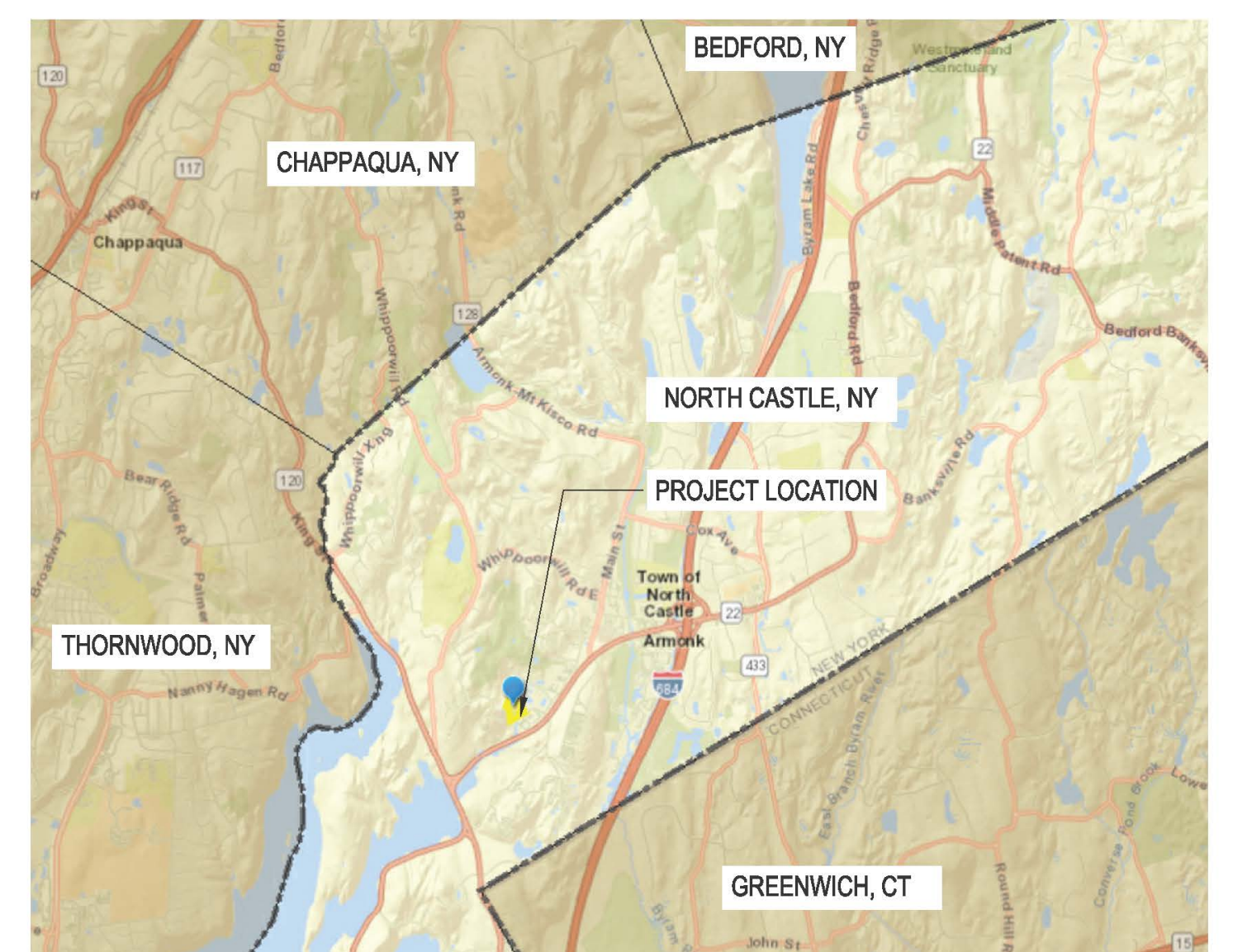
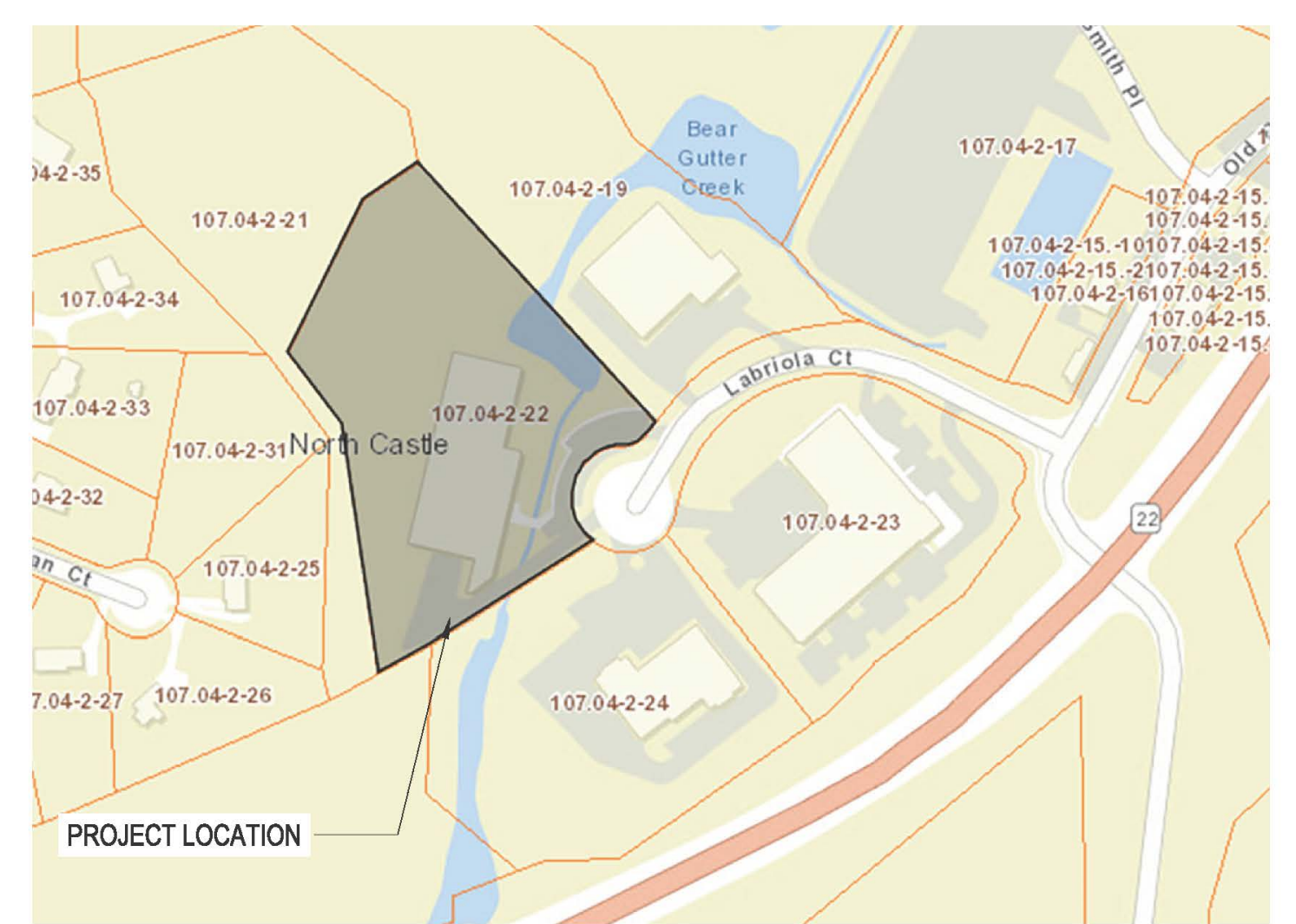


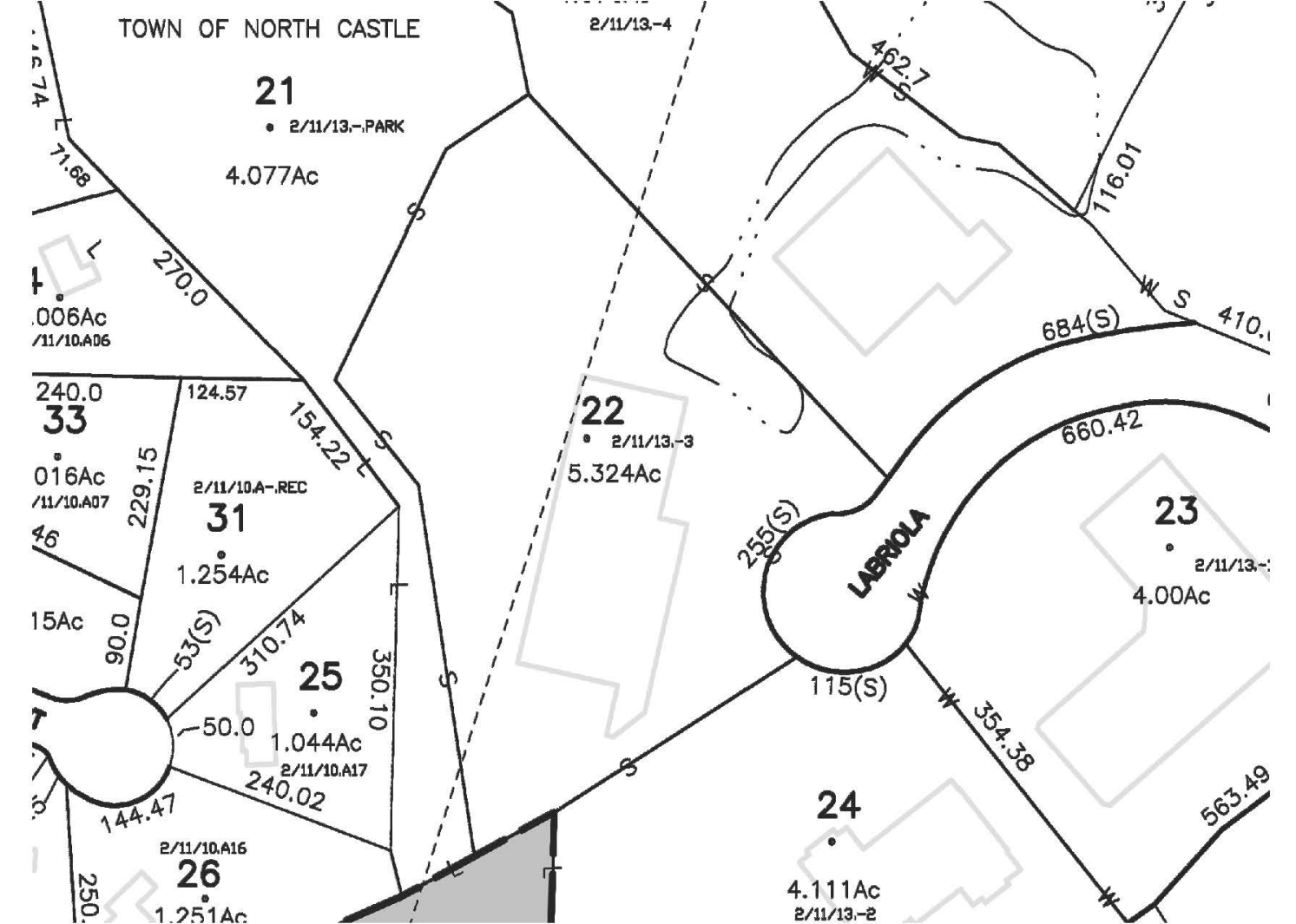
The design, drawings, and specifications, or instruments of professional service, are and shall remain the property of CPG Architects. These documents are not to be used, in whole or in part, for any other projects or purposes, or by any other parties, without the written authorization of CPG Architects.



LOCATION MAP
SCALE: 1" = 5000'



VICINITY MAP
SCALE: 1" = 250'



TAX MAP
SCALE: 1" = 250'

TAX MAP No.	OWNER
107.04-2-19	OAMIC INGREDIENTS LLC 30 NORTH GOULD ST. SHERIDAN WY B2801
107.04-2-21	TOWN OF NORTH CASTLE 15 BEDFORD RD, ARMONK, NY 10504
107.04-2-23	BENEFROE ARMONK LLC 10 NEW KING ST, WHITE PLAINS, NY 10604
107.04-2-24	XMBMS INC. MORGAN BROS. MANHATTAN 16 BRUCE PARK AVE, GREENWICH, CT 06830

APPROVED BY THE TOWN OF NORTH CASTLE PLANNING BOARD:
RESOLUTION, DATED _____
DATE: _____
CHRISTOPHER CARTHY CHAIRMAN
TOWN OF NORTH CASTLE PLANNING BOARD
ENGINEERING DRAWINGS PLANS REVIEWED BY TOWN ENGINEER:
DATE: _____
JOSEPH CERMELE, PE
KELLARD SESSIONS, PC
CONSULTING TOWN ENGINEERS

□ □ □ □ □ □ □ □ □ □

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HOLDERNESS AND BOURNE

INTERIOR RENOVATIONS AND ALTERATIONS

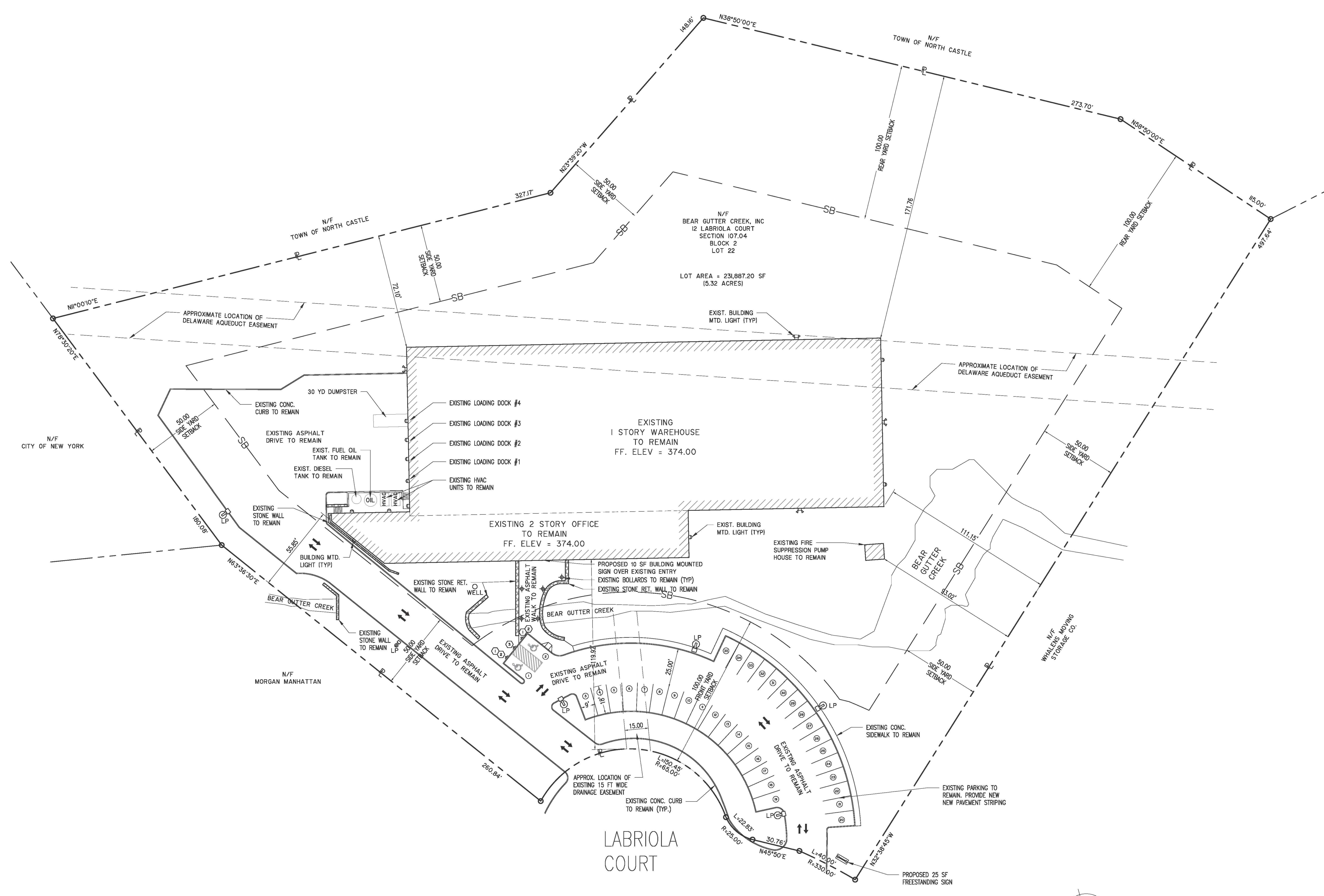
12 LABRIOLA COURT
ARMONK, NEW YORK 10504
TIN# 107.04-2-22

No. DATE ISSUE DESCRIPTION
1 05/20/22 PLANNING BOARD

Scale: AS NOTED
Drawn By: TJM
Checked By: EH Signed By: JS
CPG Project Number: 22027
Drawing Title

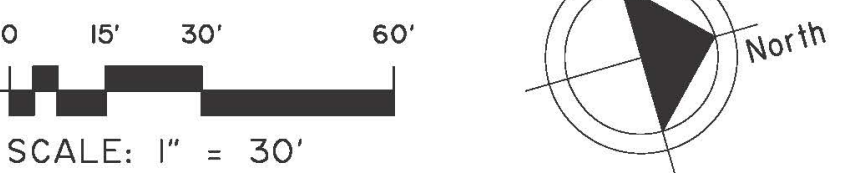
ARCHITECTURAL SITE PLAN AND GENERAL NOTES

Drawing Number
AS-10



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'

THIS DRAWING HAS BEEN RECREATED FROM A PDF AND WAS NOT FIELD SURVEYED.
BASED ON SURVEY BY RALPH L. MACDONALD, NYS LIC. NO. 9080, DATED 11/09/1988



TOWN OF NORTH CASTLE ZONING REQUIREMENTS				
BASIC DATA: ADDRESS: 12 LABRIOLA COURT, ARMONK, NY 10504 SECTION: 107.04 BLOCK-2 LOT-22 ZONING DISTRICT: RELIP PROPOSED USE: OFFICE, WAREHOUSE, AND LIGHT MANUFACTURING (EMBROIDERY)				
BULK REGULATIONS	REQUIRED/ALLOWABLE	EXISTING/PROPOSED	VARIANCE REQUIRED	COMMENTS
LOT AREA	4 ACRES	5.32 ACRES	NONE	
MINIMUM ROAD/LOT FRONTAGE:	300 FEET	244.04 FEET	NONE	PRE-EXISTING NON-CONFORMING
MINIMUM LOT DEPTH:	100 FEET	109.92 FEET	NONE	
FRONT YARD SETBACK:	100 FEET	171.76 FEET	NONE	
REAR YARD SETBACK:	100 FEET	58.85 FEET	NONE	
SIDE YARD SETBACK:	50 FEET	16.81%	NONE	SEE CALCULATIONS
MAXIMUM BUILDING COVERAGE:	30%	2 STORIES, 35 FEET	2 STORIES, 33 FEET	NONE
MAXIMUM BUILDING HEIGHT:	2 STORIES, 35 FEET	0.30	0.20	NONE
FLOOR AREA RATIO:	0.30	NONE	NONE	SEE CALCULATIONS
OFF-STREET PARKING:	80 PARKING SPACES	35 PARKING SPACES	NONE	PRE-EXISTING NON-CONFORMING
OFF-STREET LOADING:	6 SPACES	4 SPACES	NONE	PRE-EXISTING NON-CONFORMING




LEGEND	
	PROPERTY LINE
	SETBACKS
	EXISTING LIGHTED BOLLARD
	EXISTING LIGHT POST
	EXISTING BUILDING MOUNTED FLOOD LIGHT
	EXISTING BUILDING MOUNTED DOWNLIGHT
	PROPOSED TRAFFIC SIGN AND DESIGNATION - SEE DETAILS ON AS-1.1

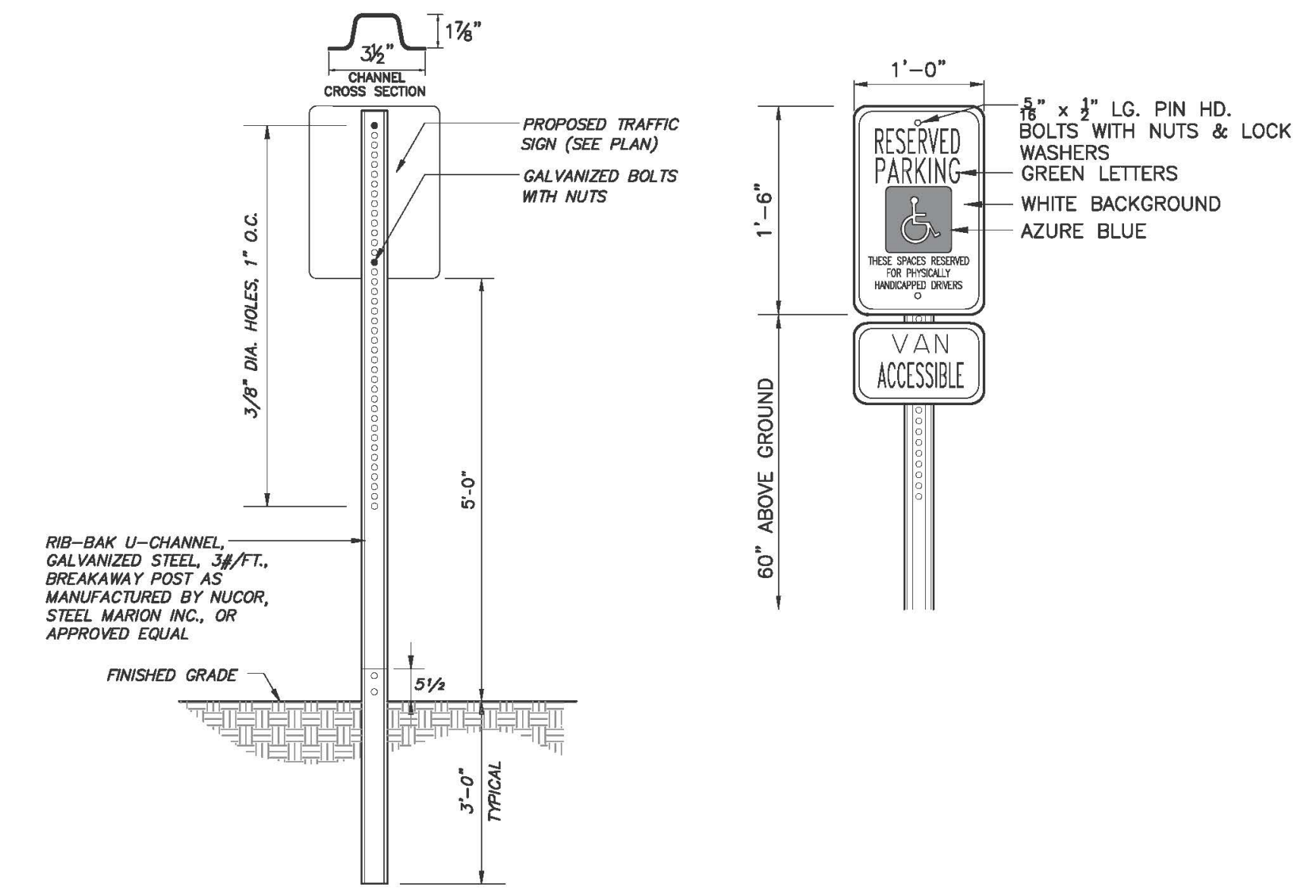
PROJECT INFORMATION:
OWNER: HERLEW REALTY LLC
51 BRUNDAGE RIDGE ROAD
BEDFORD, NY 10506
HOLDERNESS & BOURNE, LLC
83 PURCHASE STREET
RYE, NY 10580
PROJECT LOCATION: 12 LABRIOLA COURT
ARMONK, NY 10504
ZONING DISTRICT: RELIP - RESEARCH, ELECTRONIC, AND LIGHT INDUSTRIAL PARK
EXISTING USE: OFFICE, WAREHOUSE, AND LIGHT MANUFACTURING
PROPOSED USE: OFFICE, WAREHOUSE, AND LIGHT MANUFACTURING
SCHOOL DISTRICT: BYRAM HILLS CSD
AMBULANCE: AMBULANCE DISTRICT #2
FIRE: ARMONK FIRE DISTRICT #2
LIGHT: LIGHT DISTRICT #2
WATER: PRIVATE WELL
SEWER: SEWER DISTRICT #2
OF # EMPLOYEES: YEAR 1 THIRTY (30) EMPLOYEES
YEARS 3-5 - UP TO SIXTY (60) EMPLOYEES
ELECTRICITY
WASTE/BY-PRODUCTS: CARDBOARD, PAPER, PLASTIC, GLASS, FOOD WASTE FROM EMPLOYEE MEALS, LOOSE THREAD AND PAPER STABILIZER RELATED TO EMBROIDERY OPERATIONS, AND WOOD PALLETS.
WOOD PALLETS WILL BE RECYCLED OR REUSED
GENERAL REFUSE WILL BE DISPOSED OF USING A 30 YD. ROLL-OFF DUMPSTER, PICKED UP WEEKLY.
DISPOSAL METHOD:

REQUIRED OFF-STREET PARKING & LOADING CALCULATIONS
PARKING:
OFFICE = 1 P.S. PER 250 GSF
12,983.64 SF/250 = 51.93 = 52 PARKING SPACES REQUIRED
WAREHOUSE = 1 P.S. PER 1,200 GSF
32,487.87 SF/1,200 = 27.07 = 28 PS REQUIRED
LOADING:
OFFICE = ONE SPACE FOR THE FIRST 10,000 SF OF GROSS FLOOR AREA, PLUS ONE SPACE FOR EACH ADDITIONAL 100,000 SF OF GROSS FLOOR AREA
12,983.64 SF = 2 LOADING SPACES REQUIRED
WAREHOUSE = ONE SPACE FOR EACH ESTABLISHMENT, AND ONE ADDITIONAL SPACE FOR EACH 10,000 SF OF GROSS FLOOR AREA IN EXCESS OF 4,000 SF.
32,487.87 SF = 4 LOADING SPACES REQUIRED

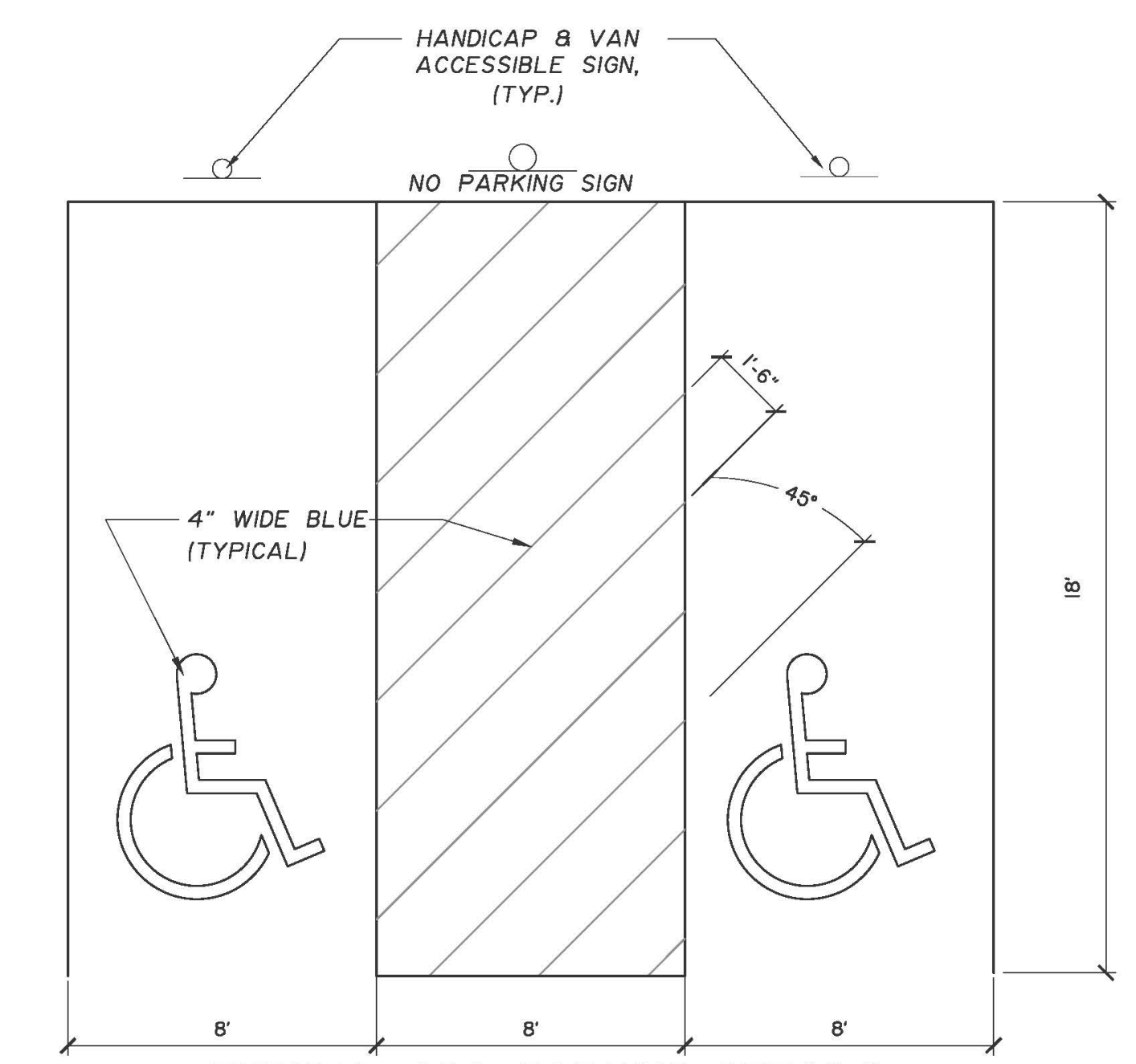
REQUIRED BUILDING COVERAGE AND FAR CALCULATIONS:
LOT AREA = 231,887.20 SF
BUILDING FOOTPRINT: 39,099.69 SF (INCLUDES PUMP HOUSE)
MAXIMUM BUILDING COVERAGE = 30%
ACTUAL BUILDING COVERAGE: 39,099.69/231,487.87 = 16.89%
FLOOR AREA RATIO = TOTAL BLDG AREA/LOT AREA
MAXIMUM FAR = 0.30
ACTUAL FAR = 45,591.51 SF/231,887.20 SF = 0.20

The design, drawings, and specifications, or instruments of professional service, are and shall remain the property of CPG Architects. These documents are not to be used, in whole or in part, for any other projects or purposes, or by any other parties, without the written authorization of CPG Architects.

SIGN DATA TABLE					
LOCATION NO.	SIGN DESIGNATION	M.U.T.C.D. NUMBER	SIZE	DESCRIPTION	QUANTITY
1		R7-B	12"x18"	Green and Blue on White	2
2		R7-BP	12"x6"	Green on White	2
3		R7-1	12"x18"	Red on White	1



TYPICAL SIGN MOUNTING DETAILS
N.T.S.



TYPICAL ADA PARKING DETAILS
N.T.S.

GENERAL PAVEMENT MARKING NOTES:

- ALL PAVEMENT MARKINGS SHALL BE PLACED IN ACCORDANCE WITH THE MUTCD, NYSDOT SPECIFICATIONS, DETAILS AND SUPPLEMENTS AND ADA REQUIREMENTS.
- HANDICAP SPACE MARKINGS SHALL BE BLUE OR BLUE WITH WHITE BACKGROUND.
- NON-HANDICAP MARKINGS SHALL BE WHITE OR YELLOW. NON-HANDICAP MARKINGS SHALL NOT BE BLUE.
- MINIMUM WIDTH OF PAINTED STALL LINES SHALL BE 4" OR AS SHOWN IN DETAIL OR ON PLAN.
- PAVEMENT SURFACE SHALL BE CLEANED AND PREPARED IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATIONS SECTION 635.
- APPLICATION OF PAVEMENT MARKING PAINT SHALL BE IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATIONS SECTION 640.
- PAVEMENT MARKINGS SHALL BE EPOXY PAINT IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATIONS SECTION 727-03.
- EXCESS PAINT AND TOOLS TO BE DISPOSED AND CLEANED PROPERLY. PAINT AND CLEANING MATERIALS ARE NOT POURED ON GROUND OR IN SEWERS.

ADA PARKING SPACE SIZE SPECIFICATIONS:

- ACCESSIBLE PARKING SPACES NEED TO BE AT LEAST 96 INCHES (8 FEET) WIDE AND SHOULD HAVE AN ADJACENT ACCESS AISLE.
- AN ADJACENT ACCESS AISLE THAT IS 8 FEET WIDE IS REQUIRED.
- REGULATIONS ALLOW TWO ADJACENT PARKING SPACES TO SHARE A COMMON ACCESS AISLE.
- PARKING SPACES AND ACCESS AISLES SHALL BE IN LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS.
- ALL ACCESS AISLES SHOULD REMAIN FREE OF OBSTRUCTIONS AT ALL TIMES. PARKED VEHICLE OVERHANGS SHALL NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE.
- THE BOUNDARY OF THE ACCESS AISLE MUST BE CLEARLY MARKED. THE END MAY BE A CURVED OR SQUARE SHAPE.
- VERTICAL CLEARANCE: A MINIMUM 98-INCH OF HEIGHT CLEARANCE AT VAN PARKING SPACE, ACCESS AISLE, AND ON VEHICULAR ROUTE TO AND FROM VAN SPACE IS REQUIRED.
- ALL PARKING SPACES, ACCESS AISLE, SIGNAGE AND ACCESSIBLE ROUTES SHALL COMPLY WITH ICC/ANSI A117.1 & ALL LOCAL AND STATE CODES.

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

DATE: _____
CHRISTOPHER CARTHY CHAIRMAN
TOWN OF NORTH CASTLE PLANNING BOARD
ENGINEERING DRAWINGS PLANS REVIEWED BY TOWN ENGINEER:

DATE: _____
JOSEPH CERMELE, PE
KELLARD SESSIONS, PC
CONSULTING TOWN ENGINEERS



HOLDERNESS AND BOURNE

INTERIOR RENOVATIONS AND ALTERATIONS

12 LABRIOLA COURT
ARMONK, NEW YORK 10504
TM# 107.04-2-22

No.	DATE	ISSUE DESCRIPTION
1	05/20/22	PLANNING BOARD

Scale: AS NOTED
Drawn By: TJM
Checked By: EH Signed By: JS
CPG Project Number: 22027
Drawing Title: ARCHITECTURAL SITE PLAN DETAILS
Drawing Number: AS-1.1



One Dock Street
Stamford, CT 06902
Tel 203 967 3456
Fax 203 353 1863

May 20, 2022

Mr. Adam Kaufman, AICP
Town Planner
Town of North Castle
15 Bedford Road
Armonk, NY 10504

RE: Holderness & Bourne
12 Labriola Court, Armonk, NY 10504
TM# 107.04-2-22

Dear Mr. Kaufman,

On behalf of the applicant, Holderness & Bourne, I am transmitting an electronic PDF, copy of the Application for Site Development Plan Approval, accompanying drawings, and the short EAF for your review and comments. We respectfully request a Site Plan Waiver for Change of Use/Amended Site Plan to allow Holderness & Bourne to operate out of the existing facility located at 12 Labriola Court in Armonk, NY.

Holderness & Bourne is a premium golf apparel brand that currently works out of a small space in Rye, NY, with multiple satellite warehouses in Westchester, NY. The owners, Alex Holderness and John Bourne, are looking to consolidate their operations into one central location. The above-referenced property would become their new headquarters. They are currently in negotiations with the owner of 12 Labriola Court in Armonk to lease the building for the next five years with the intention to purchase the property eventually.

The subject property is located on a 5.32-acre parcel in Armonk, NY, a few miles southwest of the Town Center of Armonk. The building is located in a small industrial park just off Route 22 and 1 ½ miles from I-684. The proposed project is a permitted use in the RELIP – Research, Electronic, and Light Industrial Park zoning district. The site consists of a double-height warehouse building of 32,487.87 SF, served by four (4) existing loading docks. An attached 2-story office block totaling 12,983.64 SF under the same roof is located on the street side of the building. In addition to the main building, a small Pump House is located to the northeast of the warehouse. It is approximately 120 SF and contains the fire suppression system pump and associated equipment for the warehouse and office.

Site Plan Approval for 12 Labriola Court was initially granted by the Town of North Castle Planning Board on May 15, 1985, and the building was constructed circa 1986 - 1988. The site is improved with existing asphalt drives and a curbed parking area with 35 spaces in front (East) of the building with a sidewalk leading to the main entry. A large asphalt area exists toward the south end of the building with four (4) existing loading areas. Existing site lighting is provided by light poles, illuminated bollards, and building-

mounted flood and downlights. An existing watercourse, known as Bear Gutter Creek, runs through the property from North to the South, passing through an existing culvert in front of the main entry and also under the access drive to the loading areas. A pedestrian bridge, flanked by stone walls, provides access to the main entrance into the office portion of the building. The building is connected to sewer district #2, and a private well provides the water supply. Waste removal is currently handled via an existing unsecured 8-yard dumpster located at the far end of the loading area drive.

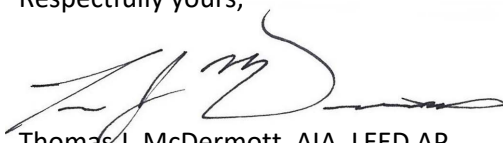
The property owner previously occupied and operated as a kitchen equipment contractor, who used the warehouse for storage of materials, assembly of finished goods, and commercial distribution. The office portion of the building was used as office space with a showroom to display the finished goods assembled in the warehouse.

Holderness & Bourne intends to renovate the office portion to be used as their new headquarters with new office space, conference rooms, and support spaces. The main portion of the warehouse with existing racks will be used to store golf apparel, including t-shirts, shirts, sweaters, hats, and other golf accessories. The remainder of the warehouse will be used for shipping, receiving, and embroidery of Holderness & Bourne's logos on the apparel listed above.

Embroidery is performed with electrically powered embroidery machines that generate minimal waste in the form of excess thread and paper backing used to stabilize logos during embroidery. Once the logos are applied, the products are stored temporarily in a separate location in the warehouse and eventually shipped to their final destination. Directly outside the westernmost loading dock, a 30-yard dumpster solely dedicated to trash removal will be picked up weekly. The other three (3) loading docks will be used for shipping and receiving. In addition to the planned interior renovations, Holderness & Bourne intends to re-paint the exterior of the office portion of the building only and install a new 10 SF building-mounted sign over the main entry. The existing parking lot will be re-striped, and new ADA parking signage will be installed at the two (2) accessible parking spaces. Lastly, a 25 SF freestanding sign will be installed on the north side of the access to the parking lot from Labriola Court. Holderness & Bourne intends to apply to the Architectural Review Board for approval of the signage under a separate application. The remainder of the building and site will remain unchanged.

In summary, we are respectfully requesting that you place our application on the agenda for the June 13, 2022, Planning Board Meeting with the hopes that the Board will grant Holderness & Bourne a Site Plan Waiver for Change of Use/Amended Site Plan Approval as they intend to use the building as originally designed with minor changes to the site, as mentioned above. Thank you in advance for your time and consideration. We look forward to your review comments and being placed on the upcoming Planning Board agenda. Do not hesitate to contact me with any questions.

Respectfully yours,

A handwritten signature in black ink, appearing to read 'T. McDermott', with a stylized flourish at the end.

Thomas J. McDermott, AIA, LEED AP
Senior Project Architect



Town of North Castle Planning Department

17 Bedford Road Armonk, New York 10504
(914) 273-3542 (914) 273-3554 (fax)

PRELIMINARY SITE PLAN COMPLETENESS REVIEW FORM

This form represents the standard requirements for a completeness review for all preliminary site plans. Failure to provide all of the information requested will result in a determination that the site plan application is incomplete. The review of the site plan for completeness will be based on the requirements of the Town of North Castle Town Code.

Project Name on Plan: Holderness & Bourne, LLC

Initial Submittal Revised Preliminary

Street Location: 12 Labriola Court, Armonk, NY 10504

Zoning District: RELIP Property Acreage: 5.32 Tax Map Parcel ID: 107.04-2-22

Date: 05/20/2022

DEPARTMENTAL USE ONLY

Date Filed: _____ Staff Name: _____

Preliminary Plan Completeness Review Checklist

Items marked with a "☒" are complete, items left blank "☐" are incomplete and must be completed, "NA" means not applicable.

- 1. A complete application for site development plan approval form
- 2. Plan prepared by a registered architect or professional engineer
- 3. Map showing the applicant's entire property and adjacent properties and streets
- 4. A locator map at a convenient scale
- 5. The proposed location, use and design of all buildings and structures
- 6. Proposed division of buildings into units of separate occupancy, detailed breakdowns of all proposed floor space by type of use and floor level
- 7. Existing topography and proposed grade elevations
- 8. Location of drives

PRELIMINARY SITE PLAN COMPLETENESS REVIEW FORM

Page 2

- 9. Location of any outdoor storage
- 10. Location of all existing and proposed site improvements, including drains, culverts, retaining walls and fences
- 11. Description of method of water supply and sewage disposal and location of such facilities
- 12. Location, design and size of all signs
- 13. Location and design of lighting, power and communication facilities
- 14. In an industrial district, specific uses proposed, number of employees for which buildings are designed, type of power to be used for any manufacturing process, type of wastes or by-products to be produced by any manufacturing process and proposed method of disposal of such wastes or by-products
- 15. In a multifamily district, floor plans of each dwelling unit shall be shown, and elevations and cross sections also may be required
- 16. The name and address of the applicant, property owner(s) if other than the applicant and of the planner, engineer, architect, surveyor and/or other professionals engaged to work.
- 17. Submission of a Zoning Conformance Table depicting the plan's compliance with the minimum requirements of the Zoning District
- 18. If a tree removal permit is being sought, submission of a plan depicting the location and graphical removal status of all Town-regulated trees within the proposed area of disturbance. In addition, the tree plan shall be accompanied by a tree inventory includes a unique ID number, the species, size, health condition and removal status of each tree.
- 19. If a wetlands permit is being sought, identification of the wetland and the 100-foot wetland buffer.

More information about the items required herein can be obtained from the North Castle Planning Department. A copy of the Town Code can be obtained from Town Clerk or on the North Castle homepage: <http://www.northcastleny.com>

_____ On this date, all items necessary for a technical review of the proposed site plan have been submitted and constitute a COMPLETE APPLICATION.



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

Application for Site Development Plan Approval

Application Name

HOLDERNESS & BOURNE, LLC



TOWN OF NORTH CASTLE
WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898

PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

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APPLICATIONS REQUIRING PLANNING BOARD APPROVAL
SCHEDULE OF APPLICATION FEES

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

Any amendment to previously approved applications requires new application forms and Fes



TOWN OF NORTH CASTLE
WESTCHESTER COUNTY
17 Bedford Road
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PLANNING BOARD SCHEDULE OF ESCROW ACCOUNT DEPOSITS

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

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


Applicant Signature

5/19/2022
Date:

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

Name of Property Owner: <u>Herlew Realty LLC</u>
Mailing Address: <u>51 Brundage Ridge Rd, Bedford, NY 10506</u>
Telephone: <u>914-659-3485</u> Fax: <u>N/A</u> e-mail <u>eweiss248@gmail.com</u> <u>james.weiss56@gmail.com</u>
Name of Applicant (if different): <u>Holderness & Bourne, LLC</u>
Address of Applicant: <u>83 Purchase St, Rye, NY 10580</u>
Telephone: <u>516-551-0562</u> Fax: <u>N/A</u> e-mail <u>john@holdernessandbourne.com</u>
Interest of Applicant, if other than Property Owner: <u>Tenant</u>
Is the Applicant (if different from the property owner) a Contract Vendee? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If yes, please submit affidavit stating such. If no, application cannot be reviewed by Planning Board
Name of Professional Preparing Site Plan: <u>CPG Architects & Planners - James Sackett, AIA</u>
Address: <u>1 Dock Street, Stamford, CT 06902</u> <u>thomas_mcdermott@</u> Telephone: <u>203-967-3456</u> Fax: _____ e-mail <u>cpgarch.com</u>
Name of Other Professional: <u>N/A</u>
Address: _____
Telephone: _____ Fax: _____ e-mail _____
Name of Attorney (if any): <u>N/A</u>
Address: _____
Telephone: _____ Fax: _____ e-mail _____

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: *Alan Feldman* Date: 5/19/22

Signature of Property Owner: *James J. Weiss* Date: 5/19/22

MUST HAVE BOTH SIGNATURES

II. IDENTIFICATION OF SUBJECT PROPERTY

Street Address: 12 Labriola Court, Armonk, NY 10504

Location (in relation to nearest intersecting street):

700 feet (north, south, east or west) of Old Route 22

Abutting Street(s): Labriola Court

Tax Map Designation (NEW): Section 107.04 Block 2 Lot 22

Tax Map Designation (OLD): Section 2/11 Block /13. Lot 3

Zoning District: RELIP Total Land Area 231,887.20 SF (5.32 Acres)

Land Area in North Castle Only (if different) N/A

Fire District(s) Armonk #2 School District(s) Byram Hills CSD

Is any portion of subject property abutting or located within five hundred (500) feet of the following:

The boundary of any city, town or village?
No Yes (adjacent) _____ Yes (within 500 feet) _____
If yes, please identify name(s): _____

The boundary of any existing or proposed County or State park or any other recreation area?
No Yes (adjacent) _____ Yes (within 500 feet) _____

The right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway?
No _____ Yes (adjacent) _____ Yes (within 500 feet) X - NY State Route 22

The existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel lines?
No Yes (adjacent) _____ Yes (within 500 feet) _____

The existing or proposed boundary of any county or State owned land on which a public building or institution is situated?
No Yes (adjacent) _____ Yes (within 500 feet) _____

The boundary of a farm operation located in an agricultural district?
No Yes (adjacent) _____ Yes (within 500 feet) _____

Does the Property Owner or Applicant have an interest in any abutting property?
No Yes _____

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

N/A

III. DESCRIPTION OF PROPOSED DEVELOPMENT

Proposed Use: Office, Warehouse, and Embroidery

Gross Floor Area: Existing 45,591.51 S.F. Proposed 45,591.51 S.F. (Includes existing 120 SF pump house)

Proposed Floor Area Breakdown:

Retail _____ S.F.; Office 12,983.64 S.F.;

Industrial 32,487.87 S.F.; Institutional _____ S.F.;

Other Nonresidential 120 S.F.; Residential _____ S.F.;

Number of Dwelling Units: _____

Number of Parking Spaces: Existing 35 Required 80 Proposed 35

Number of Loading Spaces: Existing 4 Required 6 Proposed 4

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 X 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 X 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 X 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 X Yes _____

(If yes, application for a State Wetlands Permit may also be required.)

IV. SUBMISSION REQUIREMENTS

The site development plan application package shall include all materials submitted in support of the application, including but not limited to the application form, plans, reports, letters and SEQR Environmental Assessment Form. **Submission of the following shall be required:**

- One (1) set of the site development plan application package (for distribution to the Town Planner for preliminary review purposes).
- Once a completed preliminary site plan checklist has been received from the Planning Department, eight (8) additional sets of the site development plan application package (for distribution to Planning Board, Town Engineer, Town Attorney, Town Planner, Planning Board Secretary, police, fire department and ambulance corps).
- One (1) additional reduced sized set (11" x 17") of the site development plan application package if any portion of the subject property abuts or is located within five hundred (500) feet of the features identified in Section II of this application form (for distribution to Westchester County Planning Board).
- A check for the required application fee and a check for the required Escrow Account, both made payable to "Town of North Castle" in the amount specified on the "Schedule of Application Fees."

(continued next page)

V. INFORMATION TO BE INCLUDED ON SITE DEVELOPMENT PLAN

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

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

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

Legal Data:

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

Existing Conditions Data:

- ✓ Location of existing use and design of buildings, identifying first floor elevation, and other structures.
- ✓ Location of existing parking and truck loading areas, with access and egress drives thereto.
- N/A Location of existing facilities for water supply, sanitary sewage disposal, storm water drainage, and gas and electric service, with pipe sizes, grades, rim and inverts, direction of flow, etc. indicated. **Existing to remain - No changes proposed**
- ✓ Location of all other existing site improvements, including pavement, walks, curbing, retaining walls and fences.
- ✓ Location, size and design of existing signs.
- ✓ Location, type, direction, power and time of use of existing outdoor lighting. **Existing to remain - Locations shown only**
- N/A Location of existing outdoor storage, if any.
- N/A Existing topographical contours with a vertical interval of two (2) feet or less. **Not shown per meeting w/Kaufman on 5/4/22**
- ✓ Location of existing floodplains, wetlands, slopes of 15% or greater, wooded areas, landscaped areas, single trees with a DBH of 8" or greater, rock outcrops, stone walls and any other significant existing natural or cultural features.

Proposed Development Data:

- ✓ Proposed location of lots, streets, and public areas, and property to be affected by proposed easements, deed restrictions and covenants.
- ✓ Proposed location, use and architectural design of all buildings, including proposed floor elevations and the proposed division of buildings into units of separate occupancy.
- ✓ Proposed means of vehicular and pedestrian access to and egress from the site onto adjacent streets.
- N/A Proposed sight distance at all points of vehicular access. **Existing to remain - No changes proposed**
- ✓ Proposed number of employees for which buildings are designed
- N/A Proposed streets, with profiles indicating grading and cross-sections showing the width of the roadway; the location and width of sidewalks; and the location and size of utility lines.
- ✓ Proposed location and design of any pedestrian circulation on the site and off-street parking and loading areas, including handicapped parking and ramps, and including details of construction, surface materials, pavement markings and directional signage.
- N/A Proposed location and design of facilities for water supply, sanitary sewage disposal, storm water drainage, and gas and electric service, with pipe sizes, grades, rim and inverts, direction of flow, etc. indicated. **Existing to remain - No changes proposed**

- ✓ 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.
- ✓ Location, size and design of all proposed signs.
- ✓ Location, type, direction, power and time of use of proposed outdoor lighting. Existing to remain - Locations shown only
- ✓ Location and design of proposed outdoor garbage enclosure.
- N/A Location of proposed outdoor storage, if any.
- N/A Location of proposed landscaping and buffer screening areas, including the type (scientific and common names), size and amount of plantings. Existing to remain - No Changes Proposed
- ✓ Type of power to be used for any manufacturing
- ✓ Type of wastes or by-products to be produced and disposal method
- N/A In multi-family districts, floor plans, elevations and cross sections
- N/A The proposed location, size, design and use of all temporary structures and storage areas to be used during the course of construction.
- N/A Proposed grade elevations, clearly indicating how such grades will meet existing grades of adjacent properties or the street.
- N/A Proposed soil erosion and sedimentation control measures.
- N/A For all proposed site development plans containing land within an area of special flood hazard, the data required to ensure compliance with Chapter 177 of the North Castle Town Code.
- N/A For all proposed site development plans involving clearing or removal of trees with a DBH of 8" or greater, the data required to ensure compliance with Chapter 308 of the North Castle Town Code.
- N/A For all proposed site development plans involving disturbance to Town-regulated wetlands, the data required to ensure compliance with Chapter 340 of the North Castle Town Code.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

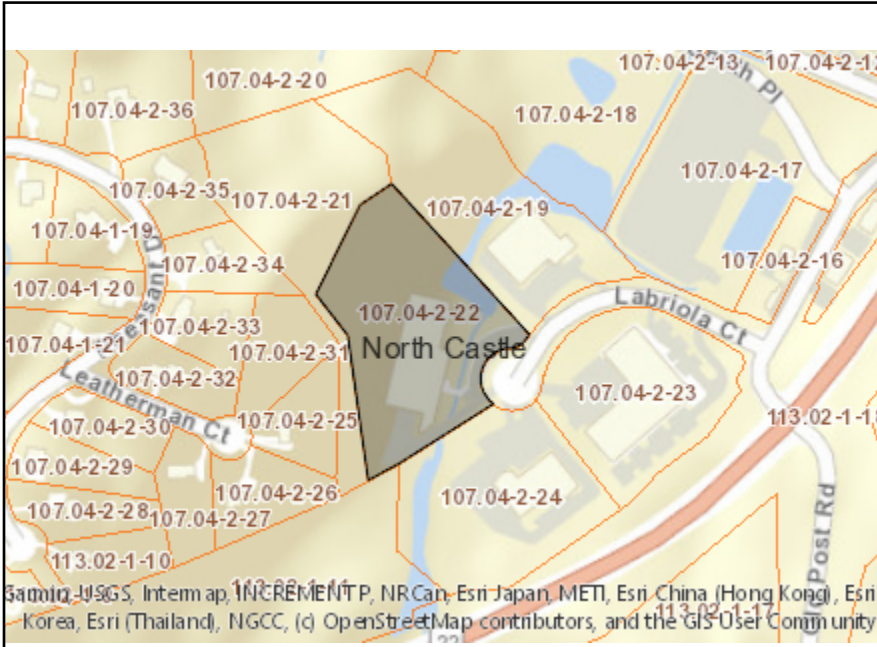
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
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 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:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. Urban Rural (non-agriculture) Industrial Commercial Residential (suburban)			
<input type="checkbox"/> Forest Agriculture Aquatic Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input 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 type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input 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 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? 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?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? 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 type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest Agricultural/grasslands Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, <ul style="list-style-type: none"> 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	YES
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
18. 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)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: _____ Date: _____</p> <p>Signature: <u><i>Alan G. Felder</i></u> Title: _____</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]	No
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]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No