

May 8, 2023

**Sent Via Email**

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

***Re: 360 Main Street – Zeidan Realty Corp.  
Amended Site Plan Application  
360 Main Street (108.03-1-69)***

Honorable Chairman and Members of the Planning Board:

This firm, in collaboration with LaBella Associates, represent Zeidan Realty Corp. (“Zeidan” or “Applicant”), owner of the property located at 360 Main Street (“Property”), in connection with this Amended Site Plan Application. As you will recall, the intent of this application is to obtain Amended Site Plan approval from your Board for: (i) the placement of 3 vertical storage sheds on the site; (ii) formalization of the Property’s permitted use as a gasoline filling station and convenience store; (iii) bringing the existing conditions on the Property into conformity with the North Castle Code; and (iv) an outdoor display and sales area.

We presented this application to your Board on November 28, 2022 and January 9, 2023. Since our last appearance, we have secured the necessary variances from the minimum rear yard and front yard setbacks from the ZBA. Additionally, the Town Board approved our special permit for outdoor display and sales.

When we last appeared before your Board in January, the public hearing on the amended site plan application was opened and closed. During that meeting, one of the items discussed was the potential for adding additional landscaping on the Property. We have revised our plans and added additional landscaping in both the south-west and north-west corners of the Property. Further, the addition of five dwarf spruce trees in whiskey barrels is being proposed in the island adjacent to Main Street.

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

1. Title Sheet (Sheet G001), prepared by LaBella Associates, dated November 14, 2022, last revised January 31, 2023;
2. Existing Conditions Survey (Sheet SP1), prepared by The Chazen Companies, dated February 22, 2019, last revised October 26, 2022;

3. Amended Site and Landscape Plan (Sheet C130), prepared by LaBella Associates, dated November 14, 2022, last revised January 31, 2023; and
4. Amended Land Scape Plan & Site Details (Sheet C530), prepared by LaBella Associates, dated January 31, 2023.

The purpose of this letter is to request placement on your Board's May 22<sup>nd</sup> agenda so that we can continue the discussion of this application, and, if your Board deems appropriate, the grating of final sit plan approval.

If you have any questions or concerns, please don't hesitate to contact me.

Very truly yours,

  
Kory Salomone

cc: Adam Kaufman, AICP  
Roland Baroni, Esq.  
John Kellard, P.E.  
Client  
Christopher Lapine, P.C., LEED AP

# AMENDED SITE PLAN

PREPARED FOR

## ZEIDAN REALTY CORP

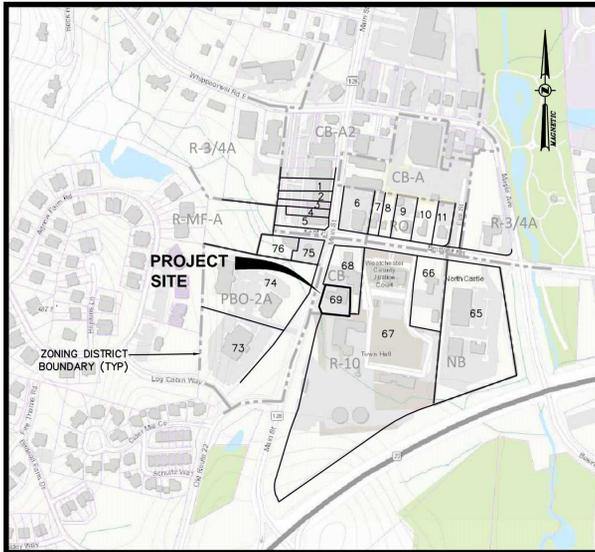
LOCATED AT

### 360 MAIN STREET

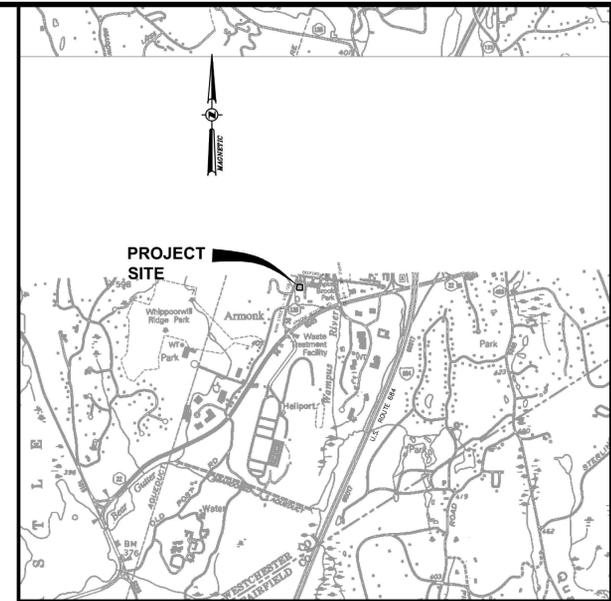
## TOWN OF NORTH CASTLE WESTCHESTER COUNTY, NEW YORK

NOVEMBER 14, 2022

LAST REVISED JANUARY 31, 2023



LOCATION MAP & ZONING  
SCALE: 1"=400'



LOCATION MAP  
SCALE: 1"=2000'

ADJACENT PROPERTIES:

PARCEL #	SITE ADDRESS	OWNER	OWNER ADDRESS
108.3-1-67	15 BEDFORD RD	TOWN OF NORTH CASTLE	15 BEDFORD RD, ARMONK NY 10504
108.3-1-68	3 BEDFORD RD	WESTCHESTER CHINESE CHRISTIAN CHURCH	3 BEDFORD RD, ARMONK NY 10504
108.3-1-74	355 MAIN ST	CARDILE ENTERPRISES LTD	71 PONDFIELD RD, BROXVILLE NY 10708

SOURCE: ARC MAP GIS

BULK TABLE:

ZONING REQUIREMENTS:	REQUIRED	EXISTING	EXISTING TO REMAIN
MINIMUM LOT AREA	5,000 SF	17,913 SF	17,913 SF
MINIMUM REQUIRED FRONTAGE	50 FT	107.2 FT	107.2 FT
MINIMUM REQUIRED DEPTH	100 FT	139.7 FT	139.7 FT
MINIMUM YARDS FOR BUILDING FRONT			
BUILDING	10 FT	50.8 FT	50.8 FT
CANOPY OVER PUMPS	10 FT	3.2 FT	3.2 FT <sup>4</sup>
SIDES <sup>1</sup>	15 FT <sup>2</sup>	21.4 FT	21.4 FT
REAR	30 FT	22.7 FT <sup>9</sup>	22.7 FT <sup>9</sup>
CANOPY OVER OIL TANK	30 FT	4.3 FT <sup>4</sup>	4.3 FT <sup>8</sup>
MINIMUM YARDS FOR GASOLINE PUMPS FRONT	15 FT	9.1 FT <sup>4</sup>	9.1 FT <sup>8</sup>
SIDES	15 FT	40.2 FT	40.2 FT
REAR	15 FT	94.0 FT	94.0 FT
MAXIMUM FLOOR AREA RATIO (FAR)	0.4	0.17	0.17
MAXIMUM BUILDING COVERAGE	35%	17%	17%
MAXIMUM HEIGHT	30 FT/ 2 STORIES	1 STORY	1 STORY
LANDSCAPE BUFFER <sup>3</sup>	10 FT	0 FT <sup>4</sup>	0 FT <sup>4</sup>
STREAM BUFFER	100 FT	8.4 FT <sup>4</sup>	8.4 FT <sup>4</sup>
<b>PARKING SPACES:</b>	REQUIRED	EXISTING	EXISTING TO REMAIN
<b>GASOLINE SERVICE STATION:</b> 1 PER EMPLOYEE ON THE LARGEST WORK SHIFT, PLUS 3 FOR EACH SERVICE BAY	(1 SPACE x 4 EMPLOYEES) PLUS 3 SPACES x 4 SERVICE BAYS) = 16 SPACES	20 SPACES	20 SPACES <sup>6</sup>
<b>CONVENIENCE STORE:</b> 1 FOR EACH 150 SQUARE FEET OF GROSS FLOOR AREA	1475 SF/ 150 SF = 10 SPACES	12 SPACES	12 SPACES <sup>6</sup>
<b>TOTALS:</b>		26 SPACES	32 SPACES <sup>8</sup>

BULK TABLE FOOTNOTES:

- WHERE ACCESS TO REQUIRED PARKING SPACE IN THE REAR IS THROUGH A SIDE YARD, SUCH SIDE YARD SHALL BE DETERMINED BY THE PLANNING BOARD, BUT IN NO CASE TO BE LESS THAN 16 FEET. WHERE A SIDE LINE OF A LOT ABUTS THE REAR LINE OFF ANOTHER LOT, SUCH SIDE YARD SHALL BE AT LEAST EQUAL TO THE REQUIRED REAR YARD OF SUCH OTHER LOT.
- WHERE A LOT ABUTS A RESIDENCE DISTRICT, THE REQUIRED SIDE YARD SHALL BE THE SAME AS THAT REQUIRED IN SAID RESIDENCE DISTRICT, BUT IN NO CASE LESS THAN AS REQUIRED ELSEWHERE IN THIS CHAPTER. ABUTTING RESIDENTIAL IS R10.
- LANDSCAPE BUFFER REQUIRED ADJOINING RESIDENTIAL ZONED LOT.
- EXISTING NONCONFORMANCE.
- (REMOVED)
- EXISTING PARKING SPACES INCLUDE SPACES ON ADJACENT PROPERTY THAT IS CURRENTLY LEASED BY ARMONK GARAGE FROM THE TOWN.
- NO DISTURBANCE WILL OCCUR WITHIN THE STREAM BUFFER. THEREFORE, NO PERMIT IS REQUIRED.
- A VARIANCE SHALL BE SOUGHT.
- VARIANCE HAS BEEN OBTAINED ON SEPTEMBER 7, 1989.

INDEX OF DRAWINGS

PAGE NO.	REV	SHEET NO.	DATE	DESCRIPTION
1	2	G001	01/31/23	TITLE SHEET
2	1	SV1	0131/23	EXISTING CONDITIONS SURVEY PREPARED FOR ZEIDAN REALTY CORP
3	2	C130	01/31/23	AMENDED SITE & LANDSCAPE PLAN
4	0	C530	01/31/23	SITE DETAILS

GENERAL NOTE:

1. THE PURPOSE OF THIS AMENDED SITE PLAN IS TO OBTAIN APPROVAL FROM THE TOWN PLANNING BOARD FOR THE EXISTING OUTSTANDING SITE IMPROVEMENTS ON SITE. TO CLARIFY, REFERENCES TO "PROPOSED" ON THE PREVIOUS SITE PLAN SUBMISSION HAVE BEEN REMOVED AND REPLACED WITH "EXISTING CONDITION SEEKING APPROVAL". THE TWO EXCEPTIONS THAT REMAIN PROPOSED CONDITIONS IS THE RE-STRIPING OF 12 ON-SITE PARKING SPACES, AND THE INSTALLATION OF THREE SMALL STORAGE CABINETS.

PLANNING BOARD APPROVAL  
TOWN OF NORTH CASTLE, NEW YORK

PLANNING BOARD, TOWN OF NORTH CASTLE  
PLAN OF \_\_\_\_\_ AT  
APPROVED AT THE PLANNING BOARD MEETING  
  
HELD ON \_\_\_\_\_ SIGNED BY \_\_\_\_\_  
CONDITIONS:

RECORD OWNER:

ZEIDAN REALTY CORP  
3 SOUTH OHIOVILLE ROAD  
NEW PALTZ, NY 12561

DEVELOPER / APPLICANT:

ZEIDAN REALTY CORP  
3 SOUTH OHIOVILLE ROAD  
NEW PALTZ, NY 12561

SITE CIVIL ENGINEER AND LANDSCAPE ARCHITECT:

LABELLA ASSOCIATES, D.P.C.  
21 FOX STREET,  
POUGHKEEPSIE, NY 12601  
PHONE: (845) 454-3980

TAX MAP INFORMATION:

SITE: 360 MAIN STREET, ARMONK, NY.  
TOWN OF NORTH CASTLE,  
WESTCHESTER COUNTY, NY  
SECTION 108.03, BLOCK 1, LOT 69

LEASE AGREEMENT:

TOWN OF NORTH CASTLE,  
15 BEDFORD ROAD, ARMONK, NY  
WESTCHESTER COUNTY, NY  
SECTION 108.03, BLOCK 1, LOT 67

SITE DATA:

TOWN OF NORTH CASTLE  
COMMERCIAL BUSINESS ZONING DISTRICT  
ARMONK FIRE DISTRICT  
BRYAM HILLS SCHOOL DISTRICT

AREA:

TOTAL PROJECT ACREAGE : 0.411 ACRES

ISSUED FOR SITE PLAN APPROVAL

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21 Fox Street  
Poughkeepsie, NY 12601  
(845) 454-3980  
labellapc.com

rev.	date	description
2	01/31/23	REVISED PER TOWN COMMENTS, ADDED SHEET 4
1	12/12/22	REVISED PER PLANNING BOARD COMMENTS

ZEIDAN REALTY CORP. - 360 MAIN STREET

TITLE SHEET

TOWN OF NORTH CASTLE, WESTCHESTER, NEW YORK

designed	checked
SPL	CPL
date	scale
11/14/22	NTS
project no.	
81804.00	
sheet no.	
G001	

**FLOOD ZONE CLASSIFICATION:**

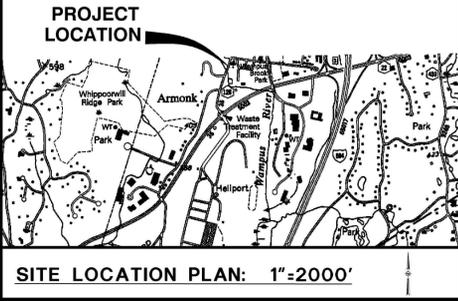
A PORTION OF LANDS SHOWN HEREON APPEAR TO LIE WITHIN A "SPECIAL FLOOD HAZARD AREA ZONE AE (BASE FLOOD ELEVATIONS DETERMINED)" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR WESTCHESTER COUNTY, NY IDENTIFIED AS MAP NUMBER 36119C0277F BEARING AN EFFECTIVE DATE OF SEPTEMBER 28, 2007.

THE BASE FLOOD ELEVATION (BFE) OF 377.0' (NAVD88) HAS BEEN DERIVED FROM THE FLOOD PROFILE (295P), AS SHOWN IN THE FLOOD INSURANCE STUDY NO. 36119C003A, VOLUME 3, OF WESTCHESTER COUNTY, NEW YORK BEARING AN EFFECTIVE DATE OF SEPTEMBER 28, 2007.

THIS INTERPRETATION OF THE BASE FLOOD ELEVATION SHOULD NOT BE RELIED UPON FOR DESIGN PURPOSES WITHOUT OBTAINING CONFIRMATION FROM THE LOCAL FLOOD ADMINISTRATOR AND/OR FEMA AS TO AGREEMENT OF THIS INTERPRETATION OF THE SPECIAL FLOOD HAZARD AREA.

**LEGEND:**

- EXISTING CONDITIONS:**
- PROPERTY LINE NO PHYSICAL BOUNDS
  - ADJACENT PROPERTY LINE
  - 110 --- EXISTING MAJOR CONTOUR
  - EXISTING MINOR CONTOUR
  - X 200.3 EXISTING SPOT GRADE
  - EXISTING PROPERTY EASEMENT
  - EXISTING BUILDING
  - EXISTING CURB/GUTTER
  - EXISTING GUIDERAIL
  - EXISTING FENCE
  - EXISTING OVERHEAD WIRES
  - EXISTING WATER LINE
  - EXISTING GAS LINE
  - EXISTING UNDERGROUND ELECTRIC LINE
  - EXISTING UNDERGROUND COMMUNICATIONS LINE
  - EXISTING UNDERGROUND CABLE LINE
  - EXISTING UNKNOWN UNDERGROUND LINE
  - EXISTING UNDERGROUND SEWER LINE
  - EXISTING UNDERGROUND STORM LINE
- SYMBOLS:**
- EXISTING SIGN
  - EXISTING REFLECTOR MARKER
  - EXISTING MILE MARKER
  - EXISTING BOLLARD
  - EXISTING POST
  - EXISTING CONIFEROUS TREE
  - EXISTING DECIDUOUS TREE
  - EXISTING TREE STUMP
  - EXISTING SHRUB
  - EXISTING MASONRY NAIL
  - EXISTING IRON PIPE FOUND
  - EXISTING BENCHMARK
  - EXISTING CATCH BASIN
  - EXISTING CATCH BASIN ROUND
  - EXISTING END SECTION
  - EXISTING ROOF DRAIN LEADER
  - EXISTING GUY WIRE
  - EXISTING UTILITY POLE
  - EXISTING UTILITY POLE W/ LIGHT
  - EXISTING PANEL/SWITCH BOX
  - EXISTING CONDUIT TO/FROM UNDERGROUND
  - EXISTING GAS METER
  - EXISTING UNKNOWN MANHOLE
  - EXISTING SPOT GRADE BOTTOM CURB
  - EXISTING SPOT GRADE TOP CURB
  - EXISTING SPOT BOTTOM WALL
  - EXISTING SPOT TOP WALL
  - EXISTING FINISHED FLOOR ELEVATION
  - EXISTING RIM ELEVATION
  - EXISTING INVERT ELEVATION



**GENERAL NOTES:**

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

SUBSURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED.

THE CONTRACTOR SHALL COMPLY WITH NEW YORK STATE INDUSTRIAL CODE RULE 53 - 48 HOURS PRIOR TO DIGGING CALL U.F.P.O. 1-800-952-7982 TO HAVE PUBLIC UTILITY LOCATIONS PAINTED.

HORIZONTAL DATUM AND NORTH ORIENTATION ARE BASED ON THE NYS PLANE COORDINATE SYSTEM (EAST ZONE). VERTICAL DATUM IS BASED ON GPS OBSERVATIONS ON THE NYS DOT RTN NETWORK, NAVD88, GEOID 12B. HORIZONTAL AND VERTICAL DATUMS WERE DETERMINED BY GPS OBSERVATION AT THE TIME OF FIELD SURVEY. (OCTOBER 2018).

UNDERGROUND UTILITIES SHOWN HEREON ARE THE RESULT OF UNDERGROUND UTILITY DESIGNATION COMPLETED BY THE CHAZEN COMPANIES ON FEBRUARY 14, 2019 AND FROM DATA OBTAINED FROM RECORD MAPS AND DRAWINGS. CHAZEN'S UTILITY DESIGNATION WAS COMPLETED IN ACCORDANCE WITH THE STANDARD PROCEDURES SET FORTH IN ASCE 38-02. ALL ABOVE GROUND STRUCTURES, SURFACE FEATURES AND THE LOCATION OF MARK OUT ARE THE RESULT OF AN INSTRUMENT SURVEY COMPLETED BY CHAZEN UNLESS OTHERWISE NOTED. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN OR CERTIFIED BY THE UNDERSIGNED. THE SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES AND DIG SAFELY. NEW YORK MUST BE NOTIFIED PRIOR TO CONDUCTING TEST BORINGS, EXCAVATION OR CONSTRUCTION.

SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.

SUBJECT TO ANY STATE OF FACTS AN UP TO DATE ABSTRACT OF TITLE WOULD DISCLOSE.

TOPOGRAPHY SHOWN HEREON PER SURVEY BY CHAZEN COMPANIES COMPLETED ON FEBRUARY 22, 2019.

FOIL REQUEST TO NYS DOT FOR RECORD AND ACQUISITION MAPPING FOR NYS ROUTE 128 HAS NOT BEEN RECEIVED. THE RIGHT OF WAY ALONG NYS ROUTE 128 IS SUBJECT TO WHATEVER FACTS THOSE DOCUMENTS MIGHT DISCLOSE.

**LEASE AGREEMENT NOTE:**

LEASE AGREEMENT DATED DECEMBER 1, 1997 FROM THE TOWN OF NORTH CASTLE TO ROBERT PORPORA AFFECTS THE SUBJECT PARCEL AND THE ADJOINING PARCEL TO THE SOUTH. THE TOWN HEREBY LEASES TO THE LESSEE AND THE LESSEE HEREBY HIRES FROM THE TOWN A PORTION OF THE VACANT LAND LOCATED ADJACENT TO THE TOWN HIGHWAY DEPARTMENT COMPOUND AREA, AND CONTIGUOUS TO OTHER LANDS OF THE LESSEE. (HEREAFTER "DEMISED PREMISES"). THE DEMISED PREMISES CONSISTS OF AN AREA FIFTEEN (15) FEET WIDE BY ONE HUNDRED TWENTY (120) FEET IN LENGTH.

ZEIDAN REALTY CORP. IS CURRENTLY OCCUPYING 150 FEET OF LAND BETWEEN THE WOOD RETAINING WALL AND CHAIN LINK FENCE EAST OF THE STORAGE POD. THE LEASE AGREEMENT DOES NOT PROVIDE ENOUGH DETAIL TO ACCURATELY PLOT THE BOUNDARIES.

**MAP REFERENCES:**

- MAP ENTITLED "NEW YORK STATE DEPARTMENT OF PUBLIC WORKS DESCRIPTION AND MAP FOR THE ACQUISITION OF PROPERTY", S.H. 35, MAP NO. 31 PARCEL NO. 68, DATED AUGUST 27, 1965.
- MAP ENTITLED "SURVEY OF PROPERTY PREPARED FOR WESTCHESTER CHINESE CHRISTIAN CHURCH", PREPARED BY WARD CARPENTER ENGINEERS, INC. DATED AUGUST 23, 2013.
- MAP ENTITLED "SURVEY OF PROPERTY PREPARED FOR VICTOR PORPORA", PREPARED BY RALPH MACDONALD, DATED DECEMBER 17, 1955

**DEED REFERENCE:**

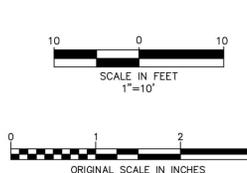
- ROBERT PORPORA REALTY CORP. TO ZEIDAN REALTY CORP., DATED JULY 20, 2017, FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE IN LIBER 57198 OF DEEDS AT PAGE 3383 ON JULY 24, 2017.

**TAX PARCEL:**

TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NY  
SECTION 108.03 - BLOCK 1 - LOT 69

**PARCEL AREA:**

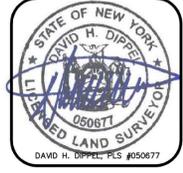
17,913 SQ.FT.± OR 0.411 ACRES±



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I HEREBY CERTIFY THAT THIS SURVEY MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON FEBRUARY 22, 2019 THAT THIS SURVEY MAP WAS MADE BY ME OR UNDER MY DIRECTION AND CONFORMS WITH THE MINIMUM STANDARD OF PRACTICE ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.



**CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE, CO., D.P.C.**

*The Chazen Companies*  
Proud to be Employer Owned

Civil Engineers  
Land Surveyors  
Planners  
Environmental & Safety Professionals  
Landscape Architects  
Transportation Planners & Engineers

**Office Locations:**

- Hudson Valley Office: 21 Fox Street, Poughkeepsie, New York 12601 Phone: (845) 454-3980
- North Country Office: 20 Elm Street (Suite 110), Glens Falls, New York 12801 Phone: (518) 812-0513
- Capital District Office: 647 River Street, Troy, New York 12180 Phone: (518) 273-0055
- Westchester NY Office: 1 North Broadway, Suite 603, White Plains, New York 10601 Phone: (914) 997-8510
- Nashville Tennessee Office: 2418 21st Ave S. (Suite 103), Nashville, Tennessee 37212 Phone: (615) 380-1359
- Chattanooga Tennessee Office: 427 E. 5th St. (Suite 201), Chattanooga, Tennessee 37403 Phone: (423) 241-6575

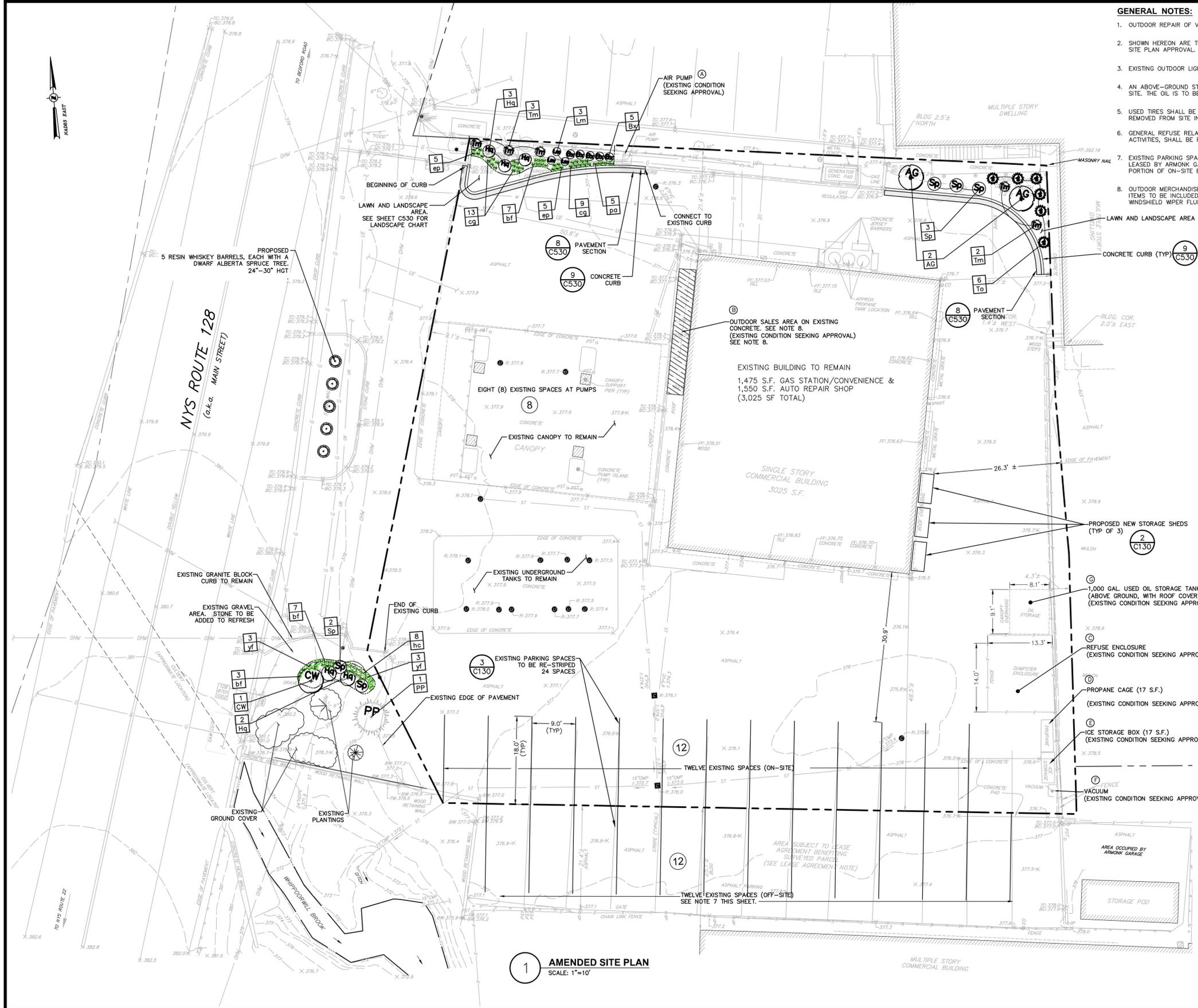
rev.	date	description
4	10/26/2022	ADD JERSEY BARRIERS, ARMONK GARAGE OCCUPIED AREA, AIR PUMP
3	11/05/2020	TITLE BLOCK
2	09/22/2020	PROPANE TANKS
1	09/03/2020	GENERATOR AND GHW

360 Main Street

**EXISTING CONDITIONS SURVEY  
PREPARED FOR  
ZEIDAN REALTY CORP**

TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK

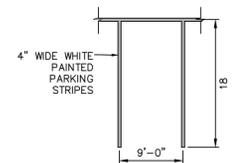
designed	checked
DML	JMT
date	scale
10/22/19	1"=10'
project no.	81804.00
sheet no.	<b>SP1</b>



**1 AMENDED SITE PLAN**  
SCALE: 1"=10'

**GENERAL NOTES:**

1. OUTDOOR REPAIR OF VEHICLES SHALL BE PROHIBITED.
2. SHOWN HEREON ARE THE EXISTING ON-SITE IMPROVEMENTS SEEKING PLANNING BOARD SITE PLAN APPROVAL. SEE ITEMS LABELED (A) THRU (C).
3. EXISTING OUTDOOR LIGHTING SHALL BE 'ON' FROM EVENING TO DAWN.
4. AN ABOVE-GROUND STORAGE TANK FOR THE COLLECTION OF USED OIL IS EXISTING ON SITE. THE OIL IS TO BE DISPOSED OF IN ACCORDANCE WITH THE NYS REGULATIONS.
5. USED TIRES SHALL BE STORED INSIDE THE AUTO SHOP UNTIL SUCH TIME THEY ARE REMOVED FROM SITE IN ACCORDANCE WITH THE NYS REGULATIONS.
6. GENERAL REFUSE RELATED TO CUSTOMERS, AND AT PUMPS AND CONVENIENCE STORE ACTIVITIES, SHALL BE PLACED IN AN EXISTING COVERED DUMPSTER FOR WEEKLY PICKUP.
7. EXISTING PARKING SPACES ON ADJACENT PROPERTY TO THE SOUTH ARE CURRENTLY LEASED BY ARMONK GARAGE FROM THE TOWN. ARMONK GARAGE CURRENTLY OCCUPIES A PORTION OF ON-SITE BLDG.
8. OUTDOOR MERCHANDISE SALES SHALL BE PLACED ON EXISTING CONCRETE SIDEWALK. ITEMS TO BE INCLUDED ARE AS FOLLOWS: ROCK SALT, SOFTENER SALT, BOTTLED WATER, WINDSHIELD WIPER FLUID, COOLANT FLUID, WOOD, AND BAGGED CHARCOAL.



TYPICAL STRIPING  
**3 PAVEMENT MARKING DETAIL PARKING STRIPING**  
SCALE: NOT TO SCALE



- Type: Shed
- Material: Resin
- Capacity: 54 cu ft
- Color: Sand/Mustang
- Overall Height: 5 ft 11-1/2"
- Outside Height: 5 ft 11 1/2 in
- Overall Depth: 2 ft 8-1/2"
- Outside Width: 4 ft 5 in

**2 VERTICAL STORAGE SHED**  
SCALE: NOT TO SCALE



PHOTO 1 : EXISTING PROPANE STORAGE, ICE CHEST, AND VACUUM.



PHOTO 2 : EXISTING USED OIL STORAGE TANK WITH COVER.



PHOTO 4 : EXISTING AIR PUMP.



PHOTO 3 : OIL STORAGE TANK, REFUSE ENCLOSURE, PROPANE CAGE, ICE CHEST ALONG REAR FENCING.



PHOTO 5 : EXISTING OUTDOOR DISPLAY OF SALES ITEMS.

**ISSUED FOR SITE PLAN APPROVAL**

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rev.	date	description
2	01/31/23	REVISED PER TOWN COMMENTS
1	12/12/22	REVISED PER PLANNING BOARD COMMENTS

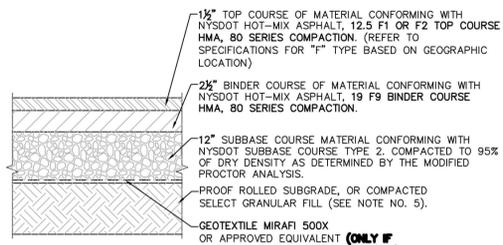
ZEIDAN REALTY CORP. - 360 MAIN STREET

**AMENDED SITE & LANDSCAPE PLAN**

TOWN OF NORTH CASTLE, WESTCHESTER, NEW YORK

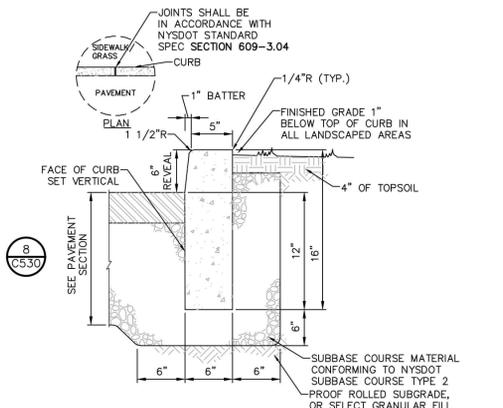
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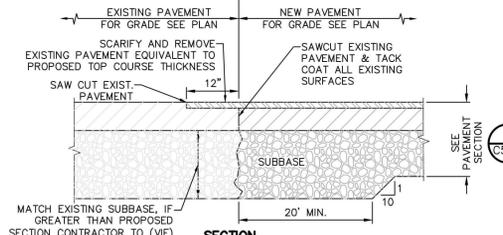
- NOTES:**
1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED "CURRENT VERSION", AND ALL ADDENDA THERE TO.
  2. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 - SUBBASE COURSE OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND THE TYPE CALLED OUT IN THESE DRAWINGS.
  3. HOT MIX ASPHALT (HMA) PAVEMENT SHALL CONFORM WITH SECTION 400-HOT MIX ASPHALT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND THE TYPE CALLED OUT IN THESE DRAWINGS. ALTHOUGH SECTION 400 IN ITS ENTIRETY IS REFERENCED, THE HOT MIX ASPHALT (HMA) PAVEMENT(S) SPECIFIED FOR THIS CONTRACT SHALL BE AS SPECIFIED UNDER SECTION 402-HOT MIX ASPHALT (HMA) PAVEMENTS.
  4. TACK COAT WHEN SPECIFIED OR CALLED OUT IN THESE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATIONS SHALL CONFORM WITH SECTION 407-TACK COAT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
  5. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSES OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMANCE WITH SECTION 203- EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
  6. PAVEMENT SECTION SHOWN IS PRELIMINARY. PRIOR TO BIDDING AND COMMENCEMENT OF CONSTRUCTION, THE FINAL DESIGN OF THE PAVEMENT SECTION MUST BE PREPARED BY A NYS LICENSED PROFESSIONAL ENGINEER AND MUST BE BASED ON A CURRENT GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.

**8 PAVEMENT SECTION DETAIL**  
SCALE: NOT TO SCALE

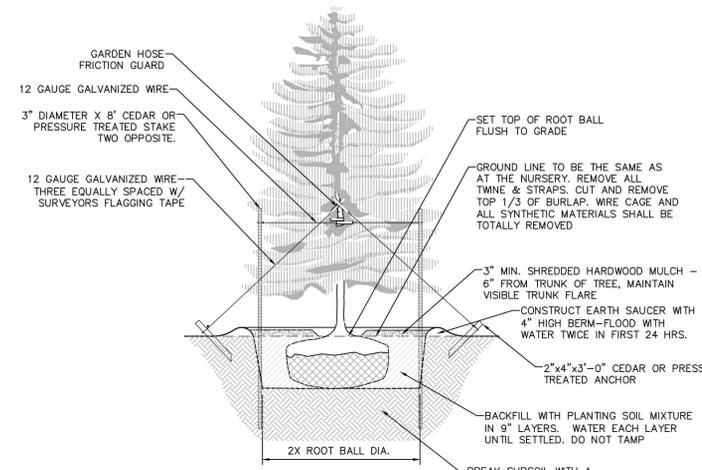


- NOTES:**
1. CONCRETE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609.
  2. PRECAST CONCRETE CURB MAY BE SUBSTITUTED, WHEN ALTERNATE CONSTRUCTION DETAILS ARE SUBMITTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER. ALTERNATE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYSDOT SPEC SECTION 609.

**9 CAST IN PLACE CONCRETE CURB**  
SCALE: NOT TO SCALE

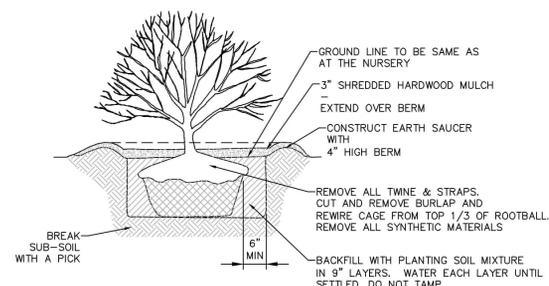


**10 PAVEMENT TRANSITION DETAIL**  
SCALE: NOT TO SCALE



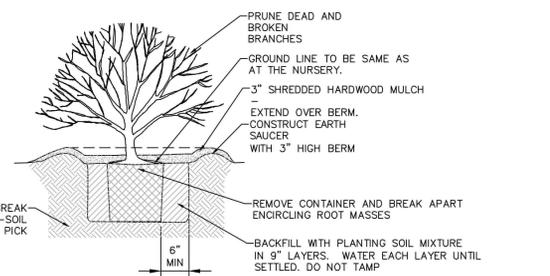
- NOTES:**
1. SPRAY WITH ANTIDESICCANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS.
  2. TREES LESS THAN 3" CALIPER SHALL BE STAKED.
  3. TREES GREATER THAN 3" CALIPER AND UP SHALL BE QUAYED AND ANCHORED.
  4. STAKES SHALL BE REMOVED AT THE END OF THE FIRST GROWING SEASON AFTER PLANTING.

**1 EVERGREEN PLANTING DETAIL**  
SCALE: NOT TO SCALE



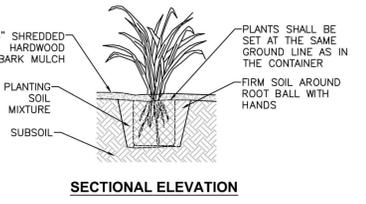
- NOTE:**
- SPRAY WITH ANTIDESICCANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS IF FOLIAGE IS PRESENT.

**3 SHRUB PLANTING DETAIL FOR ALL SHRUBS BALLED AND BURLAPPED**  
SCALE: NOT TO SCALE



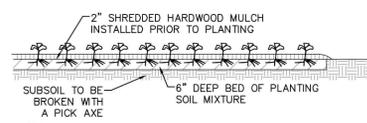
- NOTE:**
- SPRAY WITH ANTI DESICCANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS IF FOLIAGE IS PRESENT.

**4 SHRUB PLANTING DETAIL FOR CONTAINERIZED SHRUBS**  
SCALE: NOT TO SCALE



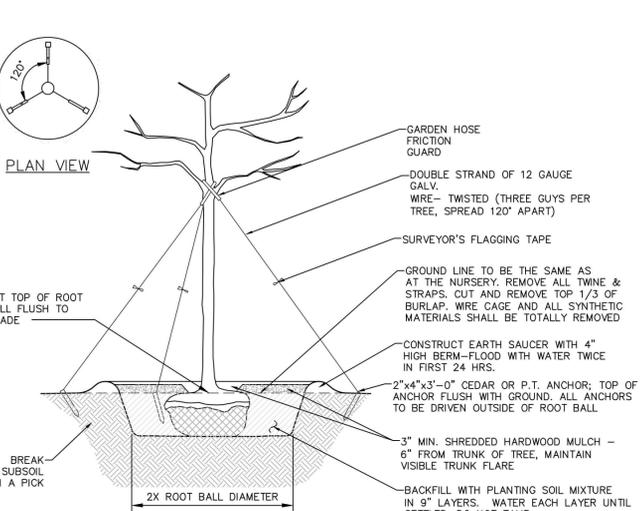
- NOTES:**
1. SPADED PLANTING SOIL MIX (4"-6" DEPTH), ADD FERTILIZER WHEN MIXING. DO NOT COMPACT AFTER PLANTING.
  2. WATER THOROUGHLY AFTER PLANTING.
  3. PROVIDE WELL DRAINING SUBSOIL WHEN SOIL IS HEAVY OR COMPACTED.
  4. PLANTS SHALL BE REMOVED FROM ALL CONTAINERS WHEN PLANTED, UNLESS OTHERWISE STATED IN THE PLANT SCHEDULE.

**6 CONTAINERIZED PERENNIAL PLANTING**  
SCALE: NOT TO SCALE



- NOTE:**
- GROUND COVERS SHOULD BE POT OR CONTAINER GROWN.

**7 GROUND COVER/ANNUAL PLUG PLANTING**  
SCALE: NOT TO SCALE



- NOTE:**
- STAKES SHALL BE REMOVED AT THE END OF THE FIRST GROWING SEASON AFTER PLANTING

**2 PLANTING AND GUYING DETAILS-FOR TREES 3\"/>**

**LANDSCAPING NOTES:**

1. THE LANDSCAPE CONTRACTOR SHALL CAREFULLY COORDINATE CONSTRUCTION ACTIVITIES WITH THAT OF THE EARTHWORK CONTRACTOR AND OTHER SITE DEVELOPMENT.
2. THE CONTRACTOR SHALL VERIFY DRAWING DIMENSIONS WITH ACTUAL FIELD CONDITIONS AND INSPECT RELATED WORK AND ADJACENT SURFACES. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL FINISH GRADES WITHIN THE WORK AREA. THE CONTRACTOR SHALL REPORT TO THE LANDSCAPE ARCHITECT/ENGINEER AND OWNER ALL CONDITIONS WHICH PREVENT PROPER EXECUTION OF THIS WORK.
3. THE EXACT LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND UNDERGROUND UTILITIES, WHICH MAY NOT BE INDICATED ON THE DRAWINGS, SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROTECT EXISTING STRUCTURES AND UTILITY SERVICES AND IS RESPONSIBLE FOR THEIR REPLACEMENT IF DAMAGED.
4. THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM RUBBISH AND ALL DEBRIS AT ALL TIMES AND SHALL ARRANGE MATERIAL STORAGE SO AS NOT TO INTERFERE WITH THE OPERATION OF THE PROJECT. ALL UNUSED MATERIALS, RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE SITE.
5. NO TREES OR SHRUBS SHALL BE PLANTED ON EXISTING OR PROPOSED UTILITY LINES.
6. QUALITY ASSURANCE:
  - A. NOMENCLATURE: PLANT NAMES SHALL CONFORM TO THE LATEST EDITION OF "STANDARDIZED PLANT NAMES" AS ADOPTED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE.
  - B. SIZE AND GRADING: PLANT SIZES AND GRADING SHALL CONFORM TO THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" AS SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC (AAN), UNLESS OTHERWISE SPECIFIED.
  - C. NURSERY SOURCE: OBTAIN FRESHLY DUG, HEALTHY, VIGOROUS PLANTS NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR A MINIMUM OF 2 YEARS. PLANTS SHALL HAVE BEEN LINED OUT IN ROWS, ANNUALLY CULTIVATED, SPRAYED, PRUNED AND FERTILIZED IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. ALL PLANTS SHALL HAVE BEEN TRANSPLANTED OR ROOT PRUNED AT LEAST ONCE IN THE PAST 3 YEARS. BALLED AND BURLAPPED PLANTS MUST COME FROM SOIL WHICH WILL HOLD A FIRM ROOT BALL. HELED IN PLANTS AND PLANTS FROM COLD STORAGE ARE NOT ACCEPTABLE.
  - D. SUBSTITUTIONS: DO NOT MAKE SUBSTITUTIONS OF TREES AND/OR SHRUB MATERIALS. IF REQUIRED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY AND PROPOSAL FOR USE OF EQUIVALENT MATERIAL, WHEN AUTHORIZED. ADJUSTMENTS OF CONTRACT AMOUNT (IF ANY) WILL BE MADE BY CHANGE ORDER.
7. SEEDING & PLANTING SEASONS AND TIMING CONDITIONS:
  - A. UNLESS OTHERWISE DIRECTED IN WRITING, SEED LAWS FROM MARCH 15 TO JUNE 15, AND FROM AUGUST 15 TO OCTOBER 15.
  - B. UNLESS OTHERWISE DIRECTED IN WRITING PLANT TREES AND SHRUBS FROM MARCH 15 TO JUNE 1, AND FROM AUGUST 15 TO OCTOBER 30.
  - C. AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE LAWNS OR PLANTINGS ARE TO BE ESTABLISHED AND WORK IS COMPLETE, SHALL BE RESTORED WITH PERMANENT VEGETATIVE COVER AS SOON AS SITE AREAS ARE AVAILABLE AND WITHIN 14 DAYS AFTER WORK IS COMPLETE. WORK SHALL BE WITHIN THE SEASONAL LIMITATIONS FOR EACH KIND OF LANDSCAPE WORK REQUIRED. PROVIDE STABILIZATION WITH TEMPORARY VEGETATIVE COVER (TOPSOIL AND TEMPORARY COVER SEED MIX) WITHIN 14 DAYS AFTER WORK IS COMPLETE, FOR SEEDING OUTSIDE PERMITTED SEEDING PERIODS.
8. PRODUCTS:
  - A. IMPORTED TOPSOIL: PROVIDE TOPSOIL CONFORMING TO THE FOLLOWING:
    - i. LOAM TOPSOIL, WELL DRAINED HOMOGENEOUS TEXTURE AND OF UNIFORM GRADE, WITHOUT THE ADMIXTURE OF SUBSOIL MATERIAL AND FREE OF DENSE MATERIAL, HARDPAN, CLAY, STONES, SOD OR OTHER OBJECTIONABLE MATERIAL.
    - ii. CONTAINING NOT LESS THAN 5% NOR MORE THAN 20% ORGANIC MATTER IN THAT PORTION OF A COMBUSTION PASSING A 1/4" SIEVE WHEN DETERMINED BY THE WET CUMULUS METHOD ON A SAMPLE DRIED AT 105°C.
    - iii. CONTAINING A PH VALUE WITHIN THE RANGE OF 6.5 TO 7.5 ON THAT PORTION OF THE SAMPLE WHICH PASSES A 1/4" SIEVE.
    - iv. CONTAINING THE FOLLOWING WASHED GRADATIONS:
 

SIEVE DESIGNATION	% PASSING
1"	100
1/4"	97-100
NO 200	20-60
  - B. EXECUTION:
    - i. LANDSCAPE WORK SHALL BE UNDERTAKEN AS SOON AS SITE AREAS ARE AVAILABLE.
    - ii. TOPSOIL SHALL BE SPREAD NO LESS THAN 4" OVER SUB-GRADE MATERIAL. SOIL IN PLANTING AREAS SHALL BE THOROUGHLY MIXED INTO THE TOP 4" OF TOPSOIL, FOLLOWING THE SPECIFICATIONS STATED BELOW.
    - iii. PERFORM FINE GRADING TO FINISHED ELEVATION ONLY IMMEDIATELY PRIOR TO PLANTING. PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN SURFACE, FREE OF DEPRESSIONS OR RIDGES WITH A UNIFORM LOOSE, FINE TEXTURE.
    - D. FERTILIZING:
      - i. THE SOIL SHALL BE TESTED FOR PH AND LIME ADDED AS NECESSARY. ALL AMENDMENTS SHALL BE CHECKED AND APPROVED BY LANDSCAPE ARCHITECT BEFORE AMENDMENTS ARE MADE.
      - ii. APPLY FERTILIZER AT RATE OF 4 LBS/1000 SF FOR LAWN AREAS.
  - C. LAWN:
    - i. LAWN SEED MIX: SEED AT THE RATE OF 5 TO 6 LBS PER 1,000 SF.
    - ii. TEMPORARY COVER SEED MIX: SEED AT THE RATE OF 3 TO 4 LBS PER 1,000 SF.
    - iii. TEMPORARY COVER SEED MIX TO BE APPLIED ONLY FOR LATE FALL OR SUMMER SOIL STABILIZATION OUTSIDE ALLOWED SEEDING PERIODS.
  - F. ALL SEEDED AREAS SHALL BE PROTECTED FROM EROSION BY ONE OF THE FOLLOWING METHODS:
    - i. A UNIFORM BLANKET OF STRAW APPLIED AT A RATE OF 2 TONS/ACRE MIN, TO BE APPLIED ONCE SEEDING IS COMPLETE.
    - ii. WOOD FIBER CELLULOSE APPLIED WITH SEED MIX BY A HYDROSEEDER AT A RATE OF 2,000 LBS/ACRE.
  - G. ALL SEEDED SLOPES 3:1 OR GREATER SHALL BE PROTECTED FROM EROSION WITH JUTE MESH OR APPROVED EQUAL.
  - H. ALL NEWLY PLANTED AREAS SHALL BE KEPT MOIST BY WATERING UNTIL GRASSES AND GROUND COVERS ARE WELL ESTABLISHED. THE LANDSCAPE CONTRACTOR MUST WATER PLANT MATERIAL WHEN NECESSARY FOR 60 DAYS AFTER INSTALLATION.
  - I. LAWNS ARE TO BE WARRANTED UNTIL THEY BECOME ESTABLISHED, UNTIL FINAL ACCEPTANCE, AND NOT LESS THAN 60 DAYS AFTER COMPLETION OF ALL WORK. TREES, SHRUBS, GROUND COVERS, AND PERENNIALS SHALL BE WARRANTED AGAINST DEFECTS INCLUDING POOR GROWTH AND DEATH, EXCEPT WHEN RESULTING FROM OWNER NEGLIGENCE, INCIDENTS THAT ARE BEYOND THE CONTROL OF THE LANDSCAPE INSTALLER AND DAMAGE OR ABUSE BY OTHERS, FOR AT LEAST ONE FULL YEAR AFTER PROJECT COMPLETION.

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ZEIDAN REALTY CORP. - 360 MAIN STREET

AMENDED LANDSCAPE PLAN  
& SITE DETAILS

TOWN OF NORTH CASTLE, WESTCHESTER, NEW YORK

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Smd	CPL
date	scale
01/31/23	1"=10'
project no.	81804.00
sheet no.	C530