

September 6, 2023

**Via Email**

Supervisor Michael Schiliro and the  
Honorable Members of the North Castle Town Board  
15 Bedford Road  
Armonk, NY 10504

***Re: Basis Industrial Acquisitions LLC  
125 Business Park Drive (108.03-1-55)  
Petition for Zoning Text Amendment***

Honorable Supervisor Schiliro and Members of the Town Board:

This firm, in collaboration with JMC and SGW Architecture & Design, represents Basis Industrial Acquisitions LLC (“Petitioner”), contract vendee of the property located at 125 Business Park Drive in the PLI (Planned Light Industry) Zoning District (“Property”). The Petitioner, a highly experienced commercial and industrial real estate developer, seeks to construct a single-lane car wash, along with an accessory retail/office area and related site improvements, on the approximately 3.72-acre vacant Property (“Project”).

The Petitioner is pleased to submit a Petition for a Zoning Text Amendment to allow car washes as a principal permitted use in the PLI District. We respectfully refer the Town Board to the enclosed Petition and supporting materials for a full description of the Project and Zoning Text Amendment, including its consistency with the Town’s Comprehensive Plan and land use goals.

In sum, the proposed Zoning Text Amendment would amend the Schedule of Office and Industrial District Regulations (Part 2) (Zoning Ordinance § 355-23) by establishing “car washes” as a principal permitted use in the PLI District. The Zoning Ordinance currently does not permit car washes as a principal permitted use in any zoning district. Accordingly, this Zoning Text Amendment is required to facilitate the Project.

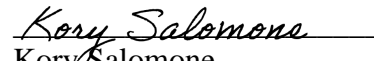
Enclosed for your review please find: (i) Petition for a Zoning Text Amendment (with Exhibits); (ii) Owner’s Affidavit; (iii) Preliminary Site Plan prepared by JMC; and (iv) Long Environmental Assessment Form, Part I, prepared by JMC.

We respectfully request placement on the Town Board's September 13<sup>th</sup> meeting agenda for an initial presentation and discussion of the proposed Project and Zoning Text Amendment, as well as referral to the Planning Board.

Thank you for your attention to this matter. Should you require any additional information, please do not hesitate to contact us.

Respectfully submitted,

ZARIN & STEINMETZ LLP

  
Kory Salomone  
Kasey Brenner

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

TOWN OF NORTH CASTLE: TOWN BOARD  
WESTCHESTER COUNTY: STATE OF NEW YORK

-----X  
In the Application of :  
BASIS INDUSTRIAL ACQUISITIONS LLC : **PETITION**  
 : **FOR ZONING**  
 : **TEXT AMENDMENT**  
For an Amendment to the Zoning Ordinance :  
of the Town of North Castle. :  
-----X

Petitioner BASIS INDUSTRIAL ACQUISITIONS LLC (“Petitioner”), by its attorneys Zarin & Steinmetz LLP, respectfully petitions the Town Board of the Town of North Castle (“Town”) as follows:

**Summary Of Zoning Petition**

1. Petitioner submits this Petition pursuant to Section 355-80 of the Town Zoning Ordinance for a text amendment to the Schedule of Office and Industrial District Regulations (Part 2) to allow car washes as a principal permitted use in the PLI (Planned Light Industry) District.
2. Petitioner proposes to construct a single lane car wash, along with an accessory retail/office area, on the vacant property known as 125 Business Park Drive (“Property”).
3. The Planning Board previously approved an approximately 9,390 s.f. office and warehouse building on the Property.
4. Petitioner submits that the Property is well suited for the proposed car wash, and Petitioner is confident that the project will successfully meet growing market demands for this use.
5. For the reasons set forth in this Petition and accompanying materials, Petitioner respectfully requests that the Town Board accept this Petition, and commence the requisite

environmental, planning, and legislative review procedures in connection with the Town Board’s consideration and ultimate adoption of this Zoning Text Amendment, and the Planning Board’s review and approval of an amended Site Plan, Wetland Permit, and any other approvals as needed.

**Description of Petitioner and Property**

6. Petitioner Basis Industrial Acquisitions LLC is the contract vendee of the Property.

7. Petitioner is a limited liability company organized under the laws of the State of Florida and has its principal office at 4800 North Federal Highway, Suite B-200-34, Boca Raton, Florida 33431.

8. Petitioner is highly experienced in commercial and industrial real estate development, management, and acquisition, with a focus on niche real estate asset classes such as self-storage and multi-tenant industrial warehousing throughout the United States.

9. The Property is currently owned by Maddd Madonna Armonk LLC (“Seller”). Seller has duly authorized this Petition. *See* attached Owner’s Affidavit.

10. The Property is approximately 3.72 acres and is designated on the North Castle Tax Assessment Map as Section 108.03, Block 1, Lot 55. A Location Map is attached as **Exhibit A** and an aerial photograph of the Property is attached as **Exhibit B**.

11. The Property is located in the PLI zoning district. The relevant portion of the Zoning Map delineating the Property is attached as **Exhibit C**.

**Proposed Zoning Text Amendment**

12. The proposed Zoning Text Amendment would amend the Schedule of Office and Industrial District Regulations (Part 2) (Zoning Ordinance § 355-23) by establishing “car washes” as a principal permitted use in the PLI District.

13. The Zoning Ordinance currently does not permit car washes as principal permitted uses in any zoning district.<sup>1</sup>

14. Accordingly, Petitioner is seeking a Zoning Text Amendment to establish car washes as a principal permitted use in the PLI District.

### **Proposed Project**

15. Petitioner proposes to construct a single lane car wash building (approximately 35' x 130'), along with an accessory retail/office area (approximately 30' x 80'), with a total building footprint of approximately 6,950 s.f.

16. As shown on the enclosed drawings, the proposed building will be located in approximately the same location as the previously approved office/warehouse building on the Property, which had a building footprint of approximately 6,320 s.f.

17. Other proposed site improvements include, but are not limited to, associated off-street parking, two curb cuts onto Business Park Drive, queuing for eleven passenger vehicles via two one-way access lanes merging to one one-way access lane before entering the car wash building, and four vacuum/drying stations located at the side of the proposed building.

18. The proposed car wash is compatible with the light industrial, commercial, and mixed-use properties in the PLI District along Business Park Drive.

### **Consistency with Comprehensive Plan**

19. Petitioner's proposal would be in furtherance of several planning and land use objectives identified in the Town of North Castle Comprehensive Plan, adopted April 25, 2018 ("Comprehensive Plan").

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<sup>1</sup> Currently, the washing of motor vehicles is only contemplated in the Zoning Ordinance as accessory to gasoline filling stations. *See* definition of "gasoline filling station," Zoning Ordinance § 355-4.

20. The Comprehensive Plan acknowledges the “shifts in commercial and office uses that have affected demand for both downtown retail and large auto-oriented office parks. Armonk’s business park provides an opportunity to explore forward-thinking ways to adapt to the evolving market. Retail is fragile in Armonk’s downtown, and any use introduced in the business park should be complementary and avoid excessive competition with downtown.” *See*, Comprehensive Plan at 154. Here, allowing a car wash as a principal use with a limited accessory retail area that is customarily incidental to the car wash use in the PLI District would not directly or indirectly compete with any of the downtown retail uses.

21. Further, the Business Park is an ideal location for a car wash in view of its close proximity to downtown Armonk. Given the size of the building and, more significantly, the area needed to provide queuing for cars waiting to enter the facility, there is no way that the proposed use could be accommodated in the downtown area.

22. Finally, there is strong market demand in Armonk for a car wash. Currently, there are no express or full-service car washes within at least a 3-mile radius of 125 Business Park Drive.

### **SEQRA**

23. Pursuant to the New York State Environmental Quality Review Act (“SEQRA”), Petitioner is submitting a Full Environmental Impact Form (“EAF”) (Part 1) in connection with the proposed Zoning Text Amendment and the proposed project.

### **Requested Relief**

24. Petitioner respectfully requests that the Town Board take the following administrative and legislative steps: (a) accept this Petition; (b) place Petitioner on an upcoming Town Board agenda for an initial presentation and discussion; (c) determine the appropriate

agency to serve as Lead Agency under SEQRA; (d) refer the Zoning Text Amendment to the Town Planning Board for its review and report; (e) refer the Zoning Text Amendment to the Westchester County Department of Planning for its recommendations; (f) schedule, notice, and conduct a public hearing on the Zoning Text Amendment at the earliest possible date; (g) adopt the Zoning Text Amendment; and (h) permit the Planning Board and Zoning Board to simultaneously review applications for all other applicable approvals.

**WHEREFORE**, it is respectfully requested that the instant matter be placed on the next available agenda of the Town Board, and be, in all respects, granted.

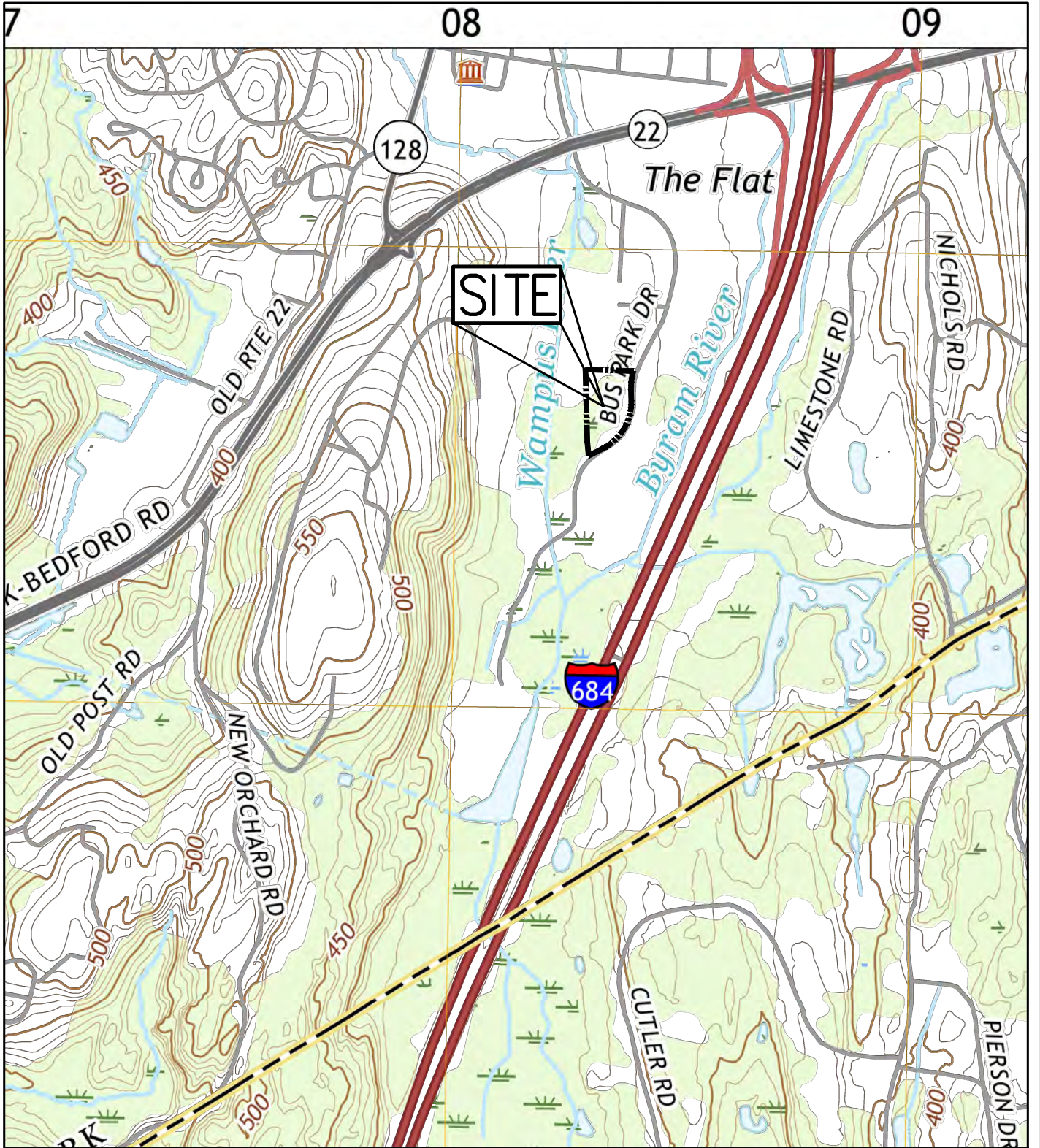
Dated: September 6, 2023  
White Plains, New York

ZARIN & STEINMETZ LLP

By: *Kory Salomone*  
Kory Salomone  
Kasey Brenner  
*Attorneys for Petitioner*  
81 Main Street, Suite 415  
White Plains, NY 10601  
(914) 682-7800

**EXHIBIT A**



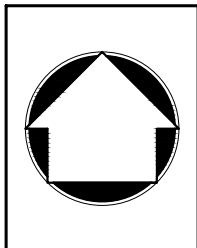


**PROPOSED CAR WASH**  
 125 BUSINESS PARK DRIVE TOWN OF NORTH CASTLE, NEW YORK

**SITE LOCATION MAP (EXHIBIT A)**

DATE: 09/06/2023 JMC PROJECT: 23057

FIGURE: EX-A SCALE: 1"=1,000'



120 BEDFORD RD  
 ARMONK  
 NY 10504

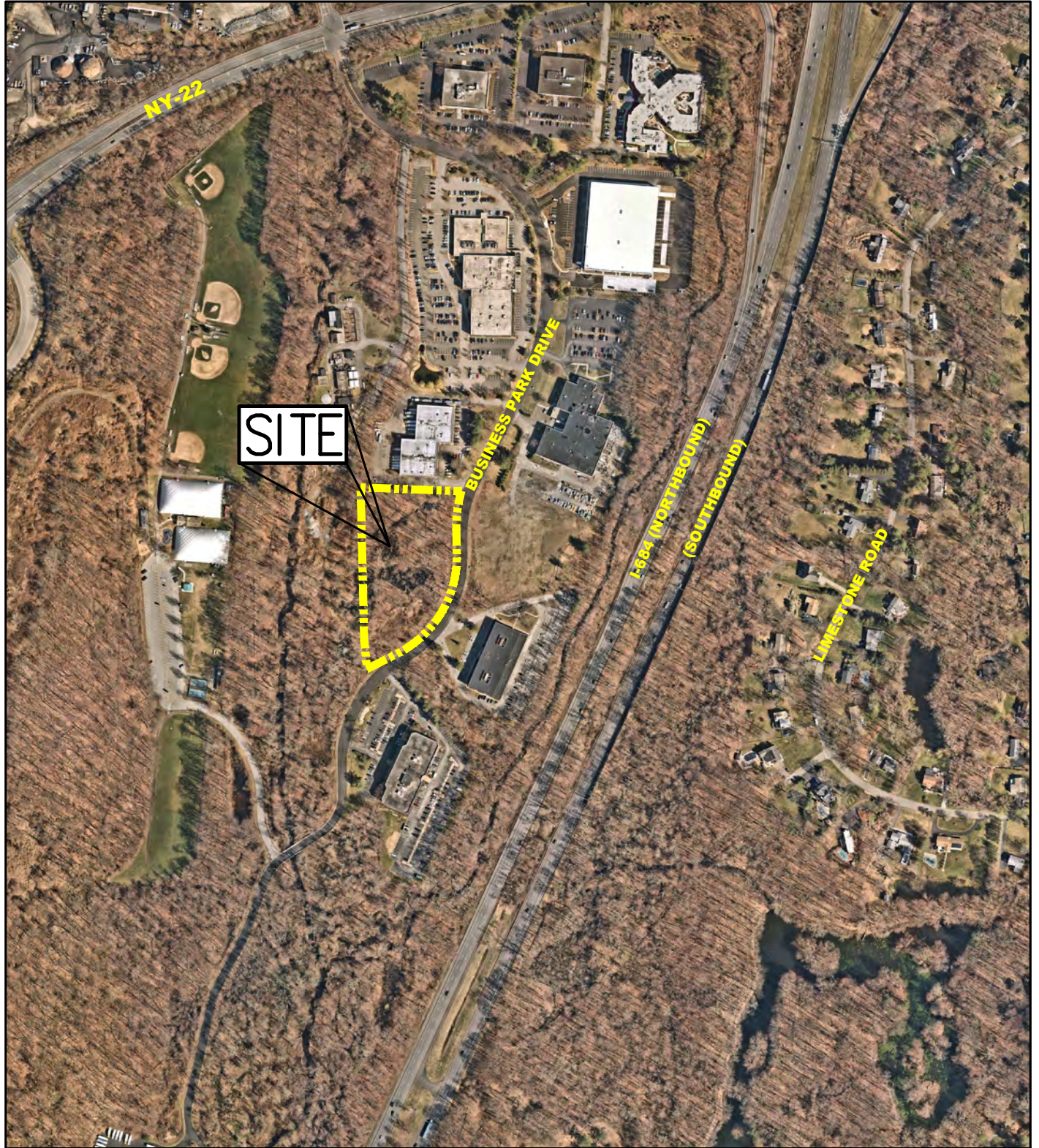
(914) 273-5225  
 fax 273-2102

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**EXHIBIT B**



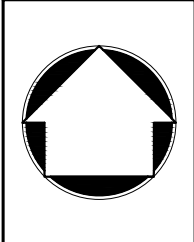


**PROPOSED CAR WASH**  
 125 BUSINESS PARK DRIVE TOWN OF NORTH CASTLE, NEW YORK

**AERIAL PHOTOGRAPH (EXHIBIT B)**

DATE: 09/06/2023 JMC PROJECT: 23057

FIGURE: EX-B SCALE: 1"=500'



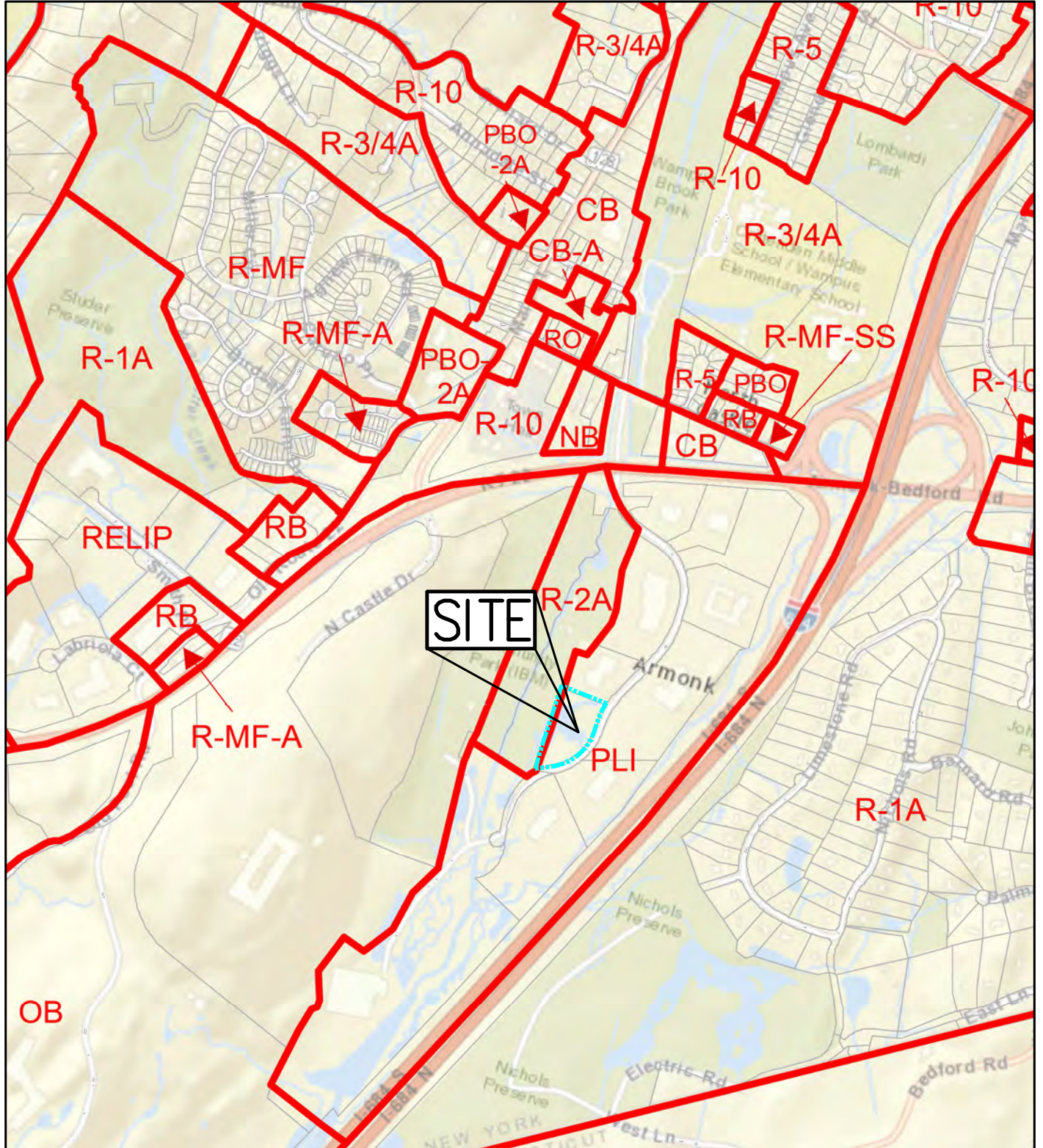
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**EXHIBIT C**

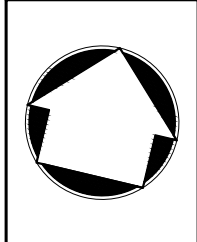


**PROPOSED CAR WASH**  
 125 BUSINESS PARK DRIVE TOWN OF NORTH CASTLE, NEW YORK

**ZONING MAP (EXHIBIT C)**

DATE: 09/06/2023 JMC PROJECT: 23057

FIGURE: EX-C SCALE: 1"=1,000'



120 BEDFORD RD  
 ARMONK  
 NY 10504

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**Full Environmental Assessment Form  
Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project: Proposed Car Wash		
Project Location (describe, and attach a general location map): 125 Business Park Drive, Armonk, NY 10504		
Brief Description of Proposed Action (include purpose or need): Petition for Zoning Text Amendment to allow car washes as a principal permitted use in the PLI (Planned Light Industry) District.  The zoning text change is required for the construction of a proposed single-lane car wash building including an accessory retail/office area with associated off-street parking, landscaping and stormwater management improvements.		
Name of Applicant/Sponsor: Basis Industrial Acquisitions LLC (Mr. Anthony Scavo)		Telephone: (718) 702-6739
		E-Mail: anthony@basisindustrial.com
Address: 4800 North Federal Highway, Suite B-200-34		
City/PO: Boca Raton	State: FL	Zip Code: 33431
Project Contact (if not same as sponsor; give name and title/role): (Same as Applicant/Sponsor)		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Maddd Madonna Armonk LLC (c/o Jorge Madruga)		Telephone: (516) 821-2004
		E-Mail: jorge@maddequities.com
Address: 15 Verbena Avenue, Ste 200		
City/PO: Floral Park	State: NY	Zip Code: 11001



**B. Government Approvals**

<b>B. Government Approvals, Funding, or Sponsorship.</b> ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
<b>Government Entity</b>	<b>If Yes: Identify Agency and Approval(s) Required</b>	<b>Application Date (Actual or projected)</b>
a. City Counsel, Town Board, or Village Board of Trustees <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Petition for Zoning Text Amendment	September 2023
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site Plan, Wetland Permit, Tree Removal	TBD
c. City, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Area (Setback) Variances	TBD
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Conservation Board; Architectural Review Board; Highway Department (Curb Cut)	TBD TBD
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC-Wetland Permit NYSDEC-SPDES Approval	TBD TBD
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**C. Planning and Zoning**

<b>C.1. Planning and zoning actions.</b>	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> <li>• If Yes, complete sections C, F and G.</li> <li>• If No, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>	
<b>C.2. Adopted land use plans.</b>	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	
_____	
_____	
_____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	
_____	
_____	
_____	

**C.3. Zoning**

- a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
If Yes, what is the zoning classification(s) including any applicable overlay district?  
PLI (Planned Light Industry) District
- b. Is the use permitted or allowed by a special or conditional use permit?  Yes  No
- c. Is a zoning change requested as part of the proposed action?  Yes  No  
If Yes,  
i. What is the proposed new zoning for the site? Petition for Zoning Text Amendment to allow a car wash as a principal permitted use.

**C.4. Existing community services.**

- a. In what school district is the project site located? Byram Hills Central School District
- b. What police or other public protection forces serve the project site?  
North Castle Police Department
- c. Which fire protection and emergency medical services serve the project site?  
Armonk Independent Fire Company
- d. What parks serve the project site?  
IBM/North Castle Community Park; Wampus Brook Park; Armonk Indoor Sports Center

**D. Project Details**

**D.1. Proposed and Potential Development**

- a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?  
\_\_\_\_\_
- b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ 3.72 acres  
b. Total acreage to be physically disturbed? \_\_\_\_\_ TBD acres  
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? \_\_\_\_\_ 3.72 acres
- c. Is the proposed action an expansion of an existing project or use?  Yes  No  
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_
- d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No  
If Yes,  
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  
\_\_\_\_\_  
ii. Is a cluster/conservation layout proposed?  Yes  No  
iii. Number of lots proposed? \_\_\_\_\_  
iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_
- e. Will the proposed action be constructed in multiple phases?  Yes  No  
i. If No, anticipated period of construction: \_\_\_\_\_ 12-18 months  
ii. If Yes:  
• Total number of phases anticipated \_\_\_\_\_  
• Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ month \_\_\_\_\_ year  
• Anticipated completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year  
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



f. Does the project include new residential uses?  Yes  No  
 If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)?  Yes  No  
 If Yes,  
 i. Total number of structures \_\_\_\_\_ 1  
 ii. Dimensions (in feet) of largest proposed structure: \_\_\_\_\_ >35 height; \_\_\_\_\_ 65' width; and \_\_\_\_\_ 130 length  
 iii. Approximate extent of building space to be heated or cooled: \_\_\_\_\_ 6,950 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  Yes  No  
 If Yes,  
 i. Purpose of the impoundment: Stormwater Management  
 ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: Stormwater runoff  
 iii. If other than water, identify the type of impounded/contained liquids and their source.  
N/A  
 iv. Approximate size of the proposed impoundment. Volume: \_\_\_\_\_ TBD million gallons; surface area: \_\_\_\_\_ TBD acres  
 v. Dimensions of the proposed dam or impounding structure: \_\_\_\_\_ TBD height; \_\_\_\_\_ TBD length  
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):  
Subsurface Stormwater Management System

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both?  Yes  No  
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)  
 If Yes:  
 i. What is the purpose of the excavation or dredging? \_\_\_\_\_  
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?  
 • Volume (specify tons or cubic yards): \_\_\_\_\_  
 • Over what duration of time? \_\_\_\_\_  
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
 If yes, describe. \_\_\_\_\_  
 \_\_\_\_\_  
 v. What is the total area to be dredged or excavated? \_\_\_\_\_ acres  
 vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ acres  
 vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ feet  
 viii. Will the excavation require blasting?  Yes  No  
 ix. Summarize site reclamation goals and plan: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?  Yes  No  
 If Yes:  
 i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): NYSDEC Wetland (G-1)  
 \_\_\_\_\_  
 \_\_\_\_\_

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:  
Disturbance to NYSDEC-Regulated 100' buffer.

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iii. Will the proposed action cause or result in disturbance to bottom sediments?  Yes  No  
 If Yes, describe: \_\_\_\_\_

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?  Yes  No  
 If Yes:

- acres of aquatic vegetation proposed to be removed: \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_  
Landscaping and stormwater management

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c. Will the proposed action use, or create a new demand for water?  Yes  No  
 If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ TBD gallons/day

ii. Will the proposed action obtain water from an existing public water supply?  Yes  No  
 If Yes:

- Name of district or service area: North Castle Water District #4
- Does the existing public water supply have capacity to serve the proposal? TBD  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No
- Do existing lines serve the project site?  Yes  No

iii. Will line extension within an existing district be necessary to supply the project?  Yes  No  
 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_
- Source(s) of supply for the district: \_\_\_\_\_

iv. Is a new water supply district or service area proposed to be formed to serve the project site?  Yes  No  
 If, Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_  
N/A

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: \_\_\_\_\_ N/A gallons/minute.

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d. Will the proposed action generate liquid wastes?  Yes  No  
 If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ TBD gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): \_\_\_\_\_  
Sanitary wastewater typical for car wash, retail/office use.

iii. Will the proposed action use any existing public wastewater treatment facilities?  Yes  No  
 If Yes:

- Name of wastewater treatment plant to be used: \_\_\_\_\_
- Name of district: North Castle Sewer District #2
- Does the existing wastewater treatment plant have capacity to serve the project? TBD  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No

<ul style="list-style-type: none"> <li>• Do existing sewer lines serve the project site? _____</li> <li>• Will a line extension within an existing district be necessary to serve the project? If Yes:  <ul style="list-style-type: none"> <li>• Describe extensions or capacity expansions proposed to serve this project: _____</li> </ul> </li> </ul>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? If Yes:</p> <ul style="list-style-type: none"> <li>• Applicant/sponsor for new district: _____</li> <li>• Date application submitted or anticipated: _____</li> <li>• What is the receiving water for the wastewater discharge? _____</li> </ul> <p>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): N/A _____</p> <p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ Car wash water recycling system _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?  25,981 Square feet or 0.59 acres (impervious surface)  162,386 Square feet or 3.72 acres (parcel size)</p> <p>ii. Describe types of new point sources. TBD _____</p> <p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?  Proposed stormwater discharge will be directed into existing municipal infrastructure (after conveyance through on-site stormwater management system).  <ul style="list-style-type: none"> <li>• If to surface waters, identify receiving water bodies or wetlands: _____</li> <li>• Will stormwater runoff flow to adjacent properties? _____</li> </ul> </p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> <li>• _____ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)</li> <li>• _____ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)</li> <li>• _____ Tons/year (short tons) of Perfluorocarbons (PFCs)</li> <li>• _____ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)</li> <li>• _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)</li> <li>• _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)</li> </ul>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?  Yes  No

If Yes:

i. Estimate methane generation in tons/year (metric): \_\_\_\_\_

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

---

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?  Yes  No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): \_\_\_\_\_

---

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?  Yes  No

If Yes:

i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): \_\_\_\_\_  
 Estimated 2 truck trips per day (i.e. trash/recycling, deliveries, etc.)

iii. Parking spaces: Existing 0 Proposed 21 Net increase/decrease +21

iv. Does the proposed action include any shared use parking?  Yes  No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:  
Installation of two (2) new curb cuts on Business Park Drive

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site?  Yes  No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  Yes  No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  Yes  No

---

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?  Yes  No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_  
TBD

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):  
Grid/Local Utility (Consolidated Edison Company of New York)

iii. Will the proposed action require a new, or an upgrade, to an existing substation?  Yes  No

---

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: In accordance with Town Code
- Saturday: In accordance with Town Code
- Sunday: In accordance with Town Code
- Holidays: In accordance with Town Code

ii. During Operations:

- Monday - Friday: In accordance with Town Code
- Saturday: In accordance with Town Code
- Sunday: In accordance with Town Code
- Holidays: In accordance with Town Code



m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No

If yes:

i. Provide details including sources, time of day and duration:  
Temporary noise associated with construction (hours in accordance with Town Code).

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No  
Describe: Tree removal associated with development of project.

---

n. Will the proposed action have outdoor lighting?  Yes  No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  
Proposed lighting to be designed and installed in accordance with Town Code

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No  
Describe: Tree removal associated with development of project.

---

o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No  
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: \_\_\_\_\_

---

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No

If Yes:

i. Product(s) to be stored \_\_\_\_\_

ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: \_\_\_\_\_

---

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  Yes  No

If Yes:

i. Describe proposed treatment(s):  
\_\_\_\_\_  
\_\_\_\_\_

ii. Will the proposed action use Integrated Pest Management Practices?  Yes  No

---

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: \_\_\_\_\_ TBD tons per \_\_\_\_\_ TBD (unit of time)
- Operation: \_\_\_\_\_ TBD tons per \_\_\_\_\_ TBD (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: Debris removal and recycling will be in accordance with all applicable local, state and federal requirements. Best management practices will be implemented where applicable (i.e. dust control, etc.)
- Operation: Recycling efforts will be in accordance with all local, state and federal laws.

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Solid waste will be disposed of in accordance with all applicable local, state and federal requirements.
- Operation: Wheelabrator Westchester

s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No

If Yes:

- i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_
- ii. Anticipated rate of disposal/processing:
  - \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or
  - \_\_\_\_\_ Tons/hour, if combustion or thermal treatment
- iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No

If Yes:

- i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_
- ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_
- iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month
- iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_
- v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No

If Yes: provide name and location of facility: \_\_\_\_\_

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: \_\_\_\_\_

**E. Site and Setting of Proposed Action**

**E.1. Land uses on and surrounding the project site**

- a. Existing land uses.
  - i. Check all uses that occur on, adjoining and near the project site.
    - Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)
    - Forest  Agriculture  Aquatic  Other (specify): Recreational
  - ii. If mix of uses, generally describe:
 

Office and light industrial uses

**b. Land uses and covertypes on the project site.**

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	0.59	+0.59
• Forested	2.15	1.35	-0.80
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	1.57	1.57	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: <u>Landscaped Area</u>	0	0.21	+0.21

c. Is the project site presently used by members of the community for public recreation?  Yes  No  
i. If Yes: explain: \_\_\_\_\_

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  Yes  No  
If Yes,  
i. Identify Facilities:  
The Bristol Assisted Living at Armonk; Urgent Care Center at WPH Medical & Wellness  
\_\_\_\_\_

e. Does the project site contain an existing dam?  Yes  No  
If Yes:  
i. Dimensions of the dam and impoundment:  
• Dam height: \_\_\_\_\_ feet  
• Dam length: \_\_\_\_\_ feet  
• Surface area: \_\_\_\_\_ acres  
• Volume impounded: \_\_\_\_\_ gallons OR acre-feet  
ii. Dam's existing hazard classification: \_\_\_\_\_  
iii. Provide date and summarize results of last inspection: \_\_\_\_\_

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  Yes  No  
If Yes:  
i. Has the facility been formally closed?  Yes  No  
• If yes, cite sources/documentation: \_\_\_\_\_  
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: \_\_\_\_\_  
iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Yes  No  
If Yes:  
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: \_\_\_\_\_

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No  
If Yes:  
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No  
 Yes – Spills Incidents database Provide DEC ID number(s): \_\_\_\_\_  
 Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
 Neither database  
ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
If yes, provide DEC ID number(s): \_\_\_\_\_  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): \_\_\_\_\_

v. Is the project site subject to an institutional control limiting property uses?  Yes  No

- If yes, DEC site ID number: \_\_\_\_\_
- Describe the type of institutional control (e.g., deed restriction or easement): \_\_\_\_\_
- Describe any use limitations: \_\_\_\_\_
- Describe any engineering controls: \_\_\_\_\_
- Will the project affect the institutional or engineering controls in place?  Yes  No
- Explain: \_\_\_\_\_

---

**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ 4-6.5 feet

b. Are there bedrock outcroppings on the project site?  Yes  No  
 If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ %

c. Predominant soil type(s) present on project site: Fluvaquents-Udfluvents complex, frequently flooded \_\_\_\_\_ 57.6 %  
Udorthents, smoothed \_\_\_\_\_ 42.4 %  
 \_\_\_\_\_ %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ 57.6 % of site  
 Moderately Well Drained: \_\_\_\_\_ 42.4 % of site  
 Poorly Drained \_\_\_\_\_ % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: \_\_\_\_\_ 89 % of site  
 10-15%: \_\_\_\_\_ 3 % of site  
 15% or greater: \_\_\_\_\_ 8 % of site

g. Are there any unique geologic features on the project site?  Yes  No  
 If Yes, describe: \_\_\_\_\_

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?  Yes  No

ii. Do any wetlands or other waterbodies adjoin the project site?  Yes  No  
 If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?  Yes  No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name Federal Waters, NYS Wetland, Federal Waters Approximate Size NYS Wetland (in a...
- Wetland No. (if regulated by DEC) G-1

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No  
 If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_

---

i. Is the project site in a designated Floodway?  Yes  No

j. Is the project site in the 100-year Floodplain?  Yes  No

k. Is the project site in the 500-year Floodplain?  Yes  No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No  
 If Yes:

i. Name of aquifer: Principal Aquifer



m. Identify the predominant wildlife species that occupy or use the project site: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

n. Does the project site contain a designated significant natural community?  Yes  No  
 If Yes:  
 i. Describe the habitat/community (composition, function, and basis for designation): \_\_\_\_\_  
 \_\_\_\_\_  
 ii. Source(s) of description or evaluation: \_\_\_\_\_  
 iii. Extent of community/habitat:  
 • Currently: \_\_\_\_\_ acres  
 • Following completion of project as proposed: \_\_\_\_\_ acres  
 • Gain or loss (indicate + or -): \_\_\_\_\_ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?  Yes  No  
 If Yes:  
 i. Species and listing (endangered or threatened): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?  Yes  No  
 If Yes:  
 i. Species and listing: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?  Yes  No  
 If yes, give a brief description of how the proposed action may affect that use: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**E.3. Designated Public Resources On or Near Project Site**

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?  Yes  No  
 If Yes, provide county plus district name/number: \_\_\_\_\_

b. Are agricultural lands consisting of highly productive soils present?  Yes  No  
 i. If Yes: acreage(s) on project site? \_\_\_\_\_  
 ii. Source(s) of soil rating(s): \_\_\_\_\_

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?  Yes  No  
 If Yes:  
 i. Nature of the natural landmark:  Biological Community  Geological Feature  
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?  Yes  No  
 If Yes:  
 i. CEA name: \_\_\_\_\_  
 ii. Basis for designation: \_\_\_\_\_  
 iii. Designating agency and date: \_\_\_\_\_

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  Yes  No

If Yes:

i. Nature of historic/archaeological resource:  Archaeological Site  Historic Building or District

ii. Name: \_\_\_\_\_

iii. Brief description of attributes on which listing is based: \_\_\_\_\_

---

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?  Yes  No

---

g. Have additional archaeological or historic site(s) or resources been identified on the project site? None known  Yes  No

If Yes:

i. Describe possible resource(s): \_\_\_\_\_

ii. Basis for identification: \_\_\_\_\_

---

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?  Yes  No

If Yes:

i. Identify resource: NYS DOT Scenic Byways

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Bronx River Parkway; Taconic State Parkway

iii. Distance between project and resource: 4.70-4.45 miles.

---

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?  Yes  No

If Yes:

i. Identify the name of the river and its designation: \_\_\_\_\_

ii. Is the activity consistent with development restrictions contained in 6 NYCRR Part 666?  Yes  No

**F. Additional Information**

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

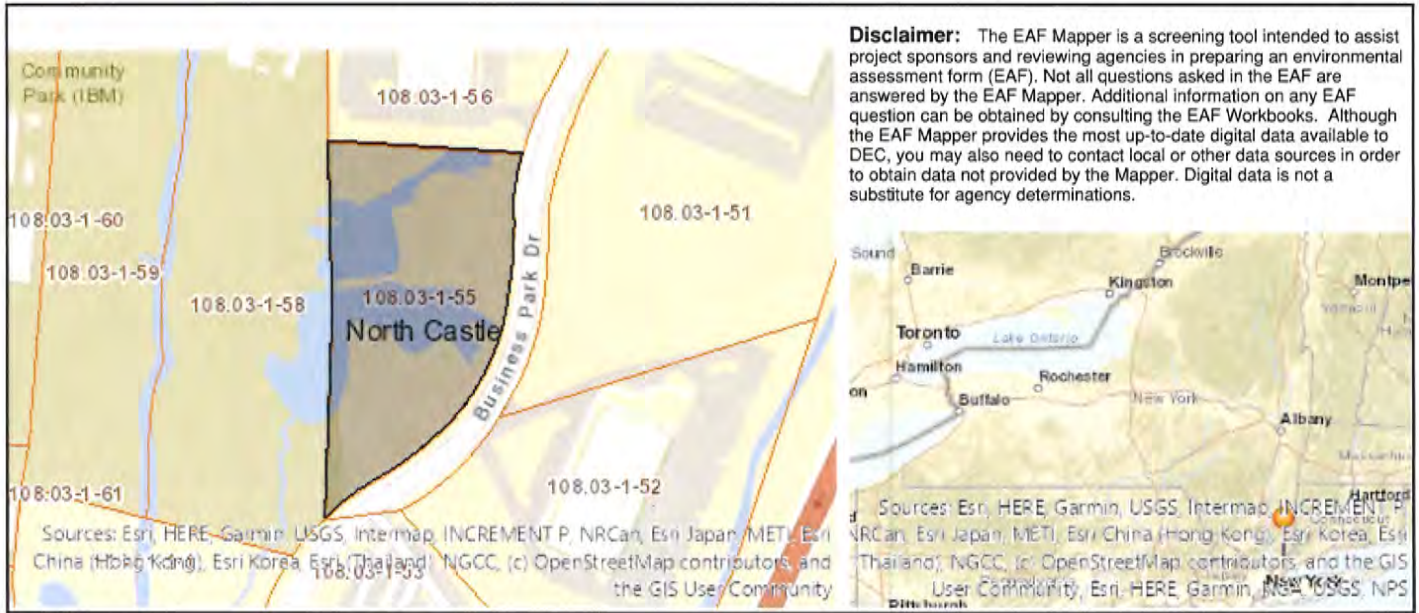
**G. Verification**

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Paul R. Sysak, RLA (JMC-Applicant's Agent) Date 09/06/2023

Signature Paul Sysak (JMC-Applicant's Agent) Title Project Manager





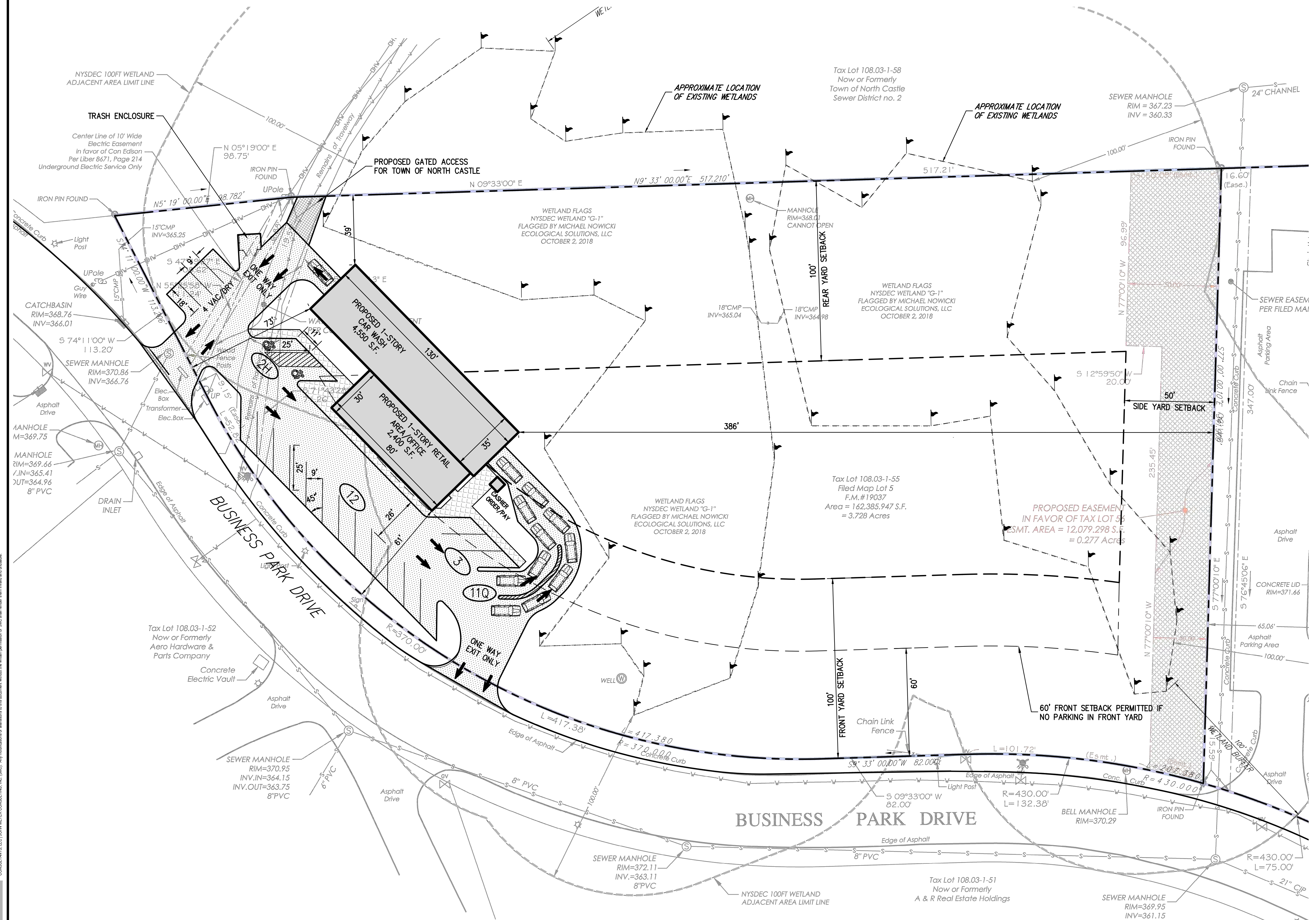
B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters, NYS Wetland
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):63.7
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	G-1
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	No

E.2.i. [Aquifers]	Yes
E.2.i. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No



NOT FOR CONSTRUCTION

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PARKING CALCULATION SUMMARY				
DESCRIPTION	WASH BAYS (#)	REQUIREMENT	PARKING REQUIRED	PARKING PROVIDED
<b>PROPOSED PARKING CALCULATIONS</b>				
PROPOSED CAR WASH	1	10 SPACE / BAY	10	21
<b>TOTAL</b>	<b>1</b>	<b>-</b>	<b>10</b>	<b>21*</b>

\*INCLUDING 2 ADA ACCESSIBLE PARKING SPACES AND 4 VAC/DRY SPACES

LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING SETBACK LINE
	EXISTING WETLAND LINE AND DELINEATION
	EXISTING TREE AND DESIGNATION
	PROPOSED BUILDING LINE
	PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
	PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
	PROPOSED CONCRETE SIDEWALK
	PROPOSED HEAVY DUTY PAVEMENT
	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
	PROPOSED GUIDE RAIL
	PROPOSED FENCE
	PROPOSED ARROW MARKING ON PAVEMENT

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "SURVEY OF PROPERTY PREPARED FOR FRANK MADONNA, JR.", PREPARED BY TC MERRITT'S LAND SURVEYORS, DATED 03/13/2019.

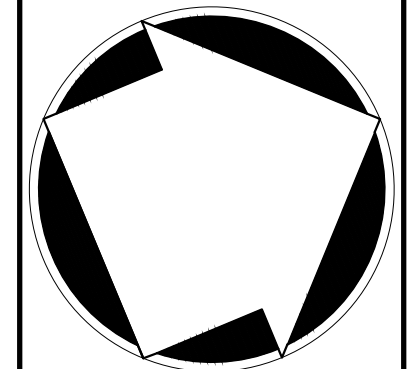
ZONING COMPLIANCE CHART				
TAX PARCEL: 108.03-1-55				
ZONING DISTRICT: PLI - PLANNED LIGHT INDUSTRY				
PROPOSED USE: CAR WASH				
DESCRIPTION		REQUIREMENT	EXISTING	PROPOSED
MINIMUM LOT AREA	(S.F./ACRES)	174,240/4	162,386/3.72	162,386/3.72
NET LOT AREA <sup>(1)</sup>	(S.F./ACRES)	-	104,685/2.40	104,685/2.40
MINIMUM LOT FRONTAGE	(FEET)	300	820	820
MINIMUM LOT DEPTH	(FEET)	300	264	264
MAXIMUM BUILDING HEIGHT	(STORIES/FEET)	3/35	N/A	<35'
MAXIMUM BUILDING COVERAGE	(%)	30	N/A	4.28
FLOOR AREA RATIO		0.30	N/A	-
MINIMUM INTERIOR LANDSCAPED AREA	(%)	10	N/A	-
MINIMUM BUILDING SETBACKS				
FRONT YARD	(FEET)	100 <sup>(2)</sup>	N/A	61 <sup>(3)</sup>
SIDE YARD	(FEET)	50	N/A	73
REAR YARD	(FEET)	100	N/A	39 <sup>(3)</sup>
OFF-STREET PARKING				
STANDARD PARKING SPACES	(SPACES)	N/A	N/A	15
ACCESSIBLE PARKING SPACES	(SPACES)	N/A	N/A	2
TOTAL PARKING SPACES	(SPACES)	N/A	N/A	21 <sup>(4)</sup>

- NOTES:**
- THE "LOT AREA" USED FOR MEASUREMENT/CALCULATIONS PURPOSES IS THE TOTAL AREA OF THE PROPERTY "NET LOT AREA," 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 = 162,386 - 6,372 - 51,329 = 104,685 SF
  - THE PROPOSED OFF-STREET PARKING IS LOCATED IN THE FRONT OF THE BUILDING. IN ACCORDANCE WITH 355-ATTACHMENT 4 OF THE TOWN CODE, THE FRONT YARD SETBACK IS 100 FT.
  - VARIANCE REQUIRED.
  - AS OFF-STREET PARKING REQUIREMENTS ARE NOT PROVIDED IN SECTION 355-57 OF THE TOWN CODE FOR THE PURPOSES OF THIS LAYOUT PLAN, WE HAVE PROVIDED A PARKING REQUIREMENT OF 10 PARKING SPACES PER WASH BAY. (SEE PARKING CALCULATION SUMMARY TABLE).

APPLICANT:  
**BASIS INDUSTRIAL ACQUISITIONS LLC**  
 4800 NORTH FEDERAL HIGHWAY, SUITE B-200-34  
 BOCA RATON, FL 33431

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC  
 JMC Site Development Consultants, LLC  
 John Meyer Consulting, Inc.  
 120 BEDFORD ROAD - ARMONK, NY 10504  
 voice 914.273.5225 - fax 914.273.2102  
 www.jmcplic.com



CONCEPTUAL SITE PLAN  
 (TOWN BOARD ZONING PETITION)  
 PROPOSED CAR WASH  
 125 BUSINESS PARK DRIVE  
 TOWN OF NORTH CASTLE, NEW YORK

No.	Revision	Date	By

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

Previous Editions Obsolete

Drawn: PK Approved: DV  
 Scale: 1" = 30'  
 Date: 09/06/2023  
 Project No: 23057  
 2357-01 CSP-1 LAT.scr  
 Drawing No: **CSP-1**





125 INDUSTRIAL  
PARK DRIVE  
ARMONK, NY

NOT TO SCALE

EAST  
ELEVATION

SEPTEMBER 06, 2023

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125 INDUSTRIAL  
PARK DRIVE  
ARMONK, NY

NOT TO SCALE

NORTH  
ELEVATION

SEPTEMBER 06, 2023

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125 INDUSTRIAL  
PARK DRIVE  
ARMONK, NY

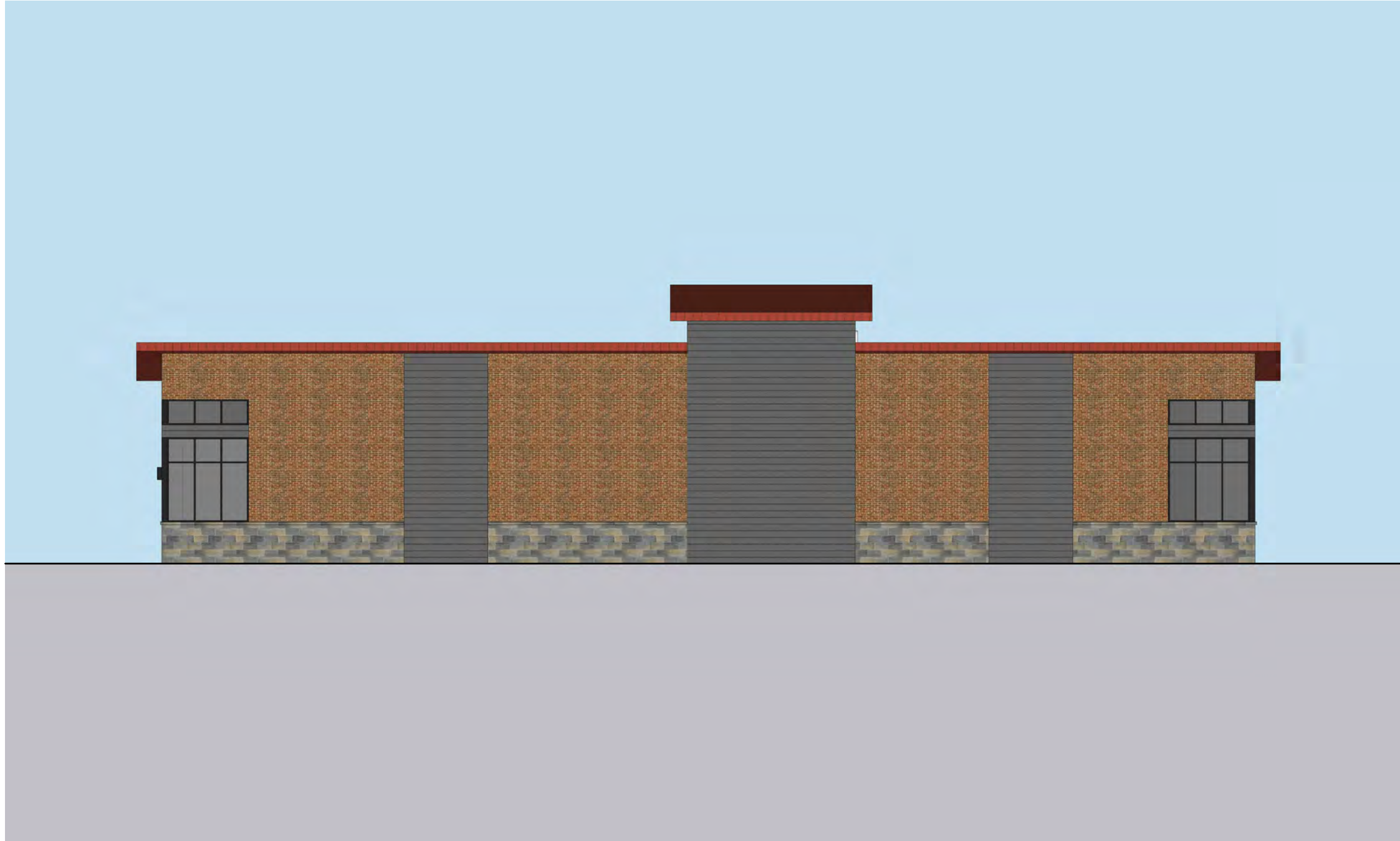
NOT TO SCALE

SOUTH  
ELEVATION

SEPTEMBER 06, 2023

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125 INDUSTRIAL  
PARK DRIVE  
ARMONK, NY

NOT TO SCALE

WEST  
ELEVATION

SEPTEMBER 06, 2023

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125 INDUSTRIAL  
PARK DRIVE  
ARMONK, NY

NOT TO SCALE

PERSPECTIVE  
VIEW 2

SEPTEMBER 06, 2023

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125 INDUSTRIAL  
PARK DRIVE  
ARMONK, NY

NOT TO SCALE

PERSPECTIVE  
VIEW 1

SEPTEMBER 06, 2023

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**OWNER'S AFFIDAVIT**

STATE OF NEW YORK            )  
  )  
COUNTY OF WESTCHESTER    )       s.s.:

Jorge Madruga, hereby deposes and says that he is the Managing Member of Maddd Madonna Armonk LLC, the owner of certain real property located at 125 Business Park Drive in the Town of North Castle (“Property”), and that Maddd Madonna Armonk LLC has granted Basis Industrial Acquisitions LLC, the Petitioner in this proceeding, the authority to prepare, submit and process all necessary and appropriate land use applications, including, but not limited to, the instant Petition, in connection with its proposal to develop the Property with a car wash.

  
\_\_\_\_\_  
Name: Jorge Madruga  
Title: Managing Member

Sworn to before me this  
5 day of September 2023

  
\_\_\_\_\_  
Notary Public

Maya Hatcher  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01HA6439638  
Qualified in Suffolk County  
Commission Expires 08/29/2026