

June 12, 2023

Sent Via Email

Christopher Carthy, Chair
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)***

Dear Chairman Carthy and Members of the Board:

This firm, along with JMC and SGW Architects, represents Basis Industrial Acquisitions LLC (“Applicant”), owner of the property located at 100 Business Park Drive (“Property”) in connection with the Amended Site Plan Approval Application currently pending before your Board. Since we last appeared before your Board, we have conducted several discussions with the neighboring property owners who have raised concerns regarding the proposed project. We are pleased to report that we believe the parties have successfully come to an agreement on a path forward, and the Applicant has revised its plans to address the neighbors’ concerns, resulting in a more zoning-compliant project. In addition, the ZBA approved a floor area ratio (“FAR”) variance of 0.08 on June 1st.

Accordingly, we submit the enclosed plans in advance of the Planning Board’s June 26th meeting to present you with the changes to the proposed project.

Original Project and Variances

As you will recall, the Applicant originally proposed to construct a 146,792 s.f. self-storage/warehouse building with associated off-street parking and landscaping improvements on the Property. The original project was compliant with all applicable bulk and area regulations, except the minimum number of required parking spaces and the maximum permitted FAR. Based upon the total square footage of the project and the mix of uses, 277 parking spaces were required, and 220 were proposed, requiring a variance of 57 spaces. The maximum FAR in the PLI Zoning District is 0.30. The original project had an FAR of 0.43, requiring a variance of 0.13.

Current Proposal

The Applicant now proposes a new, mixed-use 116,108 s.f. building, with a 59,372 s.f. footprint, which is 15,478 s.f. smaller than the 74,850 s.f. warehouse building that was previously

approved on the Property in 2021. The changes to the proposed project also include the addition of 97 parking spaces; relocation of the loading dock to the northeast corner of the proposed building; and retractable fences being placed in the loading dock area, between the two buildings, and in front of the existing Jantile loading area.

The proposed new building includes reduced warehouse space, and comprises a one-story 8,038 s.f. warehouse; a three-story 81,609 s.f. self-storage warehouse, with a 27,203 s.f. footprint; and a one-story (with mezzanine) 26,461 s.f. recreation facility with a 24,131 s.f. footprint, containing eleven 30' x 60' pickleball courts, retail area, and small party space. This use is what led to the need for additional parking. We will be processing a special permit application before the Town Board for the proposed recreational use.

As noted in the zoning compliance chart on the "Overall Site Layout Plan" prepared by JMC, the proposed project is compliant with all bulk and area regulations, including the applicable parking requirements (based on the updated square footages, 317 spaces are required, and 317 spaces are proposed). The proposed FAR is 0.38, where 0.30 is the maximum FAR permitted in the PLI Zoning District. This is a 0.05 reduction from the previously proposed FAR of 0.43. Thus, the need for the parking variance has been eliminated, while the required FAR variance has been reduced from 0.13 to 0.08. As mentioned above, the ZBA recently approved this reduced FAR variance. Therefore, the current proposal is compliant with all bulk and area regulations.

Accordingly, we respectfully request that the Planning Board place this matter on its June 26th agenda for a continued discussion and, if your Board deems appropriate, the scheduling of the required public hearing on this Amended Site Plan Application. Enclosed please find: (i) updated Overall Site Layout Plan prepared by JMC; (ii) Overall Site Landscaping Plan prepared by JMC; (iii) updated Architectural Plans prepared by SGW Architecture & Design; and (iv) fence and planter photos.

We look forward to returning to your Board to discuss the revised project. Thank you for your consideration.

Respectfully Submitted,

ZARIN & STEINMETZ LLP



Kory Salomone
Kasey Brenner

cc: Anthony Scavo
Paul R. Sysak, RLA, ASLA
Paul Dumont, P.E.
Marino Velarde
Chris Michalek

ZONING COMPLIANCE CHART

TAX PARCEL: 108.03-1-51
 ZONE DISTRICT: PL1 - PLANNED LIGHT INDUSTRY
 PROPOSED USE: WAREHOUSE/SELF-STORAGE

DESCRIPTION	REQUIREMENT	EXISTING	PROPOSED
MINIMUM LOT AREA (S.F./ACRES)	4	490,841/11.27	490,841/11.27
NET LOT AREA ⁽¹⁾ (S.F./ACRES)	-	471,285/10.81	471,285/10.81
MINIMUM LOT FRONTAGE (FEET)	300	1,215	1,215
MINIMUM LOT DEPTH (FEET)	300	409	409
MAXIMUM BUILDING HEIGHT (STORIES/FEET)	3/35	2/-	3/35
MAXIMUM BUILDING COVERAGE (%)	30	10.29	21.98
FLOOR AREA RATIO	0.30	0.13	0.37 ⁽⁴⁾
MINIMUM INTERIOR LANDSCAPED AREA (%)	10	13.7	11.9
MINIMUM BUILDING SETBACKS			
FRONT YARD (FEET)	100	100.6	69 ⁽²⁾
SIDE YARD (FEET)	50	305.3	71
REAR YARD (FEET)	100	118	137
PARKING SPACES			
STANDARD PARKING SPACES (SPACES) (SEE TABLE)	148	308	
ACCESSIBLE PARKING SPACES (SPACES) (SEE TABLE)	6	9	
TOTAL PARKING SPACES (SPACES) (SEE TABLE)	154	317	

- NOTES:**
- THE "LOT AREA" USED FOR MEASUREMENT PURPOSES IS TO BE "NET LOT AREA," WHICH IS DEFINED AS FOLLOWS: "NET LOT AREA IS THE LOT AREA MINUS 75% OF THE AREA OF ANY WETLANDS, WATERBODIES AND WATERCOURSES BUT EXCLUDING ANY ADJACENT AREAS, AND THE AREA OF ANY STEEP SLOPES, EXCEPT THAT IN THE CASE OF ONE-FAMILY LOTS, DEDUCTION FOR STEEP SLOPES IS TO BE ONLY 50%." NET LOT AREA = GROSS LOT AREA - AREA OF STEEP SLOPES - 75% OF AREA OF WETLANDS NET LOT AREA = 490,840.8 S.F. - 19,556 S.F. - 0 S.F. = 471,284.8 S.F. (10.81 AC.)
 - VARIANCE OBTAINED FOR FRONT YARD SETBACK FROM TOWN OF NORTH CASTLE ZONING BOARD OF APPEALS ON 04/01/2021.
 - VARIANCE REQUIRED.
 FAR CALCULATION: 179,075 S.F. GFA / 490,841 S.F. GROSS LOT AREA = 0.365 (0.37)

PARKING CALCULATION SUMMARY

DESCRIPTION	AREA (SF)	REQUIREMENT	PARKING REQUIRED	PARKING PROVIDED
EXISTING PARKING CALCULATIONS**				
EXISTING OFFICE	14,555	1 SPACE / 250 SF	59	-
EXISTING MANUFACTURING SPACE	6,238	1 SPACE / EMPLOYEE ON THE LARGEST WORK SHIFT, BUT NOT FEWER THAN 1 / 375 S.F. OF GROSS FLOOR AREA + 1 FOR EACH COMMERCIAL VEHICLE PARKED ON THE LOT	17	-
EXISTING WAREHOUSE	30,313	1 SPACE / 1,200 SF + 1 SPACE FOR EACH COMMERCIAL VEHICLE PARKED ON THE SITE	26	-
EXISTING RECREATION CENTER AREA: -SHARED SPACE (RESTROOM, CIRCULATION, LOBBY) -DANCE - RECREATION CENTER -WRESTLING - RECREATION CENTER -"THE ROOM" PRIVATE GYM - RECREATION CENTER	(11,861) 1,967 3,530 4,621 1,743	1 SPACE / 200 SF + 3 SPACES FOR THE LARGEST SHIFT + 2 SPACES FOR THE WRESTLING STUDIO EMPLOYEES AT THE LARGEST SHIFT + 4 SPACES FOR THE PRIVATE GYM EMPLOYEES AT THE LARGEST SHIFT	10 21 26 13	-
PROPOSED PARKING CALCULATIONS				
PROPOSED SELF-STORAGE	81,609	1 SPACE / 1,200 SF + 1 SPACE FOR EACH COMMERCIAL VEHICLE PARKED ON THE SITE	69	-
PROPOSED WAREHOUSE	8,038	1 SPACE / 200 SF (EXCLUDING AREA OF RACQUET SPORTS COURTS) + 2 SPACES FOR THE EMPLOYEES ON THE LARGEST WORK SHIFT + 3 SPACES / EACH RACQUET SPORTS COURT (11 COURTS)	7	-
PROPOSED RECREATION FACILITY	26,461	1 SPACE / 200 SF (EXCLUDING AREA OF RACQUET SPORTS COURTS) + 2 SPACES FOR THE EMPLOYEES ON THE LARGEST WORK SHIFT + 3 SPACES / EACH RACQUET SPORTS COURT (11 COURTS)	69	-
TOTAL	179,075		317	317*

LOADING CALCULATION SUMMARY

DESCRIPTION	AREA (SF)	REQUIREMENT	LOADING REQUIRED	LOADING PROVIDED
EXISTING LOADING CALCULATIONS				
EXISTING OFFICE	14,555	1 SPACE FOR 1ST 10,000 SF + 1 SPACE FOR EACH ADDITIONAL 10,000 SF	1	-
EXISTING MANUFACTURING SPACE	6,238	1 SPACE PER ESTABLISHMENT + 1 SPACE FOR EACH ADDITIONAL 10,000 SF IN EXCESS OF 4,000 SF	1	-
EXISTING WAREHOUSE	30,313	1 SPACE PER ESTABLISHMENT + 1 SPACE FOR EACH ADDITIONAL 10,000 SF IN EXCESS OF 4,000 SF	3	-
EXISTING RECREATION CENTER AREA: -SHARED SPACE (RESTROOM, CIRCULATION, LOBBY) -DANCE - RECREATION CENTER -WRESTLING - RECREATION CENTER -"THE ROOM" PRIVATE GYM - RECREATION CENTER	(11,861) 1,967 3,530 4,621 1,743	1 SPACE FOR 1ST 4,000 SF + 1 SPACE FOR EACH ADDITIONAL 10,000 SF	1	-
PROPOSED LOADING CALCULATIONS				
PROPOSED SELF-STORAGE	81,609	1 SPACE PER ESTABLISHMENT + 1 SPACE FOR EACH ADDITIONAL 10,000 SF IN EXCESS OF 4,000 SF	8	-
PROPOSED WAREHOUSE	8,038	1 SPACE PER ESTABLISHMENT + 1 SPACE FOR EACH ADDITIONAL 10,000 SF IN EXCESS OF 4,000 SF	1	-
PROPOSED RECREATION FACILITY	26,461	1 SPACE FOR 1ST 4,000 SF + 1 SPACE FOR EACH ADDITIONAL 10,000 SF	3	-
TOTAL	179,075		18	18

- 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 09, 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 SPACES UNTIL REQUIRED FOR PARKING. 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 WANTED. 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

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

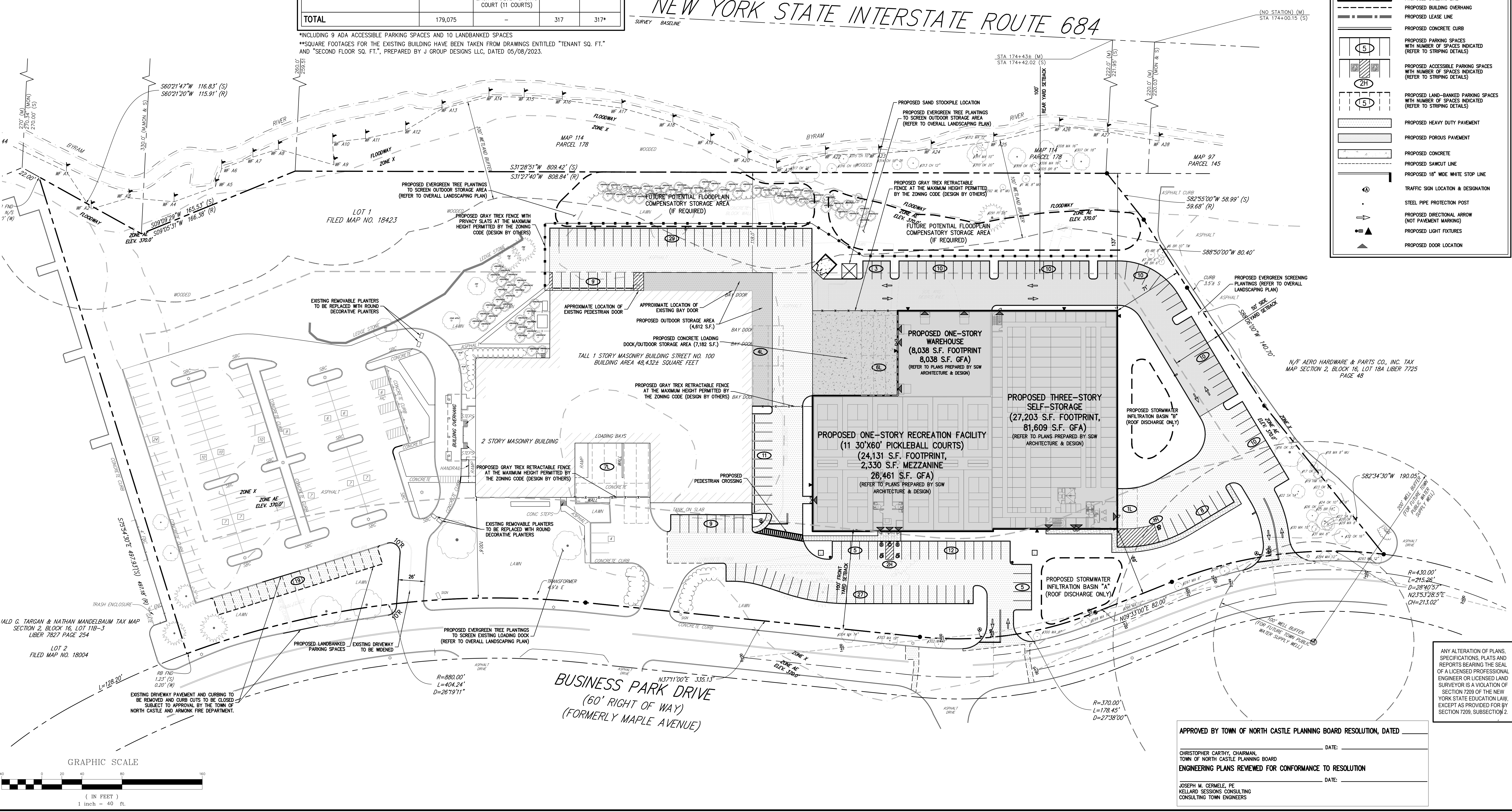
No.	Revision	Date
1.	RESPONSE TO TOWN COMMENTS	10/24/2022
2.	RESPONSE TO TOWN COMMENTS	11/23/2022
3.	GENERAL REVISIONS	06/07/2023

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

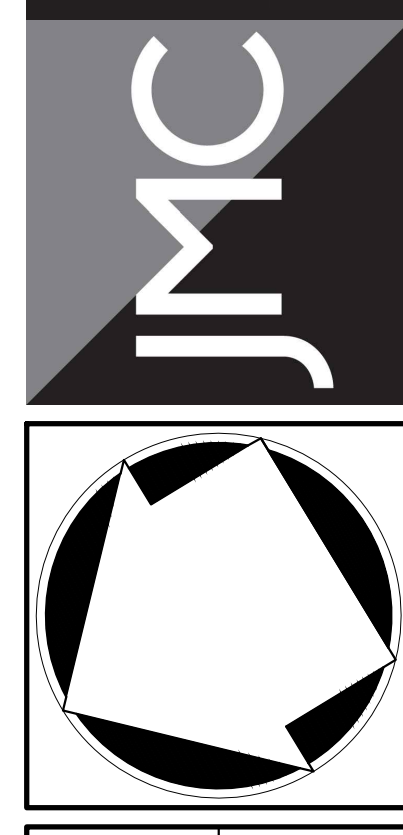
ARCHITECT: **SGW ARCHITECTURE & DESIGN**
 444 NORTH MICHIGAN AVENUE, SUITE 1850
 CHICAGO, IL 60611

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
 JMC Site Development Consultants, LLC
 John Mayer Consulting, Inc.

120 BEDFORD ROAD • BRIDGEVIK, NY 10504
 voice 914.273.5225 • fax 914.273.2102
 www.jmcpllc.com



NOT FOR CONSTRUCTION



OVERALL SITE LAYOUT PLAN

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

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 2209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 2209, SUBSECTION 2.

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

DATE: _____

CHRISTOPHER CARTHAY, CHAIRMAN,
 TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION _____

DATE: _____

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

Drawn: NC Approved: DL
 Scale: 1" = 40'
 Date: 09/12/2022
 Project No: 22090
 ZONE-SE LAY-0V EXIST-ar
 Drawing No: **C-100A**

PLANT SCHEDULE POTENTIAL FUTURE WETLAND BUFFER MITIGATION					
DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.	REMARKS
AR3	12	Acer Rubrum 'Red Sunset' / Red Maple	3" - 3 1/2" Cal.	B & B	
ACN2	12	Amelanchier Canadensis / Shadblow Serviceberry	3" - 3 1/2" Cal.	B & B	
QP2	9	Quercus Palustris / Pin Oak	3" - 3 1/2" Cal.	B & B	
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.	REMARKS
COR RE5	20	Cornus sericea / Red Twig Dogwood	3" - 4" HT.	#5 Cont	
IW2	24	Ilex verticillata / Winterberry	3" - 4" HT.	#5 Cont	
VH	19	Vaccinium corymbosum / Highbush Blueberry	3" - 4" HT.	#5 Cont	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.	REMARKS
NWDM	24,604 sf	Northeast Wetland Diversity Mix / Restoration Mix	seed		See Mix Detail on this Sheet

PLANT SCHEDULE TREE REMOVAL MITIGATION					
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.	REMARKS
PIC ABI	18	Picea abies / Norway Spruce	8" - 10" HT.	B & B	
PIC OMO	13	Picea omorika / Serbian Spruce	8" - 10" HT.	B & B	
PIC BLU	6	Picea pungens glauca / Colorado Blue Spruce	8" - 10" HT.	B & B	
DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.	REMARKS
AS	1	Acer Saccharum 'Green Mountain' / Sugar Maple	3" - 3 1/2" Cal.	B & B	

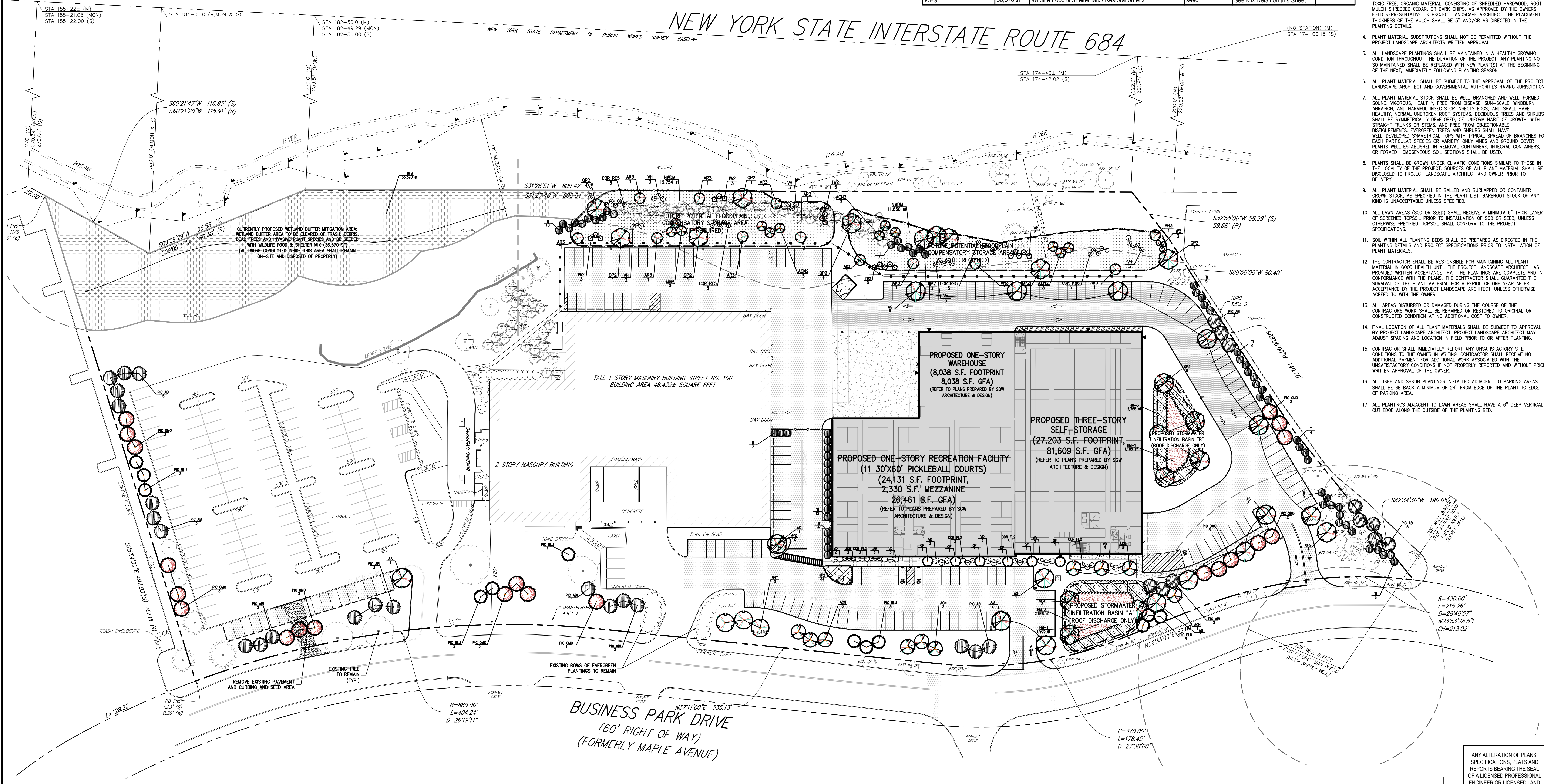
PLANT SCHEDULE CURRENTLY PROPOSED LANDSCAPING					
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.	REMARKS
PIC ABI	14	Picea abies / Norway Spruce	8" - 10" HT.	B & B	
PIC OMO	8	Picea omorika / Serbian Spruce	8" - 10" HT.	B & B	
PIC BLU	6	Picea pungens glauca / Colorado Blue Spruce	8" - 10" HT.	B & B	
TI	51	Tuja x 'Green Giant' / Green Giant Arborvitae	8" - 10" HT.	B & B	
DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.	REMARKS
AS	14	Acer Saccharum 'Green Mountain' / Sugar Maple	3" - 3 1/2" Cal.	B & B	
ACN	10	Amelanchier Canadensis / Shadblow Serviceberry	3" - 3 1/2" Cal.	B & B	
BNT	3	Betula Nigra 'Heritage' / Heritage River Birch	3" - 3 1/2" Cal.	B & B	
QP2	10	Quercus Palustris / Pin Oak	3" - 3 1/2" Cal.	B & B	
QF	6	Quercus robur fastigiata / Pyramidal English Oak	3" - 3 1/2" Cal.	B & B	
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.	REMARKS
COR FL2	12	Cornus sericea 'Flaviramea' / Yellow Twig Dogwood	5 gal		
VD	17	Viburnum dentatum 'Arrowwood' / Arrowwood Viburnum	5 gal		
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.	REMARKS
J55	6	Juniperus virginiana 'Taylor' / Taylor Juniper	5 gal		
SHRUB AREAS	QTY	BOTANICAL / COMMON NAME	CONT	ROOT COND.	REMARKS
JP2	48	Juniperus davurica 'Parsoni' / Parson's Juniper	24" - 30" SPR	Cont.	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.	REMARKS
HM-1	3,150 sf	NYSDEC Stormwater Basin Mix #1 / Lowest Zone	seed		See Mix Detail on this Sheet
HM-3	5,403 sf	NYSDEC Stormwater Basin Mix #3 / Highest Zone	seed		See Mix Detail on this Sheet
WFS	36,570 sf	Wildlife Food & Shelter Mix / Restoration Mix	seed		See Mix Detail on this Sheet

LEGEND

- PROPOSED DECIDUOUS SHADE TREE
- PROPOSED FLOWERING/ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS/PERENNIALS
- PROPOSED EDGE OF PLANTING BED
- PROPOSED SHRUB MASSING
- PROPOSED GRAVEL STRIP

- NOTES:**
- ALL PLANT MATERIAL SPECIFIED ON THE DRAWINGS SHALL BE FIRST QUALITY NURSERY GROWN STOCK, CENTERED TRUE TO THEIR GENUS, SPECIES AND VARIETY, ALL OF WHICH SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY AMERICANHORT (ANSI Z60.1), LATEST EDITION.
 - ALL AREAS OF THE SITE NOT OCCUPIED BY BUILDING, PAVEMENT, OR OTHER IMPERVIOUS SURFACE, AND NOT SPECIFIED AS BEING PLANTED WITH TREES, SHRUBS OR GROUND COVER, SHALL BE LAWN.
 - ALL MULCH TO BE PLACED IN PLANTING BEDS SHALL BE CLEAN, NON-DYED, TOXIC FREE, ORGANIC MATERIAL, CONSISTING OF SHREDED HARDWOOD, ROOT MULCH SHREDED CEDAR, OR BARK CHIPS, AS APPROVED BY THE OWNER'S FIELD REPRESENTATIVE OR PROJECT LANDSCAPE ARCHITECT. THE PLACEMENT THICKNESS OF THE MULCH SHALL BE 3" AND/OR AS DIRECTED IN THE PLANTING DETAILS.
 - PLANT MATERIAL SUBSTITUTIONS SHALL NOT BE PERMITTED WITHOUT THE PROJECT LANDSCAPE ARCHITECT'S WRITTEN APPROVAL.
 - ALL LANDSCAPE PLANTINGS SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION THROUGHOUT THE DURATION OF THE PROJECT. ANY PLANTING NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANT(S) AT THE BEGINNING OF THE NEXT, IMMEDIATELY FOLLOWING PLANTING SEASON.
 - ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION.
 - ALL PLANT MATERIAL STOCK SHALL BE WELL-BRANCHED AND WELL-FORMED, SOUND, UNBROKEN, HEALTHY, FREE FROM DISEASE, SUN-SCALE, WINDBURN, ABRASION, AND HARMFUL INSECTS OR INSECT EGGS, AND SHALL HAVE HEALTHY, NORMAL UNBROKEN ROOT SYSTEMS. DECIDUOUS TREES AND SHRUBS SHALL BE SYMMETRICALLY DEVELOPED, OF UNIFORM HABIT OF GROWTH, WITH STRAIGHT TRUNKS OR STEMS, AND FREE FROM OBJECTIONABLE DISTORTIONS. EVERGREEN TREES AND SHRUBS SHALL HAVE WELL-DEVELOPED SYMMETRICAL TOPS WITH TYPICAL SPREAD OF BRANCHES FOR EACH PARTICULAR SPECIES OR VARIETY. ONLY VINES AND GROUND COVER PLANTS WELL ESTABLISHED IN REMOVAL CONTAINERS, INTERNAL CONTAINERS, OR FORMED HOMOGENEOUS SOIL SECTIONS SHALL BE USED.
 - PLANTS SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. SOURCES OF ALL PLANT MATERIAL SHALL BE DISCLOSED TO PROJECT LANDSCAPE ARCHITECT AND OWNER PRIOR TO DELIVERY.
 - ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN STOCK, AS SPECIFIED IN THE PLANT LIST. BAREROOT STOCK OF ANY KIND IS UNACCEPTABLE UNLESS SPECIFIED.
 - ALL LAWN AREAS (SOIL OR SEED) SHALL RECEIVE A MINIMUM 6" THICK LAYER OF SCREENED TOPSOIL PRIOR TO INSTALLATION OF SOIL OR SEED, UNLESS OTHERWISE SPECIFIED. TOPSOIL SHALL CONFORM TO THE PROJECT SPECIFICATIONS.
 - SOIL WITHIN ALL PLANTING BEDS SHALL BE PREPARED AS DIRECTED IN THE PLANTING DETAILS AND PROJECT SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN GOOD HEALTH UNTIL THE PROJECT LANDSCAPE ARCHITECT HAS PROVIDED WRITTEN ACCEPTANCE THAT THE PLANTINGS ARE COMPLETE AND IN CONFORMANCE WITH THE PLANS. THE CONTRACTOR SHALL GUARANTEE THE SURVIVAL OF THE PLANT MATERIAL FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE BY THE PROJECT LANDSCAPE ARCHITECT, UNLESS OTHERWISE AGREED TO WITH THE OWNER.
 - ALL AREAS DISTURBED OR DAMAGED DURING THE COURSE OF THE CONTRACTOR'S WORK SHALL BE REPAIRED OR RESTORED TO ORIGINAL OR CONSTRUCTED CONDITION AT NO ADDITIONAL COST TO OWNER.
 - FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL BY PROJECT LANDSCAPE ARCHITECT. PROJECT LANDSCAPE ARCHITECT MAY ADJUST SPACING AND LOCATION IN FIELD PRIOR TO OR AFTER PLANTING.
 - CONTRACTOR SHALL IMMEDIATELY REPORT ANY UNSATISFACTORY SITE CONDITIONS TO THE OWNER IN WRITING. CONTRACTOR SHALL RECEIVE NO ADDITIONAL PAYMENT FOR ADDITIONAL WORK ASSOCIATED WITH THE UNSATISFACTORY CONDITIONS IF NOT PROPERLY REPORTED AND WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER.
 - ALL TREE AND SHRUB PLANTINGS INSTALLED ADJACENT TO PARKING AREAS SHALL BE SETBACK A MINIMUM OF 24" FROM EDGE OF THE PLANT TO EDGE OF PARKING AREA.
 - ALL PLANTINGS ADJACENT TO LAWN AREAS SHALL HAVE A 6" DEEP VERTICAL CUT EDGE ALONG THE OUTSIDE OF THE PLANTING BED.

NEW YORK STATE INTERSTATE ROUTE 684



NOT FOR CONSTRUCTION

GRAPHIC SCALE
1 inch = 40 feet

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

CHRISTOPHER CATHY, CHAIRMAN
TOWN OF NORTH CASTLE PLANNING BOARD
ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION _____

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

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLANTS 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.

WVG ACQUISITIONS LLC
2801 SW 31ST AVENUE, SUITE 2B
COCONUT GROVE, FL 33133

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

JMC
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Mayer Consulting, Inc.

120 BEDFORD ROAD • BRITAIN, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcplic.com

OVERALL SITE LANDSCAPING PLAN
BAYSIDE ARMONK
100 BUSINESS PARK DRIVE
TOWN OF NORTH CASTLE, NEW YORK

Drawn: NC Approved: DL
Scale: 1" = 40'
Date: 09/12/2022
Project No: 22090
22090-SE LAND-OV EXIST-OR
Drawing No: **C-500A**



