



**TOWN OF NORTH CASTLE
WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898**

**PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning**

**Telephone: (914) 273-3542
Fax: (914) 273-3554
www.northcastleny.com**

Application for Site Development Plan Approval

Application Name

Margolis Associates

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

Name of Property Owner: Margueris Associates, LLC
Mailing Address: 56 Lafayette Avenue, N. White Plains, NY 10603
Telephone: 914 772-0464 Fax: _____ e-mail Trevor@TSquareproperties.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: William F. O'Neill RA
Address: 4 Quicker Lane, Katonah, NY 10536
Telephone: 917-848-9425 Fax: _____ e-mail wfon@wfoincil.com

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


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

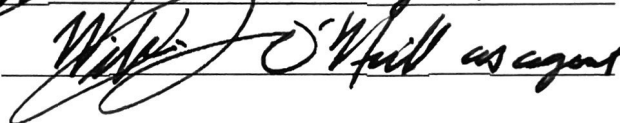
Applicant Acknowledgement

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:  as agent Date: 10.5.2023

Signature of Property Owner:  as agent Date: 10.5.2023

MUST HAVE BOTH SIGNATURES

II. IDENTIFICATION OF SUBJECT PROPERTY

Street Address: 56 Tappanville Avenue, North White Plain, NY

Location (in relation to nearest intersecting street):
_____ feet (north, south, east or west) of _____

Abutting Street(s): _____

Tax Map Designation (NEW): Section 122.12 Block 1 Lot 28

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

Zoning District: _____ Total Land Area _____

Land Area in North Castle Only (if different) _____

Fire District(s) _____ School District(s) _____

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: _____

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

Proposed Floor Area Breakdown:

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

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

Other Nonresidential _____ S.F.; Residential _____ S.F.;

Number of Dwelling Units: _____

Number of Parking Spaces: Existing 64 Required 92 Proposed 66

Number of Loading Spaces: Existing 1 Required 1 Proposed 1

Earthwork Balance: Cut - C.Y. Fill - 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 _____

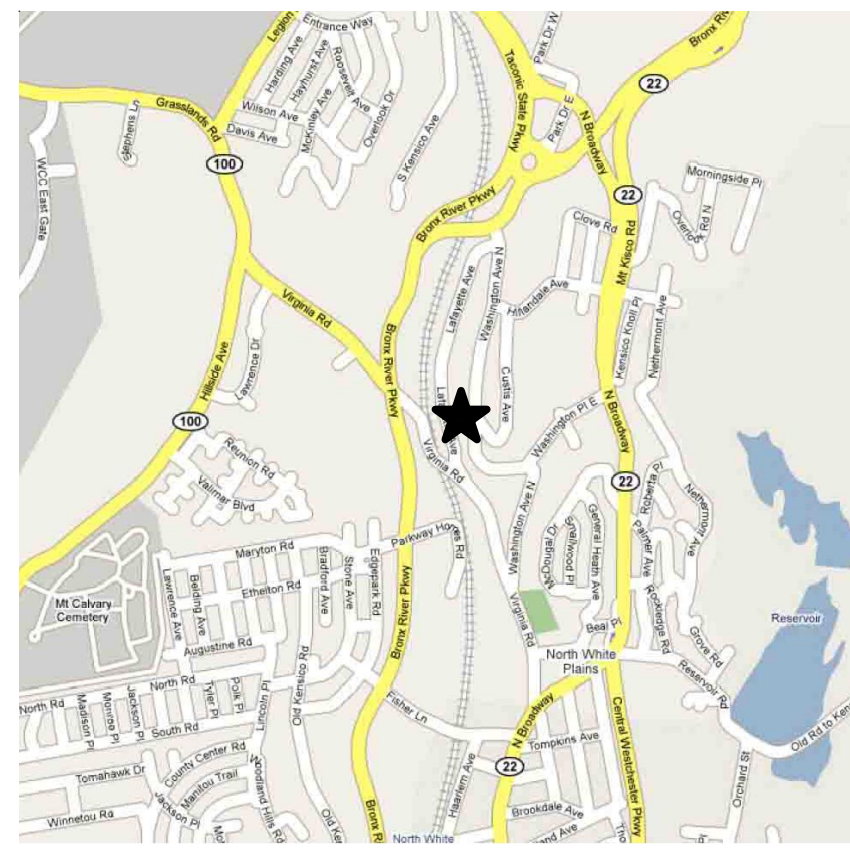
(If yes, application for a Tree Removal Permit pursuant to Chapter 308 of the North Castle Town Code may also be required.)

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.)



MARQUIS ASSOCIATES

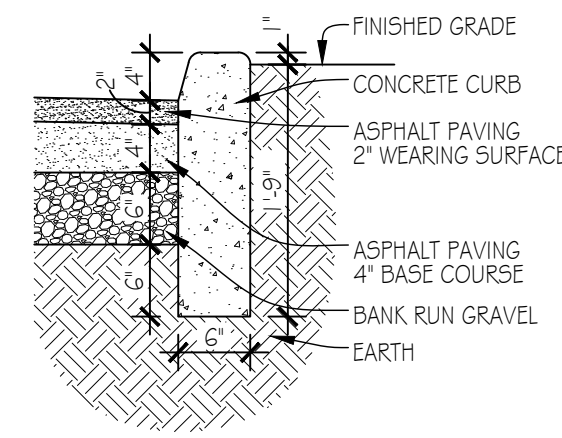
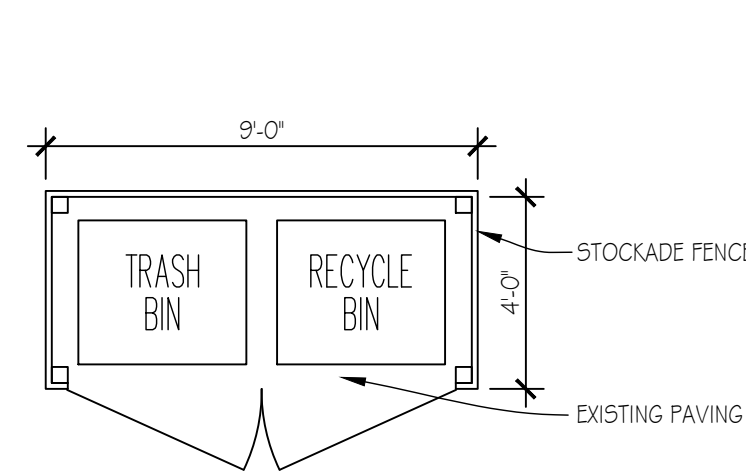
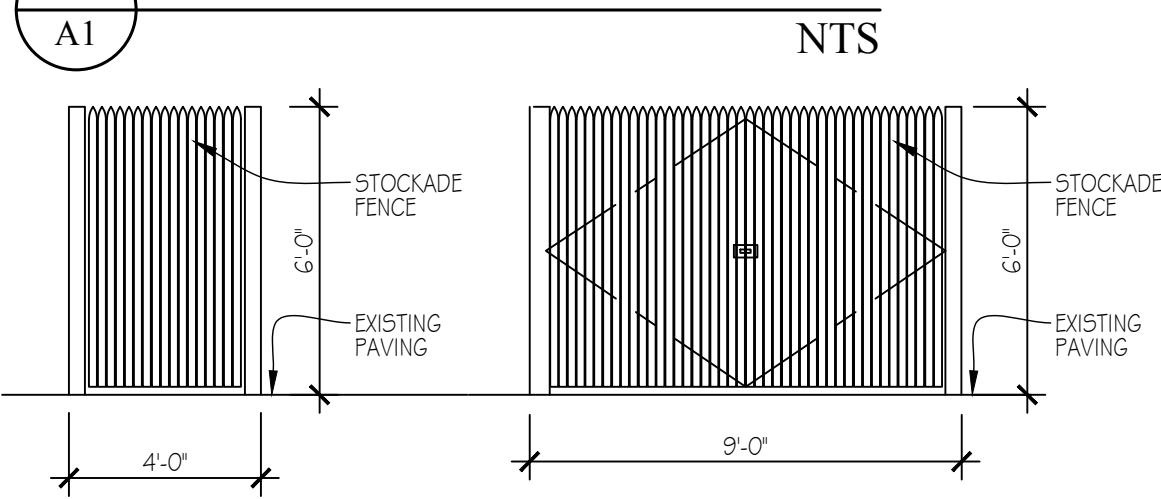
56 LAFAYETTE AVENUE
AKA 70 LAFAYETTE AVENUE
WHITE PLAINS, NY 10603
SECTION 6, BLOCK 8, LOT 69A



O'NEILL ARCHITECTS

4 Quicks Lane
Katonah, NY 10536
914 232-7373
914 232-0057 fax

1 LOCATION MAP
A1



4 TRASH ENCLOSURE ELEVATIONS
A1 1/4" = 1'-0"

5 TRASH ENCLOSURE PLAN
A1 1/4" = 1'-0"

6 WHEEL STOP CURB
A1 3/4" = 1'-0"

PROPERTY DESCRIPTION:		PROPERTY OWNER:
56 LAFAYETTE AVENUE WHITE PLAINS, NY 10603		MARQUIS ASSOCIATES 56 LAFAYETTE AVENUE WHITE PLAINS, NY 10603
PROPERTY ID:	6-8-69A	
ZONE:	IND-A	
ITEM:	REQUIREMENTS:	PROVIDED:
LOT AREA	5,000 SF	47,848.83 sf
FRONTAGE	50 FT	432.24 FT
LOT DEPTH	100 FT	100 FT
FRONT YARD SET BACK	10 FT	17.25 FT
SIDE YARD SET BACK	0 FT	64.23 FT
REAR YARD SET BACK	10 FT	20.03 FT
COVERAGE	40%	32.5%
HEIGHT (STORIES)	2	2
HEIGHT (FEET)	35	29
F.A.R. *	0.60	0.68

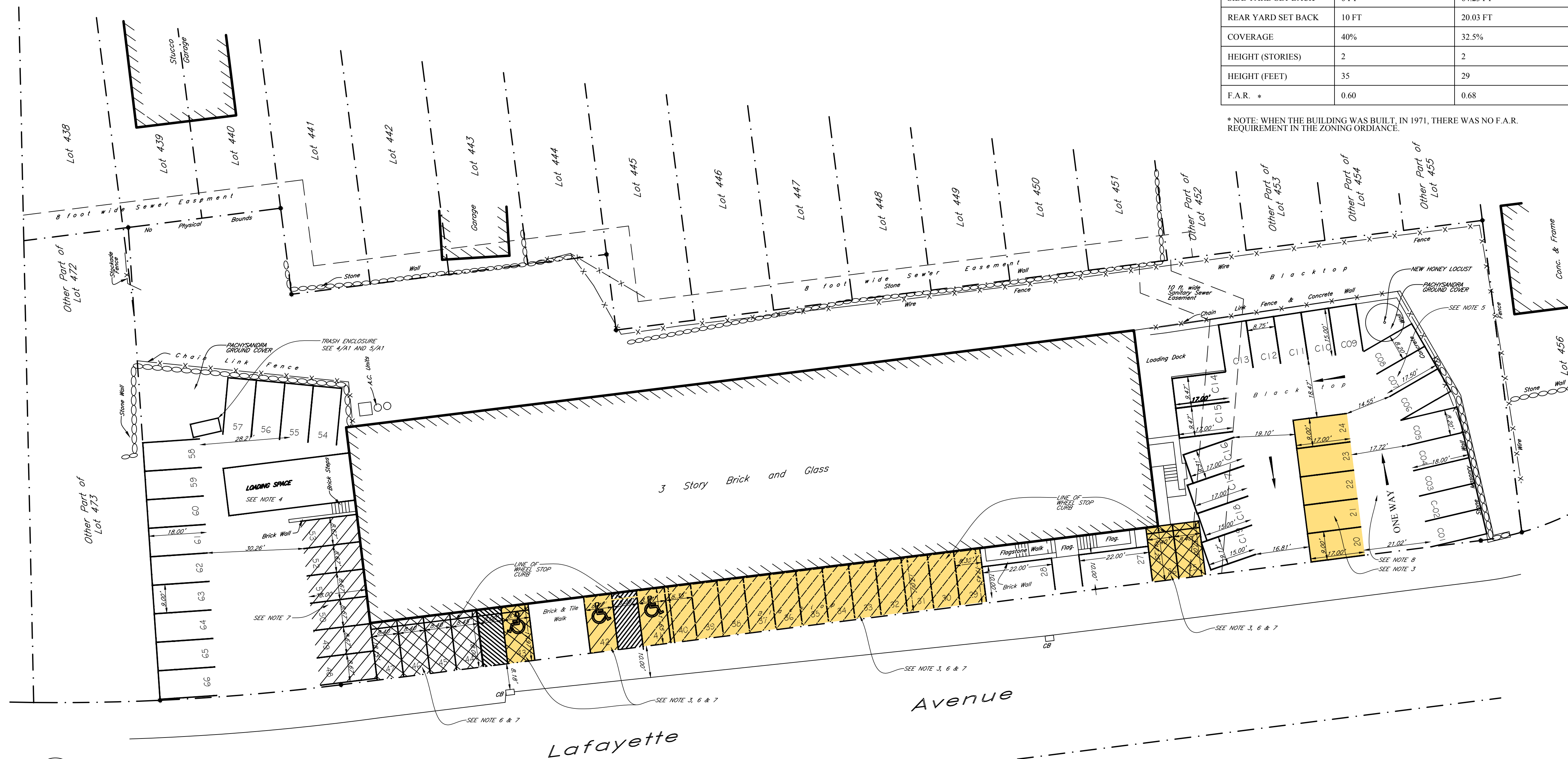
* NOTE: WHEN THE BUILDING WAS BUILT, IN 1971, THERE WAS NO F.A.R. REQUIREMENT IN THE ZONING ORDINANCE.

2 AERIAL PHOTO
A1 NTS

PARKING REQUIREMENTS					
SPACE	USE	FLOOR AREA	PARKING RATE	PARKING SPACES	NOTES
LOWER LEVEL					
100	OFFICE	1,603	300	5.34	
FIRST FLOOR					
110	STUDIO / OFFICE	1,114	300	3.71	
120	STUDIO / OFFICE	3,124	300	10	
130	OFFICE	3,729	300	14.92	
200	OFFICE	1,535	300	6.14	
200A	WAREHOUSE	4,935	1200	4.11	2
SECOND FLOOR					
310	OFFICE	1,427	300	4.76	
320	OFFICE	1,619	300	5.40	
330	OFFICE	898	300	2.99	
340	OFFICE	1,170	300	3.90	
350	OFFICE	1,467	300	4.89	
360	OFFICE	1,231	300	4.10	
362	OFFICE	465	300	1.55	
366	OFFICE	1,075	300	3.58	
370	OFFICE	1,221	300	4.07	
380	OFFICE	1,994	300	6.65	
Total		28,558		84.16	
REQUIRED				85	
PROPOSED				66	
DEFICIT				19	

NOTES	
1	HANDICAPPED PARKING 1 PER 25 SPACES, 3 REQUIRED
2	THIS IS THE PARKING RATE FOR WAREHOUSE USE IN THE CURRENT CODE
3	PARKING SPACES 20 TO 26 AND 29 TO 43 ARE 17.00 FEET LONG WHERE 18 FEET IS REQUIRED. A VARIANCE WAS GRANTED ON 03/05/2009 TO ALLOW THESE SPACES.
4	TWO LOADING SPACES ARE REQUIRED AND ONE IS PROVIDED. A PLANNING BOARD WAIVER FOR THE SECOND LOADING SPACE IS SOUGHT.
5	19 COMPACT CAR SPACES ARE SHOWN. THIS IS 29.7% OF THE 64 TOTAL SPACES PROPOSED, AND LESS THAN 33% PERMITTED.
6	PARKING SPACES 25, 26 AND 29 TO 47 BACK OUT ONTO LAFAYETTE AVENUE. A VARIANCE WAS GRANTED ON 03/05/2009 TO ALLOW THESE SPACES.
7	PARKING SPACES 25, 26 AND 29 TO 53 VARY IN WIDTH BETWEEN 8.35 AND 8.77 FEET WIDE WHERE 9 FEET IS REQUIRED. A VARIANCE WAS GRANTED ON 03/05/2009 TO ALLOW THESE SPACES.
8	THE AISLE WIDTHS ADJOINING SPACES C01 TO C19 AND 20 TO 24 VARY IN WIDTH BETWEEN 14.55 FEET AND 21.02 FEET WHERE 25 FEET IS REQUIRED. A VARIANCE WAS GRANTED ON 03/05/2009 TO ALLOW THESE AISLES.

NOTES:
1. On March 5, 2009 the North Castle Zoning Board of Appeals granted five (5) variances to allow the parking configuration shown on this plan.
2. All parking spaces and all traffic directional arrows shall be painted onto the pavement as shown on this plan.



3 SITE PLAN
A1 1" = 20'-0"

Rev	Date	Description
1	10/03/2008	FOR ZONING VARIANCE APPLICATION
2	12/04/2008	PARKING COUNT CORRECTION
3	01/06/2009	FOR ZONING VARIANCE
4	05/05/2009	SITE PLAN APPROVAL
5	06/29/2009	FINAL SITE PLAN

PARKING STUDY FOR MARQUIS ASSOCIATES 56 LAFAYETTE AVE. AKA 70 LAFAYETTE WHITE PLAINS, NY 10603 SECTION 6, BLOCK 8, LOT 69A

Drawing Name: SITE PLAN ZONING TABLE

Issue Date: 10/05/2023
Scale: AS NOTED
Job No.

Sheet No. A1



O'NEILL ARCHITECTS

4 Quicks Lane
Katonah, NY 10536
914 232-7373 W
917 848-9425 C

Rev Date Description

EXISTING CONDITIONS
FOR
MARQUIS ASSOCIATES
56 LAFAYETTE AVENUE
WHITE PLAINS, NY

Drawing Name:
FLOOR PLANS

Issue Date

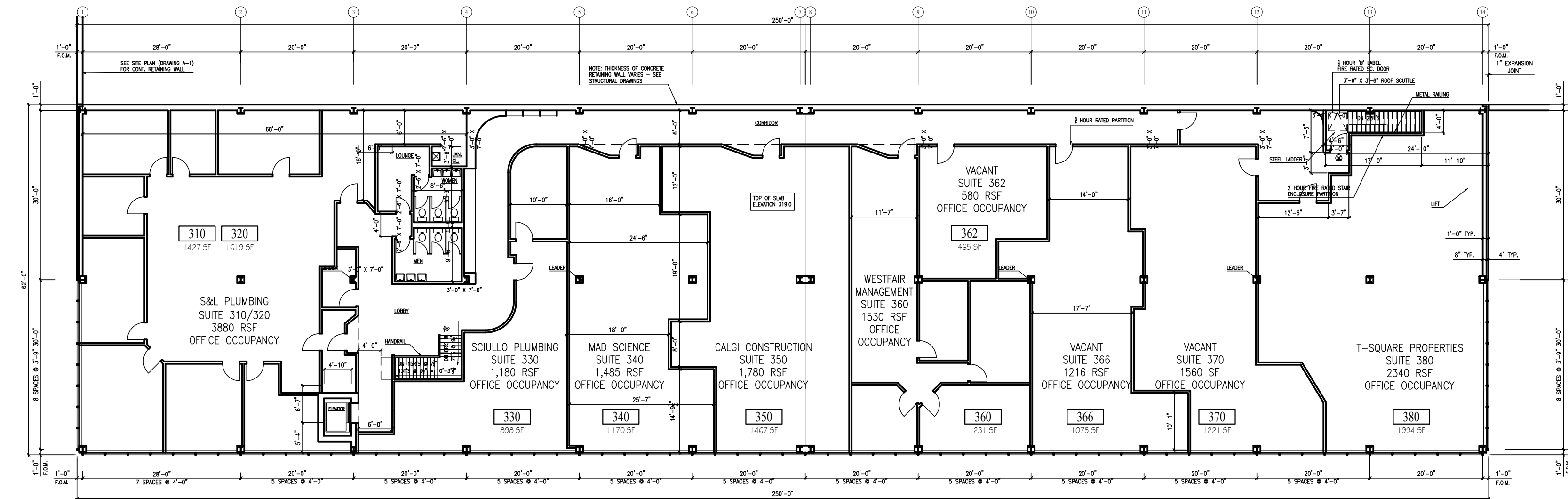
10-08-2023

Scale

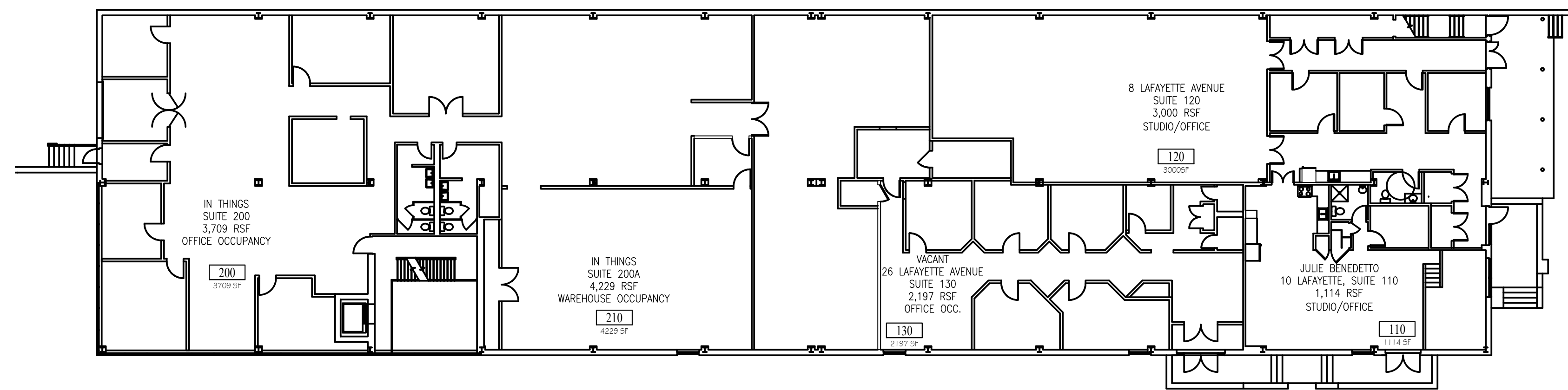
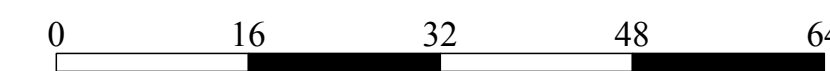
AS NOTED

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A2



SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"



LOWER LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"

