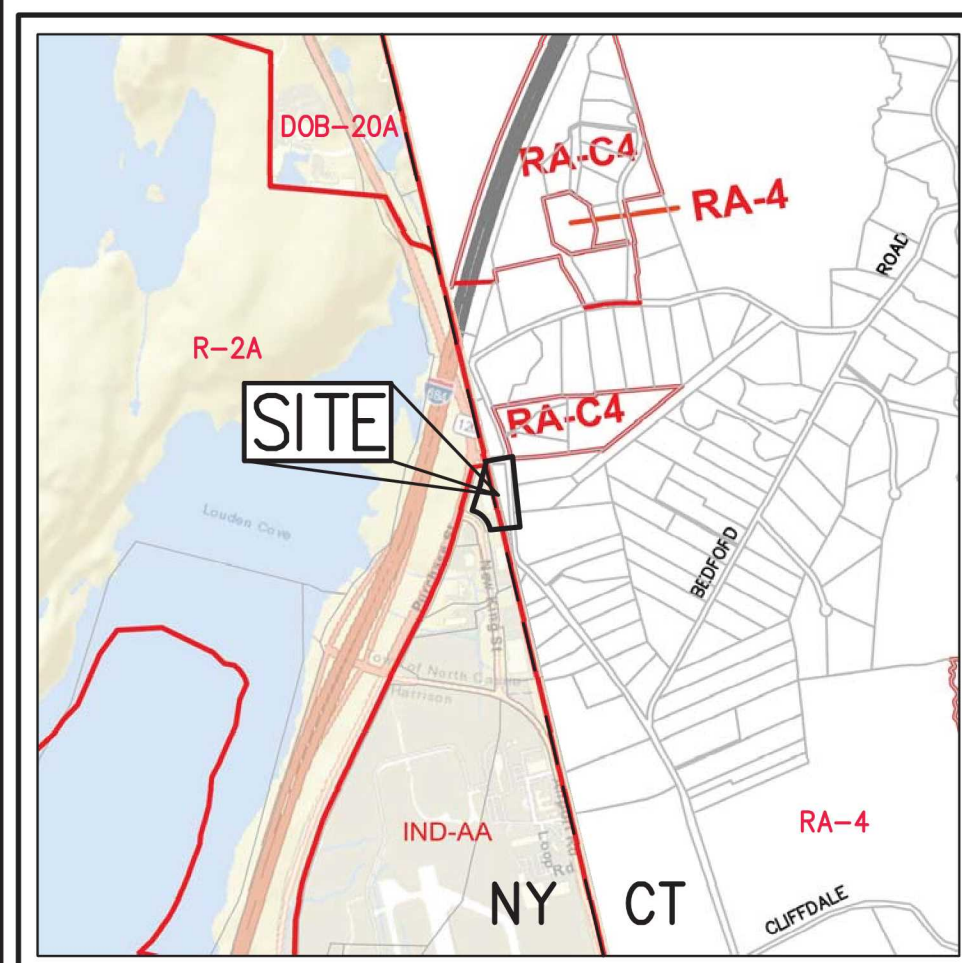
- C-000 COVER SHEET
- C-010 EXISTING CONDITIONS MAP
- C-100 OVERALL SITE LAYOUT PLAN
- C-110 SITE LAYOUT PLAN
- C-900 CONSTRUCTION DETAILS

TABLE OF LAND USE – TOWN OF NORTH CASTLE

SECTION 118.02, BLOCK 2, LOT 1 ZONE IND-AA – INDUSTRIAL AA				
DESCRIPTION	REQUIRED	EXISTING	PROPOSED	
MINIMUM LOT AREA (SQUARE FEET/ACRE)	87,120/2	181,566/4.17	UNCHANGED	
MINIMUM LOT FRONTAGE (FEET)	200	442.8±	UNCHANGED	
MINIMUM LOT DEPTH (FEET)	200	227.1±	UNCHANGED	
MAXIMUM BUILDING HEIGHT (STORIES/FEET)	2/30	1/TBD	UNCHANGED	
FLOOR AREA RATIO	0.30	0.13	UNCHANGED	
MAXIMUM LOT COVERAGE BY BUILDING (PERCENT)	30	0.13	UNCHANGED	
YARDS				
FRONT BUILDING SETBACK (FEET)	50	48.9±	UNCHANGED	
REAR BUILDING SETBACK (FEET)	50	3.9±	UNCHANGED	
SIDE BUILDING SETBACK (FEET)	50	161.6±	UNCHANGED	
PARKING SUMMARY				
TOTAL SPACES (SPACES)	95	102	95	
STANDARD SPACES (SPACES)	91	100	91	
HANDICAP SPACES (SPACES)	4	2	4	

NOTES:

- PER THE TOWN OF NORTH CASTLE ZONING CODE SECTION 255-56 (D), A PARKING SPACE SHALL BE AT LEAST NINE FEET WIDE AND 18 FEET LONG AND AT LEAST 10 FEET WIDE AND 20 FEET LONG IF BORDERED BY WALLS OR COLUMNS ON ANY TWO OR MORE SIDES. WHERE PARKING SPACES ARE DEFINED BY CURBS PROVIDING SPACE FOR OVERHANG OF VEHICLES, SUCH SPACES MAY BE REDUCED IN DEPTH TO 16 FEET, PROVIDED THAT VEHICLES WILL NOT OVERHANG SIDEWALKS OR OTHER PEDESTRIAN AREAS.
- TOTAL PARKING SPACES REQUIRED:
 PROFESSIONAL OR BUSINESS OFFICES OR STUDIOS: 1 FOR EACH 250 SQUARE FEET OF GROSS FLOOR AREA
 PERSONAL TRAINING FACILITY: 1 FOR EACH 200 SQUARE FEET OF GROSS FLOOR AREA
 - OFFICE USE: ±16,451 GSF / 250 = 65.8 SPACES
 - PERSONAL TRAINING USE: ±5,724 GSF / 200 = 28.62 SPACES
 - SHED (WAREHOUSE / STORAGE): 263 GSF / 1,200 = 0.22 SPACES
 - TOTAL SPACES REQUIRED: 94.64 SPACES -> 95 SPACES



ZONING / VICINITY MAP

SCALE: 1" = 1,650'
 SOURCE: TOWN OF NORTH CASTLE
 ZONING MAP 2019; TOWN OF GREENWICH
 BUILDING ZONE REGULATIONS MAP 2002

LEGEND

- SITE PROPERTY LINE
- ZONING BOUNDARY
- STATE/TOWN BOUNDARY
- DOB-20A DESIGNED OFFICE BUSINESS DISTRICT – 20A
- R-2A ONE-FAMILY RESIDENCE DISTRICT (2 ACRES)
- IND-AA INDUSTRIAL AA DISTRICT
- RA-4 SINGLE FAMILY: 4 AC MIN. LOT AREA
- RA-C4 4-ACRE RESIDENTIAL CONSERVATION ZONE

GENERAL CONSTRUCTION NOTES APPLY TO ALL WORK HEREIN:

- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CALL 811 "DIG SAFELY" (1-800-962-7962) TO HAVE UNDERGROUND UTILITIES LOCATED INCLUDING ARRANGING FOR A PRIVATE MARKOUT ON-SITE WHERE APPLICABLE. EXPLORATORY EXCAVATIONS SHALL COMPLY WITH CODE 753 REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL ALL THE OPERATORS HAVE NOTIFIED THE CONTRACTOR THAT THEIR UTILITIES HAVE BEEN LOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE UNDERGROUND AND SURFACE UTILITIES AND STRUCTURES AT OR ADJACENT TO THE SITE OF CONSTRUCTION, INsofar AS THEY MAY BE ENDANGERED BY THE CONTRACTOR'S OPERATIONS. THIS SHALL HOLD TRUE WHETHER OR NOT THEY ARE SHOWN ON THE CONTRACT DRAWINGS. IF THEY ARE SHOWN ON THE DRAWINGS, THEIR LOCATIONS ARE NOT GUARANTEED EVEN THOUGH THE INFORMATION WAS OBTAINED FROM THE BEST AVAILABLE SOURCES, AND IN ANY EVENT, OTHER UTILITIES ON THESE PLANS MAY BE ENCOUNTERED IN THE FIELD. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, IMMEDIATELY REPAIR OR REPLACE ANY STRUCTURES OR UTILITIES THAT HE DAMAGES, AND SHALL CONSTANTLY PROCEED WITH CAUTION TO PREVENT UNDE INTERRUPTION OF UTILITY SERVICE.
- CONTRACTOR SHALL HAND DIG TEST PITS TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL VERIFY EXISTING UTILITIES DEPTHS AND ADVISE OF ANY CONFLICTS WITH PROPOSED UTILITIES. IF CONFLICTS ARE PRESENT, THE OWNER'S FIELD REPRESENTATIVE, JMC, PLLC AND THE APPLICABLE MUNICIPALITY OR AGENCY SHALL BE NOTIFIED IN WRITING. THE EXISTING/PROPOSED UTILITIES RELOCATION SHALL BE DESIGNED BY JMC, PLLC.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL LOCAL PERMITS REQUIRED.
- ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND REGULATIONS. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL SAFETY CODES, APPLICABLE SAFETY CODES MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS, AND ADDITIONS THERETO, TO THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S OCCUPATIONAL SAFETY AND HEALTH STANDARDS (OSHA); AND APPLICABLE SAFETY, HEALTH REGULATIONS AND BUILDING CODES FOR CONSTRUCTION IN THE STATE OF NEW YORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GUARDING AND PROTECTING ALL OPEN EXCAVATIONS IN ACCORDANCE WITH THE PROVISIONS OF SECTION 107-05 (SAFETY AND HEALTH REQUIREMENTS) OF THE NYSOT STANDARD SPECIFICATIONS. IF THE CONTRACTOR PERFORMS ANY HAZARDOUS CONSTRUCTION PRACTICES, ALL OPERATIONS IN THE AFFECTED AREA SHALL BE DISCONTINUED AND IMMEDIATE ACTION SHALL BE TAKEN TO CORRECT THE SITUATION TO THE SATISFACTION OF THE APPROVAL AUTHORITY HAVING JURISDICTION.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES AFFECTED BY THE SCOPE OF WORK SHOWN HEREON AT ALL TIMES TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE. RAMPING CONSTRUCTION TO PROVIDE ACCESS MAY BE CONSTRUCTED WITH SUBBASE MATERIAL, EXCEPT THAT TEMPORARY ASPHALT CONCRETE SHALL BE PLACED AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE PEDESTRIAN ACCESS AT ALL TIMES.
- CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF EXISTING PAVEMENT TO REMAIN.

AREA MAP
 SCALE: 1" = 100'

SUBSURFACE UTILITY LOCATIONS ARE BASED ON A COMPILATION OF FIELD EVIDENCE, AVAILABLE RECORD PLANS AND/OR UTILITY MARK-OUTS. THE LOCATION OR COMPLETENESS OF UNDERGROUND INFORMATION CANNOT BE GUARANTEED. VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION.



No.	Revision	Date	By
1.	REVISED PER PLANNING BOARD COMMENTS	05/11/2022	CDF

Previous Editions Obsolete

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

PROGRESS PLOTTING

Drawing: 22044-GIS-BASE
 Date: 2023-05-10
 Time: 3:04 PM
 By:

Drawn: CDF Approved: DV
 Scale: NOT TO SCALE
 Date: 04/25/2022
 Project No: 22044
 2204-GS-BASE COVER COVER.scr
 Drawing No:
C-000



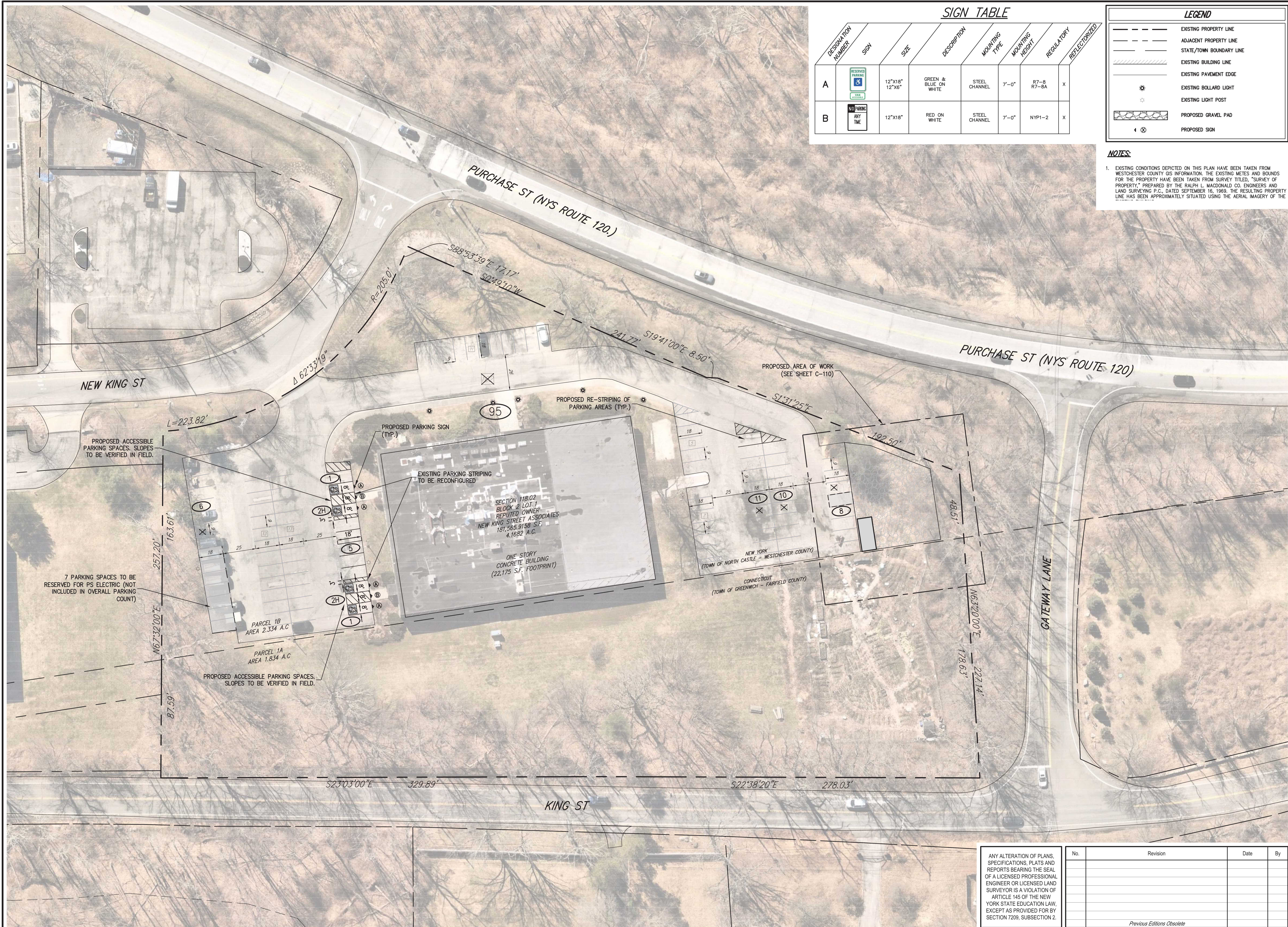
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
 John Meyer Consulting, Inc.
 120 BEDFORD ROAD • ARMONK, NY 10504
 voice 914.273.5225 • fax 914.273.2102
 www.jmcpllc.com

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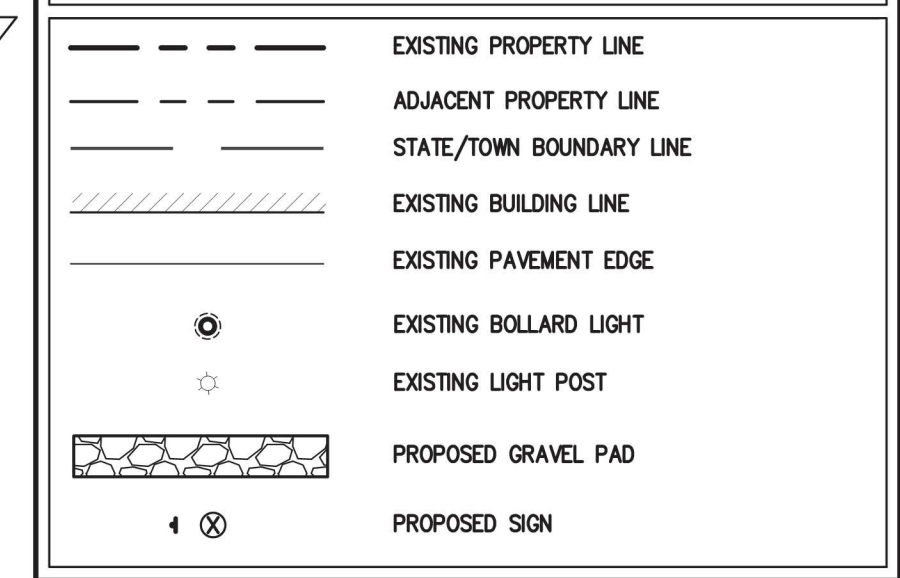
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SIGN TABLE

DESIGNATION NUMBER	SIGN	SIZE	DESCRIPTION	MOUNTING TYPE	MOUNTING HEIGHT	REGULATORY REFLECTORIZED	
A		12"x18" 12"x6"	GREEN & BLUE ON WHITE	STEEL CHANNEL	7'-0"	R7-8 R7-8A	X
B		12"x18"	RED ON WHITE	STEEL CHANNEL	7'-0"	NYP1-2	X

LEGEND



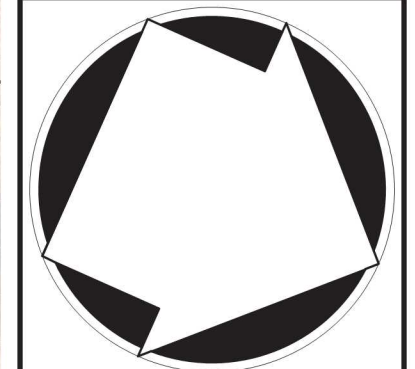
NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM WESTCHESTER COUNTY GIS INFORMATION. THE EXISTING METES AND BOUNDS FOR THE PROPERTY HAVE BEEN TAKEN FROM SURVEY TITLED, "SURVEY OF PROPERTY" PREPARED BY THE RALPH L. MACDONALD CO. ENGINEERS AND LAND SURVEYING P.C., DATED SEPTEMBER 16, 1989. THE RESULTING PROPERTY LINE HAS BEEN APPROXIMATELY SITUATED USING THE AERIAL IMAGERY OF THE

APPLICANT/TOWNER:

NEW KING STREET ASSOCIATES
10 NEW KING STREET, SUITE 209
WHITE PLAINS, NY 10604

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD - ARMONK, NY 10504
voice 914.273.5225 - fax 914.273.2102
www.jmcplic.com



OVERALL SITE LAYOUT PLAN
AMENDED SITE PLAN
4 NEW KING STREET
TOWN OF NORTH CASTLE, NEW YORK

PROGRESS PLOTTING
Drawing: 22044-GIS-BASE
Date: 2023-05-10
Time: 3:00 PM
By:

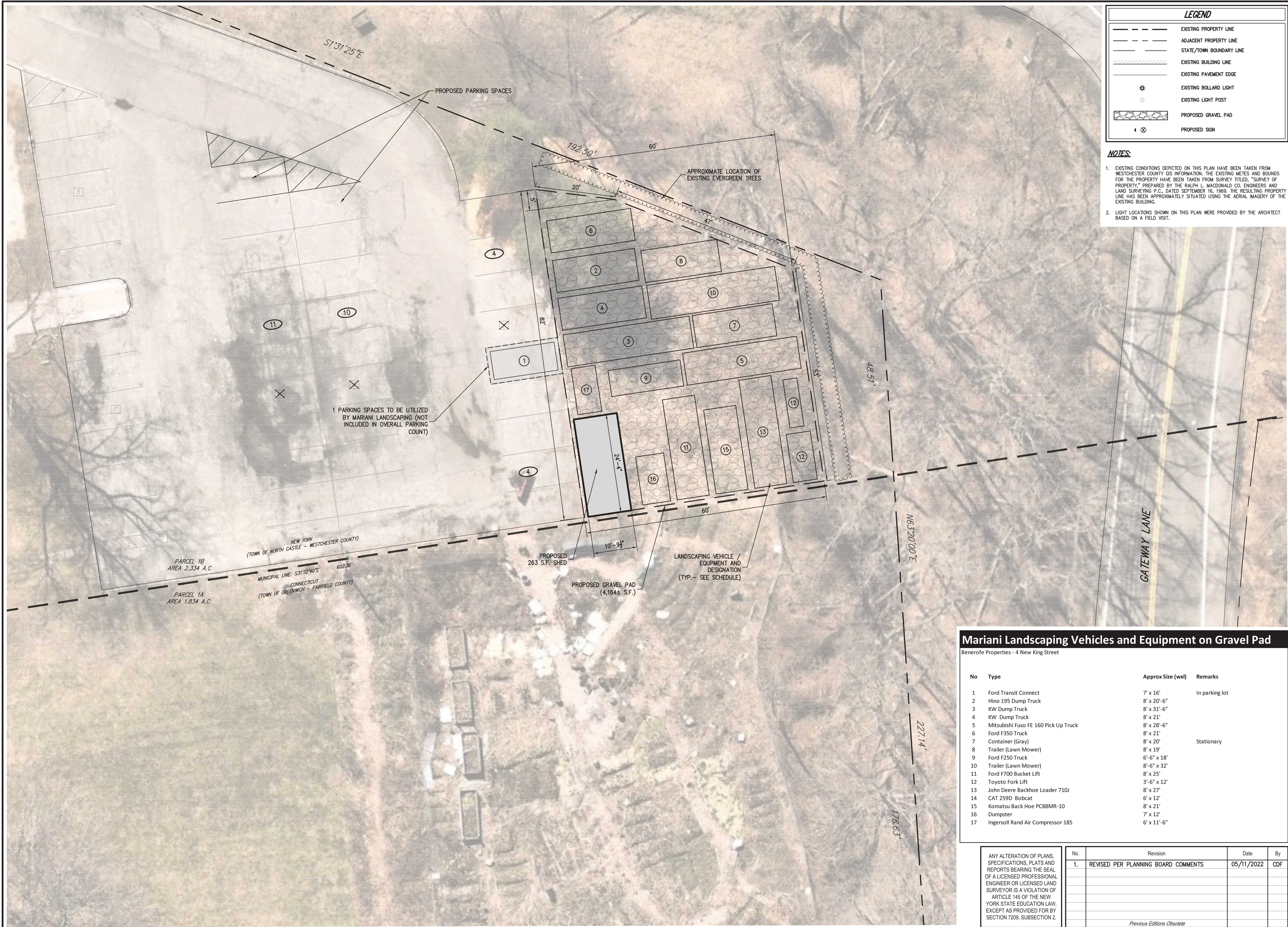
No.	Revision	Date	By

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Drawn: CDF Approved: DV
Scale: 1" = 30'
Date: 05/11/2022
Project No: 22044
2204-GS-BASE DV LAY LAY.scx
Drawing No: **C-100**
Previous Editions Obsolete

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LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	STATE/TOWN BOUNDARY LINE
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING BOLLARD LIGHT
	EXISTING LIGHT POST
	PROPOSED GRAVEL PAD
	PROPOSED SIGN

- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM WESTCHESTER COUNTY GIS INFORMATION. THE EXISTING METES AND BOUNDS FOR THE PROPERTY HAVE BEEN TAKEN FROM SURVEY TITLED, "SURVEY OF PROPERTY" PREPARED BY THE RALPH L. MACDONALD CO. ENGINEERS AND LAND SURVEYING P.C., DATED SEPTEMBER 16, 1989. THE RESULTING PROPERTY LINE HAS BEEN APPROXIMATELY SITUATED USING THE AERIAL IMAGERY OF THE EXISTING BUILDING.
 - LIGHT LOCATIONS SHOWN ON THIS PLAN WERE PROVIDED BY THE ARCHITECT BASED ON A FIELD VISIT.

Mariani Landscaping Vehicles and Equipment on Gravel Pad
Benerofe Properties - 4 New King Street

No	Type	Approx Size (wxd)	Remarks
1	Ford Transit Connect	7' x 16'	In parking lot
2	Hino 195 Dump Truck	8' x 20'-6"	
3	KW Dump Truck	8' x 31'-6"	
4	KW Dump Truck	8' x 21'	
5	Mitsubishi Fuso FE 160 Pick Up Truck	8' x 28'-6"	
6	Ford F350 Truck	8' x 21'	
7	Container (Gray)	8' x 20'	Stationary
8	Trailer (Lawn Mower)	8' x 19'	
9	Ford F250 Truck	6'-6" x 18'	
10	Trailer (Lawn Mower)	8'-6" x 32'	
11	Ford F700 Bucket Lift	8' x 25'	
12	Toyota Fork Lift	3'-6" x 12'	
13	John Deere Backhoe Loader 710J	8' x 27'	
14	CAT 259D Bobcat	6' x 12'	
15	Komatsu Back Hoe PC88MR-10	8' x 21'	
16	Dumpster	7' x 12'	
17	Ingersoll Rand Air Compressor 185	6' x 11'-6"	

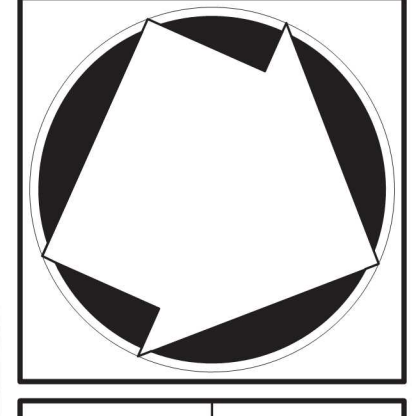
No.	Revision	Date	By
1.	REVISED PER PLANNING BOARD COMMENTS	05/11/2022	CDF

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APPLICANT/OWNER:
NEW KING STREET ASSOCIATES
10 NEW KING STREET, SUITE 209
WHITE PLAINS, NY 10604

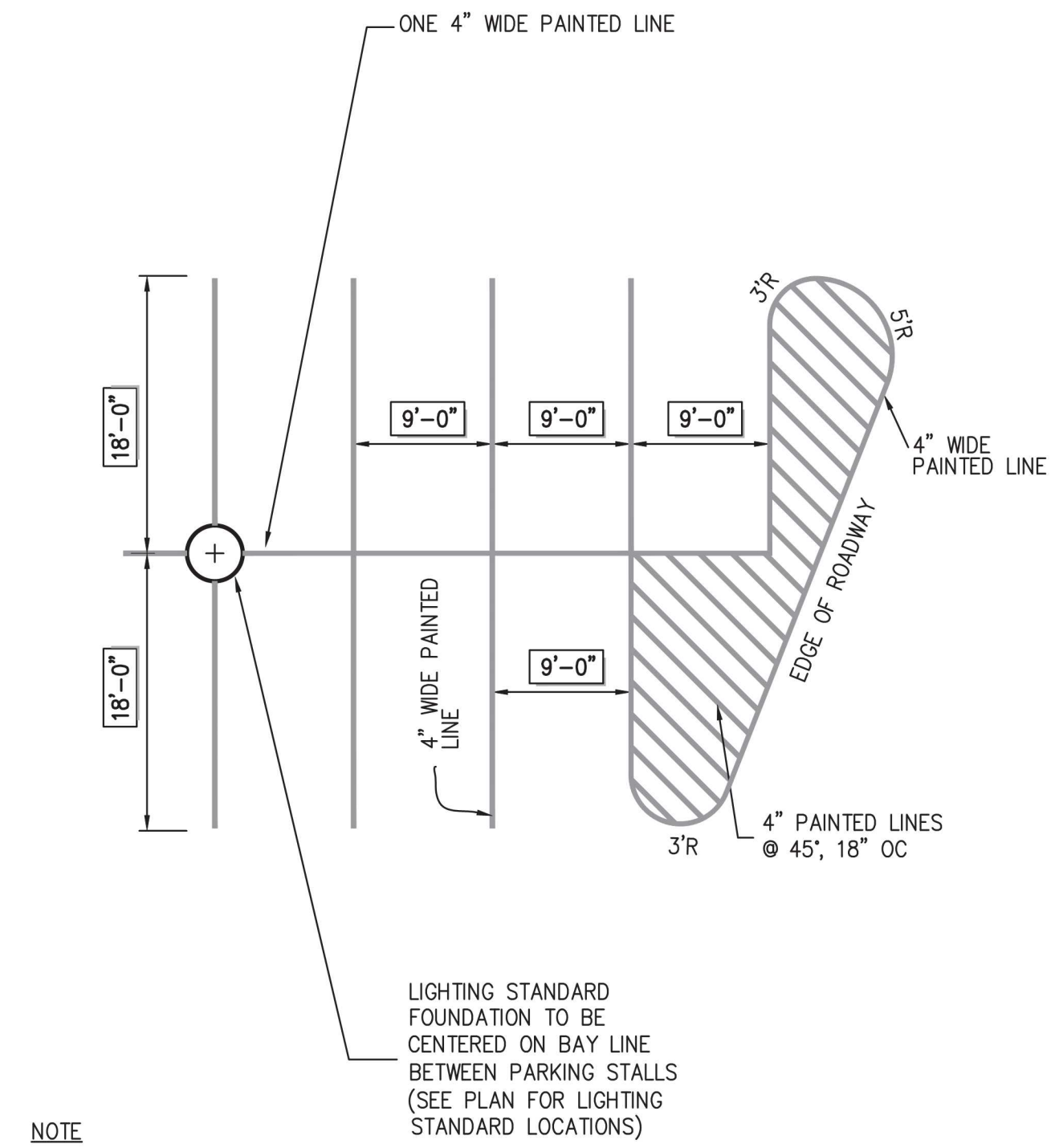
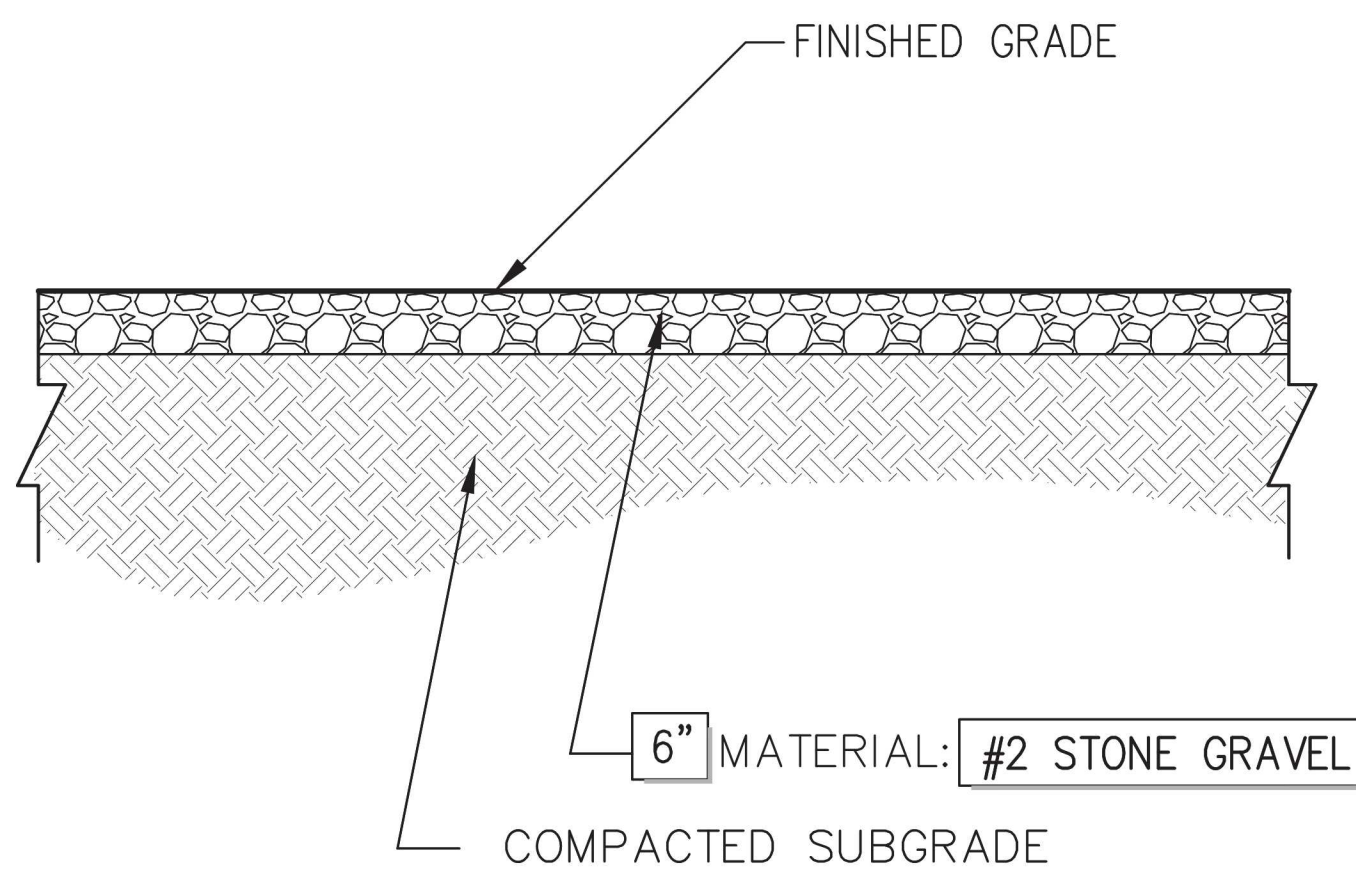
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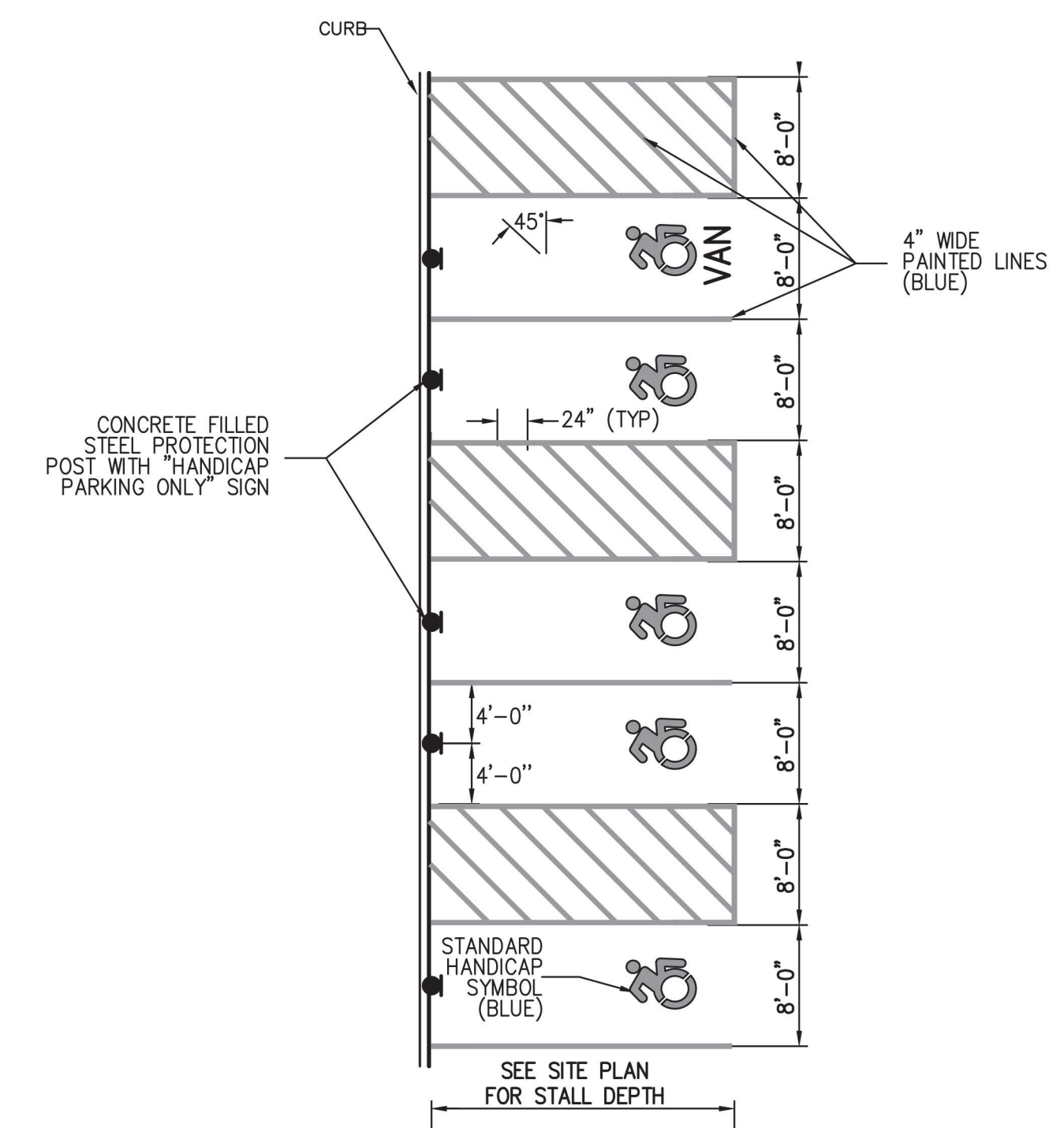
SITE LAYOUT PLAN
AMENDED SITE PLAN
4 NEW KING STREET
TOWN OF NORTH CASTLE, NEW YORK

PROGRESS PLOTTING
Drawing: 22044-GIS-BASE
Date: 2023-05-10
Time: 4:08 PM
By:

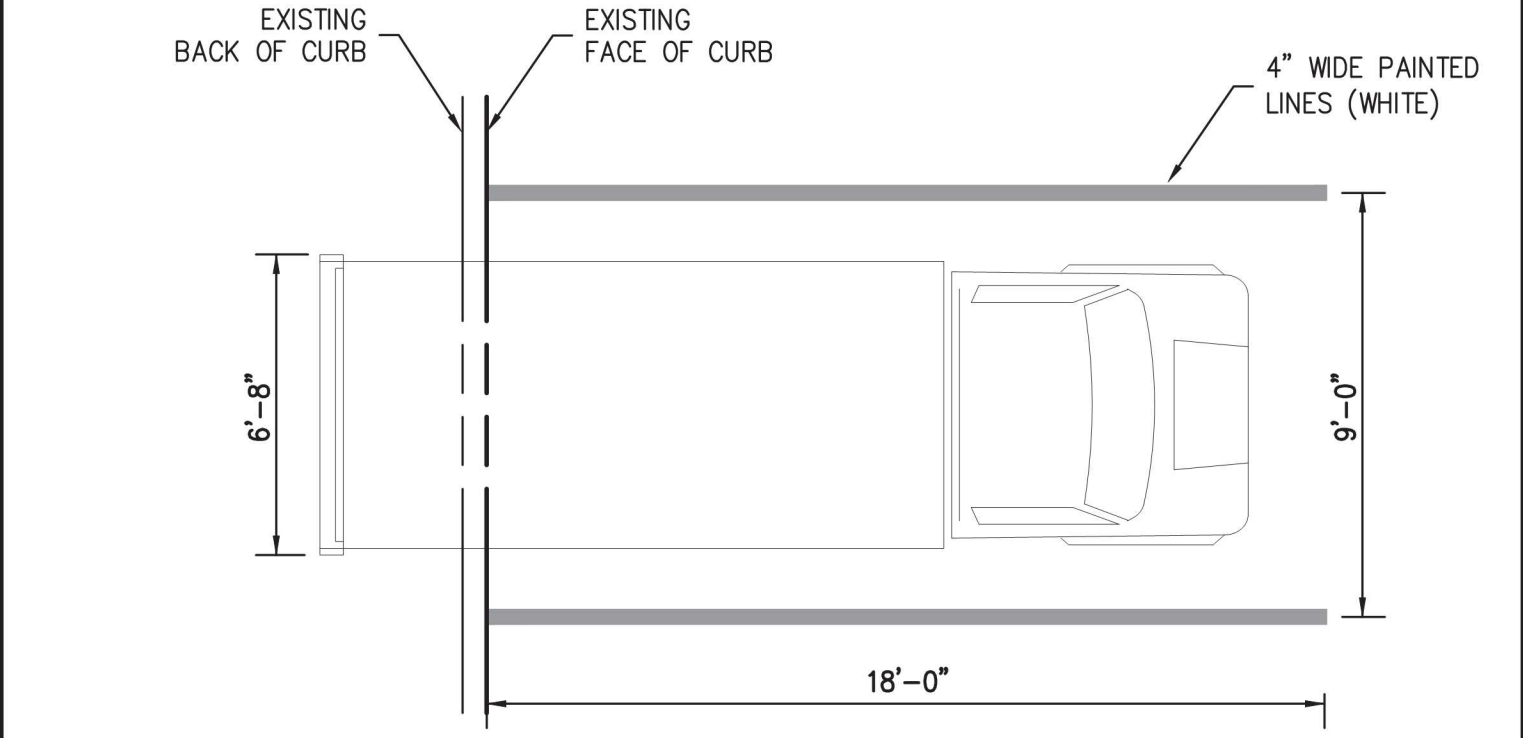
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Date: 04/25/2022
Project No: 22044
2204-GS-BASE LAY -
Drawing No: **C-100**



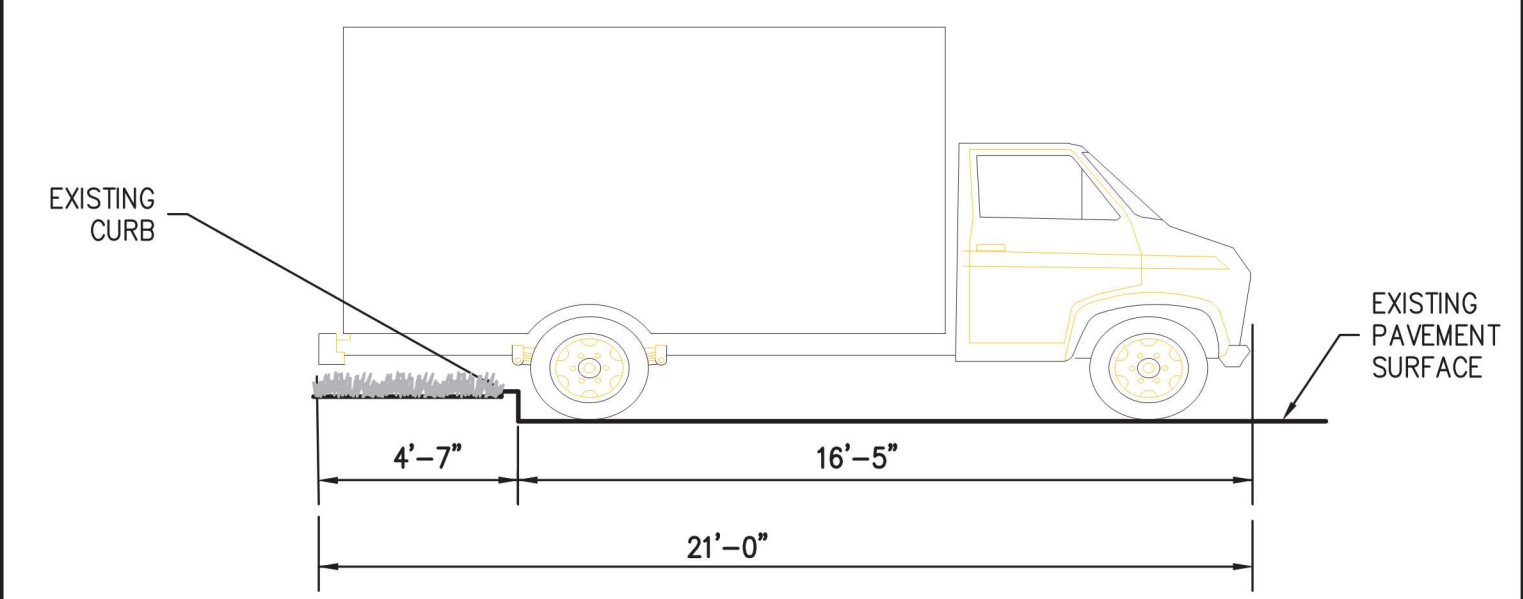
NOTE:
1. COLOR OF PAINT SHALL BE WHITE



NOTE: SLOPES IN HANDICAP PARKING
1. AREAS SHALL NOT EXCEED 1.5% IN ANY DIRECTION.
2. SEE SITE PLANS / SIGN TABLE FOR SIGN DESIGNATIONS, LOCATORS AND SPECIFICATIONS.



PLAN VIEW



PROFILE VIEW

GRAVEL PAD

1

90° PARKING
(SINGLE STRIPING - PAINTED END)

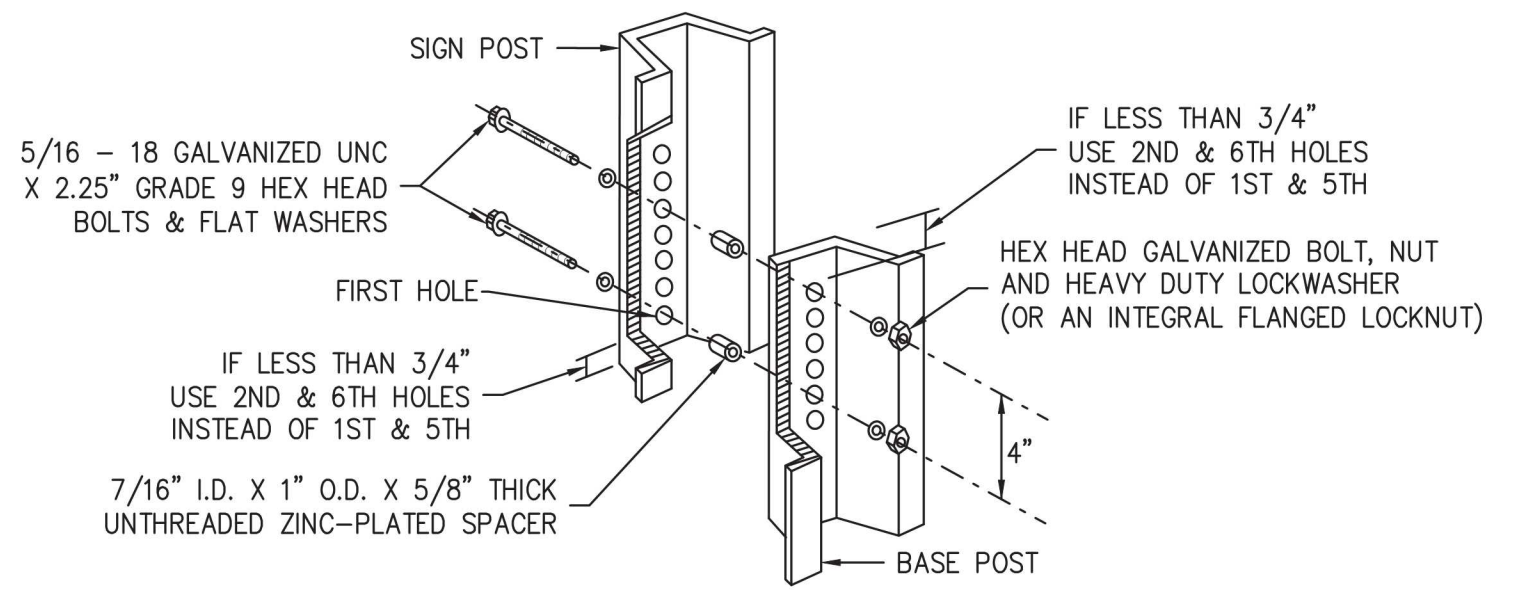
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HANDICAP PARKING
(SINGLE STRIPING - CURBLINE ALIGNMENT - W/O SIDEWALK)
(NEW YORK)

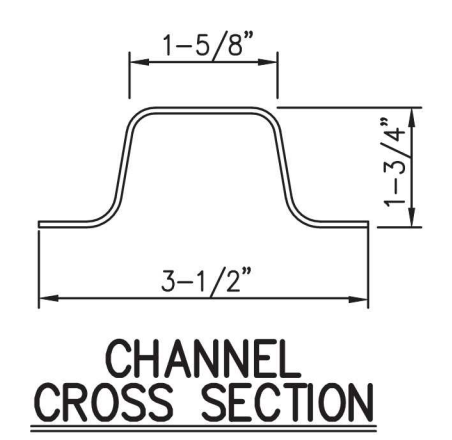
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PS ELECTRIC TRUCK PARKING

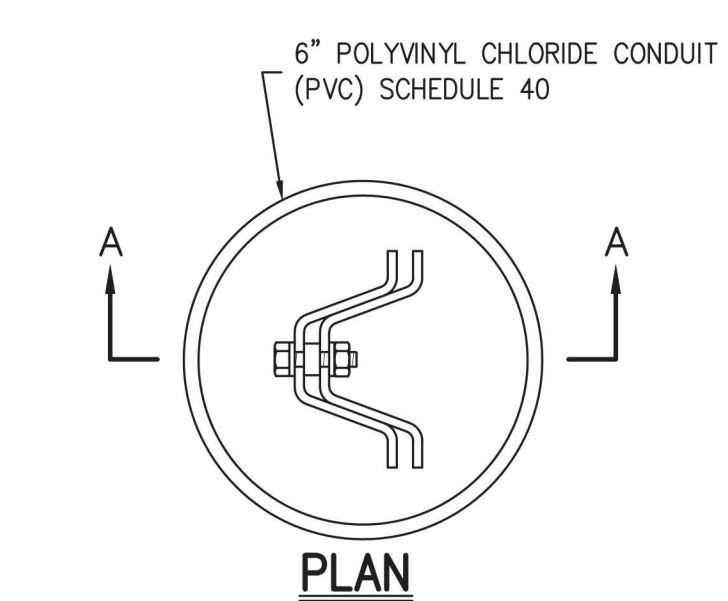
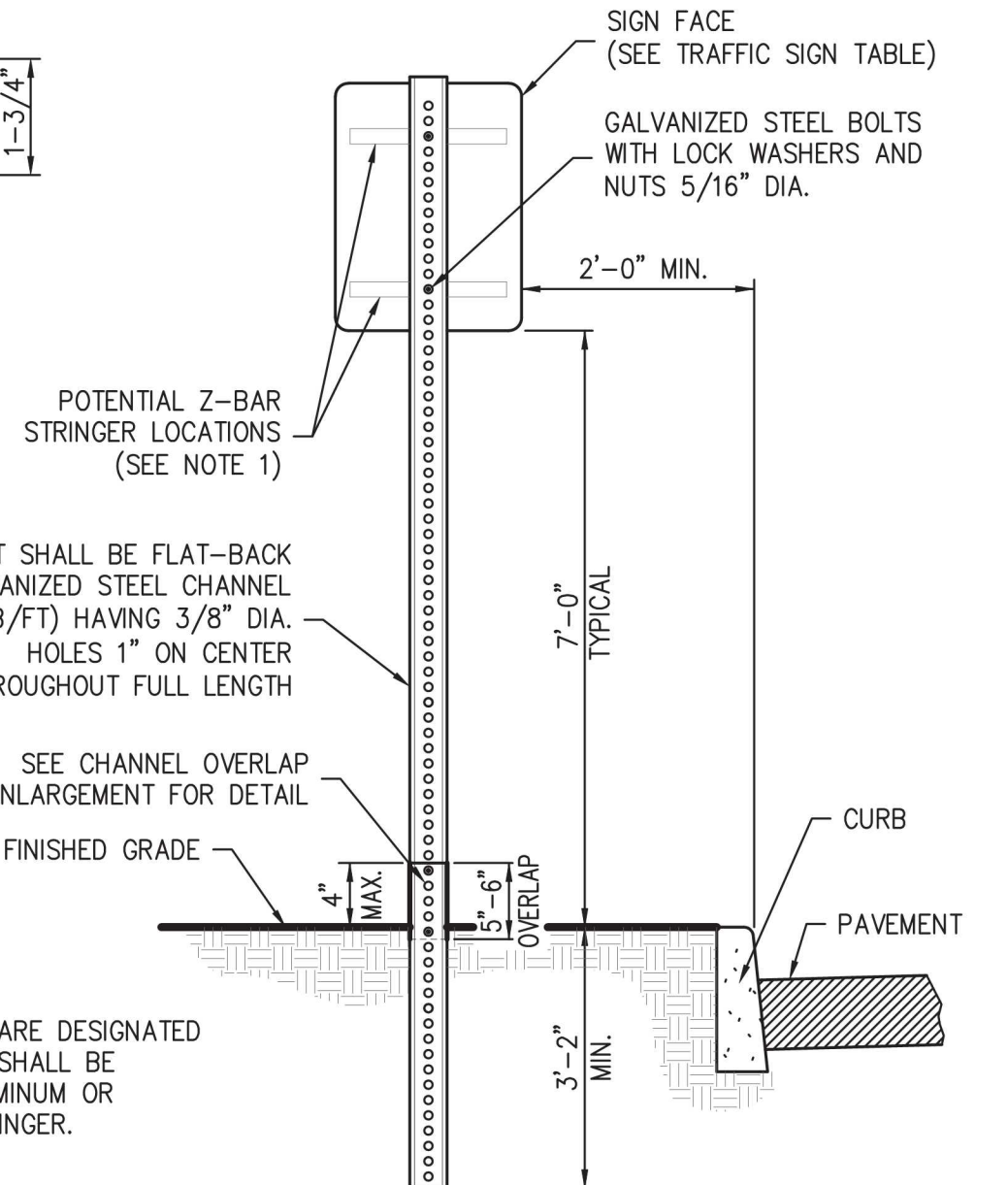
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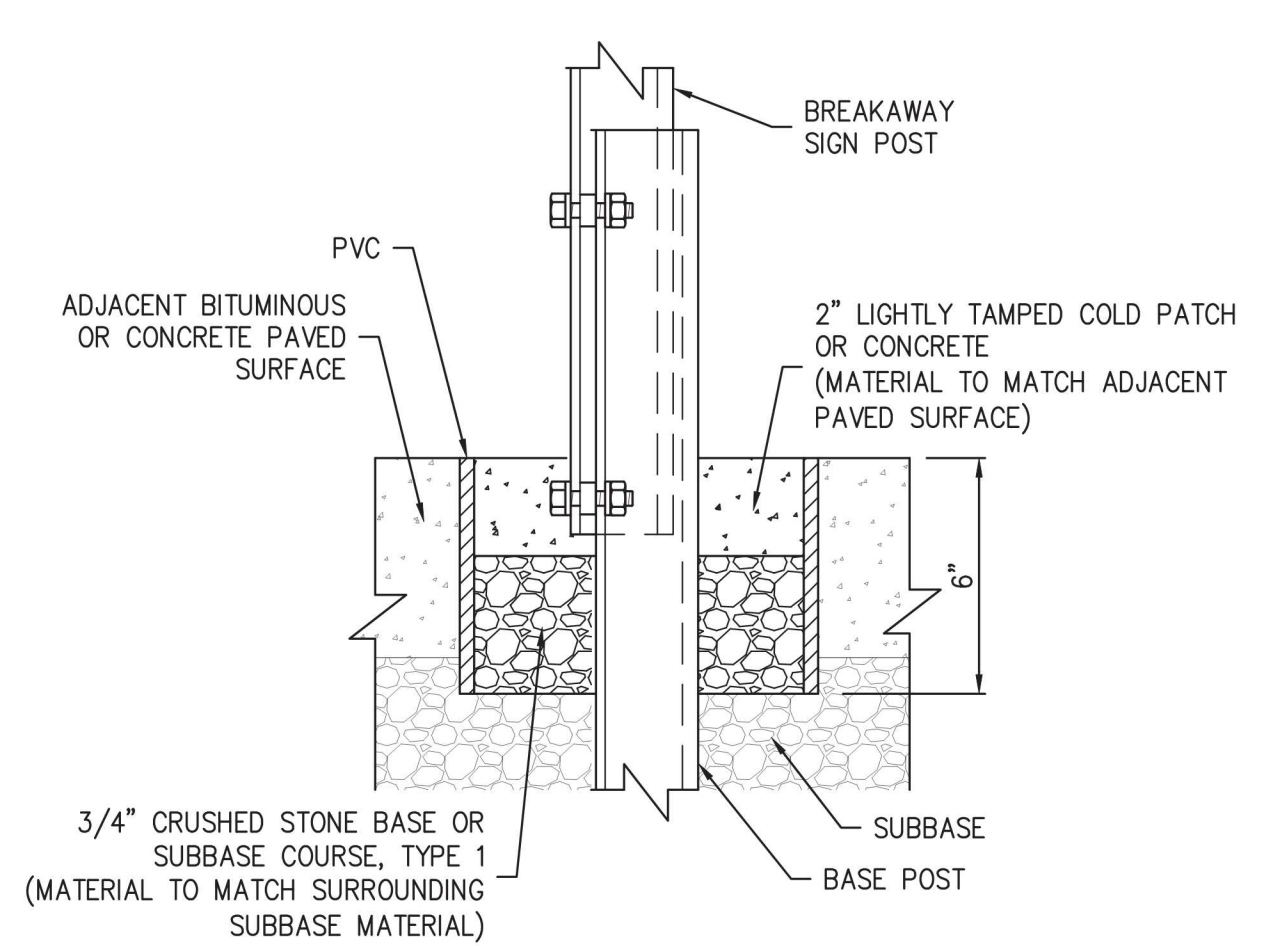
CHANNEL OVERLAP ENLARGEMENT



CHANNEL CROSS SECTION



PLAN
TRAFFIC SIGN POST IN PAVED AREAS



SECTION A-A
TRAFFIC SIGN POST IN PAVED AREAS

NOTE:
1. WHEN BACK TO BACK SIGNS ARE DESIGNATED TO SHARE ONE POST, SIGNS SHALL BE AFFIXED TO POST USING ALUMINUM OR STAINLESS STEEL Z-BAR STRINGER.

TRAFFIC SIGN POST
(BREAKAWAY STEEL CHANNEL)

5

X

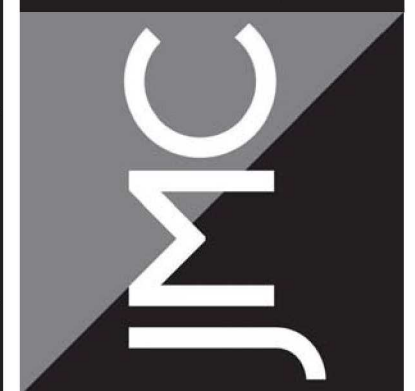
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Date	05/11/2022
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No.	1.

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CONSTRUCTION DETAILS
AMENDED SITE PLAN
4 NEW KING STREET
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Drawn: CDF Approved: DV
Scale: NOT TO SCALE
Date: 04/25/2022
Project No: 22044
22044-REIMS C-900
Drawing No: C-900



