



TOWN OF NORTH CASTLE

Town Hall - 15 Bedford Road

Armonk, New York 10504

northcastleny.com

Established 1736

ALISON SIMON

Town Clerk

(914) 273-3000 x42

asimon@northcastleny.com

SPECIAL USE PERMIT APPLICATION

FEE \$200

APPLICANT: St. Nersess Armenian Seminary

ADDRESS: 486 Bedford Rd

PHONE: 914.273.0200 E-MAIL levona@stnersess.edu

PROPERTY OWNER:* St. Nersess Armenian Seminary

* Property owner must complete Verification form on attached page 2.

ADDRESS: 486 Bedford Rd

PHONE: 914.273.0200

PREMISES: Tax ID # 108.02 1 16

situated on the west side of Bedford Rd (street)

425 feet from the intersection of Banksville Rd

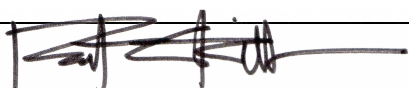
(street).

Description of proposed use and improvements to the premises:

(Include overall square footage of building(s) when applicable.)

1. Proposed two story (two room) addition to the existing Married Students facility (1,100sf)

2. Proposed one story, two bedroom single family residence for the Dean (1,170 sf)


Signature of Applicant

08.08.23
Date

SPECIAL USE PERMIT APPLICATION

Page 2

VERIFICATION BY PROPERTY OWNER

I, Michael Chevron, being duly sworn, depose and say that I am the property owner in the foregoing application, that I have read the same and that the same is true and correct.

State of New York
County of Westchester

Sworn to before me this 28
day of July, 2023

Maria Scharf
Notary Public

Michael Chevron
Signature of Property Owner

MARIA SCHARF
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SC6377346
Qualified in Westchester County
Commission Expires July 2, 2026

ARCHITECTURE
URBAN DESIGN
PLANNING

09 August '23

Alison Simon, Town Clerk
Town of North Castle
Town Hall
15 Bedford Road
Armonk NY 10504

Re: Special Use Permit (amendment)
St. Nersess Armenian Seminary
486 Bedford Road
Armonk NY

Dear Ms. Simon,

I am filing an application for a Special Use Permit on behalf on the St. Nersess Armenian Seminary for additions and alterations to their existing facility. They are proposing the following modifications:

1. The construction of two additional rooms (on two stories) to the existing "Married Students" building. This building also provides accommodations for guest speakers visiting the seminary and the additional rooms will be used for this purpose. These are simply sleeping rooms and cooking facilities will not be provided.
2. The construction of a new two-bedroom single family dwelling. This dwelling will be used as an additional Dean's residence for the current Dean who will be in semi-retirement soon.
3. Misc. sitework will be performed to accommodate the new construction.

Please let me know if there is any additional information needed at this preliminary stage.

Very truly yours,



Robert Stanziale, AIA

Short Environmental Assessment Form

Part 1 - Project Information

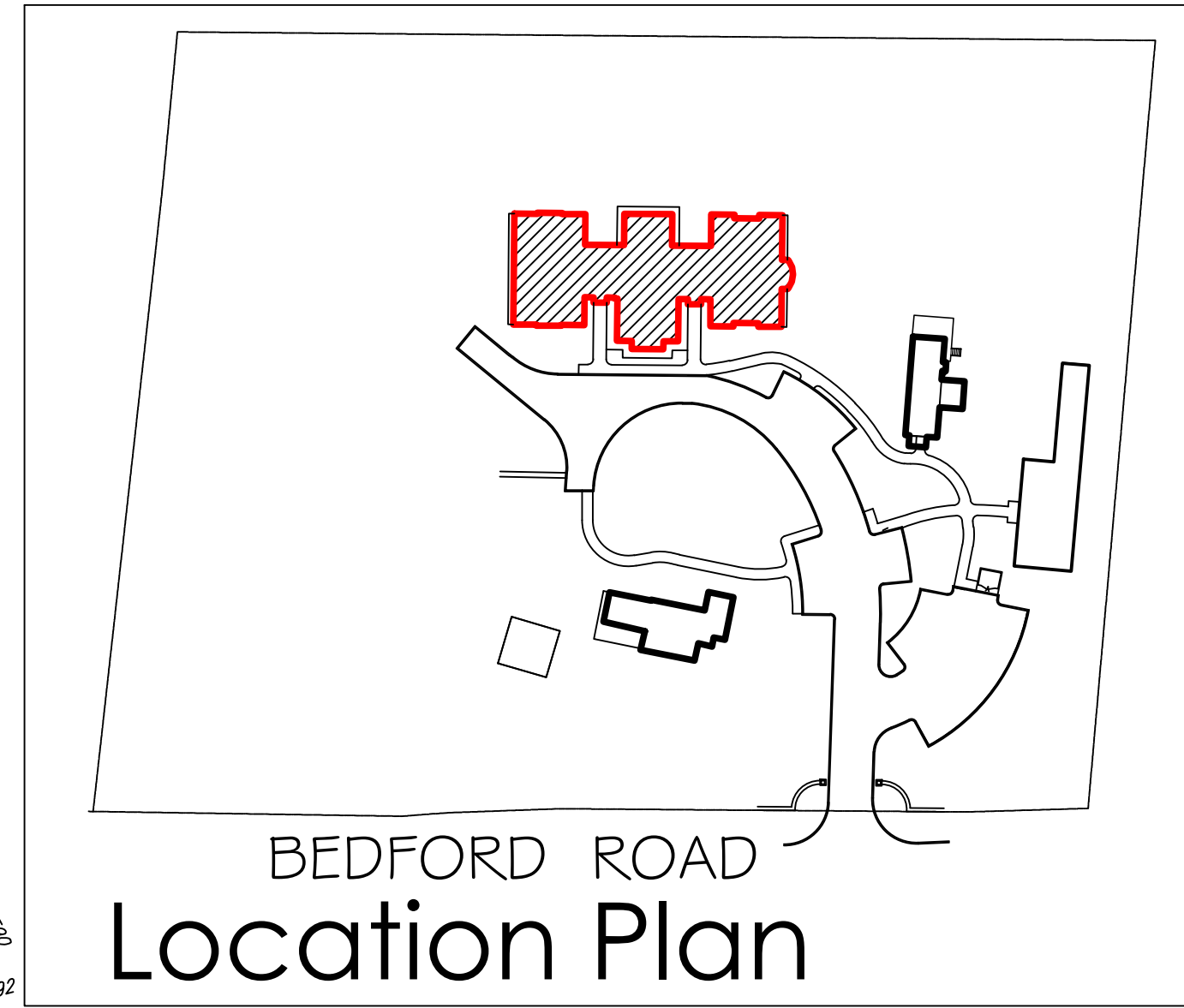
Instructions for Completing

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.

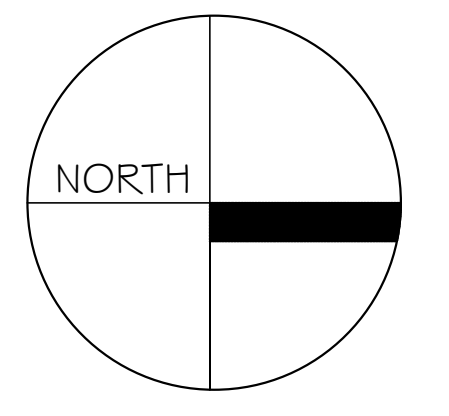
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: PROPOSED ADDITIONS AND MODIFICATIONS TO ST. NERSESS ARMENIAN SEMINARY			
Project Location (describe, and attach a location map): 486 BEDFORD ROAD ARMONK NY (TOWN OF NORTH CASTLE)			
Brief Description of Proposed Action: CONSTRUCT AN ADDITION TO AN EXISTING RESIDENCE BUILDING FOR THE ST. NERSESS ARMENIAN SEMINARY. CONSTRUCT A NEW SINGLE FAMILY DWELLING FOR A DEAN'S RESIDENCE			
Name of Applicant or Sponsor: ST. NERSESS ARMENIAN SEMINARY		Telephone: 914.273.0200	
		E-Mail: levona@stnersess.edu	
Address: 486 BEDFORD 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 type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Special Use Permit			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		5.57 acres	
b. Total acreage to be physically disturbed?		0.1 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		5.57 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input 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			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	YES
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Private well water _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Existing septic system _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO
12. a. 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? b. 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	YES



BEDFORD ROAD
Location Plan

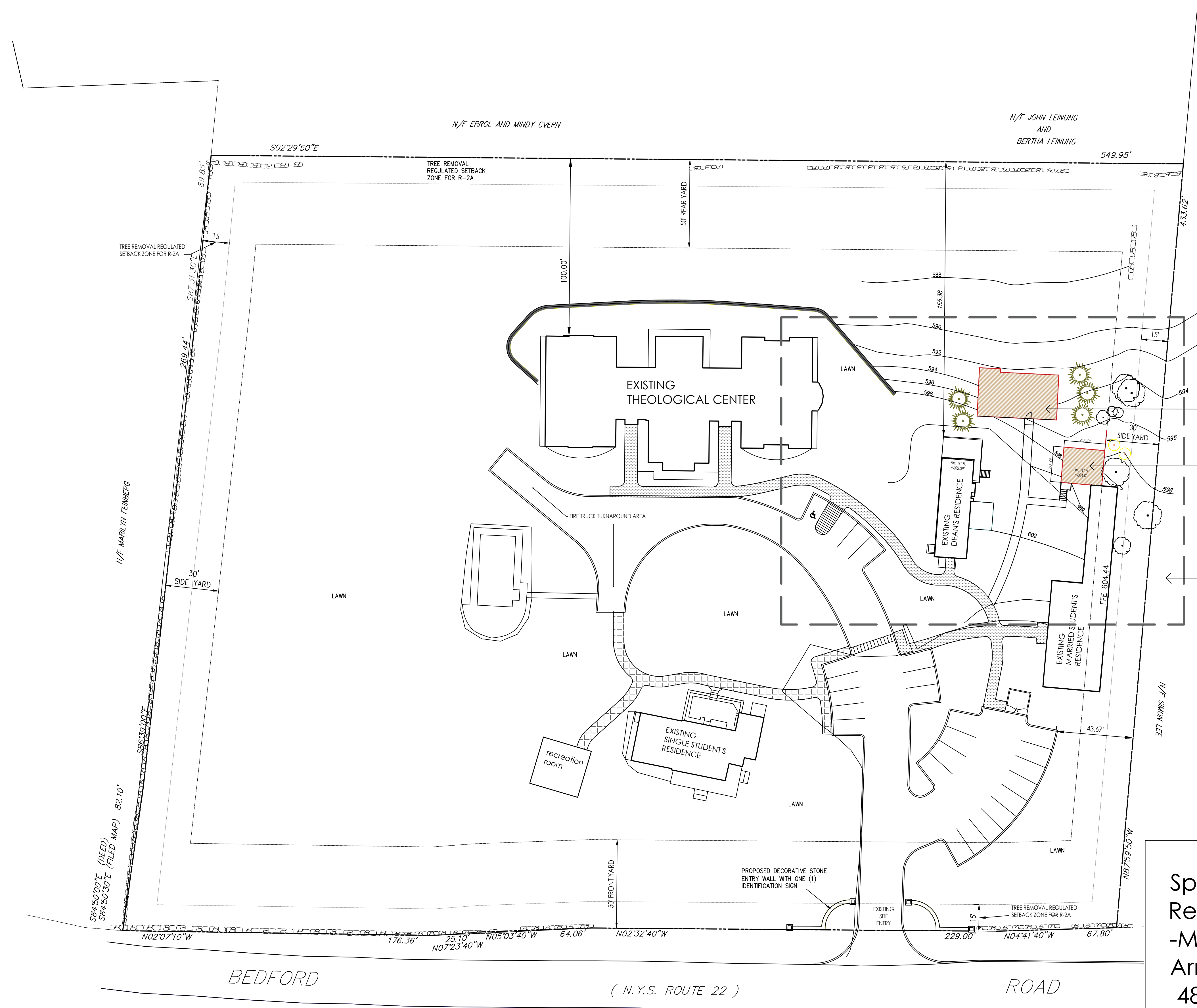


ARCHITECTURE
URBAN DESIGN
PLANNING

ROBERT STANZIALE ARCHITECT P.C.

270 North Avenue
New Rochelle New York 10801
rstanziale@stanzialearchitect.com

P 914.633.0070
F 914.633.0310



- proposed on story (with basement)
2 bedroom dwelling
-1,170 sf: first floor
- proposed two story addition
-two bedrooms w/ baths
-1,100 sf total

SEE ENLARGED PLAN
A-1.01

Special use Permit Application for a Religious or Charitable Institution:
-Modifications to the existing St. Nersess Armenian Seminary
486 Bedford Rd
-R-2A Zoned district
-108.02-1-16

PROPOSED SITE PLAN

SCALE: 1" = 30'-0"

REV.	DATE	DRN BY

PROJECT TITLE
PROPOSED ADDITIONS TO ST. NERSESS ARMENIAN SEMINARY

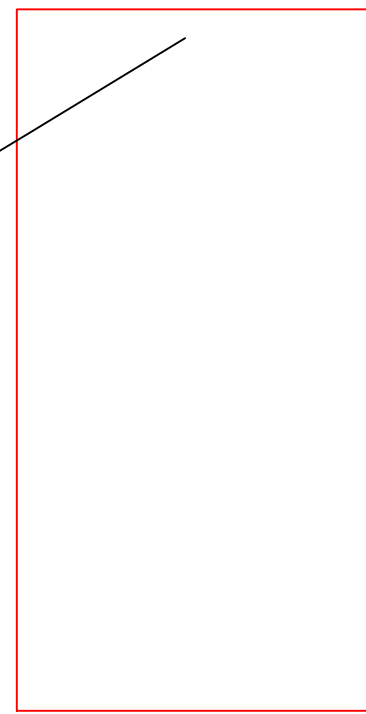
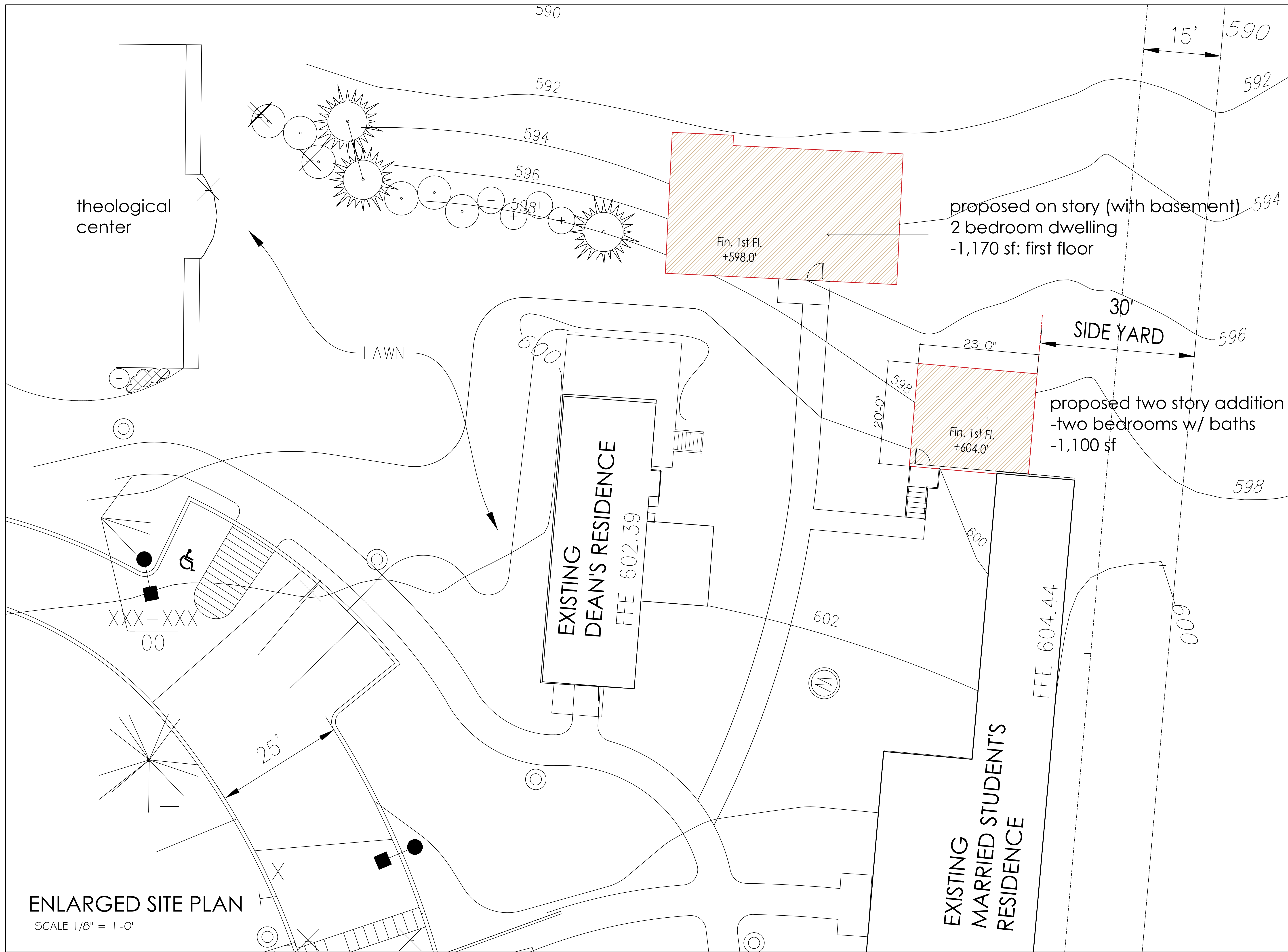
486 Bedford Rd
Armonk, NY

SEAL + SIGNATURE

DRAWING TITLE
SITE PLAN

DATE: 07-19-22
PROJECT: 218-20
DRAWING BY: RS
CHK BY:
DWG:

A- 01.00



ARCHITECTURE
URBAN DESIGN
PLANNING

P 914.653.0070
F 914.653.0310

ROBERT STANZIALE
ARCHITECT P.C.

275 North Avenue
New Rochelle New York 10801
robertstanziale@stanzialearchitect.com

REV.	DATE	DRN. BY.
1		
2		
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PROJECT TITLE:
PROPOSED ADDITIONS
TO ST. NERSESS
ARMENIAN SEMINARY

486 BEDFORD ROAD
ARMONK NEW YORK

SEAL + SIGNATURE

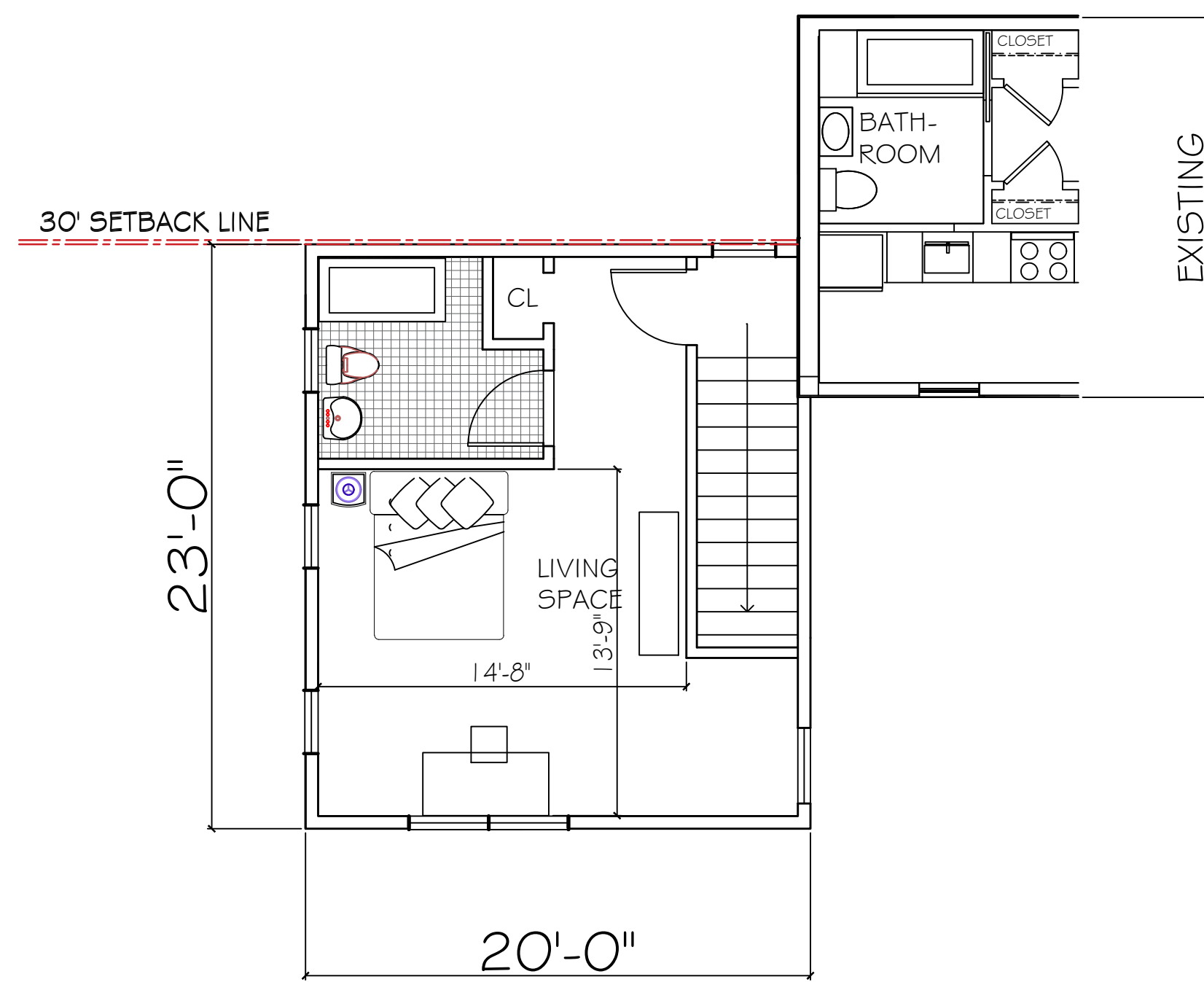
DRAWING TITLE:
PART SITE PLAN

DATE: 07.19.23
PROJECT: 2022-23
DRAWING BY: RS
CHK BY:
DWG:

A-01.01

ENLARGED SITE PLAN
SCALE 1/8" = 1'-0"

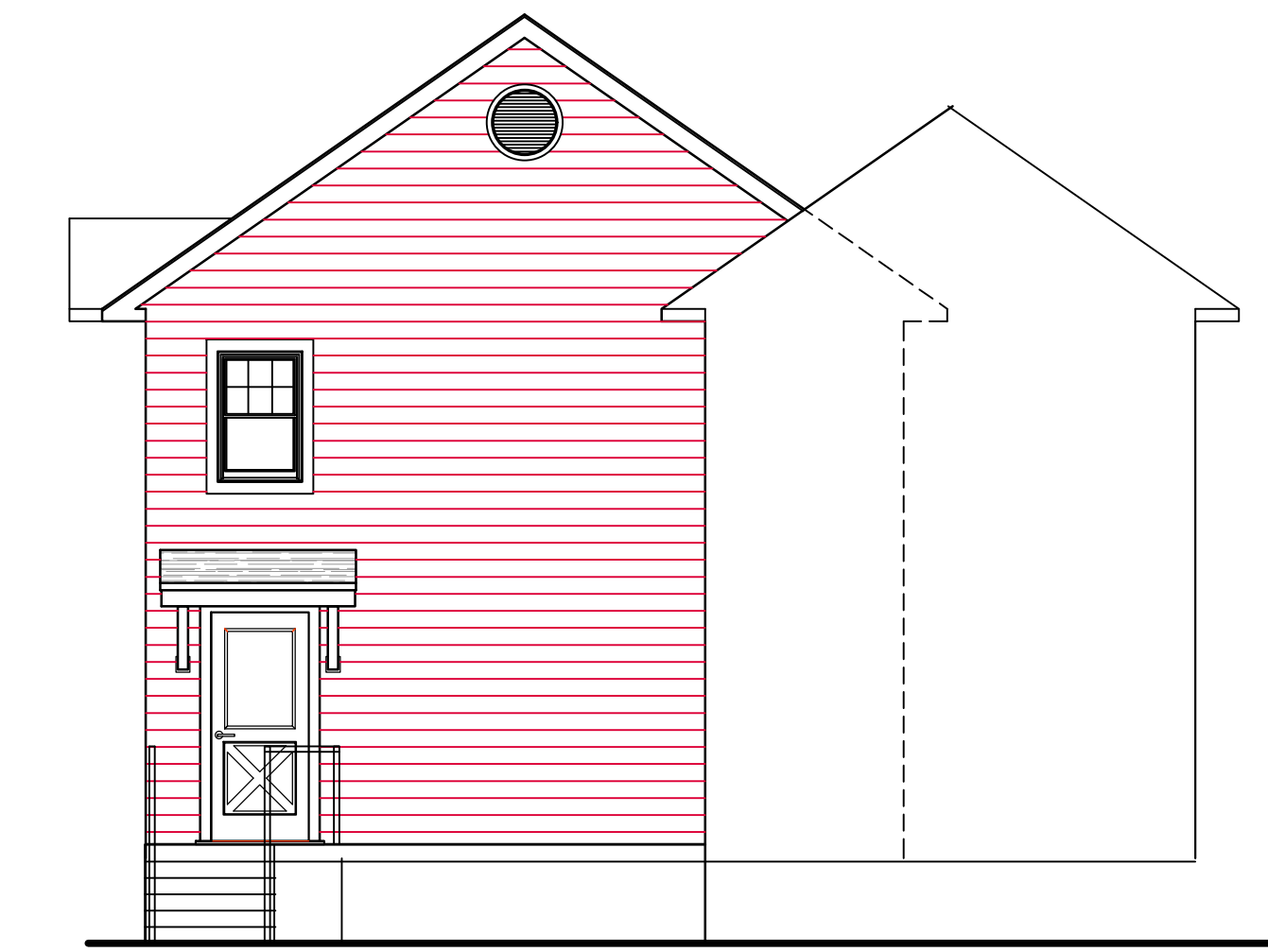
PROPOSED ADDITION TO THE MARRIED STUDENTS BUILDING



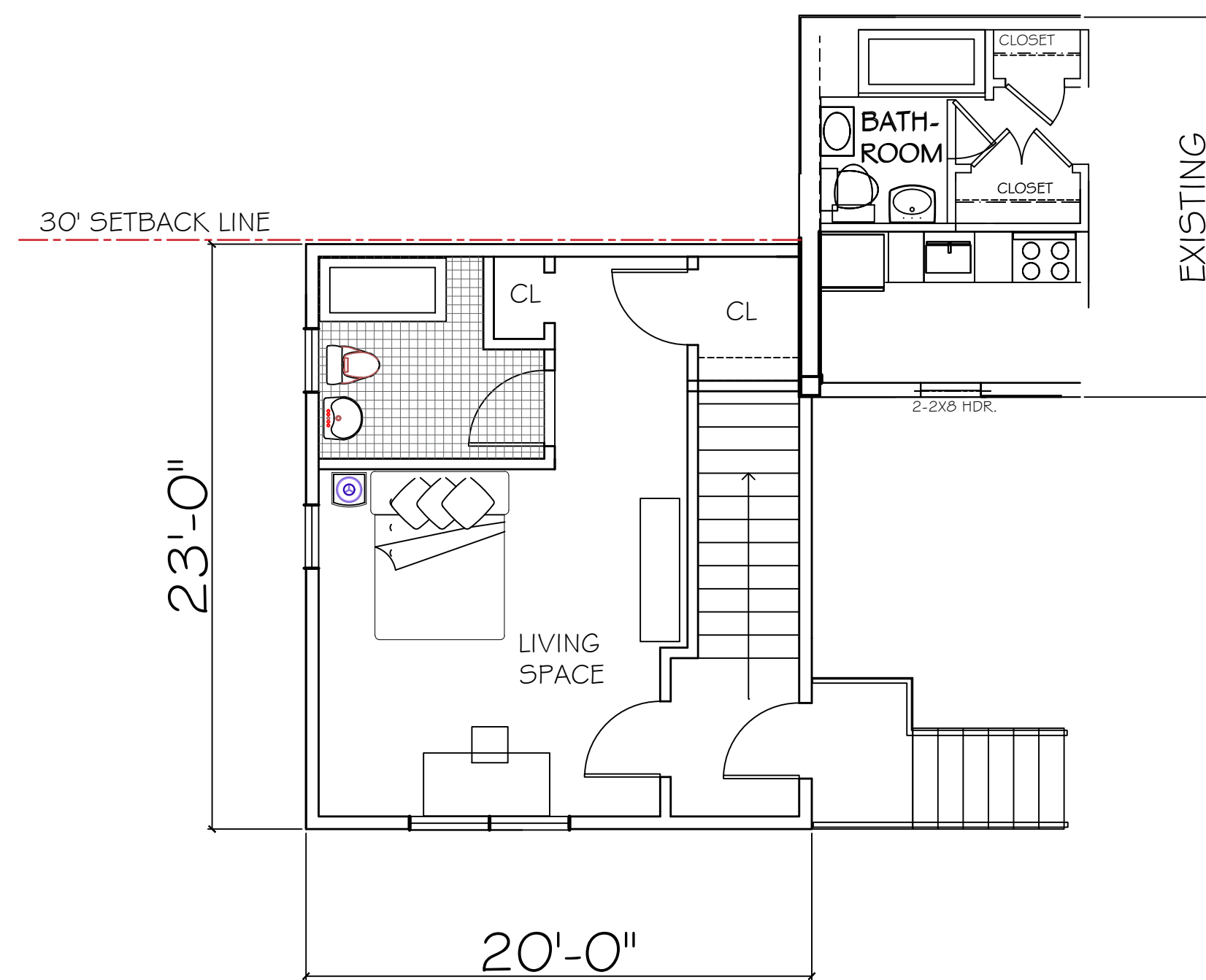
SECOND FLOOR PLAN



PART FRONT ELEVATION

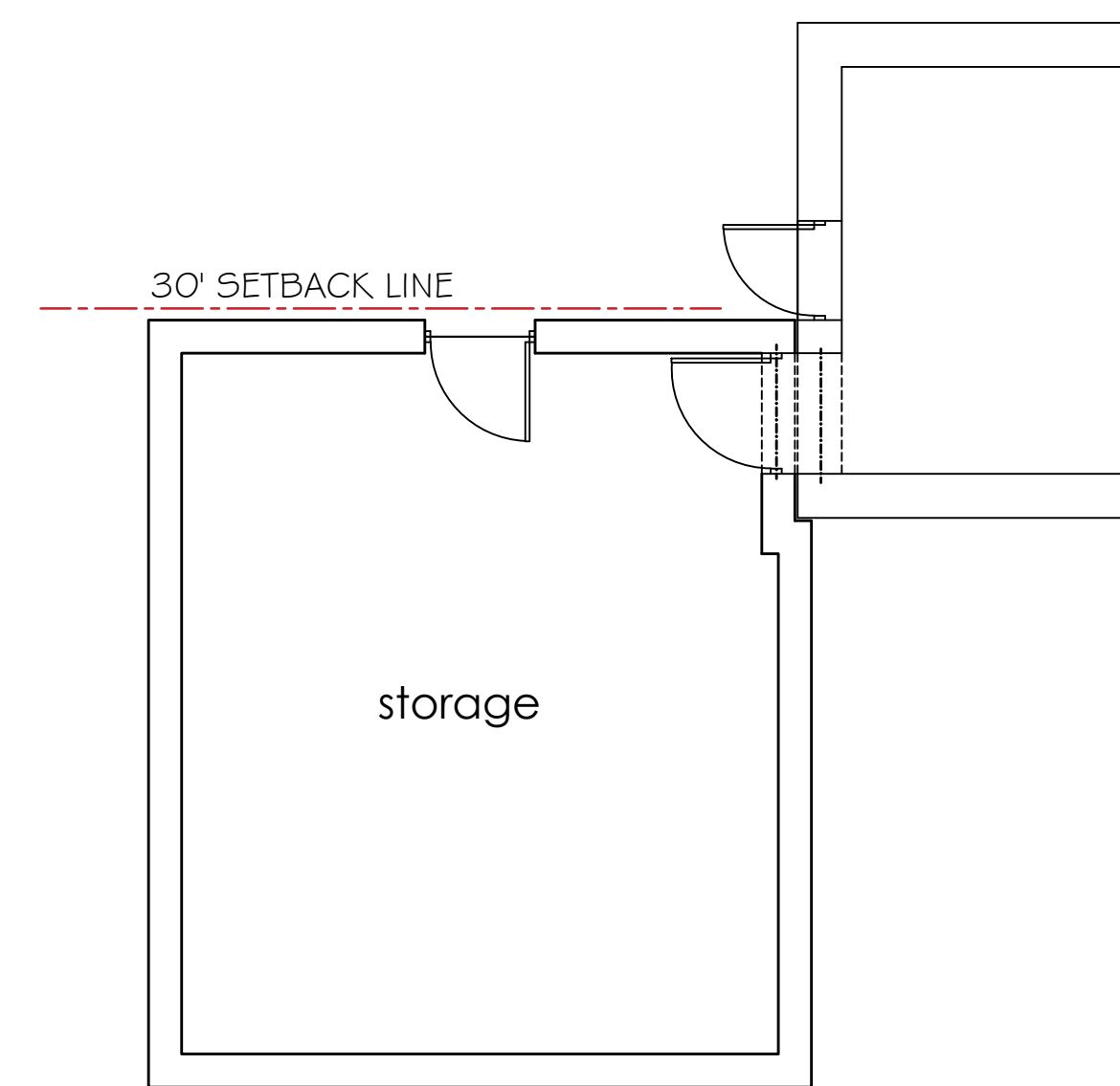


PART SIDE ELEVATION



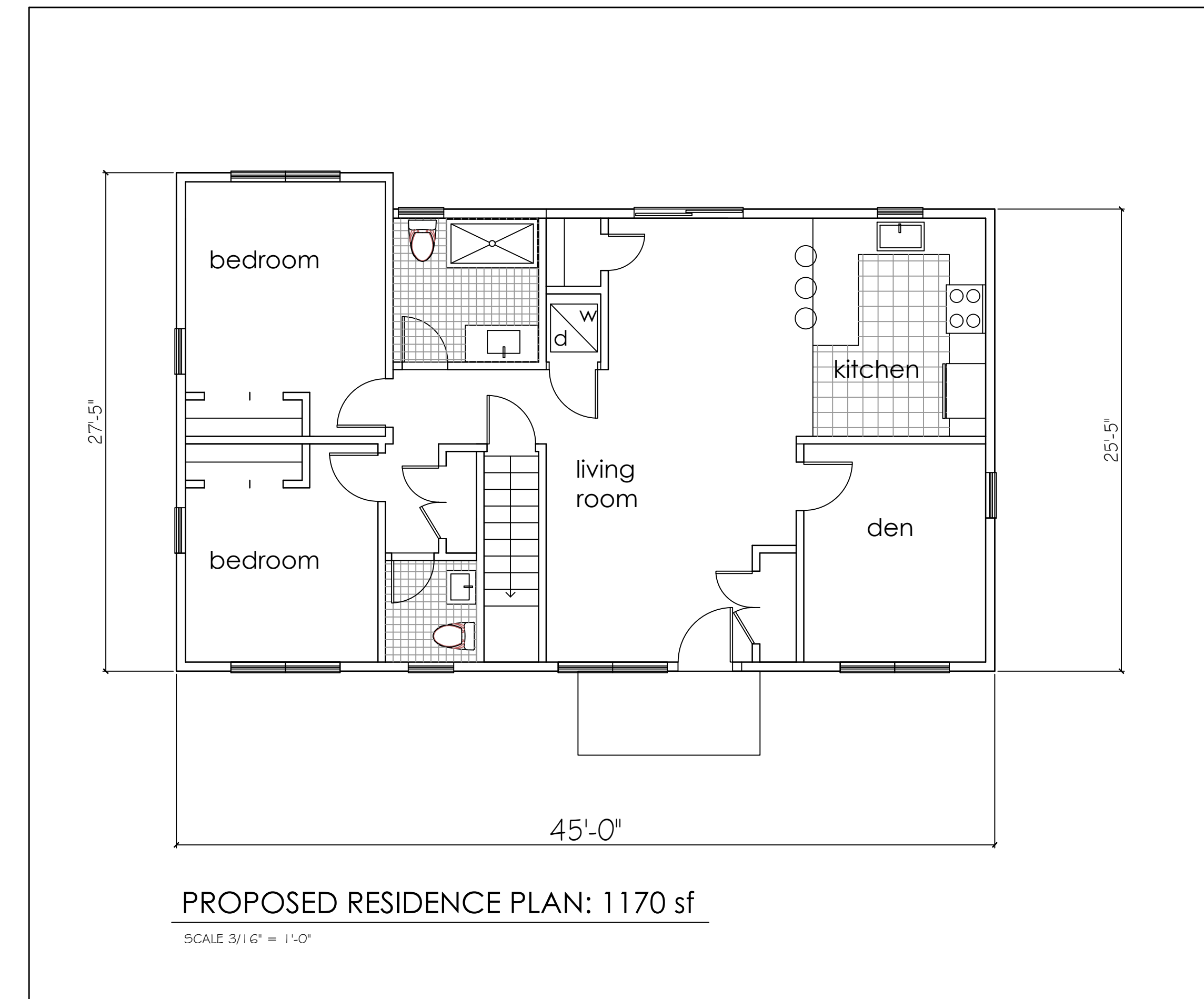
FIRST FLOOR PLAN

SCALE 3/16" = 1'-0"



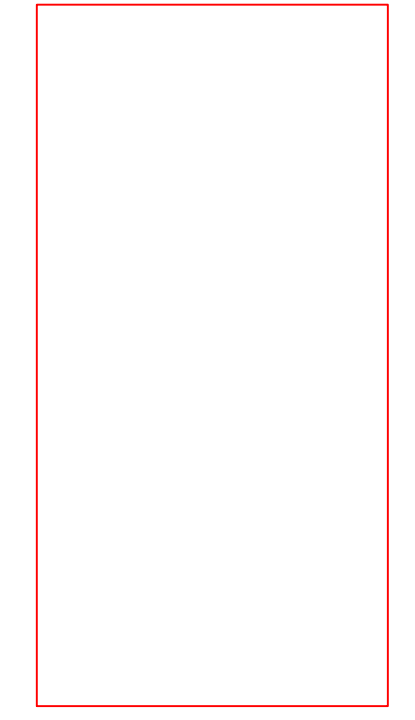
BASEMENT PLAN

SCALE 3/16" = 1'-0"



PROPOSED RESIDENCE PLAN: 1170 sf

SCALE 3/16" = 1'-0"



ARCHITECTURE
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F 914.652.0310

ROBERT STANZIALE
ARCHITECT PC

270 North Avenue
New Rochelle New York 10801
rstanziale@stanzialearchitect.com

REV.	DATE	DRN. BY.
1		
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8		

PROJECT TITLE:
ST. NERCESS
ARMENIAN SEMINARY

486 BEDFORD ROAD
ARMONK NEW YORK

SEAL + SIGNATURE

DRAWING TITLE:
FLOOR PLANS

DATE:	07.19.23
PROJECT:	2022-23
DRAWING BY:	RS
CHK BY:	
DWG:	

A- 01.02

STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

August 11, 2023



APPLICATION NAME & NUMBER St. Nersess Armenian Seminary - 486 Bedford Road – Town Board Special Permit Amendment Request	SBL 108.02-1-16
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MEETING DATE September 13, 2023	PROPERTY ADDRESS/LOCATION 486 Bedford Road, Armonk
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BRIEF SUMMARY OF REQUEST

The site contains an existing seminary approved by the Town in 2012. The Applicant is requesting to expand the seminary to include two additional married student apartments as well as a new two bedroom residence for a new dean.



PENDING ACTION:	<input type="checkbox"/> Plan Review	<input type="checkbox"/> Town Board Referral	<input checked="" type="checkbox"/> Preliminary Discussion
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EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-2A	Existing Seminary	Residential and Institutional	New addition and new structure	5.55 acres

<p>PROPERTY HISTORY</p> <p>2012 – Town Board approved a seminary on the property that repurposed the existing structures on the site and included a new 8,400 s.f. theological center. The number of seminarians was limited to 14 students, a dean and family members.</p>	<p>COMPATIBILITY with the COMPREHENSIVE PLAN</p> <p>The Comprehensive Plan is relatively silent with respect to institutional uses but states the following:</p> <ul style="list-style-type: none"> Institutional (nonprofit or municipal) uses make up 2.4% of the total land area. The largest of this type of use is Fordham University’s Louis Calder Center, a 113-acre biological field station located in a forested preserve next to Cedar Lake. Public school facilities also account for a large portion of the Town’s community resources land area. Smaller community uses include houses of worship, fire stations, libraries and government buildings.
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STAFF RECOMMENDATIONS

- Given the low impact of existing operations upon the community, the Planning Department does not anticipate any additional negative impacts associated with the expansion request.
- The Applicant should be directed to address all staff and consultant’s comments.

Procedural Comments

1. The Proposed Action would be classified as an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA).
2. Pursuant to Section 355-35 of the Town Code, the SUP application is required to be referred to the Planning Board for review and report.
3. Pursuant to Section 355-35 of the Town Code, the SUP application is required to be referred to the Westchester County Planning Board for review and report since the property is adjacent to NYS Route 22.
4. The Town Board is required to conduct a public hearing regarding the proposed special use permit.

General Comments

1. The Applicant will need to ensure that the project is designed as an aesthetically pleasing project. The Applicant has submitted floor plans for the new residence and addition; however, elevations of the new residence has not been submitted. The Applicant should submit elevations for Town Board review. Thee elevations for the proposed addition seem to be appropriate. It is noted that the proposed new structure and addition will require ARB approval as part of the Planning Board site plan review process.
2. The subject property is located in a highly visible location. Given the proposed location and design of the addition and new structure, it appears that the proposal would not create visual impacts and reflects the aesthetic importance of this location.
3. The Applicant should indicate whether the Westchester County Department of Health will require improvements to the existing septic system and/or well.
4. The original Town Board SUP specified the number of residences, students and occupancy. Given the proposed request, those SUP provisions will need to be updated. The Applicant should provide the Town Board with the necessary data to update those requirements. The existing SUP provisions are provided to the right.
5. The Applicant should demonstrate that Building Coverage does not exceed 20% of the Lot area and that gross land coverage does not exceed 50% of the lot area.
6. All new buildings are required to be set back from adjoining properties in residence districts, and street lines directly opposite properties in residence districts, a distance equal to at least twice the normally applicable front yard setback requirement for detached one-family dwellings in the zoning district in which they are located, but in no case less than 50 feet.
7. In order to approve a special use permit, the Town Board must find that all of the following conditions and standards have been met:
 - A. The location and size of the use, the nature and intensity of the operations involved in it or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located and that it complies with all special requirements for such use established in this chapter.
 - B. The location, nature and height of buildings, walls, fences and the nature and extent of existing or proposed plantings on the site are such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings.

Staff Notes

The Town Board should determine whether the Town Board or the Planning Board should act as Lead Agency.

During the normal academic year(late August through late May, or approximately 300 days per year), operation of a seminary to include the academic instruction and residence of seminarians limited to a maximum resident occupancy of 15 people, plus the Dean and his immediate family. The resident occupancy would consist of:

- i) residences for approximately 8 single residents in separate rooms (in the renovated and expanded main house);
- ii) 2 one bedroom small apartments (for married residents) in the renovated main barn;
- iii) 4 studios for resident and visiting faculty(in the rear of the renovated barn);
- iv) an on- site Dean' s residence(in the renovated secondary house) for the Dean and his immediate family.

The site plan should be revised to indicate whether the proposed addition and new structure comply with the Town Code. It appears that a variance will be required.

The subject property is located within the R-2A Zoning District within close proximity are several institutional uses also located within the R-2A Zoning District including a church, a temple, the historical society campus as well as a High School. The amended use would be compatible with surrounding residential uses as well as other permitted uses in the R-2A Zoning District.

The proposed building height will comply with the requirements of the zoning code and the Planning Board previously required the implementation of a landscaping plan.

- C. Operations in connection with any special use will not be more objectionable to nearby properties by reason of noise, fumes, vibration or other characteristics than would be the operations of any permitted uses not requiring a special permit.
- D. Parking areas will be of adequate size for the particular use, properly located and suitably screened from adjoining residential uses, and the entrance and exit drives shall be laid out so as to achieve maximum convenience and safety.
- E. Where required, the provisions of Chapter 177, Flood Damage Prevention.
- F. The Town Board finds that the proposed special permit use will not have a significant adverse effect on the environment.

The seminary will not generate any noise, fumes or vibrations

The Town Code does not provide an off-street parking requirement for the seminary use. The Planning Board previously determined that 1 space for every 1,000 square feet of gross floor area was a reasonable and appropriate off-street parking requirement. In addition, the Applicant has entered into a reciprocal agreement with Congregation BNai Yisrael to provide overflow parking at each other's property when vehicular parking demand exceeds the number of spaces at the seminary or temple;

No development is proposed within a floodplain

The proposed modification is not expected to have a significant adverse effect upon the environment.