



Good afternoon,

Proposed is a 6,201.45 square foot single family dwelling, including garage, or a \$5,329.45 square foot home, excluding garage, with 5,077 square feet above grade on the primary two levels of the home. The limit of disturbance will be 27,229 SF. The Impervious area within the wetland buffer is 13,614 SF. The gross land coverage is 6,812 SF.

Previously the site had an approved plan for 5,600 square foot single family dwelling. The limit of disturbance was 31,791 square feet. The impervious area within the wetland buffer was 15,895. The gross land coverage was 6,328 square feet.

The structure will be wood framed with fiber cement siding, asphalt architectural shingle roof, with a masonry front porch with stone detailing. The proposed dwelling is smaller than previously approved and will occupy less area on the property with a smaller impervious footprint than what was approved previously.

The site will include a pool adjacent to the dwelling.

Please see attached documentation to support this newly designed dwelling.

We appreciate your review of these documents.

Should you require any additional information or have any additional questions please do not hesitate to reach out to us at 203 918-2779 or at james@thomodularsquad.com.

Many thanks for your consideration and time.

James Johnson
Principle,
ModSquad Inc.
Stamford Ct 06902

To whom it may concern, please see attached answers to the questions and concerns raised at RPRC planning meeting. We have worked diligently to provide the necessary data to comply with all the requirements listed. Please, see answers to the questions highlighted below:

RPRC DETERMINATION LETTER

Project Description: New two story modular home, (5) bedrooms, (6) bathrooms, (3) car garage, and pool

Street Location:

34 CREEMER RD

Zoning District: R-2A Tax ID: 108.04-2-14 Application No.: 2023-0515

RPRC - Requires Planning Board

07/05/2023

RPRC DECISION:

Date:

The above referenced application was reviewed by the Residential Project Review Committee (RPRC).

The Committee determined that Planning Board and Architectural Review Board approval of the proposed project is NOT REQUIRED.

However, the following issues will need to be addressed prior to the issuance of a building permit:

- The RPRC previously sent this project to the Planning Board and Conservation Board. The PB and CB reviewed the project and approved a new house. The Applicant is seeking a new house and site plan design at this time.

Please see attached the plan set

- The major amendment to the plan is the construction of a proposed new inground pool located entirely in a Town-regulated wetland buffer. Typically, recreational amenities located entirely in an undisturbed wetland buffer are highly scrutinized.

Pool foot print replaces original larger house & driveway foot print

Please, see attached Landscaping Plan addressing these concerns.

- In addition, the Applicant didn't provide an updated mitigation plan for review. Some of the submitted elevations are not two dimensional. The submitted elevations should be in two dimensions with an elevation submitted for each side. The Applicant can submit proposed renderings for additional information.

The net required mitigation has been slightly reduced as a result of the new design.

Please, see attached site plan with updated mitigation.

- The elevations should be revised to depict Building Height (average grade to roof midpoint - max 30 feet) and Max. Ext. Wall Height (lowest grade to roof midpoint - max 38 feet).

Please, see set of drawings

- The Applicant should quantify the proposed amount of tree removal and quantify the number of trees previously approved to be removed as part of the last approval.

No additional tree removal based on the new design. The trees were removed and inspected and approved as part of the driveway cut, it is roughly around 50 trees.

- The applicant should qualify the proposed amount of Town-regulated wetland and wetland buffer impacts and qualify the amount previously approved and wetland buffer disturbance approved as part of the last approval.

The net wetland buffer disturbance has been slightly reduced

Please, see attached site plan and landscape plan

- The applicant should submit a landscape and mitigation plan for review. The mitigation plan shall demonstrate that the mitigation plan is at least twice the size of the proposed wetland and buffer disturbance.

Please, see attached updated site plan and landscape plan

The applicant has not provided the new disturbance limits or area of new impervious surfaces in comparison to the previously approved project. However, since the stormwater mitigation system has increased in size, I would assume the impervious coverage also increased. The applicant will need to update the wetland buffer disturbances, update the required mitigation, mitigation bonding requirements and update Stormwater Pollution Prevention Plan to address changes of the project.

The overall limits of disturbance has been slightly reduced.

Please, see attached updated site plan and landscape plan

Attached PDF package addressing the comments above. Please don't hesitate to reach out if you have any further questions.

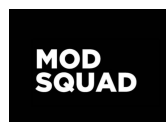
Thank you

Joan Bombardo

P: (475) 746-1847

E: hello@themodularsquad.com

A: 961 Long Ridge Road, Stamford (CT) 06902



MOD SQUAD

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NOT FOR CONSTRUCTION
ONLY FOR PERMITTING

Project Information:

PROJECT: 34 CR
MODULAR HOME

CLIENT: DAVE GRABER

REV.	DESCRIPTION	BY:	DATE:

STATUS: design development

SITE:
TITLE:

SCALE:	DATE:	DRAWN:	CHECKED:
scale 1/4"	6/19/23	17/31/23	
A-0.0	drawing no.	rev	





1 FRONT ELEVATION
1/4" = 1'-0"

NOT FOR CONSTRUCTION
ONLY FOR PERMITTING

Project Information:

PROJECT: 34 CR

MODULAR HOME

CLIENT: DAVE GRABER

REV.	DESCRIPTION	BY:	DATE:

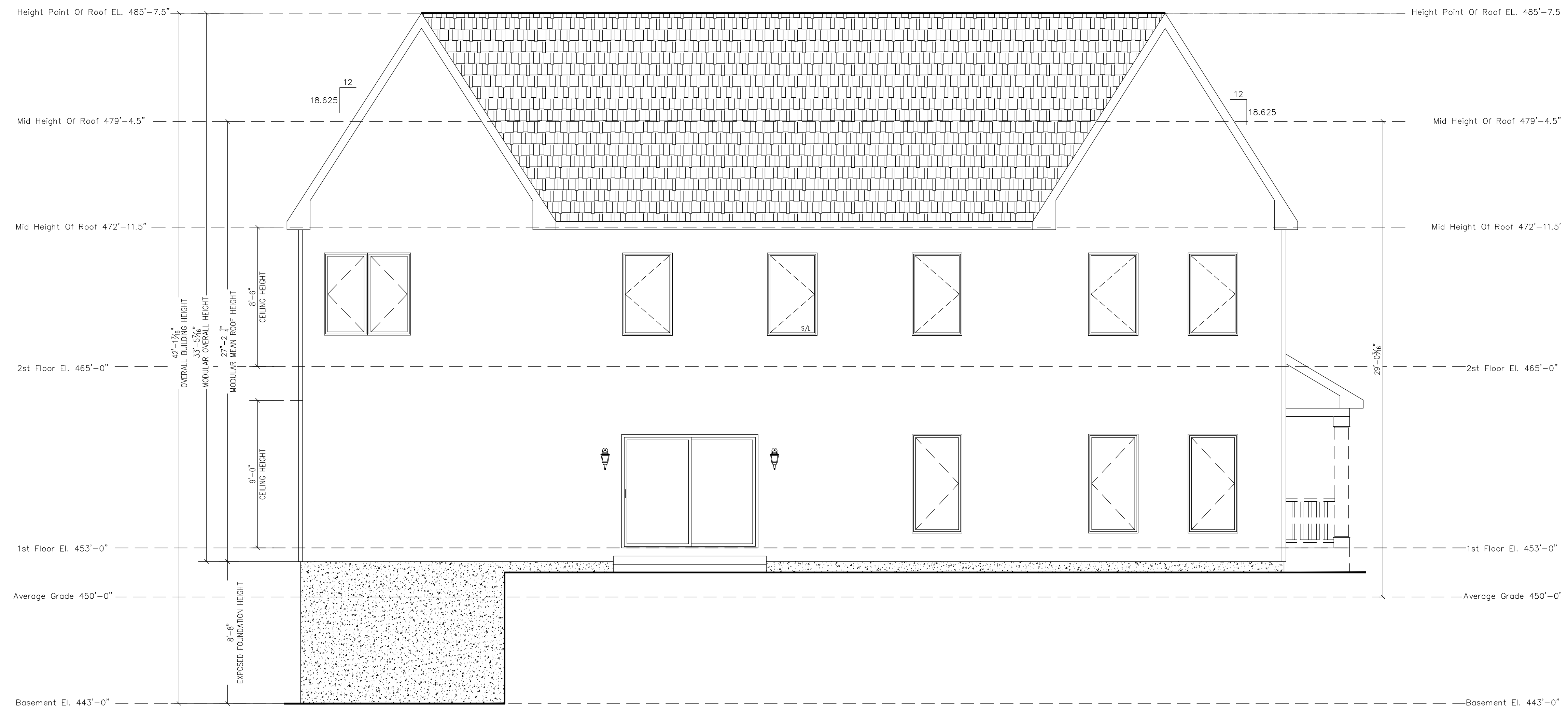
STATUS: _____

SITE: _____

TITLE: FRONT ELEVATION

SCALE:	DATE:	DRAWN:	CHECKED:
Scale 1/4"	6/19/23	17/31/23	
A-1.0	drawing no.	rev	



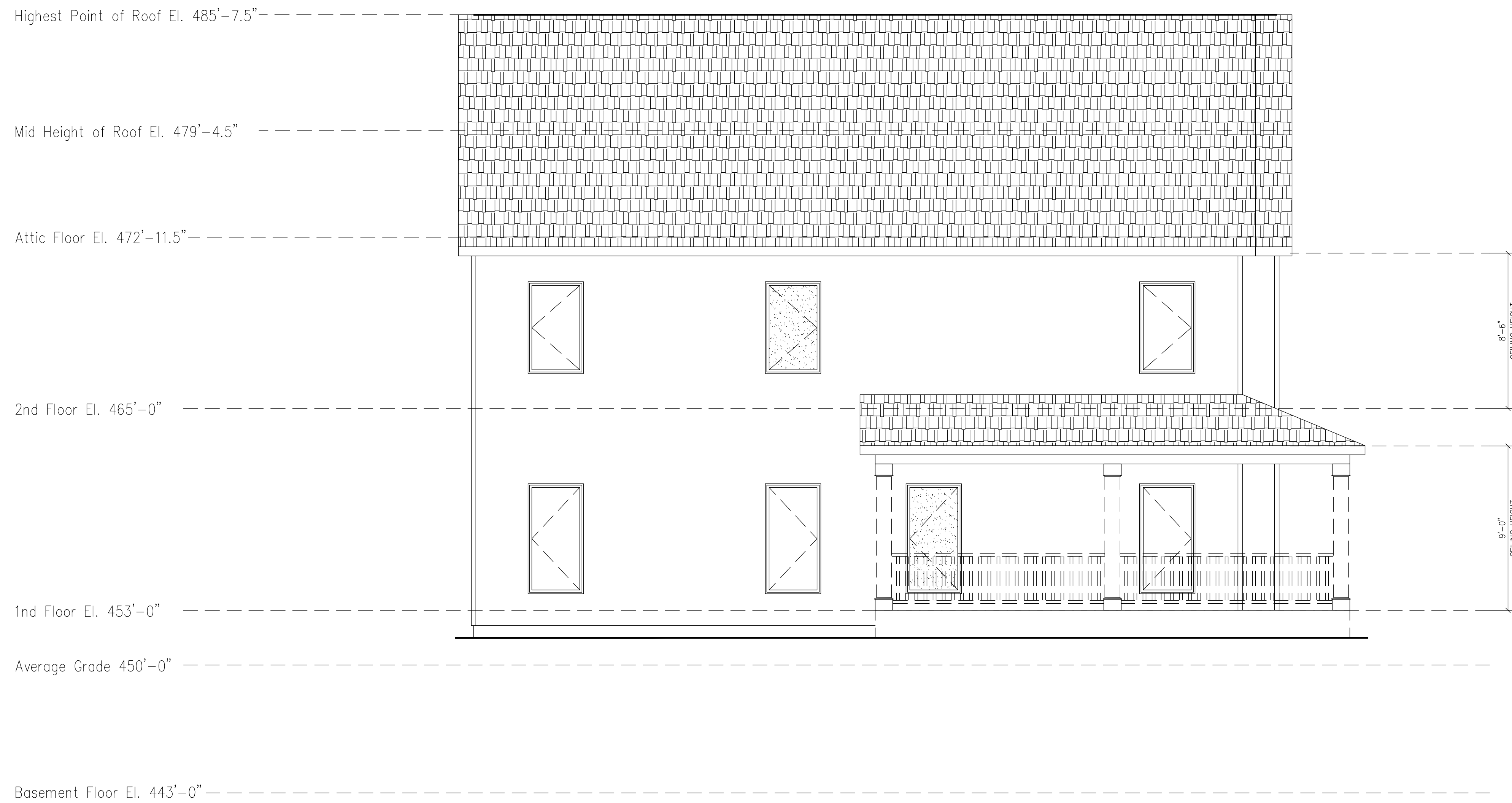


2 REAR ELEVATION
1/4" = 1'-0"

NOT FOR CONSTRUCTION
ONLY FOR PERMITTING

Project Information:			
PROJECT:	34 CR		
	MODULAR HOME		
CLIENT:	DAVE GRABER		
REV:	DESCRIPTION:	BY:	DATE:
	design development		
TITLE:			
REAR ELEVATION			
SCALE:	DATE:	DRAWN:	CHECKED:
Scale 1/4"	6/19/23	17/31/23	
PROJECT NO:	DRAWING NO:	REVISION:	
A-1.1	drawing no.	rev	



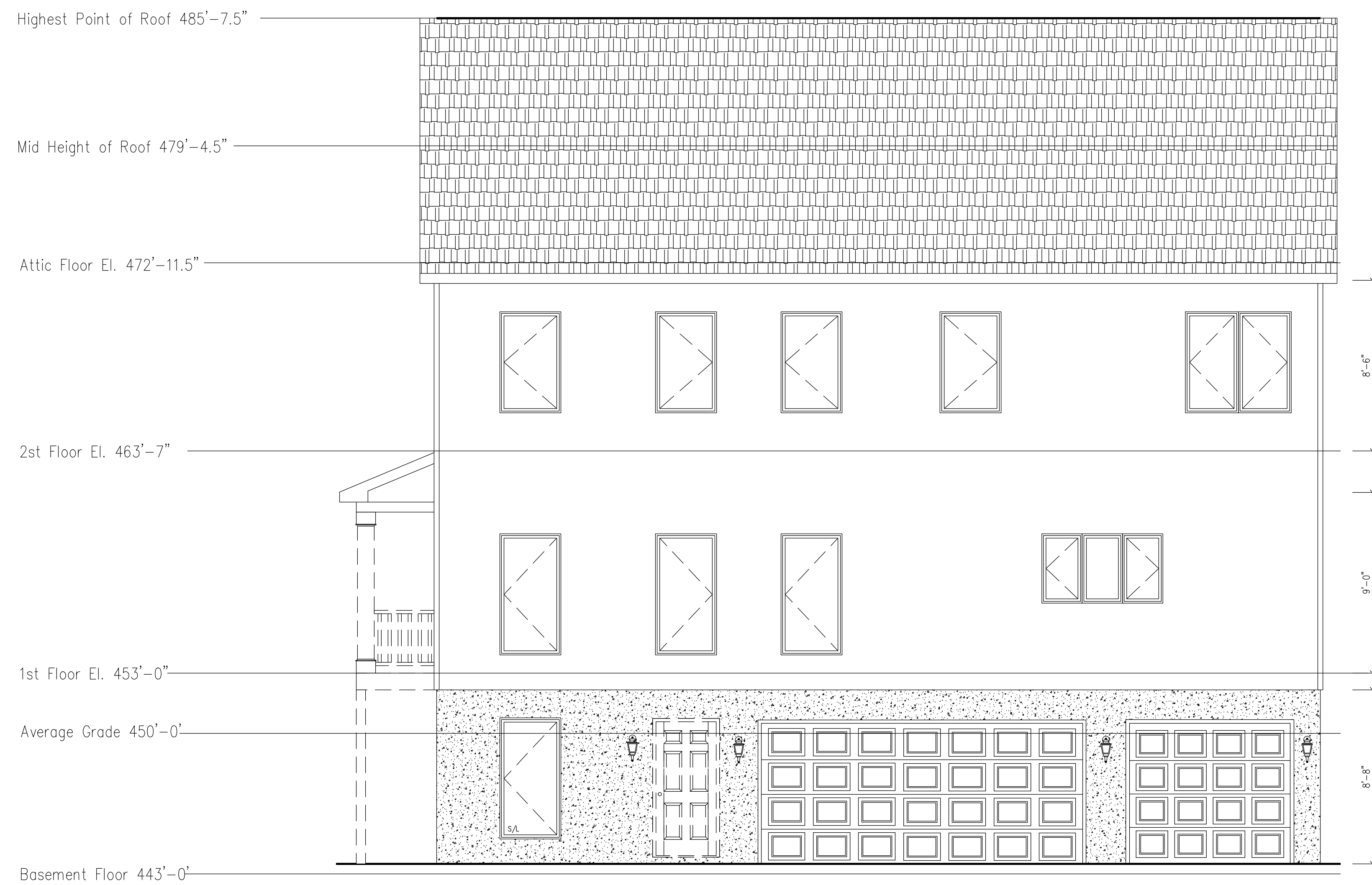


3 LEFT ELEVATION
1/4" = 1'-0"

NOT FOR CONSTRUCTION
ONLY FOR PERMITTING

Project Information:			
PROJECT:	34 CR		
	MODULAR HOME		
CLIENT:	DAVE GRABER		
REV:	DESCRIPTION:	BY:	DATE:
	design development		
TITLE:			
LEFT ELEVATION			
SCALE:	DATE:	DRAWN:	CHECKED:
1/4"	6/19/23	17/31/23	
PROJECT NO:	DRAWING NO:	REVISION:	
A-1.2	drawing no.	rev	





4 RIGHT ELEVATION
1/4" = 1'-0"

NOT FOR CONSTRUCTION
ONLY FOR PERMITTING

Project Information:

PROJECT: 34 CR

MODULAR HOME

CLIENT: DAVE GRABER

REV.	DESCRIPTION	BY:	DATE:

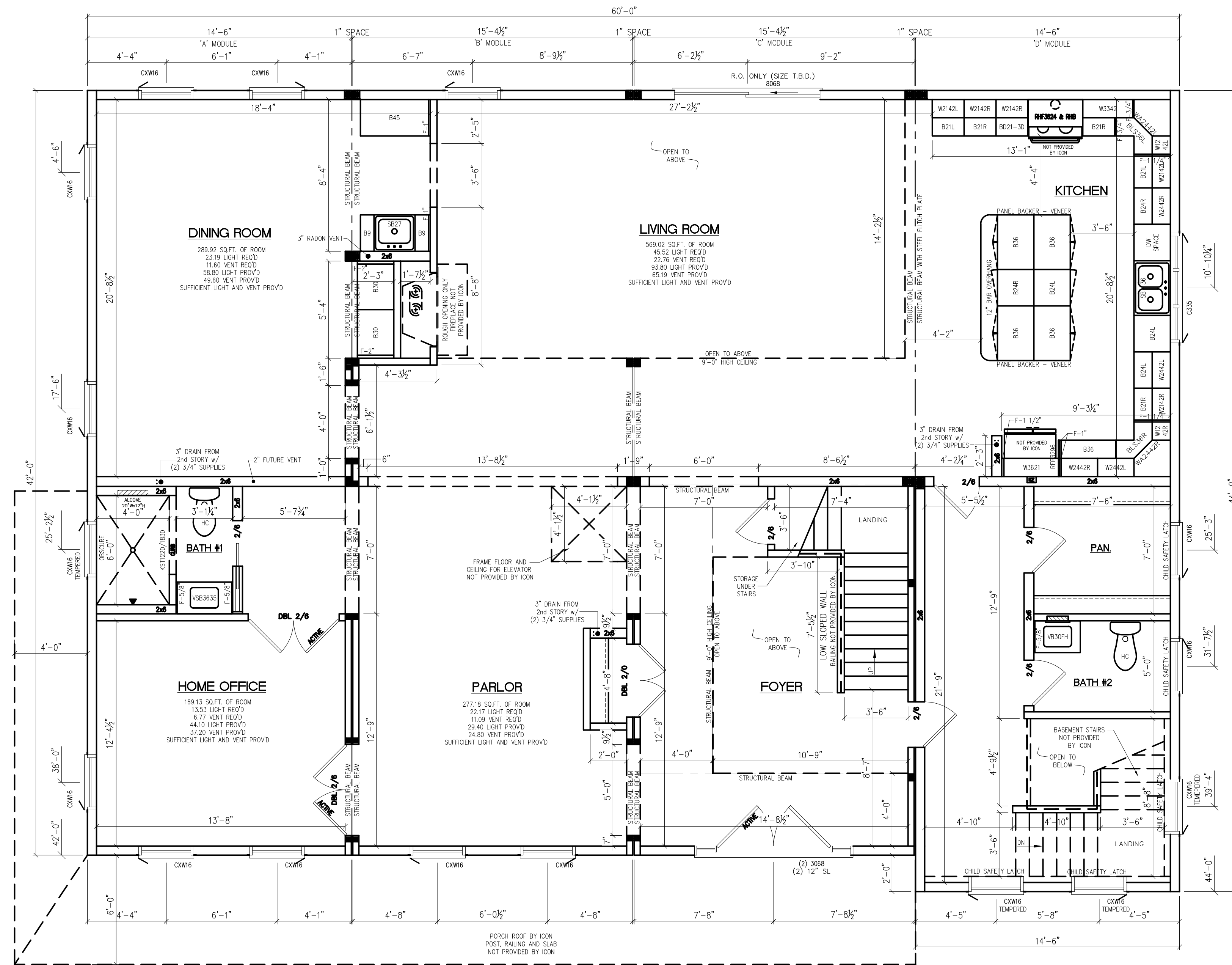
STATUS: design development

SITE:

TITLE: RIGHT ELEVATION

SCALE:	DATE:	DRAWN:	CHECKED:
Scale 1/4"	6/19/23	17/31/23	
PROJECT NO:	DRAWING NO:	REVISION:	
A-1.3	drawing no.	rev	





1 FIRST FLOOR PLAN
1/4" = 1'-0"

NOT FOR CONSTRUCTION
ONLY FOR PERMITTING

Project Information:

PROJECT: 34 CR

MODULAR HOME

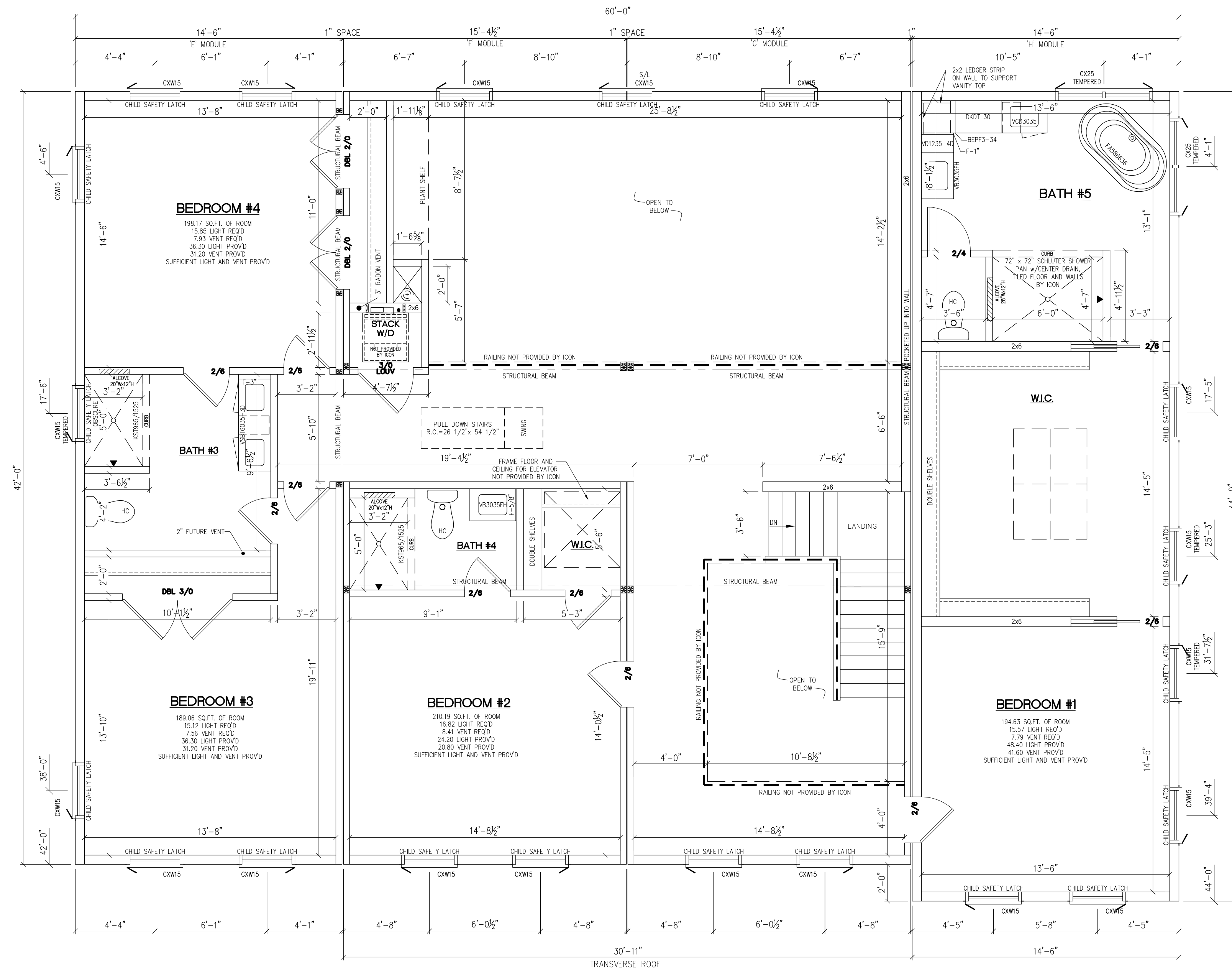
CLIENT: DAVE GRABER

STATUS: design development

TITLE: FIRST FLOOR PLAN

SCALE: 1/4"	DATE: 6/19/23	DRAWN: 17/31/23	CHECKED:
PROJECT NO: A-1.4	DRAWING NO: drawing no.	REVISION:	rev





1 SECOND FLOOR PLAN
1/4" = 1'-0"

NOT FOR CONSTRUCTION
ONLY FOR PERMITTING

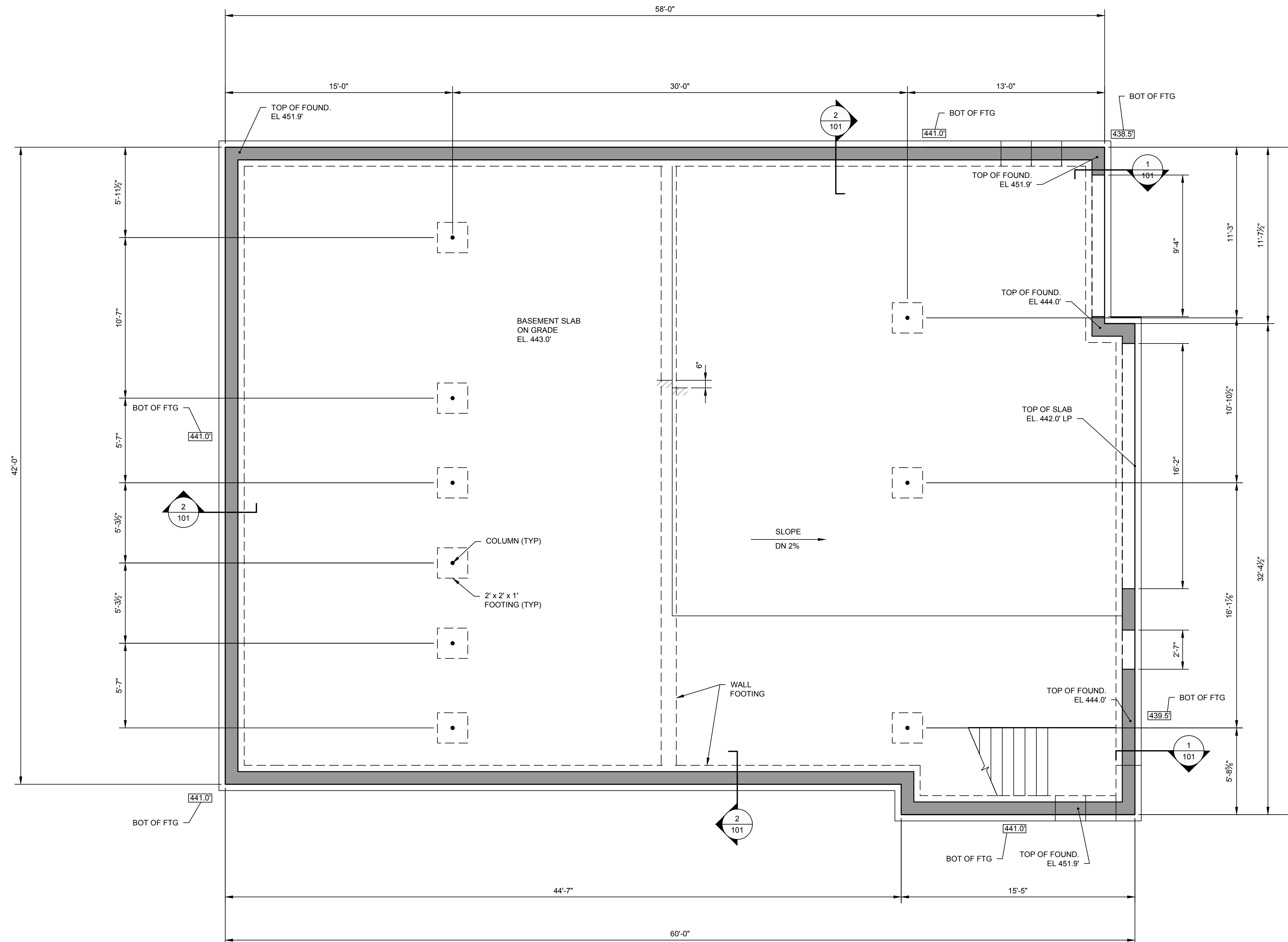
Project Information:			
PROJECT:	34 CR		
	MODULAR HOME		
CLIENT:	DAVE GRABER		
REV:	DESCRIPTION:	BY:	DATE:
	design development		
TITLE:			
SECOND FLOOR PLAN			
SCALE:	DATE:	DRAWN:	CHECKED:
1/4"	6/19/23	17/31/23	
PROJECT NO:	DRAWING NO:	REVISION:	
A-1.4	drawing no.	rev	



COLUMN SCHEDULE		
LOAD "P" LBS (SEE MODULAR DWELLING DRAWINGS)	LALLY COL	SCH 40 STEEL PIPE
P < 17,000 LBS	3 1/2" OD	3 1/2" OD
17,000 ≤ P < 23,000	4" OD	3 1/2" OD

NOTES:

- SEE MODULAR DWELLING DRAWINGS FOR COLUMN LOAD.
- LALLY COLUMNS SHALL BE AS MANUFACTURED BY THE LALLY COLUMN CORP OR EQUIVALENT ACCEPTED BY THE ENGINEER.
- STEEL PIPE COLUMNS SHALL BE ASTM A-36 STEEL OR BETTER.
- BASE PLATES AND CAP PLATES FOR LALLY COLS SHALL BE PER MANUFACTURER'S SPECIFICATIONS. BASE PLATES AND CAP PLATES FOR PIPE COLUMNS SHALL BE AS DETAILED HEREIN.



FOUNDATION PLAN

1/4" = 1'-0"

NOTES:

- COORDINATE DIMENSIONS WITH MODULAR DWELLING MANUFACTURER.
- ANCHORS INTO FOUNDATION SHALL BE DETAILED BY MODULAR DWELLING MANUFACTURER AND SUBMITTED TO ENGINEER FOR REVIEW AND APPROVAL.
- DWELLING MANUFACTURER SHALL SUBMIT FOUNDATION LOADS TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION OF ANY NEW FOUNDATIONS.

REV	DATE	DESCRIPTION
ISSUE FOR PERMIT NOT FOR CONSTRUCTION		
SOUND ENGINEERING ASSOCIATES LLC 195 Tunxis Hill Rd, Suite 203, Fairfield, CT 06825 Tel.: 203-275-8506		
OWNERSHIP AND CONDITIONS OF USE: Drawings & Specifications, as instruments of professional service, are and shall remain the property of Sound Engineering Associates, LLC. Documents shall not be used, in whole or in part, for other projects or purposes or by any other parties than those authorized by contract without the specific written authorization of Sound Engineering Associates, LLC. The use of this document is contingent upon payment to Sound Engineering Associates, LLC for services rendered. Non-payment shall give Sound Engineering Associates, LLC the authority to bar document use by any and all parties.		
THIS DRAWING IS COPYRIGHTED		
PREPARED FOR: MODSQUAD 961 LONG RIDGE ROAD STAMFORD, CT 06902		
PROJECT: FOUNDATION FOR NEW MODULAR DWELLING 34 CREEMER ROAD NORTH CASTLE, NY 10504		
DRAWING: FOUNDATION PLAN		
DATE	PROJECT NO.	DRAWING NO.
07/26/2023	2023053	SEA-100



VALID ONLY WITH ENGINEER'S STAMP

PROJECT NOTES

GENERAL:

- THE STRUCTURE HAS BEEN DESIGNED PER THE BUILDING CODE OF THE STATE OF NEW YORK.
 - DESIGN LOADS:

ROOF	- BASIC SNOW LOAD	30 PSF
FLOOR	- FIRST FLOOR	40 PSF
	- SECOND FLOOR SLEEPING AREAS	30 PSF
	- EXTERIOR DECK AREAS	60 PSF
 - WIND BASED ON: V=120 MPH & EXPOSURE B
- EXISTING CONDITIONS AND DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION AND FABRICATION OR ORDERING OF ANY CONSTRUCTION MATERIALS.
- SECTIONS AND DETAILS APPLY TO SAME AND SIMILAR CONDITIONS UNLESS SPECIFICALLY NOTED OTHERWISE HEREIN.
- THE CONTRACTOR SHALL SAFEGUARD AND PROTECT ALL EXCAVATIONS.
- THE CONTRACTOR SHALL USE ADEQUATE NUMBERS OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK.
- THE CONTRACTOR SHALL USE EQUIPMENT ADEQUATE IN SIZE, CAPACITY, AND NUMBERS, AND MAINTAINED TO THE REQUIREMENTS OF ALL FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS TO ACCOMPLISH THE WORK.

PROJECT LAYOUT:

- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LAYOUT THE STRUCTURES IN ACCORDANCE WITH THE PROJECT DRAWINGS.
- THE PROJECT SHALL BE LAID OUT IN ACCORDANCE WITH THE CIVIL DRAWINGS. CONTRACTOR SHALL VERIFY IN FIELD ALL DIMENSIONS PRIOR TO START OF WORK.
- THE FINISHED PROJECT SHALL BE COMPLETED WITHIN THE TOLERANCES ALLOWED PER THE PROJECT SPECIFICATION.
- ANY STRUCTURES NOT CONSTRUCTED IN THE POSITIONS DEPICTED ON THE PROJECT PLANS SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

FOUNDATION:

- FOUNDATIONS HAVE BEEN DESIGNED USING A SAFE BEARING CAPACITY OF 6000 PSF.
- FOUNDATIONS SHALL BE PLACED ON UNDISTURBED VIRGIN SOIL, FREE OF FROST, MUD, OR ICE, OR CONTROLLED FILL.
- FOOTING SUB-GRADE SHALL BE COMPACTED USING A VIBRATORY TAMPER OR A JUMPING SOIL RAMMER AFTER THE SOIL HAS BEEN INSPECTED AND APPROVED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEWATERING, SHORING, SHEETING, OR BRACING REQUIRED TO MAINTAIN A SAFE, DRY, AND STABLE EXCAVATION.
- NO FOOTINGS SHALL BE PLACED IN WATER.
- SOIL ADJACENT TO AND BELOW FOOTINGS SHALL BE KEPT FROM FREEZING AT ALL TIMES.
- DO NOT BACKFILL AGAINST FOUNDATION WALLS UNTIL FIRST FLOOR FRAMING IS IN PLACE.
- PROVIDE A GRANULAR SUB-BASE UNDER ALL SLABS ON GRADE. WHERE SLAB IS WITHIN A HEATED SPACE, THE SUB-BASE SHALL BE 6 INCHES OF 3/4" CRUSHED STONE OR COMPACTED BANK RUN GRAVEL WITH A MAXIMUM SIZE OF 2 INCHES. WHERE THE SLAB IS EXPOSED TO FROST, THE SUB-BASE SHALL BE 6 INCHES OF 3/4" CRUSHED STONE.
- INSTALL VAPOR BARRIER UNDER ALL INTERIOR SLABS ON GRADE.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES, SEWERS, AND FUEL STORAGE TANKS TO AVOID ANY DAMAGE TO THESE. CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" PRIOR TO ANY EXCAVATION.
- BACKFILL FOR FOUNDATION WALLS AND RETAINING WALLS SHALL BE COMPACTED GRANULAR SOIL WITH NOT MORE THAN 10% PASSING THE #200 SIEVE. IF ON-SITE SOIL DOES NOT MEET THIS SPECIFICATION, THE CONTRACTOR SHALL BRING IN SOIL FROM OFF-SITE AT HIS OWN EXPENSE.
- WHERE FOOTINGS ARE BELOW THE GROUNDWATER ELEVATION, PLACE 6 INCHES OF CRUSHED STONE UNDER FOOTINGS. CRUSHED STONE SHALL BE PLACED AFTER THE SUBSOIL HAS BEEN INSPECTED, APPROVED, AND TAMPED.

CAST-IN-PLACE CONCRETE:

- CONCRETE SHALL BE NORMAL WEIGHT WITH A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.

2. CONCRETE SHALL HAVE A MAXIMUM WATER TO CEMENT RATIO OF 0.45.

- CONCRETE SHALL BE PROPORTIONED TO HAVE A SLUMP OF 4 INCHES, ± 1 INCH, AT THE DISCHARGE END OF THE PUMP HOSE. USE WATER REDUCING AGENT AS REQUIRED TO ACHIEVE DESIRED SLUMP RANGE. ADDITION OF WATER AT SITE WILL NOT BE PERMITTED.
- CONCRETE SHALL CONTAIN 4% TO 6% ENTRAINED AIR READY MIX PLANT EQUIPMENT AND FACILITIES SHALL CONFORM TO THE "CHECK LIST FOR CERTIFICATION OF READY MIXED CONCRETE PRODUCTION FACILITIES" OF THE NRMCA.
- SUBMIT CONCRETE MIX DESIGN, WITH KNOWN TEST RESULTS, TO THE ENGINEER FOR REVIEW. THE CONCRETE MIX DESIGN SUBMITTAL SHALL CONSIST OF AT LEAST THE FOLLOWING:
 - TYPE OF CEMENT.
 - DRY WEIGHT OF CEMENT.
 - SATURATED SURFACE-DRY WEIGHTS OF FINE AND COARSE AGGREGATES.
 - SPECIFIC GRAVITY OF FINE AND COARSE AGGREGATES.
 - QUANTITIES, TYPE, NAME AND PRODUCER OF ADMIXTURES, AS APPLICABLE.
 - TOTAL WEIGHT OF WATER, INCLUDING THE WATER WHICH IS ABSORBED BY AND ON THE SURFACE OF THE AGGREGATES.
 - WATER TO CEMENT RATIO.
 - SLUMP: MAXIMUM SLUMP, TAKEN AT THE TRUCK, WILL BE DETERMINED BASED ON THE PUMP HOSE LENGTH. THE MIX DESIGN SHALL INCLUDE THE ANTICIPATED LOSS OF SLUMP PER 100 FOOT LENGTH OF SPECIFIED HOSE SIZE.
 - STRENGTH TEST DATA OF THE PROPOSED MIX DESIGN AS SPECIFIED HEREIN.
- REINFORCING STEEL SHALL CONFORM TO ASTM 615 GRADE 60, "SPECIFICATION FOR DEFORMED AND PLAIN BILLET STEEL BARS FOR CONCRETE REINFORCEMENT."
- REINFORCING STEEL REQUIRED TO BE WELDED SHALL BE ASTM A706 GR 60.
- FABRICATE REINFORCEMENT TO THE REQUIRED SHAPES AND DIMENSIONS, WITHIN FABRICATION TOLERANCES STATED IN THE CRSI "MANUAL OF STANDARD PRACTICES."
- REINFORCING STEEL SHALL BE CONTINUOUS UNLESS SPECIFICALLY DETAILED OTHERWISE ON THE CONTRACT DRAWINGS. PROVIDE DOWELS OR

LAP SPLICES OF THE APPROPRIATE CLASS TO MAINTAIN CONTINUITY UNLESS OTHERWISE SHOWN ON THE CONTRACT DRAWINGS. MINIMUM LAP SPLICES, UNLESS OTHERWISE NOTED, SHALL BE AS FOLLOWS:

SIZE SPLICE	MINIMUM SPLICE LENGTH
#4	2'-0"
#5	2'-6"
#6	3'-0"
#7	4'-0"
#8	5'-6"

- MINIMUM CONCRETE PROTECTIVE COVERING FOR REINFORCEMENT, UNLESS NOTED OTHERWISE, SHALL BE AS FOLLOWS:
 - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH, ALL BAR SIZES: 3"
 - CONCRETE EXPOSED TO EARTH, LIQUID, WEATHER, OR CAST AGAINST A CONCRETE WORK MAT:
 - SLABS: 1"
 - WALLS: 1 1/2"
- DO NOT USE VIBRATORS TO TRANSPORT CONCRETE INSIDE THE FORMS.
- DO NOT USE HORIZONTAL CONSTRUCTION JOINTS, UNLESS SPECIFICALLY SHOWN ON THE DRAWINGS.
- BEGINNING IMMEDIATELY AFTER PLACEMENT, CONCRETE SHALL BE PROTECTED FROM PREMATURE DRYING, EXCESSIVELY HOT OR COLD TEMPERATURES, AND MECHANICAL DAMAGE AND SHALL BE MAINTAINED WITH MINIMAL MOISTURE LOSS AT A RELATIVE CONSTANT TEMPERATURE FOR THE PERIOD NECESSARY FOR HYDRATION OF THE CEMENT AND HARDENING OF THE CONCRETE.
- CURING MATERIALS SHALL CONFORM TO ASTM C309, "STANDARD SPECIFICATION FOR LIQUID MEMBRANE-FORMING COMPOUNDS FOR CURING CONCRETE", WET BURLAP, OR PLASTIC MEMBRANE.
- REMOVE ALL FINS, BLEMISHES, AND DEFECTIVE CONCRETE AREAS AND PATCH WHERE REQUIRED WITH REWORKED CEMENT MORTAR OF THE SAME PROPORTIONS AS THAT USED IN THE CONCRETE.
- FORM TIE HOLES SHALL BE PLUGGED SOLID WITH REWORKED CEMENT MORTAR OF THE SAME PROPORTIONS AS THAT USED IN THE CONCRETE.

ROUGH CARPENTRY:

- ALL FRAMING LUMBER AND PLYWOOD SHALL BE CLEARLY MARKED WITH A GRADE STAMP.
- ALL WOOD FRAMING IN CONTACT WITH CONCRETE OR MASONRY SHALL BE

ACQ PRESERVATIVE TREATED IN ACCORDANCE WITH AWPFA STANDARDS.

- KEEP MATERIALS UNDER COVER AND DRY. PROTECT AGAINST EXPOSURE TO WEATHER AND CONTACT WITH DAMP OR WET SURFACES. STACK LUMBER AND PLYWOOD AND OTHER PANELS; PROVIDE AIR CIRCULATION WITHIN AND AROUND STACKS AND UNDER TEMPORARY COVERINGS INCLUDING POLYETHYLENE AND SIMILAR MATERIAL.
- PROVIDE LUMBER WITH 19% MAXIMUM MOISTURE CONTENT AT TIME OF ENCLOSURE FOR SIZES 2" OR LESS IN NOMINAL THICKNESS, UNLESS OTHERWISE INDICATED.
- FOR STRUCTURAL FRAMING (2" TO 4" THICK, 5" AND WIDER), PROVIDE DOUGLAS FIR-LARCH NO. 2 GRADE OR BETTER, EXCEPT PRESERVATIVE TREATED LUMBER SHALL BE SOUTHERN PINE NO. 2 OR BETTER.
- FASTENERS AND ANCHORAGES: PROVIDE SIZE, TYPE, MATERIAL AND FINISH AS INDICATED AND AS RECOMMENDED BY APPLICABLE STANDARDS, COMPLYING WITH APPLICABLE FEDERAL SPECIFICATIONS FOR NAILS, STAPLES, SCREWS, BOLTS, NUTS, WASHERS AND ANCHORING DEVICES. PROVIDE METAL HANGERS AND FRAMING ANCHORS OF THE SIZE AND TYPE RECOMMENDED BY THE MANUFACTURER FOR EACH USE INCLUDING RECOMMENDED NAILS.
- WHERE ROUGH CARPENTRY WORK IS EXPOSED TO WEATHER, IN GROUND CONTACT, OR IN AREA OF HIGH RELATIVE HUMIDITY, PROVIDE FASTENERS AND ANCHORAGES WITH A HOT-DIP ZINC COATING (ASTM A 153).
- CAREFULLY SELECT ALL MEMBERS. SELECT INDIVIDUAL PIECES SO THAT KNOTS AND OBVIOUS DEFECTS WILL NOT INTERFERE WITH PLACING BOLTS OR PROPER NAILING OR MAKING CONNECTIONS.
- CUT OUT AND DISCARD ALL DEFECTS WHICH WILL RENDER A PIECE UNABLE TO SERVE ITS INTENDED FUNCTION. LUMBER MAY BE REJECTED BY THE ENGINEER, WHETHER OR NOT IT HAS BEEN INSTALLED, FOR EXCESSIVE WARP, TWIST, BOW, CROOK, MILDEW, FUNGUS, OR MOLD, AS WELL AS FOR IMPROPER CUTTING AND FITTING.
- DO NOT SHIM SILLS, JOISTS, STUDS, OR OTHER FRAMING COMPONENTS.
- SET CARPENTRY WORK TO REQUIRED LEVELS AND LINES, WITH MEMBERS PLUMB AND TRUE AND CUT AND FITTED.
- SECURELY ATTACH CARPENTRY WORK TO SUBSTRATE BY ANCHORING AND FASTENING AS SHOWN AND AS REQUIRED BY RECOGNIZED STANDARDS.
- COUNTERSINK NAIL HEADS ON EXPOSED CARPENTRY WORK AND FILL HOLES.
- USE COMMON WIRE NAILS OR SPIKES OF THE DIMENSIONS SHOWN ON THE NAILING SCHEDULE, EXCEPT AS OTHERWISE INDICATED. USE FINISHING NAILS FOR FINISH WORK. SELECT FASTENERS OF SIZE THAT WILL NOT PENETRATE MEMBERS WHERE OPPOSITE SIDE WILL BE EXPOSED TO VIEW OR WILL RECEIVE FINISH MATERIALS. MAKE TIGHT CONNECTIONS BETWEEN

MEMBERS. INSTALL FASTENERS WITHOUT SPLITTING OF WOOD; PREDRILL AS REQUIRED.

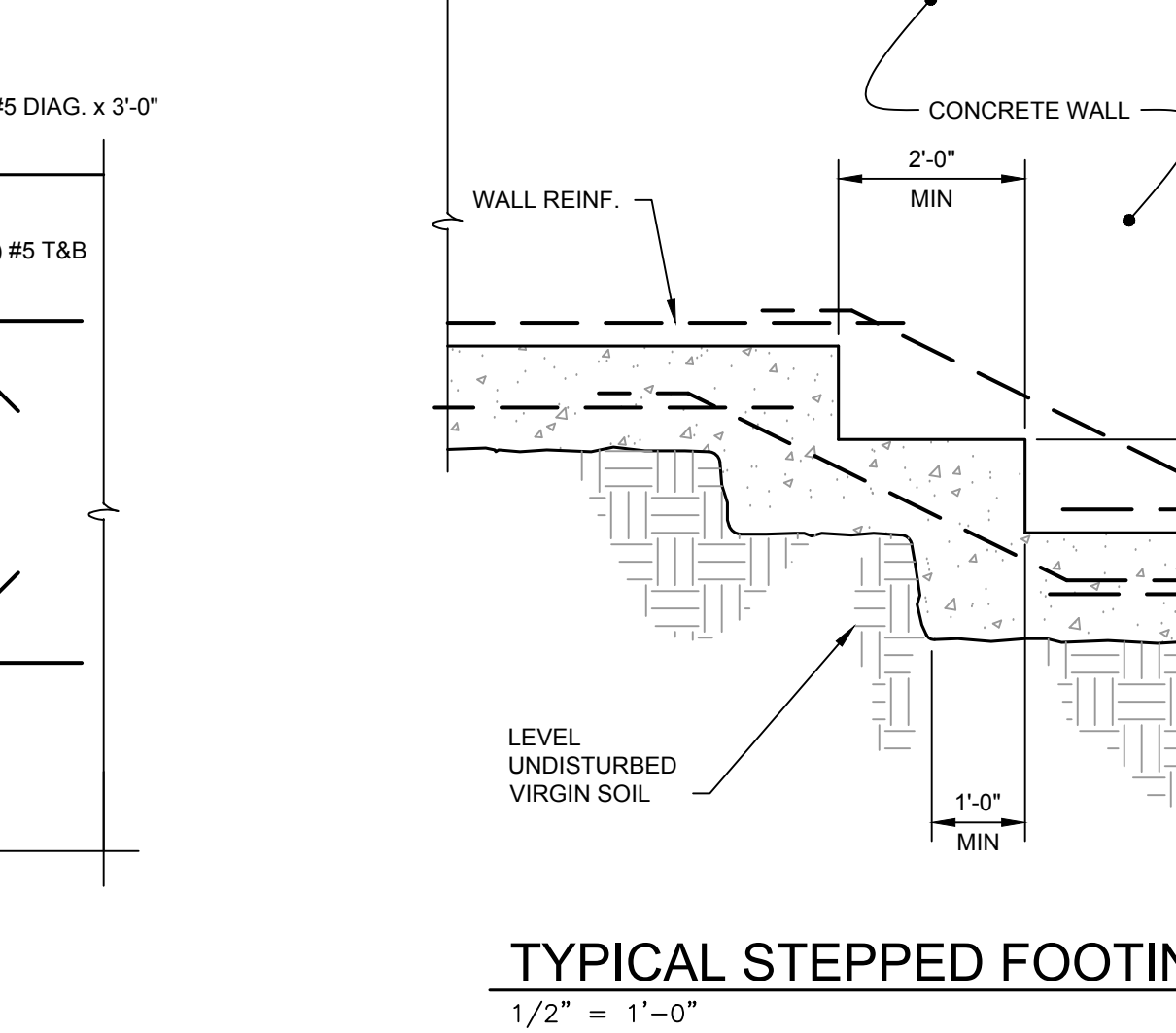
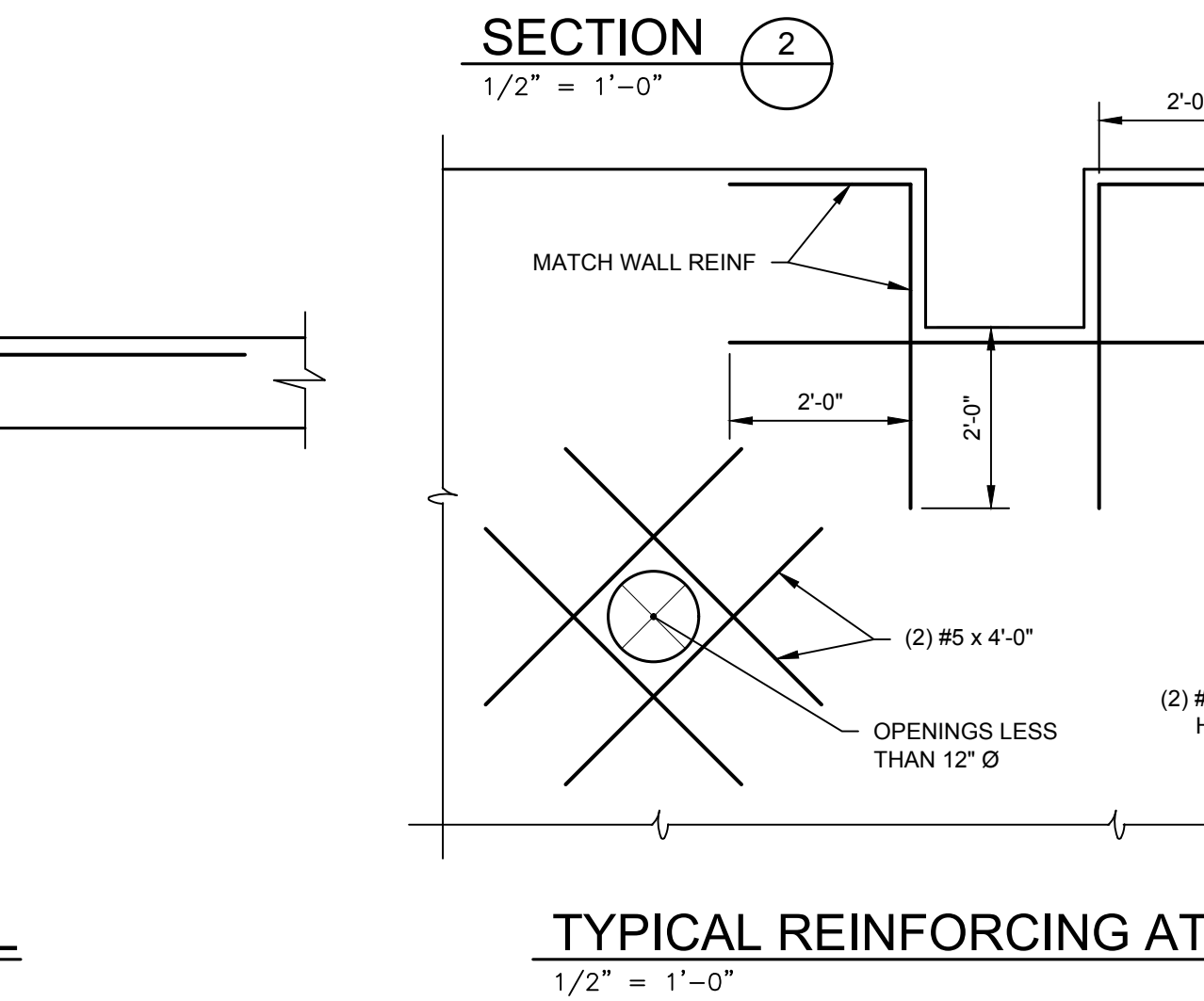
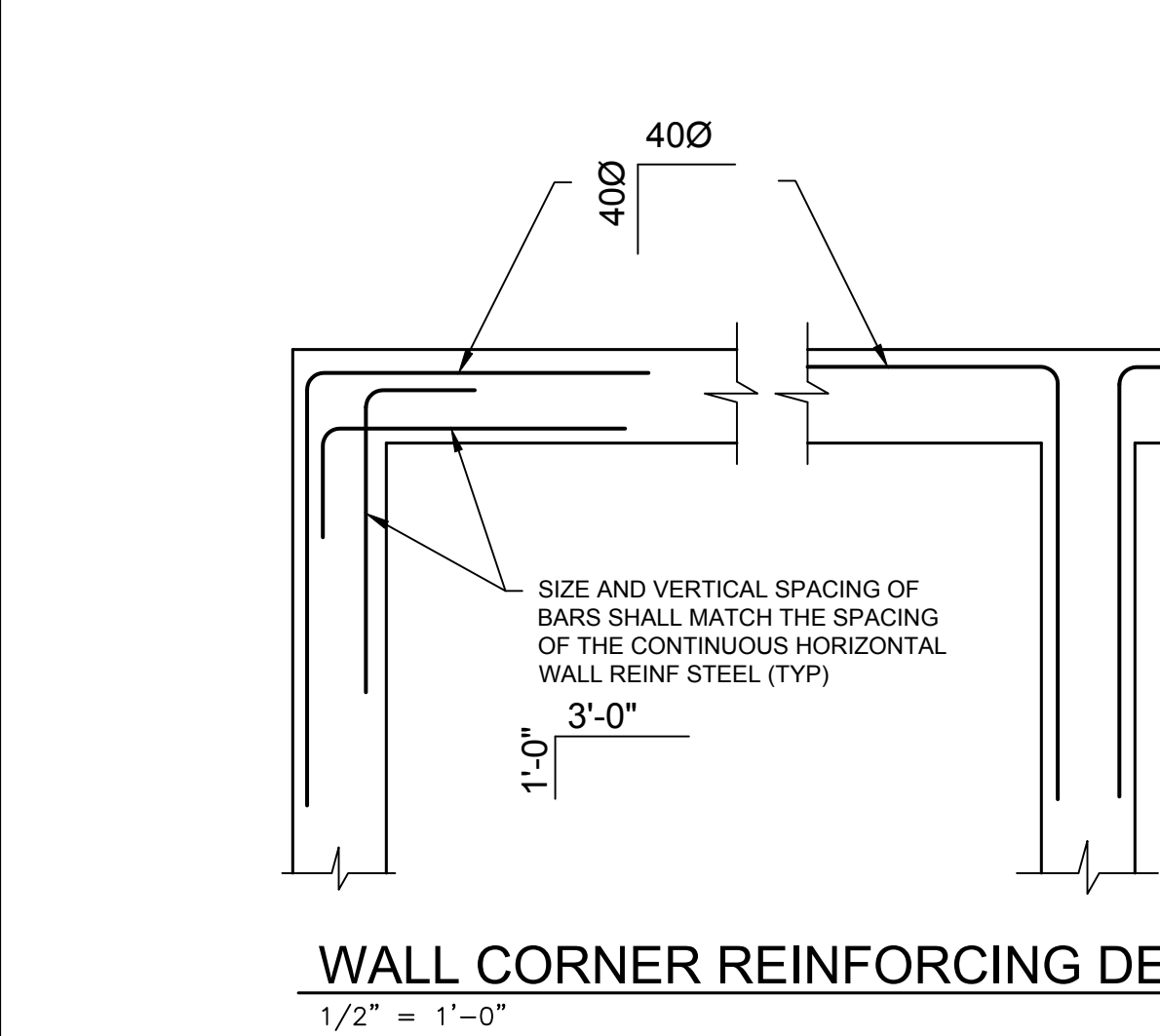
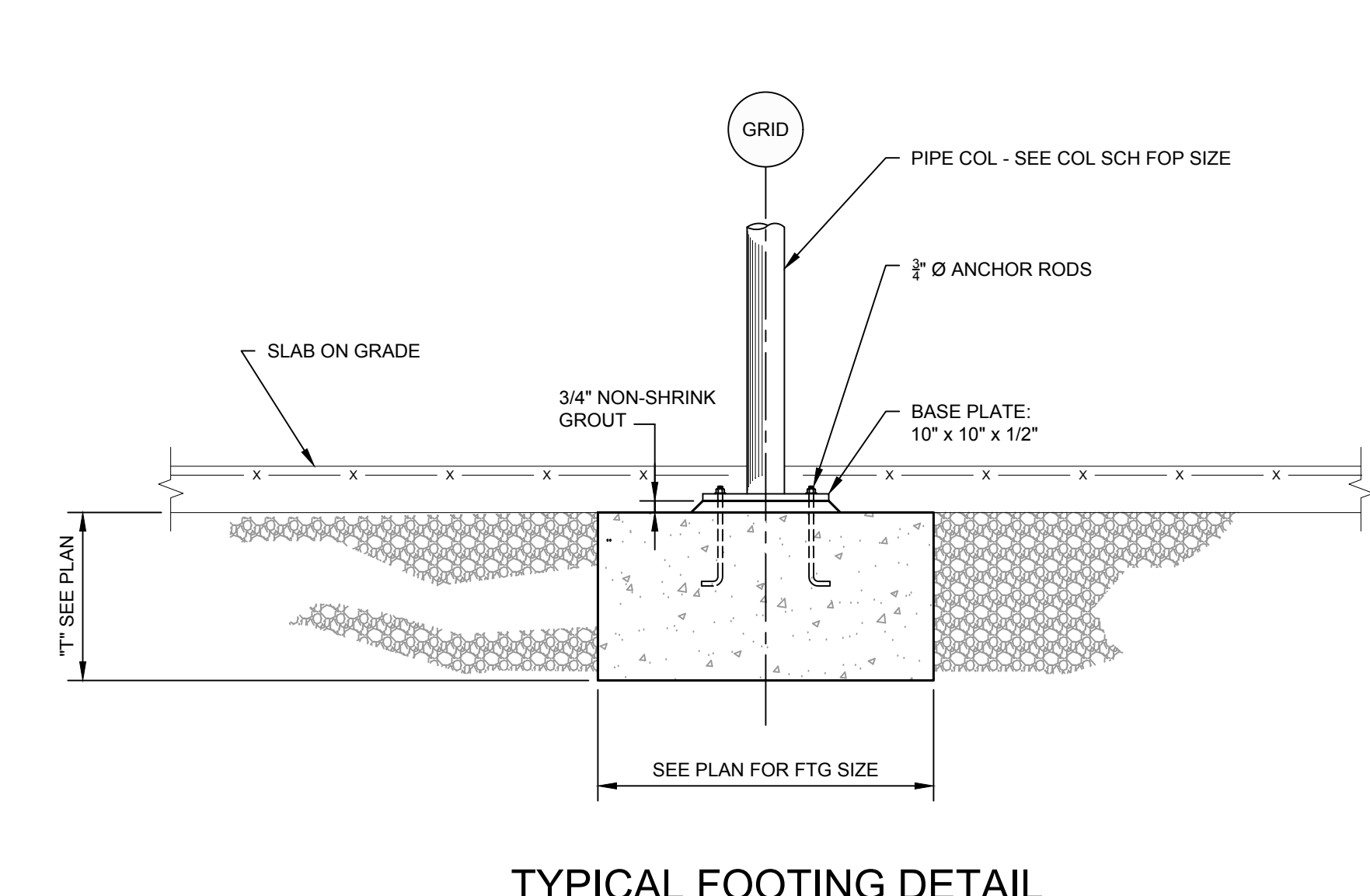
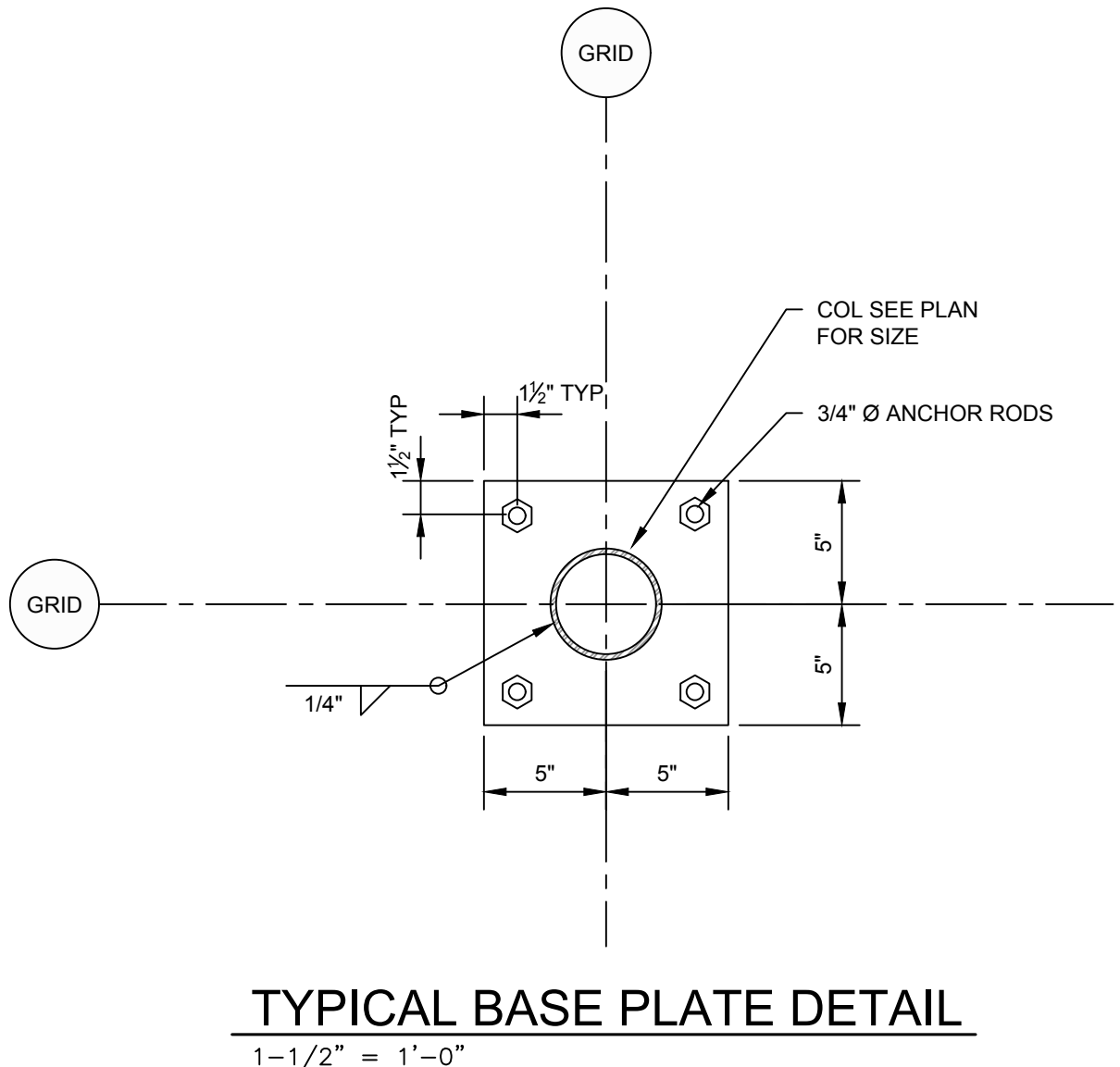
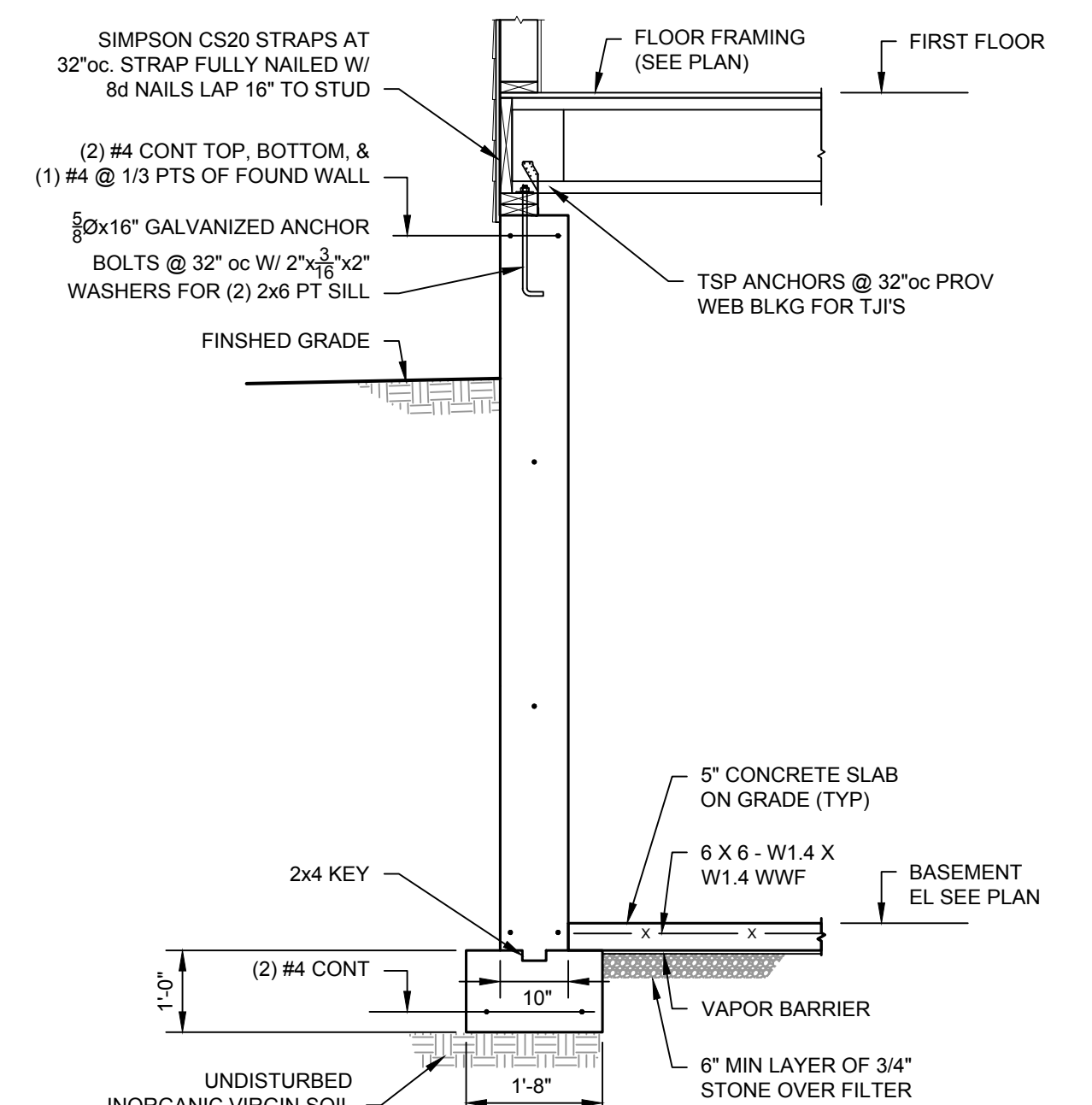
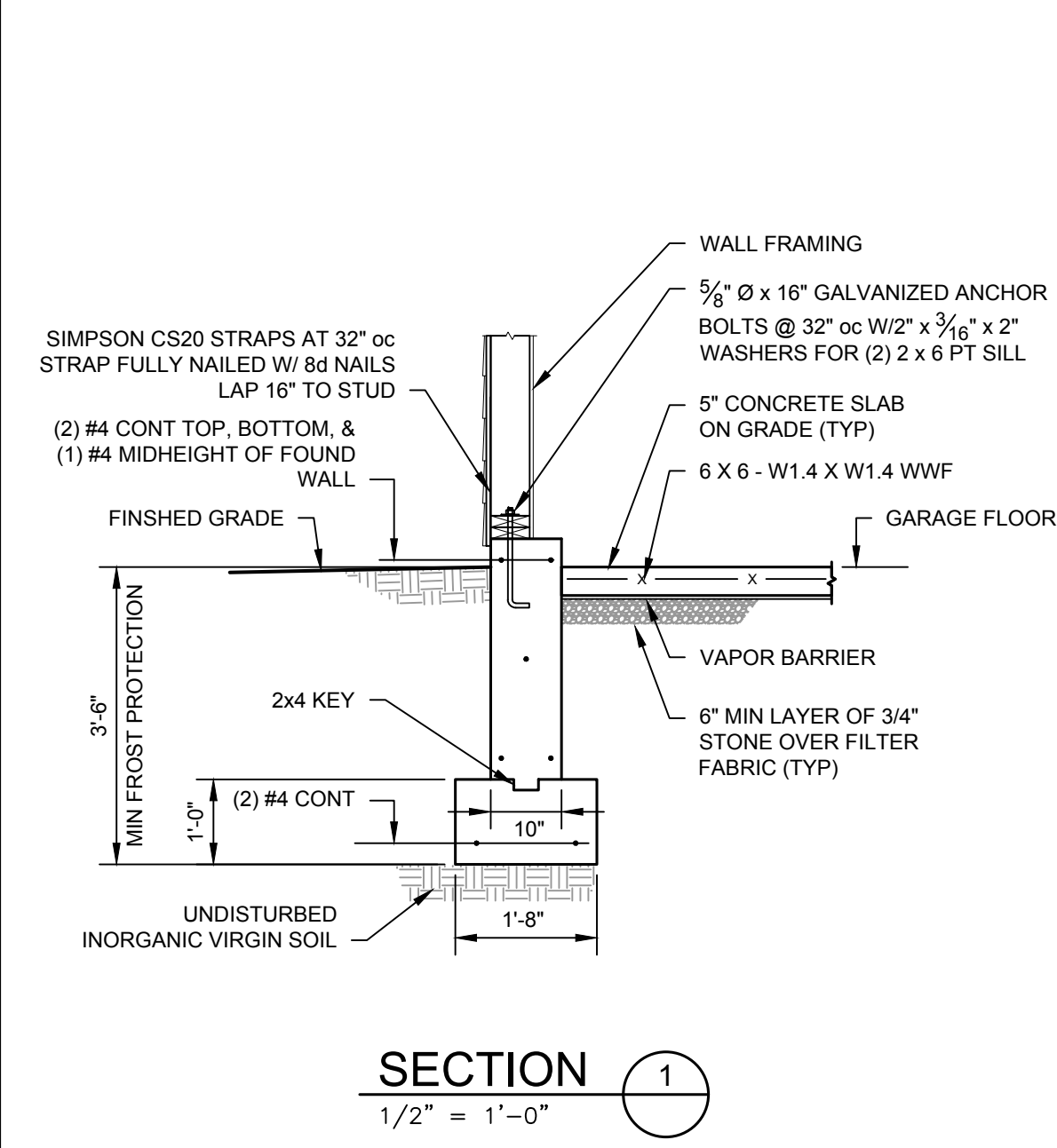
- BOLTING: DRILL HOLES 1/16 INCH LARGER IN DIAMETER THAN THE BOLTS BEING USED. DRILL STRAIGHT AND TRUE FROM ONE SIDE ONLY. USE WASHERS UNDER HEAD AND NUT.
- SCREW: DO NOT DRIVE LAG BOLTS AND SCREWS.

TIMBER DECKING:

- BASE BID DECKING SHALL BE SOUTHERN YELLOW PINE AND SHALL MEET SPECIFICATIONS SET FORTH IN THESE DRAWINGS UNDER TIMBER CONSTRUCTION.
- DECKING SHALL BE FASTENED TO EACH STRINGER 2' FROM EA. EDGE USING 8 1/2" LONG BY 0.285" DIAMETER DECK SPIKES.
- ALL SCREW HOLES SHALL BE PRE-DRILLED WITH A 5/32" PILOT HOLE. LEAD HOLE SHALL BE NO LONGER THAN THE SCREW EMBEDMENT.
- PILOT HOLE SHALL BE COUNTER-SUNK TO ASSURE THAT SCREW HEAD IS FLUSH WITH THE FINISHED DECK SURFACE.
- DECK WOOD SHALL BE STORED IN A CLEAN, DRY, WEATHER PROTECTED LOCATION PRIOR TO INSTALLATION. NO DENTED, STAINED, TWISTED, OR DAMAGED MATERIAL SHALL BE INCORPORATED INTO THE WORK.
- DECKING SHALL BE INSTALLED WITH A 1/8" SPACE BETWEEN ADJACENT BOARDS.

IPE WOOD DECKING:

- TIMBER USED FOR DECKING SHALL BE PLANTATION GROWN IPE WOOD. THE CONTRACTOR SHALL SUBMIT THE SOURCE AND SUPPLIER NAMES, AND MATERIAL SAMPLES TO THE ENGINEER FOR APPROVAL.
- DECKING SHALL BE 5/4 X 6 (NOM.) IPE FASTENED TO EACH STRINGER AS SHOWN ON THE PLANS.
- DECKING SHALL BE FASTENED TO EACH STRINGER WITH (2) #12 X 3" LONG SS DECK SCREWS SPACED 1 INCH FROM EACH EDGE.
- SCREW HOLES SHALL BE PRE-DRILLED WITH A 5/32" LEAD HOLE. LEAD HOLE SHALL BE NO LONGER THAN THE SCREW EMBEDMENT.
- LEAD HOLE SHALL BE COUNTER-SUNK TO ASSURE THAT SCREW HEAD IS FLUSH WITH THE FINISHED DECK SURFACE.
- DECKING SHALL BE INSTALLED WITH A 1/8" SPACE BETWEEN ADJACENT BOARDS.
- DECK WOOD SHALL BE STORED IN A CLEAN, DRY, WEATHER PROTECTED LOCATION PRIOR TO INSTALLATION. NO DENTED, STAINED, TWISTED, OR DAMAGED MATERIAL SHALL BE INCORPORATED INTO THE WORK. DECK BOARDS SHALL BE SET EVEN AND FLUSH.



REV	DATE	DESCRIPTION
		ISSUE FOR PERMIT NOT FOR CONSTRUCTION
OWNERSHIP AND CONDITIONS OF USE: Drawings & Specifications, as instruments of professional service, are and shall remain the property of Sound Engineering Associates, LLC. Documents shall not be used, in whole or in part, for other projects or purposes or by any other parties than those authorized by contract without the specific written authorization of Sound Engineering Associates, LLC. The use of this document is contingent upon payment to Sound Engineering Associates, LLC for services rendered. Non-payment shall give Sound Engineering Associates, LLC the authority to bar document use by any and all parties.		
THIS DRAWING IS COPYRIGHTED		
PREPARED FOR: MODSQUAD 961 LONG RIDGE ROAD STAMFORD, CT 06902		
PROJECT: FOUNDATION FOR NEW MODULAR DWELLING 34 CREEMER ROAD NORTH CASTLE, NY 10504		
DRAWING: SECTIONS & DETAILS		
DATE	PROJECT NO.	DRAWING NO.
07/26/2023	2023053	SEA-101



VALID ONLY WITH ENGINEER'S STAMP



Compliance Certificate

Project O#11413

Energy Code: **2018 IECC**
 Location: **Armonk, New York**
 Construction Type: **Single-family**
 Project Type: **New Construction**
 Conditioned Floor Area: **5,077 ft2**
 Glazing Area: **18%**
 Climate Zone: **4 (5832 HDD)**
 Permit Date:
 Permit Number:

Construction Site:
 34 CREAMER ROAD
 ARMONK, NY 10504

Owner/Agent:
 MOD SQUAD INC
 961 LONG RIDGE ROAD
 STAMFORD, CT 06902

Designer/Contractor:
 ICON LEGACY CMH
 246 SAND HILL RD
 SELINGSGROVE, PA 17870

Compliance: Passes using UA trade-off

Compliance: **0.8% Better Than Code** Maximum UA: **639** Your UA: **634** Maximum SHGC: **0.40** Your SHGC: **0.31**

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules. It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

Envelope Assemblies

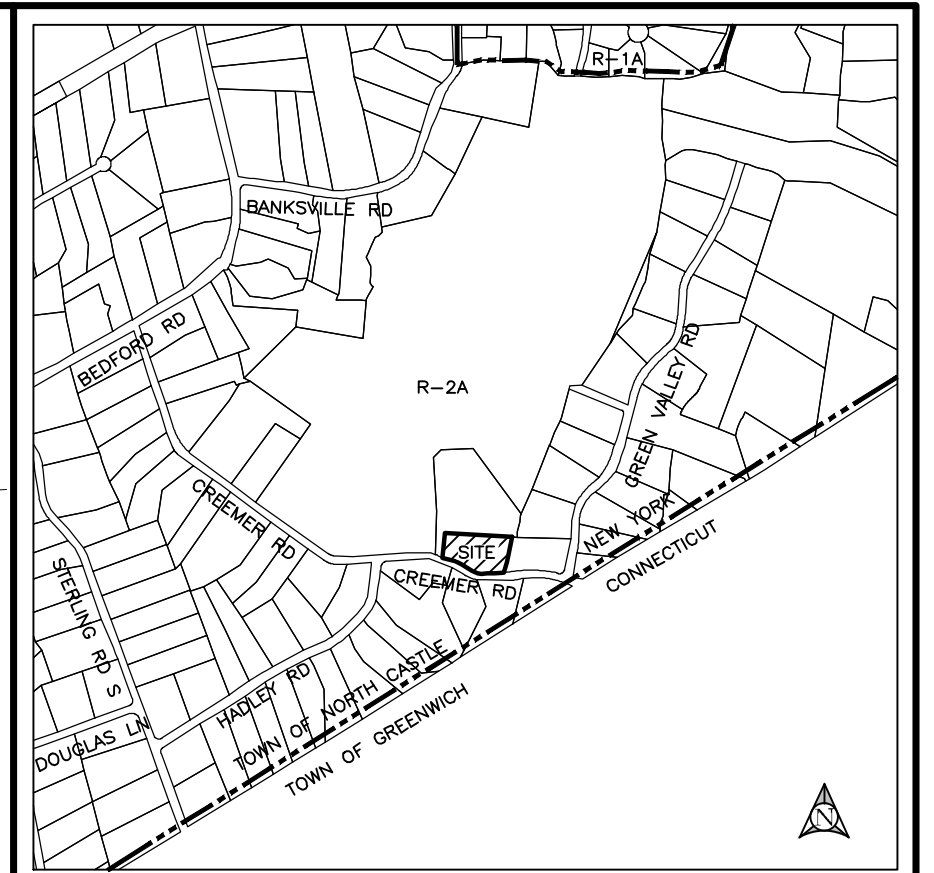
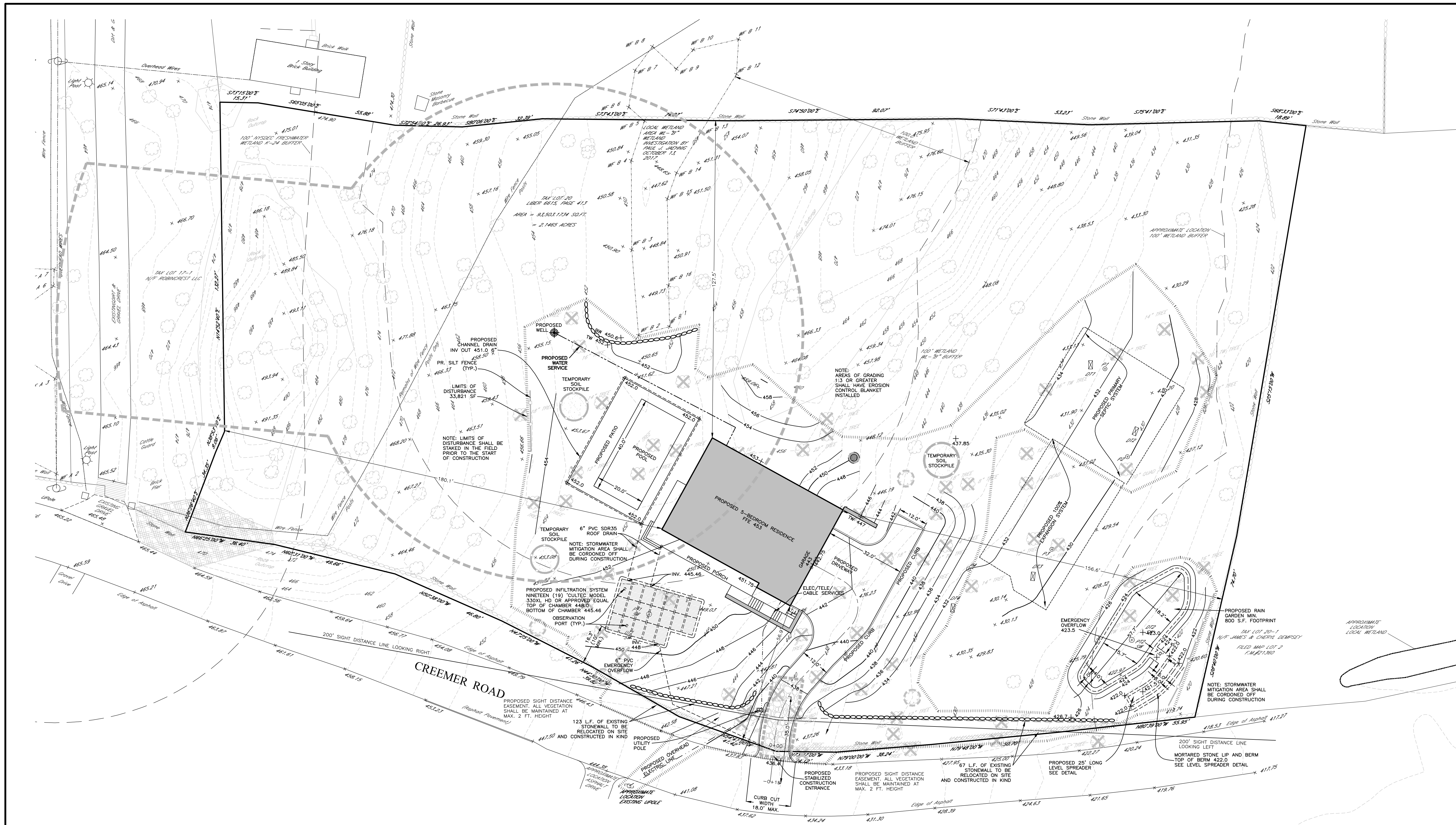
Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Behind Knee Wall (7/12): Flat Ceiling or Scissor Truss	1,524	30.0	21.0	0.020	0.026	30	40
Between Knee Wall (7/12): Flat Ceiling or Scissor Truss	1,015	32.0	0.0	0.034	0.026	35	26
Wall 1: Wood Frame, 16" o.c.	3,631	21.0	0.0	0.057	0.060	164	173
Door 1: Solid	43			0.170	0.320	7	14
Door 2: Glass SHGC: 0.29	53			0.290	0.320	15	17
Window 1: Metal Frame:Double Pane with Low-E SHGC: 0.31	657			0.300	0.320	197	210
Perimeter band between 1st/2nd Floor: Wood Frame, 16" o.c.	389	21.0	0.0	0.057	0.060	22	23
Perimeter Band Between 1st Floor/Basement: Wood Frame, 16" o.c.	173	21.0	0.0	0.057	0.060	10	10
Basement Wall 1: Solid Concrete or Masonry Wall height: 8.7' Depth below grade: 0.0' Insulation depth: 8.7'	1,799	15.0	0.0	0.078	0.059	134	102
Door 3: Solid	22			0.170	0.320	4	7
Window 2: Wood Frame:Double Pane with Low-E SHGC: 0.31	54			0.300	0.320	16	17

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2018 IECC requirements in REScheck Version : REScheck-Web and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Name - Title

Signature

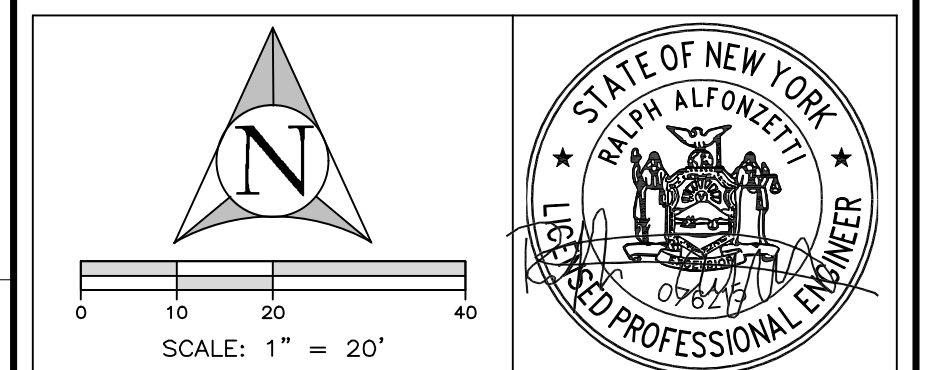
Date



LOCATION MAP N.T.S.

GENERAL NOTES

- EXISTING FEATURES SHOWN HEREON ARE TAKEN FROM: SURVEY MAP ENTITLED "TOPOGRAPHY OF PROPERTY PREPARED FOR DAVID GRABER, SITUATE IN THE TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK, DATED SEPTEMBER 4, 2012 AND LAST REVISED FEBRUARY 3, 2017 PREPARED BY TC MERRITTS LAND SURVEYORS."
- THIS SITE PLAN IS NOT A SURVEY.
- CONSTRUCTION NOTES:
 - THE CONTRACTOR SHALL LOCATE AND VERIFY IN THE FIELD ALL UTILITIES: SEWER, WATER, GAS, ELECTRICAL, ETC. PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL CALL CODE 753 (FORMERLY CODE 53) PRIOR TO THE START OF CONSTRUCTION.
 - THE INSTALLATION OF WATER AND SEWER SHALL BE INSPECTED UNDER THE DIRECTION OF A N.Y. STATE LICENSED PROFESSIONAL ENGINEER.
 - EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REQUIRED AS INDICATED ON THIS PLAN OR THE EROSION CONTROL PLAN OR AS DIRECTED BY THE GOVERNING AGENCY, IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS" (SILEX BOOK).
 - AS BUILT PLANS IF REQUIRED, SHALL BE CERTIFIED BY A N.Y. STATE LICENSED SURVEYOR OR PROFESSIONAL ENGINEER.
 - ALL PROPERTY DISTURBED IN THE RIGHT-OF-WAY OR ON PRIVATE LANDS, SHALL BE RESTORED TO ACCEPTABLE CONDITIONS, AS REQUIRED BY THE GOVERNING AGENCY.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICATIONS AND PERMITS REQUIRED FOR CONSTRUCTION.
 - THE ROAD AND UTILITIES SHALL BE STAKED IN THE FIELD BY A NEW YORK STATE LICENSED SURVEYOR OR ENGINEER.
 - UNDERGROUND UTILITIES: GAS, ELECTRIC, CABLE, TELEPHONE, ETC. SHALL BE AS REQUIRED BY THE GOVERNING AGENCY AND THE APPROPRIATE UTILITY COMPANY.
 - ALL PROPOSED OR DISTURBED SLOPES, 1H:2V OR GREATER SHALL BE STABILIZED WITH AN EROSION CONTROL BLANKET.
 - IN LIEU OF BLASTING, ROCK RIPPING WILL BE USED WHEREVER POSSIBLE. IF BLASTING IS REQUIRED, BLASTING WILL OCCUR IN ACCORDANCE WITH REGULATIONS AND STANDARDS PRESCRIBED BY THE GOVERNING AGENCY. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY PERMITS IF BLASTING IS REQUIRED.
 - NO REPRESENTATION OF THE SUB-SURFACE SOIL CONDITIONS ON THIS SITE ARE MADE OR IMPLIED. IT IS THE DEVELOPER/CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL IMPROVEMENTS ARE PLACED ON SOIL WITH A SUITABLE BEARING CAPACITY.
 - OVERNIGHT EXCAVATIONS WILL NOT BE PERMITTED.



- CONSTRUCTION SEQUENCE:
- SURVEY AND STAKE LIMITS OF DISTURBANCE AND EROSION CONTROL INSTALLATION.
 - INSTALL EROSION CONTROLS (ANTI-TRACKING PAD, HAY BALES, SILT FENCE, SOIL STOCKPILE) AS SHOWN ON THE EROSION CONTROL PLAN AND PER THE RESPECTIVE EROSION CONTROL DETAILS. CORDON OFF THE SEPTIC SYSTEM AREA AND PROPOSED INFILTRATION SYSTEM AREA.
 - TREES TO BE REMOVED SHALL BE CUT AT THIS TIME. STUMPS SHALL BE REMOVED.
 - STRIP TOPSOIL AND ROUGH GRADING. NOTE THAT DISTURBED SOIL THAT WILL NOT BE WORKED FOR A PERIOD GREATER THAN 14 DAYS MUST BE STABILIZED. STABILIZATION MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN SEVEN (7) DAYS.
 - EXCAVATE FOR PROPOSED HOUSE. HOUSE FRAMING AND SUPERSTRUCTURE IS CONSTRUCTED.
 - EXCAVATE FOR SUBSURFACE UTILITIES: WATER SERVICE, ELECTRIC/TELEPHONE/CABLE LINE, SUBSURFACE INFILTRATION SYSTEM, DRAINAGE SYSTEM, RAIN GARDEN AND SEPTIC SYSTEM.
 - INSTALL SUBSURFACE UTILITIES.
 - PROTECT INFILTRATION SYSTEM FROM SEDIMENT UNTIL FINAL STABILIZATION.
 - FINAL GRADING, SEEDING, SODDING, AND OTHER SOIL STABILIZING LANDSCAPING FOR FINAL SITE STABILIZATION.
 - REMOVE EROSION CONTROL: SILT FENCE, HAY BALES AND ANTI-TRACKING PAD (DISCARD) EROSION CONTROL DEVICES IN AN APPROPRIATE MANNER.

P1	32 MIN./IN.*
P2	1.7 MIN./IN.

*40 MIN./IN. PERCOLATION RATE USED IN DESIGN.

DT1	0"-10" TOPSOIL 10"-86" BROWN SANDY, SILTY LOAM
DT2	0"-10" TOPSOIL 10"-72" BROWN SANDY LOAM WITH COBBLES

	EXISTING TREE
	TREE TO BE REMOVED
	EXISTING TREE TO BE PROTECTED

ZONING DISTRICT	ONE FAMILY RESIDENCE DISTRICT ZONE 'R-2A'	
	REQUIRED OR ALLOWED	PROPOSED
MINIMUM LOT SIZE	2 ACRES	2.1 ACRES
FRONTAGE	150 FT.	424.4 FT.
LOT WIDTH	150 FT.	420.1 FT.
LOT DEPTH	150 FT.	241.7 FT.
FRONT YARD SETBACK	50 FT.	56.9 FT.
SIDE YARD SETBACK	30 FT.	156.6 FT.
REAR YARD SETBACK	50 FT.	127.5 FT.
MAXIMUM BUILDING HEIGHT	30 FT.	≤30 FT.
MAXIMUM BUILDING COVERAGE	8%	2.7%
MINIMUM DWELLING UNIT SIZE	1,400 S.F.	≥1,400 S.F.

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209(2), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER ANY ITEM ON THIS PLAN IN ANY WAY, IF ANY ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED. THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

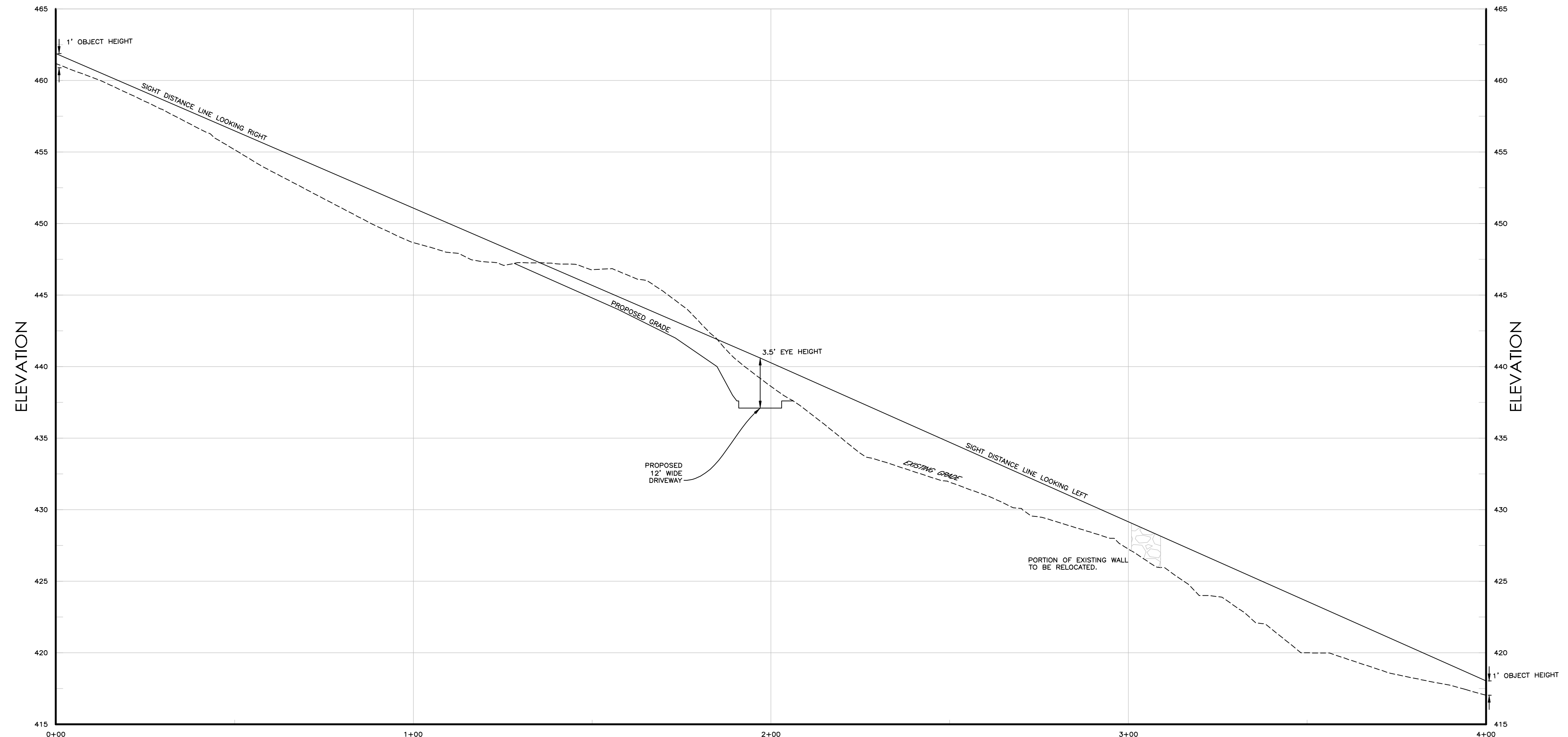
ALFONZETTI ENGINEERING, P.C.
14 SMITH AVE, MT. KISCO, N.Y. 10549
914-666-9800 INFO@ALFONZETTIENG.COM

SITE DATA	
OWNER/APPLICANT: 34 CREMER LLC	
SITE ADDRESS: 34 CREMER ROAD, ARMONK, NY 10504	
TAX MAP #: 105.04-2-14	
LOT AREA: 2.1465 ACRES	
ZONING: R-2A	
REVISED: JULY 20, 2023	
SITE PLAN MAY 22, 2023	
PROJECT: 34 CREMER ROAD TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK	

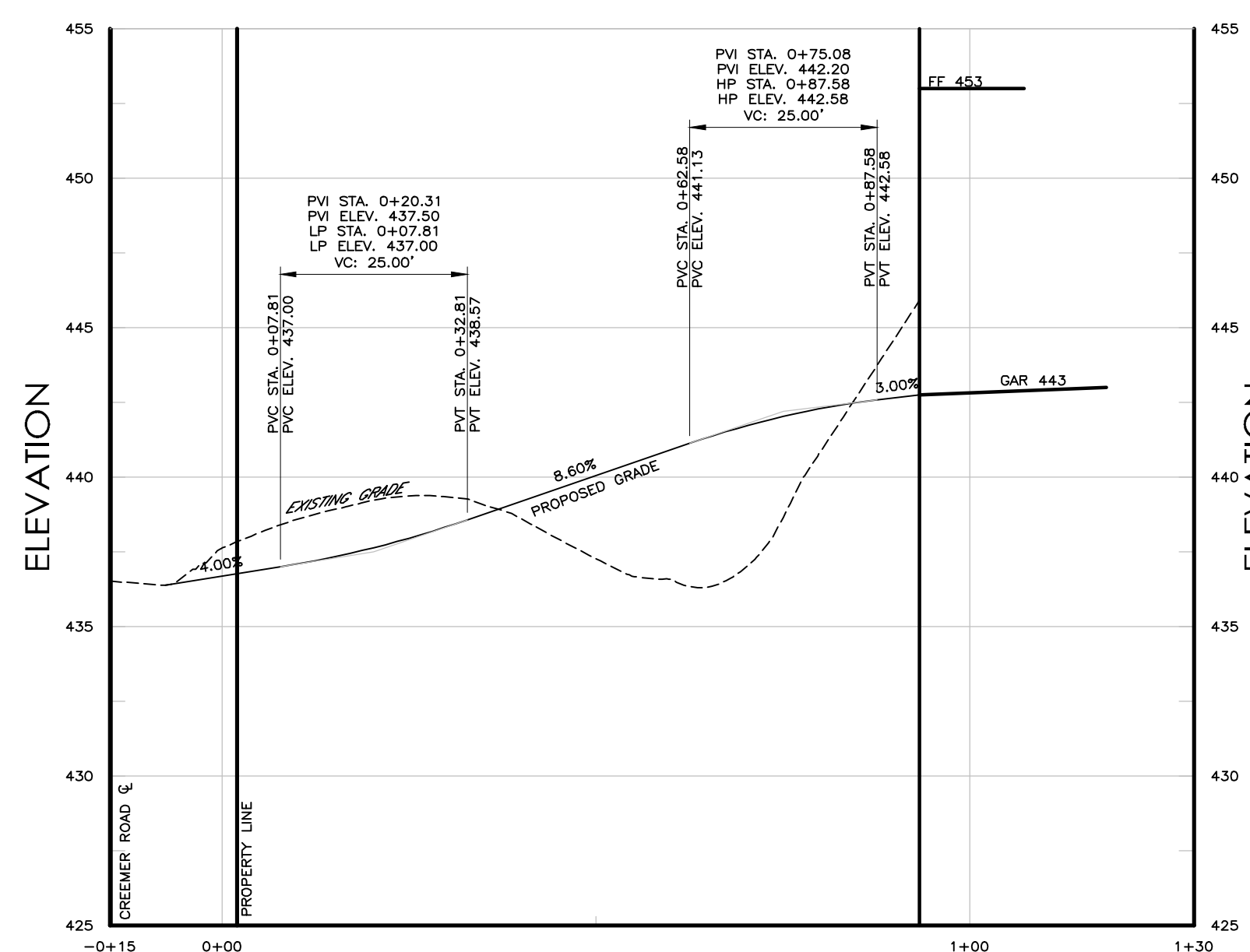


STORMWATER INFILTRATION SYSTEM CALCULATIONS

Using Stormwater Chambers Cultec Recharger 330		
Drainage Area 1: Proposed House, Pool & Patio	s.f.	4983
Design Storm (25 yr.):	in.	6.46
Hydrologic Soil Type:		B
Existing CN:		55
Proposed CN:		98
Required Storage Volume Calculation		
Ex. Runoff Depth:	in.	1.79
Pr. Runoff Depth:	in.	6.22
Delta Runoff Depth:	in.	4.43
REQUIRED STORAGE VOLUME:	c.f.	1840.5
DRYWELL INFORMATION		
LENGTH OF 1 CHAMBER:	ft.	7
WIDTH OF 1 CHAMBER:	ft.	4.33
HEIGHT OF CHAMBER:	ft.	2.54
WIDTH OF STONE SURROUNDING CHAMBER:	ft.	1
DEPTH OF STONE UNDER CHAMBER:	ft.	0.5
STONE VOID RATIO:		0.33
VOLUME PER DRYWELL (AS PER MANUFACTURER):	c.f./l.f.	7.46
TRENCH SIZE		
TRENCH WIDTH:	ft.	6.33
TRENCH LENGTH (UNIT LENGTH):	ft.	1
TRENCH HEIGHT:	ft.	3.04
TRENCH VOLUME:	c.f./l.f.	19.26
STONE VOID VOLUME:	c.f.	3.90
PERCOLATION AREA:	s.f./l.f.	6.33
PERCOLATION RATE:	min./in.	40
PERCOLATION HOLE DIAMETER:	in.	10
WATER LEVEL DROP	in.	1
AVERAGE DEPTH OF WATER	in.	8.5
PERCOLATION HOLE BOTTOM AREA:	s.f.	0.55
PERCOLATION HOLE SIDE AREA:	s.f.	1.85
PERCOLATION HOLE TOTAL AREA:	s.f.	2.40
PERCOLATION VOLUME CHANGE	c.f.	0.045
ADJUSTED PERCOLATION RATE:	c.f./s.f./day	0.68
PERCOLATION VOL. PER DAY:	c.f./day/l.f.	4.3
SOIL CLOGGING FACTOR:		25%
PERCOLATION WITH CLOGGING:	c.f./day/l.f.	3.2
TOTAL VOLUME OF CHAMBERS:	c.f./day/l.f.	14.6
REQUIRED LENGTH CHAMBERS:	l.f.	126.11
Required Number of Chambers @ 7 L.F./Chamber:		18.02
Proposed Number of Chambers	ea.	19



SIGHT DISTANCE PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'



PROPOSED DRIVEWAY PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'

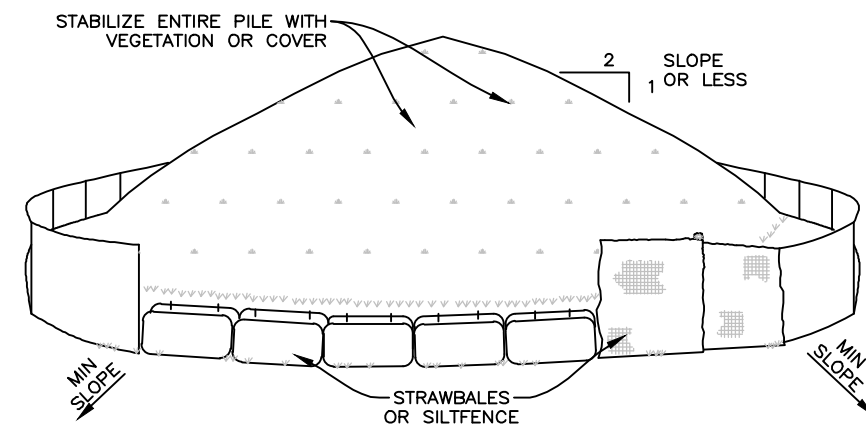


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14 SMITH AVE, MT. KISCO, N.Y. 10549
914-666-9800 INFO@ALFONZETTIENG.COM

SITE DATA	
OWNER/APPLICANT:	34 CREEMER LLC
SITE ADDRESS:	34 CREEMER ROAD, ARMONK, NY 10504
TAX MAP #:	108.04-2-14
LOT AREA:	2.1465 ACRES
ZONING:	R-2A
REVISION:	REVISED: JULY 20, 2023
DRAWING:	SIGHT DISTANCE & DRIVEWAY PROFILES MAY 22, 2023
PROJECT:	34 CREEMER ROAD TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK



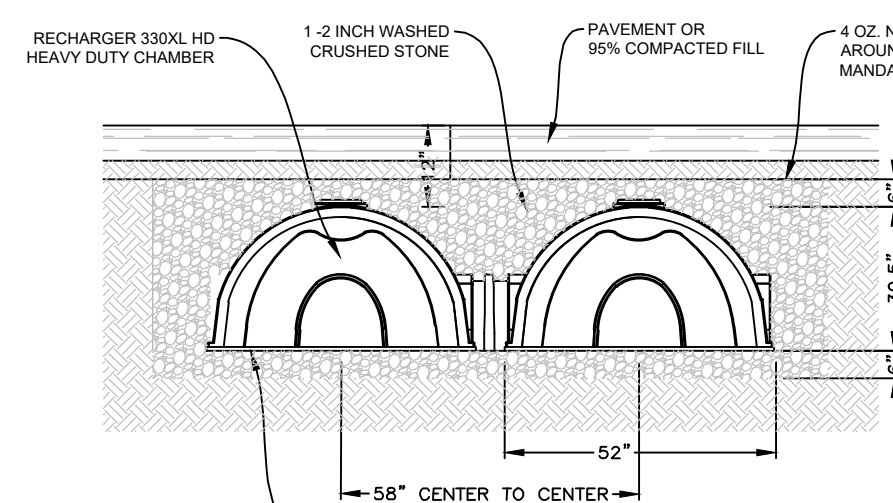
TO BE USED WHERE TOPSOIL PRESERVATION IS NECESSARY FOR REGRADING AND VEGETATING DISTURBED AREAS. TOPSOIL IS APPLIED TO SUBSOILS THAT ARE DROUGHTY (HAVING LOW AVAILABLE MOISTURE FOR PLANTS), STONY, SALTY, HAVE LOW FERTILITY OR ARE EXTREMELY ACID. IT IS ALSO USED TO BACKFILL AROUND SHRUB AND TREE TRANSPLANTS. PRESERVATION OF EXISTING TOPSOIL IS BENEFICIAL FOR ALL TYPES OF LAWN OR ORNAMENTAL PLANTINGS.

TEMPORARY STOCKPILE STABILIZATION MEASURES INCLUDE VEGETATIVE COVER, MULCH, NON-VEGETATIVE COVER, AND PERIPHERAL SEDIMENT TRAPPING BARRIERS. THE STABILIZATION MEASURE(S) SELECTED SHOULD BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND REQUIRED DURATION OF USE.

INSTALLATION NOTES

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.

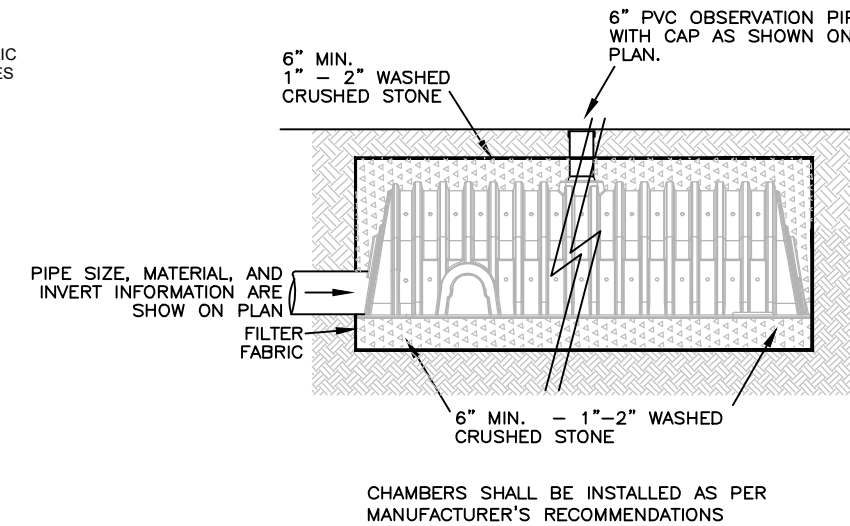
TEMPORARY MATERIAL STOCKPILE
N.T.S.



GENERAL NOTES
RECHARGER 330XL HD BY CULTEC, INC. OF BROOKFIELD, CT.
STORAGE PROVIDED = 11.32 CF/FT PER DESIGN UNIT.
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES. USE RECHARGER 330XL HD HEAVY DUTY FOR TRAFFIC AND/OR H-25 APPLICATIONS.

ALL RECHARGER 330XL HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
ALL RECHARGER 330XL HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

CHAMBERS SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS
STORMWATER CHAMBER CROSS SECTION
N.T.S.

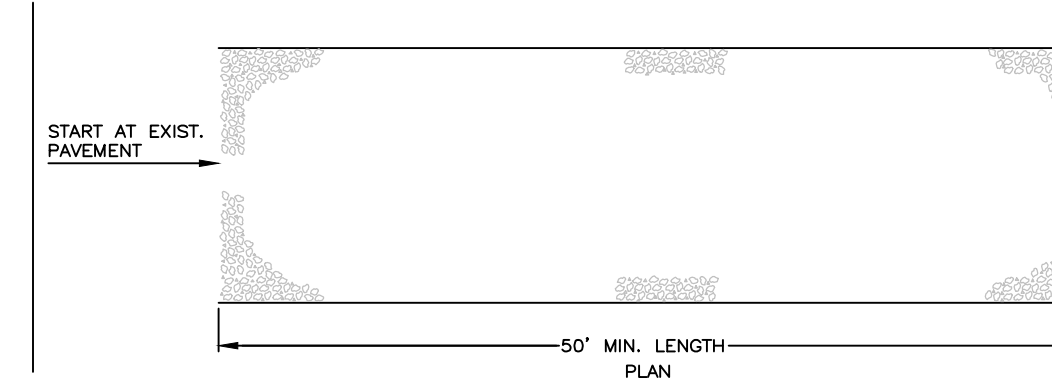
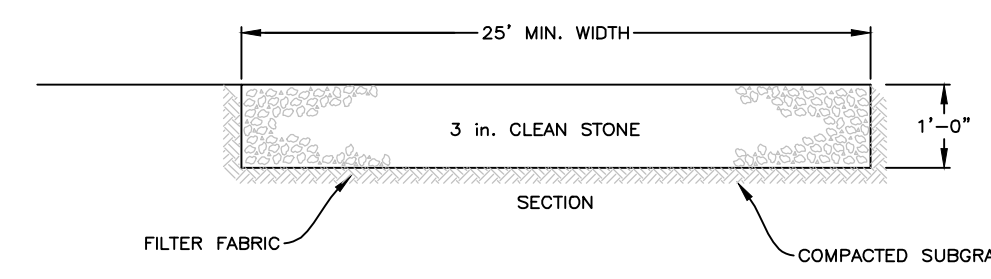


CHAMBERS SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS

GENERAL NOTES
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STORMWATER CHAMBER
INSTALLATION
N.T.S.

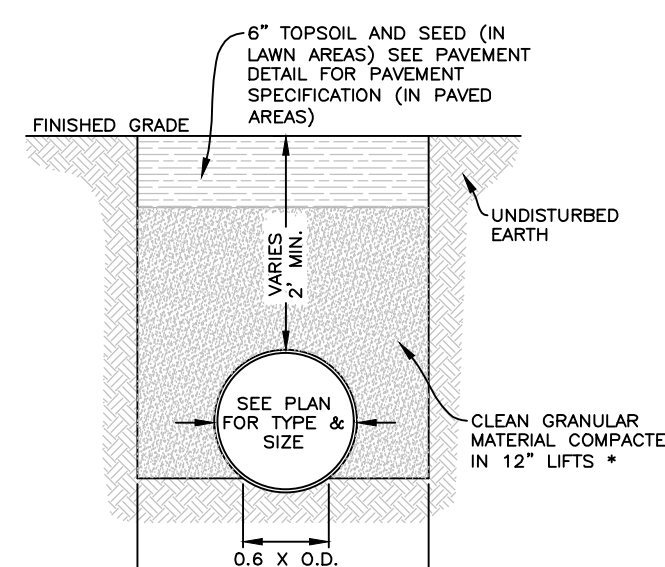
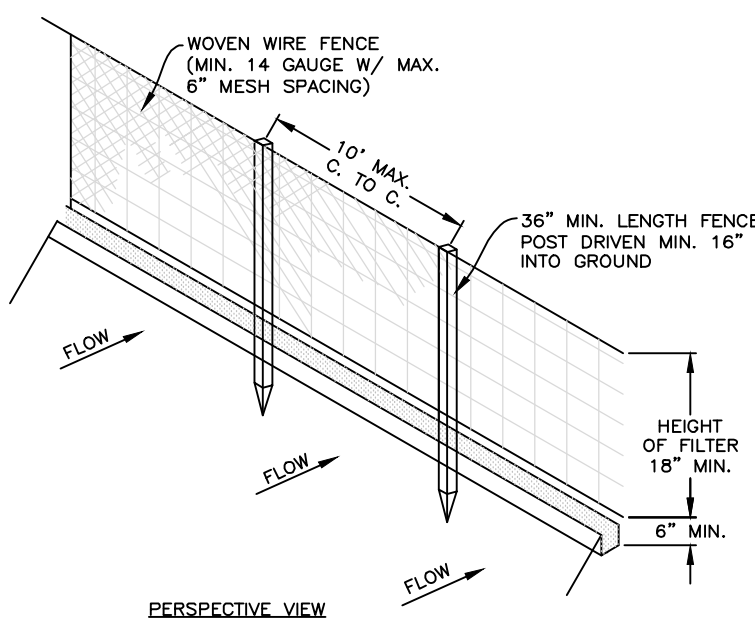


TO BE PROVIDED AT ALL POINTS OF EQUIPMENT INGRESS OR EGRESS ONTO PUBLIC RIGHTS-OF-WAY.

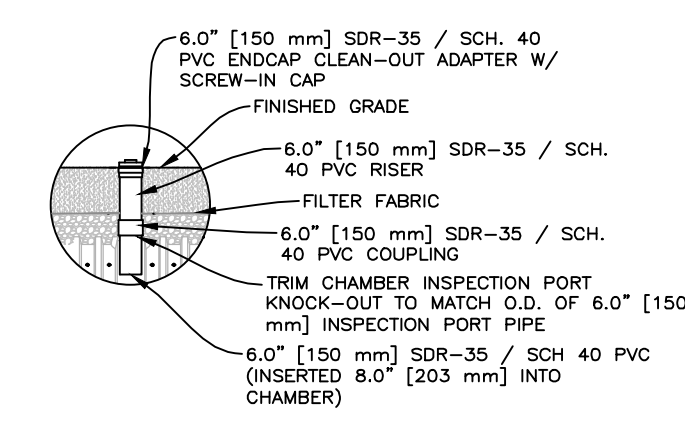
INSTALLATION NOTES

1. STONE SIZE - USE 3" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - 25 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PRIED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

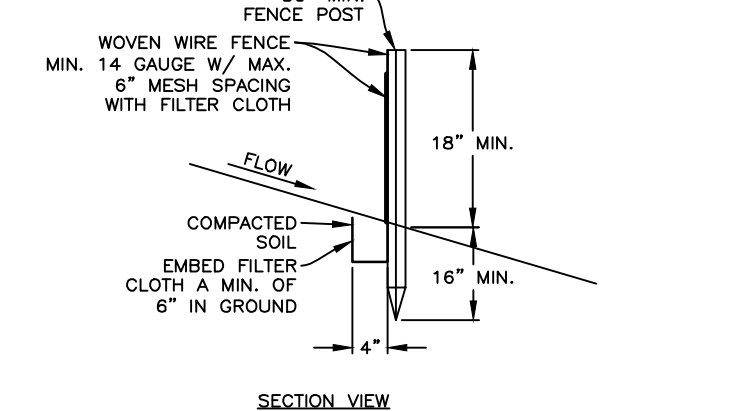
STABILIZED CONSTRUCTION ENTRANCE
(ANTI-TRACKING PAD)
N.T.S.



DRAIN PIPE
TRENCH DETAIL
N.T.S.



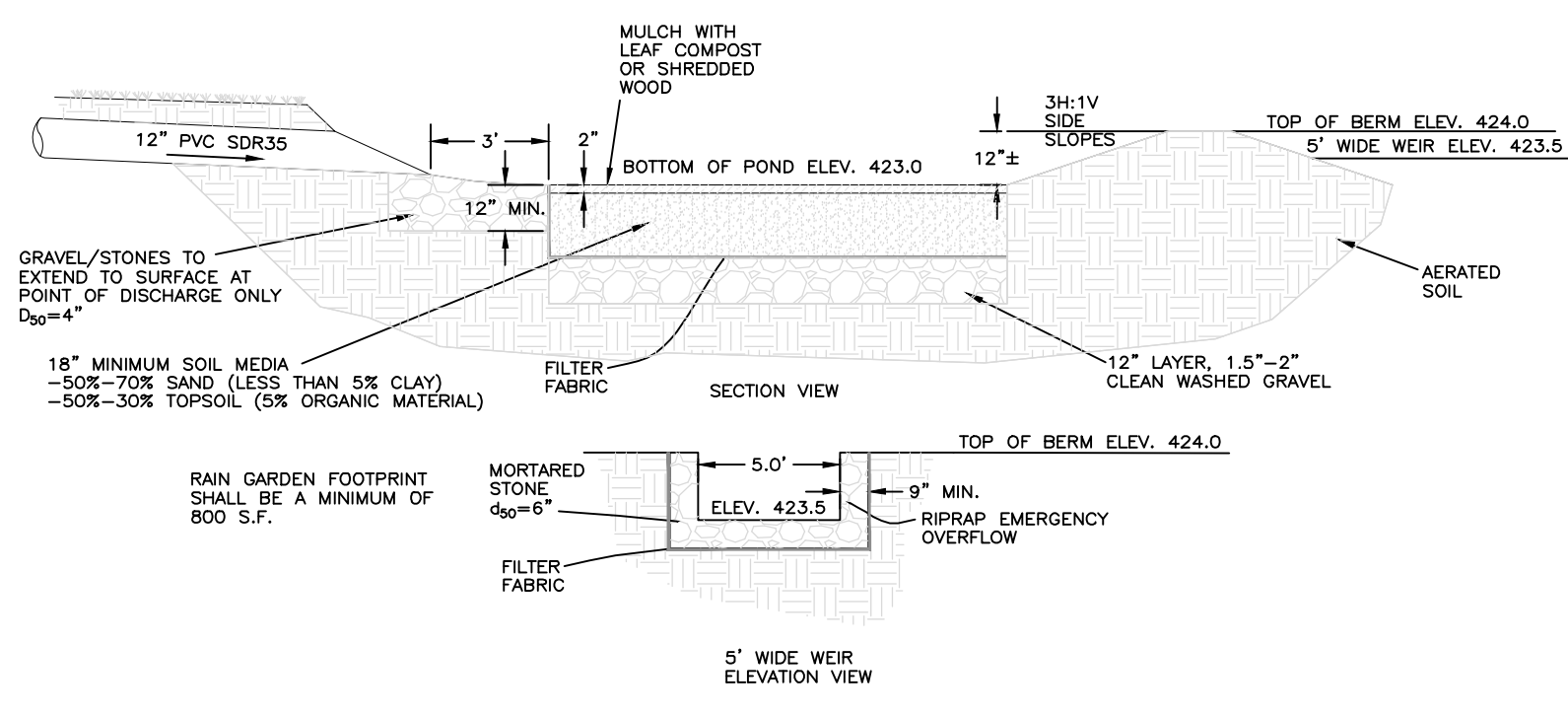
'CULTEC' CHAMBERS INSPECTION
PORT NON-TRAFFIC APPLICATION
N.T.S.



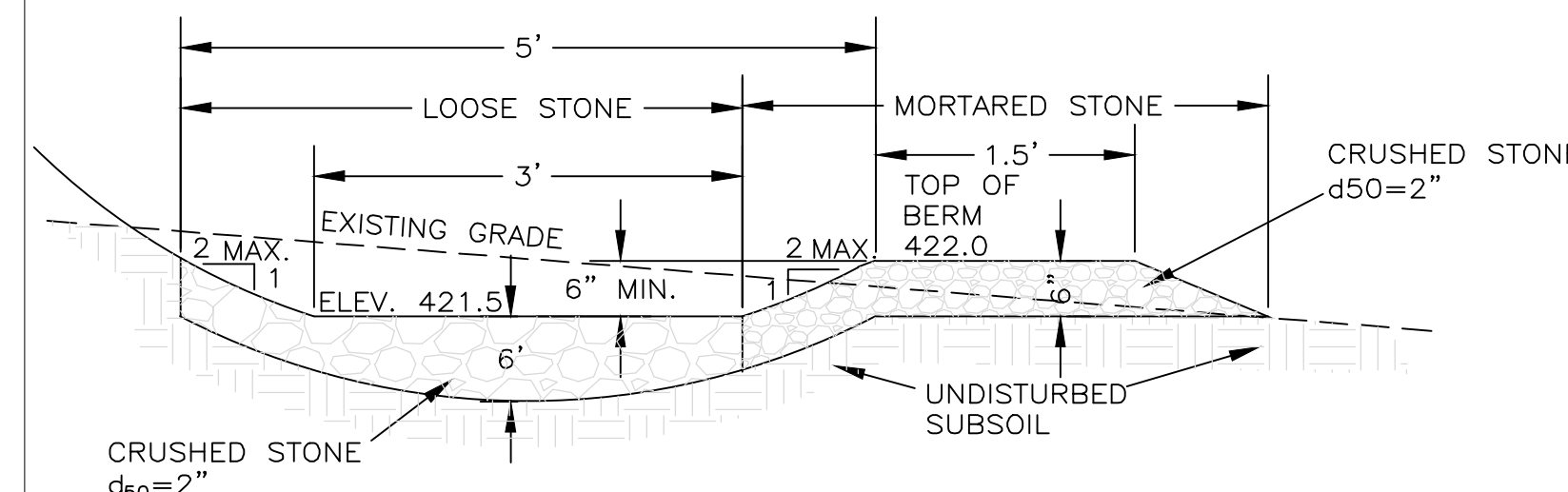
CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POST WITH TIES OR STAPLES. POST SHALL BE STEEL, EITHER "1" OR "1 1/2" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL MEET THE MINIMUM REQUIREMENTS SHOWN.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

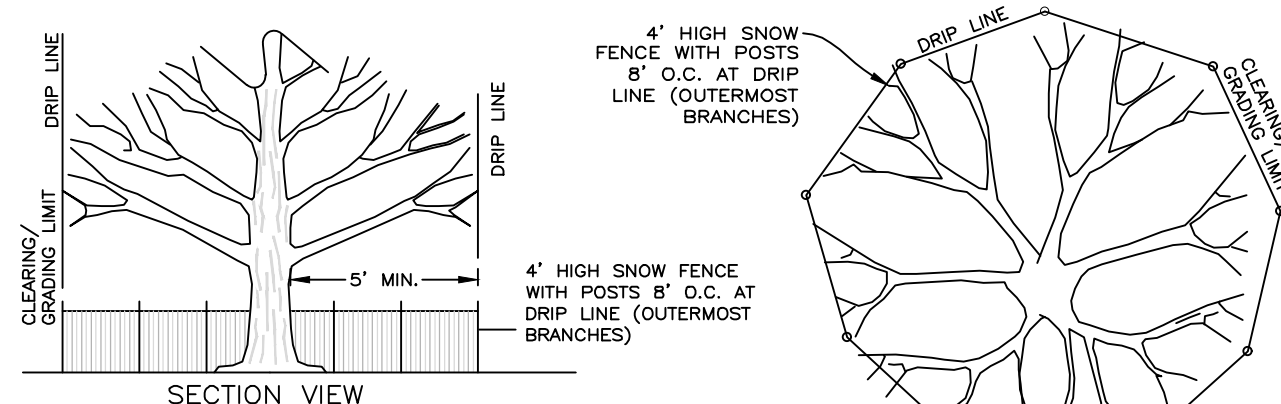
SILT FENCE
N.T.S.



RAIN GARDEN DETAILS
N.T.S.

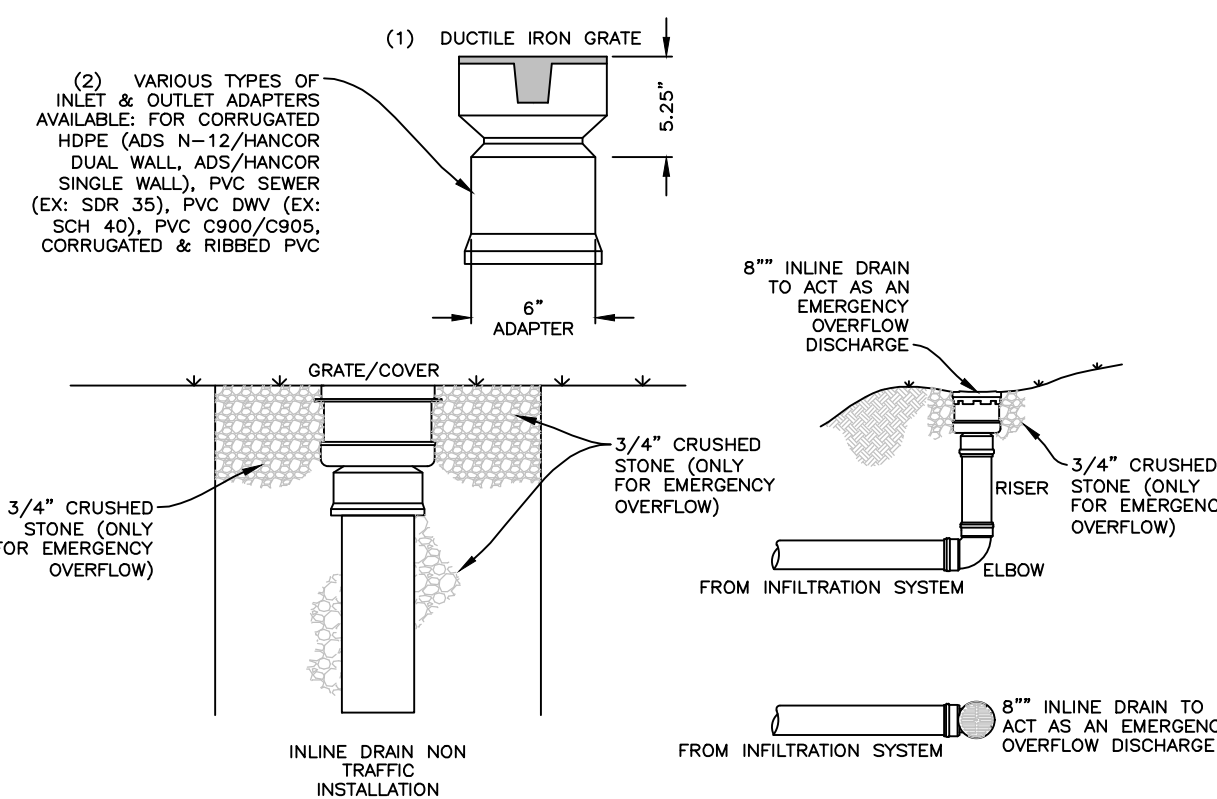


LEVEL SPREADER
N.T.S.

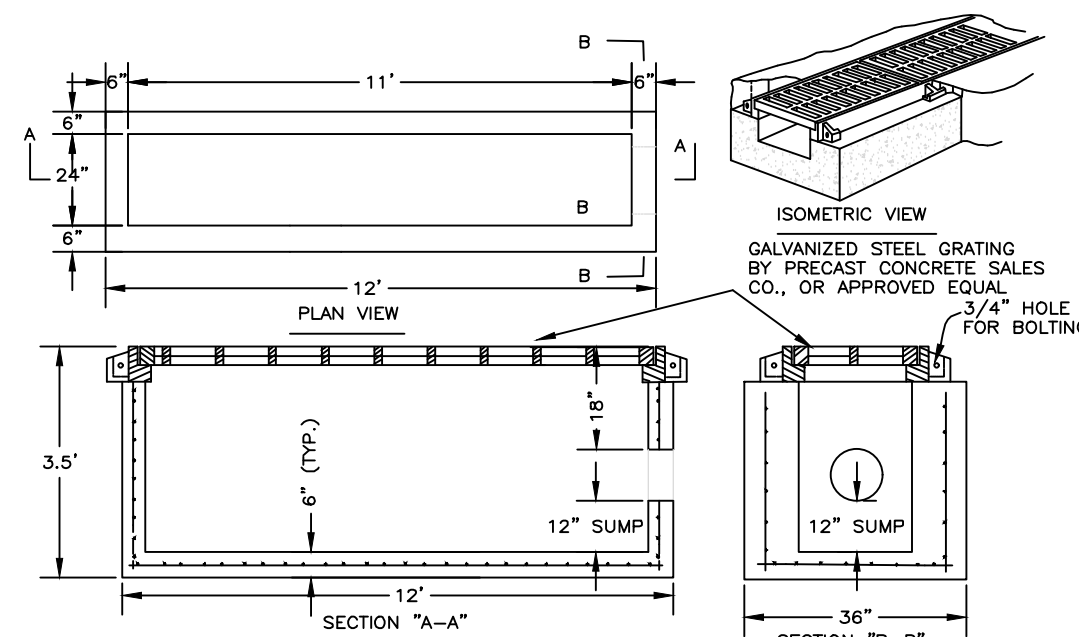


NOTES: CONSTRUCTION EQUIPMENT, OR VEHICLES SHALL NOT BE PARKED OR OPERATED UNDER THE CANOPY OF A PROTECTED TREE.
EXCAVATION OR STOCKPILING UNDER PROTECTED TREES IS NOT ACCEPTABLE.
BOARDS OR FENCES SHALL NOT BE NAILED TO PROTECTED TREES.

TREE PROTECTION DETAIL
N.T.S.



EMERGENCY OVERFLOW
DISCHARGE
N.T.S.



NOTE: TRENCH DRAIN SHALL BE PROVIDED BY PRECAST CONCRETE SALES CO. OR APPROVED EQUAL. CONCRETE TO TEST 4000 PSI @ 28 DAYS. STRUCTURE SHALL BE H-20 LOAD RATED.

TRENCH DRAIN DETAIL
N.T.S.

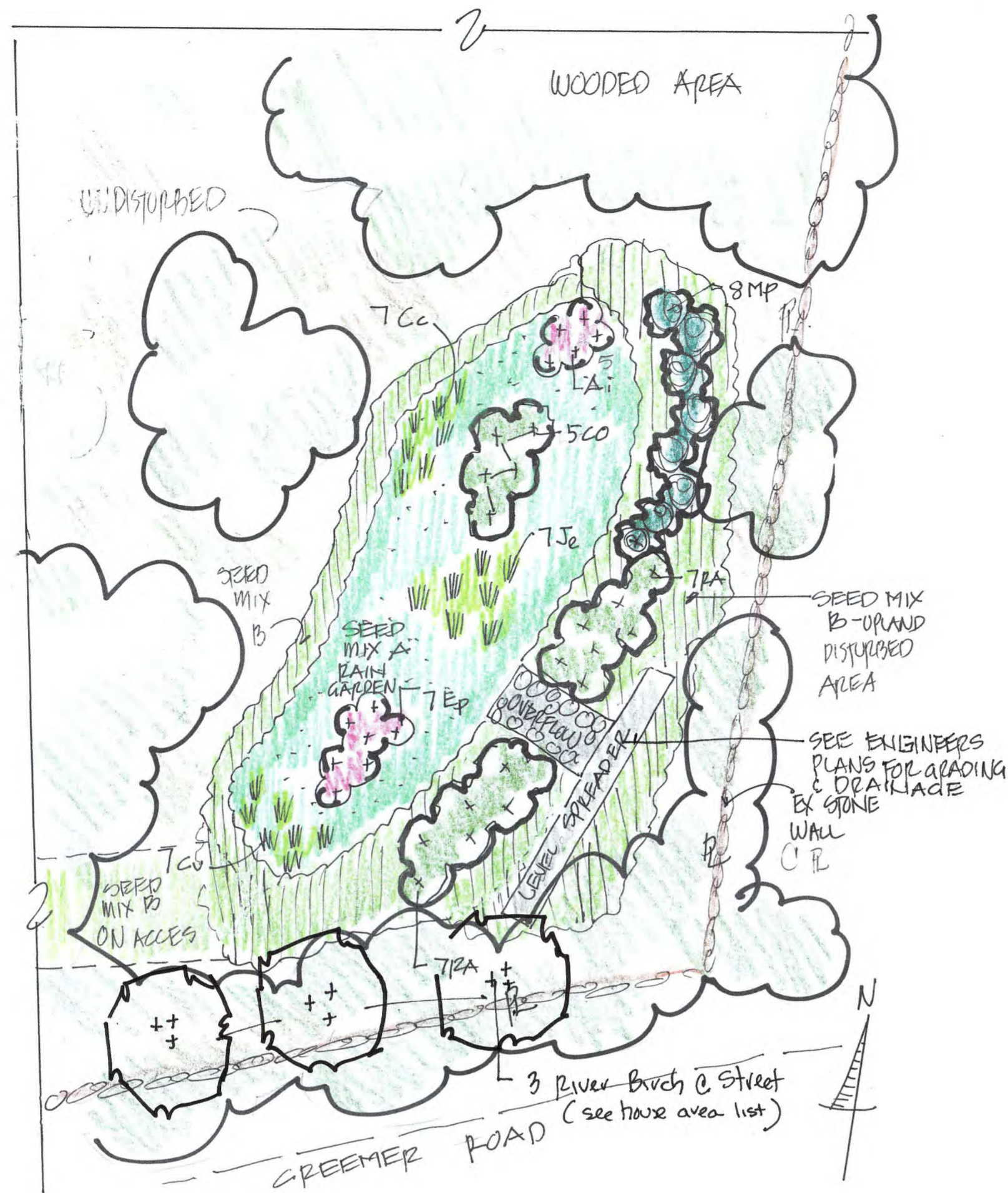


IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209(2), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER ANY ITEM ON THIS PLAN IN ANY WAY. IF ANY ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



ALFONZETTI ENGINEERING, P.C.
14 SMITH AVE, MT. KISCO, N.Y. 10549
914-666-9800 INFO@ALFONZETTIENG.COM

SITE DATA	
OWNER/APPLICANT: 34 CREEMER LLC	REVISIONS: REVISED: JULY 20, 2023
SITE ADDRESS: 34 CREEMER ROAD, ARMONK, NY 10504	SHEET: 03 OF 03
TAX MAP #: 108.04-2-14	PROJECT: 34 CREEMER ROAD
LOT AREA: 2.1465 ACRES	TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK
ZONING: R-2A	



RAIN GARDEN PLANTING PLAN
1" = 10' SCALE

PROJECT LONG-TERM WETLAND MONITORING AND MAINTENANCE PLAN

- Wetland Monitoring & Maintenance Plan**
 - The purpose of the Wetland Monitoring & Maintenance Plan is to ensure that development in the wetland buffer does not compromise the functional integrity of the wetland buffer, ponds or wetlands and resulting mitigation meets its stated goals as described in the Final Resolution adopted by the Town of North Castle "Town" Planning Board for the "Permittee".
- Protocol for Commencement of Wetland Monitoring & Maintenance Plan**
 - Permittee shall implement the mitigation plan (wetland plantings) approved by the Town Planning Board.
 - Following the installation of all wetland mitigation in accordance with the Final Resolution and plans adopted by the Planning Board, the Permittee shall submit two (2) copies of the following:
 - Certification from a Qualified Environmental Consultant ("Consultant") approved by the Planning Board or its designee verifying the proper installation of all plants and materials in accordance with the approved Planning Board Resolution. The Consultant shall note any deficiencies in the installation of the plant materials or deviations from the approved resolution so that these can be corrected before final approval.
 - As-Built plan prepared by a Licensed Engineer or Licensed Surveyor detailing the (1) location of plantings and (2) number of species of individual plants.
 - The monitoring period shall begin with the review of all required submitted information/materials and final written approval by the Town's Wetland Consultant and continue for a period of 5 years.
- Assurances**
 - All plantings and seed mixture applications in conjunction with the mitigation work shall be accomplished in accordance with the approved drawings and completed within the first growing season after site clean-up is complete and soil is re-spread on the disturbed areas to be re-vegetated.
 - The Permittee shall ensure that all plants in conjunction with the wetland mitigation plan shall have a minimum 85% survival rate of installed plants, which must be met or exceeded at the end of the second growing season following the initial planting/seeding. If the 85% survival rate is not met at the end of the second growing season, the Permittee shall take all necessary measures to ensure the level of survival by the end of the next growing season, including replanting and re-grading with topsoil, if necessary. Continue the program for the full term of the 5 years after planting.
- Monitoring Reports**
 - The purpose of the mitigation monitoring and maintenance reports shall be to: (1) evaluate the progress of the establishment of the mitigation areas, (2) assess compliance with plant survival and plant condition requirements, and (3) identify those aspects of the mitigation areas that may require remediation by the Permittee in order to achieve the mitigation objectives.
 - Permittee shall submit the mitigation monitoring and maintenance reports prepared by a Licensed Landscape Architect (or an environmental professional approved by the Town of North Castle) annually no later than November 1st to the Town's Wetland Consultant for review.
 - Information for said reports shall be collected a minimum of 7 times: once prior to construction; once immediately post-construction; and annually for 5 years post-construction between the months of June 1st and September 1st.
 - Minimum requirements for monitoring reports:
 - Identification of the number of surviving approved plants and area coverage at the time of the observation. The report should detail the condition, vigor, size (dbh) of all planted material and compliance with the approved Planning Board Resolution.
 - Color photographs from established stations approved by the Town's Wetland Consultant showing representative conditions in the mitigation areas taken annually during the designated period defined above.
 - An estimate of the vegetative cover in the mitigation areas, noting, in particular, areas which are bare of vegetation and/or locations where erosion and sedimentation are occurring or where invasive plant species have become established. Aerial coverage of invasive plant species must be less than 15% of the total wetland mitigation area on the site.
 - A qualitative analysis of the extent to which the mitigation has been successful. Said reports shall note areas of deficiencies and/or non-compliance and provide recommendations/measures to be taken to ensure continued success of the mitigation efforts and soil stabilization.
- Completion of Monitoring Period**
 - Final Report submitted by the Permittee and certified by the Permittee's Consultant.
 - The Town's Wetland Consultant will review the submitted material and perform an inspection of the site for conformance with the approved Planning Board Resolution and As-Built Plans. Upon review and inspection, the Town's Wetland Consultant shall submit written approval to the Reporting Board.
 - A Monitoring Data Form (in Report) shall be filled out that includes the above information and the following information, if applicable:
 - The vegetative cover shall be comprised of native species (not invasive species), whether planted or resulting from natural colonization. If vegetative cover is less than 85%, replanting shall occur with native species which have survived and show good vigor within the wetland buffer mitigation planting areas.
 - Elimination of invasive plant species. Permittee shall demonstrate 100% removal of target species at initial treatment. Ongoing removal shall be demonstrated at each inspection period. Target species shall be tested, as necessary, to prevent re-establishment, including, but not limited to, Japanese Barberry (*Barberis thunbergii*), Common Reed (*Phragmites australis*), Bittersweet (*Celastrus orbiculatus*), Multiflora Rose (*Rosa multiflora*), Porcelain Berry (*Ampelopsis brevipedunculata*), Autumn Olive (*Elaeagnus umbellata*), Winged Euonymus (*Euonymus alatus*) and Garlic Mustard (*Alliaria petiolata*). It is incumbent on the Permittee to remove such invasive species during the appropriate season in which removal is optimal. Hand removal of any deformed, diseased or otherwise unhealthy plantings and replacement "in kind" as necessary to meet the 85% survival threshold.
 - Pesticide and fertilizer use is restricted within the 100' wetland buffer from the edge of the wetland line, except for those products which are permitted by the NYSDEC.

PLANT LIST- Rain Garden and Buffer Enhancement
Deer Resistant Species

Quan.	Sym.	Botanical/ Common Name	Size/ Root	Remark/ benefit
TREES				
5	AC	Amelanchier canadensis/ Shadblow	6-8' ht. / clump /BB	Fruit, nectar
9	CF	Cornus florida / Flowering Dogwood	1.75-2" Cal./cont.	fruit
SHRUBS				
8	CO	Cephalanthus occidentalis/ Button Bush	2-3' Ht cont.	nectar
22	CA	Clethra alnifolia/ Sweet Pepperbush	2-3' Ht./cont.	nectar
14	RA	Rhus aromatic / Aromatic sumac	2-3' Ht./ cont.	Basin slope/fruit
21	LB	Lindera benzoin /Spicebush	2-3' ht./cont.	Nectar/fruit
18	MP	Myrica pensylvanica/ Bayberry	2-3' Ht./cont.	Basin slope/fruit
13	SL	Spirea latifolia / Meadowsweet	2-3' Ht./cont.	nectar
FORBS				
12	Ai	Asclepias incarnata / Swamp Milkweed	5 pt.	Nectar
14	Ep	Eupatorium purpureum/ Joe-Pye Weed	5 pt.	Nectar
14	Md	Monarda didyma/ Beebalm	5 pt.	Nectar
7	Iv	Iris versicolor / Blue Flag Iris	5 pt.	Nectar
21	Am	Aster macrophyllus/ Big Leaf Aster	5 pt.	nectar
14	Cr	Cimicifuga racemosa / Bugbane	5 pt.	Nectar
28	Sf	Solidago flexicaulis/ ZigZag Goldenrod	5 pt.	nectar
FERNS				
21	Os	Onoclea sensibilis / Sensitive Fern	5 pt.	forage
21	Oc	Osmunda cinnamomea/ Cinnamon Fern	5 pt.	forage
21	Pa	Polystichum acrostichoides / Christmas Fern	5 pt.	forage
21	Tn	Thelypteris noveboracensis/ New York Fern	5 pt.	forage
GRASSES, SEDGES, RUSHES				
7	Cc	Carex comosa/ Bottlebrush Sedge	5 pt./ plugs	seeds
28	Cp	Carex pennsylvanica/ Pennsylvania Sedge	5 pt./ plugs	seeds
7	Cv	Carex vulpinoidea / Fox Sedge	5 pt./plugs	seeds
7	Je	Juncus effusus / Soft Rush	5 pt./plugs	seeds
SEED MIXES				
4650 sq.ft.	A	Rain Garden Mix - item # ERNMX-180 @ 1/2 lb.per 1000 SF. As available at Ernst Seeds www.ernstseed.com	seed	Rain garden moist area & northern wetland
1300 sq. ft + any woodland disturbed areas	B	Native Right-of-Way Woods mix with an annual ryegrass # ERNMX-132-10 @ 1/2 lb. per 1000 SF. As available at Ernst Seeds www.ernstseed.com	seed	Slope around basin and upland disturbed area & disturbed areas in northern & eastern buffer
7,000sq. ft.	C	Deer Resistant Shortgrass Prairie for Dry Soils mix with an annual ryegrass #50014 @ 1/4 lb. per 1000 SF. As available at Prairie Nursery www.prairienursery.com	seed	Septic field meadow

PLANT LIST - HOUSE AREA

Deer resistant, 95% native

Quan.	Sym.	Botanical/ Common Name	Size/ Root	Remark
TREES				
2	AG	Amelanchier x grandiflora /Autumn Brilliance Shadblow	8-10' Ht multi stem / B&B	White flowers, fruits
6	BN	Betula nigra 'Heritage' Heritage River Birch	8-10' Ht multi stem / B&B	Frontage, bark interest
3	CF	Cornus florida / Flowering Dogwood	6-7' Ht / B&B	White, fruits, fall color
1	MV	Magnolia virginiana / Sweetbay	6-7' Ht / B&B	Fragrant accent
2	QB	Quercus bicolor/ White Oak	2.5-3" Cal./BB	Entry, acorns
8	TGG	Thuja plicata 'Green Giant' Green Giant Arborvitae	7-8' ht /BB	privacy planting, cover
SHRUBS				
3	CA	Clethra alnifolia/ Sweet Pepperbush	#3 cont.	By relo wall
2	ID	Ilex x Dragon Lady/ Dragon Lady Holly	5-6' Ht/ Cont	Evergreen accent
5	IV	Itea virginiana / Sweetspire	#3/ Cont.	Foundation
8	IG	Ilex glabra 'compacta' / Compact Inkberry	#5' / Cont	evergreen
6	JH	Juniperus horizontalis/ Rockspray Juniper	#3/ Cont.	Evergreen slope holding
7	LA	Leucothoe axillaris/ Coastal Leucothoe	#3/ Cont	evergreen
30	RA	Rhus aromatica 'Gro-Lo' / Gro-Lo Sumac	#3 Cont.	Slope holding
1	SV	Syringa vulgaris/ Common Lilac	3-4' Ht/ Cont	Fragrant accent
FERNS, FORBS & GRASSES				
48	Pv	Panicum virgatum 'Shenandoah'/ Shenandoah Switchgrass	2 gal cont	Slope, compact variety
9	Ss	Schizachyrium scoparium/ Little Bluestem 'The Blues'	2 gal. cont.	Sun, blue tone
7	PA	Polystichum acrostichoides/ Christmas Fern	1 gal./cont	Shade, evergreen

Approved By Town of North Castle Planning Board:
Resolution, Dated _____

Christopher Carthy, Chairman
Town of North Castle Planning Board

Engineering Plans Reviewed for Conformance To Resolution:
Date: _____

Joseph M. Cermele, PE
Kellard Sessions, Consulting
Consulting town Engineers

PLANT NOTES

- VERIFY THE LOCATION OF ALL UTILITY LINES PRIOR TO ANY PLANTING PIT EXCAVATION. CONTACT 'DIG SAFELY NEW YORK' AT 811 OR 1-800-962-7962 AT LEAST 72-HOURS PRIOR TO THE COMMENCEMENT OF ANY DIGGING OPERATIONS.COORDINATE WITH BUILDER REGARDING OTHER UNDERGROUND SYSTEMS.
- NOTIFY THE LANDSCAPE ARCHITECT AT LEAST FIVE (5) DAYS IN ADVANCE OF PLANT MATERIAL DELIVERY TO THE SITE.
- LAYOUT ALL PLANT MATERIAL WITH THE LANDSCAPE ARCHITECT PRIOR TO PLANT PIT EXCAVATION. SET UP OF ALL MATERIAL IN BEDS REQUIRED FOR OWNERS AND LANDSCAPE ARCHITECTS APPROVAL PRIOR TO PLANTING. SEE PLAN FOR BED AND PLANT LAYOUT.
- IF ANY DISCREPANCY OCCURS BETWEEN THE QUANTITIES CALLED FOR IN THE PLAN, NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO BID.
- ALL PLANT MATERIAL IS TO CONFORM TO THE REQUIREMENTS OF THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN FOR EXTRA HEAVY GRADE UNLESS OTHERWISE SPECIFIED, TRUE TO NAME AND SIZE. INVESTIGATE SOURCES OF SUPPLY AND BE CERTAIN IT WILL BE POSSIBLE TO PROVIDE ALL PLANT MATERIALS SPECIFIED IN THE QUALITY AND QUANTITY REQUIRED PRIOR TO BIDDING.
- ANY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD, DYING NOT TRUE TO NAME OF SIZE AS SPECIFIED OR NOT IN SATISFACTORY GROWTH, OR HAVING BRANCHED OR DEFORMED STRUCTURE DUE TO LOSS OF LIMBS OR BRANCHED AS DETERMINED BY THE LANDSCAPE ARCHITECT, THAT PLANT MUST BE REMOVED FROM THE PROJECT SITE AND REPLACED WITH AN APPROVED PLANT OF EQUAL SIZE AND SPECIES. PLANT VARIETY AND SIZE SUBSTITUTIONS WILL NOT BE PERMITTED UNLESS PROVED THAT THE SPECIFIED PLANT MATERIAL IS UNATTAINABLE OR CANNOT MEET SPECIFICATION REQUIREMENTS, THEN THE USE OF THE NEAREST EQUIVALENT SIZE OR VARIETY WILL BE CONSIDERED. PLANT MATERIAL LARGER THAN SPECIFIED MAY BE USED AT NO INCREASE IN COST. PROPOSED SUBSTITUTIONS MUST RECEIVE THE LANDSCAPE ARCHITECT'S AUTHORIZATION PRIOR TO BID AND PRIOR TO PURCHASE.
- STAKE TREES ONLY AS NECESSARY TO INSURE STABILITY.
- ALL STOCKPILED MATERIALS ARE TO BE STORED IN AN AREA WITH GOOD SURFACE DRAINAGE, SOIL BALLS ARE TO BE COVERED WITH MULCH AND PLANTS ARE TO BE WATERED FREQUENTLY TO KEEP SOILS BALLS MOIST.
- ALL PLANT MATERIALS ARE TO BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AS DETERMINED BY THE LANDSCAPE ARCHITECT.
- RESTORE ALL DISTURBED OR DAMAGED AREAS RESULTING FROM PLANTING OPERATIONS TO ORIGINAL CONDITIONS.
- MULCH TREES AND SHRUBS INDIVIDUALLY WITH 2" OF SHREDDED PINE BARK. PROVIDE SAMPLE OF MULCH FOR OWNER'S APPROVAL. PROVIDE PER YARD PLACE & SPREAD TOPSOIL PRICE.
- CONTRACTOR TO PROVIDE INITIAL WATERING AND FOLLOW UP WITH BUILDER OR OWNER TO ASSURE FUTURE WATERING NEEDS ARE MET FOR GUARANTEE PERIOD.
- SEED MIX AREAS WITH APPROVED MIX AND MULCH NEW SEED WITH CHOPPED STRAW. ASSURE GOOD SEED TO SOIL CONTACT HAS BEEN MADE.WATER NEW SEEDING AS NEEDED DEPENDING ON NATURAL RAINFALL CONDITIONS

GENERAL NOTES:

- TOPOGRAPHY, BOUNDARY LINE INFORMATION, TREE LOCATIONS, HOUSE AND DRAINAGE INFORMATION FROM PLAN BY ALFONEZETTI ENGINEERING P.C.
- CONTRACTOR RESPONSIBLE FOR LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION OR PLANTING OPERATIONS
- THIS PLAN IS FOR PERMITTING ONLY AND NOT FOR CONSTRUCTION
- SEE SHEET M.2 FOR PLANT NOTES, LISTS AND RAIN GARDEN PLANTING PLAN
- THIS PLAN IS FOR MITIGATION PLANTING, HOUSE PLANTINGS AND TREE PROTECTION ONLY. SEE ENGINEERS PLAN TITLED 'SITE PLAN' BY ALFONZETTI ENGINEERING, P.C. DATED MAY 22, 2023, FOR FINAL HOUSE AND DRIVE LOCATION, GRADING AND DRAINAGE DETAILS.



DATE	SHEET	REVISION NOTES
5-1-18	M.2	Add Gen. Notes to sheet
6-9-18	M.2	update notes
6-20-18	M.2	add 10 trees
9-20-18	M.2	add town monitoring notes,
		update note 5 in general notes
7-28-23	M.2	revise House Area Plant List + note 5

PLANTING NOTES & DETAILS

34 CREEPER ROAD
NORTH CASTLE, NY
Date: **04-04-18**

JAY FAIN & ASSOCIATES, LLC
Environmental Consulting Services
134 Round Hill Road Fairfield, CT 06424
203-254-1366 • fax: 203-254-1367
Sheet No.: **M.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

34 Creemer Road



TOWN OF NORTH CASTLE
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Important General Information

- Prior to submitting an application, the "Notice to Applicants" should be reviewed.
- To appear before the Planning Board, all required application materials shall be submitted not later than **12:00 P.M., Monday, fourteen (14) days** prior to the date of the Planning Board meeting at which the application is scheduled to be heard or as otherwise noted by the Planning Board Secretary. Continuing Business can be submitted 12 days prior to the Next Planning Board meeting by the close of business. Except where noted.
If all required application materials, including the pertinent application fee and escrow monies are not submitted by that deadline, the application shall be automatically removed from the agenda.
At the discretion of the Planning Board Chairman, the application may be rescheduled, if appropriate, for the next available Planning Board meeting or the application may be removed from future agendas altogether. Without prior authorization from the Planning Board, application submissions shall not be accepted at Planning Board meetings.
- At the time of submission, all required application materials shall be submitted. **Piecemeal** submissions **shall not** be accepted. Substitution of previously submitted materials shall not be permitted.
- All submissions shall be dated, with revision dates identified on new submissions.
- All submissions shall be accompanied by a cover letter describing the project and/or any changes as compared to previous submissions.
- To be considered complete for Planning Board hearing purposes, an application package shall contain the information identified in Parts IV and V of this application form.



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**AT THE TIME OF SUBMISSION TO THE PLANNING DEPARTMENT
PLEASE MAKE SURE THE FOLLOWING IS PROVIDED**

- ✓ SUBMISSION OF A SINGLE PDF FILE (PLANS, APPLICATION FORM, OTHER PAPERWORK) ON A DISK, THUMBDRIVE OR EMAIL

- ✓ COVER LETTER DESCRIBING THE PROJECT OR CHANGES TO THE PROJECT

- ✓ ALL PLANS ARE SIGNED AND SEALED BY A LICENSED NYS PROFESSIONAL



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NOTICE TO APPLICANTS

In the Town of North Castle, the Planning Board is responsible for the review and approval of all applications concerning site plans, subdivisions and lot line changes; some applications concerning special use permits, wetlands permits and tree removal permits; and the environmental review of those applications over which it has jurisdiction. The Planning Board may also have an advisory role in connection with some applications before the Town Board, such as those involving other categories of special use permits and zoning amendments.

The Planning Board is composed of five volunteer members – all residents of North Castle – who are appointed by the Town Board for five-year terms. As part of the review of some applications, the Planning Board is assisted on an as-needed basis by other lay boards of the Town, such as the Conservation Board (CB), the Zoning Board of Appeals (ZBA), the Open Space Committee and the Architectural Review Board (ARB). As part of the review of most applications, the Planning Board is also assisted by the Director of Planning, the Town Engineer, the Town Attorney and other special consultants when required.

FEES:

If you submit an application for Planning Board review, you will be required to reimburse the Town for the cost of professional review services, including legal and engineering services, incurred in connection with the review of your application. The charges for professional planning review services have been \$120/hour. If other types of professional consultant review services are required, those charges will be in accord with fees usually charged for such services and pursuant to a contractual agreement between the Town and such professional.

At the time of submission of an application, the Planning Board will require the establishment of an escrow account from which withdrawals shall be made to reimburse the Town for the cost of consultant fees and professional staff services.

ESCROW ACCOUNT:

Escrow Accounts are established for each application. Monies will be deducted from the account for professional review services rendered. Monthly escrow disbursement summaries will be mailed for your reference regarding your project. When the balance in such escrow account is reduced to one-third (1/3) of its initial amount, a letter will be mailed to the applicant and the applicant shall deposit additional funds into such account to restore its balance to the amount of the initial deposit. Additional information on these requirements is provided in the North Castle Town Code (see Sections 355-79B and 275-36.C).



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PROCEDURE:

Prior to submitting an application to the Planning Board for review and approval, prospective applicants should schedule an appointment with the Planning Board Secretary at (914) 273-3542 for a consultation with the Town Planner and the Town Engineer. When the appointment is made, a verbal description of the proposal should be provided to the Planning Board Secretary. The Town of North Castle is providing the services of the Director of Planning and the Town Engineer for *initial* consultation at no cost to the applicant so that it is possible to conduct the application review as efficiently as possible for the benefit of the applicant as well as the Planning Board.

After meeting with the Town Planner and Town Engineer, prospective applicants should prepare one complete set of application documents and plans. This set will be reviewed for completeness by the Town Planner. If determined to be incomplete, the Planning Department will submit a checklist indicating which items have not been adequately addressed. If determined to be complete, the checklist will be initialed and the Applicant should submit the remainder of the required application packages.

Once the checklist has been initialed and all application packages have been submitted, the Planning Board Secretary will schedule the application for the first available opening on the Planning Board's meeting agenda. However, if the required application material packages, including the pertinent application fee are not received at the Planning Board office by 12:00 PM, Monday, 14 days prior to the date of the Planning Board meeting at which you are scheduled to appear (or otherwise scheduled by the Planning Board Secretary), your application will be automatically removed from the agenda. At the discretion of the Planning Board Chairman, your application may be rescheduled, if appropriate, for the next available Planning Board meeting or the application may be removed from future agendas altogether. Additional requirements pertinent to each type of application are provided on the individual application forms, which you should carefully review prior to submitting your application.

When an application is deemed complete and submitted for review, it will be forwarded to the Planning Board Members and its professional advisors in advance of the meeting to allow adequate time for review, preparation of written reports and site inspections as necessary. Your application may also be forwarded to other boards and staff of the Town as well as to agencies outside of the Town, if required. Compliance with State Environmental Quality Review (SEQR) procedures is also required as part of the processing of all applications.

At your first appearance before the Planning Board, the Applicant will describe the project and the Planning Board will discuss any preliminary issues. The Planning Board discussion may be continued at future meetings, or if the Planning Board review has progressed sufficiently, the Application may be scheduled for a public hearing (if one is required) The public hearing may occur at a single Planning Board meeting, or it may be adjourned and continued at another Planning Board meeting. Because the nature and complexity of each application varies



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considerably, it is not possible to predict in advance the length of time needed to secure Planning Board approval. There are certain steps that you can take, however, to expedite the review process. These include, but are not limited to, the following:

- Be thoroughly familiar with the requirements pertinent to your application. Carefully review relevant provisions of the North Castle Town Code and the application form for your particular type of application. Be sure to check on what other types of approvals may be required in addition to that of the Planning Board. Approvals by other Town boards or departments as well as agencies outside of the Town may be required before you will be allowed to proceed with your project.
- Make sure that your application materials are accurately prepared and contain all required information. The information that we initially request is required, so make sure that your submission is complete. If supplementary information is requested as the review process continues, make sure that it is submitted in a timely fashion so the Planning Board can continue to move your application along.
- Follow up to make sure that your application materials are being submitted on time, or deliver them to the Planning office yourself.
- Attend the Planning Board meeting at which your application will be discussed and be on time for the meeting. If you cannot appear personally, make sure that your representative will be there and is thoroughly familiar with your application.

If the Application is approved by the Planning Board, a resolution of approval will be adopted by the Planning Board. It is the Applicant's responsibility to address any and all conditions of approval. Permits from the Building Department cannot be issued until all conditions have been addressed and the plans have been signed by the Planning Board Chair and the Town Engineer.

**ON LINE AGENDAS & PLANNING DEPARTMENT MEMORANDA CAN BE
REVIEWED AT**

WWW.NORTHCASTLENY.COM



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INFORMATION REGARDING PUBLIC HEARINGS

1. The North Castle Assessor's Office shall prepare a list of neighbors to be notified for the neighbor notifications and public hearings - **A minimum of one week's notice is required**. The fee is \$50.00 which includes the list of neighbors and two sets of labels for mailing. The Assessor's Office may be reached Monday – Friday from 8:30 a.m.– 4:30 p.m. at 273-3324. You may also e-mail your request to assessor@northcastleny.com

When requesting your list please reference the list of application types below so that you can tell the Assessor's office how many feet on all sides of the property to create the list for.

Subdivisions - All lots zoned R-10, R-5 and R-2F shall notice all neighbors within 200 feet from all sides of their property. All other zoning districts shall notice neighbors within 500 feet from all sides of their property. Public hearing notice must be published in the newspaper.

Special Use Permit for Structures over 800 sq ft. & Accessory Apartment - All Zoning Districts shall notice all neighbors within 250 feet from all sides of their property. Public hearing notice must be published in the newspaper.

Site Plan, Non Residential - All Zoning Districts shall notice all neighbors within 250 feet from all sides of their property. Public hearing notice must be published in the newspaper.

Site Plan, Residential/ Neighbor Notification – All zoning districts R-3/4A or smaller shall notice all neighbors within 250' from all sides of their property. All zoning districts zoned R-1A or larger shall notice all neighbors within 500' from all sides of the property. No public hearing required, no publication in the newspaper required.

Wetlands Permit - All Zoning Districts shall notice all abutting property owners. Public hearing notice must be published in the newspaper.

2. The Director of Planning will prepare a Public Notice. The applicant and or professional will review, sign, date and return to the Planning Department Secretary. If there are any changes necessary, please edit and return for corrections. The corrections will be made and emailed back to the applicant who will forward it to the Journal Newspaper, when applicable.

If notification to the newspaper is not required, please continue to #3.



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Director of Planning

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

You may email your public notice to legals@lohud.com. Please request an affidavit of publication which must be submitted to the Planning Board secretary prior to the public hearing. The Journal News requires three days prior notice before 12 noon, not counting weekends and holidays, for ad placement. Make sure the notice placement of the ad in the Greater Westchester Area. This notice cannot be published any sooner than 20 days prior to the meeting and must be published no less than 10 days prior to the meeting.

If you have any questions regarding your publication you may call 888-516-9220:
Email Address: legals@lohud.com

It is suggested that you purchase the newspaper for your records the day the notice is published.

3. Send out the Public Hearing Notice/ Neighbor Notification by First Class Mail. Notice shall be mailed by the applicant in official envelopes provided by the North Castle Planning Department; the list of noticed neighbors will be prepared by the Assessor's Office. This must be sent out no less than 10 days prior to the meeting and no more than 20 days prior to the meeting date. A Certificate of Mailing (PS Form 3817 or 3877) shall be filled out and post marked by the Post Office on the day of mailing. Neighbor Notifications – no publication in the newspaper required.
4. The Friday before the meeting or no later than 12:00 p.m. the day of the meeting the following **must** be submitted.
 - List of Neighbors prepared by the Assessor's Office
 - Certificate of Mailing – PS form 3817 or 3877 post marked by the US Post Office
 - Affidavit of publication from the Newspaper (only if published in the newspaper)



Firm Mailing Book For Accountable Mail

Name and Address of Sender

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

Affix Stamp Here
(if issued as an international certificate of mailing or for additional copies of this receipt).
Postmark with Date of Receipt.

USPS Tracking/Article Number	Postmaster, Per (Name of receiving employee)	Postage	(Extra Service) Fee	Handling Charge - if Registered and over \$50,000 in value	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.														
2.														
3.														
4.														
5.														
6.														
7.														
8.														

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office



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

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



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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.

David E. Graber

9.11.23

Applicant Signature

Date:

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

Name of Property Owner: 34 Creemer LLC

Mailing Address: 32 Creemer Road, Armonk, NY 10504

Telephone: _____ Fax: _____ e-mail davidgraber@gmail.com

Name of Applicant (if different): _____

Address of Applicant: _____

Telephone: _____ Fax: _____ e-mail _____

Interest of Applicant, if other than Property Owner:

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

Yes No

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

Name of Professional Preparing Site Plan:
Ralph Alfonzetti (Alfonzetti Engineering, P.C.)

Address: 14 Smith Avenue, Mount Kisco, NY 10549

Telephone: 914-666-9800 Fax: _____ e-mail info@alfonzettieng.com

Name of Other Professional: Mod Squad

Address: 961 Long Ridge Road, Stamford, CT 06902

Telephone: 475-746-1874 Fax: _____ e-mail hello@themodularquad.com

Name of Attorney (if any): _____

Address: _____

Telephone: _____ Fax: _____ e-mail _____

Applicant Acknowledgement

By making this application, the undersigned Applicant agrees to permit Town officials and their designated representatives to conduct on-site inspections in connection with the review of this application.

The Applicant also agrees to pay all expenses for the cost of professional review services required for this application.

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

Signature of Applicant: David E. Graber Date: 9.11.23

Signature of Property Owner: David E. Graber Date: 9.11.23

MUST HAVE BOTH SIGNATURES

II. IDENTIFICATION OF SUBJECT PROPERTY

Street Address: 34 Creemer Road

Location (in relation to nearest intersecting street):

400 ± feet (north, south, east or west) of Green Valley Road

Abutting Street(s): Creemer Road

Tax Map Designation (NEW): Section 108.04 Block 2 Lot 14

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

Zoning District: R-2A Total Land Area 93,503.1734 S.F. (2.1465 AC.)

Land Area in North Castle Only (if different) _____

Fire District(s) Armonk FD School District(s) Byram Hills

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): Greenwich

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

The existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel lines?

No 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:

108.02-2-39 (32 Creemer Road)

III. DESCRIPTION OF PROPOSED DEVELOPMENT

Proposed Use: Single Family Residential

Gross Floor Area: Existing _____ S.F. Proposed 7,646 S.F.

Proposed Floor Area Breakdown:

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

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

Other Nonresidential _____ S.F.; **Residential** 7,646 S.F.;

Number of Dwelling Units: 1

Number of Parking Spaces: Existing 0 Required 2 Proposed 2

Number of Loading Spaces: Existing 0 Required 0 Proposed 0

Earthwork Balance: Cut 1,895 C.Y. Fill 918 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 _____ Yes X

(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.)

IV. SUBMISSION REQUIREMENTS

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

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

(continued next page)

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:

- X Location of existing use and design of buildings, identifying first floor elevation, and other structures.
- N/A Location of existing parking and truck loading areas, with access and egress drives thereto.
- X 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.
- X Location of all other existing site improvements, including pavement, walks, curbing, retaining walls and fences.
- X Location, size and design of existing signs.
- N/A Location, type, direction, power and time of use of existing outdoor lighting.
- N/A Location of existing outdoor storage, if any.
- X Existing topographical contours with a vertical interval of two (2) feet or less.
- X 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:

- X Proposed location of lots, streets, and public areas, and property to be affected by proposed easements, deed restrictions and covenants.
- X Proposed location, use and architectural design of all buildings, including proposed floor elevations and the proposed division of buildings into units of separate occupancy.
- N/A Proposed means of vehicular and pedestrian access to and egress from the site onto adjacent streets.
- X Proposed sight distance at all points of vehicular access.
- N/A Proposed number of employees for which buildings are designed
- N/A 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.
- N/A 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.
- X 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.

- 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.
- N/A Location, size and design of all proposed signs.
- N/A Location, type, direction, power and time of use of proposed outdoor lighting.
- N/A Location and design of proposed outdoor garbage enclosure.
- N/A 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.
- N/A Type of power to be used for any manufacturing
- N/A Type of wastes or by-products to be produced and disposal method
- N/A In multi-family districts, floor plans, elevations and cross sections
- X 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.
- N/A 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.
- X 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.

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: 34 Creemer Road							
Project Location (describe, and attach a location map): 34 Creemer Road, Armonk, NY 10504							
Brief Description of Proposed Action: Proposed single family residence, driveway, pool & similar improvements.							
Name of Applicant or Sponsor: 34 Creemer LLC		Telephone: E-Mail: davidgraber@gmail.com					
Address: 32 Creemer Road							
City/PO: Armonk		State: NY	Zip Code: 10504				
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%; border-collapse: collapse;"> <tr> <th style="width: 50%; text-align: center;">NO</th> <th style="width: 50%; text-align: center;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><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%; border-collapse: collapse;"> <tr> <th style="width: 50%; text-align: center;">NO</th> <th style="width: 50%; text-align: center;">YES</th> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? _____ 2.1465 acres b. Total acreage to be physically disturbed? _____ 0.776 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 7.9765 acres							
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ Proposed 800 s.f. rain garden to capture stormwater runoff. _____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: David Graber _____ Date: 9.11.23 _____</p> <p>Signature: <i>David E. Graber</i> _____</p>		



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GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: 34 Creemer Road Date: 09/11/2023

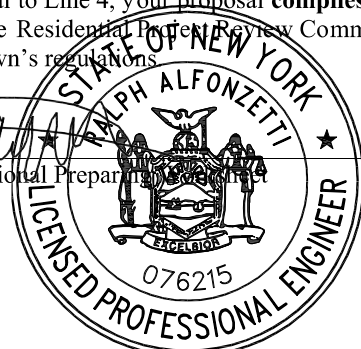
Tax Map Designation or Proposed Lot No.: 108.04-2-14

Gross Lot Coverage

1. Total lot Area (Net Lot Area for Lots Created After 12/13/06): 93,503.1734 S.F.
2. **Maximum** permitted gross land coverage (per Section 355-26.C(1)(b)): 13,748.7 S.F.
3. **BONUS** maximum gross land cover (per Section 355-26.C(1)(b)):
 Distance principal home is beyond minimum front yard setback
6.9 x 10 = 69 69 S.F.
4. **TOTAL Maximum Permitted gross land coverage** = Sum of lines 2 and 3 13,817.7 S.F.
5. Amount of lot area covered by **principal building**:
0 existing + 2,550.8 proposed = 2,550.8 S.F.
6. Amount of lot area covered by **accessory buildings**:
0 existing + 0 proposed = 0 S.F.
7. Amount of lot area covered by **decks**:
0 existing + 0 proposed = 0 S.F.
8. Amount of lot area covered by **porches**:
0 existing + 397.7 proposed = 397.7 S.F.
9. Amount of lot area covered by **driveway, parking areas and walkways**:
0 existing + 2,287.9 proposed = 2,287.9 S.F.
10. Amount of lot area covered by **terraces**:
0 existing + 832 proposed = 832 S.F.
11. Amount of lot area covered by **tennis court, pool and mechanical equip**:
0 existing + 800 proposed = 800 S.F.
12. Amount of lot area covered by **all other structures**:
0 existing + 356.7 proposed = 356.7 S.F.
13. Proposed **gross land coverage**: Total of Lines 5 – 12 = 7,225.1 S.F.

If Line 13 is less than or equal to Line 4, your proposal **complies** with the Town's maximum gross land coverage regulations and the project may proceed to the Residential Project Review Committee for review. If Line 13 is greater than Line 4 your proposal does not comply with the Town's regulations.

Adam R. Kaufman
 Signature and Seal of Professional Preparation



09/11/2023
 Date

WETLANDS AND DRAINAGE APPLICATION TOWN OF NORTH CASTLE BUILDING DEPARTMENT

DATE: 09 / 25 / 2023 \$50 (min.) for Residential Apps. FEE: \$ 50
\$250 (min.) for Commercial Apps.

1. NAME & ADDRESS OF APPLICANT: OWNER (IF DIFFERENT):
34 Creemer LLC _____
32 Creemer Road _____
Armonk, NY 10504 _____
TELEPHONE: (____) _____ - _____ TELEPHONE: (____) _____ - _____

2. STREET ADDRESS OF PROPERTY: 34 Creemer Road
SECTION: 108.04 BLOCK: 2 LOT: 14

3. DESCRIPTION OF PROPOSED WORK & MATERIALS: PLANS & SPECIFICATIONS ANNEXED HERETO. STATE NAME AND OCCUPATION OF PREPARER:
Proposed single family residence, driveway, walkway, pool, pool patio & similar improvements. Prepared by civil engineer (Alfonzetti Engineering, P.C.)

4. IMPACT STATEMENT (IF REQUIRED) PREPARED BY: N/A

DATED: 09 / 26 / 2023 APPLICANT'S SIGNATURE: 

NOTE: WETLANDS APPLICATIONS WILL BE REVIEWED BY THE TOWN BOARD, THE PLANNING BOARD, THE CONSERVATION BOARD, OR THE TOWN ENGINEER AT THE DISCRETION OF THE TOWN ENGINEER.

Do you have any intention of tearing down a house to build a new house within the next SIX (6) months?
 Yes No

Do you have any intention to expand a house over 1500 square feet within the next SIX (6) months?
 Yes No

If the Planning Board has granted you approval previously, on what dates were you approved? (List Below)

Planning Board Approval: 12/20/2018