

December 12, 2022

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:

As you know, this firm, in collaboration with LaBella Associates, represents Zeidan Realty Corp. (“Zeidan” or “Applicant”), owner of the property located at 360 Main Street (“Property”), in connection with this Amended Site Plan application. We made our initial presentation before your Board on November 28, 2022.

In order to adequately address the comments received from the Planning Board and its consultants, we have prepared the following responses which address each of the comments contained in the Town Planner’s memorandum dated November 14, 2022.

General response note: *To clarify the intention of this Amended site plan, all references to “proposed” on the site plan have been removed and replaced with “(Existing condition seeking approval)”. The two exceptions that remain in the proposed condition are the restriping of 12 parking spaces on site, and the proposed addition of 3 small storage cabinets.*

The Bulk Table has been updated to remove the “Proposed” column for reasons mentioned above. The current plan is labeled last revised on 12/12/2022.

Procedural Comments

Comment 1: The application for site plan approval requires referral to the Westchester County Planning Board pursuant to § 239-m of New York State General Municipal Law (GML). This referral is required because the subject site is located within 500 feet of NY Route 128.

Response: This referral was made on November 30, 2020.

Comment 2: The proposed Action would be listed as a Type II action pursuant to the State Environmental Quality Review Act (SEQRA).

Response: Comment noted. The Applicant agrees that this is a Type II action.

Comment 3: A Public Hearing for the proposed site plan will need to be scheduled.

Response: Comment noted. The Applicant agrees that a public hearing is required.

Comment 4: Pursuant to Section 340-5.B(1) of the Town Code, the Conservation Board is required to review the proposed wetland application and, within 45 days of receipt thereof, file a written report and its recommendation concerning the application with the Planning Board. Such report is required to evaluate the proposed regulated activity in terms of the findings, intent and standards of Chapter 340.

Response: The application has been modified in such a fashion that there is no regulated activity being proposed within a wetland or wetland buffer. Accordingly, as no wetland permit is required, the Conservation Board's review is not required.

Comment 5: The site plan should be forwarded to the Chief of Police, Fire Inspector and the Armonk Fire Chief so that they may make any pertinent recommendations to the Planning Board including, but not limited to, the designation of no-parking zones, emergency vehicle access or any other issued deemed important to providing emergency services.

Response: This referral was made on November 30, 2020.

Comment 6: Pursuant to Section 12-18(1) of the Town Code, all site development plans submitted to the Planning Board are required to be referred to the Architectural Review Board (ARB) for review and comment.

Response: As no exterior renovations are being proposed to the existing structure, it is respectfully submitted that no referral to the ARB is required.

Comment [7]: Any new signage would require referral to the Architectural Review Board pursuant to Section 355-16(3) of the Town Code.

Response: No new signage is proposed.

General Comments

Comment 1: The Planning Board, at the November 23, 2020 meeting, directed that the Applicant revise the site plan to depict plantings in the island fronting NYS Route 128.

Response: Much of the work associated with the previous site plan that was pending before the Planning Board has been abandoned. The application that is currently before the Planning Board does not call for any site disturbance, building renovations, or landscaping. Accordingly, this comment is no longer applicable.

Comment 2: The Applicant previously proposed to eliminate the auto repair shop and expand the existing convenience store. The current application has been revised to abandon this proposal.

Response: Comment noted. The Applicant is no longer proposing to eliminate the auto repair shop or expand the existing convenience store.

Comment 3: The Applicant (or tenant) is not currently leasing space from the Town of North Castle. The site plan should be revised to provide a fence or landscaping along the side property line. The site plan should be revised to eliminate the note stating “Area Subject to Lease Agreement Benefiting Surveyed Parcel...”

Response: There is a valid and existing lease in place between the owner of the auto repair shop and the Town. The Applicant is working with the owner of the auto repair shop to have the lease assigned to it. Accordingly, the referenced note will remain on the plans.

Comment 4: The Applicant received a violation on January 25, 2022 for an illegal car wash, sign and tent.

Response: These violations have been removed. The Applicant is not seeking permission to legalize the tent or any type of car washing activity.

Comment 5: The site plan should be revised to move the existing fence located on lot 108.03-1-67 and place it on the subject property.

Response: As noted above, a portion of Lot 108.03-1-67, which is owned by the Town, is the subject of a valid easement agreement. As such, the fence will remain in its current location.

Comment 6: The proposed vacuum and ice storage box are depicted to be partially within a fenced area. If the existing fence is proposed to be removed, the site plan should be revised to include a note stating such. If the fence is proposed to remain, the Applicant should clarify what exactly is proposed.

Response: We have reviewed sheet C130 and there is no fence in the area of the existing vacuum and ice storage box area, nor are we proposing one as part of this plan. It is presumed that the concrete pad perimeter was misunderstood to be a fence. No change to the vacuum and storage box area is being proposed. The concrete pad in front of this area has been further labeled to show extents on the survey map.

Comment 7: The site plan depicts a proposed 1,000 gal oil storage tank that is proposed to be covered. A detail of the tank and roof should be submitted for review. The proposed structure would not appear to meet the rear yard setback requirement.

Response: A photo of the existing condition seeking approval is provided on the Amended Site Plan. As shown, there is an existing canopy in place. Therefore, no detail has been provided. The structure does not comply with the rear yard setback requirement. The Applicant will pursue a

variance. The used oil tank has a rain barrier roof made of metal posts with a corrugated plastic roof canopy.

Comment 8: The site plan should be revised to include a detail of the proposed refuse enclosure.

Response: A photo of the existing condition seeking approval is provided on the Amended Site Plan. As shown, the dumpster is enclosed with a metal chainlink fence with privacy slats.

Comment 9: The site plan should include a detail of the proposed ice storage box.

Response: A photo of the existing condition seeking approval is provided on the Amended Site Plan. Pursuant to discussions that have been held with the Building Inspector, it is the Applicant's understanding that so long as the ice storage box is under 64 s.f., it is not considered a structure requiring a setback. The ice storage box is approximately 17 s.f.

Comment 10: The site plan should include a detail of the proposed vacuum.

Response: A photo of the existing condition seeking approval is provided on the Amended Site Plan. Pursuant to discussions that have been held with the Building Inspector, it is the Applicant's understanding that so long as the vacuum is under 64 s.f., it is not considered a structure requiring a setback. The vacuum is approximately 4 s.f.

Comment 11: The site plan should include a detail of the proposed air pump.

Response: A photo of the existing condition seeking approval is provided on the Amended Site Plan. Pursuant to discussions that have been held with the Building Inspector, it is the Applicant's understanding that so long as the air pump is under 64 s.f., it is not considered a structure requiring a setback. The air pump, located at the northern portion of site, sits on a 3.2 s.f. concrete pad.

Comment 12: The site plan depicts a number of existing zoning non-conformities. The Applicant should submit a copy of the previous ZBA resolutions of approval as well as revise the Zoning Bulk Table to reference the date the Zoning Board of Appeals granted the required variances for the following nonconformities:

- Rear yard setback of 22.7 ft where 30 ft is required.
- Front yard setback for pump of 9.1 ft where 10 ft is required.
- The site depicts 12 off-street parking spaces where 32 are required.

Response: To clarify, the site contains 8 off-street parking spaces at the pumps, and an additional 12 on-site spaces. There is a lease agreement with the Town for the additional 12 off-site parking spaces utilized by the applicant's tenant. The total is 32 spaces.

Comment 13: The zoning bulk table references that a variance is needed because disturbance is proposed within 100 feet of the stream. This note should be revised to indicate that a wetlands permit will be required (not a variance).

Response: This is a typo on the plan and has been corrected. The current proposal does not call for any disturbance within 100 feet of a stream. Therefore, a wetlands permit is not necessary. The bulk table foot note#7 reference has been revised accordingly.

Comment 14: The off-street parking analysis states that 32 off-street parking spaces are provided; however, the submitted site plan only depicts 12 spaces. The chart should be revised.

Response: Please see notes added to sheet C130 clarifying a total of 32 parking spaces (20 on-site spaces, and 12 located on adjacent site which is currently leased by applicant's tenant). No work is proposed to the adjacent site. Additionally, Sheet G001, Bulk Table Footnote #6 indicates the 12 off-site spaces.

Comment 15: A photometric plan should be submitted for review. The plan shall clearly demonstrate conformance with Section 355-15.N and Section 355-45.M of the Town Code.

Response: No modification to the lighting is proposed as part of this application.

Comment 16: The site plan should quantify the proposed amount of Town-regulated wetland buffer disturbance (in sq. ft.). The Applicant will be required to prepare a wetland mitigation plan that is twice the size the proposed area of wetland buffer disturbance.

Response: There is no Town-regulated wetland buffer disturbance proposed in connection with the current plan.

Comment 17: The Applicant stated that outdoor display and sales is proposed. While outdoor sales and display is subject to a Town Board special use permit, the site plan should also be revised to depict the location, design and material proposed to be displayed and sold.

Response: A photo has been added to the Site Plan showing the location, design, and material existing condition seeking site plan approval. The Applicant's outdoor sale's display is for firewood, salt, and windshield washer fluid. These materials will continue to be displayed directly in front of the convenience store.

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

1. Title Sheet (G001), prepared by LaBella Associates, dated November 14, 2022, last revised 12/12/22;
2. Existing Conditions Survey (SP1), prepared by the Chazen Companies, dated February 22, 2019, last revised October 26, 2022; and
3. Amended Site Plan (C130), prepared by LaBella Associates, dated November 14, 2022, last revised December 12, 2022.

We look forward to opening the public hearing and continuing our discussion of the Eagle Ridge project with your Board at its January 9, 2023 meeting.

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

Very truly yours,

Kory Salomone

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

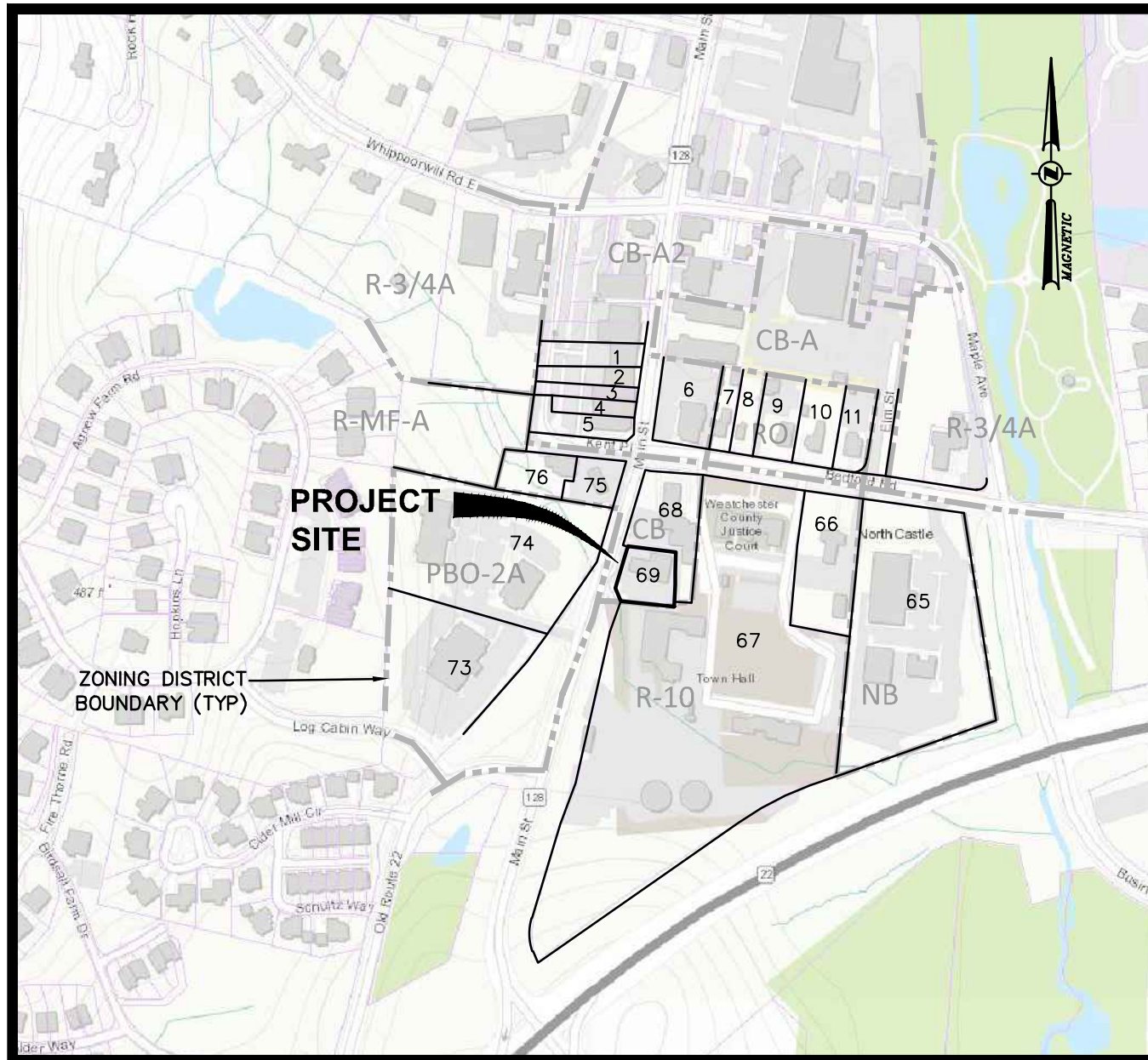
LOCATED AT

360 MAIN STREET

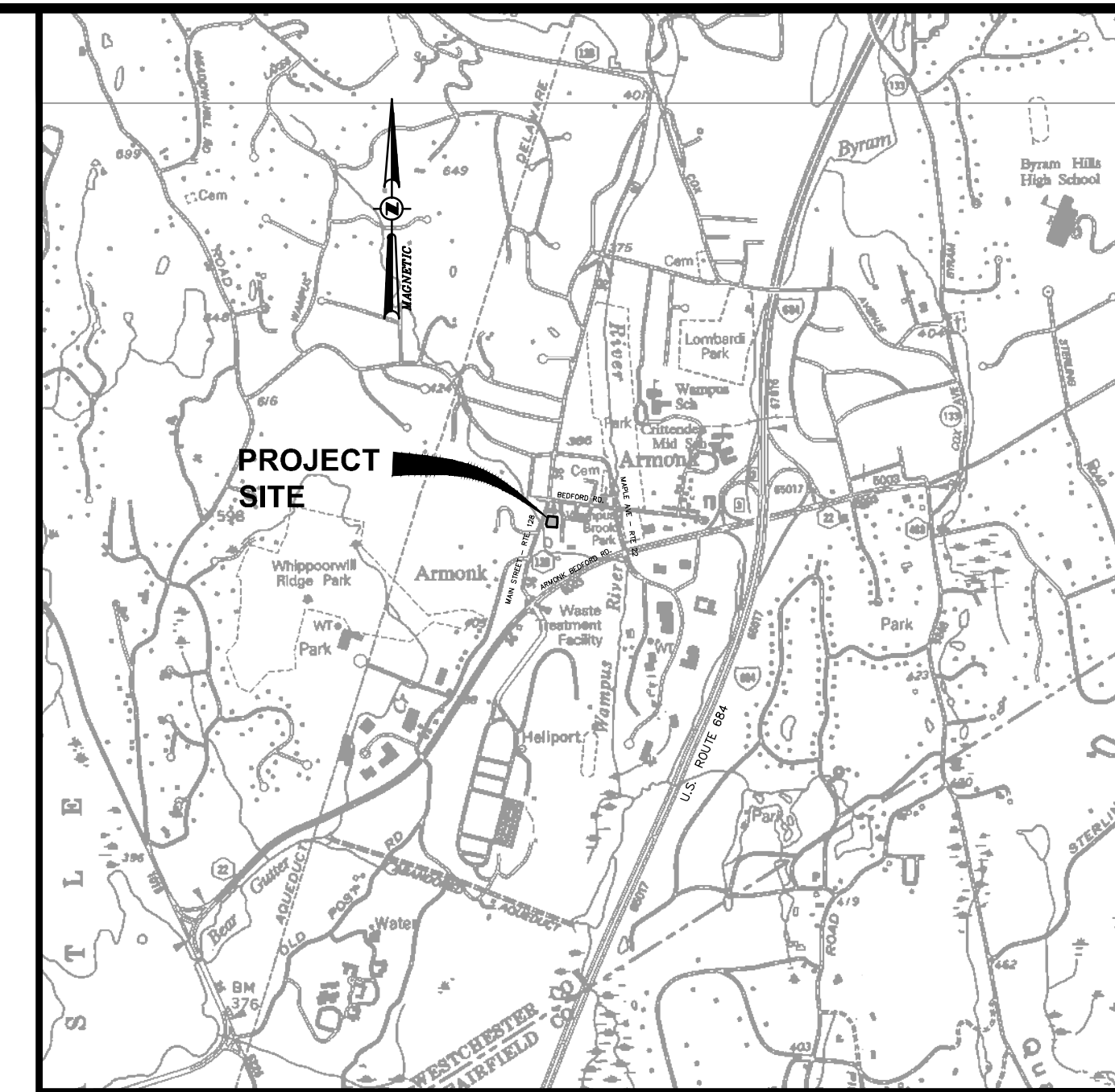
TOWN OF NORTH CASTLE WESTCHESTER COUNTY, NEW YORK

NOVEMBER 14, 2022

LAST REVISED DEC. 12, 2022



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:

COMMERCIAL BUSINESS (CB) ZONING DISTRICT

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 ⁴
SIDES ¹	15 FT ²	21.4 FT	21.4 FT
REAR	30 FT	22.7 FT ⁴	22.7 FT ⁴
CANOPY OVER OIL TANK	10 FT	4.3 FT ^{4,8}	4.3 FT ^{4,8}
MINIMUM YARDS FOR GASOLINE PUMPS FRONT	15 FT	9.1 FT ⁴	9.1 FT ⁴
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 ³	10 FT	0 FT ⁴	0 FT ⁴
STREAM BUFFER	100 FT	8.4 FT ⁴	8.4 FT ⁴

PARKING SPACES:

GASOLINE SERVICE STATION:

1 PER EMPLOYEE ON THE LARGEST WORK SHIFT, PLUS 3 FOR EACH SERVICE BAY

CONVENIENCE STORE:

1 FOR EACH 150 SQUARE FEET OF GROSS FLOOR AREA

TOTALS:	26 SPACES	32 SPACES ⁸	32 SPACES ⁸
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INDEX OF DRAWINGS				
PAGE NO.	REV	SHEET NO.	DATE	DESCRIPTION
1	1	G001	12/12/22	TITLE SHEET
2	1	SV1	12/12/22	EXISTING CONDITIONS SURVEY PREPARED FOR ZEIDAN REALTY CORP
3	1	C130	12/12/22	AMENDED SITE PLAN

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 OF 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.

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
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 36119C0277E 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.

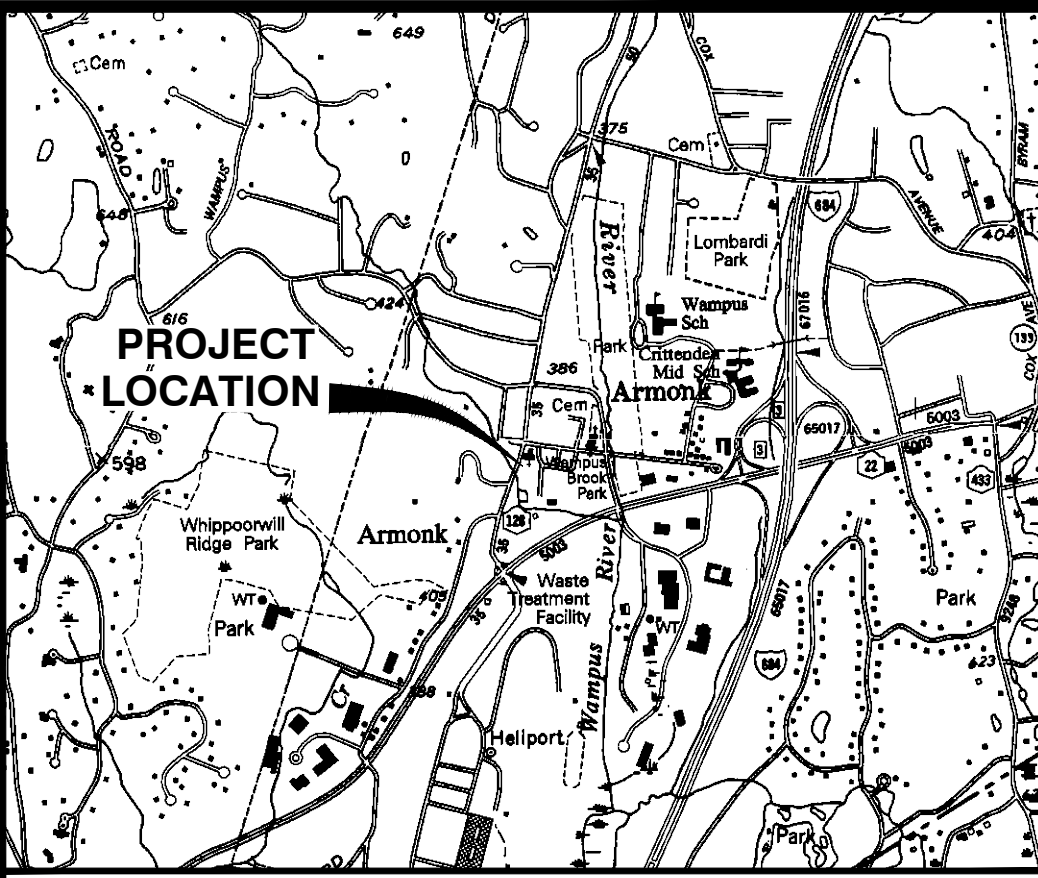
THIS INTERPRETATION OF THE BASE FLOOD ELEVATION SHOULD NOT BE RELIED UPON FOR DESIGN PURPOSES WITHOUT OBTAINING CONFIRMATION FROM THE LOCAL FLOOD ADMINISTRATOR AND/OR FEMA AS TO AGREEMENT OF THIS INTERPRETATION OF THE SPECIAL FLOOD HAZARD AREA.

LEGEND:

- EXISTING CONDITIONS:**
- PROPERTY LINE NO PHYSICAL BOUNDS
- ADJACENT PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 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



SITE LOCATION PLAN: 1"=2000'

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. 1-800-962-7982 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:

- 1) 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.
- 2) MAP ENTITLED "SURVEY OF PROPERTY PREPARED FOR WESTCHESTER CHINESE CHRISTIAN CHURCH", PREPARED BY WARD CARPENTER ENGINEERS, INC. DATED AUGUST 23, 2013.
- 3) MAP ENTITLED "SURVEY OF PROPERTY PREPARED FOR VICTOR PORPORA", PREPARED BY RALPH MACDONALD, DATED DECEMBER 17, 1955

DEED REFERENCE:

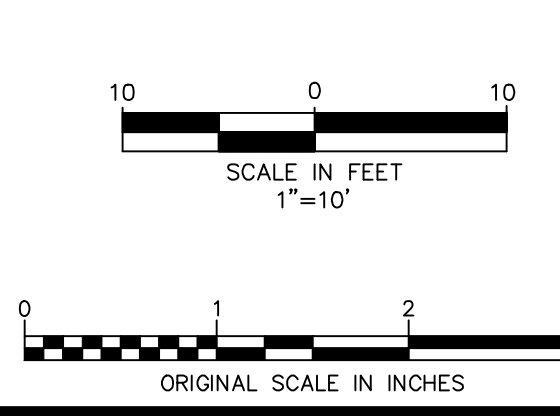
- 1) ROBERT PORPORA REALTY CORP. TO ZEIDAN REALTY CORP., DATED JULY 20, 2017, FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE IN LIBER 57198 OF DEEDS AT PAGE 3383 ON JULY 24, 2017.

TAX PARCEL:

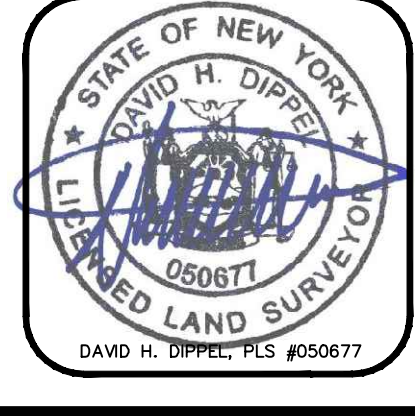
TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NY SECTION 108.03 - BLOCK 1 - LOT 69

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 AND THAT THIS SURVEY 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.

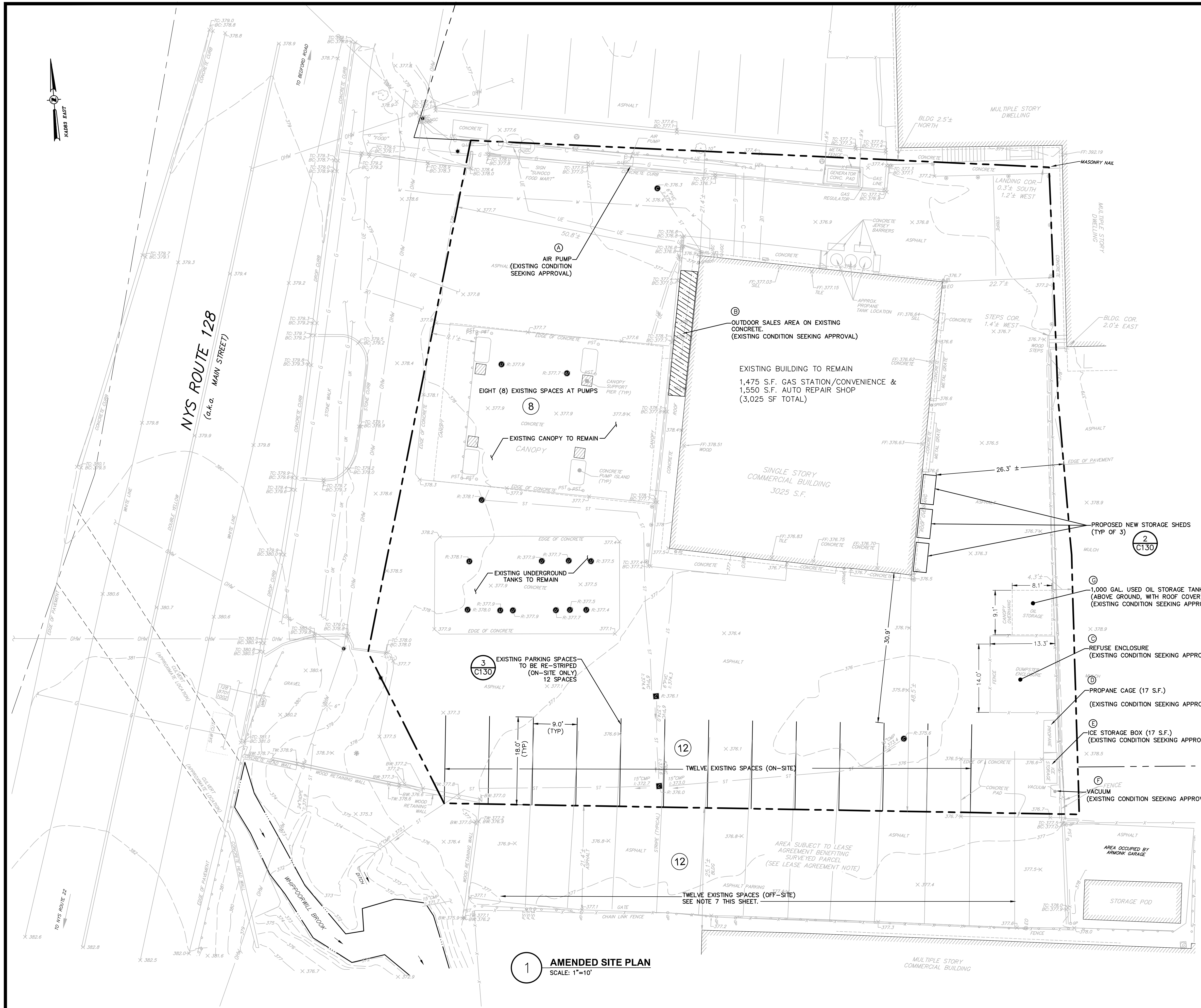


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rev.	date	description
4	10/26/2022	ADD JERSEY BARRIERS, ARMONK GARAGE OCCUPIED AREA, AIR PUMP
3	11/05/20	TITLE BLOCK
2	09/22/20	PROPANE TANKS
1	09/03/20	GENERATOR AND GHW

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
02/22/19	1"=10'
project no.	81804.00
sheet no.	SP1



1 AMENDED SITE PLAN
SCALE: 1"=10'

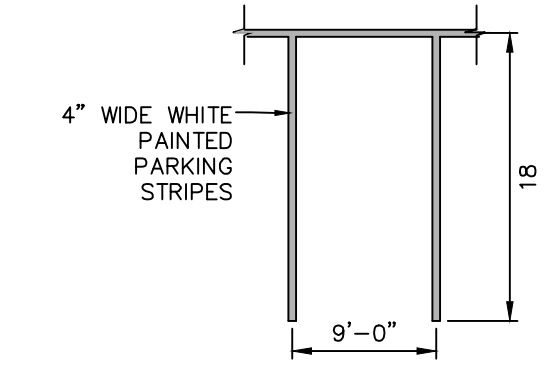
- GENERAL NOTES:**
1. OUTDOOR REPAIR OF VEHICLES SHALL BE PROHIBITED.
 2. SHOWN HEREON ARE THE EXISTING ON-SITE IMPROVEMENTS SEEKING PLANNING BOARD SITE PLAN APPROVAL. SEE ITEMS LABELED (A) THRU (G).
 3. EXISTING OUTDOOR LIGHTING SHALL BE 'ON' FROM EVENING TO DAWN.
 4. AN ABOVE-GROUND STORAGE TANK FOR 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.



- 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

- NOTES:
1. MANUFACTURED BY 'SUNCAST', 54 C.F. RESIN VERTICAL STORAGE SHED.
 2. TO BE SET ON EXISTING PAVEMENT & SECURED TO THE FACE OF BUILDING.

2 VERTICAL STORAGE SHED
SCALE: NOT TO SCALE



- NOTES:
1. ALL DIMENSIONS SHALL BE IN ACCORDANCE WITH ADA STANDARD AND CURRENT ZONING AND SITE REGULATIONS.

3 PAVEMENT MARKING DETAIL PARKING STRIPING
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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21 Fox Street
Poughkeepsie, NY 12601
(845) 454-3980
labellapc.com

rev.	date	description
1	12/12/22	REVISED PER PLANNING BOARD COMMENTS

ZEIDAN REALTY CORP. - 360 MAIN STREET

AMENDED SITE PLAN

TOWN OF NORTH CASTLE, WESTCHESTER, NEW YORK

designed	checked
Smd	CPL
date	scale
11/14/22	1"=10'
project no.	
81804.00	
sheet no.	
C130	

