

Edward G. Swaby RA
25 Chadwick Road
White Plains, NY 10604

August 5, 2020

Planning Board
c/o Adam Kaufman, Director of Planning
17 Bedford Road
Armonk, NY 10504-1898

RE: Site Plan - 77 Lafayette Avenue; 122.12-1-35

Dear Members of the Planning Board;

Please find attached a revised Application for Site Plan Approval for 77 Lafayette Avenue, White Plains, NY 10603 located in the Town of North Castle, NY. The site is a light industrial building located on SBL: 122.12-1-35 and zoned IND-A. Included in this application are drawings of the site as is bearing my seal, a Short Environmental Assessment Form, Escrow and Acknowledgements.

The revised Application addresses comments from the Planning Staff regarding the plan as follows:

Updated the occupancy analysis.

Accept that A.C. Furia and New Age Woodworking spaces are entirely manufacturing.

Recalculate the maximum occupancy based on revised ratios.

Boutique Health = 1850 / 200 (personal service)

FASTSIGNS = 2562 / 375 (manufacturing)

EnviroGreen = 1250 / 250 (offices)

American Star = 700 / 250 (offices)

A.C Furia = 5500 / 375 (manufacturing)

New Age = 3200 / 375 (manufacturing)

This calculates 48 parking spaces at maximum occupancy based on square footage (no warehousing) plus 4 spaces for trucks and/or commercial vehicles for a total of 52 spaces.

Recharacterize the 14 parking spots that currently have no aisle as 7 spots with four labeled "Commercial Vehicle/Truck" at double length and the three closest to the building as one single car spot and one disabled parking with an access aisle.

Remove the 10th spot from the front of the building reducing that count to 9 and mark the 9th space as disabled converting the 10th space to the access aisle.

That presents a total of 37 currently existing parking spots on the building property as is.

An application to appear before the Zoning Board of Appeals on September 3, 2020 is being filed for variances as follows:

IND-A zoning variance for Boutique Personal Health Center. They are permitted under IND-AA but the building is in an IND-A zone.

Section 355-56.G - Allowing the current configuration of 9 head-in parking spaces along Lafayette.

Section 355-56.E - Requesting variance to the aisle regulation for the six spaces in front of A.C. Furia. Adding additional dimension cannot be accomplished without moving the building or encroaching on the MetroNorth right of way to remediate topography.

Section 355-57.A - The lot cannot be physically modified to accommodate the 52 parking spaces required by calculation AND the actual occupancy load is significantly less than the calculation by square footage. Further, A.C Furia and New Age Woodworking have both been in continuous operation for many many years and any disruption to the existing parking configuration will severely and materially hamper their business operations.

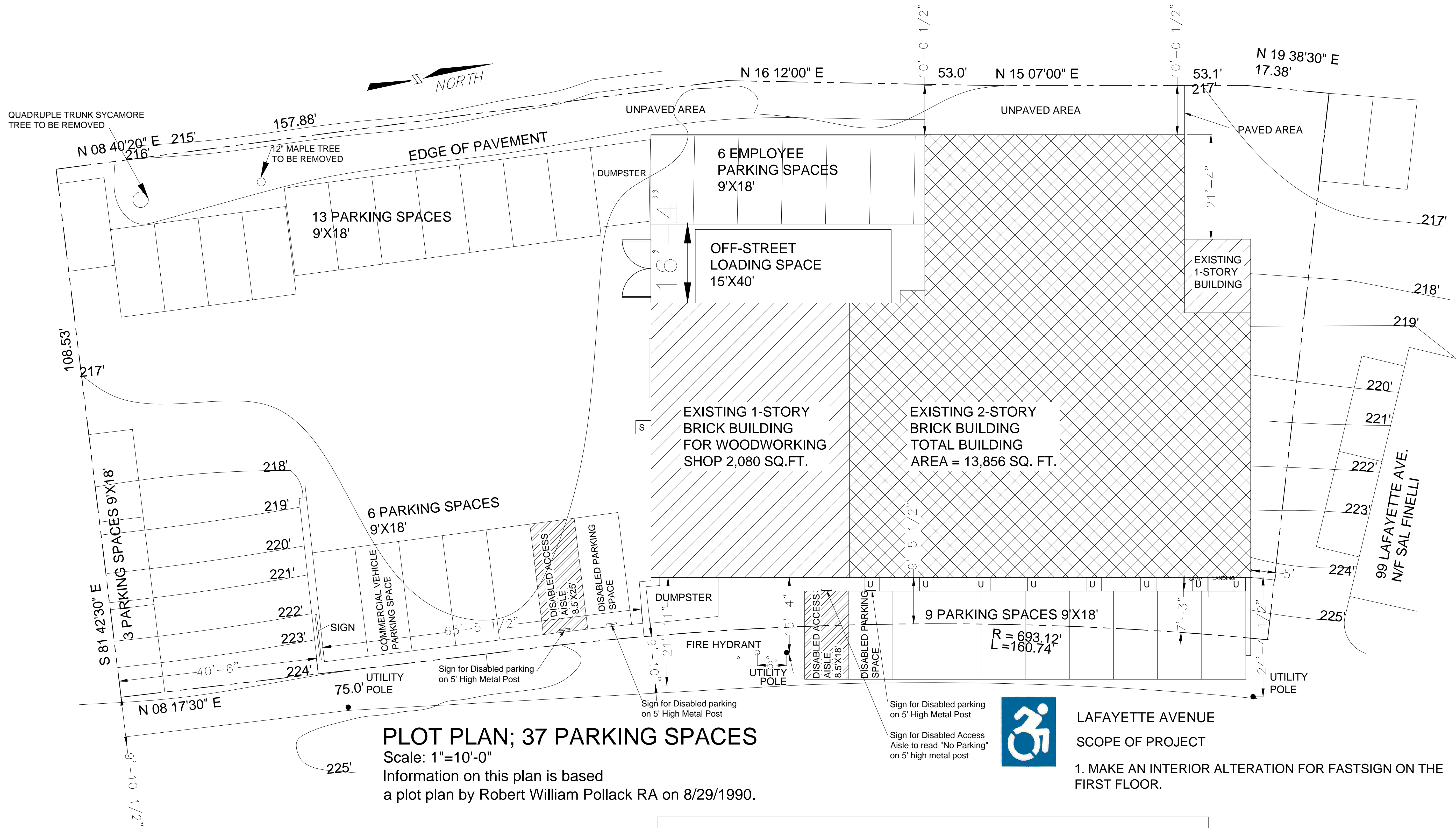
With respect to streetscape enhancements discussed in the meeting, the area directly in front of the building cannot be used for landscaping planters as they would obstruct the aisle in front of the parking spaces. The only area that may be appropriate is the area next to the dumpster and planters could be placed in this area. The actual design of this area is not incorporated at this time but there will be planters of foliage added at a later date.

Thank you for your time considering this matter. We look forward to addressing any comments or concerns you may have.

Yours truly,

A handwritten signature in black ink, consisting of the letters 'E' and 'S' joined together in a stylized, cursive-like font.

Edward Swaby, RA



PLOT PLAN; 37 PARKING SPACES

Scale: 1"=10'-0"

Information on this plan is based
a plot plan by Robert William Pollack RA on 8/29/1990.

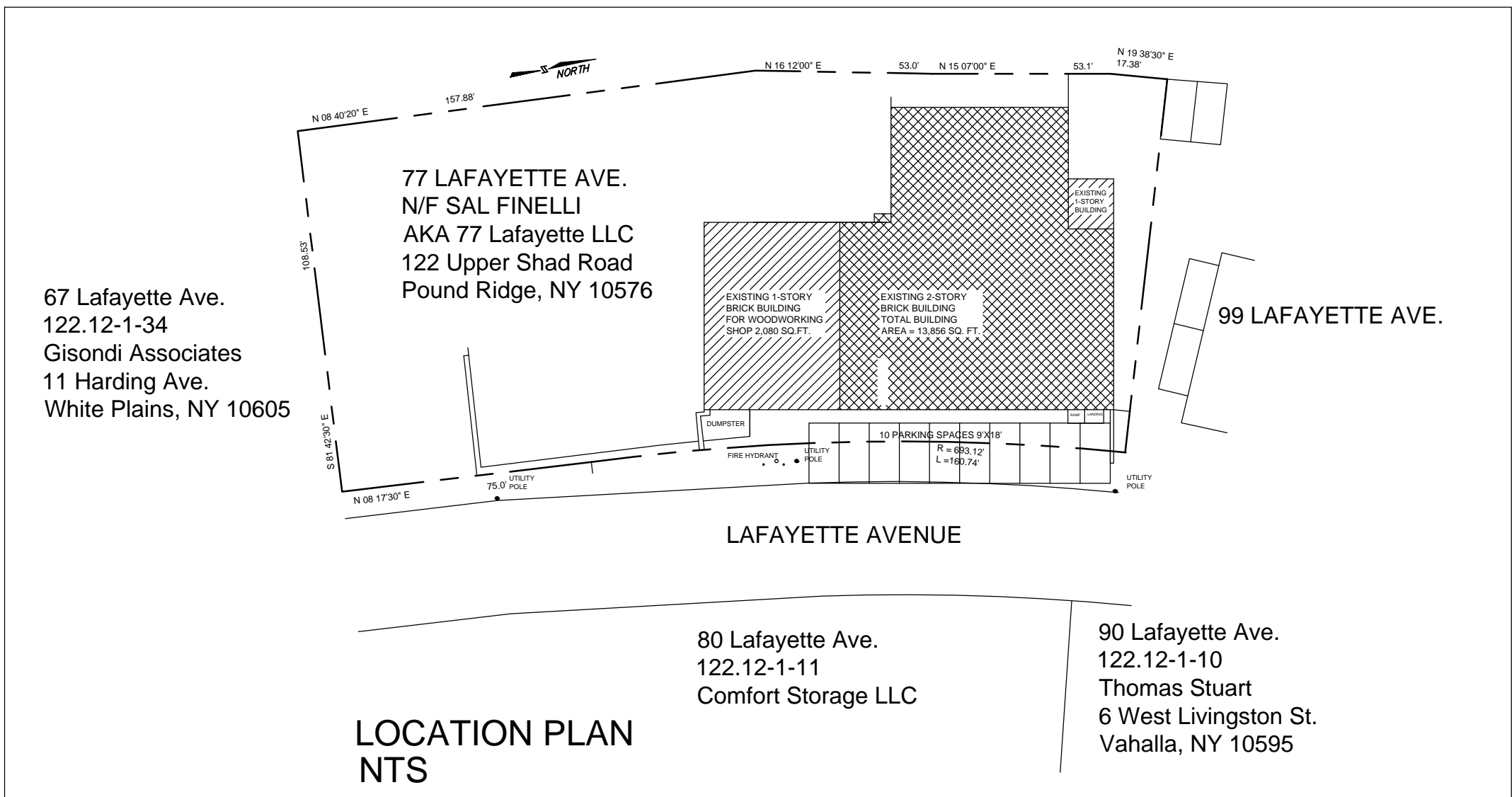


LAFAYETTE AVENUE

SCOPE OF PROJECT

1. MAKE AN INTERIOR ALTERATION FOR FASTSIGN ON THE
FIRST FLOOR.

SYMBOL	LIGHTING LEGEND
P	POLE MOUNTED SITE LIGHTON 10' HIGH POLE
S	EXISTING SCONCE; BUILDING MOUNTED @ 9' ABOVE GRADE
U	UNDER CANOPY LIGHTING (EXISTING)



PLANNING BOARD APPROVAL

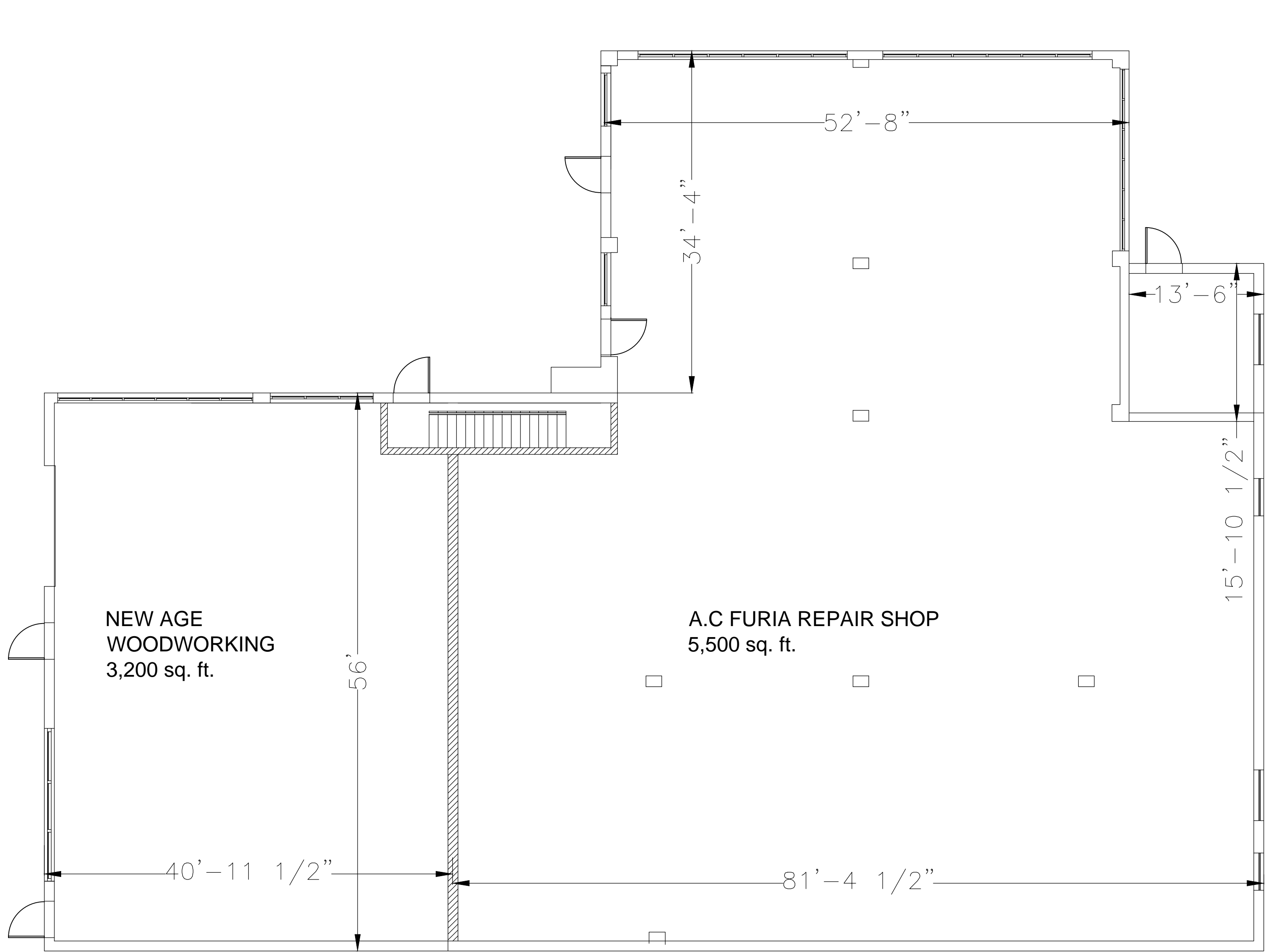
1	AS PER PLANNING	8/04/20
NO.	REVISION	DATE

COMMERCIAL BUILDING
TENANT LEGALIZATION
77 LAFAYETTE AVENUE
NORTH CASTLE, NY

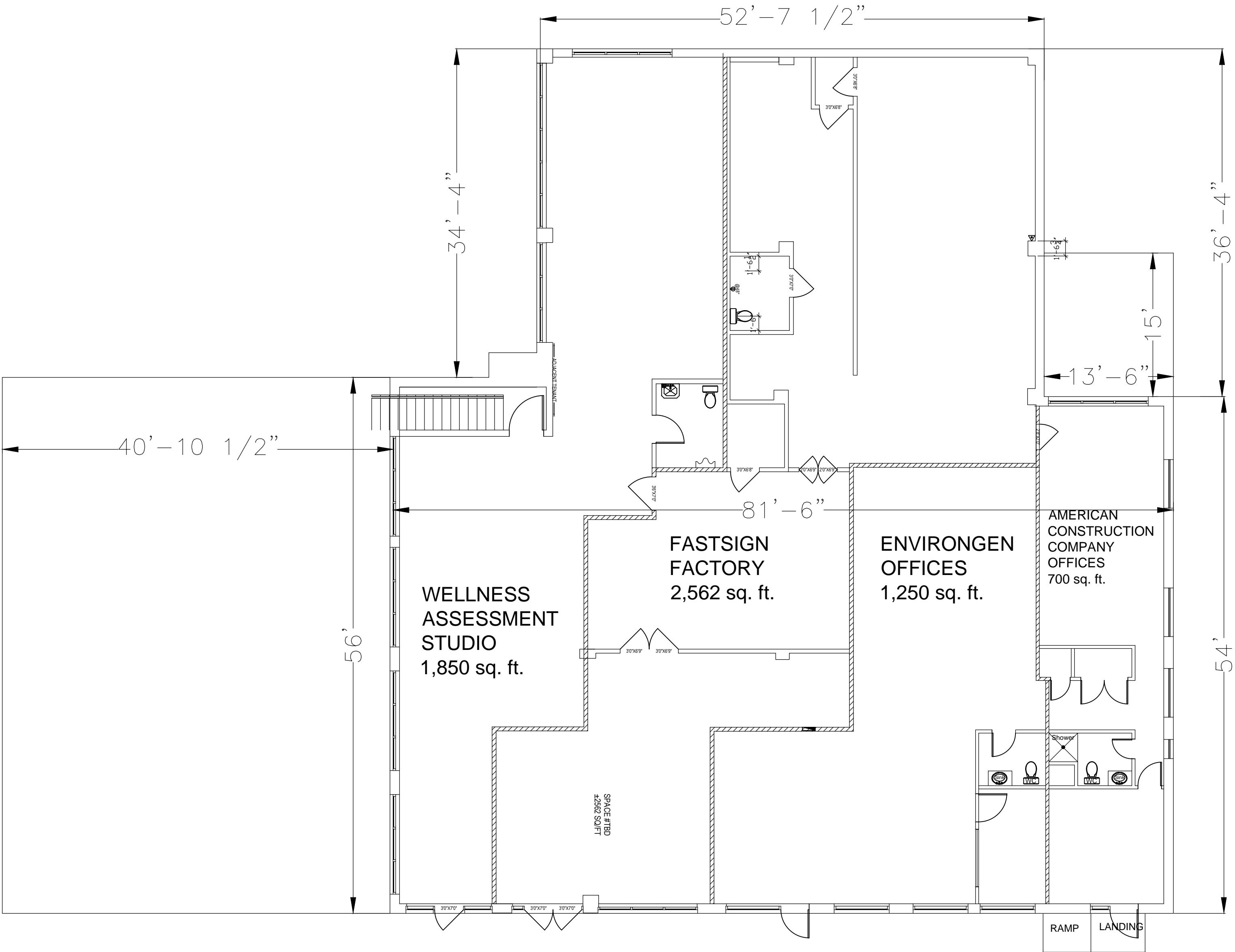
LANDLORD CONTACT INFORMATION
77 LAFAYETTE LLC
KATHRYN FINELLI
122 UPPER SHAD RD.
POUND RIDGE, NY 10576
914-772-8414



PLOT PLAN	DATE: 7/13/2020
EDWARD G. SWABY REGISTERED ARCHITECT 25 CHADWICK ROAD WHITE PLAINS, NY 10604 (914) 946-3300	SCALE: AS NOTED DRAWING NUMBER A-1



BASEMENT PLAN
SCALE: 1/8"=1'-0"



FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

OCCUPANT LOAD

FIRST FLOOR	AREA	ACTUAL OCCUPANT LOAD	THEORETICAL OCCUPANT LOAD
Boutique Fitness Personal Training Studio	1,850 sq. ft.	4 persons	1850 / 200= 9.25
FASTSIGN Factory + Warehouse	2,562 sq. ft.	5 persons	2562 / 375=6.82
ENVIRONGEN Offices	1,250 sq. ft.	4 persons	1250 / 250= 5
AMERICAN STAR CONSTRUCTION CO. Offices	700 sq. ft.	2 persons	700 / 250= 2.8
BASEMENT			
A.C. FURIA Repair Shop	5,500 sq. ft.	6 persons	5500 / 375= 14.67
NEW AGE WOODWORKING Shop	3,200 sq. ft.	4 persons	3200 / 375=8.53
TOTAL OCCUPANT LOAD	15,179 sq. ft./375 = 41 Persons or Spaces	25 Persons Spaces + 4 Commercial Vehicles= 29 Parking Spaces	Persons= 47.07 or 48 + 4 Commercial Vehicles= 52 Parking Spaces

ZONING

ZONE: IND-A Industrial	REQUIRED	EXISTING
Floor Area Ratio	0.60	0.55
Maximum Coverage:		
a. All Buildings	40%	32.3%
Minimum Lot Area	5,000 sq. ft.	27,320 sq. ft.
Minimum Frontage	50'	235.74'
Minimum Depth	100'	108.53'
Minimum Front Yard	10'	9'-5 1/2 "
Minimum One Side Yard		
Minimum Two Side Yards		
Minimum Rear Yard		
Maximum Height in Stories	2	2
Maximum Height in Feet	35'	19'
Parking; See Occupant Load		

FIRST FLOOR; 52.6x34.33+ 56x81.5= 1806 + 4564-2x13.5 =6370-27= 6,343 sq. ft.
BASEMENT; 40.9X56 + 13.5x15 + 6343= 2,290 + 203+ 6343= 8,836 sq. ft.
Total Building Area; 15,179 sq. ft.

PLANNING BOARD
APPROVAL

LANDLORD CONTACT INFORMATION
77 LAFAYETTE LLC
KATHRYN FINELLI
122 UPPER SHAD RD.
POUND RIDGE, NY 10576
914-772-8414



COMMERCIAL BUILDING
TENANT LEGALIZATION
77 LAFAYETTE AVENUE
NORTH CASTLE, NY

FLOOR PLANS

EDWARD G. SWABY
REGISTERED ARCHITECT
25 CHADWICK ROAD
WHITE PLAINS, NY 10604
(914) 946-3300

DATE:
7/13/2020

SCALE:
1/8"=1'-0"
DRAWING
NUMBER
A-2



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

FASTSIGNS 977 LAFAYETTE LLC

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

Name of Property Owner: 77 LAFAYETTE LLC
Mailing Address: 122 UPPER SHAD ROAD, POUND RIDGE NY 10576
Telephone: 914-772-8414 Fax: _____ e-mail _____

Name of Applicant (if different): ROBERT BANTA/CPAL CORPORATION
Address of Applicant: 60 OLCOTT AVENUE, GROTON ON HUDSON, NY 10520
Telephone: 914-401-0404 Fax: _____ e-mail robert.banta@fastsigns.com
Interest of Applicant, if other than Property Owner: TENANT

Is the Applicant (if different from the property owner) a Contract Vendee?

Yes
☐

No
☒

If yes, please submit affidavit stating such. If no, application cannot be reviewed by Planning Board

Name of Professional Preparing Site Plan:

EDWARD G. SWARTY, RA

Address: 25 CHADWICK ROAD, WHITE PLAINS, NY 10604

Telephone: 914-879-4604 Fax: _____ e-mail edc.edswarty.com

Name of Other Professional: _____

Address: _____

Telephone: _____ Fax: _____ e-mail _____

Name of Attorney (if any): _____

Address: _____

Telephone: _____ Fax: _____ e-mail _____

II. IDENTIFICATION OF SUBJECT PROPERTY

Street Address: 77 LAFAYETTE AVENUE

Location (in relation to nearest intersecting street):

940 feet (north, south, east or west) of NORTH

Abutting Street(s): VIRGINIA ROAD

Tax Map Designation (NEW): Section 122.12 Block 1 Lot 35

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

Zoning District: IND-A Total Land Area 27,320 SQ. FT.

Land Area in North Castle Only (if different) _____

Fire District(s) NC FD 1 School District(s) VAHALLA

Is any portion of subject property abutting or located within five hundred (500) feet of the following:

The boundary of any city, town or village?

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

If yes, please identify name(s): MT. PLEASANT & GREENBURGH

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) _____ Yes (within 500 feet) X BRONX RIVER PARKWAY

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 _____ Yes X

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

122.12-1-36

III. DESCRIPTION OF PROPOSED DEVELOPMENT

Proposed Use: FACTORY

Gross Floor Area: Existing 15,179 S.F. Proposed 15,179 S.F.

Proposed Floor Area Breakdown:

Retail _____ S.F.; Office 3,800 S.F.;

Industrial 11,262 S.F.; Institutional _____ S.F.;

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

Number of Dwelling Units: 0

Number of Parking Spaces: Existing 46 Required _____ Proposed _____

Number of Loading Spaces: Existing 1 Required _____ Proposed _____

Earthwork Balance: Cut 0 C.Y. Fill 0 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 X Yes _____

(If yes, application for a Town Wetlands Permit pursuant to Chapter 340 of the North Castle Town Code may also be required.)

State-regulated wetlands? No X Yes _____

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

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

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

Part 1 - Project and Sponsor Information							
Name of Action or Project: 77 LAFAYETTE LLC / FASTSIGNS							
Project Location (describe, and attach a location map): 77 LAFAYETTE AVE.							
Brief Description of Proposed Action: APPROVAL OF SITE PLAN							
Name of Applicant or Sponsor: 77 LAFAYETTE LLC		Telephone: 114-772-8414					
		E-Mail:					
Address: 122 UPPER SHAD ROAD							
City/PO: POUND RIDGE		State: NY	Zip Code: 10576				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		<u>.62</u> acres					
b. Total acreage to be physically disturbed?		<u>.05</u> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>.92</u> acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: <u>EXISTING</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: <u>EXISTING</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<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 checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES	
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?			
If Yes, briefly describe: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input 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
_____	<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
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>22 LAFAYETTE LLC</u>		Date: <u>7/13/2020</u>
Signature: <u>Solvetor Funelle</u>		

PRINT FORM

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: 7/13/2020

Signature of Property Owner: _____

Date: 7/13/20

MUST HAVE BOTH SIGNATURES



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

7/13/2020
Date: