

July 11, 2022

[Via Email]

Christopher Carthy, Chairman
North Castle Planning Board
17 Bedford Road
Armonk, NY 10504

**Re: Brothers Green Nursery
Application for Nursery Special Permit
11 Bedford Banksville Road, Section 102.04, Block 1, Lot 18**

Honorable Chairman and Members of the Planning Board:

As you know, this firm represents Brothers Green Corp. (“Applicant”), owner of the property located at 11 Bedford Banksville Road (“Property”), in connection with this site plan application. We made our most recent presentation before your Board on June 27th. Based on comments received at that meeting, we made the following revisions to our plan:

1. Required off-street parking calculations have been added to the plan;
2. Parking spaces have been dimensioned and the double-stacked spaces eliminated; and
3. Added exterior light locations.

These modifications are shown on the plan entitled “Existing Site Plan”, prepared by Redness & Mead, dated May 3, 2022, last revised July 5, 2022, which is enclosed herewith.

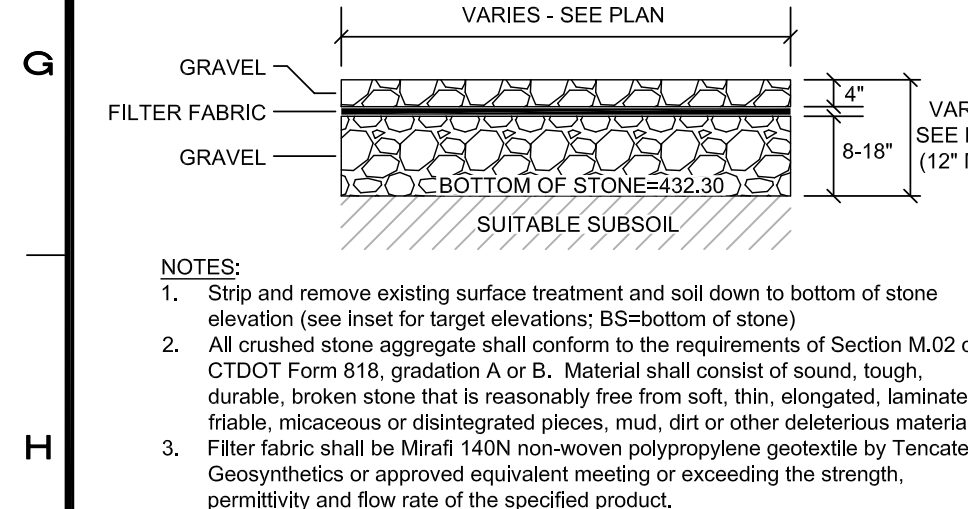
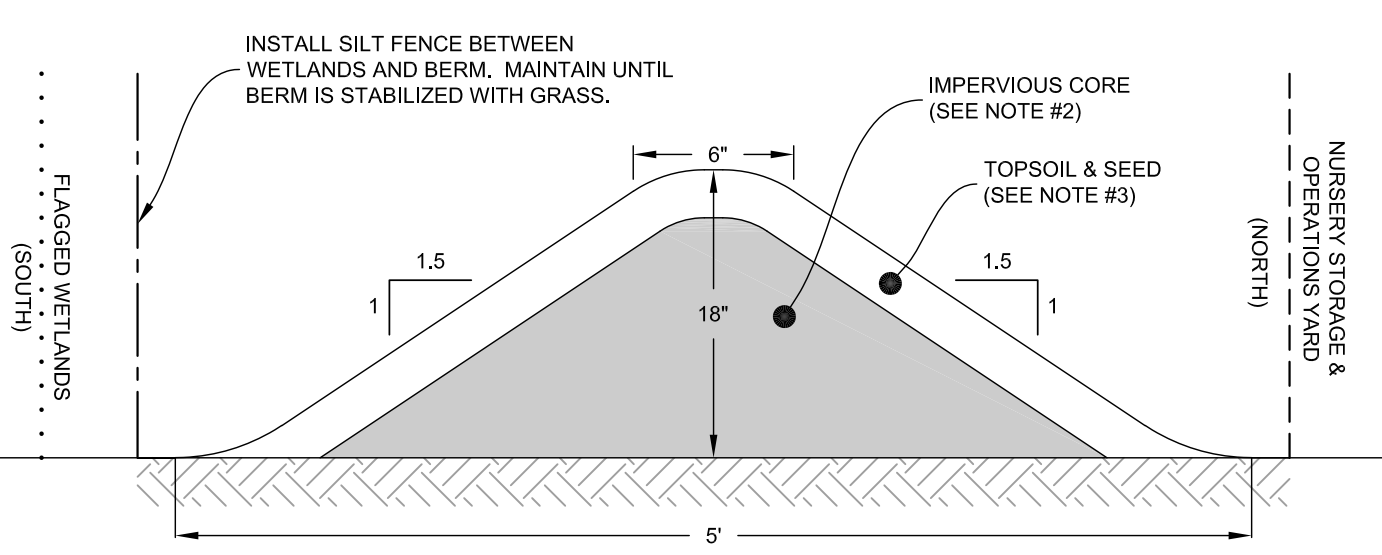
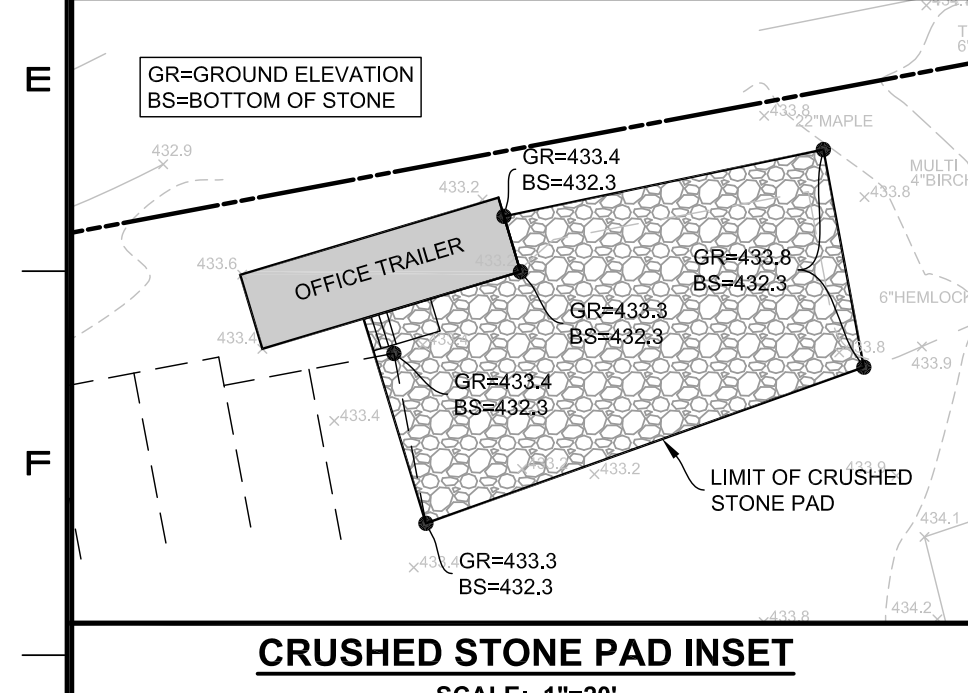
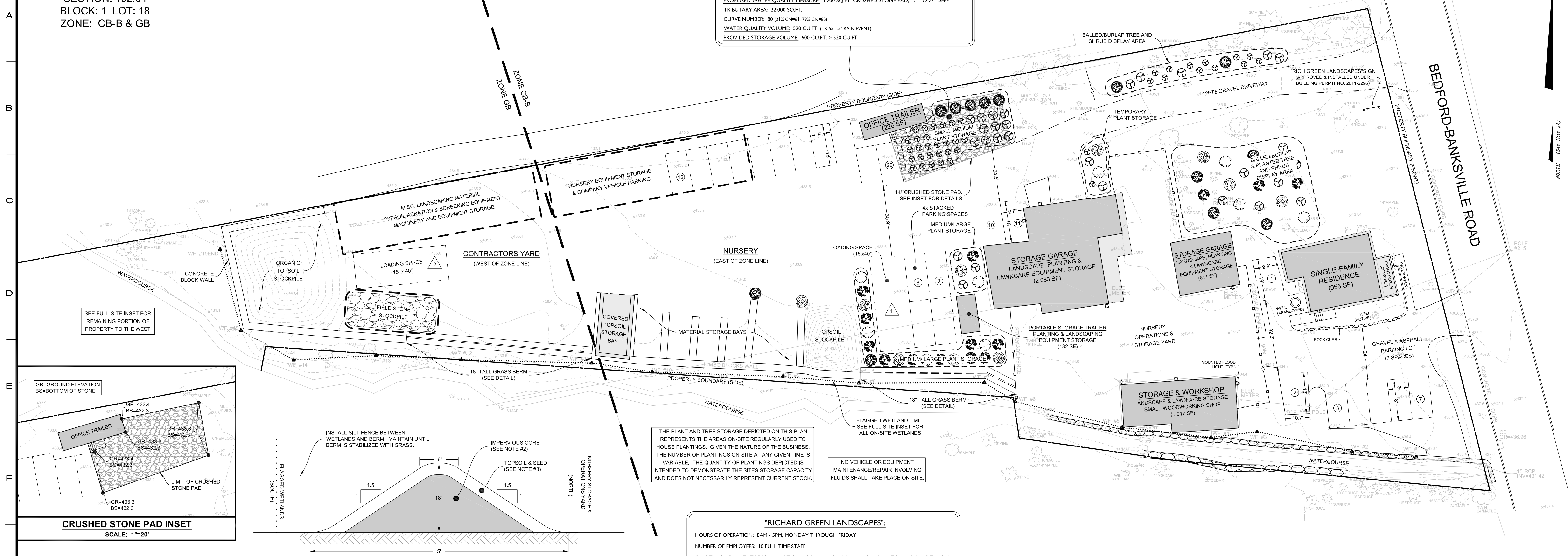
We look forward to discussing this revised plan and conducting the public hearing on the application on August 8, 2021. If you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,

Kory Salomone
Kory Salomone

TOWN OF NORTH CASTLE, NY
SECTION: 102.04
BLOCK: 1 LOT: 18
ZONE: CB-B & GB

STORMWATER IMPROVEMENT SUMMARY
PROPOSED WATER QUALITY MEASURE: 1,200 SQ.FT. CRUSHED STONE PAD, 12" TO 22" DEEP
TRIBUTARY AREA: 22,000 SQ.FT.
CURVE NUMBER: 80 (21% CN=61, 79% CN=85)
WATER QUALITY VOLUME: 520 CU.FT. (78-55 1.5" RAIN EVENT)
PROVIDED STORAGE VOLUME: 600 CU.FT. > 520 CU.FT.



BERM NOTES:

- In the area of the berm, remove all topsoil, organic matter and other unsuitable material.
- Compact impervious core material to 95% maximum dry density as per ASTM D1157. Impervious core material shall be a soil clayey gravel, silt sand and soils classified GM, GC, SM, SC, CL using the Unified Soil Classification System. Material shall be free of organic matter, frost, debris and other unsuitable materials. Core should meet the following gradation:

SIZE NUMBER	% PASSING BY WEIGHT
3/4"	100 - 95
#10	95 - 80
#40	80 - 55
#100	55 - 30
#200	30 - 15

- Place 4" of topsoil at surface of crest & side slopes and seed. Topsoil shall meet the requirements of Section M.13.01 & 9.44 of CTDOT Form 818. Seed disturbed areas with 120 lbs/acre of Special Grass Seed Blend comprised of 30% Perennial Rye, 30% Kentucky 31 Tall Fescue, 20% Creeping Red Fescue and 20% Kentucky Blue Grass.
- Top of berm shall be eighteen (18) inches higher than adjacent grade on the developed side (north) of the berm.

THE PLANT AND TREE STORAGE DEPICTED ON THIS PLAN REPRESENTS THE AREAS ON-SITE REGULARLY USED TO HOUSE PLANTINGS. GIVEN THE NATURE OF THE BUSINESS, THE NUMBER OF PLANTINGS ON-SITE AT ANY GIVEN TIME IS VARIABLE. THE QUANTITY OF PLANTINGS DEPICTED IS INTENDED TO DEMONSTRATE THE SITES STORAGE CAPACITY AND DOES NOT NECESSARILY REPRESENT CURRENT STOCK.

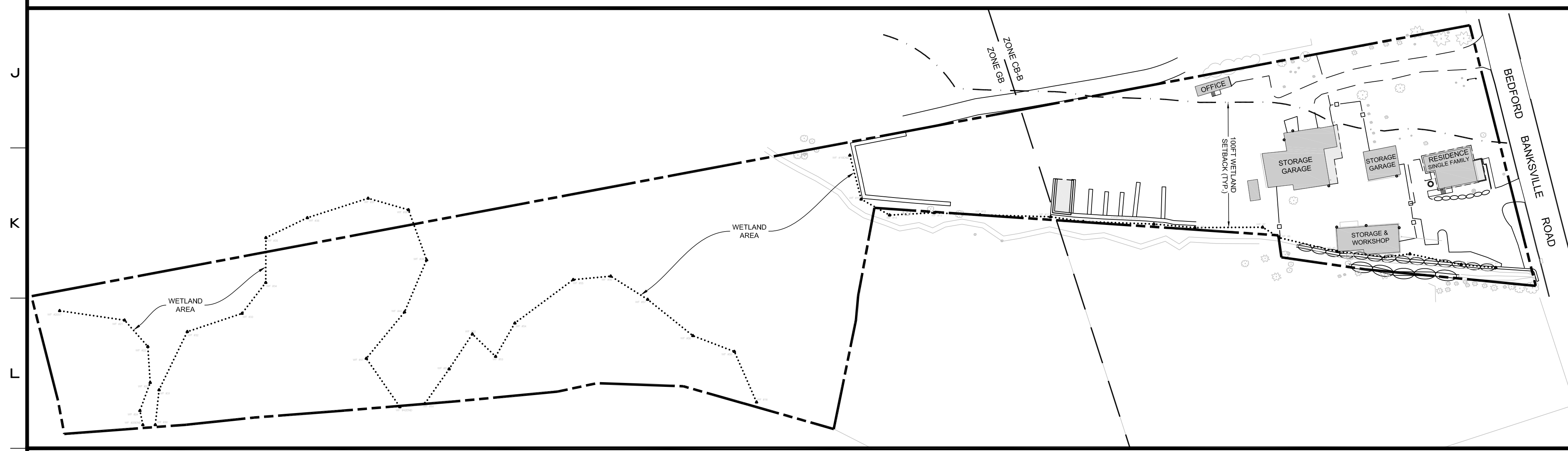
"RICHARD GREEN LANDSCAPES":
HOURS OF OPERATION: 8AM - 5PM, MONDAY THROUGH FRIDAY
NUMBER OF EMPLOYEES: 10 FULL TIME STAFF
ON-SITE EQUIPMENT: TOPSOIL AERATION & SCREENING MACHINE, 10 EXCAVATORS & PICKUP TRUCKS, LANDSCAPING, LAWN CARE & PLANTING EQUIPMENT (PRIMARILY IN STORAGE GARAGES)
TYPICAL VEHICLE COUNT DURING BUSINESS HOURS: 5 EMPLOYEE VEHICLES + 10 COMPANY VEHICLES = 15 TOTAL VEHICLES
SERVICES PROVIDED: CONTRACT PLANTING, PURVEYING LARGE SPECIMEN PLANTS & TREES, PROPERTY LINE PRIVACY SCREENING, HYDRO MULCHING EROSION CONTROL, HYDRO SEEDING, NEW LAWNS, COMMERCIAL/RESIDENTIAL/MUNICIPAL PROPERTY MANAGEMENT, FINISH GRADING & LANDSCAPING, LAND CLEARING, EXCAVATION, DRAINAGE & MASONRY.

REQUIRED OFF-STREET PARKING:
Per Town Code 355-37(g)
I-FAMILY DWELLING: 2 SPACES
NURSERY BUSINESS (non-retail): 1/EMPLOYEE + 1/COMMERCIAL VEHICLE = 20 SPACES
TOTAL OFF-STREET PARKING REQUIRED: 22 SPACES
TOTAL OFF-STREET PARKING PROVIDED: 22 SPACES

ZONING DATA TABLE
SPLIT ZONE: CB-B CENTRAL BUSINESS BANKSVILLE
GB GENERAL BUSINESS

ITEM	REQUIRED (MIN.)		EXISTING	PROPOSED
	CB-B	GB		
LOT AREA	5,000 SF	10,000 SF	163,971 SF (3.764 AC)	163,971 SF (3.764 AC)
FRONTAGE	50 FT	100 FT	214.7 FT	214.7 FT
LOT DEPTH	100 FT	100 FT	1,169.3 FT	1,169.3 FT
YARDS				
FRONT	25 FT	25 FT	23.7 FT (RESIDENCE)	23.7 FT (RESIDENCE)
SIDE	0 FT	10 FT	4.6 FT (OFFICE TRAILER)	4.6 FT (OFFICE TRAILER)
REAR	50 FT	50 FT	942.2 FT (OFFICE TRAILER)	942.2 FT (OFFICE TRAILER)
PARKING (OFF-STREET)	22 SPACES	24 = 22 + 2 LOADING	24 = 22 + 2 LOADING	24 = 22 + 2 LOADING
ITEM	PERMITTED (MAX.)			
FLOOR AREA RATIO	0.30	0.30	NO CHANGE	NO CHANGE
BUILDING COVERAGE	25%	20%	3.06% (5,024 SF)	3.06% (5,024 SF)
NUMBER OF STORIES	2-STORY	2-STORY	2-STORY (RESIDENCE)	2-STORY (RESIDENCE)
			1-STORY (GARAGE)	1-STORY (GARAGE)
			1-STORY (GARAGE/STORAGE)	1-STORY (GARAGE/STORAGE)
			1-STORY (GARAGE/STORAGE)	1-STORY (GARAGE/STORAGE)
BUILDING HEIGHT	30 FT	30 FT	NO CHANGE	NO CHANGE

- GENERAL NOTES:**
- This drawing is intended only to depict & demonstrate the current use of the property as well as to document compliance with applicable zoning requirements. This drawing is for "Site Plan Approval" purposes only. There are no proposed site improvements depicted nor being considered.
 - All survey data, boundary lines, topography, building locations and area calculations are from a survey prepared by Redniss & Mead, P.C. entitled "Property & Topographic Survey" dated March 11, 2022. Elevations depicted hereon are based on the North American Vertical Datum of 1988 (NAVD-88).
 - Reference is made to Deed of Record found in Liber 10755, Pg. 325 of the Westchester County Clerks Office (W.C.C.O.)
 - Wetland flags depicted hereon were field identified by William Kenny Associates on February 18, 2022 and field located by Redniss & Mead, P.C. on February 24, 2022.
 - Reference is made to FEMA Flood Insurance Rate Map (FIRM) Panel No. 169 of 426, Map No. 36119C0169F, Effective September 28, 2007. Subject parcel lies entirely in Special Flood Hazard Area Zone "A".
 - The front residential structure (white 2-story) was removed from Special Flood Hazard Area Zone "A" through a Letter of Map Amendment (LOMA) application to FEMA. Reference is made to Letter of Map Amendment Determination Document (Removal), Case No. 21-02-1343A.
 - Property lies in the CB-B & GB zone.
 - Property Tax Map Designation: 102.04-1-18.
 - Property lies within Fire District #3 and Byram Hills Cent. School District.
 - Total Lot Area = 163,971 sq.ft. (3.7642 acres).
 - Owner of Record: Brother Green Corp.
 - Information on existing utilities has been compiled from various sources including utility company records, municipal record maps and field survey and is not guaranteed to be correct or complete.



APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION BOARD, DATED: _____

ENGINEERING DRAWINGS, PLANS REVIEWED BY TOWN ENGINEER

DATE: _____
JOSEPH CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEERS

DATE: _____
CHRISTOPHER CARTHY, CHAIRMAN
TOWN OF NORTH CASTLE PLANNING BOARD

No.	Date	Revision
3	7/5/22	REVISED: TOWN PLANNER STAFF REPORT DATED 6/21/22
2	6/13/22	CONTRACTORS YARD TO GB ZONE ONLY; BERM; STONE PAD
1	5/3/22	ORIGINAL ISSUE DATE

EXISTING SITE PLAN
DEPICTING
11 BEDFORD-BANKSVILLE ROAD
NORTH CASTLE, NY
PREPARED FOR
RICHARD GREEN

SCALE: 0 20 40
1"=20'

DRAWN BY: AME CHECKED BY: CJF

CRAIG J. CARTHRY, P.E. 3932578-1
7/5/2022

DATE: July 5, 2022

This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration hereon null & void.

REDNISS & MEAD
PROFESSIONAL ENGINEERS AND LAND SURVEYORS, P.C.

22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax: 203.357.1118
www.rednissandmead.com

SHEET No: **EX-SP**
Comm. No.: 10499