

(N) Where a lot abuts a residence district, the required side yard shall be the same as that required in said residence district, but in no case less than as required elsewhere in this chapter.

(O) See § 355-29E(1) for existing lots of less than minimum required size.

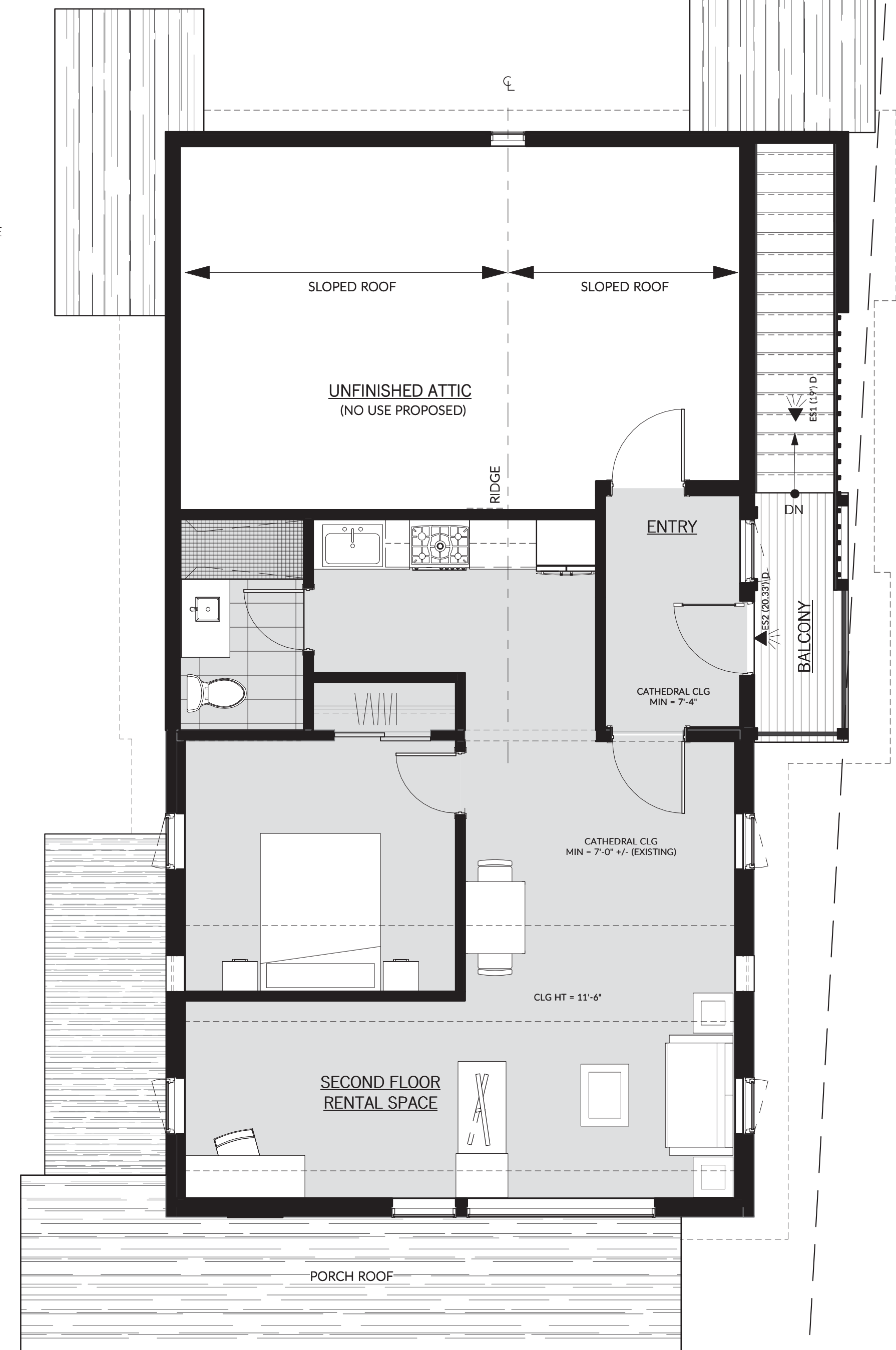
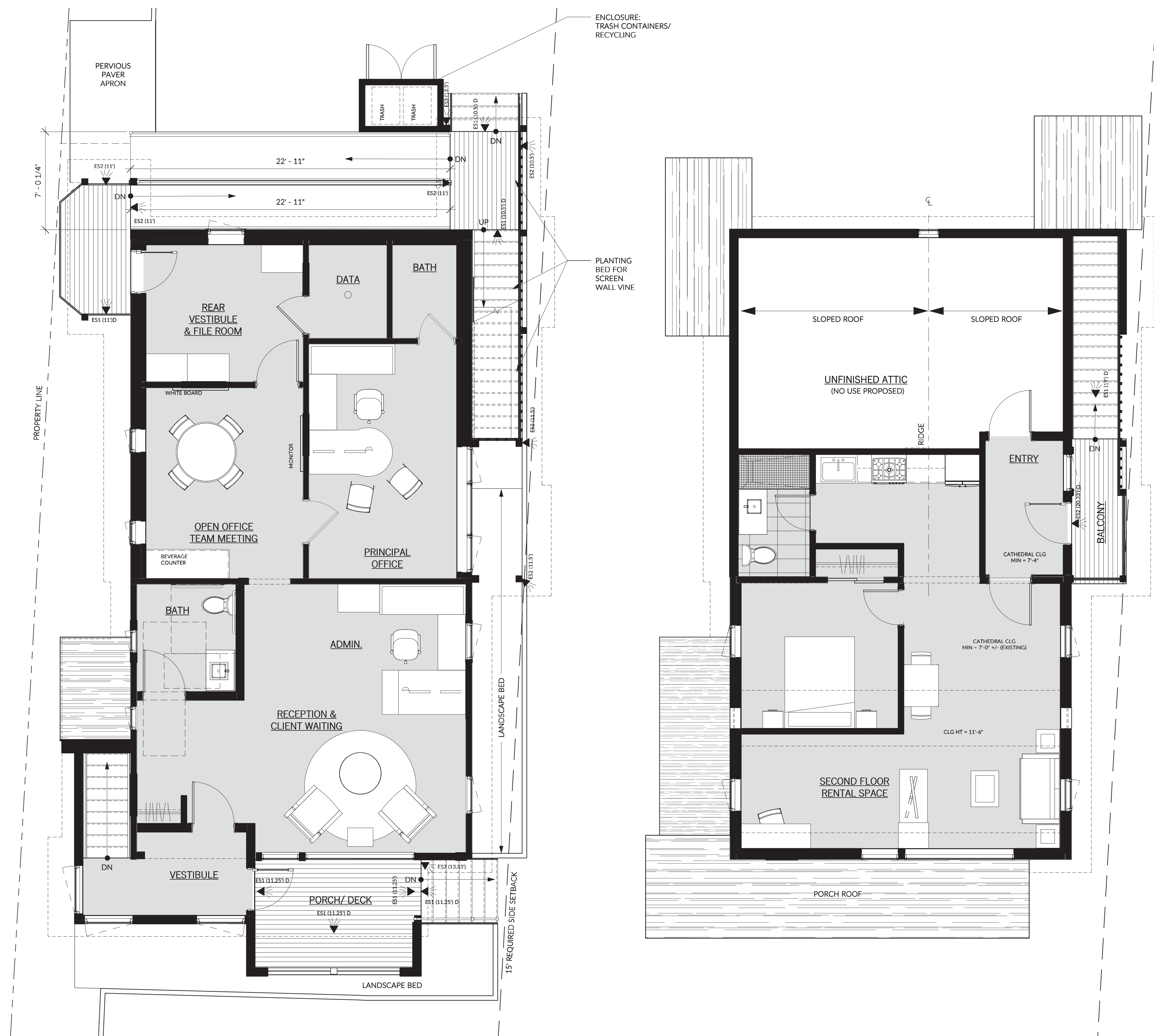
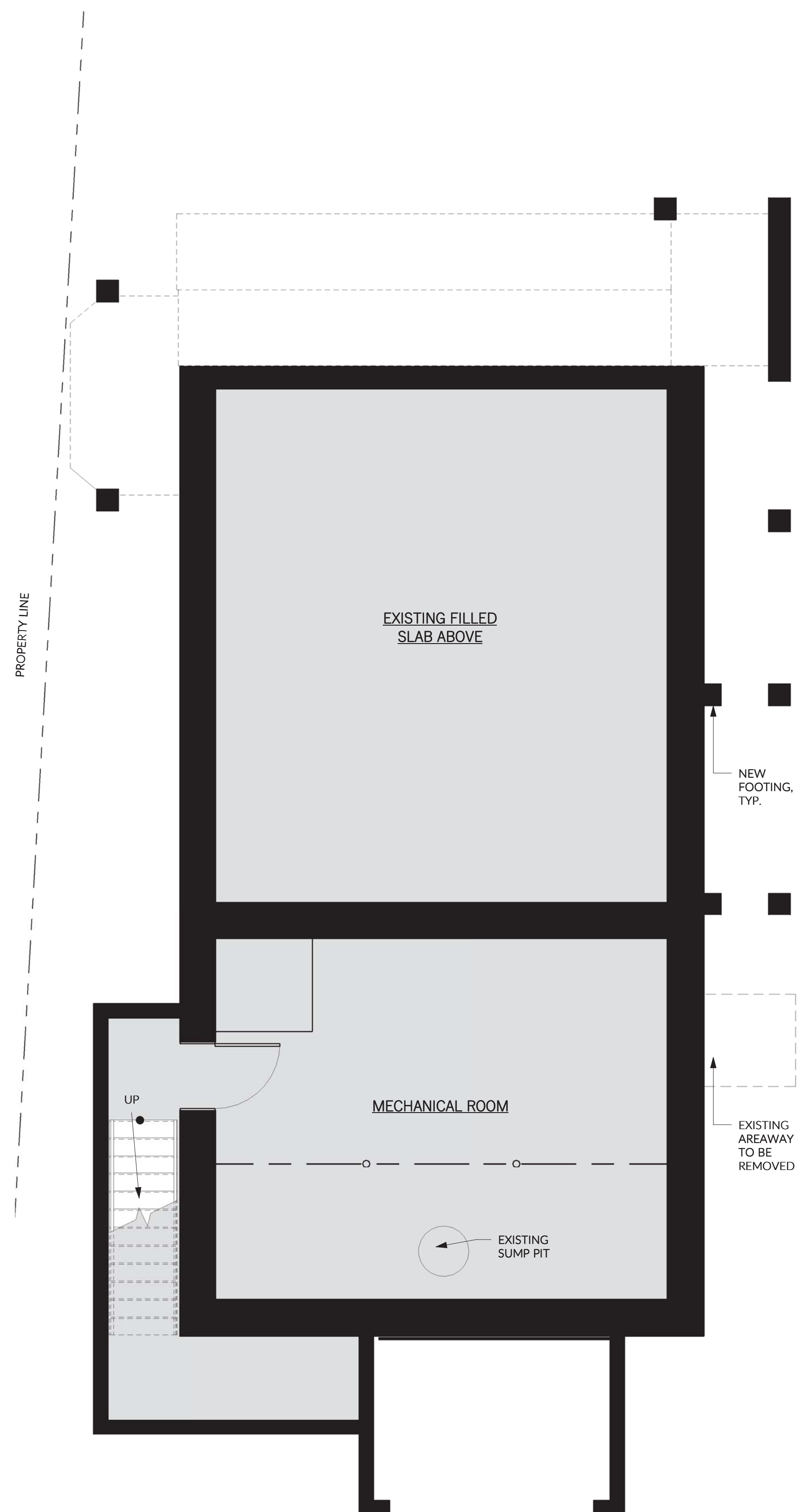
per section 355-68 A building that is conforming in use but does not conform to the height, yard, lot area, lot dimension, land coverage, off-street parking, loading, minimum house size or similar dimensional requirements of this chapter shall not be considered to be nonconforming within the meaning of § 355-66 and this section. No permit shall be issued that will result in the increase of any such nonconformities.

\*\* area includes existing rear residence (cottage)  
(Main Building Existing Total = 1,450 sf.; Proposed Main Building Total = 1,227 sf + 388 sf (storage use) = 1,615; renovated 2nd fir residence = 658 sf; existing rear residence = 644 sf)

\*\*\* Proposed existing front volume to be raised approx 2' and or in compliance

Residential sf percentage = renovated 2nd fir residence 658 sf + existing rear residence 644 sf = 1,302 sf business = 1,615 sf  
Total sf = 1,302 + 1,615 = 2,917 residential 1,302 / 2,917 = 44.6% +/-

SYM	MANUFACTURER	PRODUCT NAME	SPREAD	LIGHT SOURCE COLOR	OPTIC TYPE
ES1	PHILIPS LIGHTING	BGP312 1LED 3000K MB	25°	830 WARM WHITE	MEDIUM BEAM ANGLE 25°
ES2	PHILIPS LIGHTING	BGP312 3LED 3000K NB	10°	830 WARM WHITE	NARROW BEAM ANGLE 10°
ES3	PHILIPS LIGHTING	BGP312 3LED 3000K WB	40°	830 WARM WHITE	WIDE BEAM ANGLE 42°







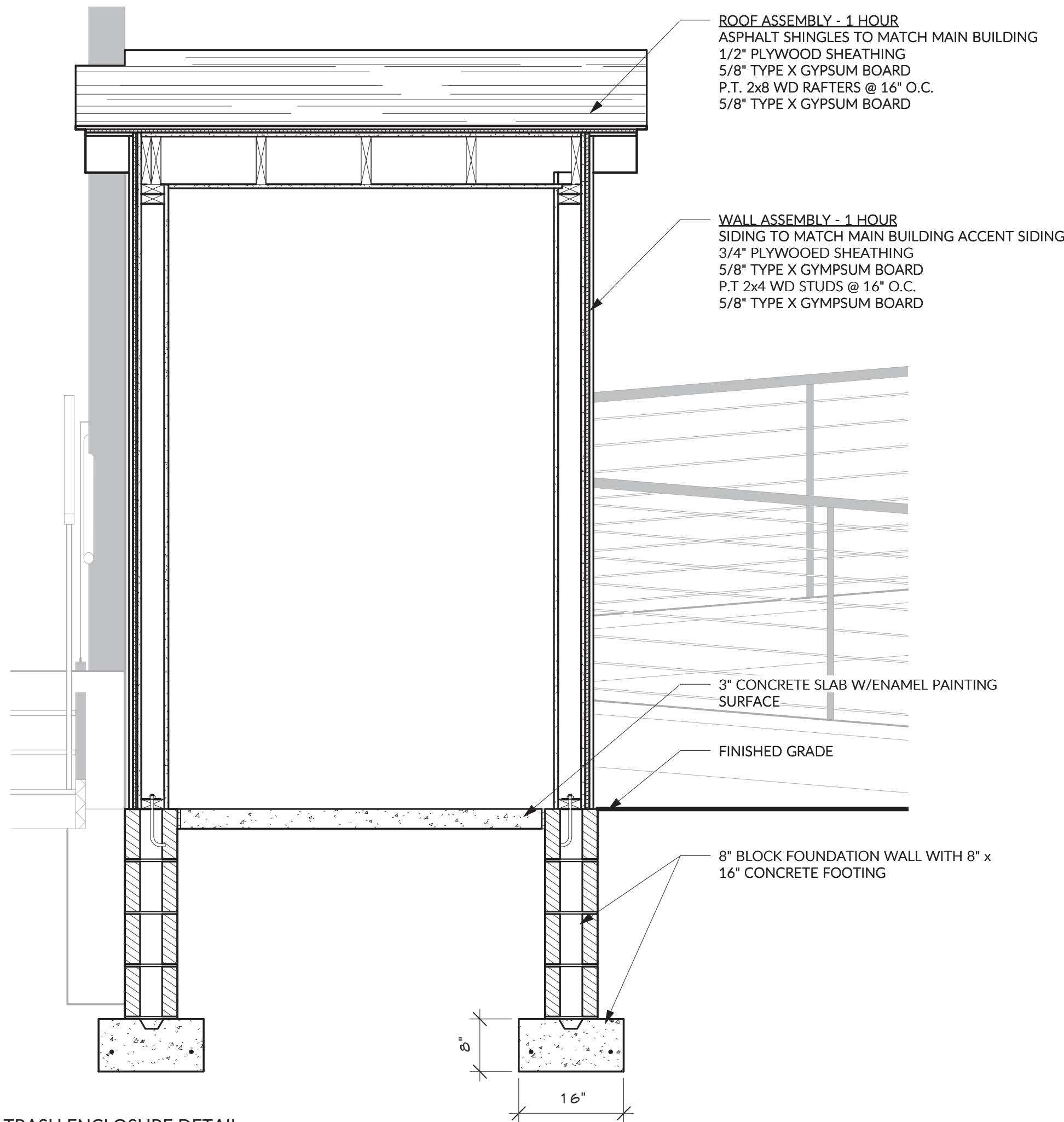




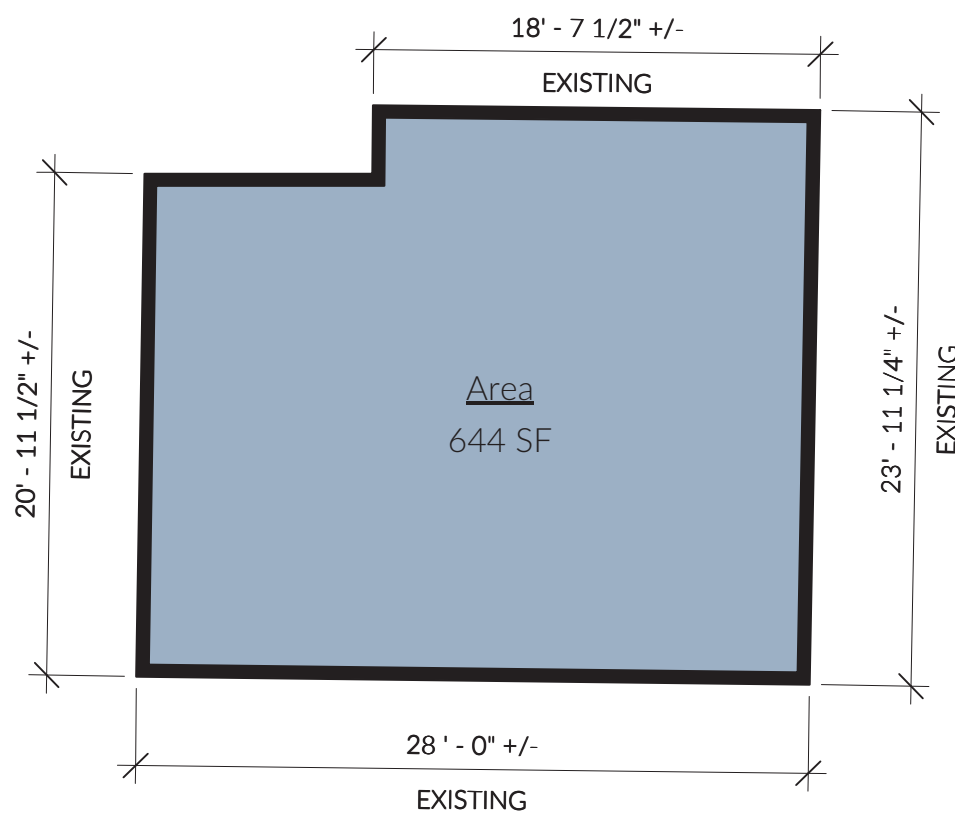
1 CONCEPTUAL SECTION 'A' 1/4"  
1/4" = 1'-0"



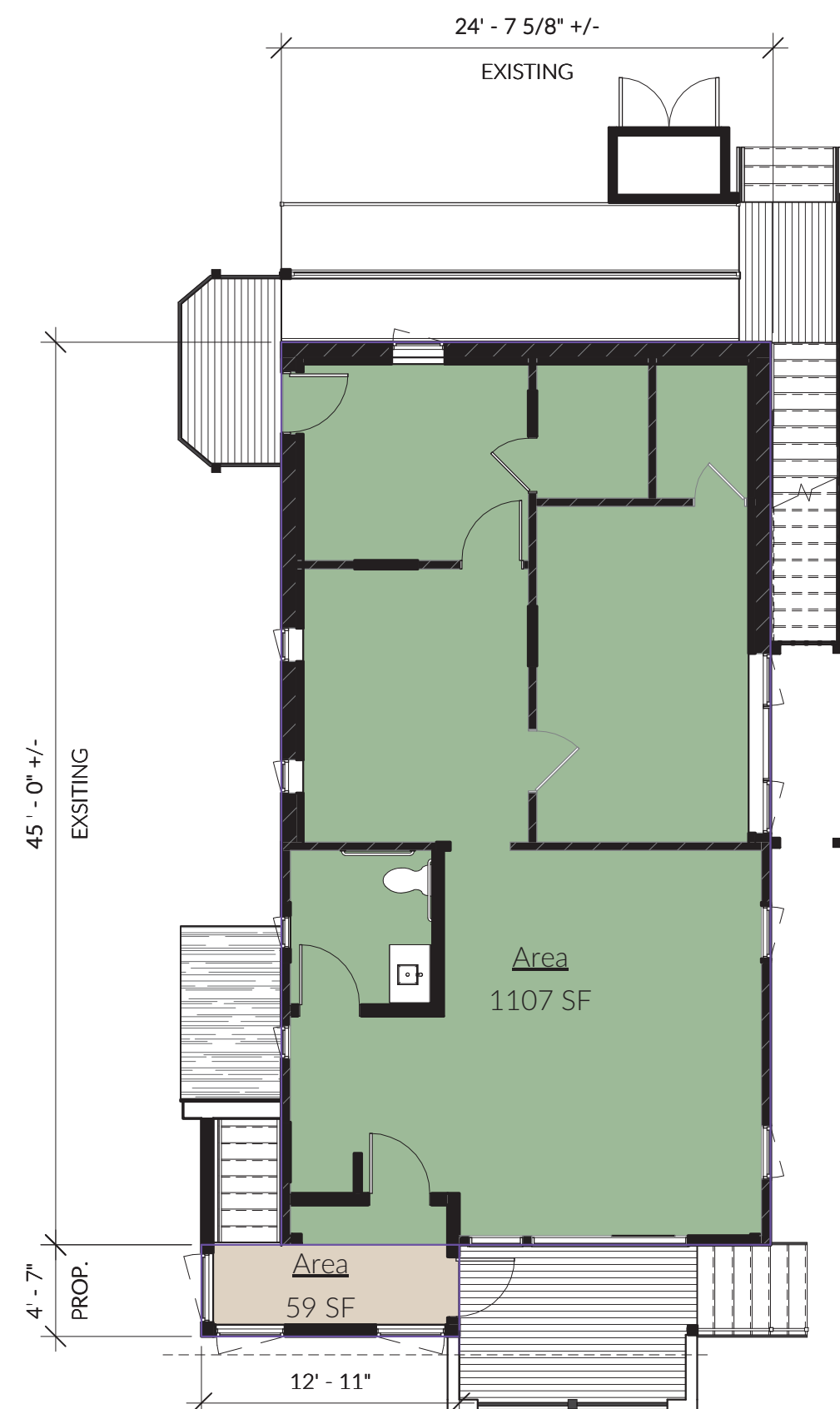
2 CONCEPTUAL SECTION 'B' 1/4"  
1/4" = 1'-0"



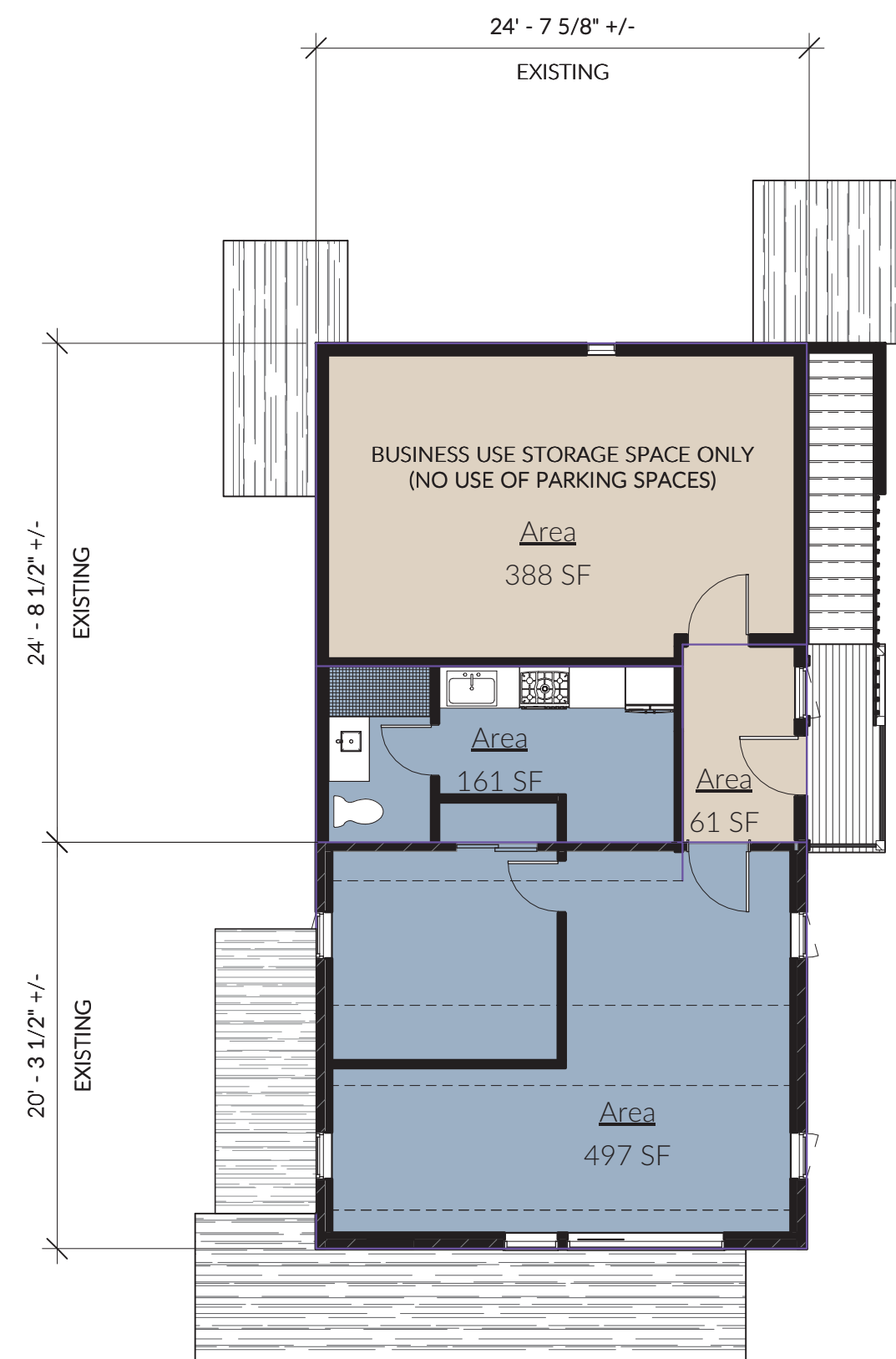
3 TRASH ENCLOSURE DETAIL  
3/4" = 1'-0"



4 REAR RESIDENCE  
1/8" = 1'-0"

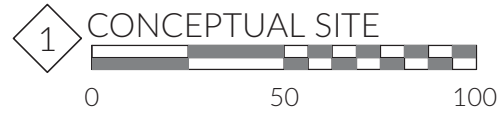
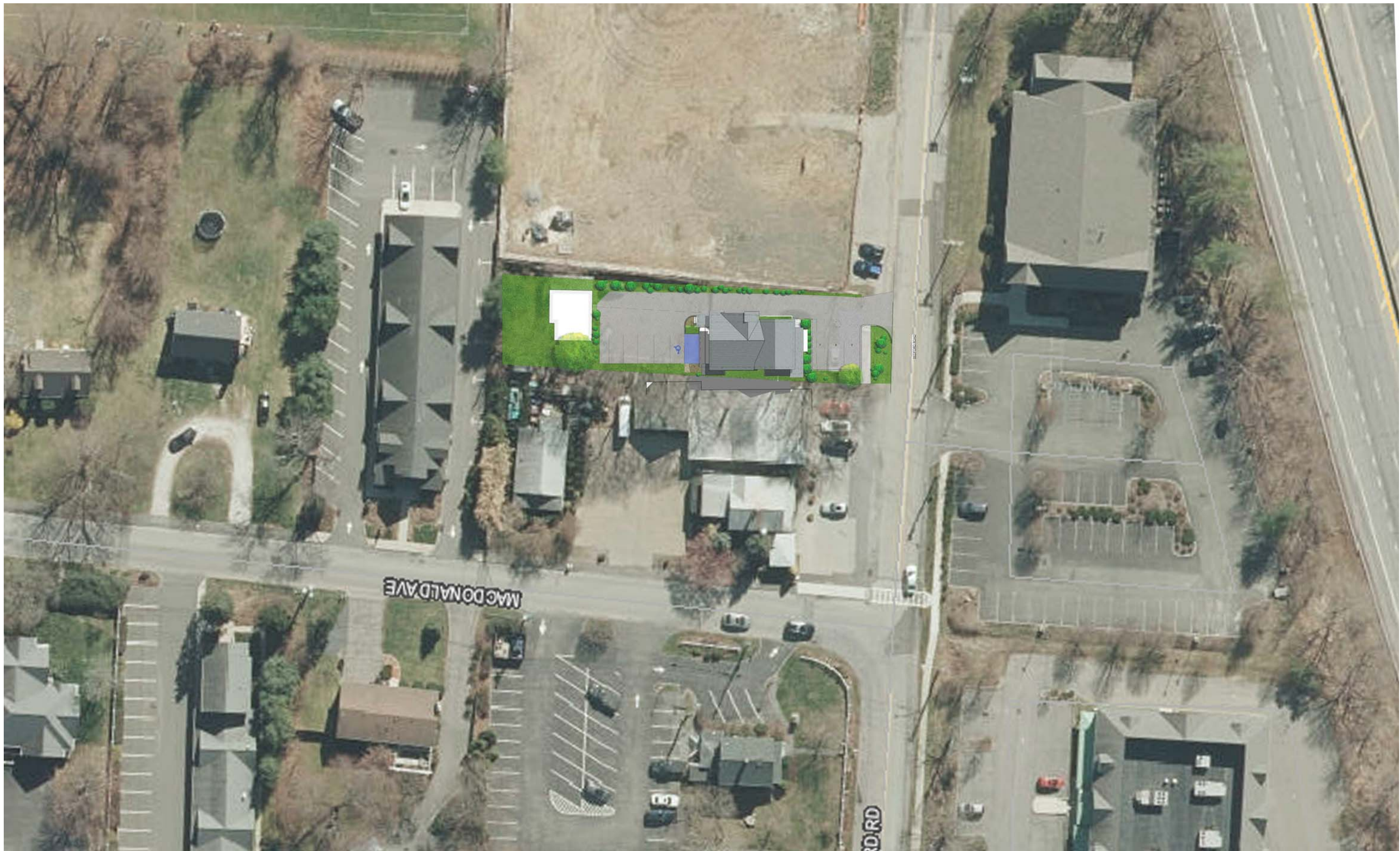


5 FIRST FLOOR  
1/8" = 1'-0"



6 SECOND FLOOR  
1/8" = 1'-0"





EDWARD JONES OFFICE  
ALTERATIONS AND RENOVATION TO  
150 BEDFORD RD, ARMONK, NY



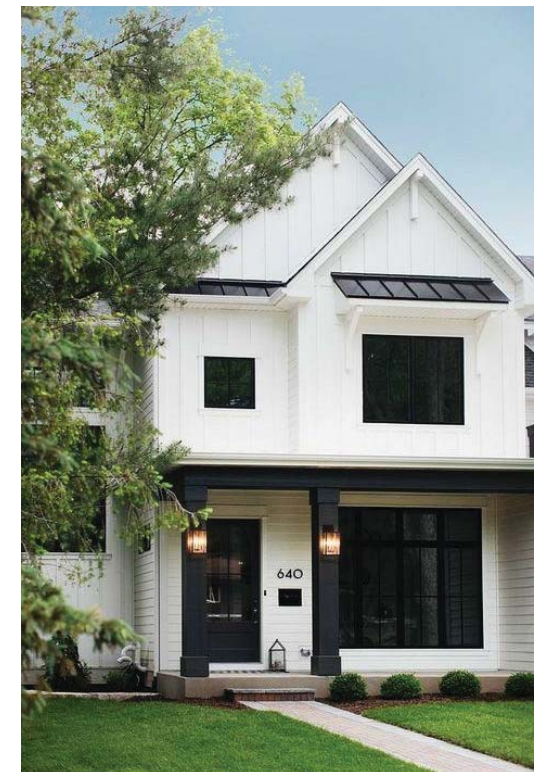


1 CONCEPTUAL PERSPECTIVE

EDWARD JONES OFFICE  
ALTERATIONS AND RENOVATION TO  
150 BEDFORD RD, ARMONK, NY

 NEXUS SK5  
creative 06/17/2020





## PRECEDENT IMAGES

EDWARD JONES OFFICE  
ALTERATIONS AND RENOVATION TO  
150 BEDFORD RD, ARMONK, NY





EXISTING STRUCTURE  
RAISED

EXISTING FLAT ROOF  
TO BE REMOVED

EXISTING STONE WALL  
ON ADJACENT  
PROPERTY



EXISTING RESIDENCE

EXISTING DRIVE AND  
PARKING AREAS  
REPAIRED, COATED  
AND RE-STRIPED



EXISTING DRYWELL



EXISTING TO BE  
REMOVED

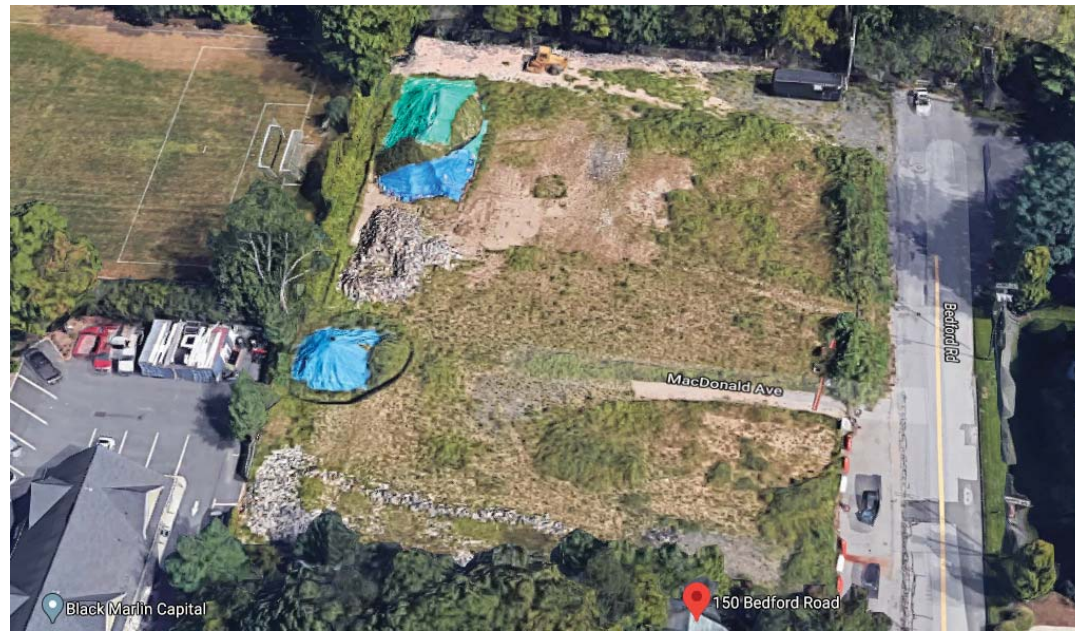
EXISTING CONDITIONS PHOTOS

EDWARD JONES OFFICE  
ALTERATIONS AND RENOVATION TO  
150 BEDFORD RD, ARMONK, NY





ADJACENT PROPERTY - LEFT



ADJACENT PROPERTY - RIGHT



ADJACENT PROPERTY - ACROSS THE STREET LEFT



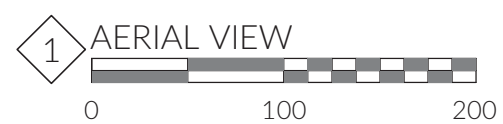
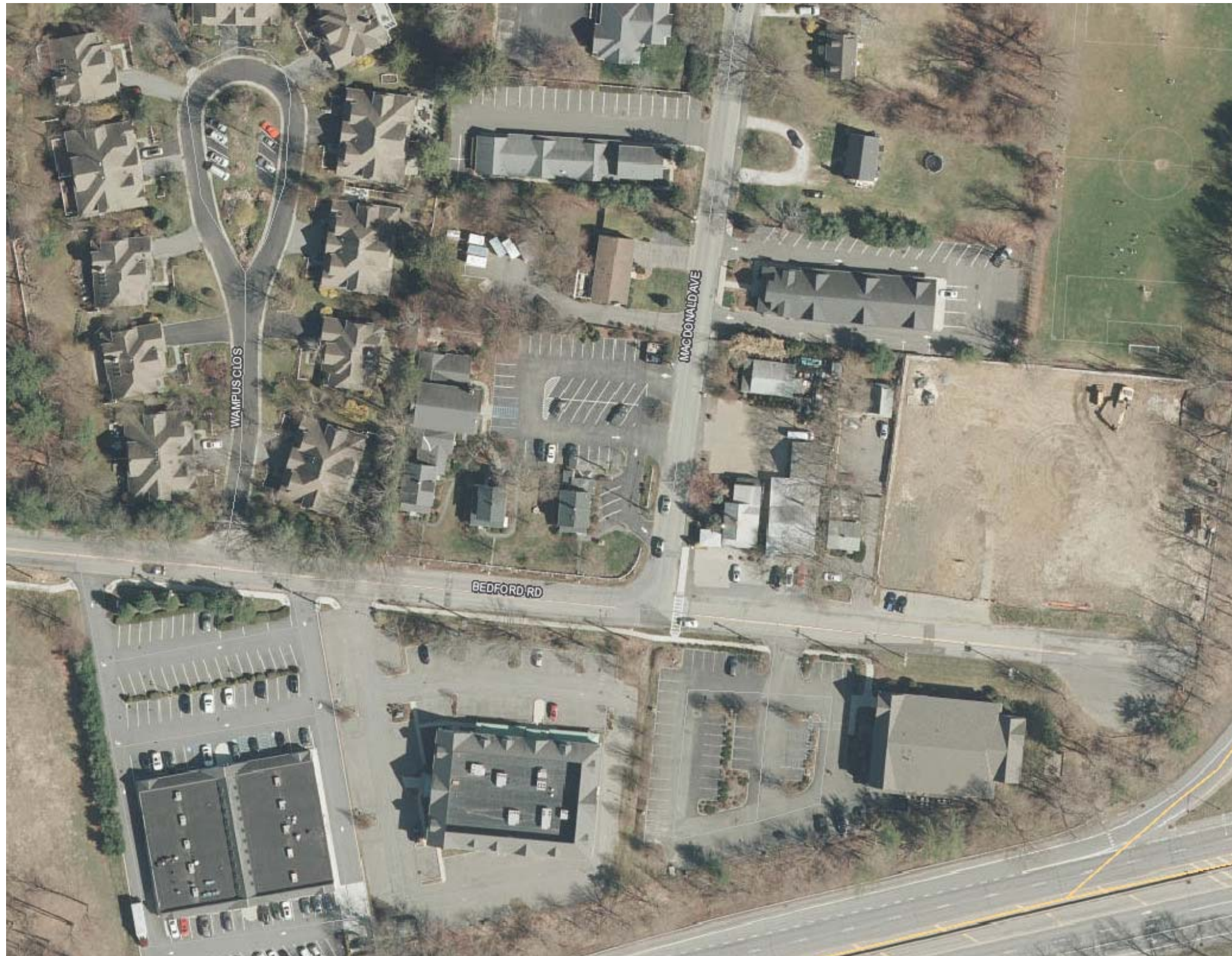
ADJACENT PROPERTY - ACROSS THE STREER RIGHT



ADJACENT PROPERTY - REAR

EDWARD JONES OFFICE  
ALTERATIONS AND RENOVATION TO  
150 BEDFORD RD, ARMONK, NY





EDWARD JONES OFFICE  
ALTERATIONS AND RENOVATION TO  
150 BEDFORD RD, ARMONK, NY



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S 77° 15' 00" E 50.00'

TAX LOT 108.03-1-39  
LOTS 5 AND 6, FM 101  
N/F ROBERT A. DEAN  
SUSAN J. ALLISON

FLOOD ZONE AE  
AS PER FEMA MAPPING

SIGN TABLE

**LEGEND**

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHY OF PROPERTY," PREPARED BY TC MERRITTS LAND SURVEYORS, LAST REVISED 03/30/2020.

APPLICANT/OWNER:

150 BEDFORD ROAD  
ARMONK, NY 10504

ARCHITECT:

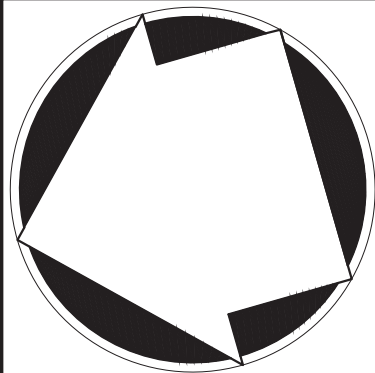
NEXUS CREATIVE DESIGN  
100 WHITE PLAINS ROAD  
TARRYTOWN, NY 10591

**JMC Planning, Engineering, Landscape  
Architecture & Land Surveying, PLLC**  
**JMC Site Development Consultants, LLC**

**John Meyer Consulting, Inc.**

20 BEDFORD ROAD • ARMONK, NY 10504  
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# SITE LAYOUT & STRIPING PLAN

EDWARD JONES OFFICE  
150 BEDFORD ROAD  
TOWN OF NORTH CASTLE, NEW YORK



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

Drawn:	PS	Approved:	AG
Scale:	1" = 10'		
Date:	06/22/2020		
Project No:	20029		
20029-SITE	LAY	LAY.scr	
Drawing No:			
C-100			

Drawn: PS Approved: AG

Scale: 1" = 10'

Date: 06/22/2020

Project No:	20029	
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20029-SITE	LAY	LAY.scr
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Drawing No: **C 100**

C-100

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GRAPHIC SCALE



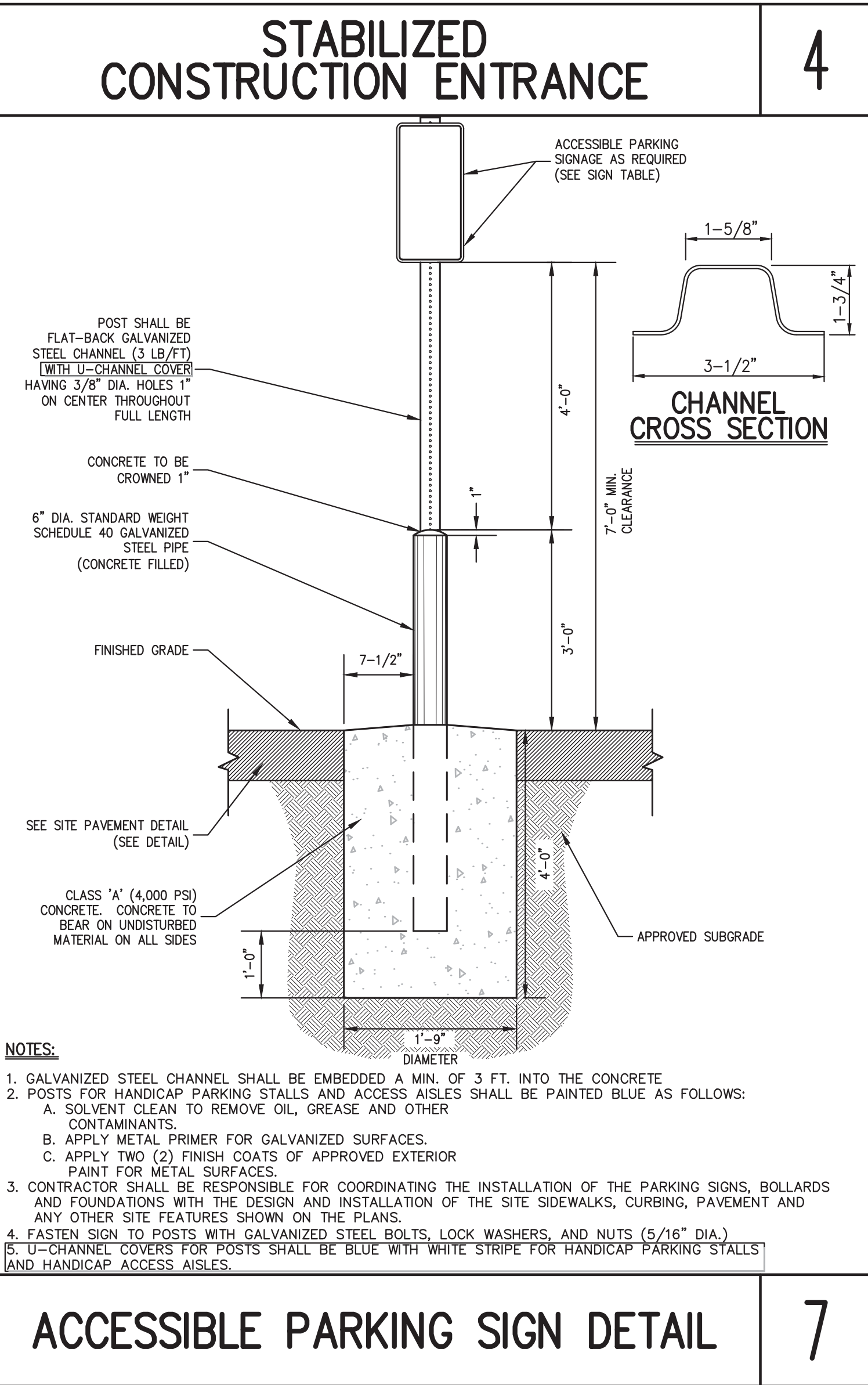
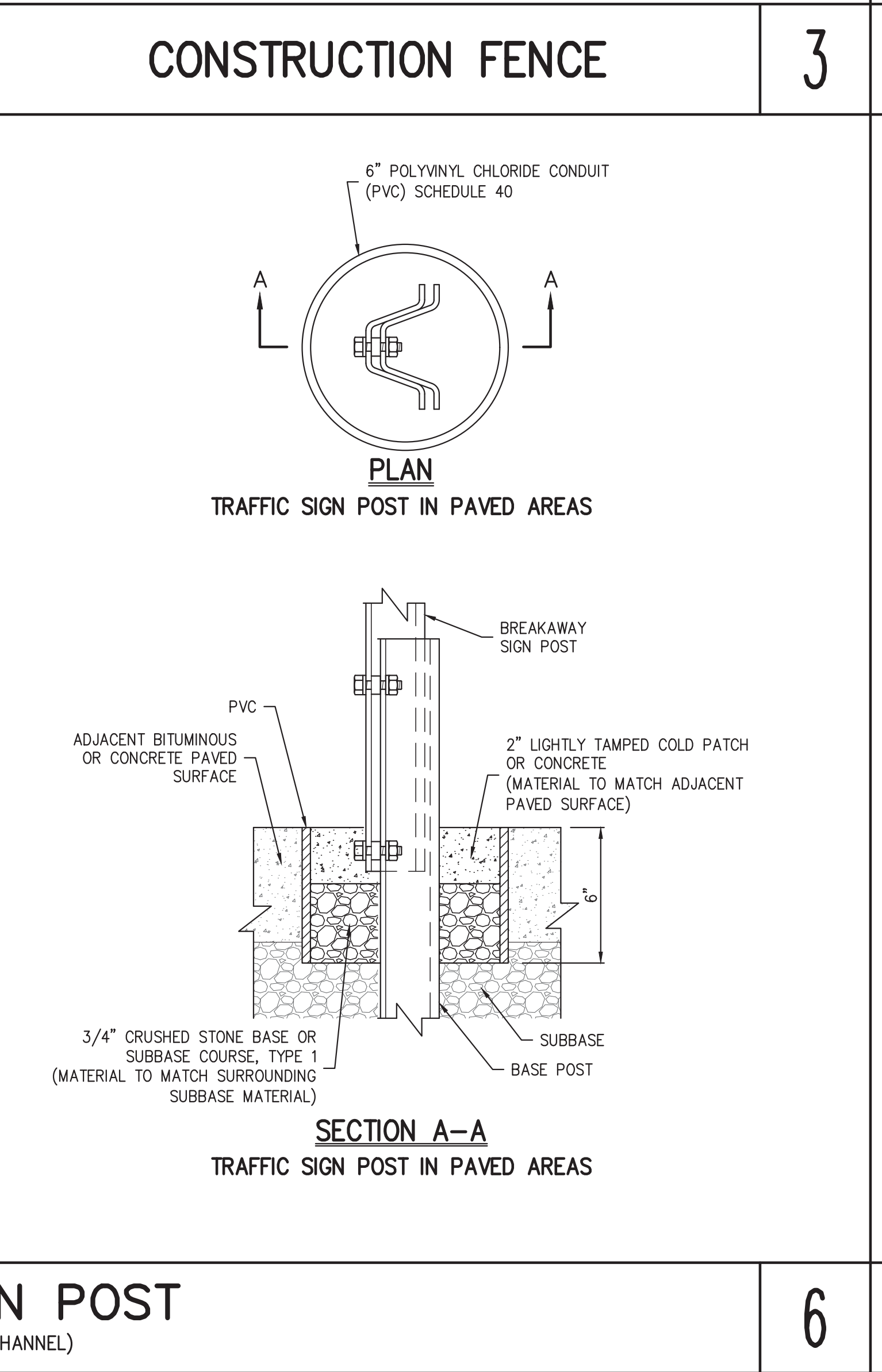
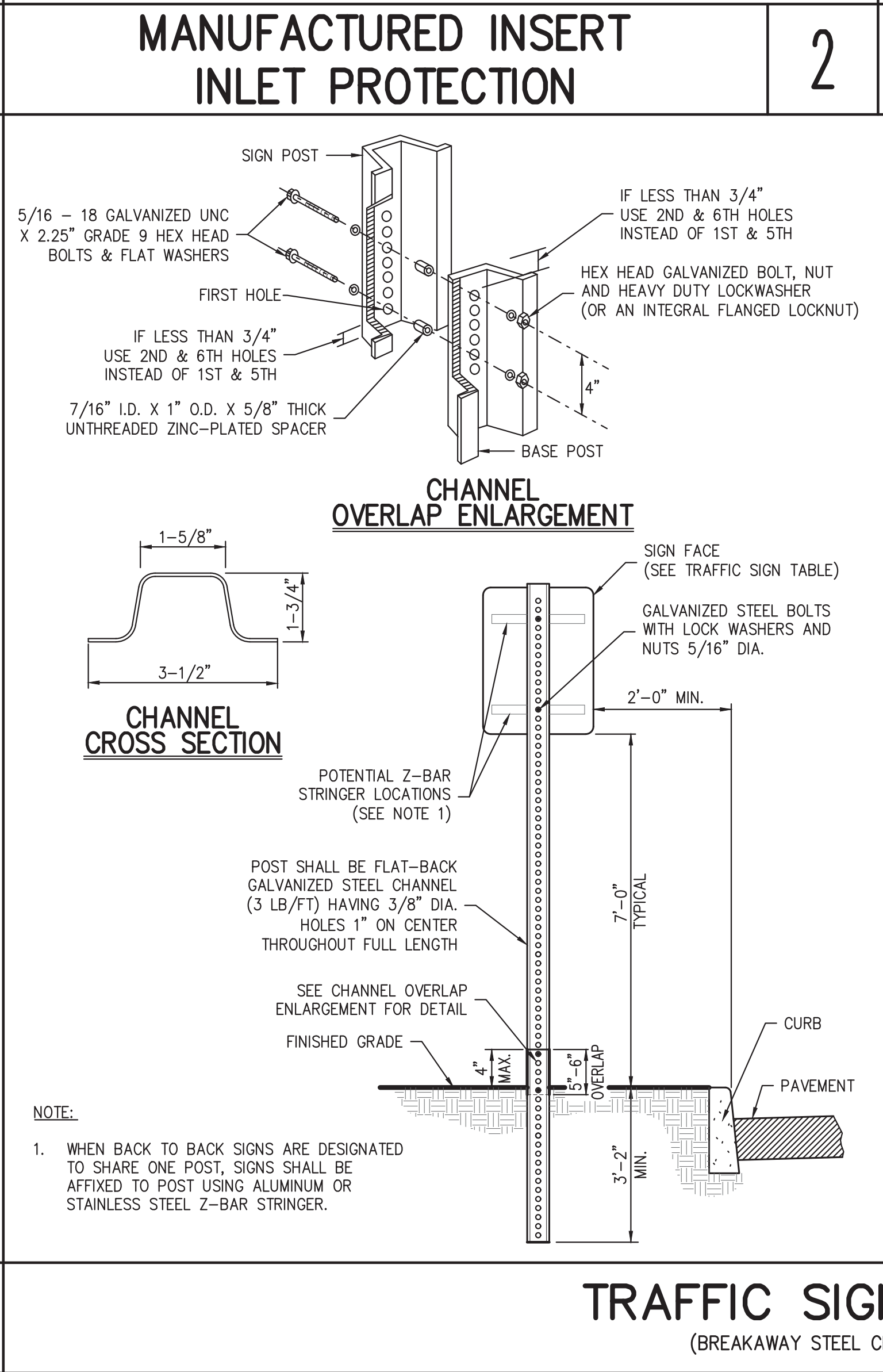
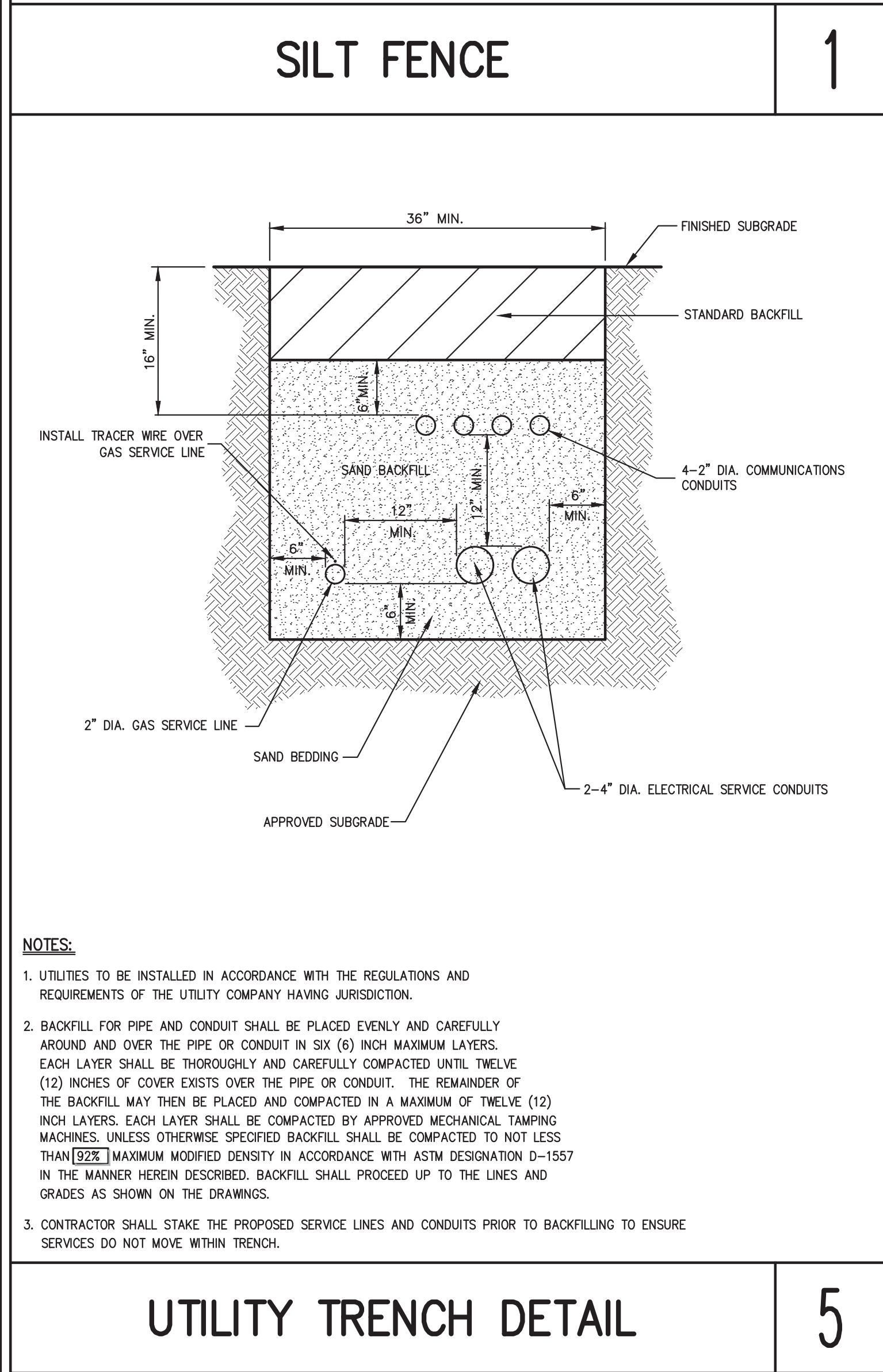
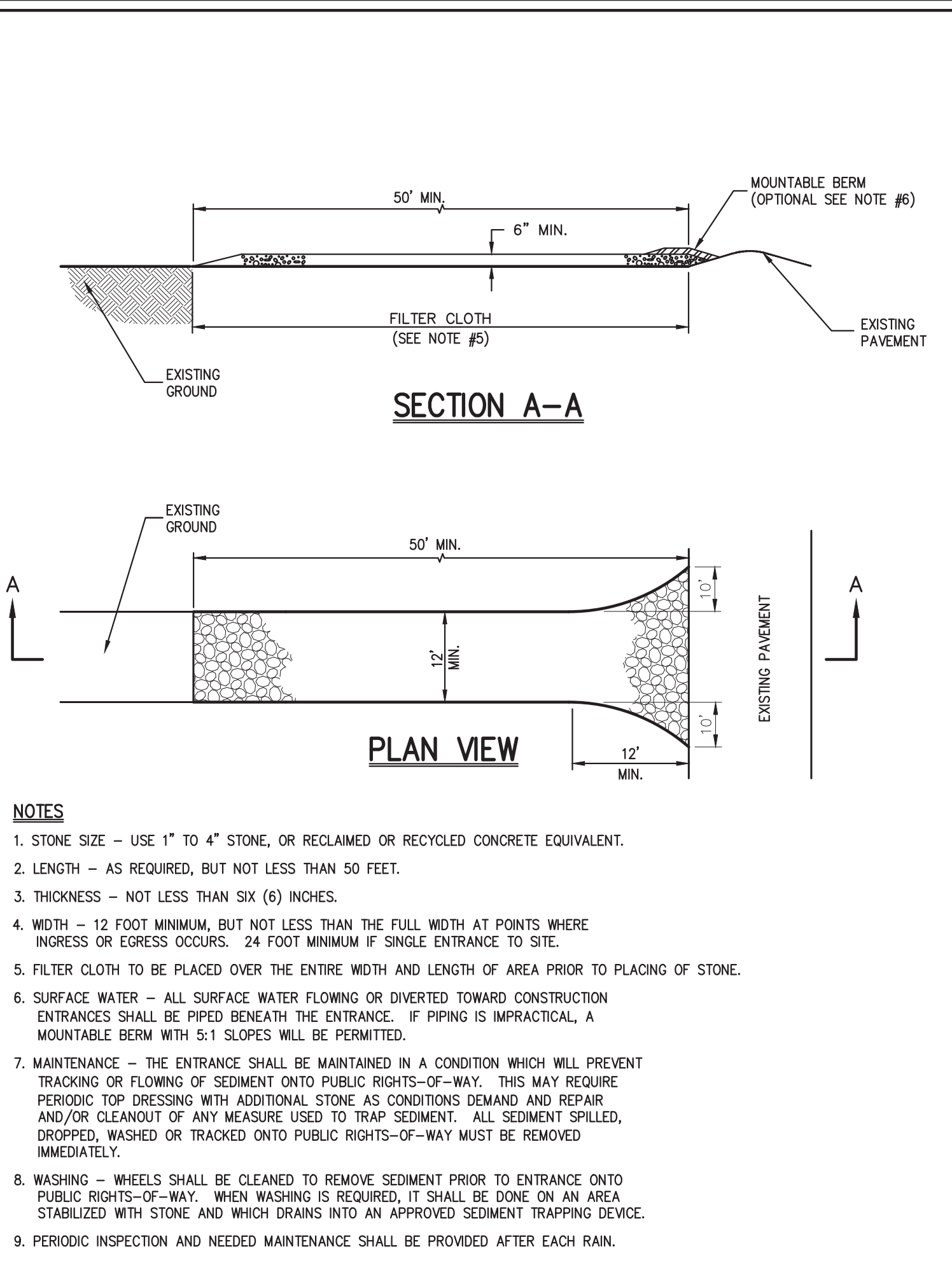
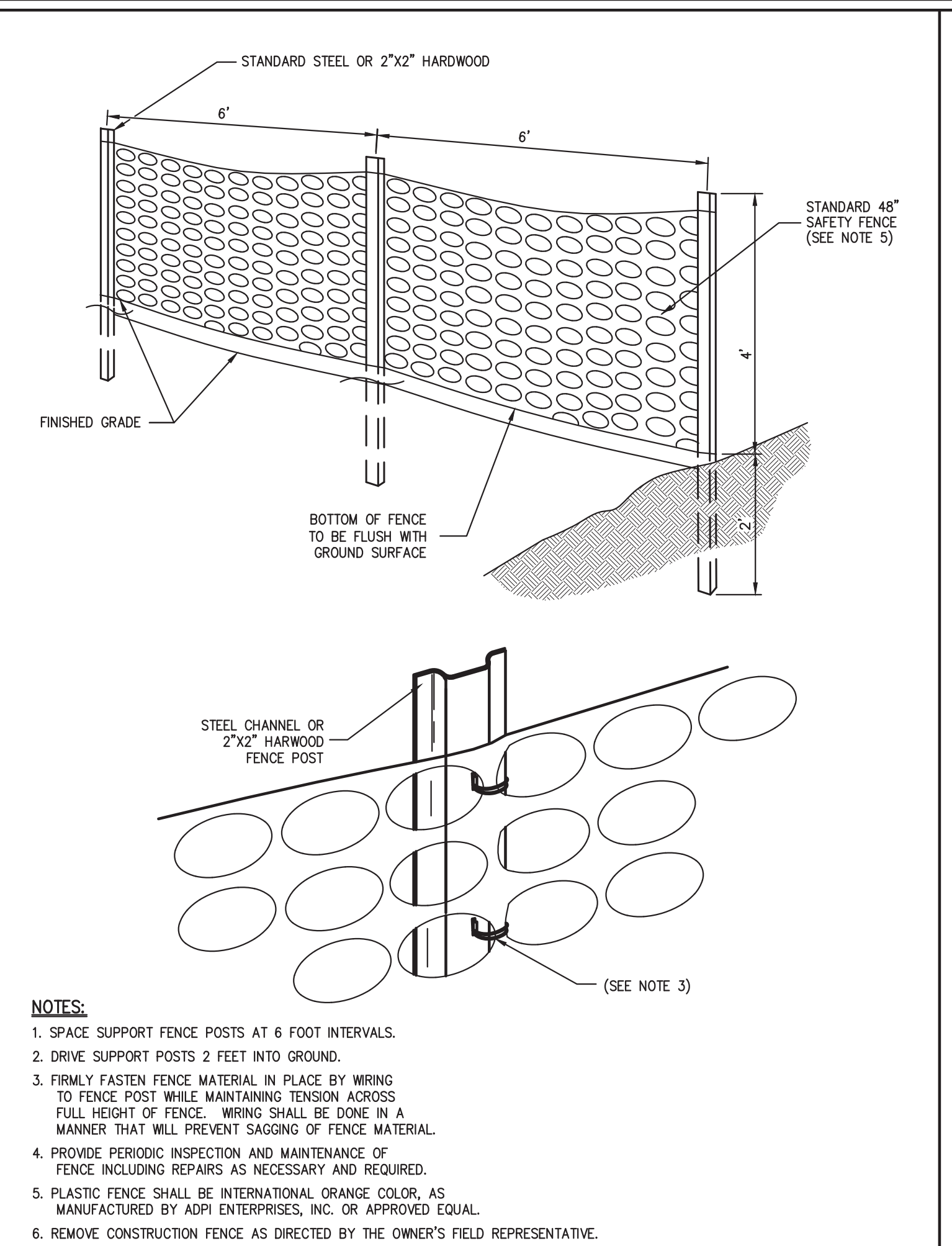
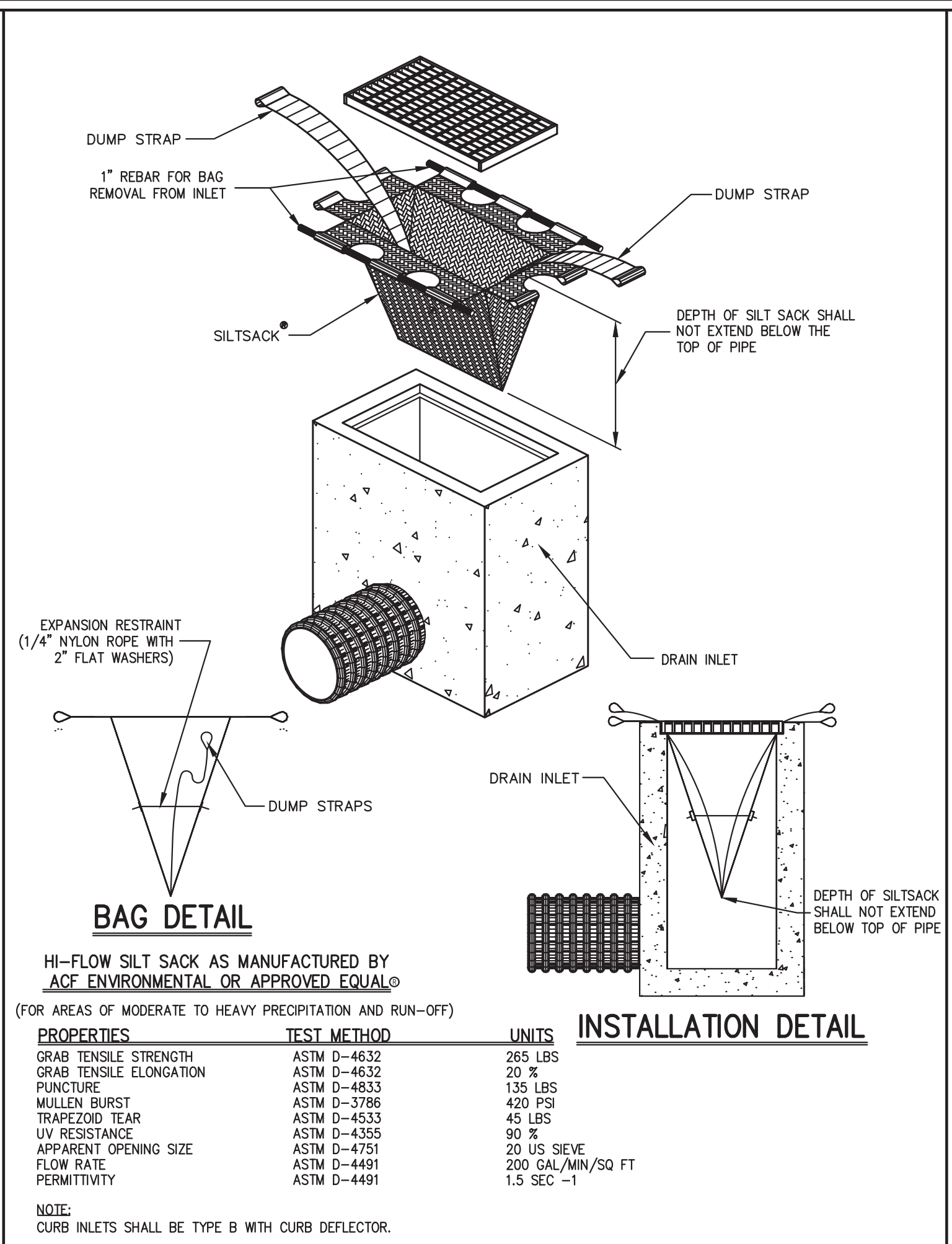
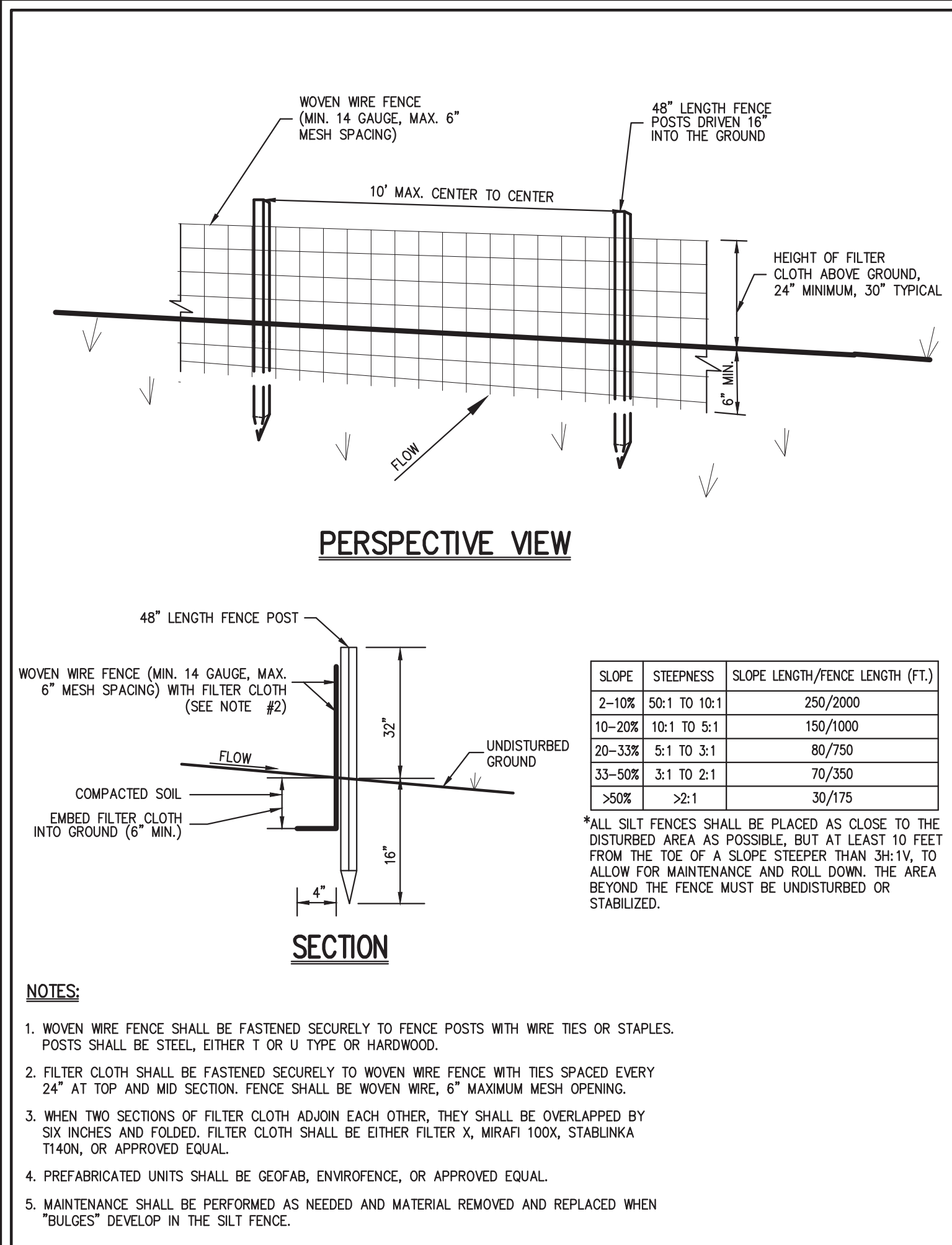
( IN FEET )  
1 inch = 10 ft.

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No.	Revision	Comments
1.		RESPONSE TO TOWN COMMENTS

Date: 08/03/2020

Revision: 08/03/2020

Comments: RESPONSE TO TOWN COMMENTS

Previous Editions Obsolete

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**CONSTRUCTION DETAILS**

EDWARD JONES OFFICE  
150 BEDFORD ROAD  
TOWN OF NORTH CASTLE, NEW YORK

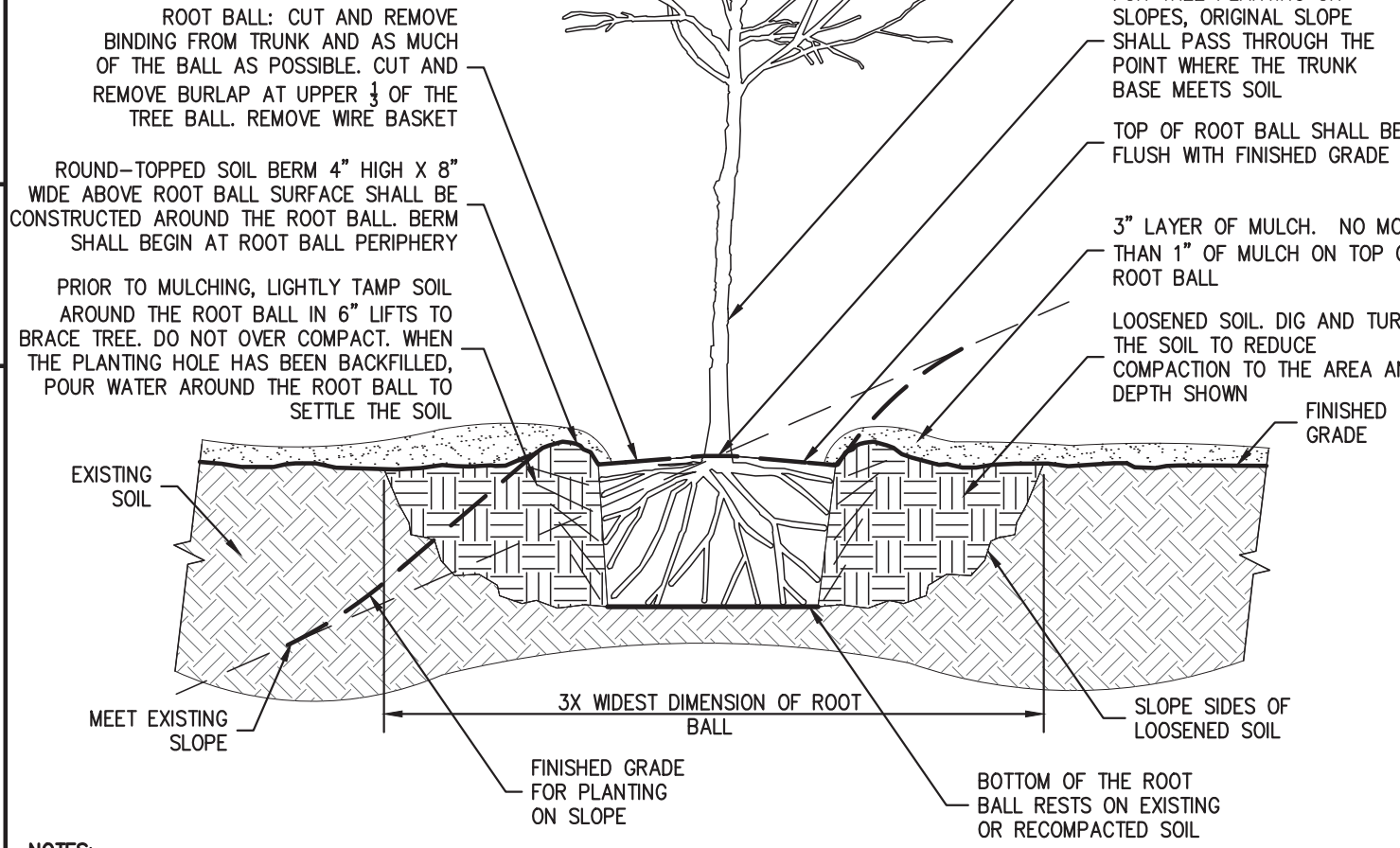
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STATE OF NEW YORK  
DAVID P. LOMBARDI  
LICENSED PROFESSIONAL ENGINEER  
071003

Drawn: PS Approved: AG  
Scale: NOT TO SCALE  
Date: 06/22/2020  
Project No: 20029  
2020-REIMS C-900 -  
Drawing No: C-900



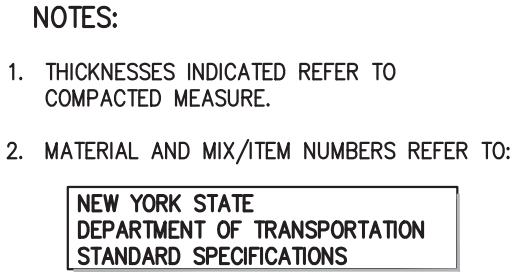
1. INSTALL 1/2" PREMOLED BITUMINOUS EXPANSION JOINT EVERY 20 FEET.
2. UNLESS DIRECTED OTHERWISE, EXPANSION JOINTS SHALL ALSO BE INSTALLED AT THE PC AND PT OF ALL RADIUS CURB.
3. EACH EXPANSION JOINT SHALL BE LEFT EXPOSED AND NOT COVERED WITH A SKIM COAT OF CONCRETE.
4. INSTALL CONSTRUCTION JOINTS MID-WAY BETWEEN EXPANSION JOINTS SO THAT LENGTH OF CURB SEGMENTS WILL BE TEN (10) FEET.
5. LENGTH OF CURB SEGMENTS AT CLOSURES MAY BE VARIED BUT SHALL NOT BE LESS THAN FOUR (4) FEET.
6. WHEN INSTALLED ADJACENT TO SIDEWALK OR CONCRETE PAVEMENT, MATCH EXPANSION JOINTS.



**NOTES:**

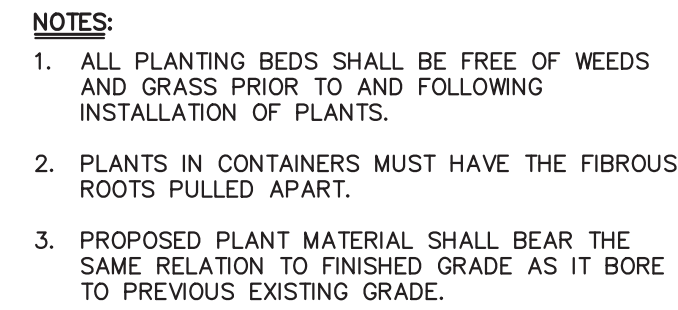
1. ALL PLANTING BEDS SHALL BE FREE OF WEEDS AND GRASS PRIOR TO AND FOLLOWING INSTALLATION OF PLANTS.
2. PLANTS IN CONTAINERS MUST HAVE THE FIBROUS ROOTS PULLED APART.
3. PROPOSED PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.
4. SEE TREE STAKING DETAIL IF STAKING IS REQUIRED.

## 8

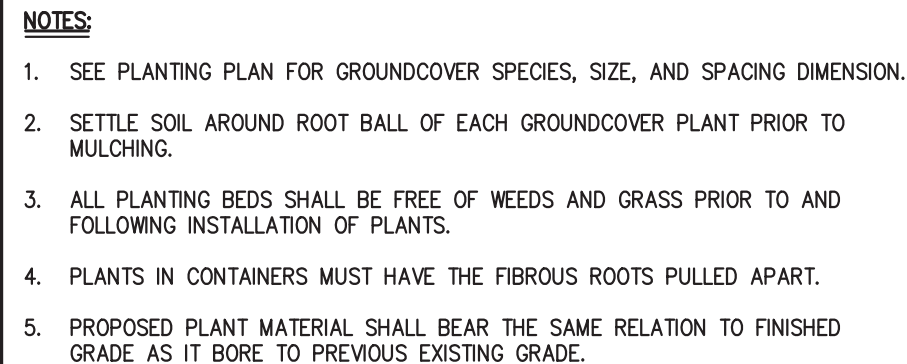


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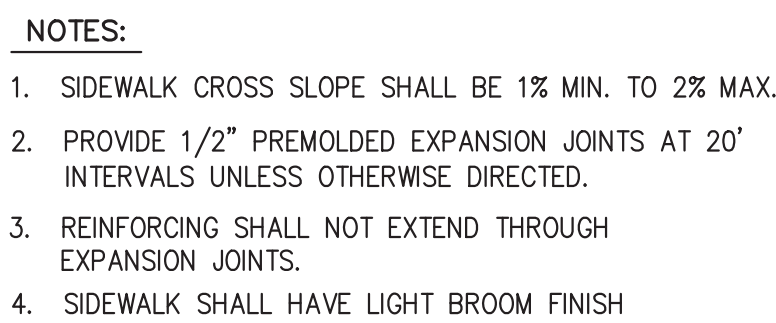
10



## 11



12



13

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X

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## CONSTRUCTION DETAILS

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TOWN OF NORTH CASTLE, NEW YORK

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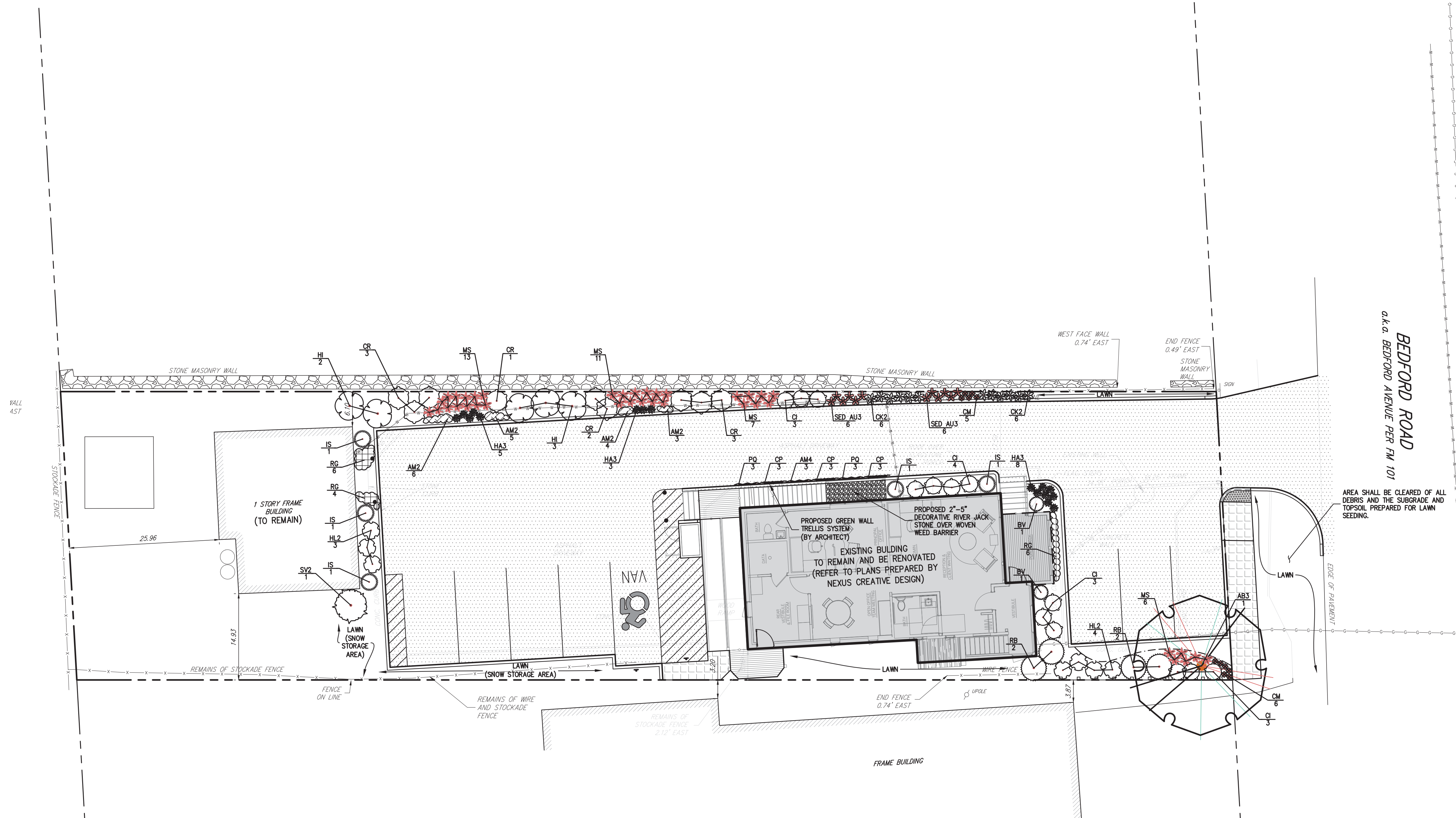
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Scale:	NOT TO SCALE		
Date:	06/22/2020		
Project No:	20029		
20029-DETAILS	C-901	-	
Drawing No:			

C-901

NOT FOR CONSTRUCTION



PLANT SCHEDULE					
DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.	REMARKS
AB3	1	Acer rubrum 'Brandywine' / Brandywine Red Maple	3" - 3 1/2" Cal.	B & B	
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.	REMARKS
BV	2	Buxus sempervirens 'Vardar Valley' / Vardar Valley Boxwood	5 gal	Cont.	
CR	9	Clethra alnifolia 'Ruby Spice' / Ruby Spice Clethra	3 gal	Cont.	
CM	11	Coreopsis x 'Moonbeam' / Moonbeam Coreopsis	1 gal	Cont.	
CI	13	Cornus sericea 'Ivory Halo' / Variegated Redtwig Dogwood	3 gal	Cont.	
HA3	16	Hosta undulata 'Albomarginata' / Variegated Hosta	1 gal	Cont.	
HI	5	Hydrangea arborescens 'Incrediball' / Incrediball White Hydrangea	5 gal	Cont.	
HL2	7	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	3 gal	Cont.	
IS	5	Ilex glabra 'Shamrock' / Inkberry	5 gal	Cont.	
RB	4	Rhododendron x 'Boule De Neige' / Boule De Neige Rhododendron	5 gal	Cont.	
SV2	1	Syringa vulgaris / Common Lilac	8 gal	Cont.	
GREEN WALL	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.	REMARKS
AM4	3	Actinidia arguta / Male Hardy Kiwi	1 gal	Cont.	
CP	9	Clematis paniculata / Sweet Autumn Clematis	1 gal	Cont.	
PQ	6	Parthenocissus quinquefolia / Virginia Creeper	1 gal	Cont.	
PERENNIALS/GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.	REMARKS
CK2	12	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	2 gal	Cont.	
MS	37	Matteuccia struthiopteris / Ostrich Fern	2 gal	Cont.	
SED AU3	12	Sedum x 'Autumn Joy' / Autumn Joy Sedum	1 gal	Cont.	
SHRUB AREAS	QTY	BOTANICAL / COMMON NAME	CONT	ROOT COND.	REMARKS
AM2	18	Alchemilla mollis / Lady's Mantle	1 gal	Cont.	
RG	16	Rudbeckia fulgida sullivantii 'Goldsturm' / Black-eyed Susan	1 gal	Cont.	



LEGEND

PROPOSED DECIDUOUS/SHADE TREE

PROPOSED SHRUBS/PERENNIALS

PROPOSED EDGE OF PLANTING BED

PROPOSED SHRUB MASSING

PROPOSED GRAVEL STRIP

- NOTES:
1.

ALL PLANT MATERIAL SPECIFIED ON THE DRAWINGS SHALL BE FIRST QUALITY NURSERY GROWN STOCK, CERTIFIED TRUE TO THEIR GENUS, SPECIES AND VARIETY, ALL OF WHICH SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY AMERICANHORTI (ANSI Z60.1)," LATEST EDITION.
2.

ALL AREAS OF THE SITE NOT OCCUPIED BY BUILDING, PAVEMENT, OR OTHER IMPERVIOUS SURFACE, AND NOT SPECIFIED AS BEING PLANTED WITH TREES, SHRUBS OR GROUND COVER, SHALL BE LAWN.
3.

ALL MULCH TO BE PLACED IN PLANTING BEDS SHALL BE CLEAN, NON-DYED, TOXIC FREE, ORGANIC MATERIAL, CONSISTING OF SHREDDED HARDWOOD, ROOT MULCH SHREDDED CEDAR, OR BARK CHIPS, AS APPROVED BY THE OWNERS. FIELD REPRESENTATIVE OR PROJECT LANDSCAPE ARCHITECT. THE PLACEMENT THICKNESS OF THE MULCH SHALL BE 3" AND/OR AS DIRECTED IN THE PLANTING DETAILS.
4.

PLANT MATERIAL SUBSTITUTIONS SHALL NOT BE PERMITTED WITHOUT THE PROJECT LANDSCAPE ARCHITECTS WRITTEN APPROVAL.
5.

ALL LANDSCAPE PLANTINGS SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION THROUGHOUT THE DURATION OF THE PROJECT. ANY PLANTING NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANT(S) AT THE BEGINNING OF THE NEXT, IMMEDIATELY FOLLOWING PLANTING SEASON.
6.

ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION.
7.

ALL PLANT MATERIAL STOCK SHALL BE WELL-BRANCHED AND WELL-FORMED, SOUND, VIGOROUS, HEALTHY, FREE FROM DISEASE, SUN-SCALE, WINDBURN, ABRASION, AND HARMFUL INSECTS OR INSECTS EGGS, AND SHALL HAVE HEALTHY, NORMAL UNBROKEN ROOT SYSTEMS. DECIDUOUS TREES AND SHRUBS SHALL BE SYMMETRICALLY DEVELOPED, OF UNIFORM HABIT OF GROWTH, WITH STRAIGHT TRUNKS OR STEMS, AND FREE FROM OBJECTIONABLE DISTORTIONS. EVERGREEN TREES AND SHRUBS SHALL HAVE WELL-DEVELOPED SYMMETRICAL TOPS WITH TYPICAL SPREAD OF BRANCHES FOR EACH PARTICULAR SPECIES OR VARIETY. ONLY VINES AND GROUND COVER PLANTS WELL ESTABLISHED IN REMOVAL CONTAINERS, INTEGRAL CONTAINERS, OR FORMED HOMOGENEOUS SOIL SECTIONS SHALL BE USED.
8.

PLANTS SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. SOURCES OF ALL PLANT MATERIAL SHALL BE DISCLOSED TO PROJECT LANDSCAPE ARCHITECT AND OWNER PRIOR TO DELIVERY.
9.

ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN STOCK, AS SPECIFIED IN THE PLANT LIST. BARERoot STOCK OF ANY KIND IS UNACCEPTABLE UNLESS SPECIFIED.
10.

ALL LAWN AREAS (SOD OR SEED) SHALL RECEIVE A MINIMUM 6" THICK LAYER OF SCREENED TOPSOIL PRIOR TO INSTALLATION OF SOD OR SEED, UNLESS OTHERWISE SPECIFIED. TOPSOIL SHALL CONFORM TO THE PROJECT SPECIFICATIONS.
11.

SOIL WITHIN ALL PLANTING BEDS SHALL BE PREPARED AS DIRECTED IN THE PLANTING DETAILS AND PROJECT SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
12.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN GOOD HEALTH UNTIL THE PROJECT LANDSCAPE ARCHITECT HAS PROVIDED WRITTEN ACCEPTANCE THAT THE PLANTINGS ARE COMPLETE AND IN CONFORMANCE WITH THE PLANS. THE CONTRACTOR SHALL GUARANTEE THE SURVIVAL OF THE PLANT MATERIAL FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE BY THE PROJECT LANDSCAPE ARCHITECT, UNLESS OTHERWISE AGREED TO WITH THE OWNER.
13.

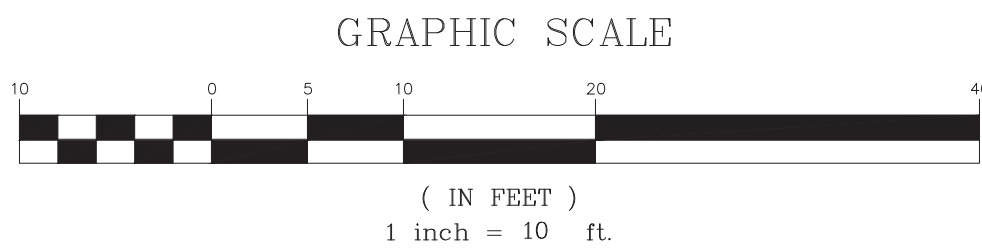
ALL AREAS DISTURBED OR DAMAGED DURING THE COURSE OF THE CONTRACTORS WORK SHALL BE REPAIRED OR RESTORED TO ORIGINAL OR CONSTRUCTED CONDITION AT NO ADDITIONAL COST TO OWNER.
14.

FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL BY PROJECT LANDSCAPE ARCHITECT. PROJECT LANDSCAPE ARCHITECT MAY ADJUST SPACING AND LOCATION IN FIELD PRIOR TO OR AFTER PLANTING.
15.

CONTRACTOR SHALL IMMEDIATELY REPORT ANY UNSATISFACTORY SITE CONDITIONS TO THE OWNER IN WRITING. CONTRACTOR SHALL RECEIVE NO ADDITIONAL PAYMENT FOR ADDITIONAL WORK ASSOCIATED WITH THE UNSATISFACTORY CONDITIONS IF NOT PROPERLY REPORTED AND WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER.
16.

ALL TREE AND SHRUB PLANTINGS INSTALLED ADJACENT TO PARKING AREAS SHALL BE SETBACK A MINIMUM OF 24" FROM EDGE OF THE PLANT TO EDGE OF PARKING AREA.
17.

ALL PLANTINGS ADJACENT TO LAWN AREAS SHALL HAVE A 6" DEEP VERTICAL CUT EDGE ALONG THE OUTSIDE OF THE PLANTING BED.



No.	Revision	Date	By
1.	PLANNING BOARD SUBMISSION	06/22/2020	PS
2.	RESPONSE TO TOWN COMMENTS	08/03/2020	NC

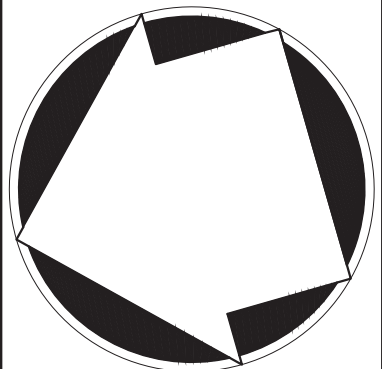
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100 WHITE PLAINS ROAD  
TARRYTOWN, NY 10591

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SITE LANDSCAPING PLAN

EDWARD JONES OFFICE  
150 BEDFORD ROAD  
TOWN OF NORTH CASTLE, NEW YORK



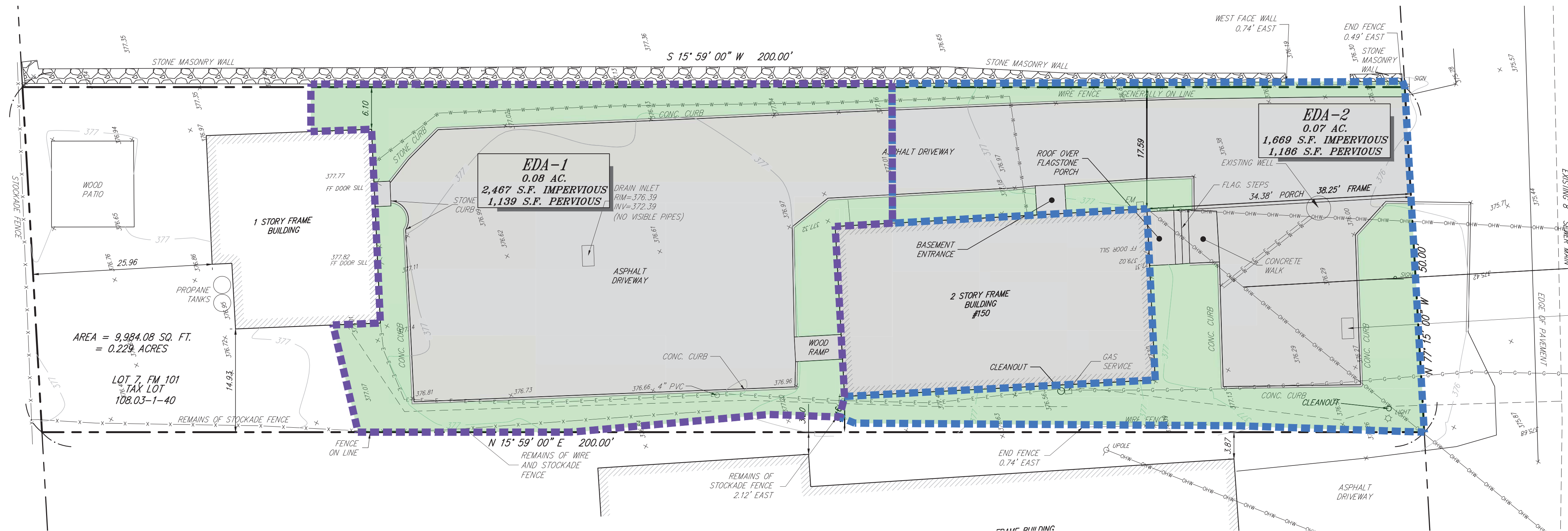
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Drawn: PS	Approved: AG
Scale: 1" = 10'	
Date: 06/08/2020	
Project No: 20029	
2009-LND	LND
LAT	LAT
Drawing No:	
L-100	



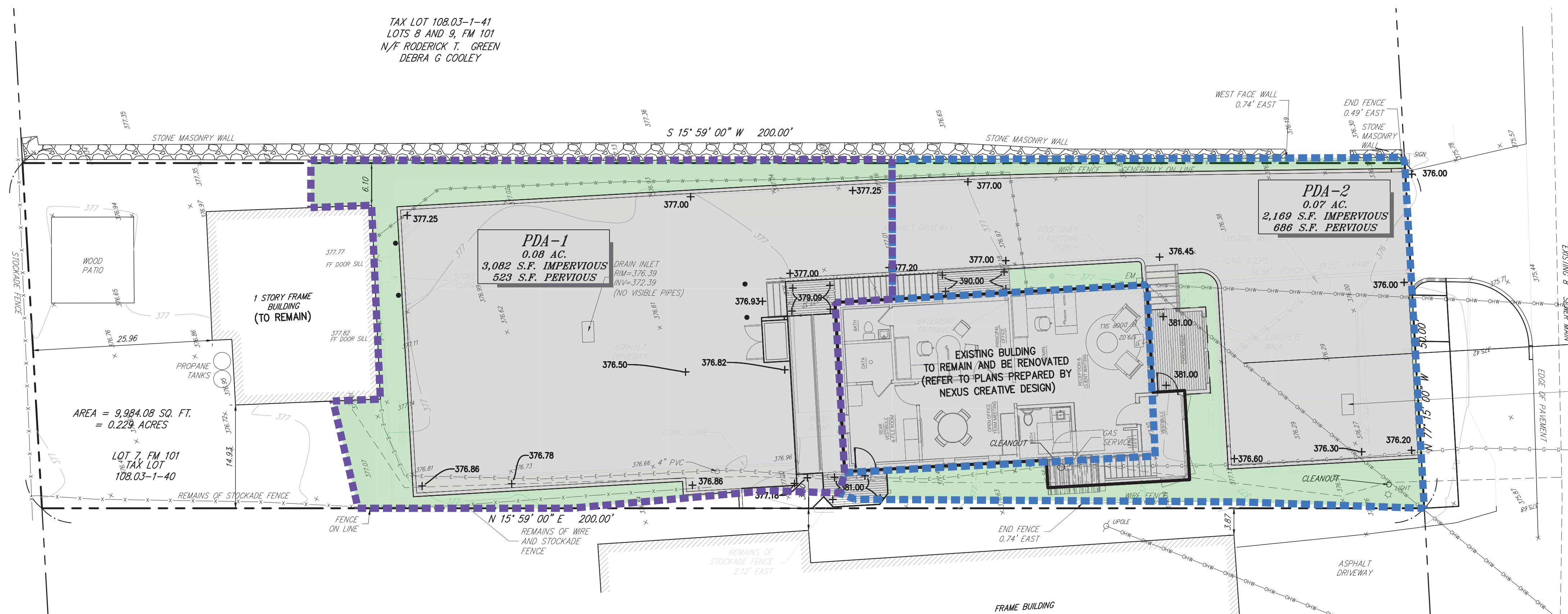
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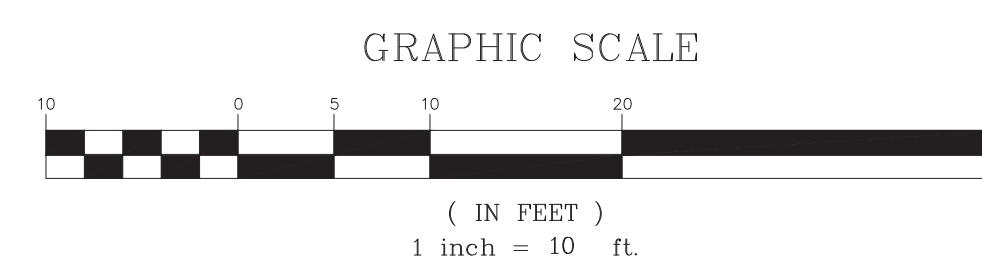
### EXISTING DRAINAGE AREA MAP

SCALE: 1" = 10'



### PROPOSED DRAINAGE AREA MAP

SCALE: 1" = 10'



DRAINAGE LEGEND	
	EXISTING CONTOUR
	EXISTING SPOT GRADE
	PROPOSED SPOT GRADE
	DRAINAGE AREA BOUNDARIES
	PERVIOUS AREA
	IMPERVIOUS AREA

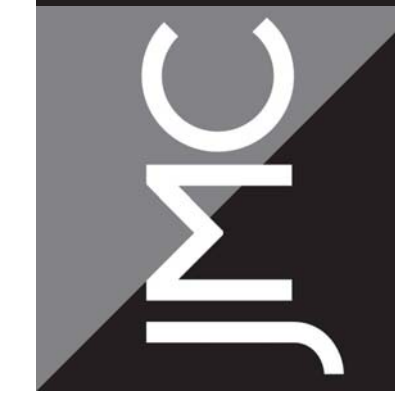
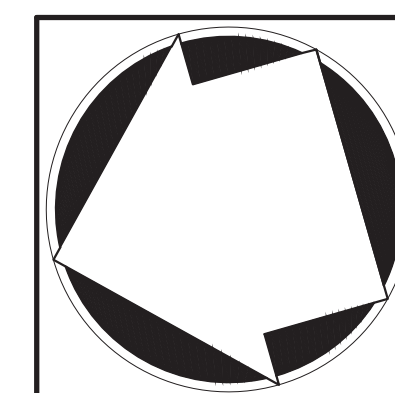
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No.	Revision	Date	By
1.	RESPONSE TO TOWN COMMENTS	08/03/2020	NC

Drawn: PS	Approved: AG
Scale: AS SHOWN	
Date: 06/22/2020	
Project No: 20029	
2020-2021 DRAINAGE	DA-1
Drawing No: DA-1	DA-1

DRAINAGE AREA MAPS

EDWARD JONES OFFICE  
150 BEDFORD ROAD  
TOWN OF NORTH CASTLE, NEW YORK



JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC  
JMC Site Development Consultants, LLC  
Join Meyer Consulting, Inc.  
120 BEDFORD ROAD - ARMONK, NY 10504  
voice 914.273.5225 • fax 914.273.2102  
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R&R 150 BEDFORD ROAD LLC  
150 BEDFORD ROAD  
ARMONK, NY 10504  
NEXUS CREATIVE DESIGN  
100 WHITE PLAINS ROAD  
TARRYTOWN, NY 10591





Site Planning	Environmental Studies
Civil Engineering	Entitlements
Landscape Architecture	Construction Services
Land Surveying	3D Visualization
Transportation Engineering	Laser Scanning

August 03, 2020

Mr. Christopher Carthy, Chairman  
and Members of the Planning Board  
Town of North Castle  
17 Bedford Road  
Armonk, NY 10504

RE: JMC Project 20029  
Edward Jones Office  
150 Bedford Road  
Town of North Castle, NY

**Response to Town Comments Submission**

Dear Chairman Carthy and Members of the Planning Board:

On behalf of the owner and applicant, R&R 150 Bedford Road LLC, we are pleased to submit the following documents for your continued review of the Amended Site Plan Application for a professional office building at 150 Bedford Road:

1. JMC Drawings:

<u>Dwg. No.</u>	<u>Title</u>	<u>Rev. #/Date</u>
C-100	"Site Layout & Striping Plan"	1 08/03/2020
C-200	"Site Grading, Utilities and Erosion & Sediment Control Plan"	1 08/03/2020
C-900	"Construction Details"	1 08/03/2020
C-901	"Construction Details"	1 08/03/2020
L-100	"Site Landscaping Plan"	2 08/03/2020
DA-1	"Existing and proposed Drainage Area Map"	1 08/03/2020

2. Nexus Creative Design Drawings:

<u>Dwg. No.</u>	<u>Title</u>	<u>Rev. #/Date</u>
A1	"Conceptual Site Plan"	08/03/2020
A2	"Proposed Floor Plans"	08/03/2020
A3	"Proposed Elevations"	08/03/2020
A4	"Building Sections"	08/03/2020
SK1	"Conceptual Site"	08/03/2020



Dwg. No. Title

Rev. #/Date

SK5	"Conceptual Perspective"	06/17/2020
SK6	"Precedent Images"	06/17/2020
SK7	"Existing Conditions Photos"	06/17/2020
SK8	"Existing Conditions Photos"	06/17/2020
SK9	"Aerial View"	06/17/2020

3. "Topography of Property Prepared for R&R 150 Bedford Road LLC", prepared by TC Merritts Land Surveyors, revised 03/30/2020.
4. Drawing I of I "North Castle Veterinary Hospital", prepared by George Early-Architect, last revised 11/15/1988.
5. Email correspondence from the Armonk Fire Chief (Chief Phil Goulet), dated 07/07/2020.

The revisions depicted on the above noted plans reflect responses to comments outlined in the Town of North Castle Planning Department memorandum, dated July 4, 2020, and the Kellard Sessions Consulting, P.C. memorandum, dated July 9, 2020. For ease of review, we have repeated and enumerated the comments in italic print, followed by our responses:

**Town of North Castle Planning Department, July 4, 2020**

General Comments

Comment No. 1

*The site plan shall be revised to provide a 10 foot planting area along the eastern property line since the property is adjacent to a residential district, as well as the front and rear lot lines, pursuant to Section 355-29.E(1)(c) of the Town Code.*

Response No. 1

Proposed landscape plantings have been provided to the greatest extent possible along the eastern property line of the site. As we are maintaining the existing extents of pavement and curbing on the site, there is not adequate space to provide a 10-foot wide planting area along the entirety of the eastern property line.

Comment No. 2

*The site plan shall depict a refuse collection detail for review.*

Response No. 2

The refuse collection area has been relocated from below the open stair structure to an enclosure located adjacent to the accessible parking space in a code compliant structure which maintains required accessible aisle clearance compliance.



Comment No. 3

*The site plan shall be revised to depict outdoor lighting conforming to Section 355-45.M of the Town Code.*

Response No. 3

An exterior lighting plan is indicated on Nexus Creative Design Drawing A-I 'Conceptual Site Plan', with the photometric profiles via separate cover from the manufacturer. All fixtures are building mounted. The general theme is to utilize a series of similar spot fixtures [LED] mounted in discrete locations washing areas of the building and critical areas around the building in downlit 'pools' of light. No exterior pole mounted fixtures are proposed.

Comment No. 4

*Based upon the submitted gross floor area calculation exhibit, it appears that not all of the required gross floor area has been counted/identified. Specifically, the plans should be revised to include the floor area of the existing dwelling. In addition, the areas that contain the note "Area not included per Section 1207.2 of the 2020 Building Code of New York State..." should be counted as gross floor area counted toward FAR and off-street parking are governed by the Town of North Castle Town Code and not NYS Building Code. Per the North Castle definition of gross floor area, all of the excluded area would be counted as gross floor area in a non-residential building.*

Response No. 4

The gross floor area calculations have been revised to include all areas required by the Town of North Castle Town Code and Building Inspector.

Comment No. 5

*The site plan shall be revised to depict the access drive dimensions in the vicinity of the new covered stairs on the eastern side of the building. Pursuant to Section 355-56.G. of the Town Code. The drive is required to be a minimum of 20 feet wide.*

Response No. 5

The access drive width has been dimensioned in the area of the proposed covered stairs. The width of the existing driveway has been determined to be existing non-conforming and will not be reduced in width under the proposed plan. Furthermore, based on the easterly curb location refinements and replacement the access drive has been increased to the maximum extent while also maintaining a planting bed along the easterly property line. The plan has been reviewed and approved by the Armonk Fire Department. Please refer to email correspondence from Armonk Fire Chief (Chief Phil Goulet), dated 07/07/2020.

Comment No. 6

*The previously approved floor plans for the residence should be submitted and made part of the current record*



#### Response No. 6

The previously approved floor plans for the existing residence have been included in this submission. Refer to drawing I of I "North Castle Veterinary Hospital", prepared by George Early-Architect, last revised 11/15/1988.

#### Comment No. 7

*The site plan depicts the establishment of three compact spaces. Pursuant to Section 355.56.F of the Town Code, compact parking spaces are not permitted in parking lots that have less than 50 parking spaces. The parking plan shall be updated to eliminate compact parking spaces.*

#### Response No. 7

The applicant is now pursuing an area variance from the Zoning Board of Appeals for relief of 3 off-street parking spaces. 11 off-street parking spaces are required based on the current proposed uses and square footages of the buildings and 8 off-street parking spaces are being provided.

#### Comment No. 8

*The site plan depicts two land banked parking spaces. Pursuant to Section 355-56.C of the Town Code, where the Planning Board determines because of variations in the probable time of maximum use by joint users or for any other reason, the Planning Board may waive all or part of the off-street parking spaces, but not more than 50% of the number of parking spaces required according to § 355-57 herein. In all cases, it shall be expressly demonstrated on the site plan that sufficient space remains for the provision of the total amount of off-street parking required, and the site plan shall bear such designation. All such undeveloped parking space shall be used and maintained as additional landscaped grounds until required for parking. Written guaranties, satisfactory to the Town Attorney, shall be submitted by the applicant for the eventual improvement of any such spaces which may have been waived. Such spaces must be constructed within six months of the date of written notice to the property owner by the Planning Board that such spaces have been determined, as necessary.*

#### Response No. 8

The applicant is no longer requesting approval for land banked spaces for this project. Refer to response #7 above.

#### Comment No. 9

*Proposed landbanked parking space 1 does not have adequate maneuvering room. The site plan will need to be revised to depict how the parking area would be modified to provide access to parking space one should the Planning Board require the construction of the space.*

#### Response No. 9

The applicant is no longer requesting approval for land banked spaces for this project. Refer to response #7 above.



**Kellard Sessions Consulting, P.C. Memorandum, dated July 9, 2020**

**General Comments**

**Comment No. 1**

*As indicated on the Parking Assessment, the proposed plan requires a total of nine (9) off-street parking spaces (seven for the office space and two for the residence). The plan proposes a total of nine (9) off-street parking spaces, two (2) of which are proposed to be land-banked, as provided by Section 355-56, C of the Town Code. The Planning Board should discuss whether the proposed land-banking is appropriate for the proposed use. If the Board is amendable, this office has no objection to Parking Spaces #1 and #9 being land-banked, as shown.*

**Response No. 1**

The applicant is no longer requesting approval for land banked spaces for this project. Refer to response #7 above.

**Comment No. 2**

*As previously noted, Section 355-56, G of the Town Code requires that access drives for parking areas serving between six (6) and twenty (20) spaces have a minimum width of 20 feet. The existing drive varies in width from approximately 12 to 15 feet. It appears an area variance will be required.*

**Response No. 2**

The site plans have been revised to depict dimensions of the access drive, the width of which has not been reduced. Furthermore, based on the easterly curb location refinements and replacement the access drive has been increased to the maximum extent while also maintaining a planting bed along the easterly property line.

**Comment No. 3**

*The plan proposes to reconstruct the existing parking lot and driveway resulting in a net increase in impervious area or approximately 1,025 s.f. The applicant has provided a Stormwater Analysis to demonstrate that the existing infiltration system provides adequate mitigation for the increased area. The Dry Well Design Calculations should be revised to illustrate and quantify the various portions of the buildings and drive which are tributary to each system and provide the supporting calculations for the resulting runoff volumes.*

**Response No. 3**

The Dry Well Design Calculations have been revised to illustrate and quantify the various portions of the buildings and driveway which are tributary to each system and the supporting runoff volume calculations have been provided. Existing and proposed drainage area maps have been prepared which depict the portions of the property tributary to each existing drywell.



Comment No. 4

*As previously requested, the plan has been revised to permit suitable access from the handicap access drive aisle to the ramp. However, the location of the “No Parking” sign shall be adjusted outside of the travel path.*

Response No. 4

The site plans have been revised to relocate the proposed “No Parking” sign outside of the sidewalk travel path.

Comment No. 5

*The plan proposes an ADA accessible ramp at the rear of the building. As previously requested, the plan shall include spot grades, dimensions and construction details, as necessary, to demonstrate compliance with applicable ADA Regulations.*

Response No. 5

The plans have been revised to depict spot grades, dimensions, and construction details for the ADA accessible ramp at the rear of the building to demonstrate compliance with ADA regulations. Refer to Nexus Creative Design Drawing A-1 “Conceptual Site Plan”.

Comment No. 6

*As previously noted, the Planning Board should discuss whether a sidewalk would be appropriate along the property frontage. This added sidewalk would continue sidewalk already proposed for the multi-family development on the site to the East and would further the pedestrian connection along Bedford Road toward the existing crosswalk and sidewalk at MacDonald Ave. Provide details.*

Response No. 6

The site plans have been revised to depict a 5-foot wide concrete sidewalk and drop curb with detectable warning strip has been proposed along the frontage of the site.

Comment No. 7

*As previously requested, the plan shall illustrate and quantify the proposed limits of disturbance.*

Response No. 7

The site plans have been revised to depict the proposed limit of disturbance (on site and off-site) and summarized in a table.

Comment No. 8

*A detail for the proposed refuse enclosure shall be provided.*



Response No. 8

A detail for the proposed trash enclosure has been provided. Refer to Nexus Creative Design Drawing A-4 "Building Sections".

We trust the attached documents and above responses are sufficient for your review and we respectfully request placement on the September 14th Planning Board agenda. Thank you for your consideration.

If you have any questions or require additional information, please do not hesitate to contact our office at (914) 273-5225.

Sincerely,

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC



Paul R. Sysak, RLA  
Project Manager

cc: Mr. Vincent Renda  
Mr. John D. Fry, AIA, LEED AP bd+c  
Ms. Jaclyn Tyler, AIA, LEED AP bd+c, NCARB

p:\2020\20029\admin\ltcarthy 08-03-2020.docx



**From:** [Phil Goulet \(Armonk Fire Chief\)](#)  
**To:** [Paul R. Sysak, RLA, ASLA](#)  
**Cc:** [V R: John Fry](#); [Jaclyn Tyler](#); [Anthony Guccione, Jr., RLA](#)  
**Subject:** Re: 150 Bedford Road-Edward Jones Office (Review of Site Plan for Fire Access)[20029]  
**Date:** Tuesday, July 7, 2020 6:25:38 PM

---

Paul,

Sorry for the delay on this. I drove through the property, the driveway is a little tight but passable. As long as the updates don't shrink the width of the driveway and it's up to fire code (as approved by the building department) then it's fine on my end.

**Phil Goulet**

Chief of Department

**Armonk Fire Dept.**

400 Bedford Rd./ PO Box 116

Armonk, NY 10504

Office: 914.273.3357 | Fax: 914.273.3178

E-Mail: [chief@armonkfd.com](mailto:chief@armonkfd.com)

On Thu, Jun 25, 2020 at 10:59 AM Paul R. Sysak, RLA, ASLA <[PSysak@jmcpllc.com](mailto:PSysak@jmcpllc.com)> wrote:

06/25/2020

Chief Goulet,

Good morning and hope all is well.

As discussed, we are working on a project at 150 Bedford Road that is currently before the Planning Board for Amended Site Plan Approval for renovations to an existing building to create professional office and associated site improvements.

The site is currently developed with two buildings. A main building up front and an accessory single-family residential building in the rear. There is a driveway that goes along the right side of the main building to a rear parking area. In proposed conditions an external stair way is being proposed as part of the main building improvements adjacent to the existing driveway, the width of which is not decreasing (in fact it is increasing slightly in some areas). As outlined in the Town Staff comment memos a driveway width of 20' is required for access to parking lots with between 6-20 parking spaces (§355-56G.). As discussed with the Planning Board, however, this was determined to be an existing non-conforming situation as long as the width did not decrease, which it is not.



Please click on the following link to access and download PDF's of the Planning Board resubmission documents associated with 150 Bedford Road-Edward Jones Office:

[150 BEDFORD ROAD - PLANNING BOARD SUBMISSION DOCUMENTS 2020-06-22](#)

We have also attached floor plans of the existing accessory apartment in the rear which we just received from our FOIL request.

As always, feel free to give me a call at (014) 273-5225 or on my cell at (914) 837-8640.

Thanks again.

Sincerely,

PAUL R. SYSAK, RLA, ASLA  
Project Manager

**JMC**

SITE DEVELOPMENT CONSULTANTS

120 Bedford Road • Armonk, NY 10504

V 914 273-5225, x244 • F 914 273-2102

[www.jmcpllc.com](http://www.jmcpllc.com)

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JMC PLANNING ENGINEERING LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC | JMC SITE DEVELOPMENT  
CONSULTANTS, LLC | JOHN MEYER CONSULTING, INC.



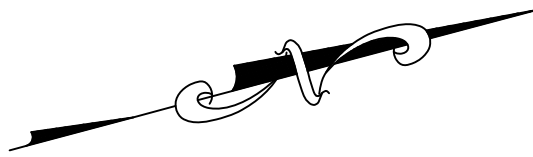
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Adjacent property lines and easements not surveyed or certified.  
Access to adjacent rights of way, easements and public or private lands not guaranteed or certified.

Underground utilities shown hereon are approximate and should be verified before excavating.  
Additional underground utilities are not shown or certified.  
Encroachments and structures below grade, if any, not shown or certified.

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Tree species shown hereon to be verified by a licensed arborist and are not certified by surveyor.

Elevations shown hereon generally in accordance with North American Vertical Datum 88.

Premises hereon being Lot 7 as shown on a certain map entitled, "Map of Property belonging to Edwin R. Hopkins at Armonk, Town of North Castle, Westchester Co., N.Y."  
Said map filed in the Westchester County Clerk's Office, Division of Land Records on March 10, 1887 as map number 101.

Surveyed in accordance with Deed Liber 11250, Page 207.

Premises shown hereon designated on the Town of North Castle Tax Maps as: Section 108.03, Block 1, Lot 40.

Property Address:  
150 Bedford Road  
Armonk, NY 10504

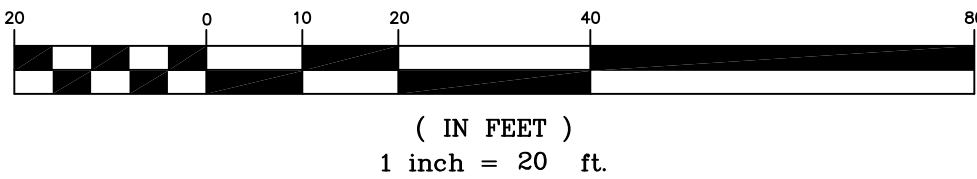
LEGEND	
	WATER MAIN
	DRAINAGE PIPE
	GAS MAIN
	SANITARY SEWER MAIN
	ELECTRICAL LINE
	OVERHEAD WIRES

Below ground utilities shown hereon as per delineation by others, unless otherwise noted.

TOPOGRAPHY OF PROPERTY  
PREPARED FOR  
R & R 150 BEDFORD RD LLC  
SITUATE IN THE  
TOWN OF NORTH CASTLE  
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 20'

GRAPHIC SCALE



Surveyed: November 29, 2018  
Map Prepared: December 5, 2018  
Map Revised: March 30, 2020 to show topography

By:   
New York State Licensed Land Surveyor No.050604

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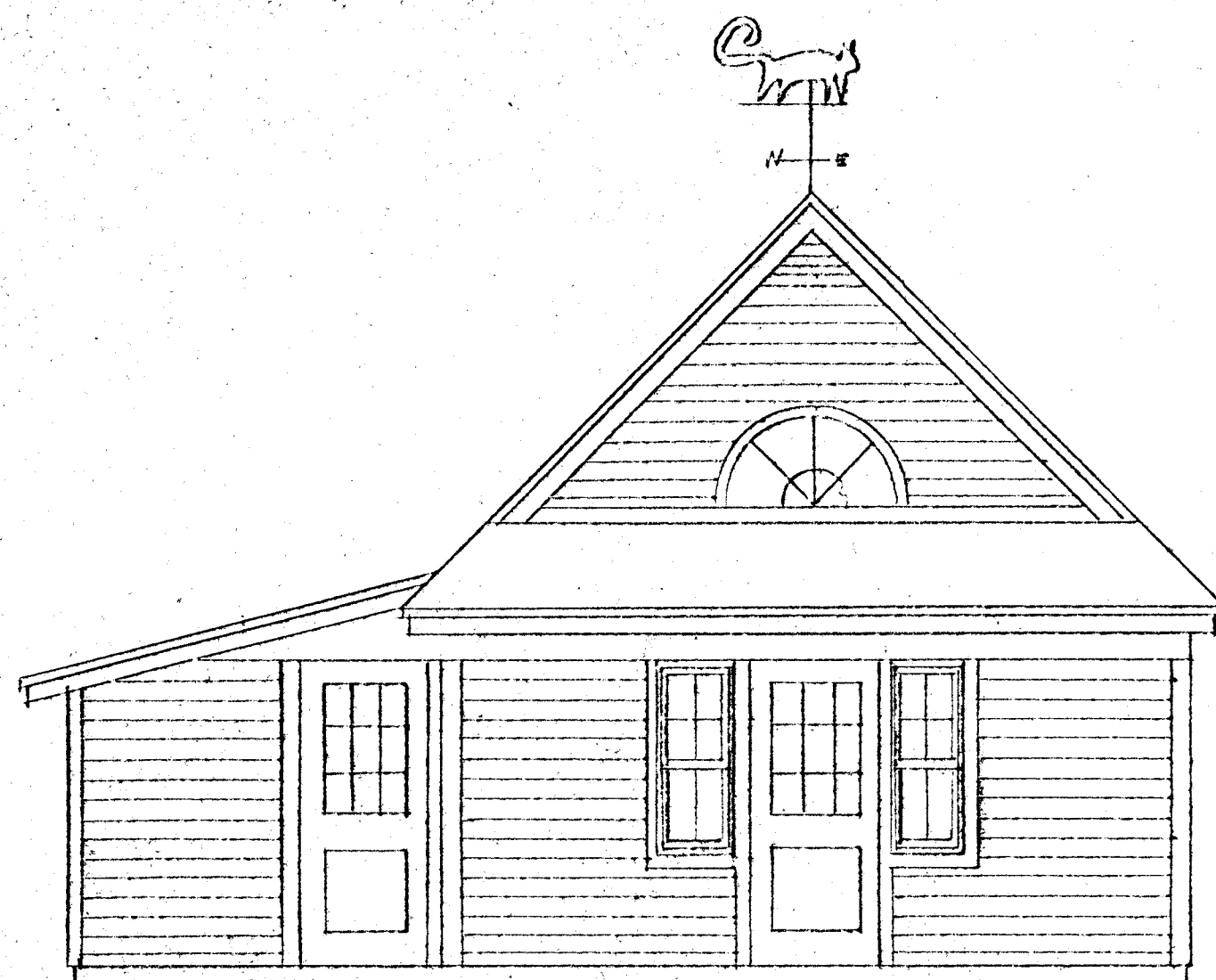
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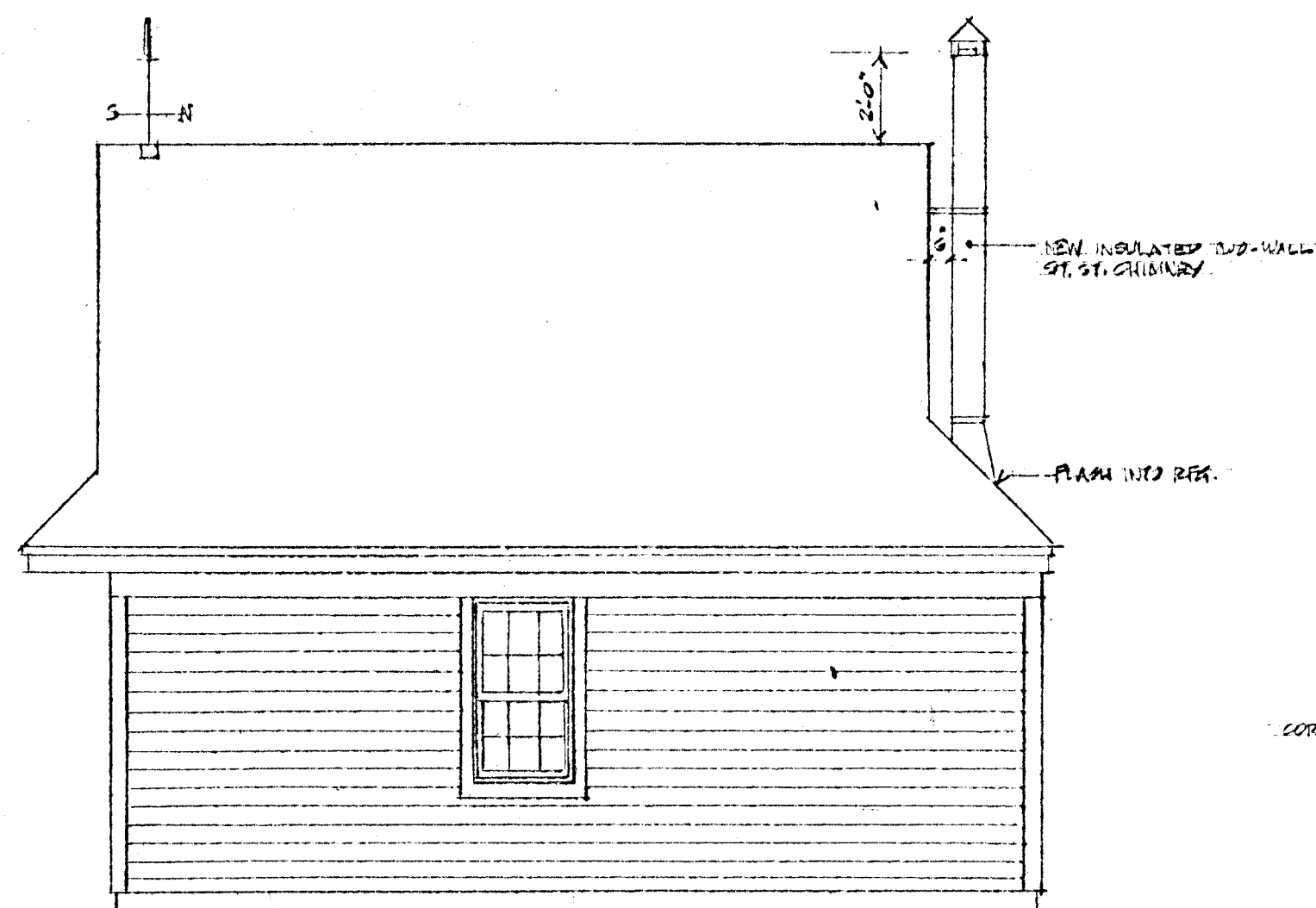


Project: 18-396	Field Survey By: AN/FT/BFC
Drawn By: CMP/BFC/BJC	Checked By: SBG/DM

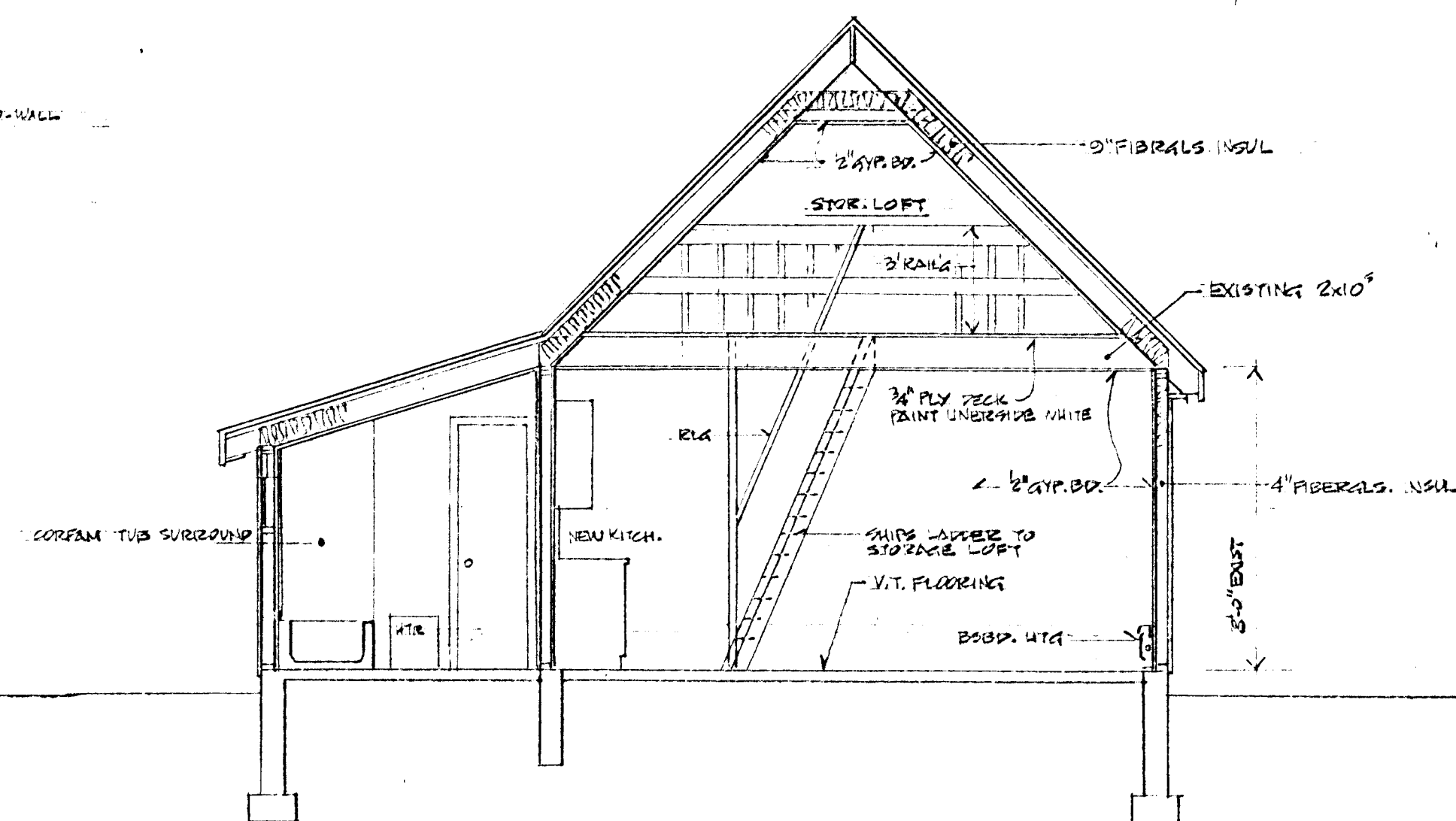




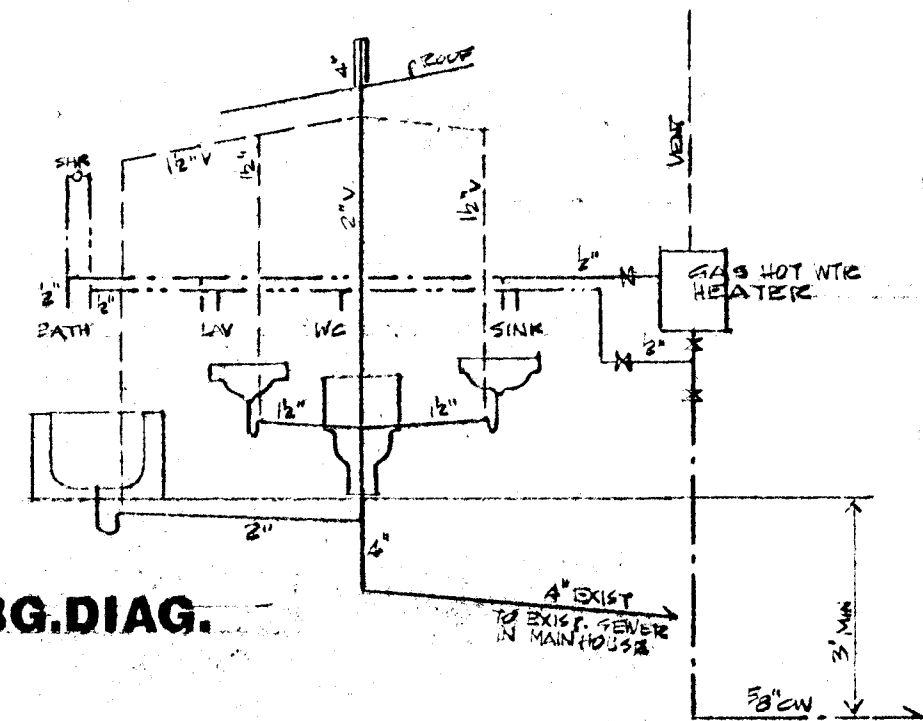
FRONT



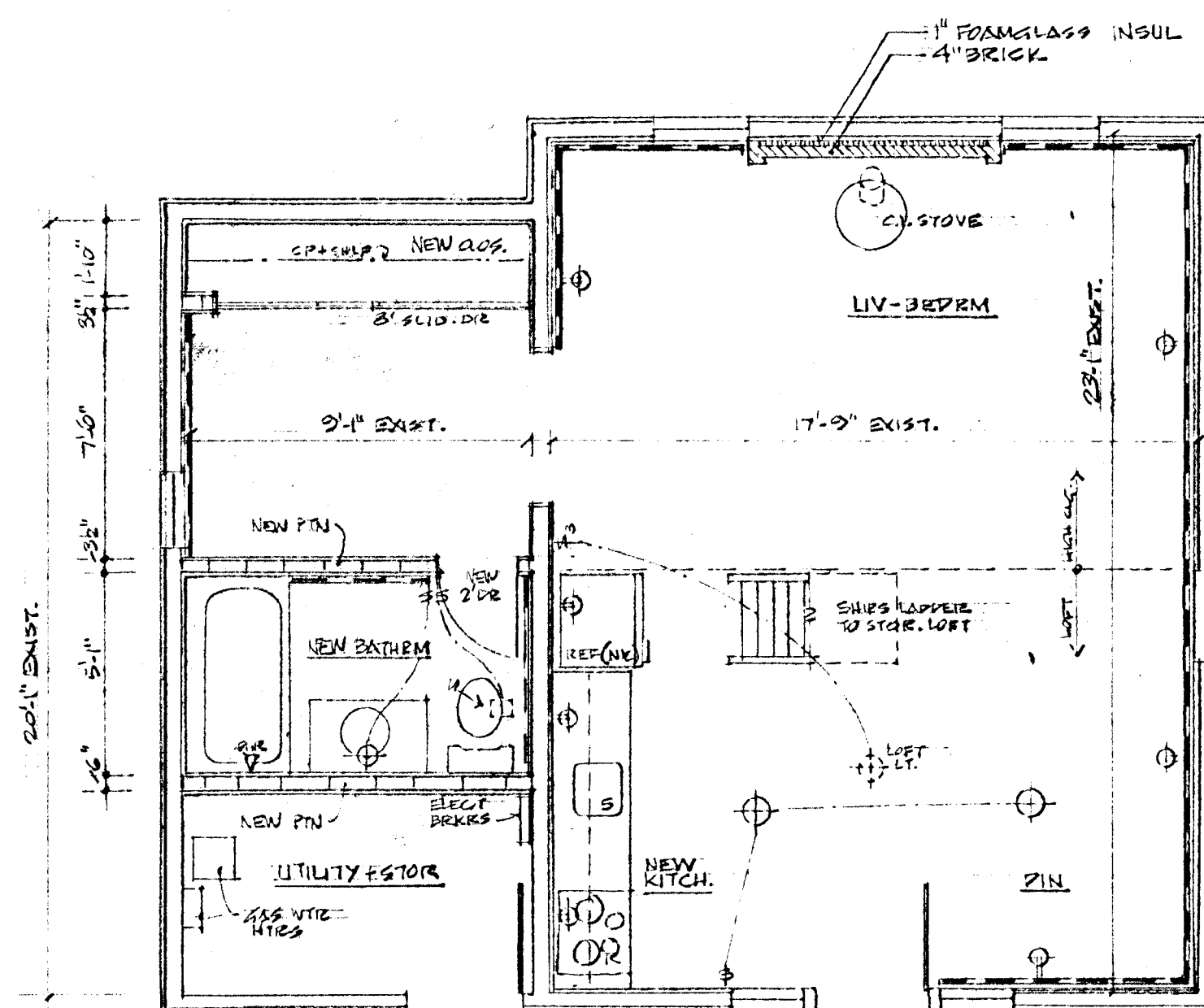
RIGHT SIDE



SECTION



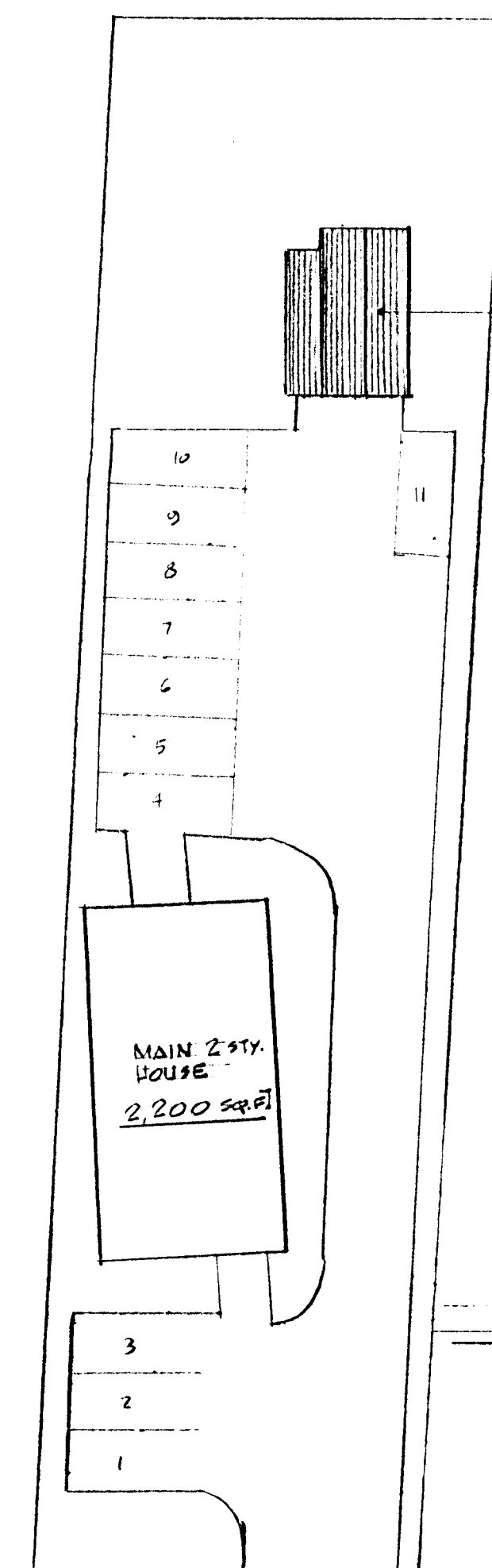
PLUMB.G.DIAG.



APT. PLAN 540 SQ. FT.

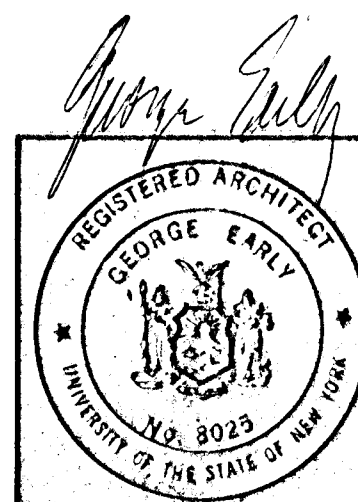
- 1- NEW 4" FIBERGLASS INSUL. IN EXT. WALLS EXCEPT STORAGE RM.
- 2- NEW 9" FIBERGLASS INSUL. IN ROOF
- 3- NEW 2" A.P. BD. INTERIOR. 2" Y.P. A.P. BD. IN BATHRM.
- 4- NEW FLOOR FINISH - V.TILE WITH QUARRY PATTERN.

NEW PARTITION - 2" X 8" EX. SIDE  
NEW BASEBOARD HEATING



SITE PLAN 1"=20'

RECEIVED  
NOV 16 1988  
TOWN OF NORTH CASTLE, N. Y.  
BUILDING DEPARTMENT



**NORTH CASTLE VETERANARY HOSPITAL**  
BEDFORD ROAD, ARMONK, N.Y.

**GEORGE EARLY - ARCHITECT**  
7 MEAD ROAD ARMONK, N.Y. 10504  
914 273-2148

APARTMENT APPLICATION

1 13 NOV 88

1