

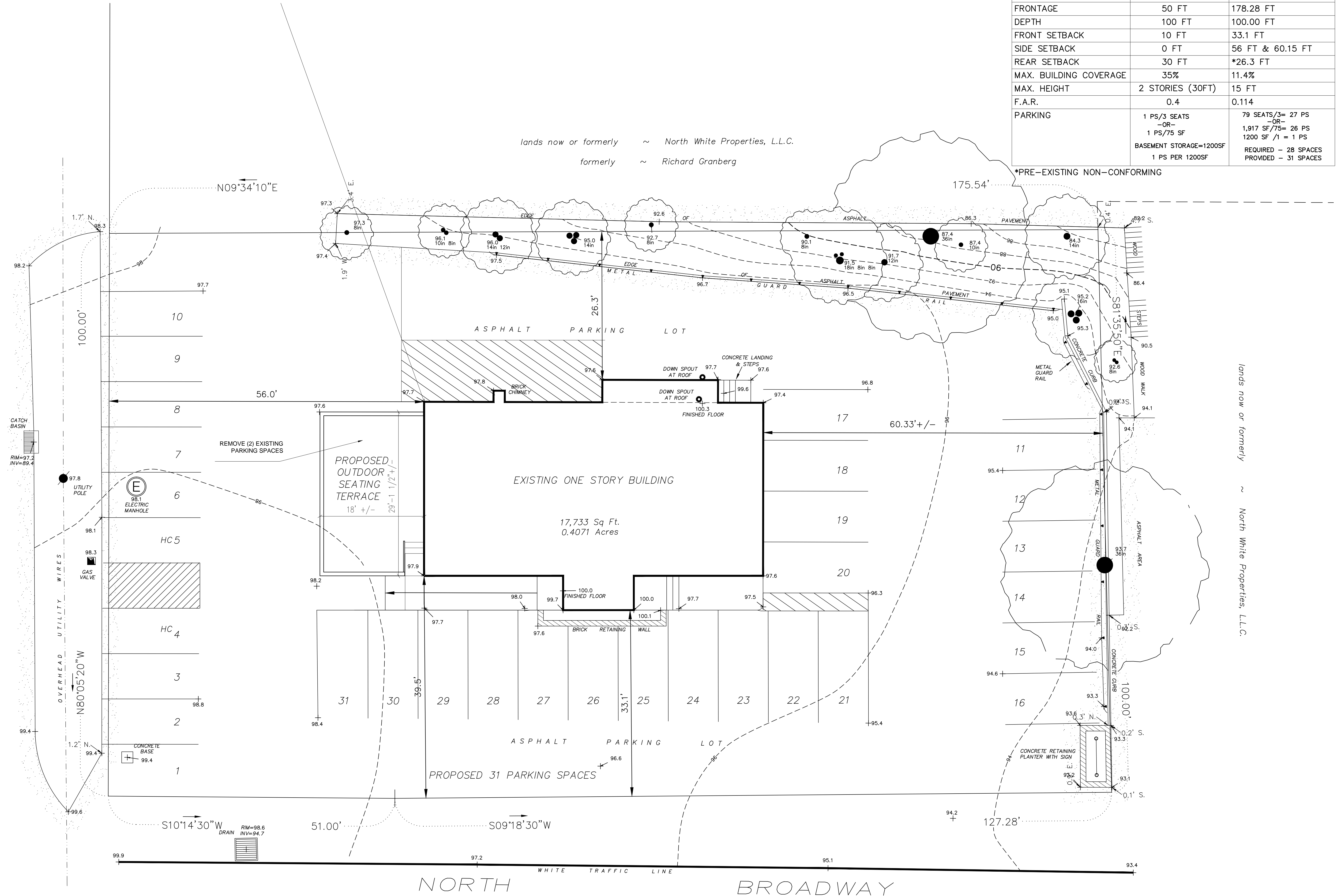
SITE DATA NOTES
 720 NORTH BROADWAY, WHITE PLAINS, NY 10603
 SECTION 122.16; BLOCK 3; LOTS 29,30,31,32; ZONE CB

	REQUIRED/PERMITTED	PROVIDED
LOT AREA	5,000 SQFT	17,733 SQFT
FRONTAGE	50 FT	178.28 FT
DEPTH	100 FT	100.00 FT
FRONT SETBACK	10 FT	33.1 FT
SIDE SETBACK	0 FT	56 FT & 60.15 FT
REAR SETBACK	30 FT	*26.3 FT
MAX. BUILDING COVERAGE	35%	11.4%
MAX. HEIGHT	2 STORIES (30FT)	15 FT
F.A.R.	0.4	0.114
PARKING	1 PS/3 SEATS -OR- 1 PS/75 SF BASEMENT STORAGE=1200SF 1 PS PER 1200SF	79 SEATS/3= 27 PS -OR- 1,917 SF/75= 26 PS 1200 SF /1 = 1 PS REQUIRED - 28 SPACES PROVIDED - 31 SPACES

*PRE-EXISTING NON-CONFORMING

lands now or formerly ~ North White Properties, L.L.C.
 formerly ~ Richard Granberg

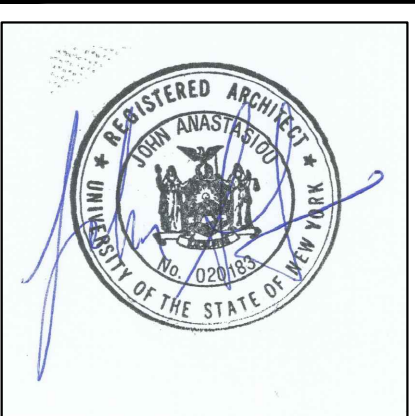
CASTLE HEIGHTS ROAD



1 PROPOSED SITE PLAN
 SCALE: 1/8" = 1'-0"

NOTE: PROPERTY INFORMATION TAKEN FROM SURVEY PREPARED BY LINK LAND SURVEYORS DATED JUNE 11, 2018

DATE	REVISION	#
01/10/23	PLANNING BOARD SUBMISSION	JPA
	DISTRIBUTION	BY



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PROPOSED ARCHITECTURAL SITE PLAN

TOWNHOUSE DINER
 720 N BROADWAY
 WHITE PLAINS, NEW YORK
 J. ANASTASIOU
 ARCHITECT A I A
 320 KELLY STREET, HAWTHORNE, NY 10532
 914-262-3695

DRAWING NO. SY-102
 SCALE: AS NOTED
 JOB NO. 5030.00
 DATE: 06/24/22
 DRAWN BY: JPA

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES



Name of Property Owner: KOUTROS PROPERTY LLC
 Mailing Address: 720 N. Broadway White Plains NY
 Telephone: 917-873-1278 Fax: _____ e-mail kgrecco@aol.com

Name of Applicant (if different): _____
 Address of Applicant: _____
 Telephone: _____ Fax: _____ e-mail _____
 Interest of Applicant, if other than Property Owner: _____

Is the Applicant (if different from the property owner) a Contract Vendee?
 Yes No
 If yes, please submit affidavit stating such. If no, application cannot be reviewed by Planning Board

Name of Professional Preparing Site Plan: JOHN ANASTASIOU, AIA
 Address: 320 KELLY ST. HANTHORNE, N.Y. 10532
 Telephone: 914-262-3695 Fax: _____ e-mail JohnPAnastasiou@gmail.com

Name of Other Professional: _____
 Address: _____
 Telephone: _____ Fax: _____ e-mail _____



Name of Attorney (if any): _____
 Address: _____
 Telephone: _____ Fax: _____ e-mail _____

Applicant Acknowledgement

By making this application, the undersigned Applicant agrees to permit Town officials and their designated representatives to conduct on-site inspections in connection with the review of this application.

The Applicant also agrees to pay all expenses for the cost of professional review services required for this application.

It is further acknowledged by the Applicant that all bills for the professional review services shall be mailed to the Applicant, unless the Town is notified in writing by the Applicant at the time of initial submission of the application that such mailings should be sent to a designated representative instead.

* Signature of Applicant:  Date: 10/10/22
* Signature of Property Owner:  Date: 10/10/22

MUST HAVE BOTH SIGNATURES

II. IDENTIFICATION OF SUBJECT PROPERTY

Street Address: 720 N BROADWAY, WHITE PLAINS 10603

Location (in relation to nearest intersecting street):

_____ feet (north, south, east or west) of _____

Abutting Street(s): N. BROADWAY & CASTLE HEIGHTS PL.

Tax Map Designation (NEW): Section 122.16 Block 3 Lot 31

Tax Map Designation (OLD): Section _____ Block _____ Lot _____

Zoning District: CB Total Land Area 17,733 SF (.4071 Acres)

Land Area in North Castle Only (if different) _____

Fire District(s) NORTH WHITE PLAINS School District(s) Valhalla

Is any portion of subject property abutting or located within five hundred (500) feet of the following:

The boundary of any city, town or village?

No Yes (adjacent) _____ Yes (within 500 feet) _____

If yes, please identify name(s): _____

The boundary of any existing or proposed County or State park or any other recreation area?

No Yes (adjacent) _____ Yes (within 500 feet) _____

The right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway?

No _____ Yes (adjacent) Yes (within 500 feet) _____

The existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel lines?

No Yes (adjacent) _____ Yes (within 500 feet) _____

The existing or proposed boundary of any county or State owned land on which a public building or institution is situated?

No Yes (adjacent) _____ Yes (within 500 feet) _____

The boundary of a farm operation located in an agricultural district?

No Yes (adjacent) _____ Yes (within 500 feet) _____

Does the Property Owner or Applicant have an interest in any abutting property?

No Yes _____

If yes, please identify the tax map designation of that property:

III. DESCRIPTION OF PROPOSED DEVELOPMENT

Proposed Use: ADDITION OF OUTDOOR DINING SEATING TO EXISTING RESTAURANT

Gross Floor Area: Existing 1917 S.F. Proposed 1917 S.F.

Proposed Floor Area Breakdown:

Retail _____ S.F.; Office _____ S.F.;

Industrial _____ S.F.; Institutional _____ S.F.;

RESTAURANT EXIST. 1917 S.F.; Residential _____ S.F.;

Number of Dwelling Units: _____

Number of Parking Spaces: Existing 33 Required 27 Proposed 31

Number of Loading Spaces: Existing 1 Required _____ Proposed 1

Earthwork Balance: Cut N/A C.Y. Fill N/A C.Y.

Will Development on the subject property involve any of the following:

Areas of special flood hazard? No Yes _____

(If yes, application for a Development Permit pursuant to Chapter 177 of the North Castle Town Code may also be required)

Trees with a diameter at breast height (DBH) of 8" or greater?

No Yes _____

(If yes, application for a Tree Removal Permit pursuant to Chapter 308 of the North Castle Town Code may also be required.)

Town-regulated wetlands? No Yes _____

(If yes, application for a Town Wetlands Permit pursuant to Chapter 340 of the North Castle Town Code may also be required.)

State-regulated wetlands? No Yes _____

(If yes, application for a State Wetlands Permit may also be required.)

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: TOWNHOUSE DINER			
Project Location (describe, and attach a location map): 720 N. BROADWAY WHITE PLAINS, NY, 10603			
Brief Description of Proposed Action: ADDITION OF OUTDOOR DINING SEATING TERRACE			
Name of Applicant or Sponsor: * KONSTANTINOS KOUTROS	Telephone: 917-755-1292	E-Mail: kgrecca@aol.com	
Address: 17 Nichols Rd			
City/PO: Armonk	State: NY	Zip Code: 10504	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		.4071 acres	
b. Total acreage to be physically disturbed?		.012 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.4071 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: _____ Date: <u>10/10/22</u></p> <p>Signature: <u>[Handwritten Signature]</u></p>		

*