

November 9, 2020

Via Electronic Delivery

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

***Re: 360 Main Street – Zeidan Realty Corp.
Site Plan Application
360 Main Street, Armonk, NY 10504 (the “Property”)***

Dear Chairman Carthy and Members of the Planning Board:

We represent Zeidan Realty Corp. (“Zeidan Realty” or “Applicant”), the owner of the Property, which is located in the Central Business (“CB”) District and is currently improved with a Sunoco gas station and convenience store, as well as an auto repair shop. Zeidan Realty seeks Site Plan approval pursuant to Article VIII of the Town of North Castle Zoning Code in order to renovate the interior of the existing building and convert the existing approximately 1,475 s.f. convenience store and 1,550 s.f. auto repair shop to a larger, more modern 3,025 s.f. convenience store space (the “Project”). There would be no change in the existing building’s footprint. The Project also requires a Town Wetland Permit, as it involves construction within 100 feet of a mapped NYSDEC stream.

In light of the Town Board’s recent approval of amendments to the Zoning Code designating “vehicle fueling and service stations” as permitted uses in the CB District (see Local Law No. 5-2020), Zeidan Realty is pleased to submit this application that will formalize the Property’s permitted use as a gas station and convenience store and will result in an updated and expanded convenience store with an attractive façade that will provide increased offerings to Town residents and visitors.

The Applicant's proposal to convert the existing convenience store and auto repair spaces on the Site to a larger, approximately 3,025 s.f. renovated and more modern convenience store is driven by economic realities. With an increase in electric and more computerized vehicles on the road, more and more drivers are taking their automobiles to dealerships to be serviced and repaired instead of a local auto repair shop. Zeidan Realty has examined these market trends and determined that an expanded convenience store accessory to the gas station is the most economically productive long-term use of the Property.

As your Board is no doubt aware, Zeidan Realty's current tenant in the space, Robert Porpora, signed an agreement with the Town beginning in 1997 to lease a Town-owned 15' by 120' strip of land on the south side of the Property adjacent to the Town Highway Department facility ("the Town Property"). The Town Property was used for short-term parking of vehicles being serviced by Mr. Porpora. Mr. Porpora had failed to pay the monthly rent payments to the Town for several years, and in September 2020, Zeidan Realty paid the Town over \$6,000 to cover the lease debt. While Zeidan Realty had some preliminary discussions with the Town Attorney about possibly acquiring the Town Property, our clients ultimately determined that it was economically infeasible for them to purchase the strip and that it moreover was not necessary for an application to renovate the existing building.

The Site Plan has been designed to ensure that emergency ingress and egress will continue to be provided to the Highway Department facility through the Property. The Applicant will be adding privacy fencing along its border with the Town's property but will include a break in the fence to allow emergency access from the Highway Department Facility.

Accordingly, enclosed please find electronic copies of the following documents:

- Site Plan Application Form;
- Site Plan, prepared by The Chazen Companies, dated November 9, 2020;
- Short Environmental Form (EAF), dated November 9, 2020; and
- Architectural Elevation Drawings, prepared by Liscum McCormack VanVoorhis, LLP.

We look forward to working with the Planning Board and Town staff in reviewing this application, and we respectfully request that you place this project on the Planning Board's

November 23, 2020 meeting agenda. If you have any questions on the above, please do not hesitate to contact us.

Very truly yours,

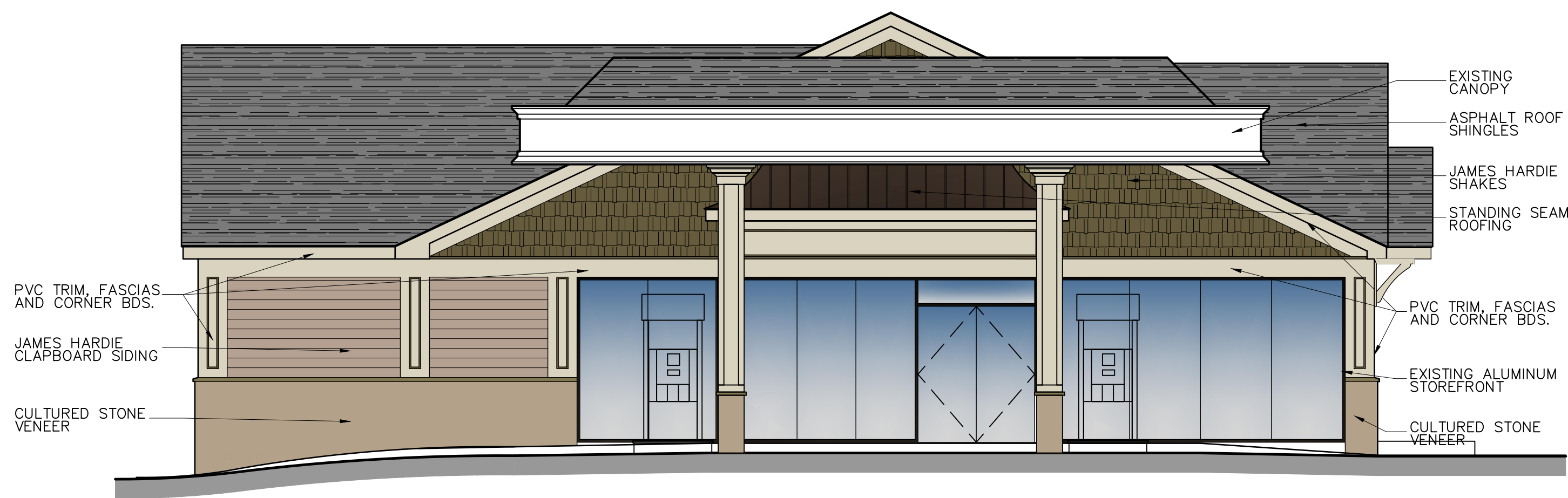
ZARIN & STEINMETZ



By: _____

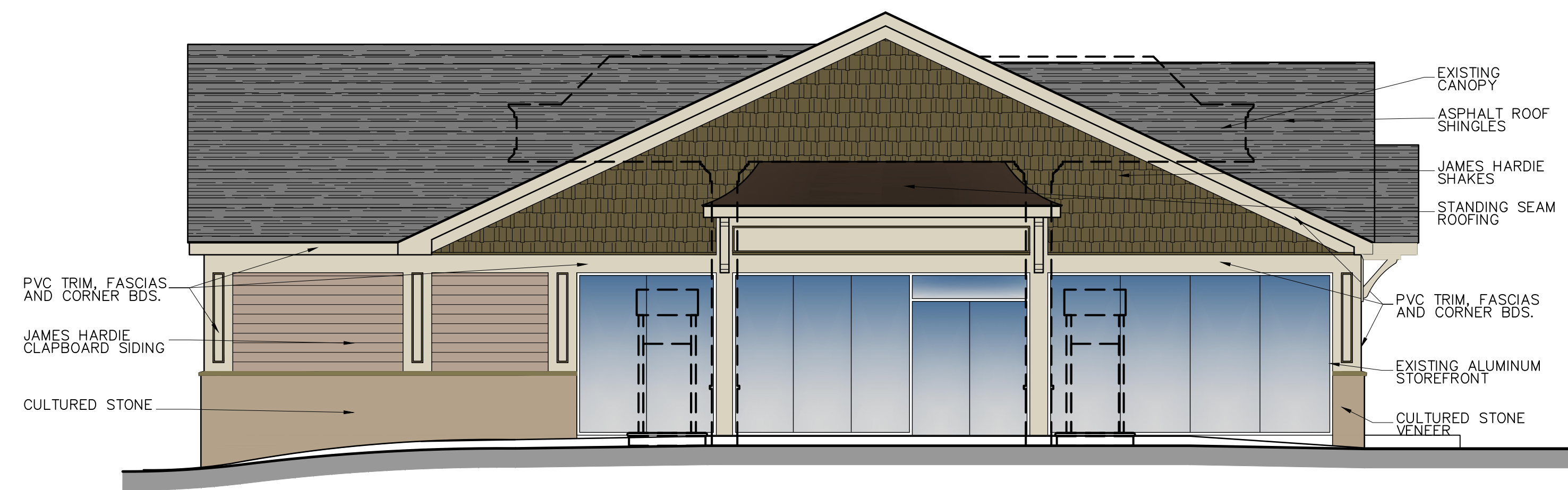
David S. Steinmetz
Matthew Acocella

cc: Adam R. Kaufman, AICP
Supervisor Michael J. Schiliro
Roland Baroni, Esq.
Kevin Hay
Jamie Norris
Zeidan Realty Corp.
Chris P. Lapine, LEED AP, P.E.



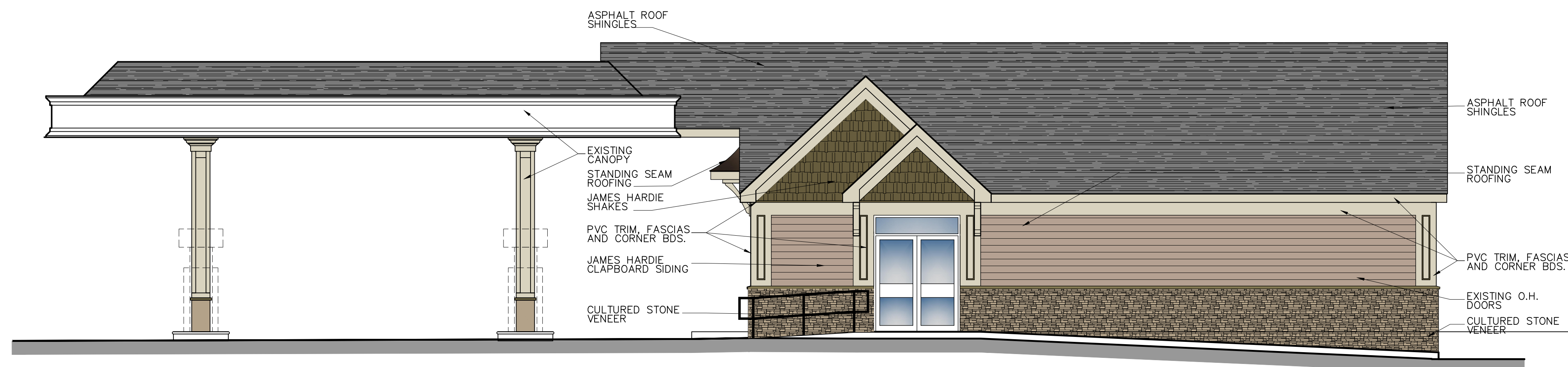
1 - WEST ELEVATION

3/16" = 1'-0"



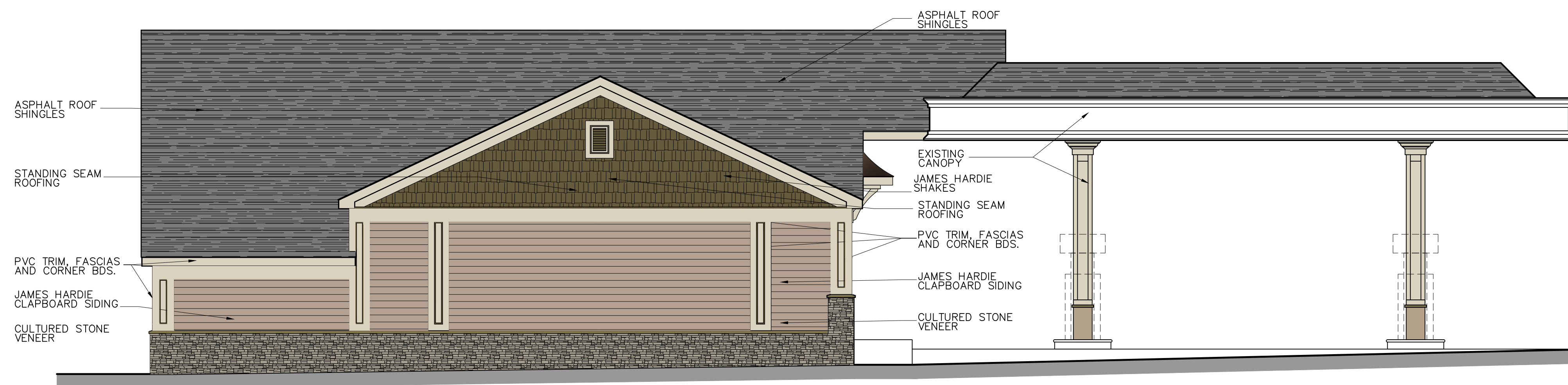
2 - WEST ELEVATION

3/16" = 1'-0"



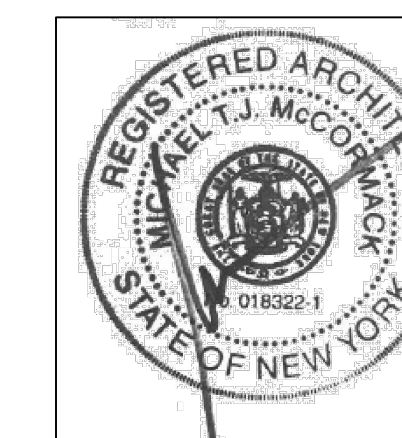
3 - SOUTH ELEVATION

3/16" = 1'-0"



4 - NORTH ELEVATION

3/16" = 1'-0"



GASLAND PETROLEUM
360 MAIN STREET - ARMONK, N.Y.



CULTURED STONE VENEER
ENVIRONMENTAL STONEWORKS
BUCKS COUNTY SOUTHERN LEDGESTONE



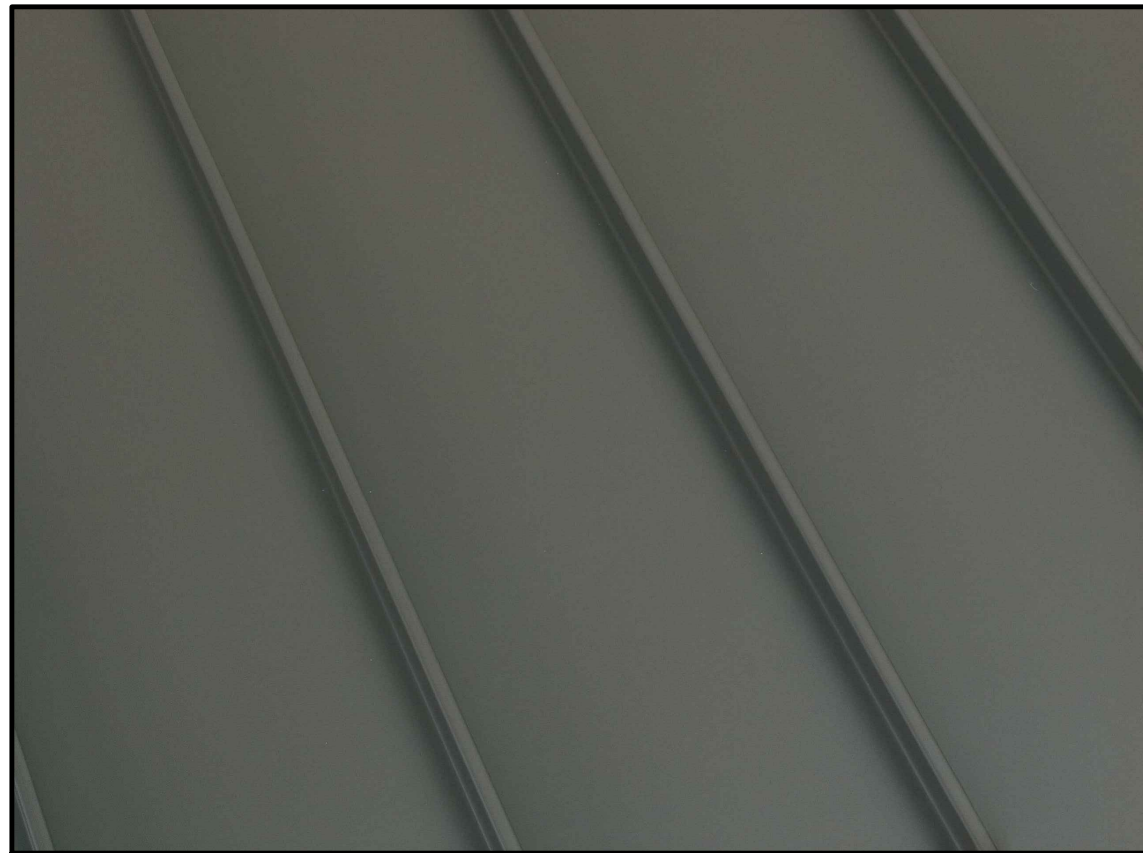
JAMES HARDIE CEMENT SIDING
KHAKE BROWN



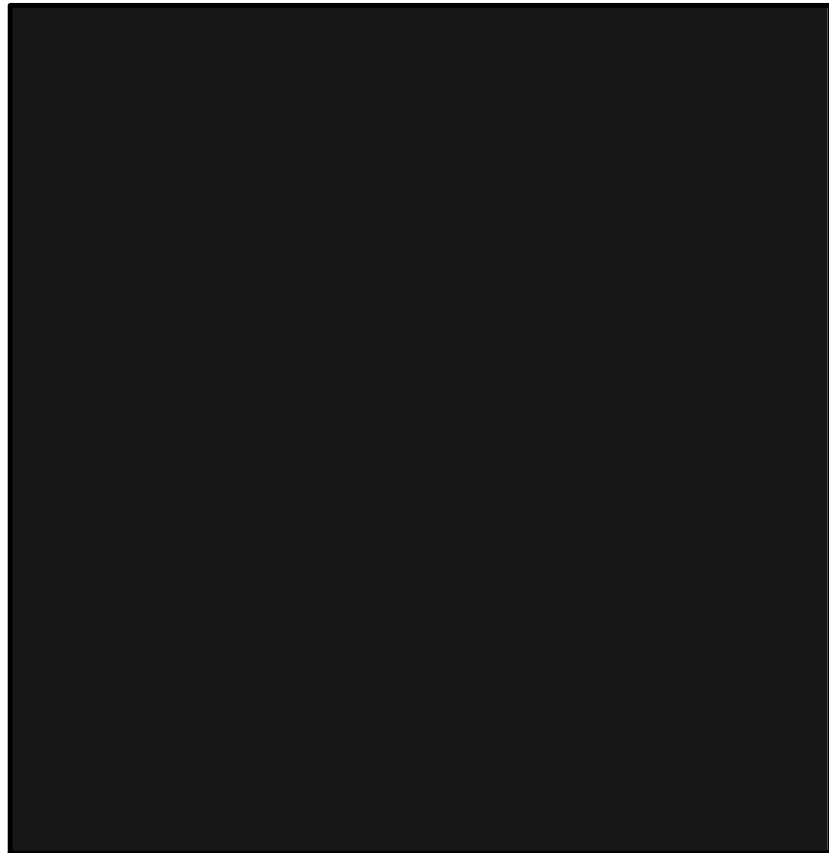
JAMES HARDIE CEMENT SHAKES
TIMBER BARK



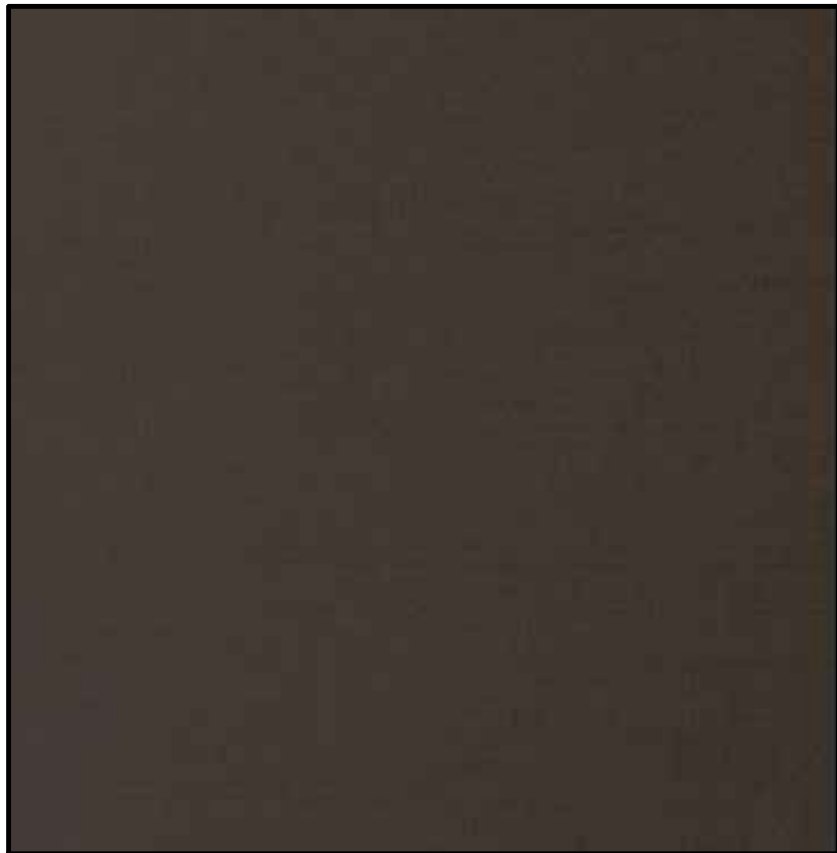
OWENS CORNING ROOF SHINGLES
TruDefinition - COLONIAL SLATE



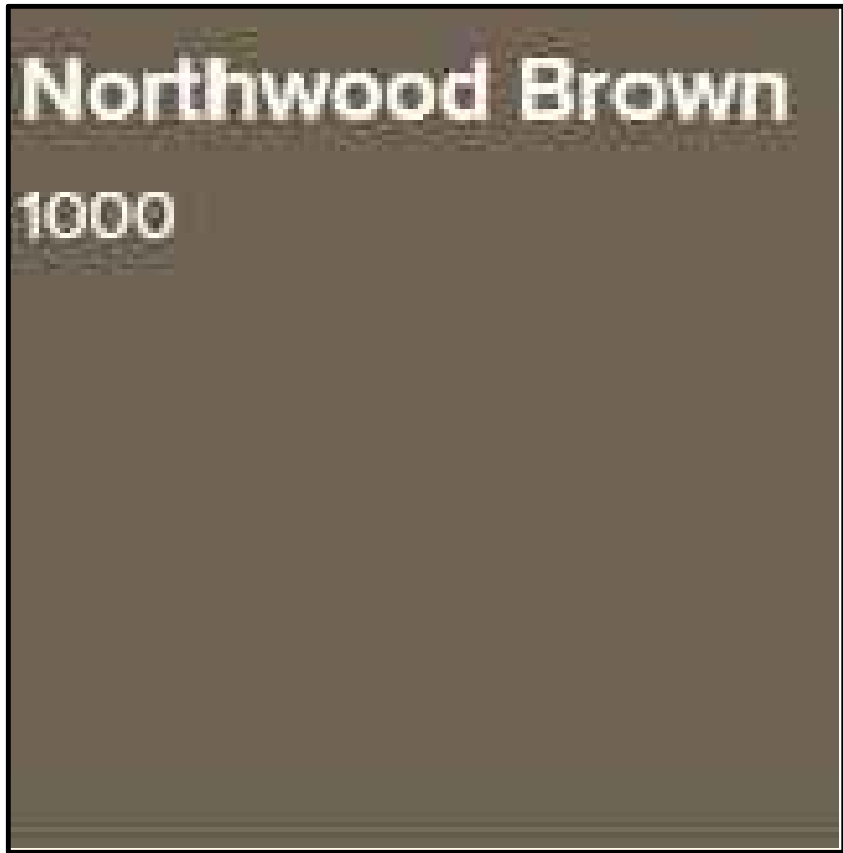
STANDING SEAM ROOFING
DARK BRONZE



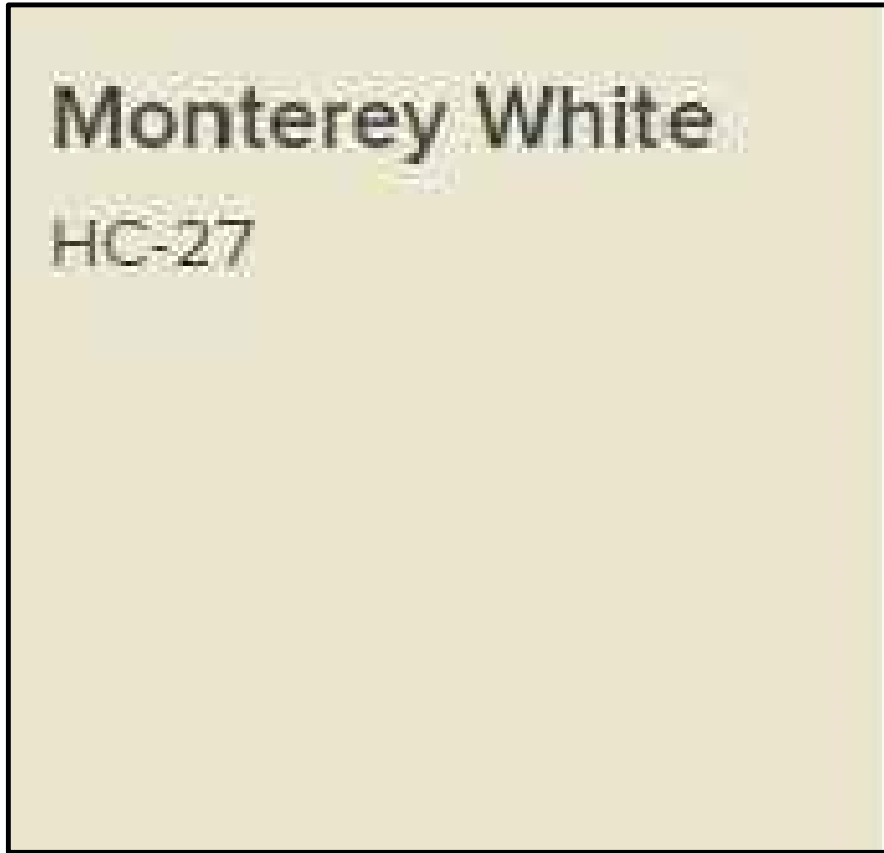
EXISTING STOREFRONT
BLACK ANOD.



OVERHEAD DOORS
DARK BRONZE

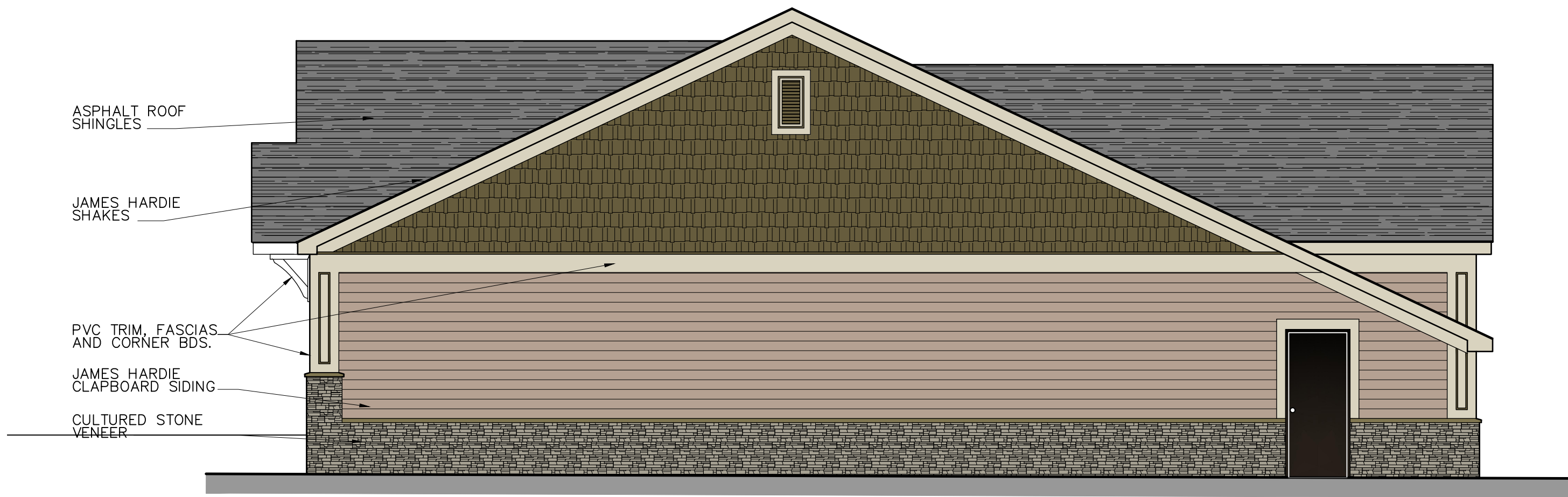


PAINT
BENJAMIN MOORE

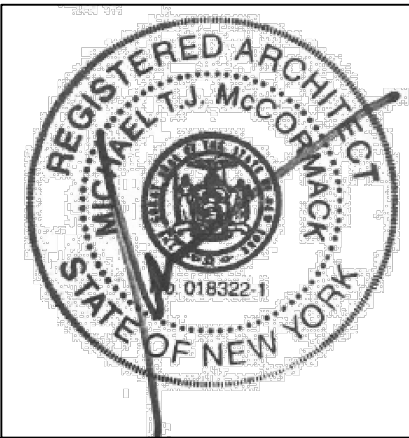


PAINT
BENJAMIN MOORE

EXTERIOR FINISHES



5 - EAST ELEVATION
3/16" = 1'-0"



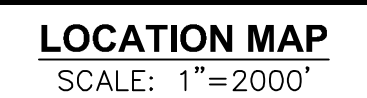
GASLAND PETROLEUM
360 MAIN STREET - ARMONK, N.Y.

PREPARED FOR

ZEIDAN REALTY CORP - ARMONK

LOCATED AT

**TOWN OF NORTH CASTLE
WESTCHESTER COUNTY, NEW YORK
NOVEMBER 09, 2020**



PARCEL #	SITE ADDRESS	OWNER	OWNER ADDRESS
67	15 BEDFORD RD	TOWN OF NORTH CASTLE	15 BEDFORD RD, ARMONK NY 10504
68	3 BEDFORD RD	WESTCHESTER CHINESE CHRISTIAN CHURCH	3 BEDFORD RD, ARMONK NY 10504
74	355 MAIN ST	CARDILE ENTERPRISES LTD	71 PONDFIELD RD, BROXVILLE NY 10708
SOURCE: ARC MAP GIS			

<u>ZONING REQUIREMENTS:</u>	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	5,000 SF	17,913 SF	17,913 SF
MINIMUM REQUIRED FRONTAGE	50 FT	107.2 FT	107.2 FT
MINIMUM REQUIRED DEPTH	100 FT	139.7 FT	139.7 FT
MINIMUM YARDS FOR BUILDING			
FRONT			
BUILDING	10 FT	50.8 FT	50.8 FT
CANOPY	10 FT	3.2 FT	3.2 FT
SIDES ¹	15 FT ²	21.4 FT	21.4 FT
REAR	30 FT	22.7 FT ⁴	22.7 FT ⁴
MINIMUM YARDS FOR GASOLINE PUMPS			
FRONT	15 FT	9.1 FT ⁴	9.1 FT ⁴
SIDES	15 FT	40.2 FT	40.2 FT
REAR	15 FT	94.0 FT	94.0 FT
MAXIMUM FLOOR AREA RATIO (FAR)	0.4	0.17	0.17
MAXIMUM BUILDING COVERAGE	35%	17%	17%
MAXIMUM HEIGHT	30 FT/ 2 STORIES	1 STORY	1 STORY
LANDSCAPE BUFFER ³	10 FT	0 FT ⁴	3.5 FT ⁵ (SOUTH)
STREAM BUFFER	100 FT	8.4 FT ⁴	25.2 FT ⁵

1. WHERE ACCESS TO REQUIRED PARKING SPACE IN THE REAR IS THROUGH A SIDE YARD, SUCH SIDE YARD SHALL BE DETERMINED BY THE PLANNING BOARD, BUT IN NO CASE TO BE LESS THAN 16 FEET, WHERE A SIDE LINE OF A LOT ABUTS THE REAR LINE OFF ANOTHER LOT, SUCH SIDE YARD SHALL BE AT LEAST EQUAL TO THE REQUIRED REAR YARD OF SUCH OTHER LOT.
2. 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. ABUTTING RESIDENTIAL IS R10.
3. LANDSCAPE BUFFER REQUIRED ADJOINING RESIDENTIAL ZONED LOT.
4. EXISTING NONCONFORMANCE.
5. EXISTING NONCONFORMANCE; VARIANCE REQUIRED.
6. EXISTING PARKING SPACES INCLUDE SPACES ON ADJACENT PROPERTY THAT IS CURRENTLY LEASED FROM THE TOWN.

INDEX OF DRAWINGS				
PAGE NO.	REV	SHEET NO.	DATE	DESCRIPTION
1	0	G001	11/09/20	TITLE SHEET
2	2	SV1	09/22/20	EXISTING CONDITIONS SURVEY PREPARED FOR ZEIDAN REALTY CORP
3	0	C120	11/09/20	DEMOLITION PLAN
4	0	C130	11/09/20	SITE PLAN
5	0	C131	11/09/20	VEHICLE MANEUVERING PLAN
6	0	C140	11/09/20	GRADING & UTILITY PLAN
7	0	C150	11/09/20	EROSION & SEDIMENT CONTROL PLAN
8	0	C180	11/09/20	LANDSCAPE PLAN
9	0	C190	11/09/20	LIGHTING PLAN
10	0	C530	11/09/20	SITE DETAILS
11	0	C531	11/09/20	SITE DETAILS
12	0	C550	11/09/20	EROSION & SEDIMENT CONTROL NOTES & DETAILS
13	0	C550	11/09/20	LANDSCAPING DETAILS & NOTES

PLANNING BOARD APPROVAL
TOWN OF NORTH CASTLE, NEW YORK

PLANNING BOARD, TOWN OF NORTH CASTLE

PLAN OF _____ AT
APPROVED AT THE PLANNING BOARD MEETING

HELD ON _____ SIGNED BY _____

CONDITIONS: _____

ZEIDAN REALTY CORP
3 SOUTH OHIOVILLE ROAD
NEW PALTZ, NY 12561

TOWN OF NORTH CASTLE,
WESTCHESTER COUNTY, NY
SECTION 108.03, BLOCK 1, LOT 69

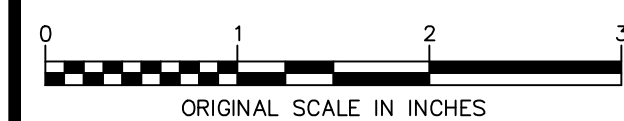
ZEIDAN REALTY CORP
3 SOUTH OHIOVILLE ROAD
NEW PALTZ, NY 12561

TOWN OF NORTH CASTLE
COMMERCIAL BUSINESS ZONING DISTRICT
ARMONK FIRE DISTRICT
BRYAM HILLS SCHOOL DISTRICT

CHAZEN ENGINEERING, LAND SURVEYING &
LANDSCAPE ARCHITECTURE CO., D.P.C.
21 FOX STREET,
POUGHKEEPSIE, NY 12601
PHONE: (845) 454-3980

TOTAL PROJECT ACREAGE : 0.411 ACRES

ISSUED FOR PRELIMINARY APPROVAL



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21 Fox Street
Poughkeepsie, New York 12601

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- o Troy, NY
- o Poughkeepsie, NY
- o White Plains, NY
- o New York City, NY

[illegible]

TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK

designed SPL	checked CPL
date 11/09/20	scale NTS
project no. 81804.00	
sheet no. G001	

FLOOD ZONE CLASSIFICATION:

A PORTION OF LANDS SHOWN HEREON APPEAR TO LIE WITHIN A "SPECIAL FLOOD HAZARD AREA ZONE AE (BASE FLOOD ELEVATIONS DETERMINED)" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR WESTCHESTER COUNTY, NY IDENTIFIED AS MAP NUMBER 36119C0277F BEARING AN EFFECTIVE DATE OF SEPTEMBER 28, 2007.

THE BASE FLOOD ELEVATION (BFE) OF 377.0' (NAVD88) HAS BEEN DERIVED FROM THE FLOOD PROFILE (295P), AS SHOWN IN THE FLOOD INSURANCE STUDY NO. 36119C003A, VOLUME 3, OF WESTCHESTER COUNTY, NEW YORK BEARING AN EFFECTIVE DATE OF SEPTEMBER 28, 2007.

THIS INTERPRETATION OF THE BASE FLOOD ELEVATION SHOULD NOT BE RELIED UPON FOR DESIGN PURPOSES WITHOUT OBTAINING CONFIRMATION FROM THE LOCAL FLOOD ADMINISTRATOR AND/OR FEMA AS TO AGREEMENT OF THIS INTERPRETATION OF THE SPECIAL FLOOD HAZARD AREA.

LEGEND:

EXISTING CONDITIONS:

- PROPERTY LINE NO PHYSICAL BOUNDS
- ADJACENT PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING SPOT GRADE
- EXISTING PROPERTY EASEMENT
- EXISTING BUILDING
- EXISTING CURB/GUTTER
- EXISTING GUIDERAIL
- EXISTING FENCE
- EXISTING OVERHEAD WIRES
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND COMMUNICATIONS LINE
- EXISTING UNDERGROUND CABLE LINE
- EXISTING UNKNOWN UNDERGROUND LINE
- EXISTING UNDERGROUND SEWER LINE
- EXISTING UNDERGROUND STORM LINE

SYMBOLS:

- EXISTING SIGN
- EXISTING SIGN
- EXISTING REFLECTOR MARKER
- EXISTING MILE MARKER
- EXISTING BOLLARD
- EXISTING POST
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING TREE STUMP
- EXISTING SHRUB
- EXISTING MASONRY NAIL
- EXISTING IRON PIPE FOUND
- EXISTING BENCHMARK
- EXISTING CATCH BASIN
- EXISTING CATCH BASIN ROUND
- EXISTING END SECTION
- EXISTING ROOF DRAIN LEADER
- EXISTING GUY WIRE
- EXISTING UTILITY POLE
- EXISTING UTILITY POLE W/ LIGHT
- EXISTING PANEL/SWITCH BOX
- EXISTING CONDUIT TO/FROM UNDERGROUND
- EXISTING GAS METER
- EXISTING UNKNOWN MANHOLE
- EXISTING SPOT GRADE BOTTOM CURB
- EXISTING SPOT GRADE TOP CURB
- EXISTING SPOT BOTTOM WALL
- EXISTING SPOT TOP WALL
- EXISTING FINISHED FLOOR ELEVATION
- EXISTING RM ELEVATION
- EXISTING INVERT ELEVATION

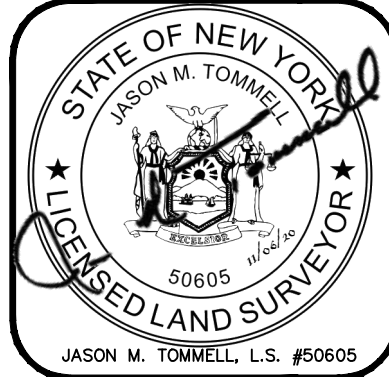
SCALE IN FEET
1"=10'

ORIGINAL SCALE IN INCHES

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I HEREBY CERTIFY THAT THIS SURVEY MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON FEBRUARY 22, 2019 THAT THIS SURVEY MAP WAS MADE BY ME OR UNDER MY DIRECTION, AND CONFORMS WITH THE MINIMUM STANDARD OF PRACTICE ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.



CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE, CO., D.P.C.

The Chazen Companies
Proud to be Employer Owned
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Land Surveyors
Planners
Environmental & Safety Professionals
Landscape Architects
Transportation Planners & Engineers

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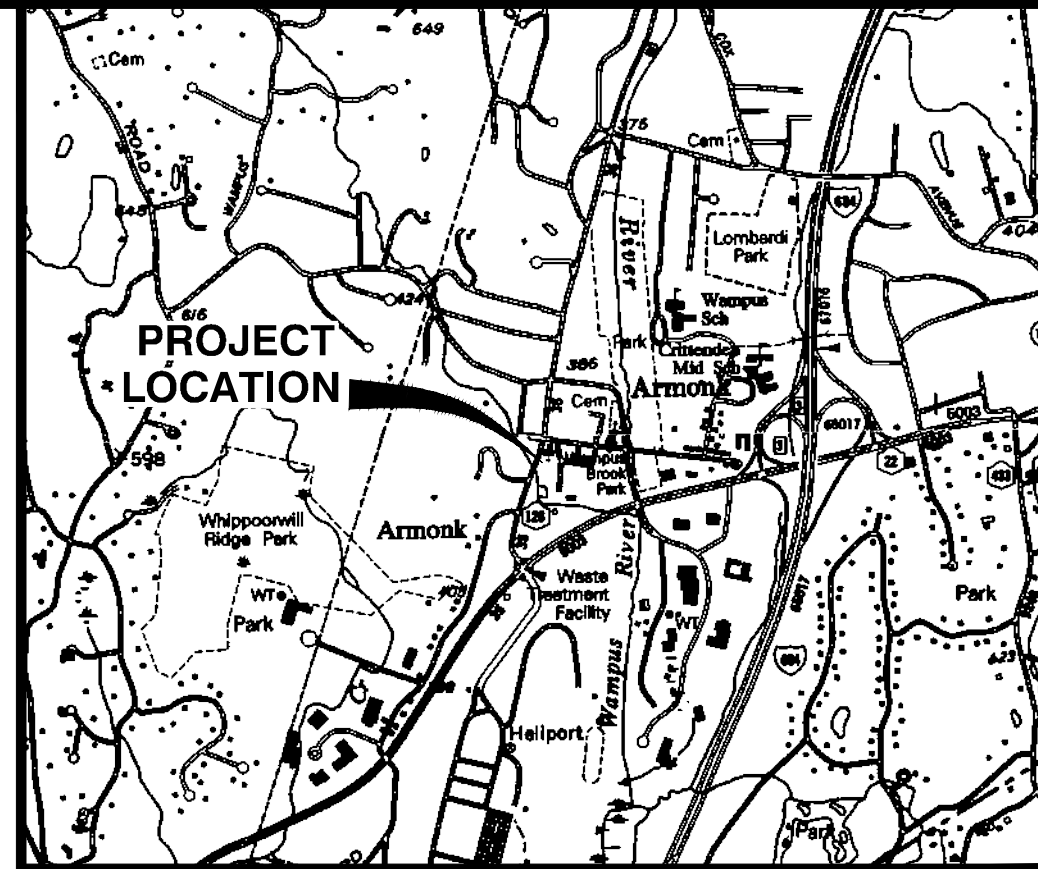
- ☐ Hudson Valley Office:
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Troy, New York 12180
Phone: (845) 454-3980
- ☒ Capital District Office:
21 Fox Street
Troy, New York 12180
Phone: (518) 273-0055
- ☐ North Country Office:
20 Elm Street (Suite 110)
Gene Falls, New York 12801
Phone: (518) 812-0513
- Nashville Tennessee Office:
2418 21st Ave S. (Suite 103)
Nashville, Tennessee 37212
Phone: (615) 380-1359
- Chattanooga Tennessee Office:
427 E. 5th St. (Suite 201)
Chattanooga, Tennessee 37403
Phone: (423) 241-6575

rev.	date	description
3	11/05/20	TITLE BLOCK
2	09/22/20	PROPANE TANKS
1	09/03/20	GENERATOR AND OHW

EXISTING CONDITIONS SURVEY
PREPARED FOR
ZEIDAN REALTY CORP

TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK

designed	checked
DML	JMT
date	scale
02/22/19	1"=10'
project no.	81804.00
sheet no.	SP1



SITE LOCATION PLAN: 1"=2000'

GENERAL NOTES:

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

SUBSURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED.

THE CONTRACTOR SHALL COMPLY WITH NEW YORK STATE INDUSTRIAL CODE RULE 53 - 48 HOURS PRIOR TO DIGGING CALL U.F.P.O. 1-800-982-7982 TO HAVE PUBLIC UTILITY LOCATIONS PAINTED.

HORIZONTAL DATUM AND NORTH ORIENTATION ARE BASED ON THE NYS PLANE COORDINATE SYSTEM (EAST ZONE). VERTICAL DATUM IS BASED ON GPS OBSERVATIONS ON THE NYSOT RTN NETWORK, NAVD88, SEGID 12B. HORIZONTAL AND VERTICAL DATUMS WERE DETERMINED BY GPS OBSERVATION AT THE TIME OF FIELD SURVEY. (OCTOBER 2018).

UNDERGROUND UTILITIES SHOWN HEREON ARE THE RESULT OF UNDERGROUND UTILITY DESIGNATION COMPLETED BY THE CHAZEN COMPANIES ON FEBRUARY 14, 2019 AND FROM DATA OBTAINED FROM RECORD MAPS AND DRAWINGS. CHAZEN'S UTILITY DESIGNATION WAS COMPLETED IN ACCORDANCE WITH THE STANDARD PROCEDURES SET FORTH IN ASCE 38-02. ALL ABOVE GROUND STRUCTURES, SURFACE FEATURES AND THE LOCATION OF MARK OUT ARE THE RESULT OF AN INSTRUMENT SURVEY COMPLETED BY CHAZEN UNLESS OTHERWISE NOTED. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN OR CERTIFIED BY THE UNDERSIGNED. THE SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES AND DIG SAFELY. NEW YORK MUST BE NOTIFIED PRIOR TO CONDUCTING TEST BORINGS, EXCAVATION OR CONSTRUCTION.

SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.

SUBJECT TO ANY STATE OF FACTS AN UP TO DATE ABSTRACT OF TITLE WOULD DISCLOSE.

TOPOGRAPHY SHOWN HEREON PER SURVEY BY CHAZEN COMPANIES COMPLETED ON FEBRUARY 22, 2019.

FOIL REQUEST TO NYSOT FOR RECORD AND ACQUISITION MAPPING FOR NYS ROUTE 128 HAS NOT BEEN RECEIVED. THE RIGHT OF WAY ALONG NYS ROUTE 128 IS SUBJECT TO WHATEVER FACTS THOSE DOCUMENTS MIGHT DISCLOSE.

LEASE AGREEMENT NOTE:

LEASE AGREEMENT DATED DECEMBER 1, 1997 FROM THE TOWN OF NORTH CASTLE TO ROBERT PORPORA AFFECTS THE SUBJECT PARCEL AND THE ADJOINING PARCEL TO THE SOUTH. THE TOWN HEREBY LEASES TO THE LESSEE AND THE LESSEE HEREBY HIRES FROM THE TOWN A PORTION OF THE VACANT LAND LOCATED ADJACENT TO THE TOWN HIGHWAY DEPARTMENT COMPOUND AREA, AND CONTIGUOUS TO OTHER LANDS OF THE LESSEE. (HEREAFTER "DEMISED PREMISES"). THE DEMISED PREMISES CONSISTS OF AN AREA FIFTEEN (15) FEET WIDE BY ONE HUNDRED TWENTY (120) FEET IN LENGTH...

ZEIDAN REALTY CORP. IS CURRENTLY OCCUPYING 150 FEET± OF LAND BETWEEN THE WOOD RETAINING WALL AND CHAIN LINK FENCE EAST OF THE STORAGE POD. THE LEASE AGREEMENT DOES NOT PROVIDE ENOUGH DETAIL TO ACCURATELY PLOT THE BOUNDARIES.

MAP REFERENCES:

- MAP ENTITLED "NEW YORK STATE DEPARTMENT OF PUBLIC WORKS DESCRIPTION AND MAP FOR THE ACQUISITION OF PROPERTY", S.H. 35, MAP NO. 31 PARCEL NO. 68, DATED AUGUST 27, 1965.
- MAP ENTITLED "SURVEY OF PROPERTY PREPARED FOR WESTCHESTER CHINESE CHRISTIAN CHURCH", PREPARED BY WARD CARPENTER ENGINEERS, INC, DATED AUGUST 23, 2013.
- MAP ENTITLED "SURVEY OF PROPERTY PREPARED FOR VICTOR PORPORA", PREPARED BY RALPH MACDONALD, DATED DECEMBER 17, 1955

DEED REFERENCE:

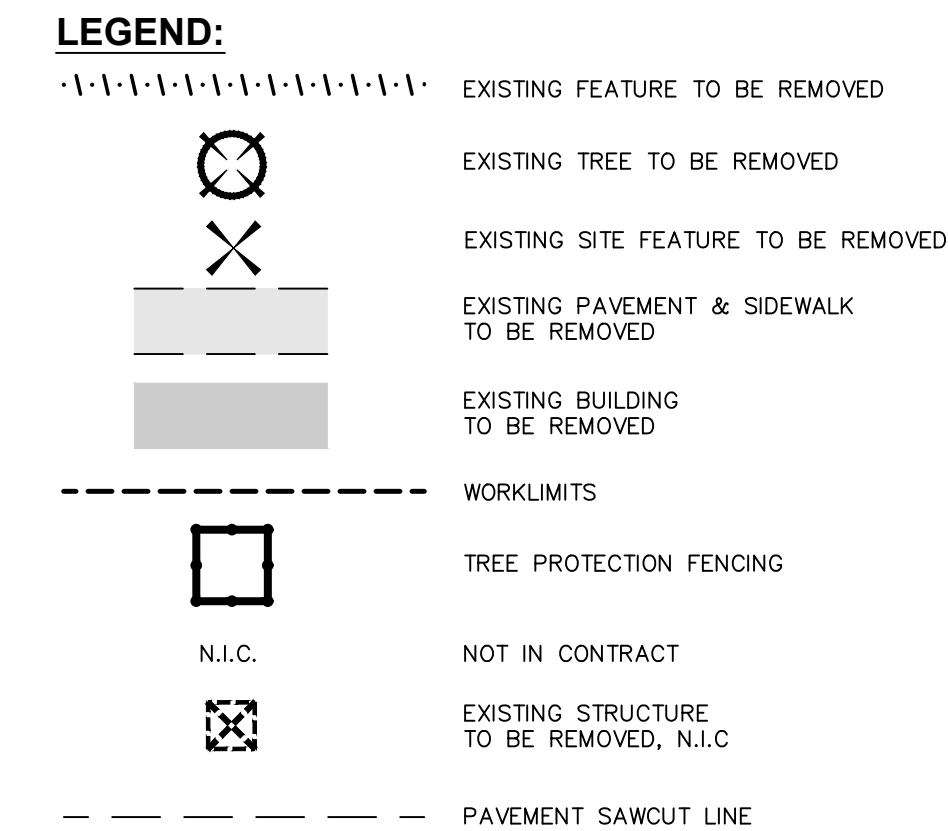
- ROBERT PORPORA REALTY CORP. TO ZEIDAN REALTY CORP., DATED JULY 20, 2017, FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE IN LIBER 57198 OF DEEDS AT PAGE 3383 ON JULY 24, 2017.

TAX PARCEL:

TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NY
SECTION 108.03 - BLOCK 1 - LOT 69

PARCEL AREA:

17,913 SQ.FT.± OR 0.411 ACRES±



1. REFER TO REQUIREMENTS OUTLINED IN THE EROSION & SEDIMENTS CONTROL PLANS & NOTES PRIOR TO COMMENCEMENT OF WORK.
2. PRIOR TO RENOVATING ANY BUILDINGS/STRUCTURES, THE CONTRACTOR SHALL PERFORM A PRELIMINARY DEMOLITION SURVEY IN CONJUNCTION WITH STATE AND FEDERAL REGULATIONS GOVERNING THE DISPOSAL OF SOLID WASTE. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS BY THE AUTHORITY HAVING JURISDICTION.
3. CONFORM TO APPLICABLE CODE FOR DEMOLITION OF STRUCTURES, SAFETY OF ADJACENT STRUCTURES, DUST CONTROL, RUNOFF CONTROL AND HAULING, DISPOSAL, AND STORAGE OF DEBRIS.
4. PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
5. PRIOR TO EXISTING UTILITIES, THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH DURING SELECTIVE DEMOLITION OPERATIONS. DO NOT INTERRUPT EXISTING UTILITIES SERVING OPERATING FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION.
6. NOTIFY ADJACENT OWNERS OF WORK THAT MAY AFFECT THEIR PROPERTY, POTENTIAL NOISE, UTILITY OUTAGE, OR DISRUPTION. COORDINATE WITH OWNER.
7. PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING.
8. LOCATE AND IDENTIFY ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA.
9. DISCONNECT AND SEAL OR CAP OFF UTILITY SERVICES THAT WILL BE AFFECTED BY THIS PROJECT. NOTICED BY THE CONTRACTOR AND THE AUTHORITY HAVING JURISDICTION AND COMPLY WITH THEIR REQUIREMENTS. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED.
10. DEMOLISH AND REMOVE COMPONENTS IN AN ORDERLY AND CAREFUL MANNER.
11. PROTECT EXISTING FEATURES THAT ARE NOT TO BE DEMOLISHED.
12. CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSES.
13. MAINTAIN EGRESS AND ACCESS AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ROADWAYS OR SIDEWALKS WITHOUT PERMITS. COORDINATE W/ AUTHORITY HAVING JURISDICTION.
14. CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY AUTHORITY HAVING JURISDICTION.
15. BRACE ADJACENT AND COMPACT AREAS AFFECTED BY DEMOLITION TO MAINTAIN SITE GRADES AND CONTOURS.
16. FIELD VERIFY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED ON THE RIGHT OF WAY PLAN.
17. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND STRUCTURES.
18. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH SELECTIVE DEMOLITION OPERATIONS.
19. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND STRUCTURES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND SELECTIVE DEMOLITION AREA.
20. USE WATER MIST, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT THE RELEASE OF DUST AND PARTICLES WITH GOVERNING ENVIRONMENTAL PROTECTION REGULATIONS. DO NOT USE WATER WHEN IT MAY DAMAGE EXISTING CONSTRUCTION, SUCH AS CAUSING ICING, FLOODING, AND TRANSPORTING POLLUTANTS.
21. CLEAN AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
22. REMOVE ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING AT START OF CONSTRUCTION.
23. PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. ALL DEBRIS RESULTING FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE AT A FACILITY APPROVED TO RECEIVE THE DEBRIS. DO NOT STORE OR ACCUMULATE DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. DO NOT BURN DEMOLISHED MATERIALS ON-SITE.

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TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK

designed SPL	checked CPL
date 11/09/20	scale 1"=20'
project no. 81804.00	
sheet no. C120	



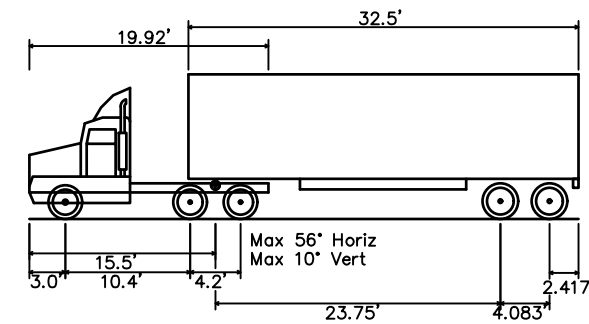
A diagram of a truck with a total length of 30 feet. The distance between the front and rear wheels (wheelbase) is 20 feet. The front overhang, from the front of the truck to the front wheel, is 4 feet.

3 SU-30
DELIVERY TRUCK
SCALE: NTS



A side-view diagram of a truck. The total length is labeled as 39.5'. The distance between the front and rear axles (wheelbase) is labeled as 23'. The distance from the front of the truck to the front axle is labeled as 4'. The distance from the rear axle to the back of the truck is labeled as 4'.

4 **GARBAGE TRUCK**
SCALE: NTS



6 FUEL DELIVERY TRUCK
SCALE: NTS



5 MOVEMENT PLAN FOR FUEL DELIVERY VEHICLE
SCALE: 1"=20'

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ZEIDAN REALTY CORP - 360 MAIN STREET

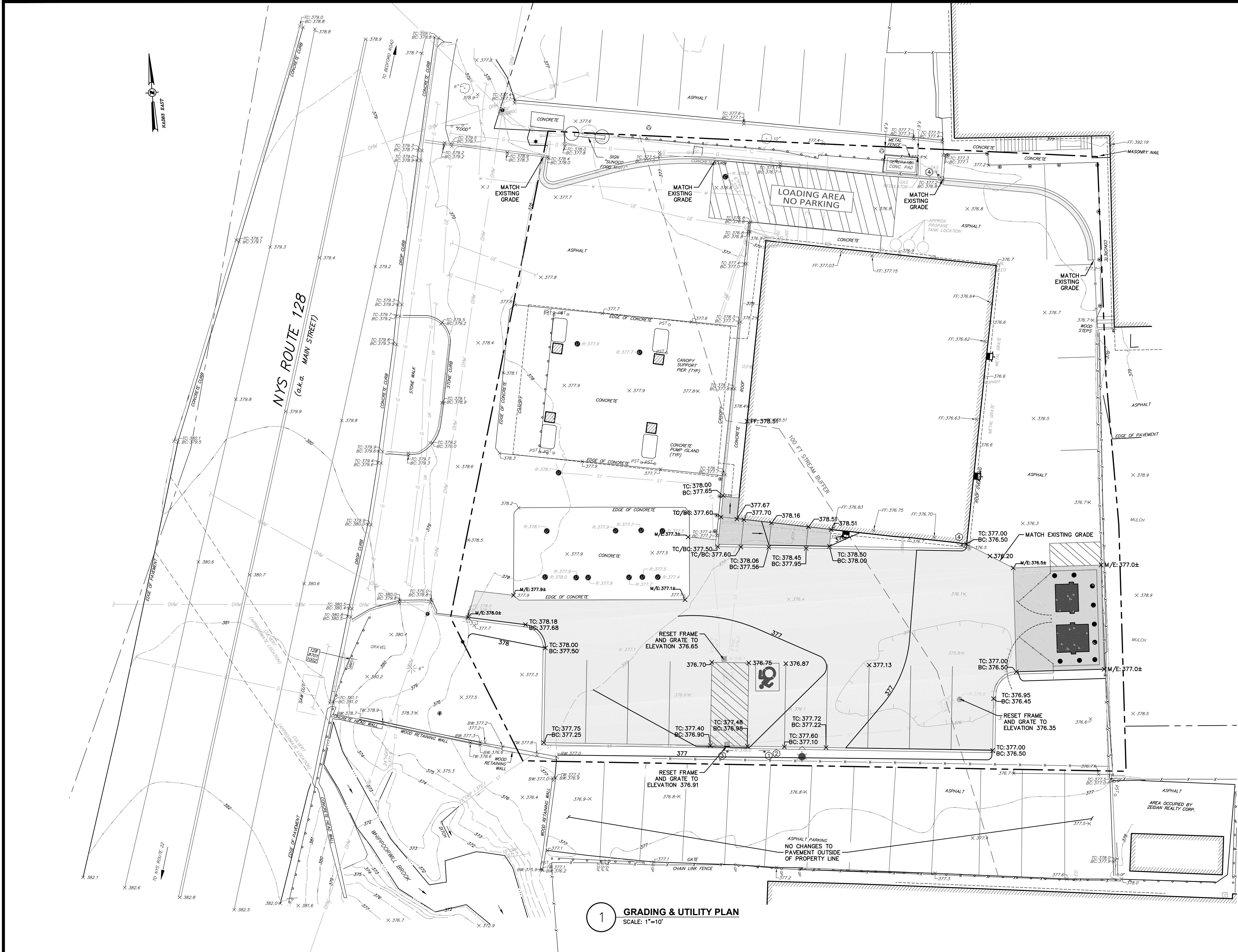
VEHICLE MANEUVERING PLAN

TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK

designed SPL	checked CPL
date 11/09/20	scale AS SHOWN
project no. 81804.00	
sheet no.	

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Xrefs Attached: xlayout_81804-00; XTB_24X36_81804-00; XBASE_ENG_81804-00; xtruck_81804-00
Date Printed: Nov 05, 2020, 4:48pm



LEGENDS:

UTILITIES:		GRADING & EROSION CONTROL:	
	S		500
	FM		448
	W		501.25
	ST		2 FT CONTOUR
			SPOT ELEVATIONS
	E		
	G		

GRADING NOTES:

- PRIOR TO SITE DISTURBANCE, CONTRACTOR TO INSTALL EROSION & SEDIMENT CONTROL MEASURES.
1. STRIP ALL TOPSOIL PRIOR TO COMMENCING EARTHWORK OPERATIONS. TOPSOIL MAY BE STORED AND REUSED IN LAWN AND PLANTING AREAS ONLY. TOPSOIL AND SEED ALL AREAS DISTURBED BY CONSTRUCTION THAT ARE TO REMAIN GREEN.
 2. BOX ALL TREES AND HOUSE ALL SHRUBS AND HEDGES BEFORE PLACING EARTH AGAINST OR NEAR THEM. ORNAMENTAL TREES, SHRUBS AND HEDGES WHICH MUST BE REMOVED DURING CONSTRUCTION SHALL BE HEALED IN AND REPLANTED IN AS GOOD A CONDITION AS THEY WERE BEFORE THEIR REMOVAL. ANY DAMAGED TREES, SHRUBS, AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 3. ALL EARTHWORK SHALL BE SMOOTHLY AND EVENLY BLENDED INTO EXISTING CONDITIONS. NO WORK, STORAGE, OR TRESPASS SHALL BE PERMITTED BEYOND THE BOUNDARIES OF ANY EASEMENT OR PROPERTY LINE.
 4. REMOVE ALL VEGETATION, TREES, STUMPS, GRASSES, ORGANIC SOILS, DEBRIS AND DELETERIOUS MATERIALS WITHIN THE AREAS SLATED FOR CONSTRUCTION.

UTILITY NOTES:

GENERAL CONSTRUCTION NOTES:

1. ALL UNDERGROUND UTILITIES ARE SHOWN IN THEIR RELATIVE POSITION AND ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY THEIR ACTUAL LOCATION IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. ANY CONDITION ENCOUNTERED IN THE FIELD DIFFERING FROM THOSE SHOWN HEREON, SHALL BE REPORTED TO THE DESIGN ENGINEER BEFORE CONSTRUCTION IS TO PROCEED.
3. SEWER MAINS IN RELATION TO WATER MAINS: WHERE POSSIBLE, SEWERS SHALL BE LAID AT LEAST 10 (TEN) FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. VERTICAL SEPARATION SHALL BE MAINTAINED TO PROVIDE 18 (EIGHTEEN) INCHES BETWEEN TOP OF SEWER AND BOTTOM OF THE WATER MAIN AT UTILITY CROSSINGS. WHEN NOT POSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION, SEWER PIPE SHALL BE PRESSURE RATED AND TESTED @ 150psi, 10 (TEN) FEET ON EACH SIDE OF THE WATER MAIN BEING CROSSED.
4. ALL PROPOSED UTILITIES SHALL TERMINATE 5 FEET FROM ANY PROPOSED BUILDING FACE. CONTRACTOR TO COORDINATE WITH BUILDING PLANS FOR ANY CONNECTIONS.
5. ALL STORM SEWER SHALL BE SMOOTH INTERIOR HOPE UNLESS OTHERWISE SPECIFIED.
6. ALL GRAVITY SANITARY SEWER SHALL BE SDR 35 PVC UNLESS OTHERWISE SPECIFIED.
7. CONTRACTOR TO VERIFY STATUS OF ALL UTILITY SERVICES PRIOR TO INTERRUPTION.
8. EXPLORATORY EXCAVATIONS SHALL BE PERFORMED BY THE CONTRACTOR AT ALL UTILITY CONNECTION LOCATIONS AND AS NEEDED TO VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING WORK.
9. BEFORE CONSTRUCTING LINES TO CONNECT TO EXISTING UTILITIES, VERIFY EXISTING UTILITY INVERTS AND NOTIFY THE ENGINEER IF ANY VARIATION FROM THE PLAN IS REQUIRED.
10. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES IN SERVICE FOR THE DURATION OF THE WORK.
11. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS AND ASSOCIATED CONDITIONS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING UTILITY TRENCHES AND EXCAVATIONS AND FOR THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF THE WORK.

STREAM PERMIT NOTES:

THE NYSDC ENVIRONMENTAL RESOURCE MAPPER INDICATES THAT A NYSDC CLASS/STANDARD C STREAM (STREAM 935-106) IS LOCATED IN THE SOUTHWESTERN PORTION OF THE PROJECT SITE. THIS STREAM IS REGULATED BY THE US ARMY CORPS OF ENGINEERS (USACE), BUT, AS A STANDARD C STREAM WOULD NOT BE REGULATED BY THE NYSDC. HOWEVER, BASED ON AN FEBRUARY 2019 SURVEY OF THE PROJECT SITE, THERE ARE NO STREAMS ON THE PROJECT SITE; THE STREAM IS LOCATED OFF-SITE AND PASSES THROUGH A CULVERT BELOW MAIN STREET. THIS LOCATION IS GENERALLY CONSISTENT WITH THE MAPPED NWI RIVERINE WETLAND (RSUBH) LOCATED TO THE SOUTHWEST OF THE PROJECT SITE BOUNDARY. THE PROPOSED PROJECT WOULD NOT ALTER OR DISTURB THE NWI OR NYSDC-MAPPED STREAM. THE AREA OF PROJECT SITE DISTURBANCE CONSISTS OF PAVED ASPHALT AND CONCRETE. THIS PROJECT REDUCES THE AMOUNT OF ASPHALT AREA IN THE BUFFER. AS THE PROJECT SITE IS WITHIN 100 FEET OF A MAPPED WETLAND, THE PROPOSED PROJECT WILL REQUIRE A WETLAND PERMIT FROM THE TOWN OF NORTH CASTLE.

1 GRADING & UTILITY PLAN
SCALE: 1"=10'

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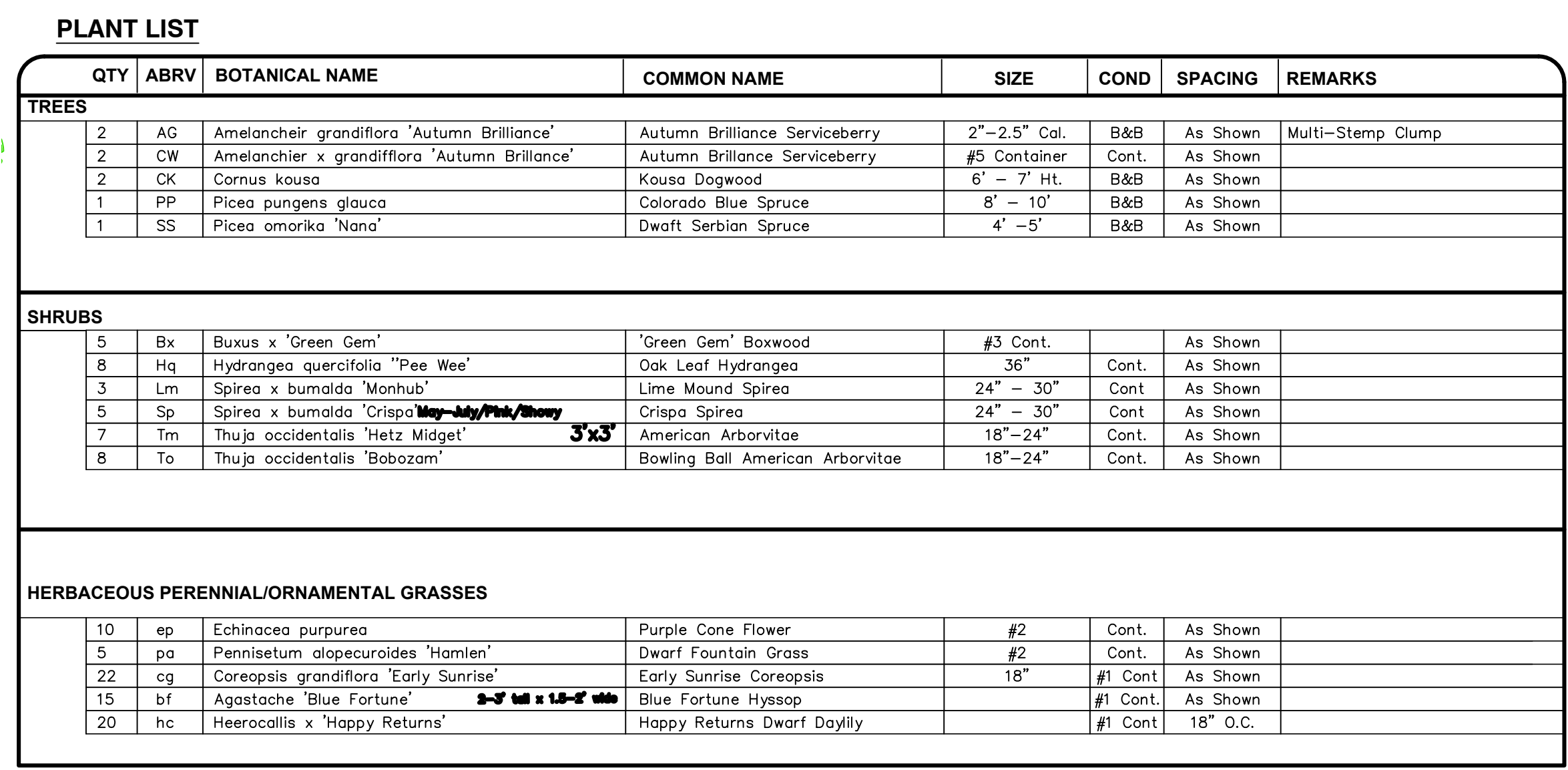
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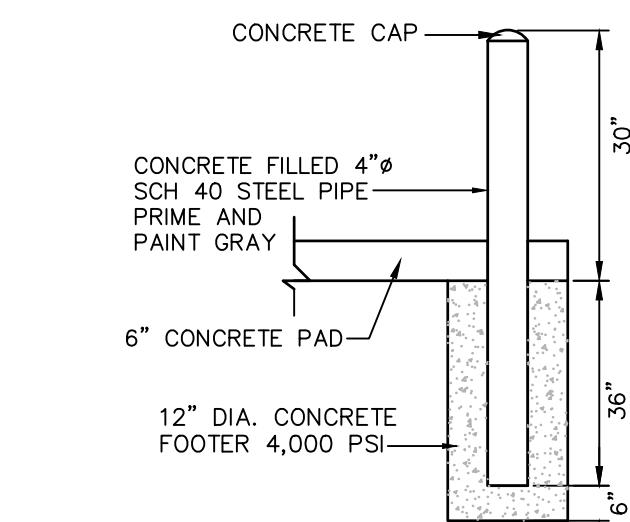
ZEIDAN REALTY CORP - 360 MAIN STREET

GRADING & UTILITY PLAN

TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK

designed	checked
SPL	CPL
date	scale
11/09/20	1"=10'
project no.	
81804.00	
sheet no.	
C140	





1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS WITH A MINIMUM CEMENT CONTENT OF 600 POUNDS PER CUBIC YARD FOR ALL FOOTINGS.
2. ALL CONCRETE SHALL HAVE A SLUMP OF NO GREATER THAN 3"-5" TO WITHIN A TOLERANCE OF 0'-1".
3. ALL EXPOSED CONCRETE SHALL BE 5% AIR-ENTRAINED (WITHIN 1% TOLERANCES) CONFORMING TO ASTM C260.
4. ALL FORMWORK AND PLACEMENT OF CONCRETE SHALL COMPLY WITH GOOD CONSTRUCTION PRACTICES AND BE IN ACCORDANCE WITH GOVERNING CODES, AND REGULATIONS.



1. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008, AND ALL ADDENDA THERETO.
2. CONCRETE SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 4500 PSI @ 28 DAY. CONCRETE SHALL BE PLACED IN ACCORDANCE WITH ACI SPECIFICATIONS AND ITS LATEST REVISION.
3. REINFORCING STEEL FOR CONCRETE SHALL CONFORM WITH SECTION 503 - REINFORCING STEEL FOR CONCRETE STRUCTURES OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND AS SPECIFICALLY CALLED OUT IN THE DRAWINGS.
4. ALL EXPOSED SURFACED SHALL HAVE A BROOM TEXTURED FINISH & TOOLED EDGES. TOOL SHALL BE PROVIDE MAX 1-1/2" WIDE SMOOTH TROWEL FINISH AT JOINT.
5. EXPANSION JOINTS SHALL BE LOCATED A MAXIMUM OF 20' ON CENTER, OR AS INDICATED ON PLANS.
6. CONTROL JOINTS SHALL BE LOCATED A MAXIMUM OF 5' ON CENTER, OR AS INDICATED ON PLANS.
7. JOINTS SHALL NOT BE SAW CUT.
8. EXPOSED CONCRETE SURFACES SHALL BE TREATED WITH "SUREBOND"/"SAFEBOARD" SB-7000 INTENSIFIER BRIGHT PROTECTOR AND SIDEWALK SEALER, OR EQUIVALENT. RATE AND METHOD OF APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
9. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 OF THE ABOVE REFERENCED NYSDOT STANDARD.
10. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN ACCORDANCE WITH SECTION 203 - ELEVATION AND ELEVATION OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.



- NOTE
1. INSTALL PER MANUFACTURER'S INSTRUCTIONS.





1. WOVEN FENCE WILL BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL "T" OR "U" TYPE OR HARDWOOD.
2. SLOPE FACE SHALL BE COVERED BY A MINIMUM OF TWO LINES OF FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAX MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIALS REMOVED WHEN NECESSARY TO MAINTAIN PROPER FENCE.
5. MAXIMUM DRAINAGE AREA FOR OVERLAND FLOW TO A SILT FENCE SHALL NOT EXCEED 1/4 ACRE PER 100 FEET OF FENCE.
6. SILT FENCE SHALL BE USED WHERE EROSION COULD OCCUR IN THE FORM OF SHALLOW RILLS.
7. SILT FENCE SHALL NOT BE USED WHEN A CONCENTRATION OF WATER IS FLOWING TO THE BARRIER.
8. MAXIMUM ALLOWABLE SLOPE LENGTHS CONTRIBUTING RUN-OFF TO A SILT FENCE ARE:
SLOPE STEEPNESS MAXIMUM SLOPE LENGTH(Ft)



1. THE PRIMARY PURPOSE OF A FIBER LOG DIKE IS TO REDUCE RUNOFF VELOCITY AND TRAP SEDIMENT. VELOCITY IS REDUCED, WATER IS IMPOUNDED BEHIND THE MEASURE, AND SEDIMENT FALLS OUT OF SUSPENSION.
2. FIBER LOGS ARE USED IN SENSITIVE AREAS WHERE CONTROL OF WEEDS AND INVASIVE PLANT SPECIES IS DESIRED.
3. FIBER LOG DIKE SHALL BE INSTALLED ON A LINE OF EQUAL ELEVATION (CONTOUR). THEY MAY BE INSTALLED AT INTERMEDIATE POINTS UP SLOPES AS WELL AS AT THE BOTTOM OF THE ENDS SHALL CURVE UP SLIGHTLY TO IMPOUND RUNOFF.
4. FIBER LOGS SHALL NOT BE USED IN OR ACROSS A FLOWING NATURAL CHANNEL.
5. FIBER LOGS ARE NOT TO BE INSTALLED SO THAT RUNOFF WILL FLOW ALONG THE FIBER LOG IN A CONCENTRATED MANNER.

1. FIBER LOG DOCK SHALL BE PLACED A MINIMUM OF 2 FT FROM THE TOE OF SLOPE, (5 FT PREFERRED), TO PROVIDE ADEQUATE AREA FOR SEDIMENT STORAGE AND TO FACILITATE MAINTENANCE OF THE SEDIMENT CONTAINMENT AREA.
2. POSTS MAY BE 1.5 IN X 1.5 IN (MIN) HARDWOOD, OR 1.5 IN 3.5 IN (MIN) SOFTWOOD. SPACING SHALL BE 3 FT (MAX) BETWEEN STAKES.
3. THE CONTRACTOR SHALL INSPECT MEASURES EVERY SEVEN CALENDAR DAYS AND/OR AFTER EACH RAINFALL EVENT.
4. MEASURES SHALL BE CLEANED AND REPAIRED AS REQUIRED.
5. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATION REACHES THE TOP OF THE CURB HEIGHT. SEDIMENT SHALL BE DISPOSED OF AS UNSUITABLE MATERIAL.
6. MAXIMUM DRAINAGE AREA TRIBUTARY TO 100 FT OF FIBER LOG SHALL BE:

THE FOLLOWING ARE MAXIMUM SLOPE LENGTHS TO FIBER LOG MEASURES:	
SLOPE	S(FT)
1:1	10
1:2 - 1:4	15
1:4	20

7. INSTALLATION, IE. EXCAVATION, BACKFILL, COMPACTION, FIBER LOG SHALL BE INCLUDED IN UNIT PRICE BID FOR ITEM

209.2012.08

SLOPE	S(FT)
1:2	10
1:2 - 1:4	15
1:4	20

ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE IN STRICT COMPLIANCE WITH "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL", NOVEMBER, 1986.

EXCESS SOIL STOCKPILING SHALL BE LIMITED TO 100 CUBIC YARDS PER SITE. DISTURBED IF NOT USED IMMEDIATELY FOR GRADING PURPOSES. INSTALL SILT FENCE AROUND SOIL STOCKPILES.

4. ALL SURFACE EROSION AND SEDIMENT CONTROL MEASURES ARE UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE WORK IS DELAYED, SUSPENDED, OR STOPPED FOR ANY REASON AND ARE NOT TO BE LEFT OPEN. THESE AREAS SHALL BE STABILIZED WITH TEMPORARY VEGETATIVE COVER WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS COMPLETED. (SEE SPECIFICATIONS FOR PERMANENT VEGETATIVE COVER) AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE WORK IS COMPLETE AND WILL NOT BE REDISTURBED SHALL BE STABILIZED AND RESTORED TO ORIGINAL OR BETTER CONDITION WITHIN 14 DAYS AFTER WORK IS AVAILABLE AND WITHIN 14 DAYS AFTER WORK IS COMPLETE. (SEE SPECIFICATIONS FOR PERMANENT VEGETATIVE COVER). SEEDING FOR PERMANENT VEGETATIVE COVER SHALL BE IN ACCORDANCE WITH ALL LIMITATIONS. PROVIDE STABILIZATION WITH TEMPORARY VEGETATIVE COVER WITHIN 14 DAYS AFTER WORK IS COMPLETE. FOR SEEDING OUTSIDE PERMITTED SEEDING PERIODS.

5. ALL AREAS DISTURBED WITH STRAW OR HAY MULCH IN ACCORDANCE WITH VEGETATIVE COVER SPECIFICATIONS.

6. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE COURSE OF CONSTRUCTION.

7. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST BY WATERING EXPOSED SOIL SURFACES. WATERING EQUIPMENT IS REQUIRED. THE CONTRACTOR IS TO SUPPLY ALL EQUIPMENT AND WATER.

8. ALL DISTURBED AREAS ARE STABLE. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

PARKING LOTS, ROADWAYS, AND DRIVEWAYS ADJACENT TO WATER QUALITY FILTERS SHALL NOT BE SANDED DURING SNOW EVENTS DUE TO HIGH POTENTIAL FOR CLOGGING FROM SAND IN SURFACE WATER RUNOFF. USE SALT ONLY FOR SNOW AND ICE CONTROL.

LOCATION	COMPACTION	TESTING FREQUENCY
PIPE TRENCH BACKFILL (IN PAVED AREAS)	95% ASTM D1557	1 SERIES OF TESTS FOR EACH 150 FT OR LESS OF TRENCH LENGTH. SERIES INCLUDE 3 COMPACTION TESTS SPREAD EVENLY ALONG TRENCH PROFILE.
PIPE TRENCH BACKFILL (IN UNPAVED AREAS)	90% ASTM D1557	1 SERIES OF TESTS FOR EACH 150 LF OR LESS OF TRENCH LENGTH. SERIES INCLUDE 3 COMPACTION TESTS SPREAD EVENLY ALONG TRENCH PROFILE.
PIPE BEDDING AND PIPE ZONE BACKFILL	95% ASTM D1557	1 TEST FOR EACH 150 FT OR LESS OF TRENCH LENGTH.
PAVEMENT SUBBASE AND 18" SELECT GRANULAR FILL (FILL BETWEEN SHEET PILES)	95% ASTM D1557	1 TEST FOR EVERY 2,000 SQ. FT. OF TEST AREA, BUT NO FEWER THAN TWO TESTS PER LOT



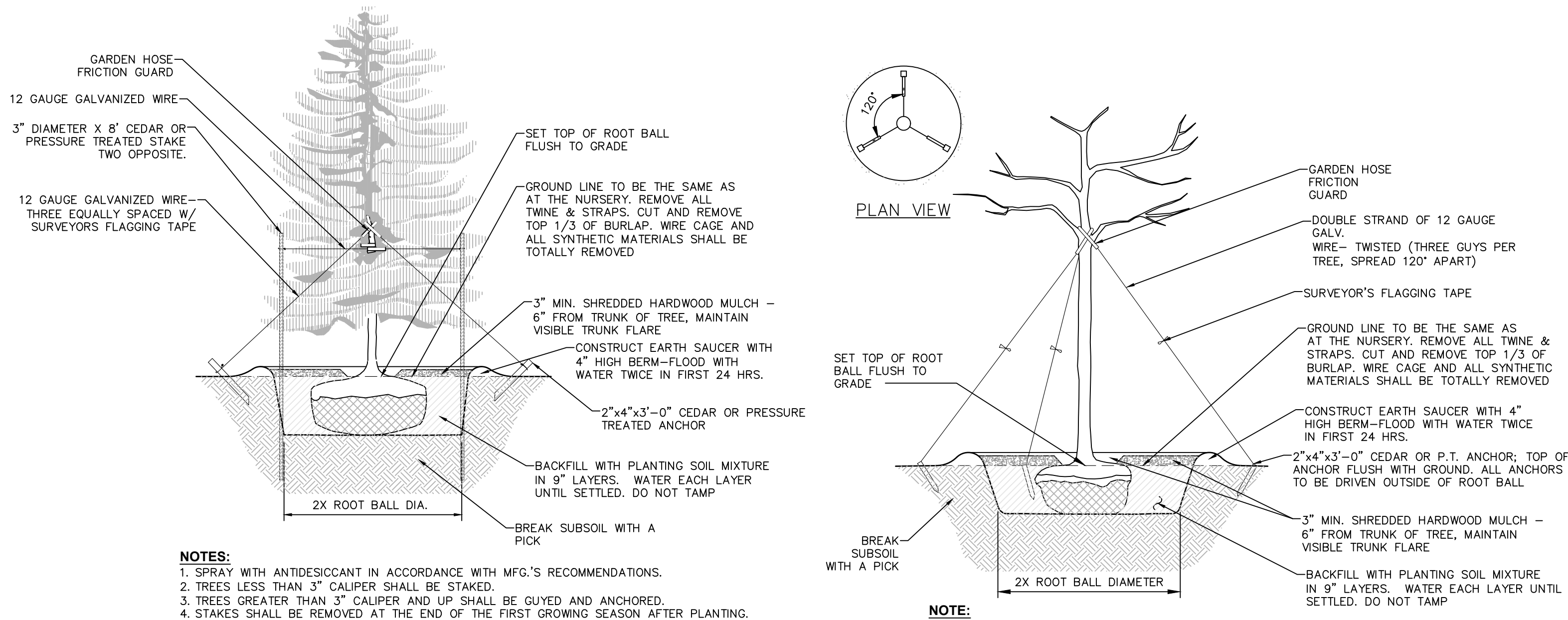
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[illegible]

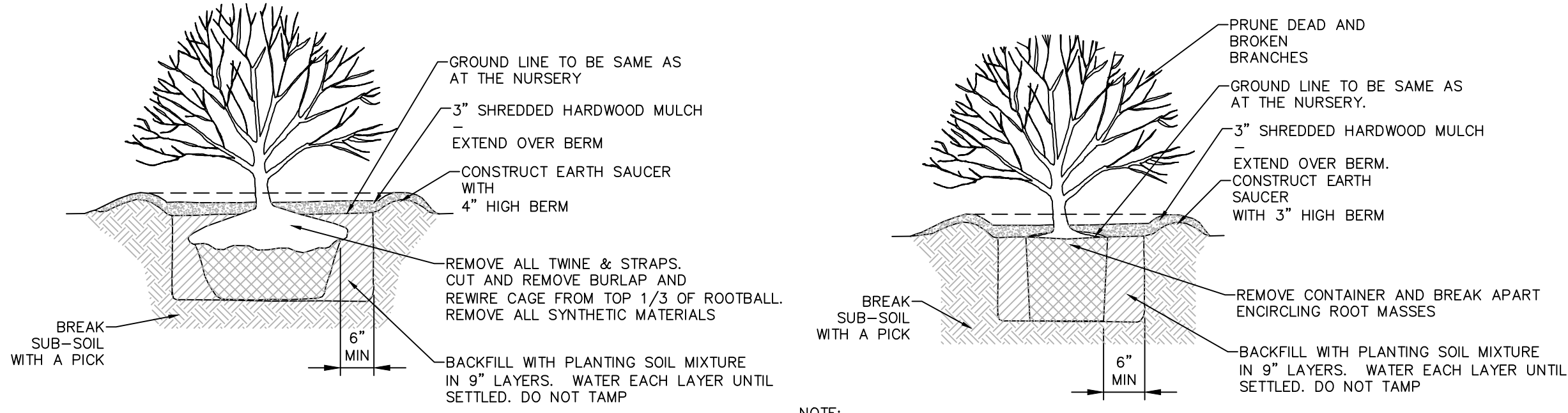
TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK

designed SPL	checked CPL
date 11/09/20	scale AS NOTED
project no. 81804.00	
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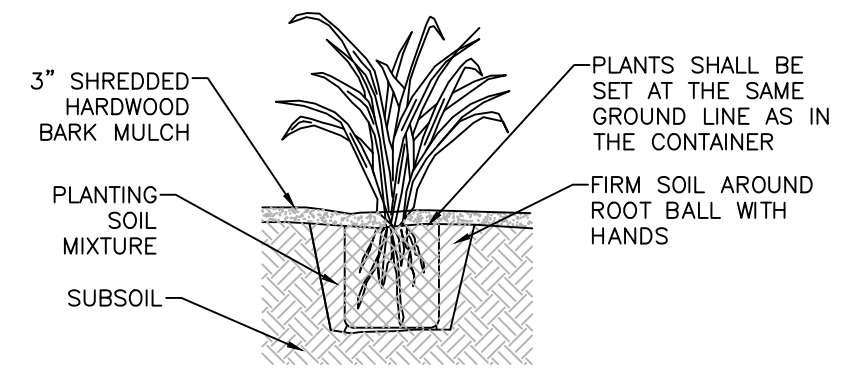
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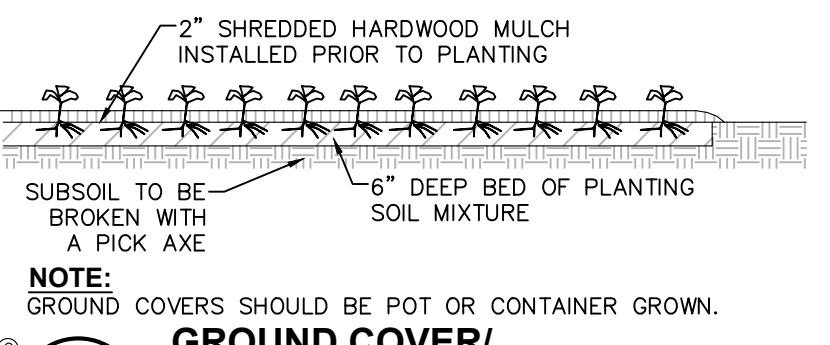
1 EVERGREEN PLANTING DETAIL
SCALE: NOT TO SCALE



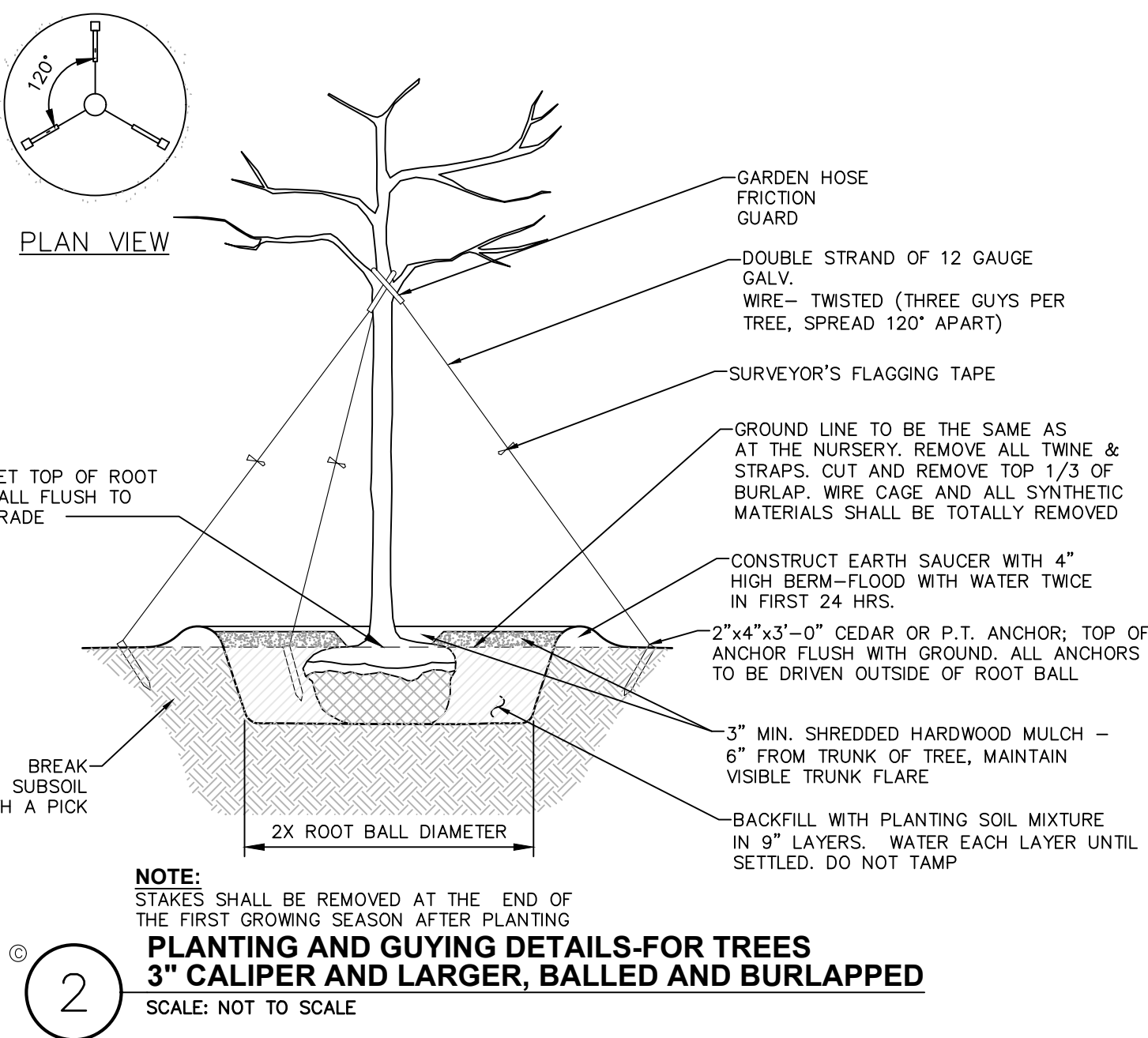
3 SHRUB PLANTING DETAIL
FOR ALL SHRUBS BALLED AND BURLAPPED
SCALE: NOT TO SCALE



6 CONTAINERIZED PERENNIAL PLANTING
SCALE: NOT TO SCALE



7 GROUND COVER/
ANNUAL PLUG PLANTING
SCALE: NOT TO SCALE



5 LANDSCAPE BED EDGING
SCALE: NOT TO SCALE

LANDSCAPING NOTES:

- THE LANDSCAPE CONTRACTOR SHALL CAREFULLY COORDINATE CONSTRUCTION ACTIVITIES WITH THAT OF THE EARTHWORK CONTRACTOR AND OTHER SITE DEVELOPMENT.
- THE CONTRACTOR SHALL VERIFY DRAWING DIMENSIONS WITH ACTUAL FIELD CONDITIONS AND INSPECT RELATED WORK AND ADJACENT SURFACES. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL FINISH GRADES WITHIN THE WORK AREA. THE CONTRACTOR SHALL REPORT TO THE LANDSCAPE ARCHITECT/ENGINEER AND OWNER ALL CONDITIONS WHICH PREVENT PROPER EXECUTION OF THIS WORK.
- THE EXACT LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND UNDERGROUND UTILITIES, WHICH MAY NOT BE INDICATED ON THE DRAWINGS, SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROTECT EXISTING STRUCTURES AND UTILITY SERVICES AND IS RESPONSIBLE FOR THEIR REPLACEMENT IF DAMAGED.
- THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM RUBBISH AND ALL DEBRIS AT ALL TIMES AND SHALL ARRANGE MATERIAL STORAGE SO AS NOT TO INTERFERE WITH THE OPERATION OF THE PROJECT. ALL UNUSED MATERIALS, RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE SITE.
- NO TREES OR SHRUBS SHALL BE PLANTED ON EXISTING OR PROPOSED UTILITY LINES.
- QUALITY ASSURANCE:
 - NOMENCLATURE: PLANT NAMES SHALL CONFORM TO THE LATEST EDITION OF "STANDARDIZED PLANT NAMES" AS ADOPTED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE.
 - SIZE AND GRADING: PLANT SIZES AND GRADING SHALL CONFORM TO THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" AS SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC (AAN), UNLESS OTHERWISE SPECIFIED.
 - NURSERY SOURCE: OBTAIN FRESHLY DUG, HEALTHY, VIGOROUS PLANTS NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR A MINIMUM OF 2 YEARS. PLANTS SHALL HAVE BEEN LINED OUT IN ROWS, ANNUALLY CULTIVATED, SPRAYED, PRUNED AND FERTILIZED IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. ALL PLANTS SHALL HAVE BEEN TRANSPLANTED OR ROOT PRUNED AT LEAST ONCE IN THE PAST 3 YEARS. BALLED AND BURLAPPED PLANTS MUST COME FROM SOIL WHICH WILL HOLD A FIRM ROOT BALL. HELED IN PLANTS AND PLANTS FROM COLD STORAGE ARE NOT ACCEPTABLE.
 - SUBSTITUTIONS: DO NOT MAKE SUBSTITUTIONS OF TREES AND/OR SHRUB MATERIALS. IF REQUIRED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY AND PROPOSAL FOR USE OF EQUIVALENT MATERIAL. WHEN AUTHORIZED, ADJUSTMENTS OF CONTRACT AMOUNT (IF ANY) WILL BE MADE BY CHANGE ORDER.
- SEEDING & PLANTING SEASONS AND TIMING CONDITIONS:
 - UNLESS OTHERWISE DIRECTED IN WRITING, SEED LAWNS FROM MARCH 15 TO JUNE 15, AND FROM AUGUST 15 TO OCTOBER 15.
 - UNLESS OTHERWISE DIRECTED IN WRITING PLANT TREES AND SHRUBS FROM MARCH 15 TO JUNE 1, AND FROM AUGUST 15 TO OCTOBER 30.
 - AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE LAWNS OR PLANTINGS ARE TO BE ESTABLISHED AND WORK IS COMPLETE, SHALL BE RESTORED WITH PERMANENT VEGETATIVE COVER AS SOON AS SITE AREAS ARE AVAILABLE AND WITHIN 14 DAYS AFTER WORK IS COMPLETE. WORK SHALL BE WITHIN THE SEASONAL LIMITATIONS FOR EACH KIND OF LANDSCAPE WORK REQUIRED. PROVIDE STABILIZATION WITH TEMPORARY VEGETATIVE COVER (TOPSOIL AND TEMPORARY COVER SEED MIX) WITHIN 14 DAYS AFTER WORK IS COMPLETE, FOR SEEDING OUTSIDE PERMITTED SEEDING PERIODS.
- PRODUCTS:
 - IMPORTED TOPSOIL: PROVIDE TOPSOIL CONFORMING TO THE FOLLOWING:
 - LOAM TOPSOIL, WELL DRAINED HOMOGENEOUS TEXTURE AND OF UNIFORM GRADE, WITHOUT THE ADMIXTURE OF SUBSOIL MATERIAL AND FREE OF DENSE MATERIAL, HARDPAN, CLAY, STONES, SOD OR OTHER OBJECTIONABLE MATERIAL.
 - CONTAINING NOT LESS THAN 5% NOR MORE THAN 20% ORGANIC MATTER IN THAT PORTION OF A SAMPLING PASSING A 1/4" SIEVE WHEN DETERMINED BY THE NET COMBUSTION METHOD ON A SAMPLE DRIED AT 105°C.
 - CONTAINING A PH VALUE WITHIN THE RANGE OF 6.5 TO 7.5 ON THAT PORTION OF THE SAMPLE WHICH PASSES A 1/4" SIEVE.
 - CONTAINING THE FOLLOWING WASHED GRADATIONS:

SIEVE DESIGNATION	% PASSING
1"	100
1/4"	97-100
NO 200	20-60

- SEED MIXTURE: PROVIDE FRESH, CLEAN, NEW-CROP SEED MIXED IN THE PROPORTIONS SPECIFIED FOR SPECIES AND VARIETY, AND CONFORMING TO FEDERAL AND STATE STANDARDS. PROVIDE THE FOLLOWING MIXTURES:
 - LAWN SEED MIX:

SUN AND PARTIAL SHADE:			
AMOUNT BY:	SPECIES OR VARIETY	MINIMUM %	GERMINATION
WEIGHT		PURITY	
50%	KENTUCKY BLUE GRASS*	95%	80%
20%	PERENNIAL RYE	98%	90%
30%	CREeping RED FESCUE	97%	85%
100%			

*MINIMUM 2 (EQUAL PROPORTIONS) VARIETIES AS LISTED IN CORNELL RECOMMENDATIONS FOR TURFGRASS.

SHADE:			
AMOUNT BY:	SPECIES OR VARIETY	MINIMUM %	GERMINATION
WEIGHT		PURITY	
25%	KENTUCKY BLUE GRASS**	95%	80%
20%	PERENNIAL RYE	98%	90%
35%	CREeping RED FESCUE	97%	85%
20%	CHEWINGS RED FESCUE	97%	85%
100%			

**SHADE TOLERANT VARIETY
 - TEMPORARY COVER SEED MIX:

AMOUNT BY:	SPECIES OR VARIETY	MINIMUM %	GERMINATION
WEIGHT		PURITY	
100%	ANNUAL RYEGRASS	98%	90%
- LIME: NATURAL LIMESTONE CONTAINING AT LEAST 85% OF TOTAL CARBONATES, GROUND TO SUCH FINENESS THAT AT LEAST 90% PASSES A 10-MESH SIEVE AND AT LEAST 50% PASSES A 100-MESH SIEVE.
- FERTILIZER:
 - FOR STARTER FERTILIZING: COMMERCIAL STARTER FERTILIZER, GRANULAR, NONBURNING PRODUCT CONTAINING 5% NITROGEN, 10% AVAILABLE PHOSPHOROUS, AND 5% WATER SOLUBLE POTASH (5-10-5).
 - FOR FINAL FERTILIZING: IF APPLIED IN SPRING SEASON, SHALL BE A SLOW RELEASE COMMERCIAL FERTILIZER, GRANULAR, WITH 3-1-2 NPK. IF APPLIED IN FALL SEASON, SHALL BE AS SPECIFIED IN (8.D.I) ABOVE.
- TREES, SHRUBS, GROUND COVERS, PERENNIALS, ANNUALS:
 - PLANTING SOIL MIXTURE: SHALL BE PREMIXED IN BULK, AND CONTAIN THE FOLLOWING BY VOLUME:

30 PARTS TOPSOIL
10 PARTS PEAT
1 PART BONE MEAL
 - PEAT: BROWN TO BLACK IN COLOR, WEED AND SEED FREE. DRIED SPHAGNUM PEAT, CONTAINING NOT MORE THAN 9% MINERAL ON A DRY BASIS AND CONFORMING TO NYSDOT 713-15.
 - BONE MEAL: FINELY GROUND, RAW, MINIMUM 4% NITROGEN AND 20% PHOSPHORIC ACID. IT SHALL BE DELIVERED IN SEALED BAGS SHOWING THE MANUFACTURER'S GUARANTEED ANALYSIS.
- STAKES: 8 FEET LONG, 3 INCH DIA. CEDAR OR P.T. WOOD STAKES.
- HOSE: NEW, 2-PLY GARDEN HOSE NOT LESS THAN 1/2 INCH IN DIAMETER.
- WEED CONTROL FABRIC: SOIL CHECK AS MANUFACTURED BY BRIGHTON BYPRODUCTS CO. INC, NEW BRIGHTON, PA; MIRASCOPE OR MIRAFI GEOSYNTHETIC PRODUCTS, NORCROSS, PA, OR APPROVED EQUIVALENT.
- MULCH:
 - LAWN AREAS: OAT OR WHEAT STRAW, FREE OF WEEDS, AN ALTERNATIVE IS WOOD FIBER CELLULOSE IF HYDROSEEDING IS USED.
 - PLANT BED AREAS: GROUND OR SHREDDED HARDWOOD BARK, UNCOLORED. NO PIECES OVER 2 INCHES GREATEST DIMENSION. FREE FROM SAWDUST.
- EXECUTION:
 - LANDSCAPE WORK SHALL BE UNDERTAKEN AS SOON AS SITE AREAS ARE AVAILABLE.
 - TOPSOIL SHALL BE SPREAD NO LESS THAN 4" OVER SUB-GRADE MATERIAL. SOIL AMENDMENTS SHALL BE THOROUGHLY MIXED INTO THE TOP 4" OF TOPSOIL, FOLLOWING THE SPECIFICATIONS STATED BELOW.
 - PERFORM FINE GRADING TO FINISHED ELEVATION ONLY IMMEDIATELY PRIOR TO PLANTING. PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN SURFACE, FREE OF DEPRESSIONS OR RIDGES WITH A UNIFORM LOOSE, FINE TEXTURE.
 - FERTILIZING:
 - THE SOIL SHALL BE TESTED FOR PH AND LIME ADDED AS NECESSARY. ALL AMENDMENTS SHALL BE CHECKED AND APPROVED BY LANDSCAPE ARCHITECT BEFORE AMENDMENTS ARE MADE.
 - APPLY FERTILIZER AT RATE OF 4 LBS/1000 SF FOR LAWN AREAS.
- LAWN:
 - LAWN SEED MIX: SEED AT THE RATE OF 5 TO 6 LBS PER 1,000 SF.
 - TEMPORARY COVER SEED MIX: SEED AT THE RATE OF 3 TO 4 LBS PER 1,000 SF.
 - TEMPORARY COVER SEED MIX TO BE APPLIED ONLY FOR LATE FALL OR SUMMER SOIL STABILIZATION OUTSIDE ALLOWED SEEDING PERIODS.
- ALL SEEDING AREAS SHALL BE PROTECTED FROM EROSION BY ONE OF THE FOLLOWING METHODS:
 - A UNIFORM BLANKET OF STRAW APPLIED AT A RATE OF 2 TONS/ACRE MIN, TO BE APPLIED ONCE SEEDING IS COMPLETE.
 - WOOD FIBER CELLULOSE APPLIED WITH SEED MIX BY A HYDROSEEDER AT A RATE OF 2,000 LBS/ACRE.
- ALL NEWLY PLANTED AREAS SHALL BE KEPT MOIST BY WATERING UNTIL GRASSES AND GROUND COVERS ARE WELL ESTABLISHED. THE LANDSCAPE CONTRACTOR MUST WATER PLANT MATERIAL WHEN NECESSARY FOR 60 DAYS AFTER INSTALLATION.
- LAWNS ARE TO BE WARRANTED UNTIL THEY BECOME ESTABLISHED, UNTIL FINAL ACCEPTANCE, AND NOT LESS THAN 60 DAYS AFTER COMPLETION OF ALL WORK. TREES, SHRUBS, GROUND COVERS, AND PERENNIALS SHALL BE WARRANTED AGAINST DEFECTS INCLUDING POOR GROWTH AND DEATH, EXCEPT WHEN RESULTING FROM OWNER NEGLIGENCE, INCIDENTS THAT ARE BEYOND THE CONTROL OF THE LANDSCAPE INSTALLER AND DAMAGE OR ABUSE BY OTHERS, FOR AT LEAST ONE FULL YEAR AFTER PROJECT COMPLETION.

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- New York City, NY

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rev.	date	description

ZEIDAN REALTY CORP - 360 MAIN STREET

LANDSCAPING DETAILS & NOTES

TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK

designed	checked
date	scale
11/09/20	AS NOTED
project no.	81804.00
sheet no.	C580

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Xref's Attached: XTB_24X36_81804-00
Date Printed: Nov 05, 2020, 4:49pm

Short Environmental Assessment Form Part 1

Zeidan Realty Corp.

360 Main Street
Town of North Castle
Westchester County, New York

November 9, 2020



Prepared for:

Zeidan Realty Corp.
3 Ohioville Road
New Paltz, New York 12561

Prepared by:

*Chazen Engineering, Land Surveying & Landscape Architecture Co.,
D.P.C.*
21 Fox Street Suite 201
Poughkeepsie, NY 12601
845-454-3980

HUDSON VALLEY •
845-454-3980

CAPITAL DISTRICT •
518-273-0055

NORTH COUNTRY •
518-812-0513

WESTCHESTER •
914-997-8510

NASHVILLE, TN
615-380-1359

TABLE OF CONTENTS

SHORT ENVIRONMENTAL ASSESSMENT FORM & ENDNOTES

PROJECT LOCATION FIGURE

ATTACHMENTS

Attachment A: USFWS Consultation

SHORT ENVIRONMENTAL ASSESSMENT FORM (SEAF) AND ENDNOTES

Short Environmental Assessment Form

Part 1 - Project Information

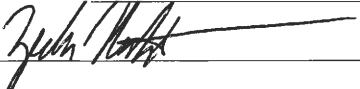
Instructions for Completing

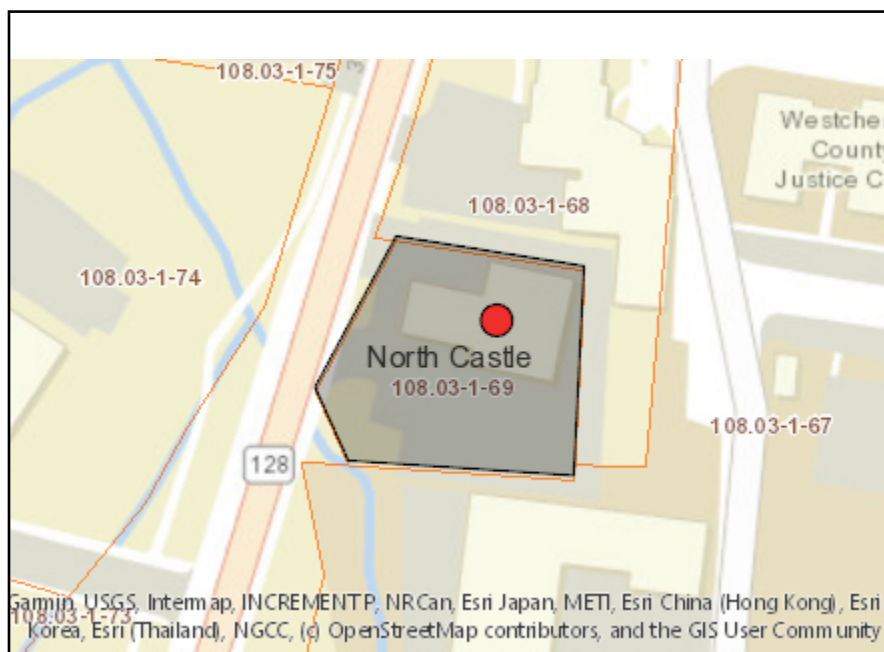
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

<u>Part 1 – Project and Sponsor Information</u>			
Name of Action or Project: 360 Main Street - Zeidan Realty Corp.			
Project Location (describe, and attach a location map): 360 Main Street, Armonk, NY (Parcel No. 108.01-1-69). See project location map.			
Brief Description of Proposed Action: The applicant is seeking site plan approval to convert an existing convenience store/auto repair shop into solely a convenience store. The existing structure contains an approximately 1,475-SF convenience store and a 1,550-SF auto repair shop. With approval, the structure would be converted to a 3,025-SF convenience store, with no change in building footprint. In conjunction with the proposed project, the paved exterior parking lot would be resurfaced, the number of on-site parking spaces would decrease from 32 to 21, and one designated loading area would be striped.			
Name of Applicant or Sponsor: Zeidan Realty Corp.		Telephone: 845-331-7545 E-Mail: gasland.zeidan@gmail.com	
Address: 3 Ohioville Road			
City/PO: New Paltz		State: NY	Zip Code: 12561
1. <u>Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</u> 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 checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. <u>Does the proposed action require a permit, approval or funding from any other government Agency?</u> If Yes, list agency(s) name and permit or approval: DOT Highway Work Permit, North Castle Wetland Permit		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. <u>Total acreage of the site of the proposed action?</u>		0.41 acres	
b. <u>Total acreage to be physically disturbed?</u>		0.19 acres	
c. <u>Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</u>		0.41 acres	
4. <u>Check all land uses that occur on, are adjoining or near the proposed action:</u>			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Municipal/public facilities <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. <u>A permitted use under the zoning regulations?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. <u>Consistent with the adopted comprehensive plan?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. <u>Is the proposed action consistent with the predominant character of the existing built or natural landscape?</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. <u>Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</u>	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. <u>Will the proposed action result in a substantial increase in traffic above present levels?</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. <u>Does the proposed action meet or exceed the state energy code requirements?</u>	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. <u>Will the proposed action connect to an existing public/private water supply?</u>	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. <u>Will the proposed action connect to existing wastewater utilities?</u>	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
See Endnote 1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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?			
13. a. <u>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?</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

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 type="checkbox"/> Urban <input checked="" 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? Bog Turtle	NO	YES
See Endnote 3	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
See Endnote 4	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: <hr/> <hr/>		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
<hr/> <hr/>	<input checked="" type="checkbox"/>	<input 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
<hr/> <hr/>	<input checked="" type="checkbox"/>	<input 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
<hr/> <hr/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
See Endnote 5		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: Zeidan Realty Corp. Date: November 6, 2020		
Signature:  Title: Vice President		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Bog Turtle
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	Yes

The Short Environmental Assessment Form (SEAF) was completed utilizing the New York State Department of Environmental Conservation (NYSDEC) EAF Mapper, which provides automated responses to certain questions. The EAF Mapper tool sometimes indicates limited availability for some digital data. Further project details are provided below for clarification of, or reference information used in the response.

1. Historic and Cultural Resources

As indicated in **Response 12a** of the SEAF, the project site “contain[s], or is 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 Commission of the NYS Office of Parks, Recreation, and Historic Preservation [OPRHP] to be eligible for listing on the State Register of Historic Places.” Based on a review of the OPRHP Cultural Resource Information System (CRIS), the closest eligible/listed historic resource is the Town Hall at 15 Bedford Road, which was determined to be eligible for listing on the State/National Register of Historic Places (S/NR) on December 31, 2018. The proposed project would not result in direct impacts on the S/NR-eligible Town Hall, which is located approximately 100 feet northeast of the project site and is separated from the project site by Parcel No. 108.01-1-68. The proposed project does not involve new construction, and the project site would continue to be occupied by an auto-related use, as under existing conditions; therefore, the proposed project is not expected to notably alter the context of the S/NR-eligible Town Hall.

As indicated in **Response 12b** of the SEAF, the project site is “located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.” The project site consists of a previously disturbed site that is currently occupied by a convenience store/gas station/auto repair shop. The proposed project would consist of the conversion of the existing 3,025-SF building and associated site improvements. The proposed project would require minimal grading, including no earthwork cut (only 103 cubic yards (CY) of fill.

The proposed project has been submitted to NYS OPRHP for consultation.

2. Water Resources

As indicated in **Response 13a** of the SEAF, the project site, “or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state, or local agency.” The NYSDEC Environmental Resource Mapper indicates that a NYSDEC Class/Standard C stream (Stream 935-106) is located in the southwestern portion of the project site. This stream is regulated by the US Army Corps of Engineers (USACOE), but, as a Standard C stream would not be regulated by the NYSDEC. However, based on an February 2019 survey of the project site, there are no streams on the project site; the stream is located off-site and passes through a culvert below Main Street. This location is generally consistent with the mapped NWI riverine wetland (R5UBH) located to the southwest of the project site boundary. The proposed project would not alter or disturb the NWI or NYSDEC-mapped stream.

As the project site is within 100 feet of a mapped wetland, the proposed project will require a Wetland Permit from the Town of North Castle.

3. Endangered and Threatened Species

As indicated in **Response 15** of the SEAF, the project site is identified as “contain[ing] any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered”: the Bog Turtle. The Bog Turtle is Federally-listed as threatened and State-listed as endangered. Bog turtle habitats consist of certain types of wetlands; if wetlands are not present, bog turtles will not be present. The area of project site disturbance consists of paved asphalt and concrete. As noted in Endnote 2, above, there are no wetlands present on the project site. The proposed project has been submitted to NYSDEC’s Regional Permit Office for consultation.

The U.S. Fish and Wildlife Service’s Information, Planning, and Consultation (IPaC) system indicates that the project site may also be in the range of the Indiana Bat (refer to **Attachment A**). The Indiana Bat is Federally- and State-listed as endangered. The primary concern for the bat species would be the removal of potential roost trees. The proposed project does not involve the removal of any trees and, therefore, would not have the potential to impact the Indiana Bat.

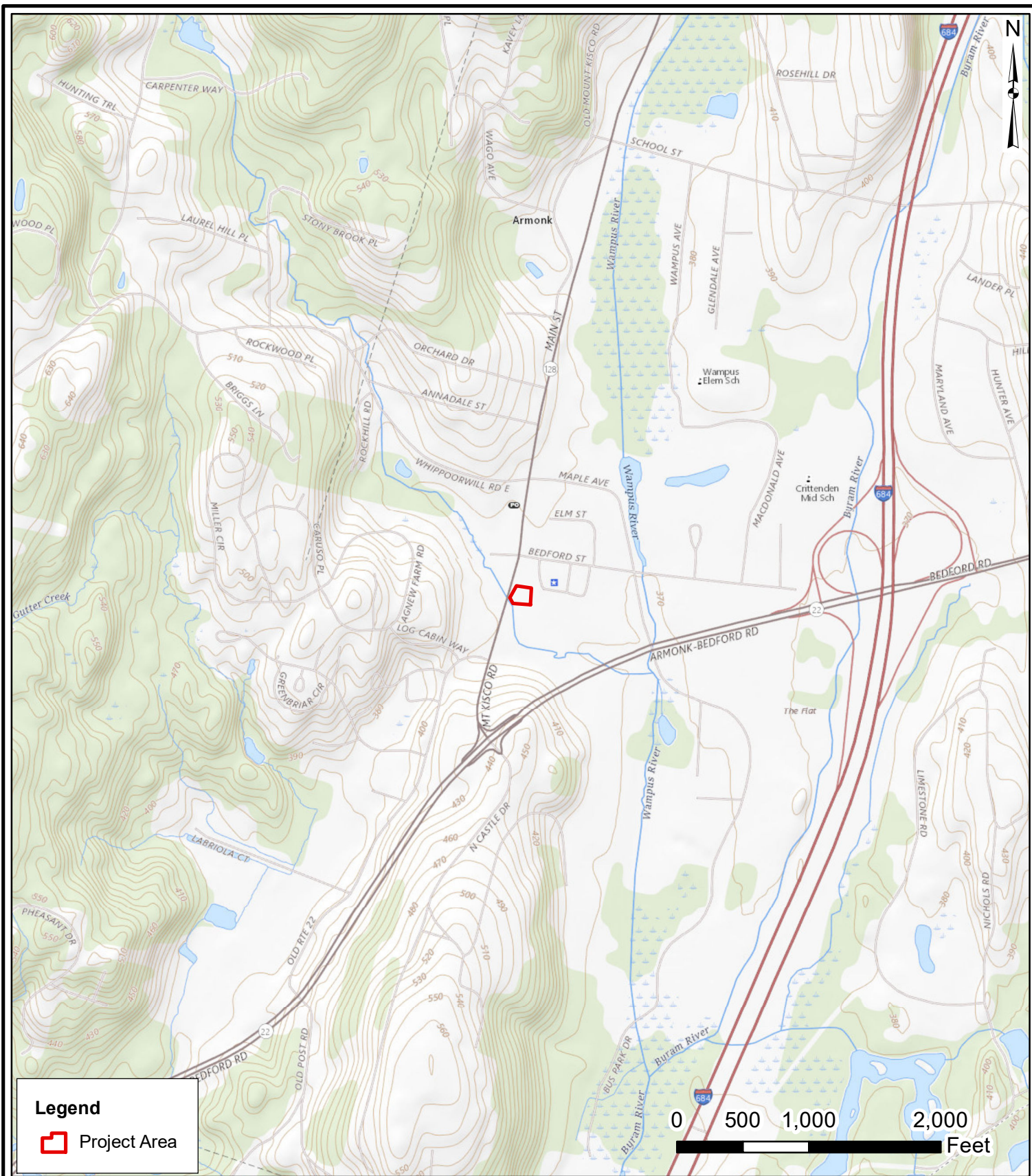
4. Floodplain

The majority of the project site is located in the 100-year floodplain (see **Response 16**). The proposed project would not result in any new structures within the floodplain.

5. Hazardous Waste

As indicated in **Response 20**, “the site of the proposed action or an adjoining property [has] been the subject of remediation (ongoing or completed) for hazardous waste.” There is one NYSDEC remediation site within 2,000 feet of the project site: Armonk Private Wells (Site 360005), which is located to the north of Bedford Road and is in the State Superfund Program. Remedial actions successfully achieved soil cleanup objectives for commercial use. The site has been redeveloped with a supermarket and retail space, along with commercial space, and residual contamination in the soil, groundwater, and sediment is being managed under a Site Management Plan. The proposed project would not result in any direct impacts on the site or increased risk of exposure.

SITE LOCATION FIGURE



THE
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ENGINEERS
LAND SURVEYORS
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ENVIRONMENTAL & SAFETY PROFESSIONALS
LANDSCAPE ARCHITECTS

Dutchess County Office:
21 Fox Street, Poughkeepsie, NY 12601
Phone: (845) 454-3980

Capital District Office:
547 River Street, Troy, NY 12180
Phone: (518) 273-0055

North Country Office:
375 Bay Road, Queensbury, NY 12804
Phone: (518) 812-0513

360 Main St. - Zeidan Realty Corp.

USGS Location Map

Town of North Castle - Westchester County, NY

Drawn:	JC
Date:	11/05/2020
Scale:	1 inch = 1,000 feet
Project:	81804.00
Figure:	1

ATTACHMENT A

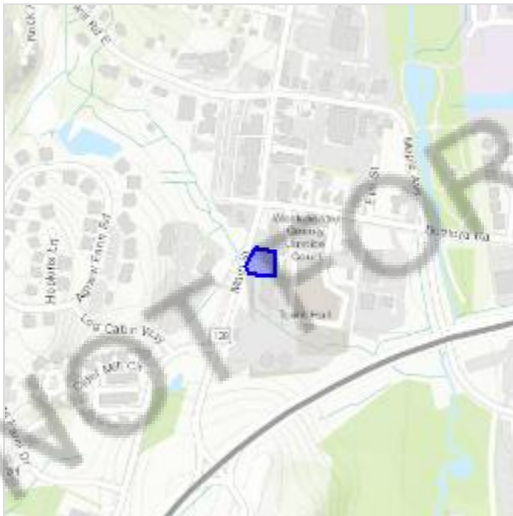
USFWS Official Species List

LOGIN.GOV SIGN IN MIGRATION

ECOS applications other than IPaC have already switched to Login.gov. Until IPaC moves to Login.gov in December, you will need to sign in to both platforms separately.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Westchester County, New York



Long Island Ecological Services Field Office

☎ (631) 286-0485

 (631) 286-4003

340 Smith Road
Shirley, NY 11967-2258

New York Ecological Services Field Office

☎ (607) 753-9334

📠 (607) 753-9699

3817 Luker Road

Cortland, NY 13045-9385

<http://www.fws.gov/northeast/nyfo/es/section7.htm>

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population, even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information.
2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

Indiana Bat *Myotis sodalis*

Endangered

There is **final** critical habitat for this species. Your location is outside the critical habitat.

<https://ecos.fws.gov/ecp/species/5949>

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern <http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Measures for avoiding and minimizing impacts to birds <http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Nationwide conservation measures for birds <http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your

list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Oct 15 to Aug 31
Black-billed Cuckoo <i>Coccyzus erythrophthalmus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9399	Breeds May 15 to Oct 10
Bobolink <i>Dolichonyx oryzivorus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 20 to Jul 31
Clapper Rail <i>Rallus crepitans</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Apr 10 to Oct 31
Kentucky Warbler <i>Oporornis formosus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 20 to Aug 20

Prairie Warbler *Dendroica discolor*

Breeds May 1 to Jul 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Red-throated Loon *Gavia stellata*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Rusty Blackbird *Euphagus carolinus*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Wood Thrush *Hylocichla mustelina*

Breeds May 10 to Aug 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

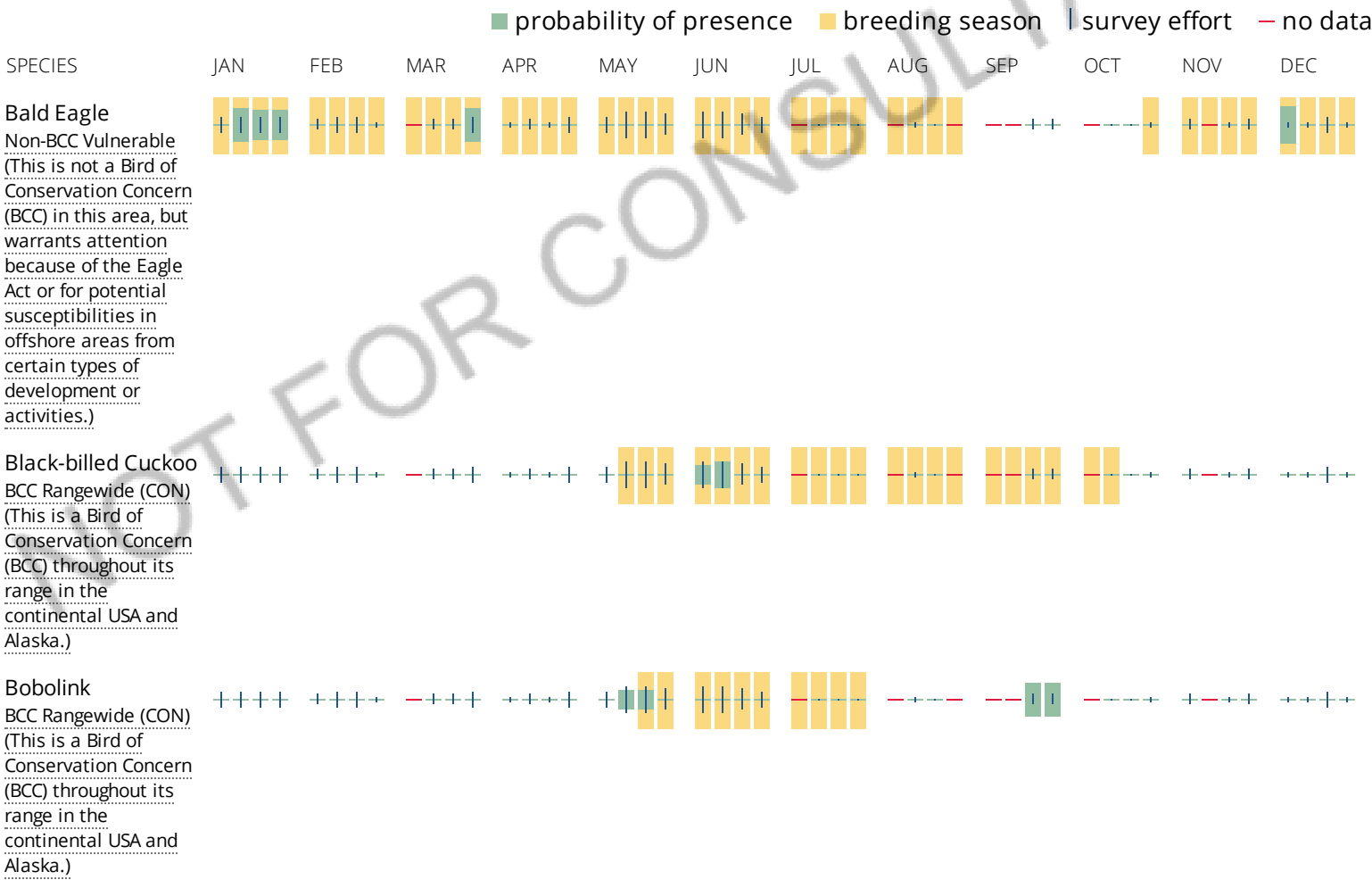
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (—)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.





Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) and/or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [AKN Phenology Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: [The Cornell Lab of Ornithology All About Birds Bird Guide](#), or (if you are unsuccessful in locating the bird of interest there), the [Cornell Lab of Ornithology Neotropical Birds guide](#). If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

This location overlaps the following wetlands:

RIVERINE

[R5UBH](#)

A full description for each wetland code can be found at the [National Wetlands Inventory website](#)

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

NOT FOR CONSULTATION

November 9, 2020

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

*Re: 360 Main Street – Zeidan Realty Corp.
Site Plan Application
360 Main Street, Armonk, NY 10504
Chazen Project # 81804.00*

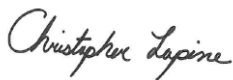
Dear Chairman Carthy:

Zeidan Realty Corp. (the “Applicant”) is the current owner of the 360 Main Street, Hamlet of Armonk, Town of North Castle (Tax Parcel 108.01-1-69; the “Project Site”). The applicant is seeking site plan approval to convert the existing convenience store/auto repair shop on the Project Site into solely a convenience store.

The existing structure contains an approximately 1,475-SF convenience store and a 1,550-SF auto repair shop. With approval, the structure would be converted to a 3,025-SF convenience store, with no change in building footprint. In conjunction with the proposed project, the paved exterior parking lot would be resurfaced, the number of on-site parking spaces would decrease from 32 to 21, and one designated loading area would be striped. The project also requires a Town of North Castle Wetland Permit, as it involves construction within 100 feet of a mapped NYSDEC stream.

The site plan application will be submitted electronically under separate cover. We have provided fees for \$510 for the site plan application, \$4,050 for escrow, and \$250 for the wetland permit. Please call me at 914-474-0472 or email me at clapine@chazencompanies.com if you have any questions or need anything further. We look forward to discussing this project with the Board.

Sincerely,



Christopher P. Lapine, LEED AP, P.E.
Director of Engineering Services



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

360 Main Street - Zeidan Realty Corp



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

PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

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www.northcastleny.com

APPLICATIONS REQUIRING PLANNING BOARD APPROVAL
SCHEDULE OF APPLICATION FEES

<u>Type of Application</u>	<u>Application Fee</u>
Site Development Plan	\$200.00
Each proposed Parking Space	\$10
Special Use Permit (each)	\$200 (each)
Preliminary Subdivision Plat	\$300 1 st Lot \$200 (each additional lot)
Final Subdivision Plat	\$250 1 st Lot \$100 (each additional lot)
Tree Removal Permit	\$75
Wetlands Permit	\$50 (each)
Short Environmental Assessment Form	\$50
Long Environmental Assessment Form	\$100
Recreation Fee	\$10,000 Each Additional Lot
Discussion Fee	\$200.00
Prior to submission of a sketch or preliminary subdivision Plat, an applicant or an applicant's representative wishes to discuss a subdivision proposal to the Planning Board, a discussion fee of \$200.00 shall be submitted for each informal appearance before the board.	

Any amendment to previously approved applications requires new application forms and Fes



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

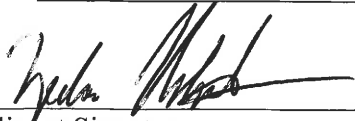
PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

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

PLANNING BOARD SCHEDULE OF ESCROW ACCOUNT DEPOSITS

<u>Type of Application Deposit*</u>	<u>Amount of Initial Escrow Account</u>
Concept Study	\$500.00
Site Plan Waiver for Change of Use	\$500.00
Site Development Plan for:	
Multifamily Developments	\$3,000.00 plus \$100.00 per proposed dwelling unit
Commercial Developments	\$3,000.00 plus \$50.00 for each required parking space
1 or 2 Family Projects	\$2,000.00
Special Use Permit	\$2,000.00 plus \$50.00 for each required parking space
Subdivision:	
Lot Line Change resulting in no new lots	\$1,500.00
All Others	\$3,000.00 plus \$200.00 per proposed new lot in excess of two (2)
Preparation or Review of Environmental Impact Statement	\$15,000.00

- * If a proposed action involves multiple approvals, a single escrow account will be established. The total amount of the initial deposit shall be the sum of the individual amounts indicated. When the balance in such escrow account is reduced to one-third (1/3) of its initial amount, the applicant shall deposit additional funds into such account to restore its balance to the amount of the initial deposit.


Applicant Signature

11/6/16
Date:

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

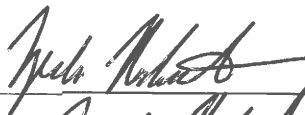
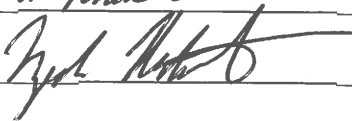
Name of Property Owner: <u>Zeidan Realty Corp.</u>		
Mailing Address: <u>3 Ohioville, Road, New Paltz, NY 12561</u>		
Telephone: <u>845-331-7545</u>	Fax: <u>845-339-3646</u>	e-mail <u>gasland.zeidan@gmail.com</u>
Name of Applicant (if different): _____		
Address of Applicant: _____		
Telephone: _____	Fax: _____	e-mail _____
Interest of Applicant, if other than Property Owner: _____		
Is the Applicant (if different from the property owner) a Contract Vendee?		
Yes <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>The Chazen Companies</u>		
Address: <u>21 Fox Street, Poughkeepsie, NY</u>		
Telephone: <u>845-454-3980</u>	Fax: _____	e-mail <u>clapine@chazencompanies.com</u>
Name of Other Professional: _____		
Address: _____		
Telephone: _____	Fax: _____	e-mail _____
Name of Attorney (if any): <u>David Stienmetz, Esq., Zarin & Steinmetz</u>		
Address: <u>81 Main Street, Suite 415, White Plains, NY 10601</u>		
Telephone: <u>914-682-7800</u>	Fax: <u>914-683-5490</u>	e-mail <u>david@zarin-steinmetz.com</u>

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: 11/6/20
Signature of Property Owner:  Date: 11/6/20

MUST HAVE BOTH SIGNATURES

II. IDENTIFICATION OF SUBJECT PROPERTY

Street Address: 360 Main Street

Location (in relation to nearest intersecting street):

195 feet (north, south, east or west) of Bedford Road

Abutting Street(s): Main Street

Tax Map Designation (NEW): Section 108.03 Block 1 Lot 69

Tax Map Designation (OLD): Section 2 Block 16 Lot 1.A

Zoning District: CB Total Land Area 0.4 acres

Land Area in North Castle Only (if different) N/A

Fire District(s) #2 School District(s) Byram Hills CSD

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 X 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 X 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) X 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 X 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 X Yes (adjacent) _____ Yes (within 500 feet) _____

The boundary of a farm operation located in an agricultural district?

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

Does the Property Owner or Applicant have an interest in any abutting property?

No X Yes _____

If yes, please identify the tax map designation of that property:

III. DESCRIPTION OF PROPOSED DEVELOPMENT

Proposed Use: Convenience store & gas station

Gross Floor Area: Existing 3,025 S.F. Proposed 3,025 S.F.

Proposed Floor Area Breakdown:

Retail 3,025 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 32 Required 21 Proposed 21

Number of Loading Spaces: Existing 0 Required 1 Proposed 1

Earthwork Balance: Cut 0 C.Y. Fill 103 C.Y.

Will Development on the subject property involve any of the following:

Areas of special flood hazard? No x 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 x 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 x

(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 x Yes _____

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

V. INFORMATION TO BE INCLUDED ON SITE DEVELOPMENT PLAN

The following checklist is provided to enable the Applicant to determine if he/she has provided enough information on the site development plan for the Planning Board to review his/her proposal. Applicants are advised to review ARTICLE VIII, Site Development Plan of the North Castle Town Code for a complete enumeration of pertinent requirements and standards prior to making application for site development plan approval.

The application for site development plan approval will not be accepted for Planning Board review unless all items identified below are supplied and **so indicated with a check mark in the blank line provided**. If a particular item is not relevant to the subject property or the development proposal, **the letters "NA" should be entered instead**. In addition, the project will not be scheduled on a Planning Board agenda until the Applicant receives an initialed "site plan checklist" from the Planning Department.

The information to be included on a site development plan shall include:

Legal Data:

- ☒ _____ Name of the application or other identifying title.
- ☒ _____ Name and address of the Property Owner and the Applicant, (if different).
- ☒ _____ Name, address and telephone number of the architect, engineer or other legally qualified professional who prepared the plan.
- ☒ _____ Names and locations of all owners of record of properties abutting and directly across any and all adjoining streets from the subject property, including the tax map designation of the subject property and abutting and adjoining properties, as shown on the latest tax records.
- ☒ _____ Existing zoning, fire, school, special district and municipal boundaries.
- ☒ _____ Size of the property to be developed, as well as property boundaries showing dimensions and bearings as determined by a current survey; dimensions of yards along all property lines; name and width of existing streets; and lines of existing lots, reservations, easements and areas dedicated to public use.
- ☒ _____ Reference to the location and conditions of any covenants, easements or deed restrictions that cover all or any part of the property, as well as identification of the document where such covenants, easements or deed restrictions are legally established.
- ☒ _____ Schedule of minimum zoning requirements, as well as the plan's proposed compliance with those requirements, including lot area, frontage, lot width, lot depth, lot coverage, yards, off-street parking, off-street loading and other pertinent requirements.
- ☒ _____ Locator map, at a convenient scale, showing the Applicant's entire property in relation to surrounding properties, streets, etc., within five hundred (500) feet of the site.
- ☒ _____ North arrow, written and graphic scales, and the date of the original plan and all revisions, with notation identifying the revisions.
- ☒ _____ A signature block for Planning Board endorsement of approval.

Existing Conditions Data:

- ☒ Location of existing use and design of buildings, identifying first floor elevation, and other structures.
- ☒ Location of existing parking and truck loading areas, with access and egress drives thereto.
- ☒ Location of existing facilities for water supply, sanitary sewage disposal, storm water drainage, and gas and electric service, with pipe sizes, grades, rim and inverts, direction of flow, etc. indicated.
- ☒ Location of all other existing site improvements, including pavement, walks, curbing, retaining walls and fences.
- ☒ Location, size and design of existing signs.
- ☒ Location, type, direction, power and time of use of existing outdoor lighting.
- ☒ Location of existing outdoor storage, if any.
- ☒ Existing topographical contours with a vertical interval of two (2) feet or less.
- ☒ Location of existing floodplains, wetlands, slopes of 15% or greater, wooded areas, landscaped areas, single trees with a DBH of 8" or greater, rock outcrops, stone walls and any other significant existing natural or cultural features.

Proposed Development Data:

- ☐ NA Proposed location of lots, streets, and public areas, and property to be affected by proposed easements, deed restrictions and covenants.
- ☒ Proposed location, use and architectural design of all buildings, including proposed floor elevations and the proposed division of buildings into units of separate occupancy.
- ☒ Proposed means of vehicular and pedestrian access to and egress from the site onto adjacent streets.
- ☐ NA Proposed sight distance at all points of vehicular access.
- ☒ Proposed number of employees for which buildings are designed
- ☐ NA Proposed streets, with profiles indicating grading and cross-sections showing the width of the roadway; the location and width of sidewalks; and the location and size of utility lines.
- ☒ Proposed location and design of any pedestrian circulation on the site and off-street parking and loading areas, including handicapped parking and ramps, and including details of construction, surface materials, pavement markings and directional signage.
- ☒ Proposed location and design of facilities for water supply, sanitary sewage disposal, storm water drainage, and gas and electric service, with pipe sizes, grades, rim and inverts, direction of flow, etc. indicated. ***No modifications to existing water, sewer, gas, electric. Drainage facilities rims to be raised.*

- X Proposed location of all structures and other uses of land, such as walks, retaining walls, fences, designated open space and/or recreation areas and including details of design and construction.
- X Location, size and design of all proposed signs. ***No change to existing sign*
- X Location, type, direction, power and time of use of proposed outdoor lighting.
- X Location and design of proposed outdoor garbage enclosure.
- X Location of proposed outdoor storage, if any.
- X Location of proposed landscaping and buffer screening areas, including the type (scientific and common names), size and amount of plantings.
- NA Type of power to be used for any manufacturing
- X Type of wastes or by-products to be produced and disposal method
- NA In multi-family districts, floor plans, elevations and cross sections
- NA The proposed location, size, design and use of all temporary structures and storage areas to be used during the course of construction.
- X Proposed grade elevations, clearly indicating how such grades will meet existing grades of adjacent properties or the street.
- X Proposed soil erosion and sedimentation control measures.
- X For all proposed site development plans containing land within an area of special flood hazard, the data required to ensure compliance with Chapter 177 of the North Castle Town Code.
- NA For all proposed site development plans involving clearing or removal of trees with a DBH of 8" or greater, the data required to ensure compliance with Chapter 308 of the North Castle Town Code.
- X For all proposed site development plans involving disturbance to Town-regulated wetlands, the data required to ensure compliance with Chapter 340 of the North Castle Town Code.



Town of North Castle Planning Department

17 Bedford Road Armonk, New York 10504

(914) 273-3542 (914) 273-3554 (fax)

PRELIMINARY SITE PLAN COMPLETENESS REVIEW FORM

This form represents the standard requirements for a completeness review for all preliminary site plans. Failure to provide all of the information requested will result in a determination that the site plan application is incomplete. The review of the site plan for completeness will be based on the requirements of the Town of North Castle Town Code.

Project Name on Plan: 360 Main Street - Zeidan Realty Corp.

☒ Initial Submittal ☐ Revised Preliminary

Street Location: 360 Main Street

Zoning District: CB Property Acreage: 0.4 Tax Map Parcel ID: 108.03-1-69

Date: 11/9/2020

DEPARTMENTAL USE ONLY

Date Filed: _____ Staff Name: _____

Preliminary Plan Completeness Review Checklist

Items marked with a "☑" are complete, items left blank "☐" are incomplete and must be completed, "NA" means not applicable.

- ☐ 1. A complete application for site development plan approval form
- ☐ 2. Plan prepared by a registered architect or professional engineer
- ☐ 3. Map showing the applicant's entire property and adjacent properties and streets
- ☐ 4. A locator map at a convenient scale
- ☐ 5. The proposed location, use and design of all buildings and structures
- ☐ 6. Proposed division of buildings into units of separate occupancy, detailed breakdowns of all proposed floor space by type of use and floor level
- ☐ 7. Existing topography and proposed grade elevations
- ☐ 8. Location of drives

PRELIMINARY SITE PLAN COMPLETENESS REVIEW FORM

Page 2

- ☐ 9. Location of any outdoor storage
- ☐ 10. Location of all existing and proposed site improvements, including drains, culverts, retaining walls and fences
- ☐ 11. Description of method of water supply and sewage disposal and location of such facilities
- ☐ 12. Location, design and size of all signs
- ☐ 13. Location and design of lighting, power and communication facilities
- ☐ 14. In an industrial district, specific uses proposed, number of employees for which buildings are designed, type of power to be used for any manufacturing process, type of wastes or by-products to be produced by any manufacturing process and proposed method of disposal of such wastes or by-products
- ☐ 15. In a multifamily district, floor plans of each dwelling unit shall be shown, and elevations and cross sections also may be required
- ☐ 16. The name and address of the applicant, property owner(s) if other than the applicant and of the planner, engineer, architect, surveyor and/or other professionals engaged to work.
- ☐ 17. Submission of a Zoning Conformance Table depicting the plan's compliance with the minimum requirements of the Zoning District
- ☐ 18. If a tree removal permit is being sought, submission of a plan depicting the location and graphical removal status of all Town-regulated trees within the proposed area of disturbance. In addition, the tree plan shall be accompanied by a tree inventory includes a unique ID number, the species, size, health condition and removal status of each tree.
- ☐ 19. If a wetlands permit is being sought, identification of the wetland and the 100-foot wetland buffer.

More information about the items required herein can be obtained from the North Castle Planning Department. A copy of the Town Code can be obtained from Town Clerk or on the North Castle homepage: <http://www.northcastleny.com>

_____ On this date, all items necessary for a technical review of the proposed site plan have been submitted and constitute a COMPLETE APPLICATION.