

James Fleming, Architect

11 ALDEN ROAD * LARCHMONT * NEW YORK * 10538

914 572-2704

AARCHIT@aol.com

RE: **600 North Broadway**

9. 13.23

The Planning Board, Town of North
Mr. Adam Kaufman, Planning Director 17 Bedford Road
Armonk, New York 10504
The Town of North Castle

To the Planning Board:

The buildings on the lot consist of the larger 2 story office type structure, and there is the smaller one story retail building adjacent.

Tenants are proposed to the retail spaces and as you may recall, permits were not able to be issued as there was no site plan on file.

The dilemma arose when the City of White Plains apparently relegated the decisions on this property to the Town of North Castle.

There was a smaller glitch in that the Town of North Castle did not allow dog grooming as a permitted use in the zoned district. It was proposed for the dog grooming tenant to perform that function in the rear of the space, decidedly in White Plains.

* * *

Attached is a site plan, as per discussion, which brings the site conditions and parking in alignment with the parking requirements of both municipalities,, using useable square footage.

It is hoped that this site plan can fulfill the request/requirement for the requested retail spaces to be permitted to be reviewed and issued a permit.

We are making application for site plan review with the Planning Board, to hopefully be able to proceed. The retail spaces are simple uses, not expected to increase any traffic, detrimental effects , etc..

Very truly yours,

James Fleming RA

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:		LONGHITANO/FLEMING 600 NORTH BROADWAY BUILDINGS					
Project Location (describe, and attach a location map):		600 NORTH BROADWAY SITE					
Project Location (describe, and attach a location map): N. BROADWAY (NO. 600)							
Brief Description of Proposed Action: APPLICATION IS MADE TO OAW SITE PLAN APPROVAL OF THE SITE FOR FUTURE REMANUT INSTALLATIONS							
Name of Applicant or Sponsor:		Telephone: 914 490-3933					
OWNER: ANTHONY LONGHITANO / ARCHITECT JAMES FLEMING		E-Mail: LDGPROPERTIES@HOTMAIL.COM					
Address: 199 MAIN STREET							
City/PO: WHITE PLAINS		State: N.Y.	Zip Code: 10601				
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.			<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input 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:			<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? _____ acres							
b. Total acreage to be physically disturbed? _____ 0 _____ acres							
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 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 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							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	
	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES		<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES		

<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)? If Yes, explain purpose and size: _____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" 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? If Yes, describe: _____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" 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? If Yes, describe: _____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: JAMES KEMINE RA Date: 9/13/23
 Signature: [Handwritten Signature]

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

Name of Property Owner: Anthony Longhitano (Silver Lake)
 Mailing Address: 199 MAIN STREET, WHITE PLAINS NY 106
 Telephone: 914 686-0800 Fax: N/A e-mail LDG PROPERTIES @
HOTMAIL.COM

Name of Applicant (if different): N/A
 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: JAMES FLEMING, P.A.
 Address: 11 ALDEN ROAD, THE HARCHMONT NY 10538
 Telephone: 914 572-2704 Fax: N/A e-mail zarchite@aol.com

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

Name of Attorney (if any): ANTHONY J. GRAZIOLI, ESQ.
 Address: 107 LAKE AVENUE #2, TUCUMCOE, NY 10707
 Telephone: 914 793-6912 Fax: N/A e-mail ajg@graziolilaw.com

II. IDENTIFICATION OF SUBJECT PROPERTY

Street Address: 600 N. BROADWAY

Location (in relation to nearest intersecting street):

0 feet (north, south, ~~east~~ or west) of HARWOOD AVE.

Abutting Street(s): N. BROADWAY + HARWOOD STREET

Tax Map Designation (NEW): Section 120.20 Block 3 Lot 1

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

Zoning District: WP + B2 NC: CB Total Land Area ± .3 AC

Land Area in North Castle Only (if different) .04 AC

NORTH CASTLE:
122.20-1-9

Fire District(s) YES (WP) School District(s) WP YES

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): NORTH CASTLE / WHITE PLAINS

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:

PARKING LOT ADJACENT (120.20-3-13)

III. DESCRIPTION OF PROPOSED DEVELOPMENT

Proposed Use: COMMERCIAL/OFFICE (BUSINESS) & RETAIL

Gross Floor Area: Existing 17000 S.F. Proposed 16200 S.F.

Proposed Floor Area Breakdown:

Retail 1200 S.F.; Office 15000 S.F.;

Industrial N/A S.F.; Institutional N/A S.F.;

Other Nonresidential N/A S.F.; Residential N/A S.F.;

Number of Dwelling Units: N/A (0)

Number of Parking Spaces: Existing 55 Required 55 Proposed 55

Number of Loading Spaces: Existing 1 Required 1 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.)

IV. SUBMISSION REQUIREMENTS

The site development plan application package shall include all materials submitted in support of the application, including but not limited to the application form, plans, reports, letters and SEQR Environmental Assessment Form. **Submission of the following shall be required:**

- One (1) PDF set of the site development plan application package in a single PDF file .
- A check for the required application fee and a check for the required Escrow Account, both made payable to "Town of North Castle" in the amount specified on the "Schedule of Application Fees."

(continued next page)

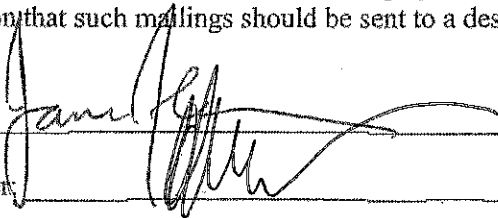
Applicant Acknowledgement

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.

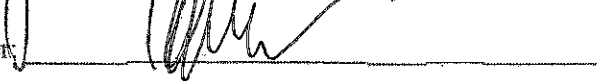
Signature of Applicant:



Date:

9/20/23

Signature of Property Owner:



Date:

9/21/23

MUST HAVE BOTH SIGNATURES

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:		600 NORTH BROADWAY BUILDINGS	
Name of Action or Project:		600 NORTH BROADWAY SITE	
Project Location (describe, and attach a location map):			
N. BROADWAY (NO. 600)			
Brief Description of Proposed Action:			
APPLICATION IS MADE TO GAIN SITE PLAN APPROVAL OF THE SITE FOR FUTURE DEMAND INSTALLATIONS			
Name of Applicant or Sponsor:		Telephone: 914 490-3933	
Owner: ANTHONY LAUGHT AND / ARCHITECT		E-Mail: WDGPROPERTIES@HOTMAIL.COM	
Address:		199 MAIN STREET	
City/PO:	State:	Zip Code:	
WHITE PLAINS	N.J.	10601	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO YES
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.			<input checked="" type="checkbox"/> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO YES
If Yes, list agency(s) name and permit or approval:			<input checked="" type="checkbox"/> <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
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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 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			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input type="checkbox"/>	<input type="checkbox"/>	
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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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)? If Yes, explain purpose and size: _____	NO	YES
_____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: James Klemme RA Date: 9/13/23
 Signature: [Handwritten Signature]

Is the Applicant (if different from the property owner) a Contract Vendor?
 No Yes

If yes, please submit a bid to using with. If no, application must be reviewed by Planning Board.

Name of Professional Preparing Site Plan: James Klemme, RA
 Address: 11 ALDEN ROAD, 1E, BOSTON, MA 02138
 Telephone: 914 972-7714 Fax: NA Email: JKlemme@aol.com

Name of Other Professional: NA
 Address: _____
 Telephone: _____ Fax: _____

Name of Attorney (if any): Andrew J. ...
 Address: 107 LAKELAND AVENUE 2E, NEWTON, MA 02459
 Telephone: 914 793-0912 Fax: NA Email: ...

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

Name of Property Owner: <u>Anthony Longhitano (SILVER LAKE)</u>
Mailing Address: <u>199 MAIN STREET, WHITE PLAINS NY 106</u>
Telephone: <u>914 686-0800</u> Fax: <u>N/A</u> e-mail <u>LDG PROPERTIES @ HOTMAIL.COM</u>
Name of Applicant (if different): <u>N/A</u>
Address of Applicant: <u>↓</u>
Telephone: <u>↓</u> Fax: <u>↓</u> e-mail <u>↓</u>
Interest of Applicant, if other than Property Owner: <u>↓</u>
Is the Applicant (if different from the property owner) a Contract Vendee? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If yes, please submit affidavit stating such. If no, application cannot be reviewed by Planning Board
Name of Professional Preparing Site Plan: <u>JAMES FLEMING, P.A.</u>
Address: <u>11 ALDEN ROAD, LE HARCHMONT NY 10538</u>
Telephone: <u>914 572-2704</u> Fax: <u>N/A</u> e-mail <u>zarchite@aol.com</u>
Name of Other Professional: <u>N/A</u>
Address: <u>↓</u>
Telephone: <u>↓</u> Fax: <u>↓</u> e-mail <u>↓</u>
Name of Attorney (if any): <u>ANTHONY J. GRAZIOLI, ESQ.</u>
Address: <u>107 LAKE AVENUE #2, TUCKAHOE, NY 10707</u>
Telephone: <u>914 793-6412</u> Fax: <u>N/A</u> e-mail <u>ajg@grazioli-law.com</u>

II. IDENTIFICATION OF SUBJECT PROPERTY

Street Address: 600 N. BROADWAY

Location (in relation to nearest intersecting street):

0 feet (north, south, east or west) of HARWOOD AVE.

Abutting Street(s): N. BROADWAY + HARWOOD STREET

Tax Map Designation (NEW): Section 120.20 Block 3 Lot 1

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

Zoning District: WP: B2 NC: CB Total Land Area ±.3 AC

Land Area in North Castle Only (if different) .04 AC

NORTH CASTLE:
122.20-1-9

Fire District(s) YES (wp) School District(s) WP YES

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): NORTH CASTLE / WHITE PLAINS

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?

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

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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:

PARKING LOT ADJACENT: (120.20-3-13)

III. DESCRIPTION OF PROPOSED DEVELOPMENT

Proposed Use: COMMERCIAL/OFFICE (BUSINESS) & RETAIL

Gross Floor Area: Existing 18000 S.F. Proposed 16200 S.F.

Proposed Floor Area Breakdown:

Retail 1200 S.F.; Office 15000 S.F.;

Industrial N/A S.F.; Institutional N/A S.F.;

Other Nonresidential N/A S.F.; Residential N/A S.F.;

Number of Dwelling Units: N/A (0)

Number of Parking Spaces: Existing 55 Required 55 Proposed 55

Number of Loading Spaces: Existing 1 Required 1 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)

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State-regulated wetlands? No Yes

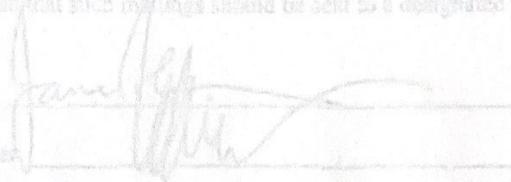
(If yes, application for a State Wetlands Permit may also be required.)

IV. SUBMISSION REQUIREMENTS

The site development plan application package shall include all materials submitted in support of the application, including but not limited to the application form, plans, reports, letters and SEQR Environmental Assessment Form. **Submission of the following shall be required:**

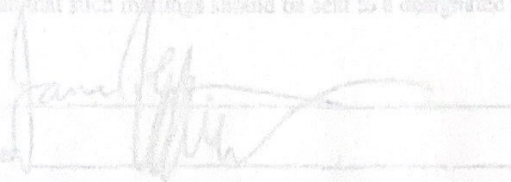
- One (1) PDF set of the site development plan application package in a single PDF file .
- A check for the required application fee and a check for the required Escrow Account, both made payable to "Town of North Castle" in the amount specified on the "Schedule of Application Fees."

Signature of Applicant



Date: 9/20/23

Signature of Property Owner



Date: 9/20/23

MUST HAVE BOTH SIGNATURES

(continued next page)

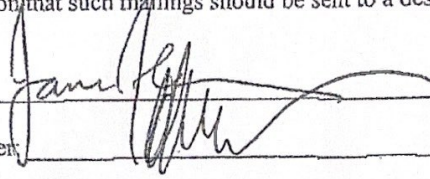
Applicant Acknowledgement

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.

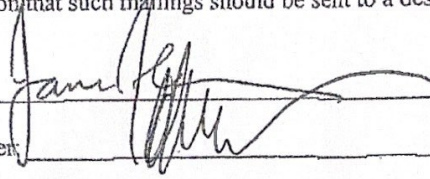
It is further acknowledged by the Applicant that all bills for the professional review services shall be mailed to the Applicant, unless the Town is notified in writing by the Applicant at the time of initial submission of the application that such mailings should be sent to a designated representative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

Signature of Applicant: _____



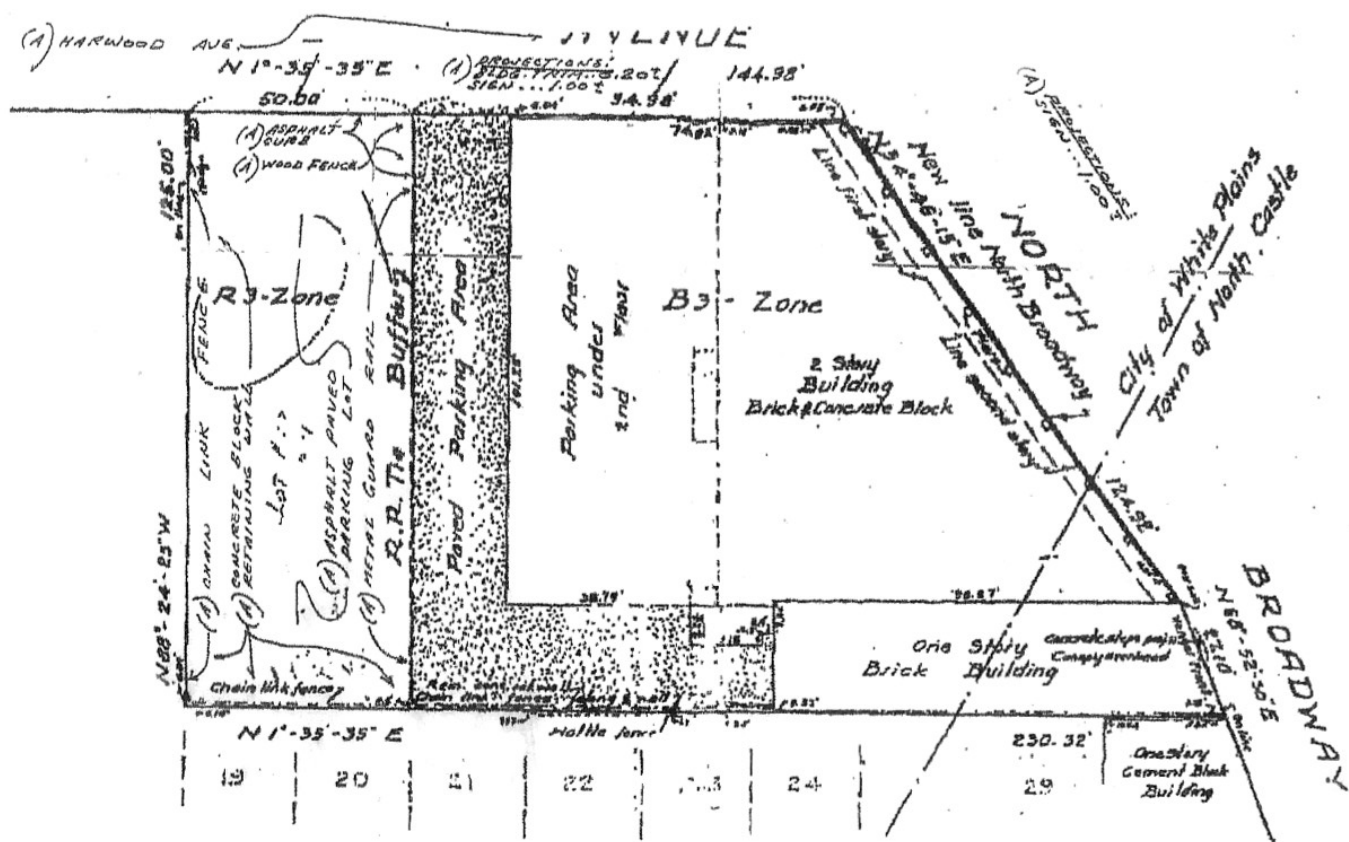
Date: 9/20/23

Signature of Property Owner: _____



Date: 9/21/23

MUST HAVE BOTH SIGNATURES



Survey of Lots 8, 9, 10, 11 and Part of Lots 30, 31, 32, 33 & 34 Map of North White Plains, City of White Plains, N.Y. and Town of North Castle, Westchester County, N.Y. and filed in the office of the County Clerk of Westchester County, N.Y., Division of Land Records as Map No. 1743.

Scale 1" = 20'

Sept. 21, 1962
March 13, 1963 C.B.X.

Certified to
The Title Guarantee Company and
the Manhattan Savings Bank.

Leo David Keating
Civil Engineer & Surveyor



TITLE NO. 84051 THIS SURVEY WAS ALTERED BY VISUAL EXAMINATION OF PREMISES ON March 14, 2006, BY FEHRINGER SURVEYING, P.C., 1485 Broadway, New York, NY 10018 (516) 763-5515 FAX (516) 763-5525 SEE (9) ITEM(S) MARKED (A)

THIS SURVEY ALTERED BY VISUAL EXAMINATION IS CERTIFIED TO:

1. First American Title Insurance Company of New York
2. The Judicial Title Insurance Agency LLC
3. 600 North Broadway Realty Corp.
4. Union State Bank, its successors and/or assigns

TITLE NO. 143245 THIS SURVEY WAS ALTERED BY VISUAL EXAMINATION OF PREMISES ON MAY 30, 2019 BY FEHRINGER SURVEYING, P.C., 2200 JACKSON AVENUE, SEAFORD, NY 11783 (516) 763-5515 FS@fehringersurveying.com SEE () ITEM(S) MARKED () = No Change

THIS SURVEY IS CERTIFIED TO:

1. First American Title Insurance Company
2. The Judicial Title Insurance Agency LLC
3. South Silver Lake Realty Corp.
4. Sterling National Bank, its successors and/or assigns



GENERAL NOTES:

- ALL WORK IS TO CONFORM TO:
 THE 2020 IRC/2020 RESIDENTIAL BUILDING CODE OF NEW YORK STATE
 NYS BUILDING CODE 2020
 NYS PLUMBING CODE 2020
 NYS MECHANICAL CODE 2020
 NYS ECCC R CODE 2020 NOTES:
 ALL CODES SPECIFIC TO THE TOWN OF NORTH CASTLE, NY
- BEFORE THE COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL VISIT THE SITE TO DETERMINE ANY DIFFICULTIES THAT MAY BE ENCOUNTERED DURING CONSTRUCTION.
- BEFORE THE COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL FURNISH TO THE OWNER AND BUILDING DEPARTMENT, ALL REQUIRED CERTIFICATES OF BOTH THE OWNER OF THE PROPERTY, AND THE ARCHITECT, JAMES FLEMING, ARE TO BE HELD HARMLESS FROM ANY CLAIMS ARISING DIRECTLY OR INDIRECTLY FROM THIS CONTRACT.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY ERRORS, OMISSIONS, CONFLICTS OR AMBIGUITIES IN AND BETWEEN THE PLANS AND SPECIFICATIONS PRIOR TO COMMENCING WITH ANY OF THAT PORTION OF THE WORK.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS, APPROVALS, ETC., REQUIRED TO BEGIN THE WORK, AS WELL AS OBTAIN A CERTIFICATE OF OCCUPANCY/COMPLIANCE, AT THE COMPLETION OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONTROLLED INSPECTIONS, EQUIPMENT USE, PERMITS, ETC.
- IT IS INTENDED THAT THE DOCUMENTS INCLUDE ALL WORK NECESSARY TO COMPLETE THE WORK, PARTICULARLY CUTTING AND PATCHING, TRIM AND TRASH REMOVALS.
- DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS HAVE PRIORITY OVER SCALE. DIMENSIONS GIVEN ARE FOR FINISHED SURFACE UNLESS OTHERWISE NOTED.
- GENERAL CONTRACTOR SHALL PREPARE SITE PARTITION LAYOUT FOR APPROVAL BY ARCHITECT WHERE APPLICABLE.
- THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE, UP-TO-DATE SET OF CONSTRUCTION DOCUMENTS AT THE PROJECT SITE AT ALL TIMES, WITH THE 2020 NYS ECCC RESIDENTIAL PROVISIONS CERTIFICATE TO THE OWNER AND THE CONTRACTOR WHEN THE WORK IS INSPECTED AND COMPLETED.

CLIMATE AND GEOGRAPHICAL DESIGN CRITERIA

NORTH CASTLE

NO SNOW LOAD:	30 LBS/SF
WIND SPEED (MPH):	120
SEISMIC DESIGN CATEGORY:	C

SUBJECT TO DAMAGE FROM:

WEATHERING:	SEVERE
FROST LINE DEPTH:	42"
TERMITE:	MODERATE TO HEAVY
DECAY:	LIGHT TO MODERATE
WINTER DESIGN TEMPERATURE:	7 DEGREES

OFF STREET PARING CALCULATIONS

LOT IS IN TWO MUNICIPALITIES. PARKING CALCULATIONS ARE BASED ON THE PORTION OF THE STRUCTURE IN EACH MUNICIPALITY.

NORTH CASTLE REGULATIONS REFERENCE THE NORTH CASTLE CODE CHAPTER PROFESSIONAL OFFICES

335-37

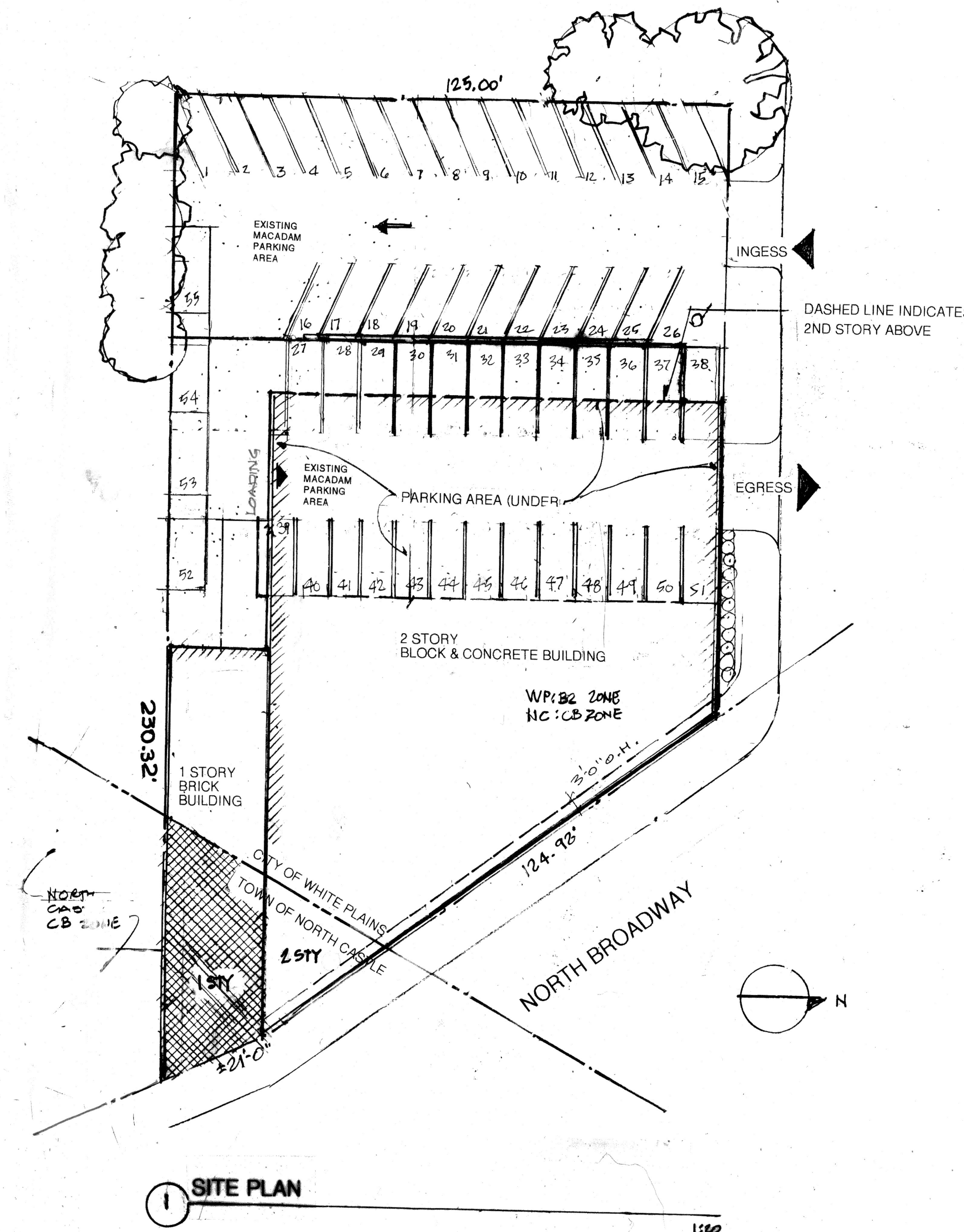
USE	REQUIRED	PROVIDED
RETAIL OR SERVICE BUSINESS	1 SPACE FOR EACH 200 SF OF RETAIL GFA 600 SF / 300 SF BUSINESS GFA 600 SF	1200 SF/200 SF/SPACE= 5 SPACES

WHITE PLAINS REGULATIONS REFERENCE WHITE PLAINS ZONING CODE CHAPTER EIGHT-THREE (8-3)

USE	REQUIRED	PROVIDED
WHITE PLAINS PROFESSIONAL BUSINESS OFFICE	3 SPACES PER 1000 SF OF USE 15,000 SF =	50 SPACES

**PARKING FOR EXISTING BUILDINGS
(WHITE PLAINS CODE)**

Existing "Structures" and "Uses" 8.4.1 "Structures" and "uses" in existence or for which building permits have been issued prior to the effective date of this Ordinance shall not be subject to the "parking or loading space" requirements of this Ordinance, provided that any parking and loading facilities then existing to serve such "structures" or "uses" shall not in the future be reduced, or pre-designated to serve other "structures" or "uses," except to the extent they exceed such requirements.



1 SITE PLAN

1 SITE PLAN OF EXISTING COMMERCIAL STRUCTURES
NORTH CASTLE/WHITE PLAINS LOTS
600 N. BROADWAY

James Fleming, Architect
 11 ALDEN ROAD • LARCHMONT • NEW YORK • 10539
 PH. 914 572.2704
 ARCHIT@JFAD.COM
 jamesflemingarchitect.com



ISSUE	DATE
1	3/27/23
2	5/13/23

SITE PLAN

A-1