



One Dock Street
Stamford, CT 06902
Tel 203 967 3456
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July 11, 2022

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

**RE: Holderness & Bourne LLC
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 resubmission of the above-referenced project for your review. Please see my responses below to your memo to the Planning Board, dated May 27, 2022.

General Comment #1 – A Plan and Elevation of the freestanding/monumental sign have been added to Sheet AS1.1 – Site Details. In addition, an application for Architectural Review Board approval for the freestanding sign and building-mounted signage was submitted to the Town of North Castle on Friday, July 8, 2022, for the July 20, 2022, ARB meeting.

General Comment #2 – Floor Plans with color-coded areas for warehouse, office, and light manufacturing (embroidery) have been included with this submission.

General Comment #3 – The off-street parking analysis has been revised to reflect the manufacturing use. Refer to Sheet AS1.0 – Architectural Site Plan and General Notes

General Comment #4 – Based on the revised off-street parking regulations in Section 355-57 of the Town of North Castle Zoning Code, 88 parking spaces were required where only 35 spaces exist. Therefore, a 53 car parking space variance was required. In response, a parking variance of 53 spaces was granted by the Town of North Castle Zoning Board of Appeals on Thursday, July 7, 2022. (Refer to Sheet AS1.0)

General Comment #5 – No outdoor storage of materials or vehicles is required for this project. Therefore, no site plan changes would be necessary.

General Comment #6 – The proposed dumpster has been revised to be a 30-yard chute-fed, enclosed, compacting dumpster system, which is completely enclosed, fireproof, and prevents debris from blowing away.

A. Kaufman
July 11, 2022
Page 2

In summary, since the initial Planning Board meeting on June 13, 2022, Holderness & Bourne has endeavored to satisfy all the Planning Board's comments and concerns, and we feel confident that we have achieved that goal. Therefore, we respectfully request that you place our application for a public hearing on the August 1, 2022, agenda. Thank you in advance for your time and consideration.

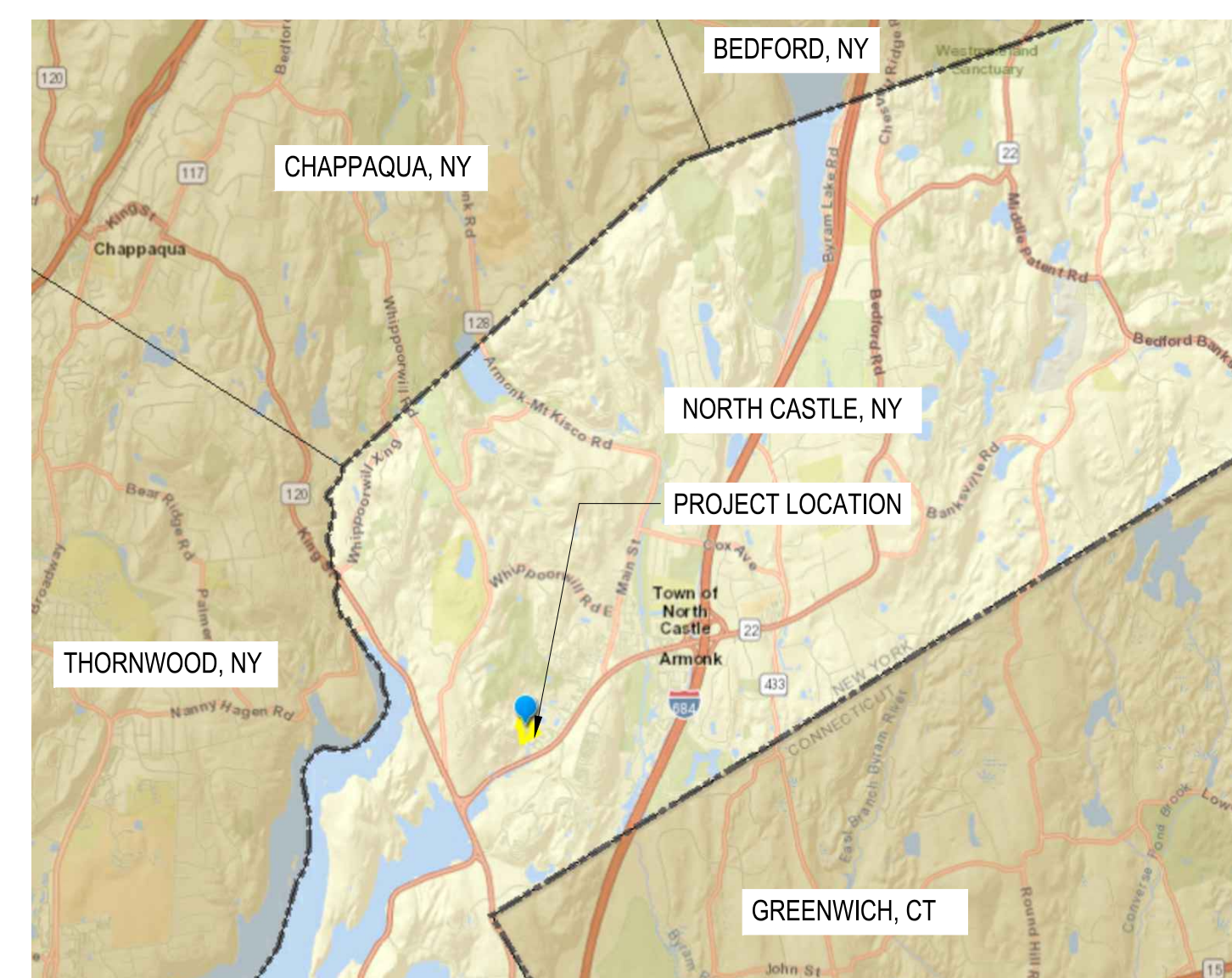
We look forward to being placed on the upcoming Planning Board agenda for a public hearing. Do not hesitate to contact me with any questions.

Respectfully yours,

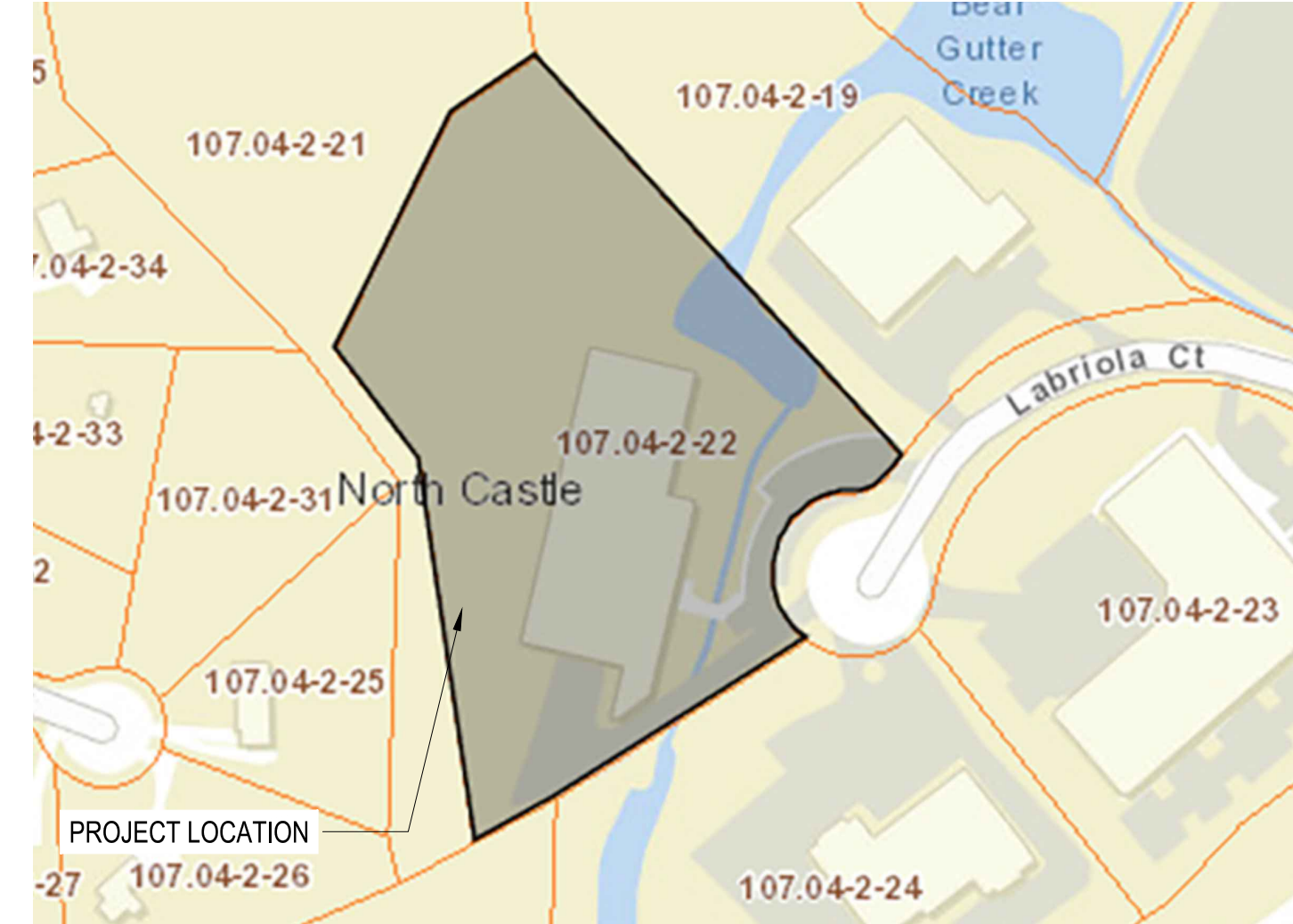
A handwritten signature in black ink, appearing to read 'T. McDermott', with a large, sweeping flourish extending to the right.

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

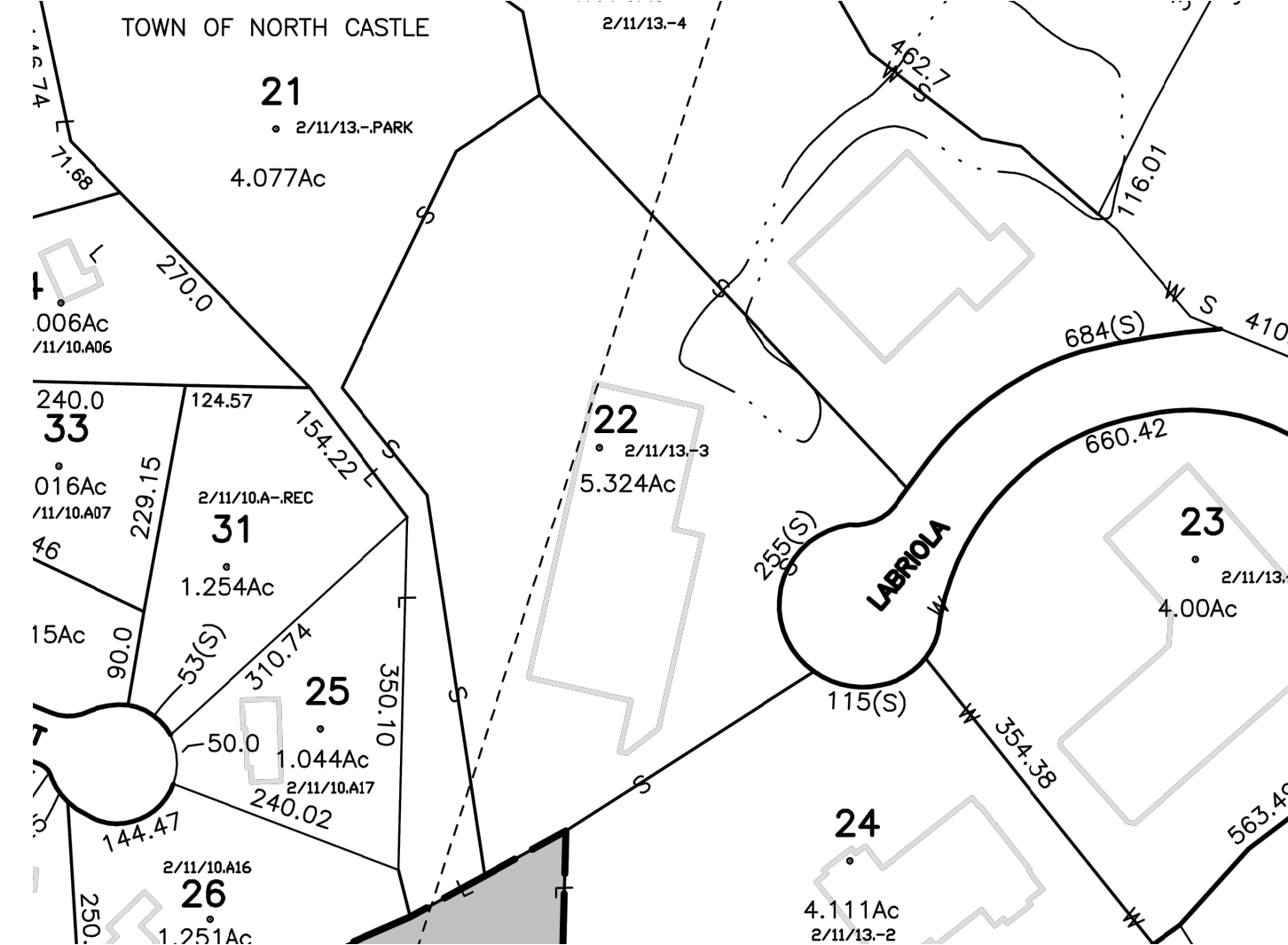
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LOCATION MAP
SCALE: 1" = 5000'



VICINITY MAP
SCALE: 1" = 250'



TAX MAP
SCALE: 1" = 250'



HOLDERNESS AND BOURNE

INTERIOR RENOVATIONS AND ALTERATIONS

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

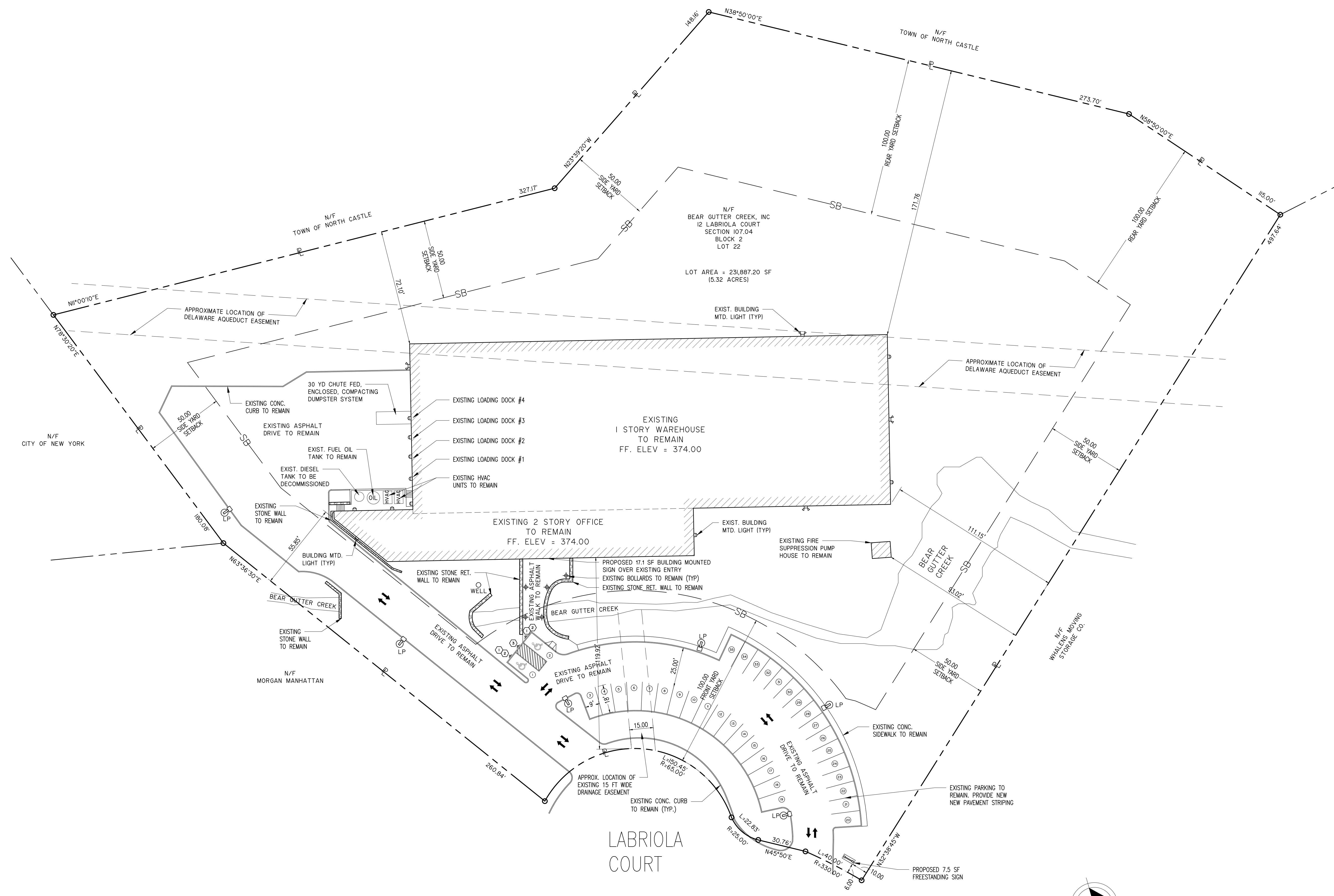
No.	DATE	ISSUE DESCRIPTION
1	05/20/22	PLANNING BOARD
2	06/16/22	FOR REVIEW
3	06/20/22	FOR REVIEW
4	06/20/22	ZBA SUBMISSION
5	07/07/22	ARB SUBMISSION
6	07/11/22	PLANNING BOARD

Scale: _____ AS NOTED
Drawn By: _____ JMS
Checked By: _____ EH Signed By: _____ JS
CPG Project Number: 22027

Drawing Title
ARCHITECTURAL SITE PLAN AND GENERAL NOTES

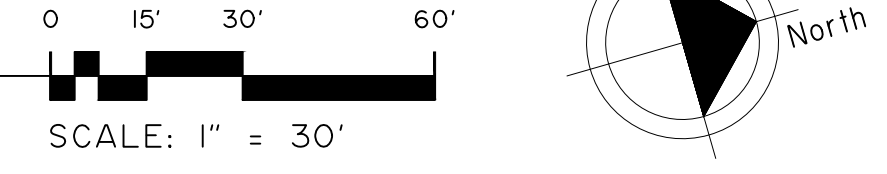
Drawing Number

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:	300 FEET	467.75 FEET	NONE	
FRONT YARD SETBACK:	100 FEET	119.92 FEET	NONE	
REAR YARD SETBACK:	100 FEET	171.76 FEET	NONE	
SIDE YARD SETBACK:	50 FEET	58.85 FEET	NONE	
MAXIMUM BUILDING COVERAGE:	30%	16.81%	NONE	SEE CALCULATIONS
MAXIMUM BUILDING HEIGHT:	2 STORIES, 35 FEET	2 STORIES, 33 FEET	NONE	
FLOOR AREA RATIO:	0.30	0.20	NONE	SEE CALCULATIONS
OFF-STREET PARKING:	88 PARKING SPACES	35 PARKING SPACES	YES	53 P.S. VARIANCE GRANTED BY ZBA ON 7/7/2022
OFF-STREET LOADING:	6 SPACES	4 SPACES	NONE	SEE CALCULATIONS

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

APPLICANT: HOLDERNESS & BOURNE, LLC
63 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 DISTRICT: #2
FIRE: ARMONK FIRE DISTRICT #2
LIGHT: LIGHT DISTRICT #2
WATER: PRIVATE WELL
SEWER: SEWER DISTRICT #2
YEAR 1 - THIRTY (30) EMPLOYEES
YEARS 3-5 - UP TO SIXTY (60) EMPLOYEES
ELECTRICITY: CARDBOARD, PAPER, PLASTIC, GLASS, FOOD WASTE FROM EMPLOYEE MEALS, LOOSE THREAD AND PAPER STABILIZER RELATED TO EMBROIDERY OPERATIONS, AND WOOD PALLETS.
WASTE/BY-PRODUCTS: WOOD PALLETS WILL BE RECYCLED OR REUSED
GENERAL REFUSE WILL BE DISPOSED OF USING A 30 YD. CHUTE FED, ENCLOSED, COMPACTING DUMPSTER SYSTEM, PICKED UP WEEKLY.

DISPOSAL METHOD:

REQUIRED OFF-STREET PARKING CALCULATIONS
OFFICE = 1 P.S. PER 250' GSF
- 13,275.34 GFA / 250 = 53.10 ± 54 PARKING SPACES
- 54 P.S. REQUIRED FOR OFFICE USE

WAREHOUSE = 1 PER EMPLOYEE ON THE LARGEST WORK SHIFT, BUT NOT FEWER THAN 1 PER 1,200 SQUARE FEET OF GROSS FLOOR AREA, PLUS 1 FOR EACH COMMERCIAL VEHICLE GARAGED ON THE LOT
- 17 WAREHOUSE EMPLOYEES ON LARGEST WORK SHIFT
- 30,415.25 GFA / 1,200 = 25.35 ± 26 P.S. > 17 EMPLOYEES
- NO COMMERCIAL VEHICLES GARAGED ON THE LOT
- 26 P.S. REQUIRED FOR WAREHOUSE USE

LIGHT MANUFACTURING (EMBROIDERY) = 1 PER EMPLOYEE ON THE LARGEST WORK SHIFT, BUT NOT FEWER THAN 1 PER 375 SQUARE FEET OF GROSS FLOOR AREA, PLUS 1 FOR EACH COMMERCIAL VEHICLE GARAGED ON THE LOT
- 8 EMBROIDERY EMPLOYEES ON LARGEST WORK SHIFT
- 1,390.58 GFA / 375 = 3.71 ± 4 P.S. < 8 EMPLOYEES
- NO COMMERCIAL VEHICLES GARAGED ON THE LOT
- 8 P.S. REQUIRED FOR LIGHT MANUFACTURING USE

TOTAL REQUIRED = 54+26+8 = 88 PARKING SPACES REQUIRED

REQUIRED OFF-STREET LOADING CALCULATIONS
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
- 13,275.34 GFA - 10,000 SF = 3,275.34 SF (ONE SPACE REQUIRED)
3,275.34 / 100,000 = 0.033 (ONE SPACE REQUIRED)
TWO (2) OFFICE LOADING SPACES REQUIRED

WAREHOUSE/LIGHT MANUFACTURING:
ONE SPACE FOR EACH ESTABLISHMENT, AND ONE ADDITIONAL SPACE FOR EACH 10,000 SF OF GROSS FLOOR AREA IN EXCESS OF 4,000 SF.
- ONE (1) SPACE IS REQUIRED FOR THE ESTABLISHMENT, PLUS
31,805.63 GFA - 4,000 SF = 27,805.63 SF
27,805.63 / 10,000 = 2.78 ± THREE (3) SPACES REQUIRED
FOUR (4) WAREHOUSE LOADING SPACES REQUIRED

TOTAL REQUIRED = 2+4 = 6 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 / 231,887.20 = 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

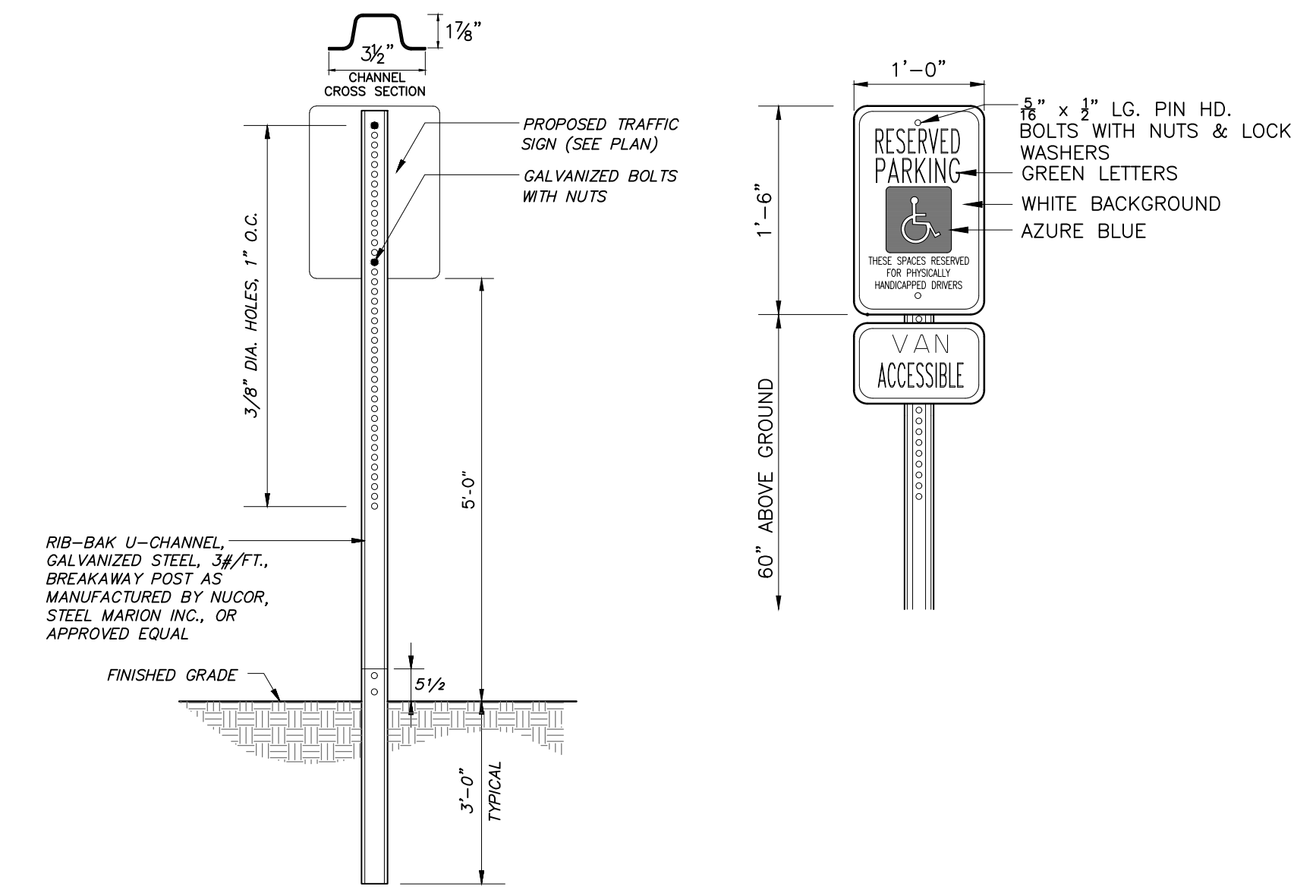
APPROVED BY THE TOWN OF NORTH CASTLE PLANNING BOARD:
RESOLUTION, DATED _____

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

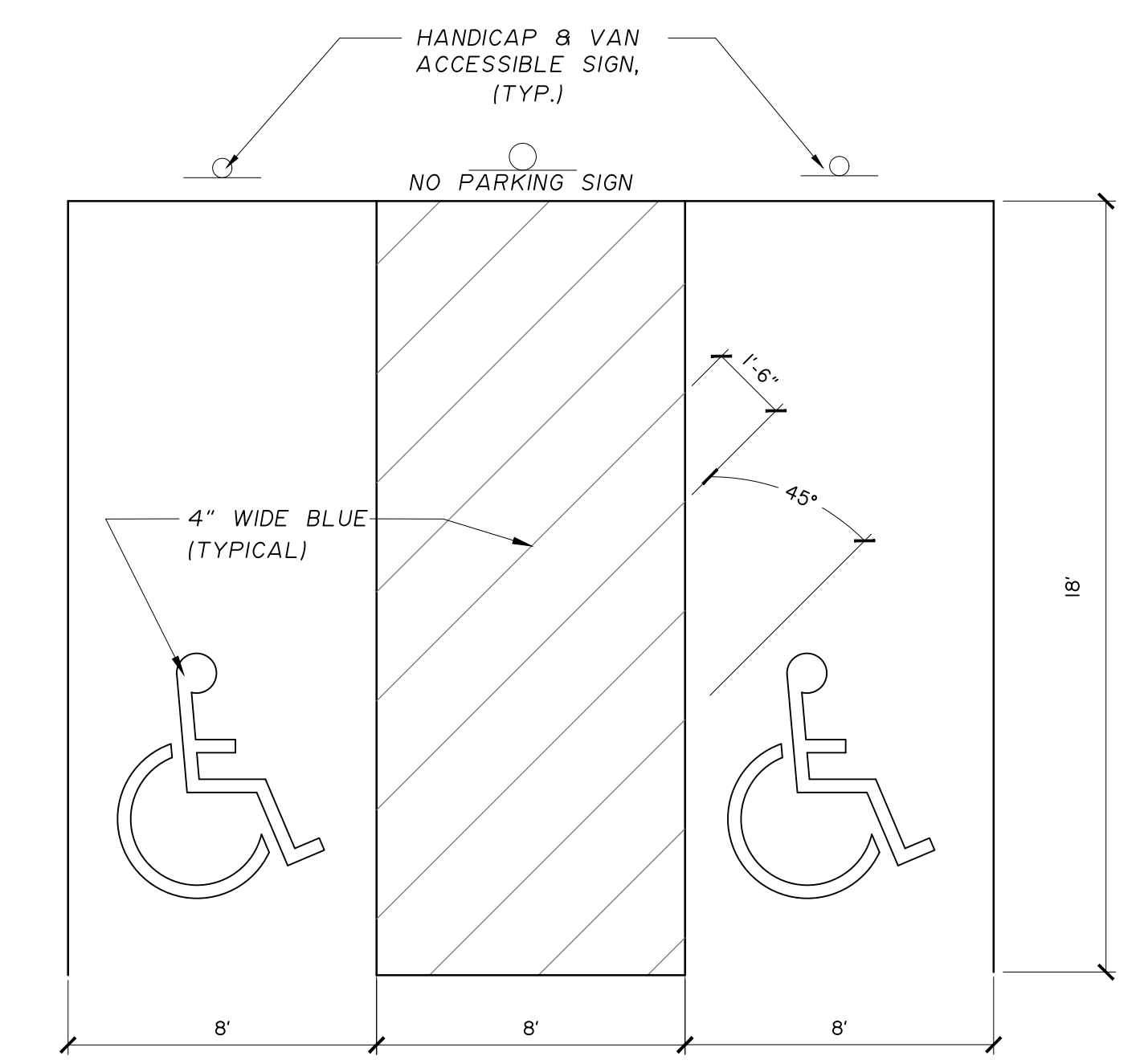
DATE: _____
JOSEPH CERMELE, PE
KELLARD SESSIONS, PC
CONSULTING TOWN ENGINEERS

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SIGN DATA TABLE					
LOCATION NO.	SIGN DESIGNATION	M.U.T.C.D. NUMBER	SIZE	DESCRIPTION	QUANTITY
1		R7-8	12"x18"	Green and Blue on White	2
2		R7-8P	12"x6"	Green on White	2
3		R7-1	12"x18"	Red on White	1



TYPICAL SIGN MOUNTING DETAILS
N.T.S.



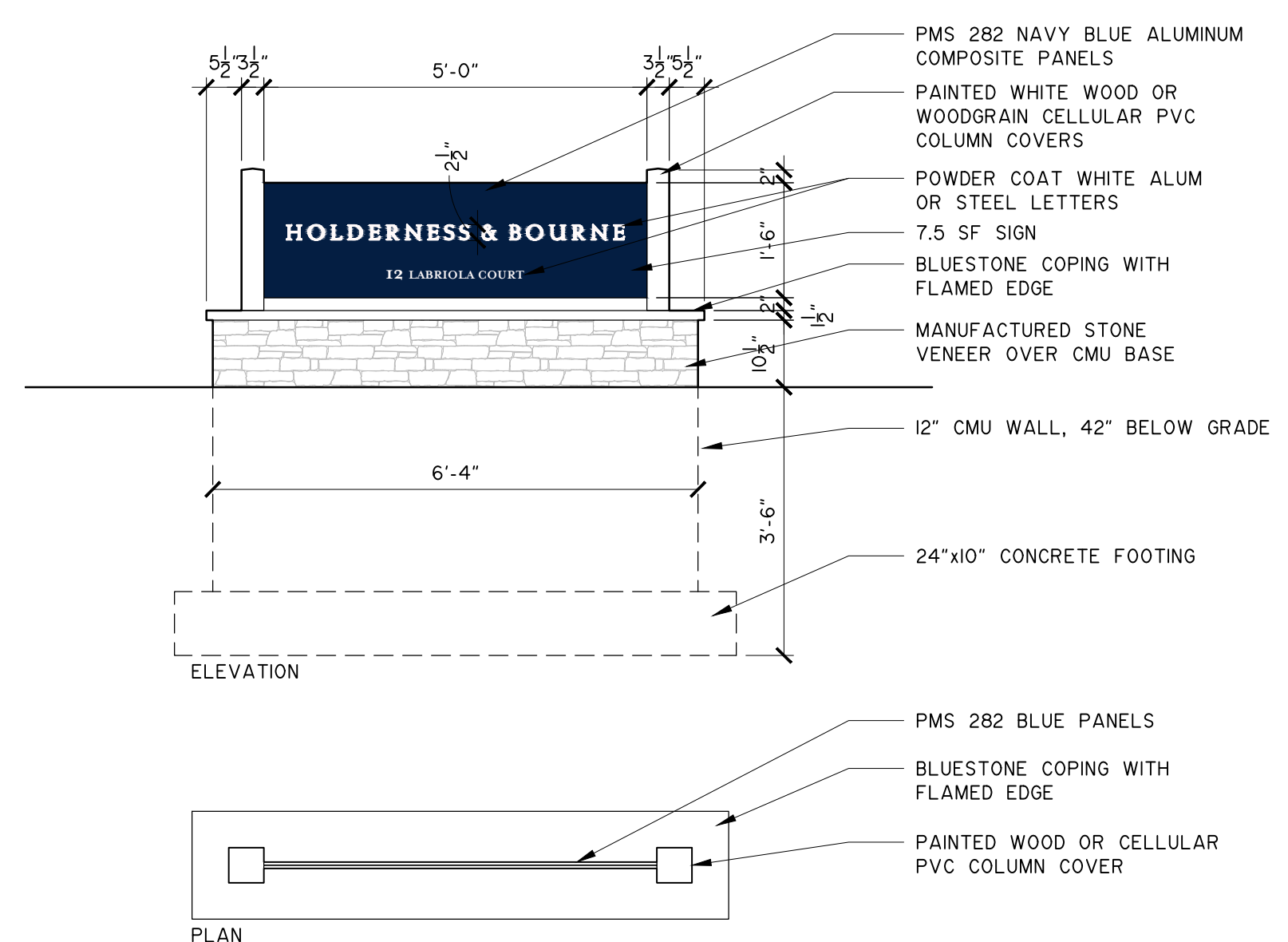
TYPICAL ADA PARKING DETAILS
N.T.S.

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.



MONUMENTAL SIGN PLAN + ELEVATION
SCALE: 1/2"=1'-0"

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



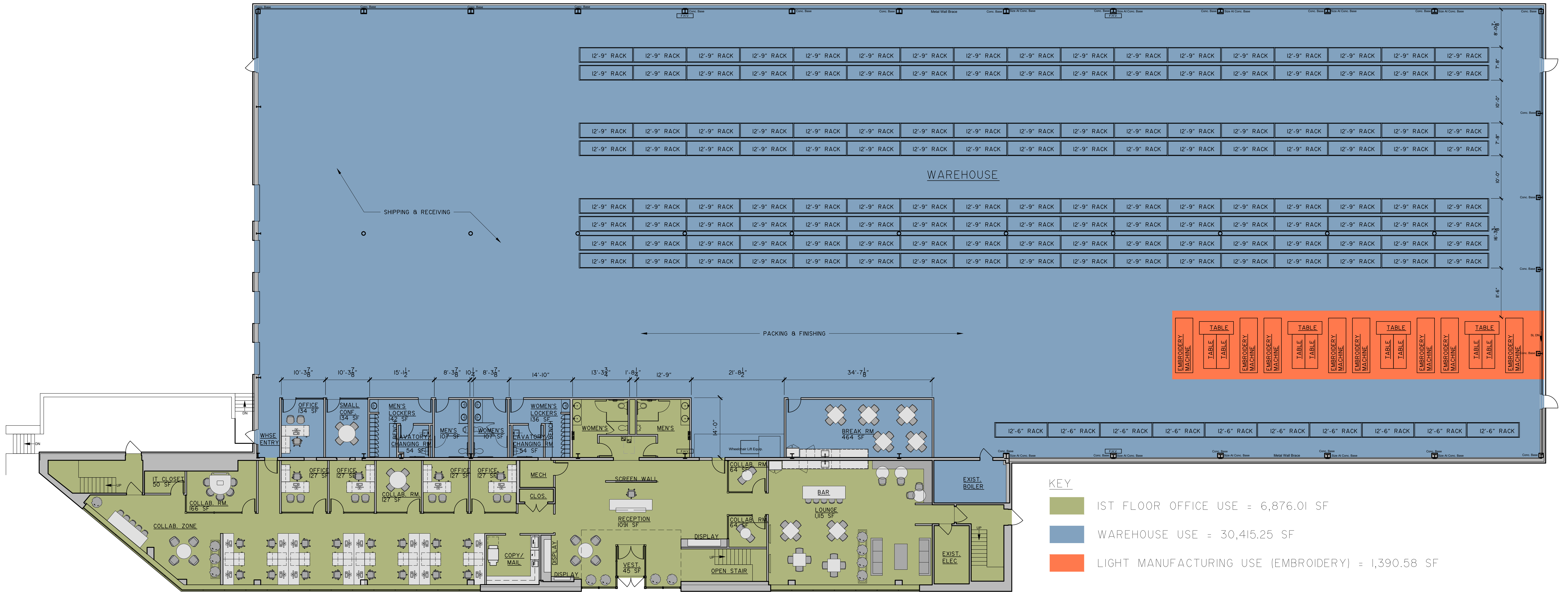
HOLDERNESS AND BOURNE

INTERIOR RENOVATIONS AND ALTERATIONS

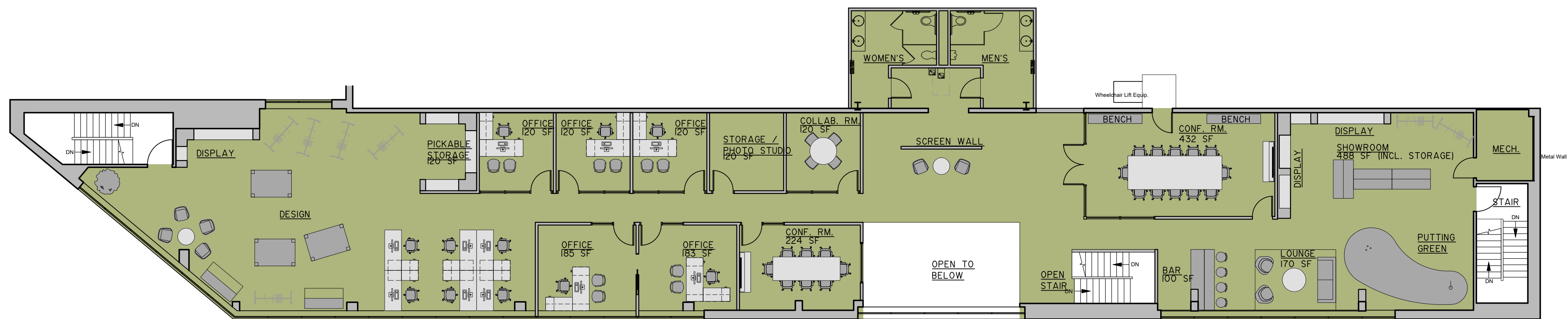
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Scale: _____ AS NOTED
Drawn By: _____ TJM
Checked By: _____ EH Signed By: _____ JS
CPG Project Number: 22027
Drawing Title
**ARCHITECTURAL
SITE PLAN DETAILS**
Drawing Number
AS-11



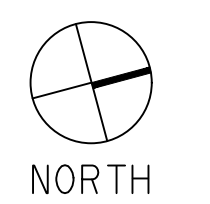
1 FIRST FLOOR PLAN
SCALE: 3/32"=1'-0"



2 SECOND FLOOR PLAN
SCALE: 3/32"=1'-0"

FLOOR PLANS

HOLDERNESS & BOURNE
12 Labriola Court
Armonk, NY 10504
T.M.# 107.04-2-22



SCALE: AS NOTED
JOB NO: 22027
JULY II, 2022