

November 28, 2022

**[Via Email]**

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

***Re: BASIS Industrial Acquisitions, LLC  
Amended Site Plan Application – BaySpace Armonk  
100 Business Park Drive (108.03-1-51)***

Chairman Carthy and Members of the Planning Board:

As you know, this firm, in collaboration with JMC and SGW Architecture & Design, represents BASIS Industrial Acquisitions LLC (“Applicant”), contract vendee of the property located at 100 Business Park Drive (“Property”), in connection with this amended site plan application. The Applicant is proposing to construct a 146,792 s.f. self-storage/warehouse building with associated off-street parking and landscaping improvements.

We have previously appeared before your Board on September 29<sup>th</sup> and November 14, 2022. At the November 14<sup>th</sup> meeting, much of the discussion focused around Jantile’s operations and the need for outdoor storage<sup>1</sup>, as well as the overnight parking of trucks on the Property.

- A. **Overnight Parking:** With respect to Jantile’s overnight parking of trucks on the site, all trucks will be parked in the existing loading dock area. Currently, Jantile has up to six (6)

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<sup>1</sup> It must be noted that outdoor storage was originally approved at the Property on October 23, 2017. On May 24, 2021, Amended Site Plan Approval was granted for the construction of a 74,850 s.f. warehouse and associated parking. The 2021 approval maintained the existing outdoor storage that was approved in 2017. It has been asserted that during the 2021 approval process certain representations were made that the outdoor storage would be eliminated once construction of the second warehouse was complete. Not only does the current property owner and occupant dispute that such a representation was made, no condition was included in the Approval Resolution, which would have memorialized and mandated that the outdoor storage be eliminated.

trucks<sup>2</sup> that are parked on site overnight. Both the previously approved site plan and the proposed site plan show a total of seven (7) loading spaces at the existing warehouse, which is sufficient for the overnight parking of Jantile's trucks.

- B. Outdoor Storage: As discussed with your Board, the Applicant's proposal maintains the previously approved outdoor storage area at the rear and side of the existing warehouse building. After discussions with Jantile regarding site operations, it is clear that outdoor storage is necessary for the successful operation of their business.

When materials are delivered to the Property, they are unloaded in the warehouse and then moved outside. This allows for excessively heavy materials to be viewed in natural light, sorted, and safely relocated within the warehouse facility. Further, when materials are ready to be moved off-site, they are placed in the outdoor storage area for pick-up by either rack body or box trucks<sup>3</sup> to be delivered to the end user. As shown on the enclosed Truck Turning Analysis plan, both rack body and box trucks can easily maneuver between the existing and proposed warehouse building.

Additionally, as with any tile and stone dealer, having the ability to have their product stored and viewed outside is integral to their operations. This is due to the fact that prior to purchasing tile or stone products, end users require to view the materials in the natural light. This is not unique to Jantile but is something faced by all operators in the stone and tile business.

Again, the Applicant acknowledges that the current outdoor storage has expanded beyond what was approved. However, the Applicant believes that the construction of a new building will eliminate any chance that the outdoor area expands beyond the limits of what was previously approved. Additionally, once the Applicant takes title to the Property, it will diligently monitor the outdoor storage and ensure it is in compliance with the approved site plan.

As previously discussed, in order to mitigate any visual impacts associated with the outdoor storage, a 6' high decorative privacy fence, supplemented by evergreen plantings, will be installed to provide screening from Business Park Drive. This screening is in addition to the evergreens that the current owner of the Property has recently installed on the eastern side of the building, which effectively screens the outdoor storage to and from Interstate 684.

- C. Revised Site Plan: Finally, the Overall Site Layout Plan has been revised to identify the existing driveway planters. These planters effectively close off the northern most driveway entrance and the drop-off area from vehicular traffic.

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<sup>2</sup> These trucks include - 1 tractor trailer, 4 rack body trucks, and 1 box truck.

<sup>3</sup> Tractor trailers never drop-off or pick-up materials from the outdoor storage areas. Nor do they utilize the rear of the property or the fire access lane.

In support of this application, the following plans are enclosed herewith:

1. Sheet C-100A, Overall Site Layout Plan, prepared by JMC, dated September 12, 2022, last revised November 23, 2022; and
2. Sheet C-130, Truck Turning Analysis, prepared by JMC, dated November 23, 2022.

We look forward to continuing our discussion of this application with your Board and, if your Board deems appropriate, receiving positive recommendation to the Zoning Board of Appeals. Please place this matter on the Planning Board's December 12, 2022 agenda.

If you have any questions or concerns, please do not hesitate to contact me.

Respectfully submitted,

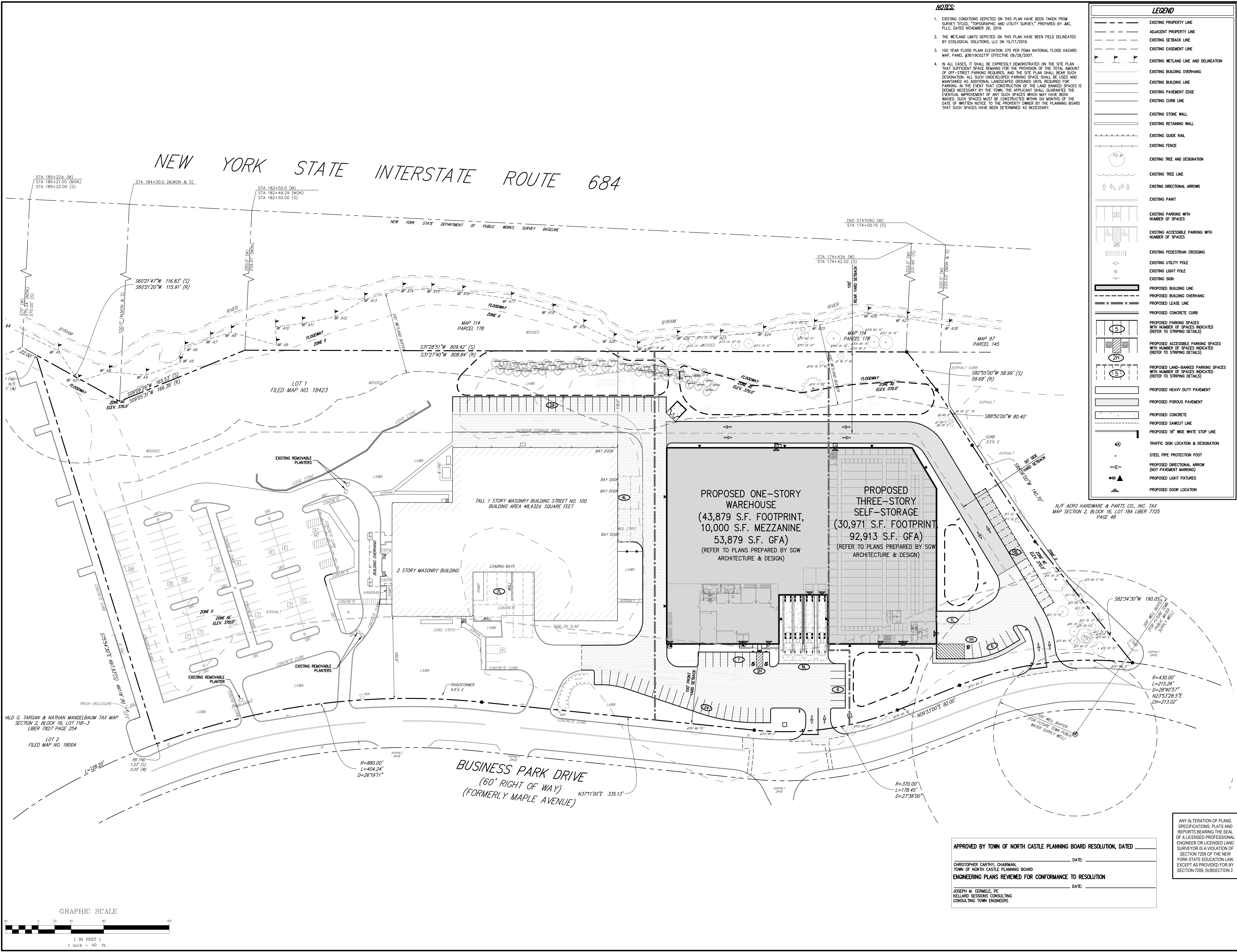
ZARIN & STEINMETZ



Kory Salomone

cc: Anthony Scavo  
Paul R. Sysak, RLA, ASLA  
Paul Dumont, P.E.  
Marino Velarde  
Chris Michalek  
Roland Baroni, Esq.  
Adam Kaufman, AICP  
John Kellard, P.E.

NOT FOR CONSTRUCTION



- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC AND UTILITY SURVEY," PREPARED BY JMC, P.L.L.C., DATED NOVEMBER 26, 2018.
  - THE WETLAND LIMITS DEPICTED ON THIS PLAN HAVE BEEN FIELD DELINEATED BY ECOLOGICAL SOLUTIONS, LLC ON 10/17/2019.
  - 100 YEAR FLOOD PLAN ELEVATION 370 PER FEMA NATIONAL FLOOD HAZARD MAP, PANEL #81190227F EFFECTIVE 09/28/2007.
  - IN ALL CASES, IT SHALL BE EXPRESSLY DEMONSTRATED ON THE SITE PLAN THAT SUFFICIENT SPACE REMAINS FOR THE PROVISION OF THE TOTAL AMOUNT OF OFF-STREET PARKING REQUIRED, AND THE SITE PLAN SHALL BEAR SUCH DESIGNATION. ALL SUCH UNDEVELOPED PARKING SPACE SHALL BE USED AND MAINTAINED AS ADDITIONAL LANDSCAPED GRASSLANDS UNLESS OTHERWISE SPECIFIED. IN THE EVENT THAT CONSTRUCTION OF THE LAND BANKED SPACES IS DEEMED NECESSARY BY THE TOWN, THE APPLICANT SHALL GUARANTEE THE EVENTUAL IMPROVEMENT OF ANY SUCH SPACES WHICH MAY HAVE BEEN WAVED. SUCH SPACES MUST BE CONSTRUCTED WITHIN SIX MONTHS OF THE DATE OF WRITTEN NOTICE TO THE PROPERTY OWNER BY THE PLANNING BOARD THAT SUCH SPACES HAVE BEEN DETERMINED AS NECESSARY.

**LEGEND**

[Symbol]	EXISTING PROPERTY LINE
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	EXISTING SETBACK LINE
[Symbol]	EXISTING EASEMENT LINE
[Symbol]	EXISTING WETLAND LINE AND DELINEATION
[Symbol]	EXISTING BUILDING OVERHANG
[Symbol]	EXISTING BUILDING LINE
[Symbol]	EXISTING PAVEMENT EDGE
[Symbol]	EXISTING CURB LINE
[Symbol]	EXISTING STONE WALL
[Symbol]	EXISTING RETAINING WALL
[Symbol]	EXISTING GUIDE RAIL
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING TREE AND DESIGNATION
[Symbol]	EXISTING TREE LINE
[Symbol]	EXISTING DIRECTIONAL ARROWS
[Symbol]	EXISTING PAINT
[Symbol]	EXISTING PARKING WITH NUMBER OF SPACES
[Symbol]	EXISTING ACCESSIBLE PARKING WITH NUMBER OF SPACES
[Symbol]	EXISTING PEDESTRIAN CROSSING
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING LIGHT POLE
[Symbol]	EXISTING SIGN
[Symbol]	PROPOSED BUILDING LINE
[Symbol]	PROPOSED BUILDING OVERHANG
[Symbol]	PROPOSED LEASE LINE
[Symbol]	PROPOSED CONCRETE CURB
[Symbol]	PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
[Symbol]	PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
[Symbol]	PROPOSED LAND-BANKED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
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[Symbol]	PROPOSED POROUS PAVEMENT
[Symbol]	PROPOSED CONCRETE
[Symbol]	PROPOSED SAWCUT LINE
[Symbol]	PROPOSED 18" WIDE WHITE STOP LINE
[Symbol]	TRAFFIC SIGN LOCATION & DESIGNATION
[Symbol]	STEEL PIPE PROTECTION POST
[Symbol]	PROPOSED DIRECTIONAL ARROW (NOT PAVEMENT MARKING)
[Symbol]	PROPOSED LIGHT FIXTURES
[Symbol]	PROPOSED DOOR LOCATION

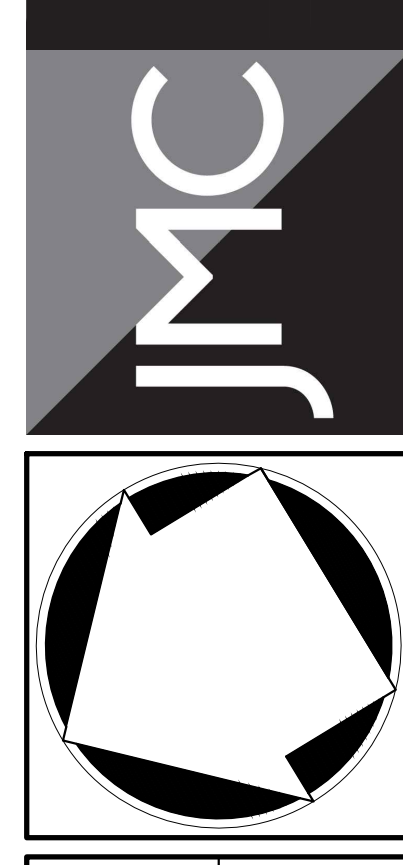
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Revision	11/23/2022
No.	1. RESPONSE TO TOWN COMMENTS
	2. RESPONSE TO TOWN COMMENTS

**APPLICANT:** WMG ACQUISITIONS LLC  
2801 SW 31ST AVENUE, SUITE 2B  
COCONUT GROVE, FL 33133

**ARCHITECT:** SGW ARCHITECTURE & DESIGN  
444 NORTH MICHIGAN AVENUE, SUITE 1850  
CHICAGO, IL 60611

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**OVERALL SITE LAYOUT PLAN**

**BAYSPACE ARMONK**  
100 BUSINESS PARK DRIVE  
TOWN OF NORTH CASTLE, NEW YORK

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED \_\_\_\_\_

DATE: \_\_\_\_\_

CHRISTOPHER CATHY, CHAIRMAN,  
TOWN OF NORTH CASTLE PLANNING BOARD

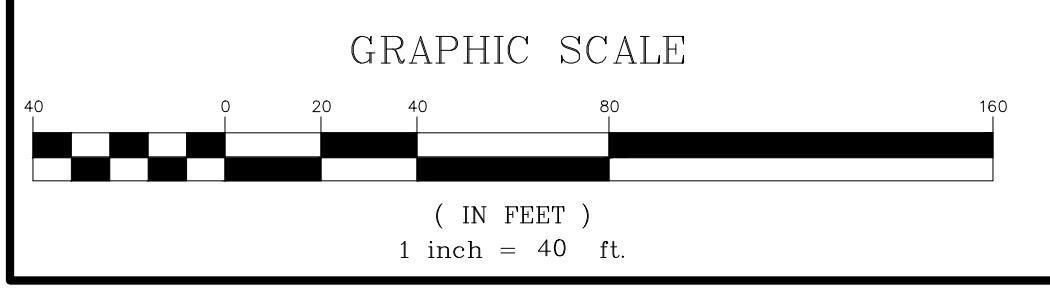
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DATE: \_\_\_\_\_

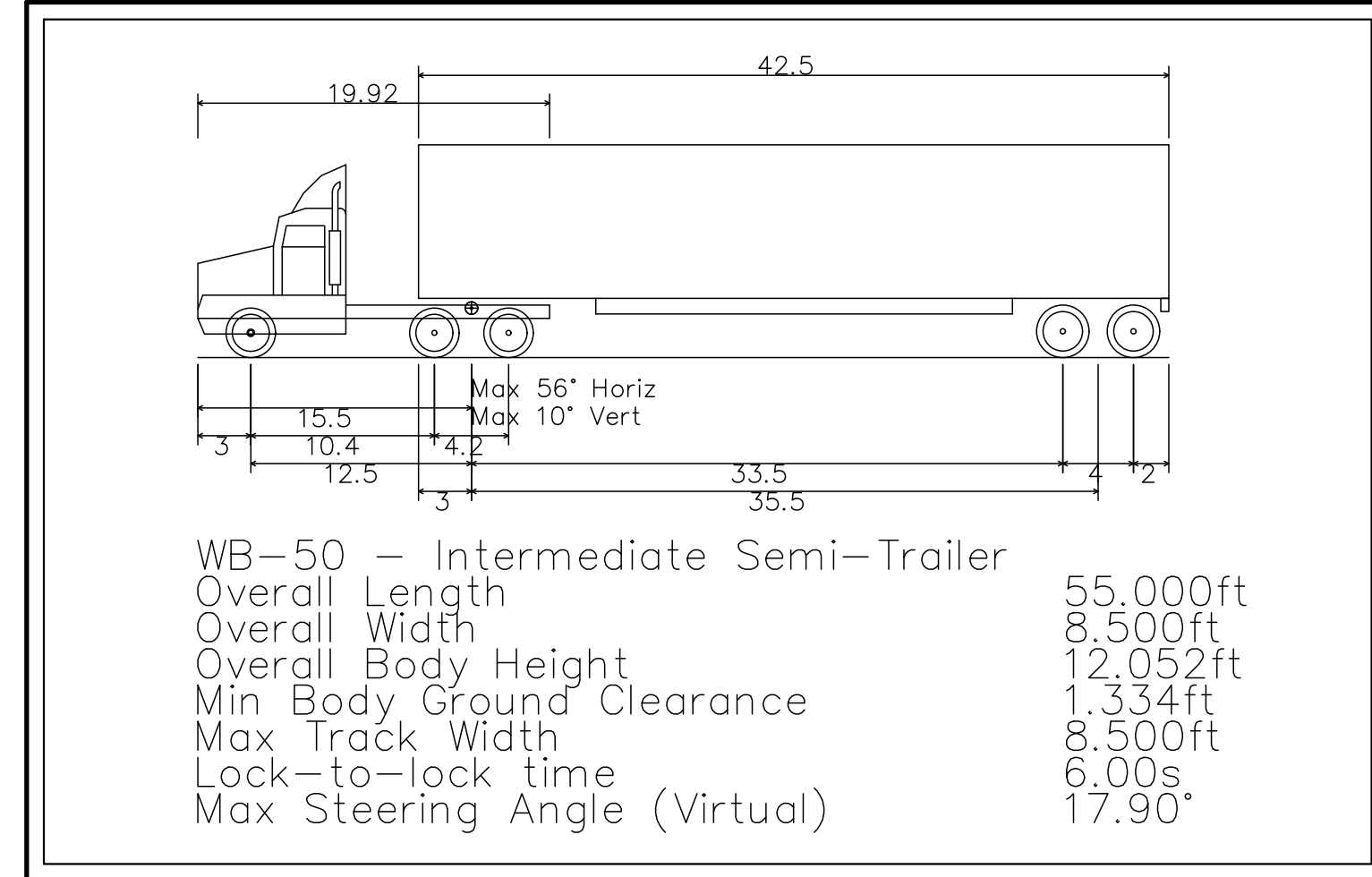
JOSEPH M. CERMELE, PE  
KELLARD SESSIONS CONSULTING  
CONSULTING TOWN ENGINEERS

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

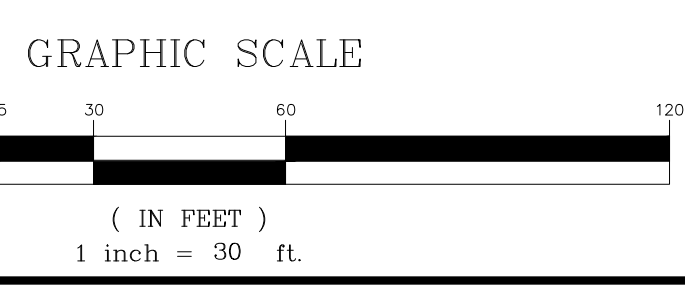
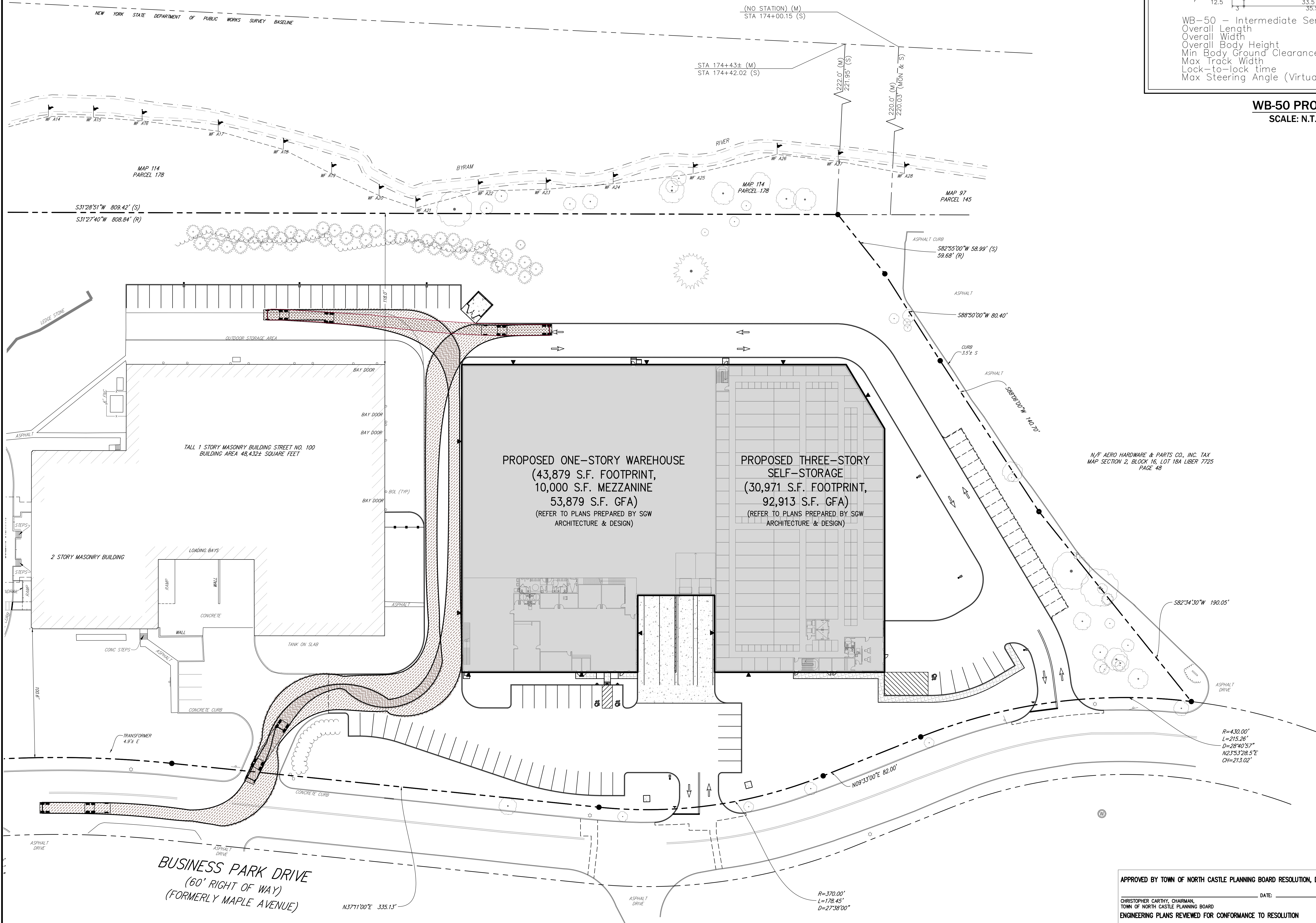
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Date	09/12/2022		
Project No.	22090		
Drawn-SE	LAY-0V	EXIS	lar
Drawing No.	C-100A		



*INTERSTATE ROUTE 684*



**WB-50 PROFILE**  
SCALE: N.T.S.



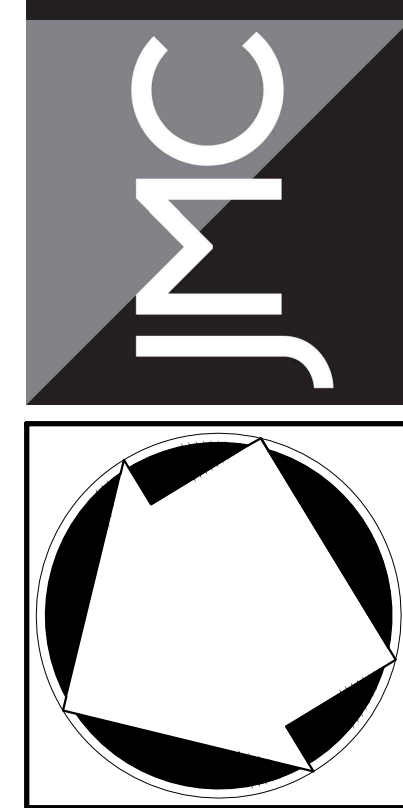
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APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED \_\_\_\_\_ DATE: \_\_\_\_\_  
 CHRISTOPHER CATHY, CHAIRMAN,  
 TOWN OF NORTH CASTLE PLANNING BOARD  
 ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION  
 DATE: \_\_\_\_\_  
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**TRUCK TURNING ANALYSES**  
 BAYSPACE ARMONK  
 100 BUSINESS PARK DRIVE  
 TOWN OF NORTH CASTLE, NEW YORK



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No.	Revision	Date	By

Drawn: NC	Approved: DL
Scale: 1" = 30'	
Date: 11/23/2022	
Project No: 22090	
Sheet: WB-50	
Drawing No: C-130	