

**ALP Engineering**  
& Landscape Architecture, PLLC

November 5, 2020

Residential Project Review Committee  
Town of North Castle  
17 Bedford Road  
Armonk, NY 10504

**Re: Siminerio Property Project**  
**3 Seymour Place East**  
**Armonk, NY 10504**

Dear Mr. Kaufman, Chair and Members of the Residential Project Review Committee:

We are pleased to submit the following drawings and documents in support of this application by Michael Siminerio, the owner of the property located at 3 Seymour Place East, for your consideration:

<u>Drawing No.:</u>	<u>Drawing Title:</u>	<u>Dated:</u>
C-101	Site Plan	11/02/2020
C-102	Erosion and Sediment Control Plan	11/02/2020
C-103	Construction Details	11/02/2020

Plus, the following documents:

- Residential Project Review Committee (RPRC) Application Form;
- Attachment 1, Gross Land Coverage, dated 11/02/2020;
- Gross Land Coverage Calculations Worksheet, dated 11/02/2020.

The Siminerio Property project involves the construction of a 55' x 22' inground pool in the rear yard of the property. Only lawn will be installed around the perimeter of the pool. A total of 6 Cultec 330XLHD chambers are proposed to be installed for peak rate attenuation of the additional runoff from the pool and to temporarily contain 6" of drawdown of pool water. It is proposed to relocate the existing stone/boulder wall in the rear yard of the property to the location shown on the plans. A 4-foot height fence is also depicted on the plan for safety and security.

P.O. Box 843 Ridgefield, CT 06877  
EAEC Office: 162 Falls Road Bethany, CT 06524  
Direct: (475) 215-5343 Mobile: (203) 710-0587  
EAEC Tel: (203) 393-0690 x114  
Email: alan@eaec-inc.com



Since the application does not contain any new buildings, the Floor Area Coverage Calculations Worksheet is not being submitted.

We trust that the information is complete and that this matter can be placed before the RPRC at its next available meeting. The application fee for this submission will be sent under separate cover by the applicant.

If you have any questions regarding the attached drawings and form, or require any additional information, please feel free to call me on my direct line at (475) 215-5343.

Sincerely,

ALP ENGINEERING & LANDSCAPE ARCHITECTURE, PLLC

A handwritten signature in black ink, appearing to read "Alan L. Pilch".

Alan L. Pilch, PE, RLA  
Principal

cc: Michael Siminerio



# TOWN OF NORTH CASTLE

WESTCHESTER COUNTY  
17 Bedford Road  
Armonk, New York 10504-1898

RESIDENTIAL PROJECT  
REVIEW COMMITTEE  
Adam R. Kaufman AICP, Chair

Telephone: (914) 273-3000 x 43  
Fax: (914) 273-3554  
www.nortcastleny.com

## RESIDENTIAL PROJECT REVIEW COMMITTEE (RPRC) APPLICATION

### Section I- PROJECT

ADDRESS: 3 Seymour Place East, Armonk \_\_\_\_\_

### Section III- DESCRIPTION OF WORK:

Construction of an inground swimming pool in the rear yard of the 2.002 acre property. The proposed pool would be 55' in length by 22' in width. Only lawn would be installed around the pool perimeter. Runoff from the pool and pool coping would be conveyed to a drain around the pool perimeter to a proposed stormwater / pool drawdown management practice.

### Section III- CONTACT INFORMATION:

APPLICANT: Michael Siminerio \_\_\_\_\_

ADDRESS: 3 Seymour Place East, Armonk, NY 10504 \_\_\_\_\_

PHONE: \_\_\_\_\_ MOBILE: (917) 543-0352 EMAIL: mike@siminerio.com \_\_\_\_\_

PROPERTY OWNER:

Same as Applicant \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ MOBILE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

PROFESSIONAL: Alan L. Pilch, PE, RLA \_\_\_\_\_

ADDRESS: P.O. Box 843, Ridgefield, CT 06877 \_\_\_\_\_

PHONE: (475) 215-5343 MOBILE: (203) 710-0587 \_\_\_\_\_

EMAIL: alan@eaec-inc.com \_\_\_\_\_

### Section IV- PROPERTY INFORMATION:

Zone: R-2A Tax ID (lot designation) 108.02-1-48 \_\_\_\_\_



**Town of North Castle  
Residential Project Review Committee**

17 Bedford Road Armonk, New York 10504  
(914) 273-3542 (914) 273-3554 (fax)

**RPRC COMPLETENESS REVIEW FORM**

*This form represents the standard requirements for a completeness review for all Residential Project Review Committee submissions. Failure to provide all of the information requested will result in a determination that the application is incomplete.*

Project Name on Plan: Siminerio Property

Initial Submittal  Revised Preliminary

Street Location: 3 Seymour Place East, Armonk, NY

Zoning District: R-2A Property Acreage: 2.002 Tax Map Parcel ID: 108.02-1-48

Date: 10/23/2020

**DEPARTMENTAL USE ONLY**

Date Filed: \_\_\_\_\_ Staff Name: \_\_\_\_\_

**Preliminary Plan Completeness Review Checklist**

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

1. Plan prepared by a registered architect or professional engineer
2. Aerial photo (Google Earth) showing the applicant's entire property and adjacent properties and streets
3. Map showing the applicant's entire property and adjacent properties and streets
4. A locator map at a convenient scale
5. The proposed location, use and design of all buildings and structures
6. Existing topography and proposed grade elevations
7. Location of drives
8. Location of all existing and proposed site improvements, including drains, culverts, retaining walls and fences

**RPRC COMPLETENESS REVIEW FORM**

Page 2

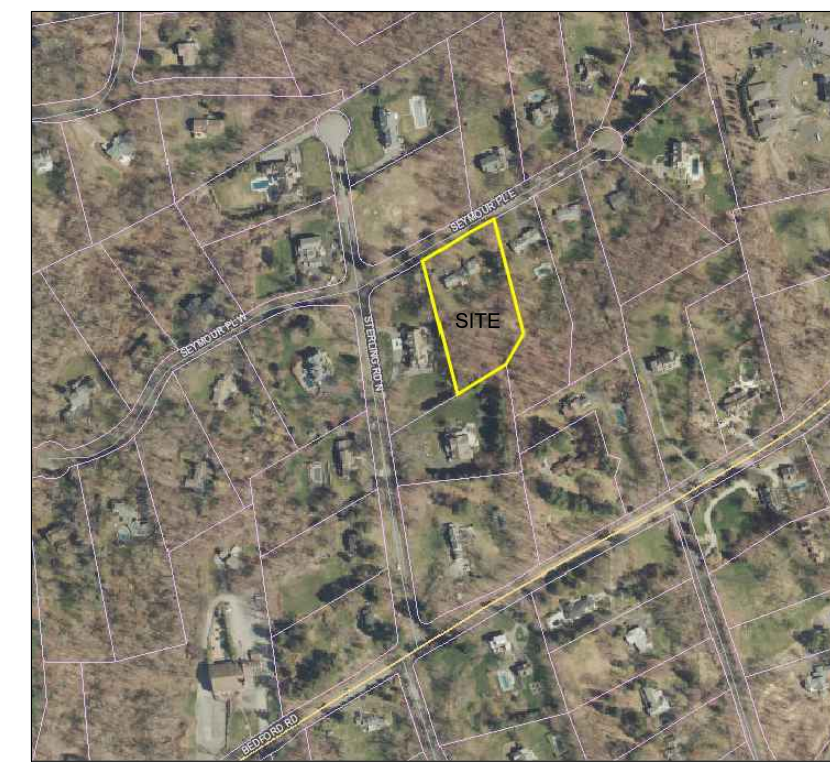
- 9. Description of method of water supply and sewage disposal and location of such facilities
- 10. The name and address of the applicant, property owner(s) if other than the applicant and of the planner, engineer, architect, surveyor and/or other professionals engaged to work
- 11. Submission of a Zoning Conformance Table depicting the plan's compliance with the minimum requirements of the Zoning District
- 12. If a tree removal permit is being sought, submission of a plan depicting the location and graphical removal status of all Town-regulated trees within the proposed area of disturbance. In addition, the tree plan shall be accompanied by a tree inventory includes a unique ID number, the species, size, health condition and removal status of each tree.
- 13. If a wetlands permit is being sought, identification of the wetland and the 100-foot wetland buffer.

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

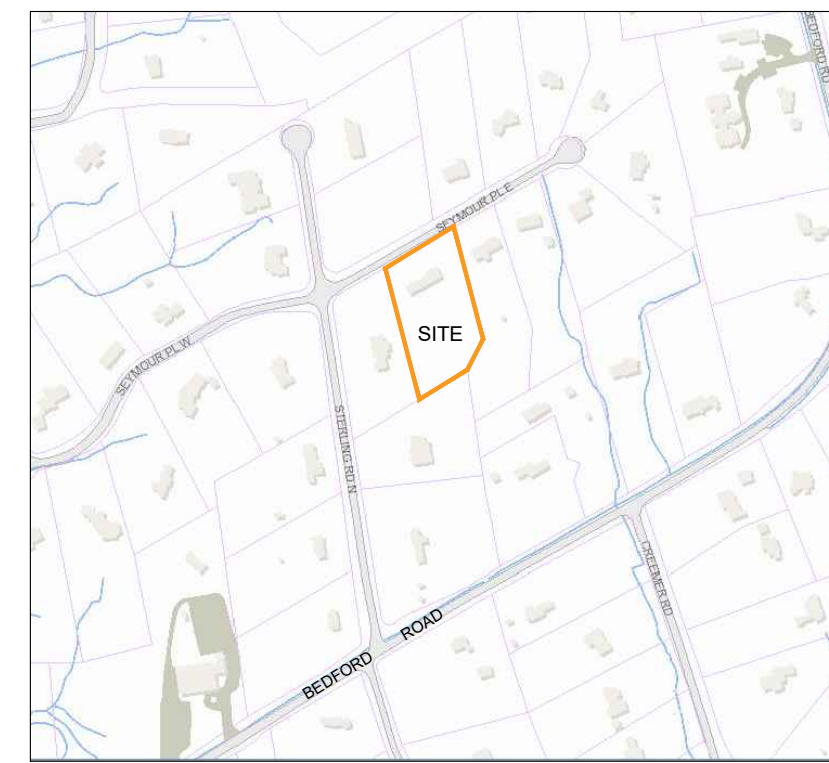
\_\_\_\_\_ On this date, all items necessary for a technical review of the proposed site plan have been submitted and constitute a COMPLETE APPLICATION.

TABLE OF LAND USE/BULK REGULATIONS

ZONING DATA: SECTION: 108.02 BLOCK: 1 LOT: 48 ZONE DISTRICT: R-2A			
REQUIRED OR ALLOWED	PROPOSED OR EXISTING	REMARKS	
LOT AREA	2 ACRES	2.002 ACRES	
FRONTAGE	150' MIN	224 FEET	
LOT WIDTH	150' MIN	218 FEET	
FRONT YARD SETBACK	50'	61.1' (from front lot line to House) 197' TO PROPOSED POOL FROM FRONT LOT LINE	
SIDE YARD	30'	43.4' (from side lot line to House) 77.6' TO PROPOSED POOL FROM SIDE LOT LINE	
REAR YARD SETBACK	50'	290.8'	
BUILDING HEIGHT	30' MAX	NOT APPLICABLE TO POOL	
BUILDING COVERAGE	15.0%	4.00%	



Site Location Map (Aerial View)

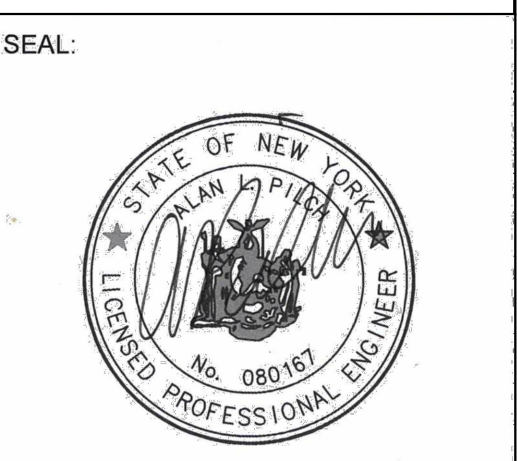


Site Location Map (Streets View)

CONSULTANTS:  
 SURVEYOR:  
 Geologic Land Surveying, PLLC  
 Evan Fogle, P.L.S.  
 P.O. Box 214  
 Mount Kisco NY, 10549  
 Main Office  
 3 Pine Crest Lane  
 New Fairfield, CT 06812  
 P: (914) 864-1250 C:(914) 400-4717

ISSUED:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

OWNERSHIP AND USE OF DOCUMENTS  
 UNAUTHORIZED ALTERATIONS AND ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW.  
 No part of these drawings shall be copied, disclosed to others or used in connection with any work or project other than for which they have been prepared without the express written consent of the licensed professional who prepared the document.

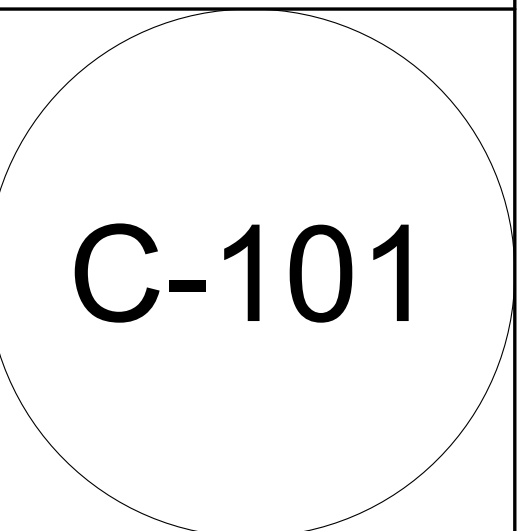


PROJECT NAME:  
**SIMINERIO PROPERTY**  
 3 Seymour Place East  
 Armonk, NY 10504

ENGINEER & LANDSCAPE ARCHITECT:  
**ALP ENGINEERING & LANDSCAPE ARCHITECTURE, PLLC**  
 P.O. Box 843 Ridgely, CT 06877  
 Direct Tel: (475) 215-5343 Cell (203) 710-0687

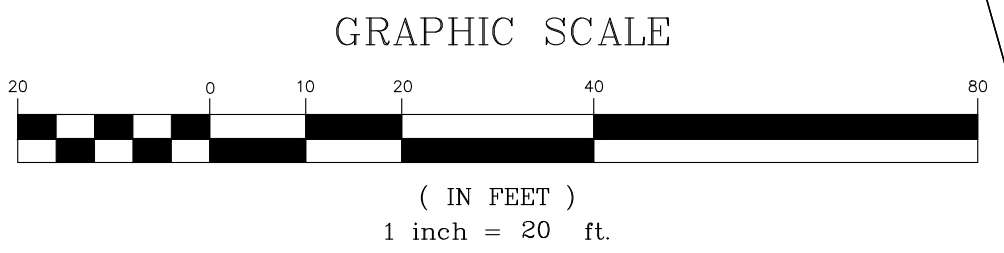
Drawing Title:  
**Site Plan**

Date: November 2, 2020  
 Dwn. by: alp  
 ID: 3 Seymour Pl E Site\_10-21-2020



**LEGEND**

	PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED CONTOUR
	STORM PIPE
	PROPOSED SUBSURFACE CHAMBERS



Alp L. Piter  
 ALP Engineering & Landscape Architecture, PLLC  
 P.O. Box 843, Ridgely, CT 06877  
 162 Falls Road, Bethany, CT 06248  
 P: #90167  
 C: #9140016331  
 Tel: (475) 215-5343

**CONSTRUCTION SEQUENCE NARRATIVE FOR SITE CONSTRUCTION**

All erosion and sedimentation control measures and procedures shall comply with the latest edition (2016) of the New York State Department of Environmental Conservation publication Standards and Specifications for Erosion and Sediment Control. Erosion control measures shall be installed prior to the start of construction and maintained in effective condition throughout the construction period.

Land disturbance shall be kept to a minimum. Restabilization and final stabilization of disturbed ground surfaces shall be scheduled as soon as practicable following disturbance.

Notify all appropriate authorities (i.e., Town of North Castle Building and Engineering Department - Telephone: (914-273-3000 ext. 44) at least 48 hours prior to the commencement of site work.

Identify Disturbance Limits - Identify in the field with flagging or markers the limits of the areas to be disturbed within the property in accordance with the drawing C-102.

Call Dig Safe New York - Contractor is required to verify all existing underground and overhead utilities prior to any construction activity by calling Dig Safe New York and conducting one's own due diligence.

Definition: Final Stabilization - means that all soil disturbance activities have ceased and a uniform, perennial vegetative cover with a density of eighty (80) percent over the entire previous surface has been established; or other equivalent stabilization measures, such as permanent landscape mulches, rock rip-rap or washed/crushed stone have been applied on all disturbed areas that are not covered by permanent structures, concrete or pavement.

**CONSTRUCTION SEQUENCE**

1. Site Preparation - A construction access the existing driveway is to be used for site construction activities (see drawing C-102).

**Install Erosion and Sediment Control Measures:**

Install silt fence as per the instructions of the manufacturer and as shown on the construction details. Silt fence shall be installed in the locations as shown on the drawings. Where one length of silt fence ends and another begins, provide a minimum 10 foot overlap. Additional silt fence may be placed in the field at the discretion of representatives of the approving authorities. Silt fence shall be maintained in operable condition and shall not be removed until disturbed areas are thoroughly stabilized.

Install the stabilized construction entrance in the location shown on the plan and maintain the entrance throughout the duration of the work.

Install construction fencing measures as delineated on the drawings to ensure that impacts to existing site improvements, trees and vegetation to remain are avoided.

Fence in an area for trash and waste to prevent it from being blown and washed to neighboring properties or to the public street.

2. Pool Construction: Construct the new pool, and grade the area adjacent to the pool in accordance with the plans (see drawing C-101).

- a. Relocate the existing stone wall to the location shown on the plans.
- b. Remove only the trees indicated on this plan.
- c. Strip and stockpile topsoil in specified area (see sheet C-102).
- d. Install pool foundations: formwork, steelwork, concrete pours, and gunite pool. Installation of requisite utility features (drainage, plumbing, and electrical) to run concurrently wherever applicable.
- e. Backfill around pool and install base materials for finish treatments. Install perforated pipe in trench to convey runoff from the pool to the installed chambers.
- f. Install pool coping.

3. Install Storm Drainage - The Stormwater Management Facility, 6 Culvert 330XLHD chambers is to be installed in the location shown on drawing C-101.

Install the storm pipes to convey runoff from the perforated pipe in trench around the pool perimeter into the chambers.

4. Install pool fence and gates in accordance with the plan and details.

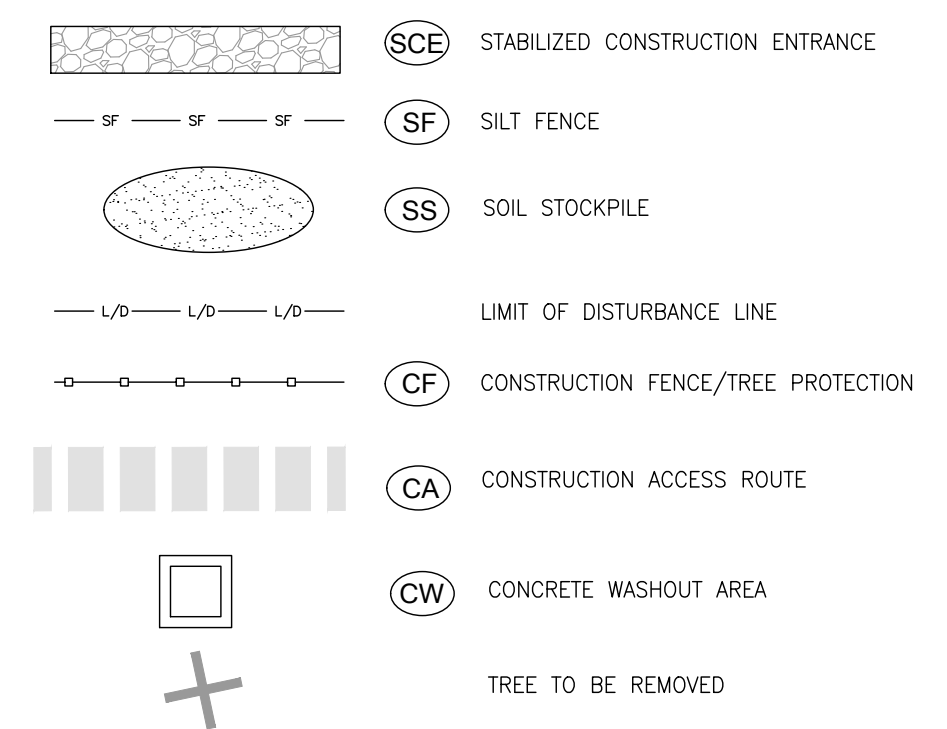
5. Prepare the Disturbed Area for Final Stabilization and Planting - Clean up all residual site debris and litter and prepare all disturbed areas for topsoiling and seeding and/or planting. All disturbed areas are to be seeded with the permanent grass seed mix noted in the architect's plans.

Restore the permeability of the all areas that were disturbed by construction activity by following the Soil Restoration steps in accordance with the New York State Stormwater Management Design Manual, as follows:

- Apply 3 inches of compost over subsoil.
- Till compost into subsoil to a depth of at least 12 inches using a cat-mounted ripper, tractor-mounted disc, or tiller, mixing, and circulating air and compost into subsoils.
- Rock-pick until uplifted stone/rock materials of four inches and larger size are cleaned off the site.
- Apply topsoil to a depth of 6 inches.
- Vegetate as required by approved plan.
- Provide straw mulch cover over seeded areas.

6. Remove the erosion control measures only after full vegetative stabilization occurs on the site.

**EROSION CONTROL PLAN LEGEND**



**PLAN NOTES:**

- 1. AREA OF DISTURBANCE IS CALCULATED TO BE 0.67 ACRES.
- 2. SEE THE CONSTRUCTION SEQUENCE NARRATIVE FOR SITE CONSTRUCTION ON SHEET C-111.

**CONSULTANTS:**

**SURVEYOR:**  
Geologic Land Surveying, PLLC  
Evan Foglio, P.L.S.  
P.O. Box 214  
Mount Kisco, NY, 10549  
Main Office:  
3 Pine Crest Lane  
New Fairfield, CT 06812  
P: (914) 864-1250 C:(914) 400-4717

**ISSUED:**

**OWNERSHIP AND USE OF DOCUMENTS**

UNAUTHORIZED ALTERATIONS AND ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW.

No part of these drawings shall be copied, disclosed to others or used in connection with any work or project other than for which they have been prepared without the express written consent of the licensed professional who prepared the document.

**SEAL:**



**PROJECT NAME:**  
**SIMINERIO PROPERTY**  
3 Seymour Place East  
Armonk, NY 10504

**ENGINEER & LANDSCAPE ARCHITECT:**  
**ALP ENGINEERING & LANDSCAPE ARCHITECTURE, PLLC**  
P.O. Box 843 - Ridgefield, CT 06877  
Direct Tel: (475) 215-5343 Cell: (203) 710-0587

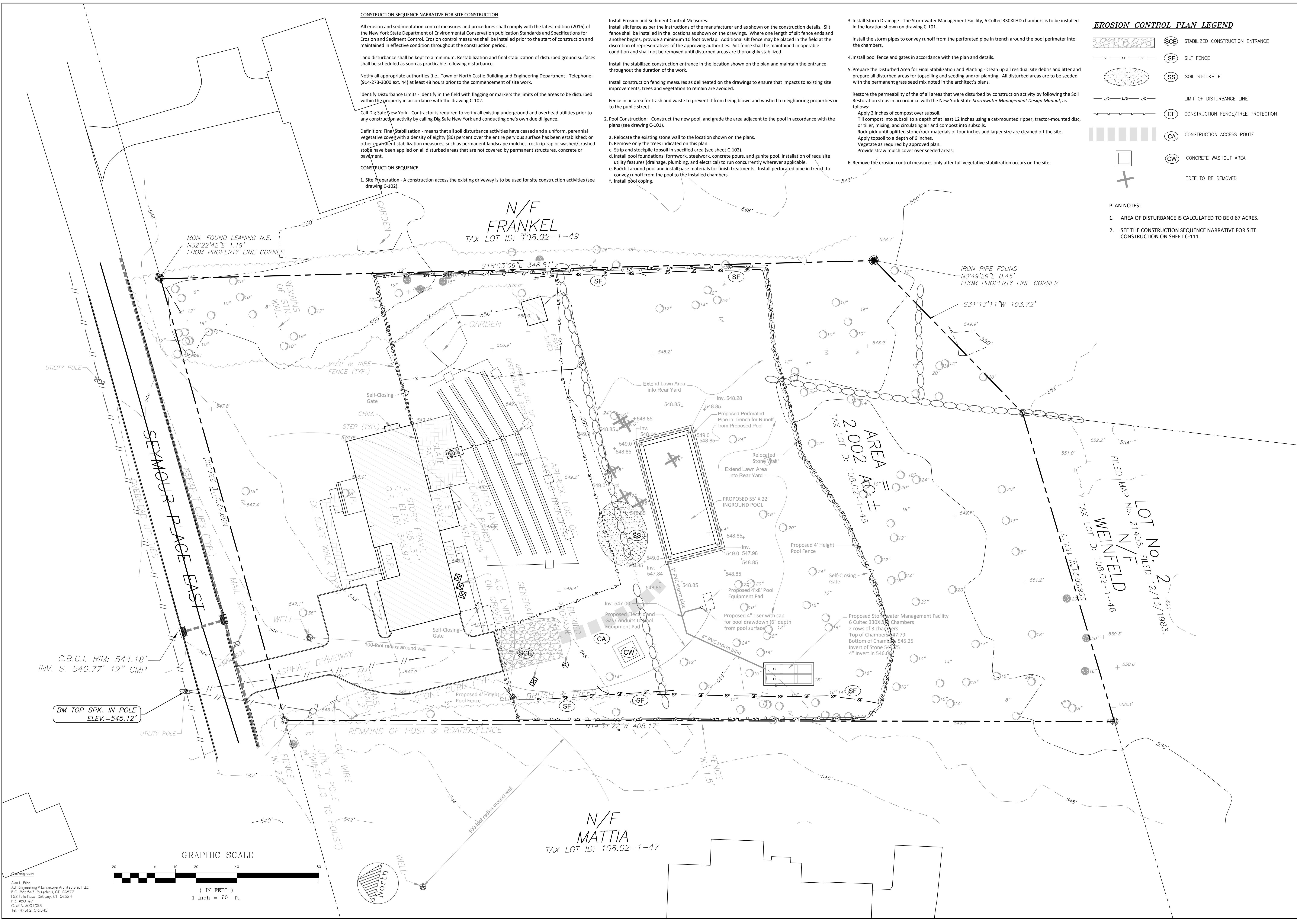
**Drawing Title:**  
**Erosion and Sediment Control Plan**

Date: November 2, 2020

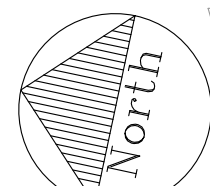
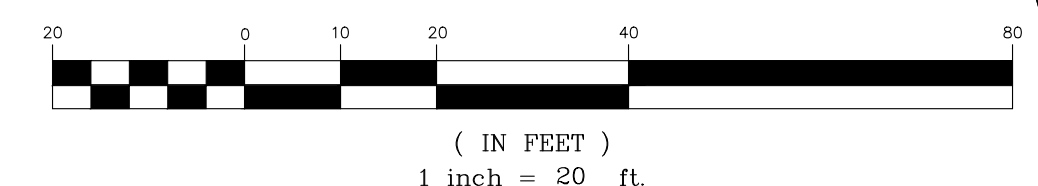
Dwn. by: alp

ID: 3 Seymour Pl E Site\_10-21-2020

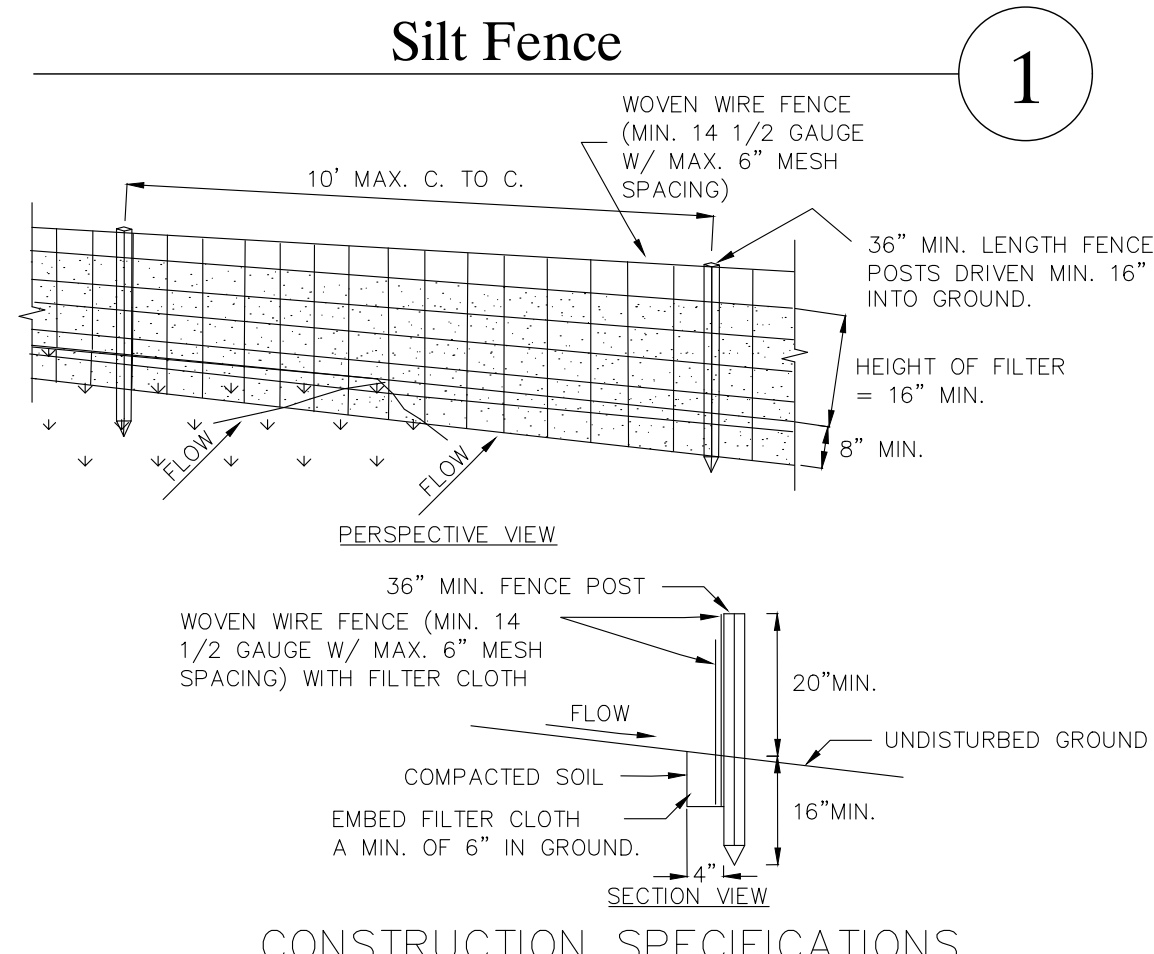
**C-102**



**GRAPHIC SCALE**



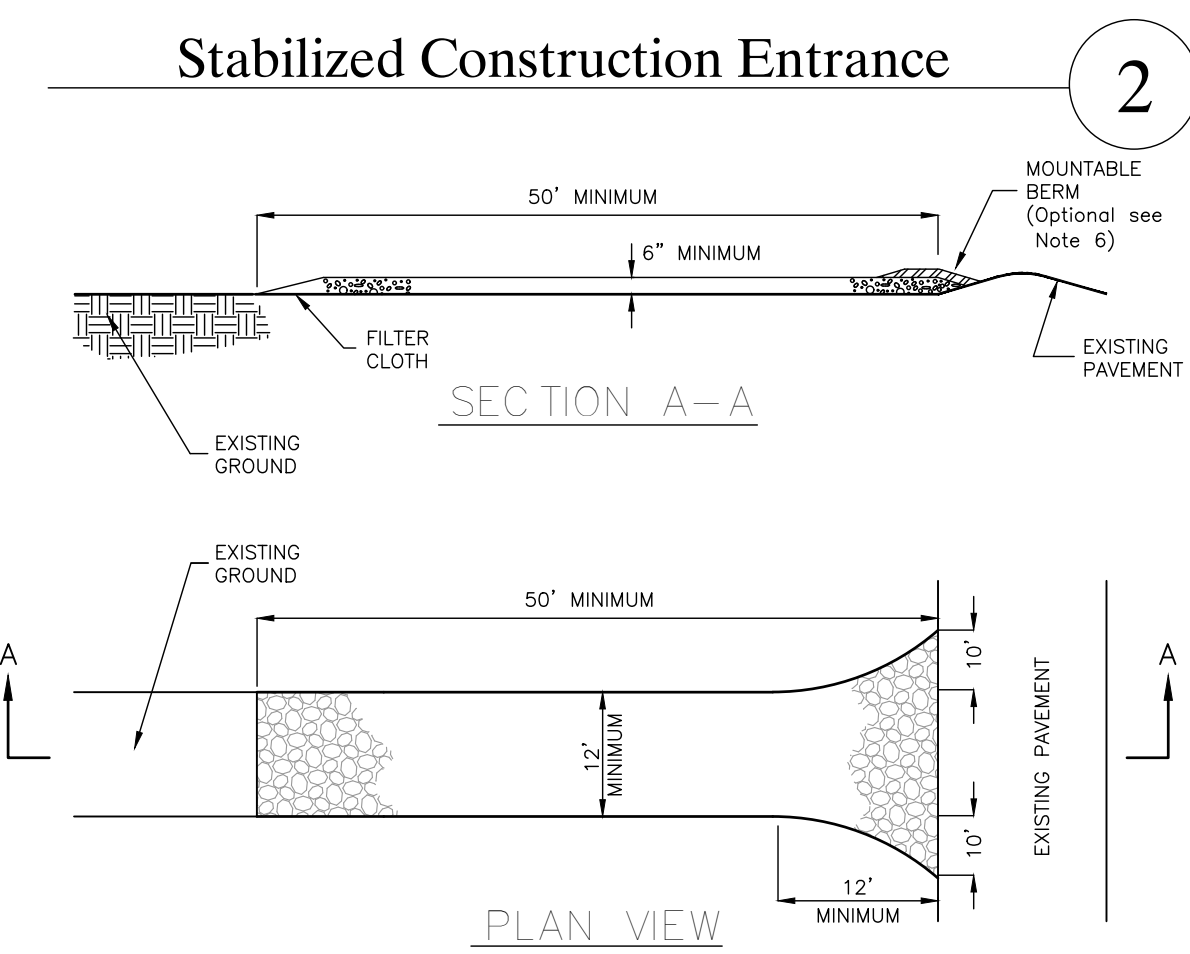
Alan L. Pich  
ALP Engineering & Landscape Architecture, PLLC  
P.O. Box 843 - Ridgefield, CT 06877  
162 Falls Road, Bethany, CT 06524  
P.E. #00167  
C.E.P.A. #0016331  
Tel: (475) 215-5343



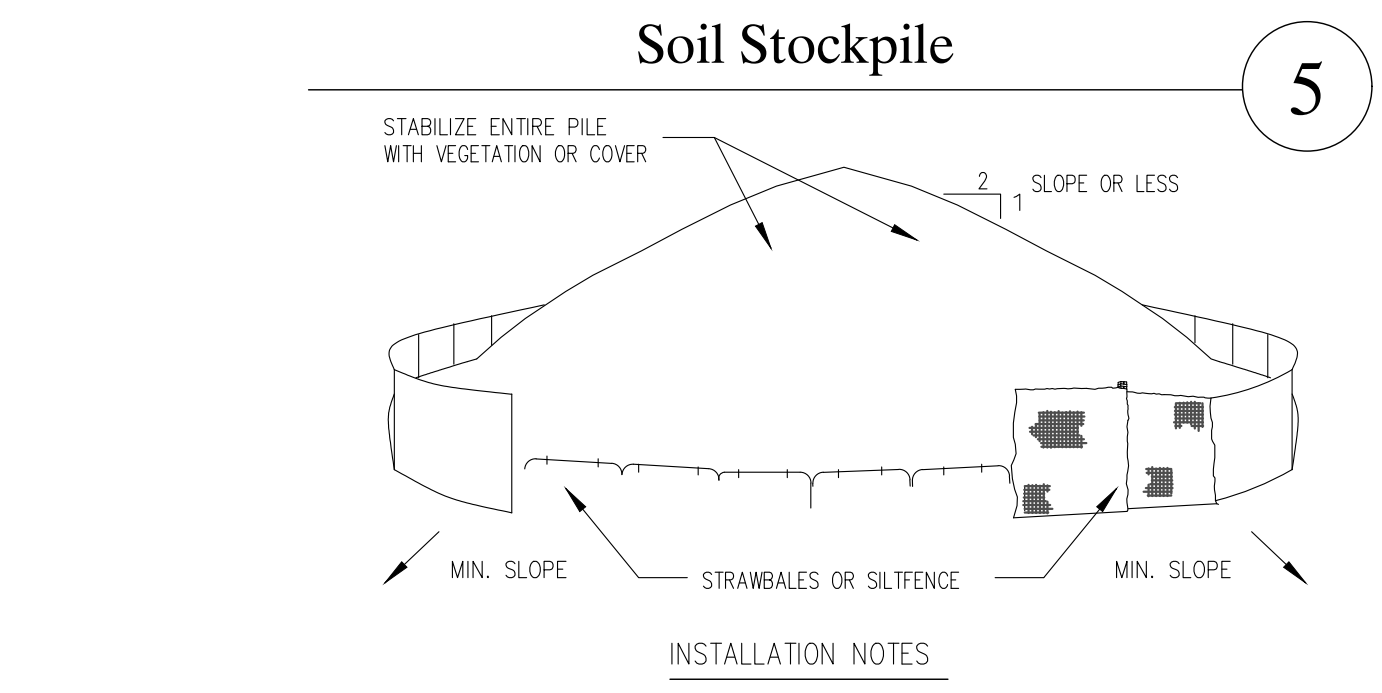
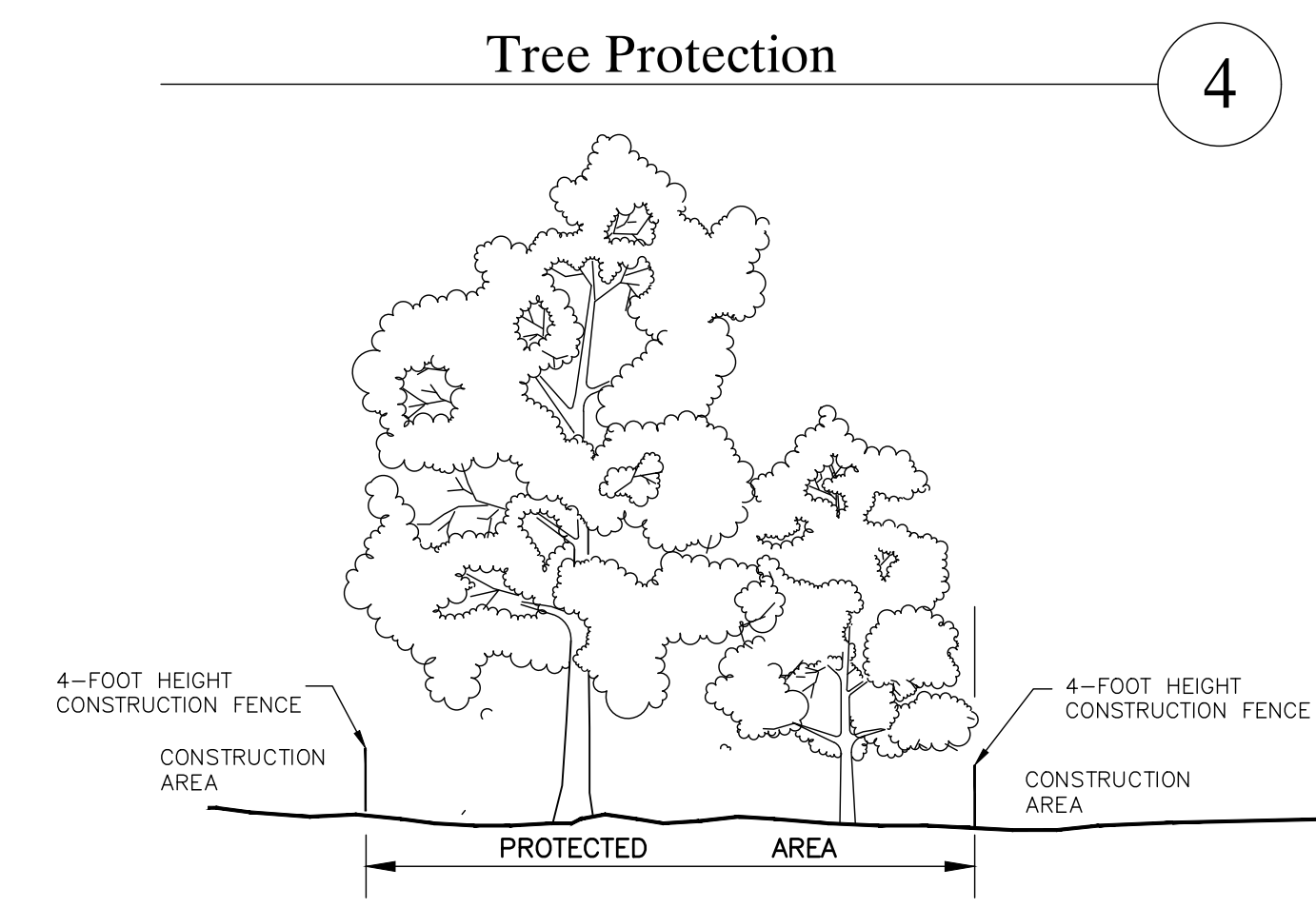
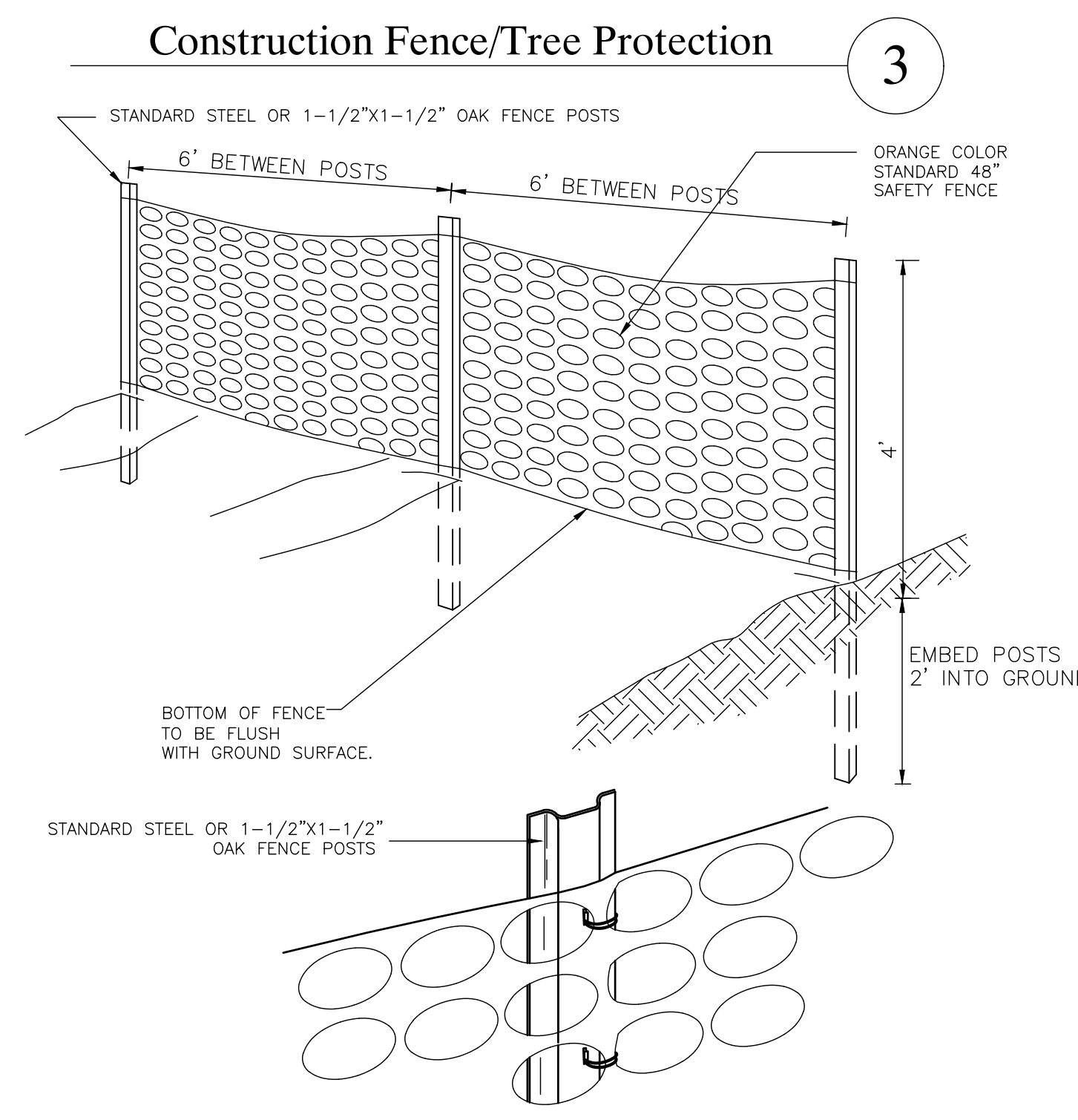
- CONSTRUCTION SPECIFICATIONS**
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "I" OR "U" TYPE OR HARDWOOD.
  - FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
  - 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.
  - PREFABRICATED UNITS SHALL BE GEOFAB, ENVIOFENCE, OR APPROVED EQUIVALENT.
  - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

U.S. DEPARTMENT OF AGRICULTURE  
NATURAL RESOURCES CONSERVATION SERVICE  
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

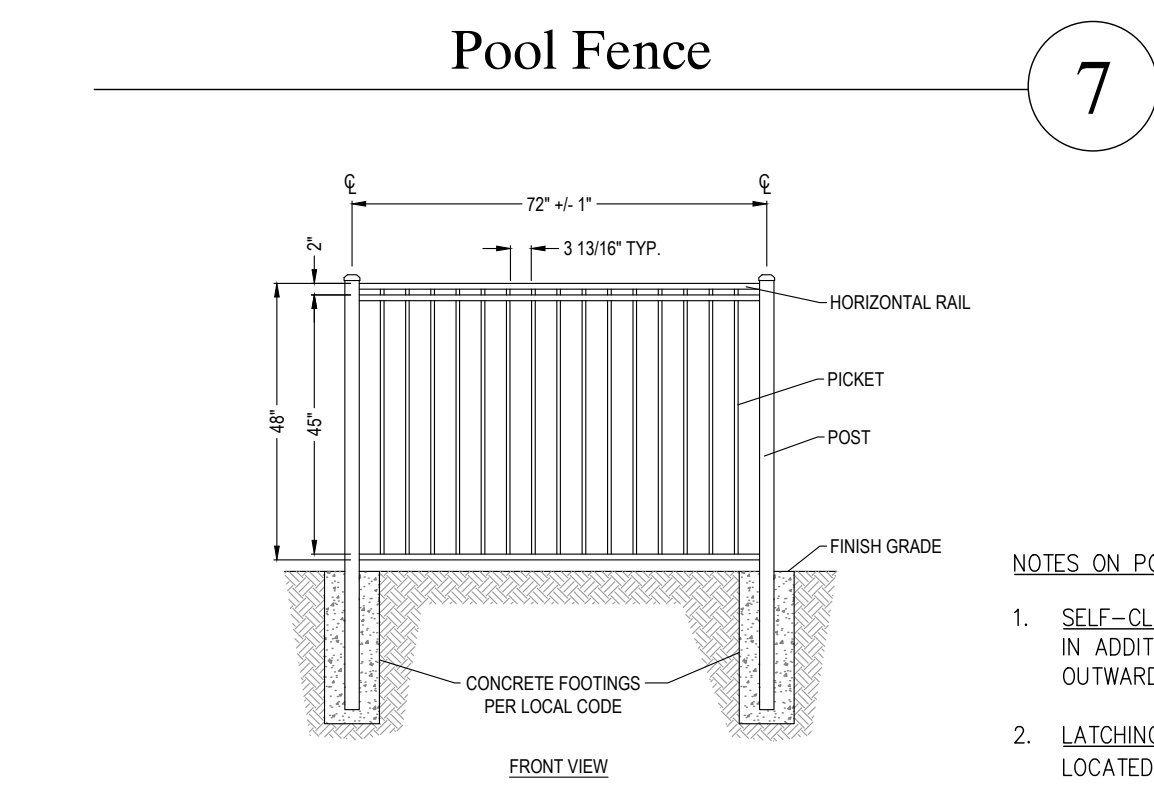
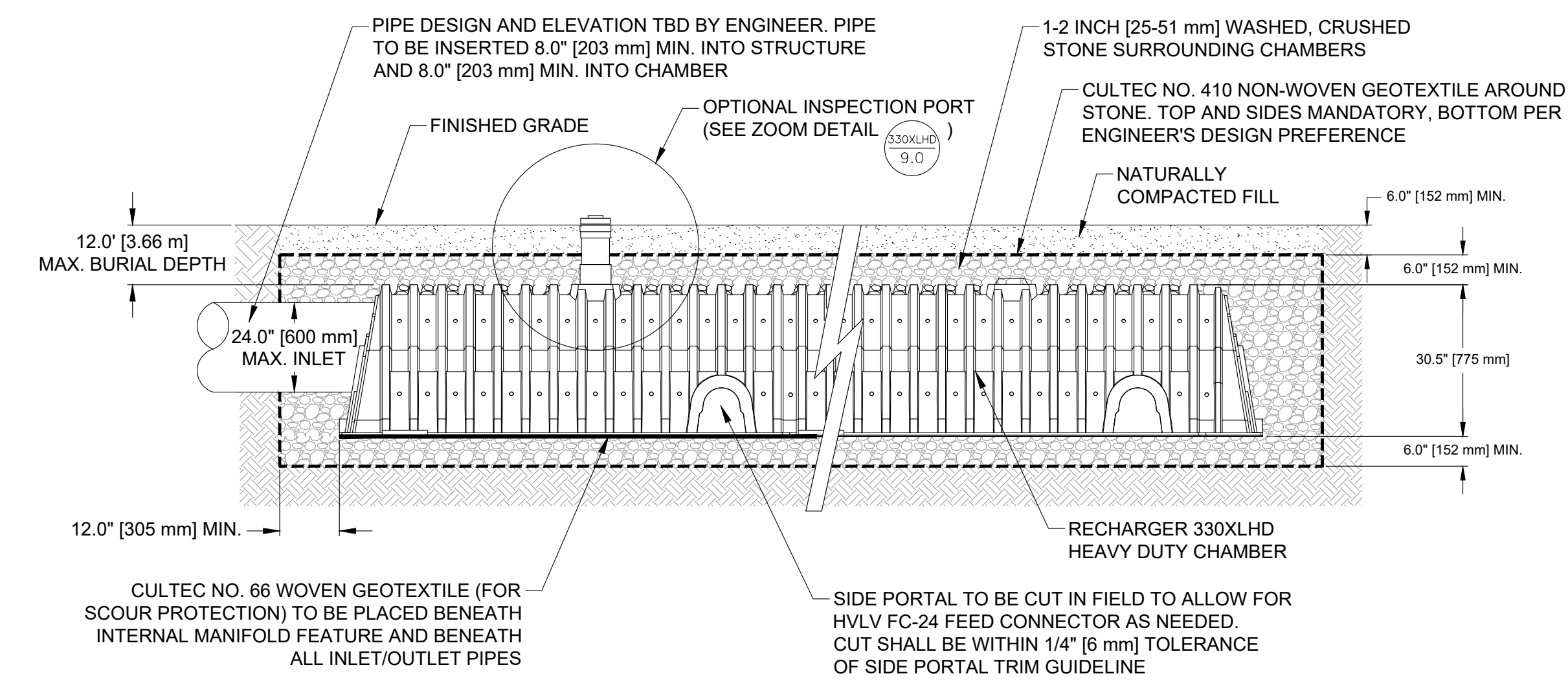
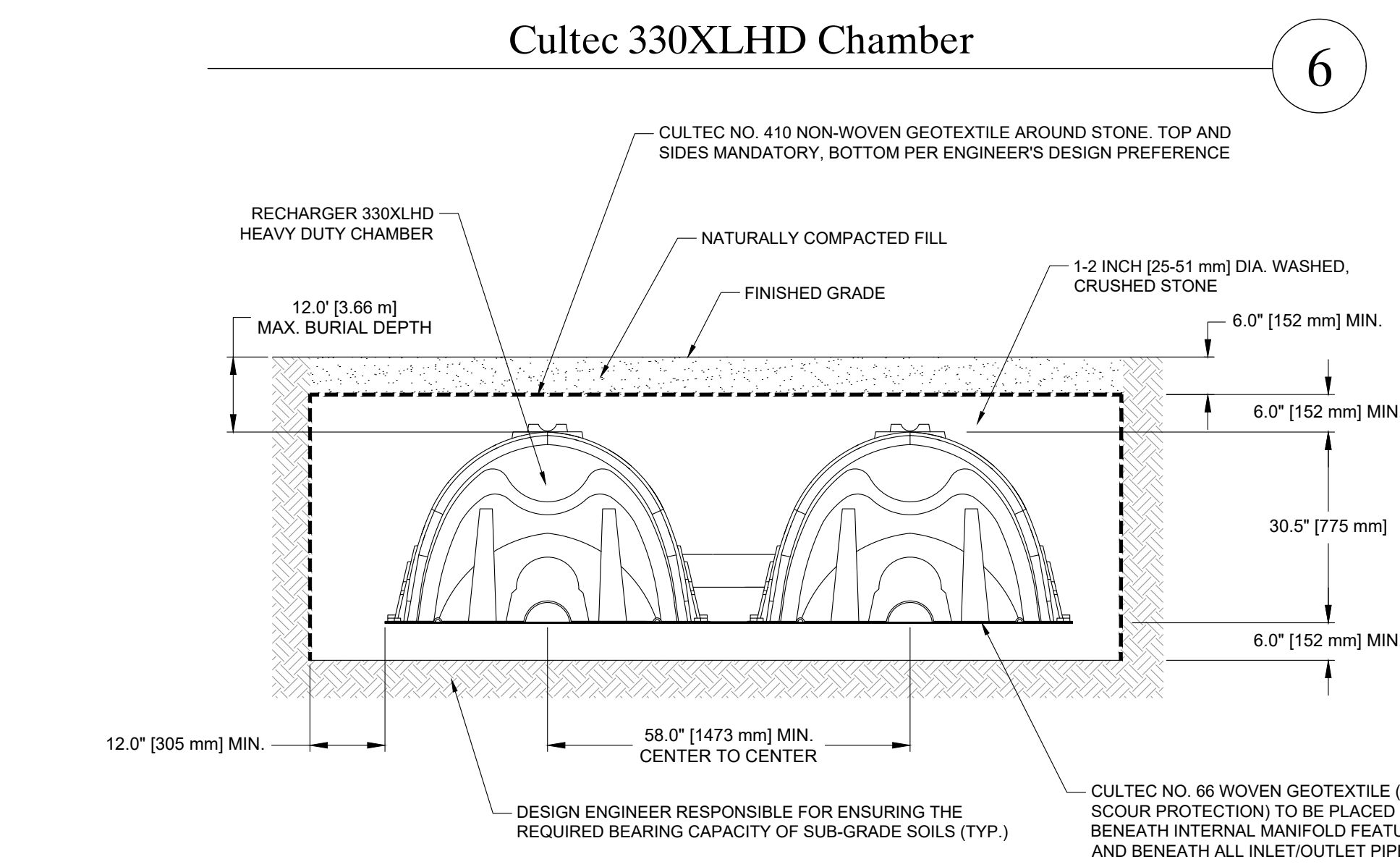
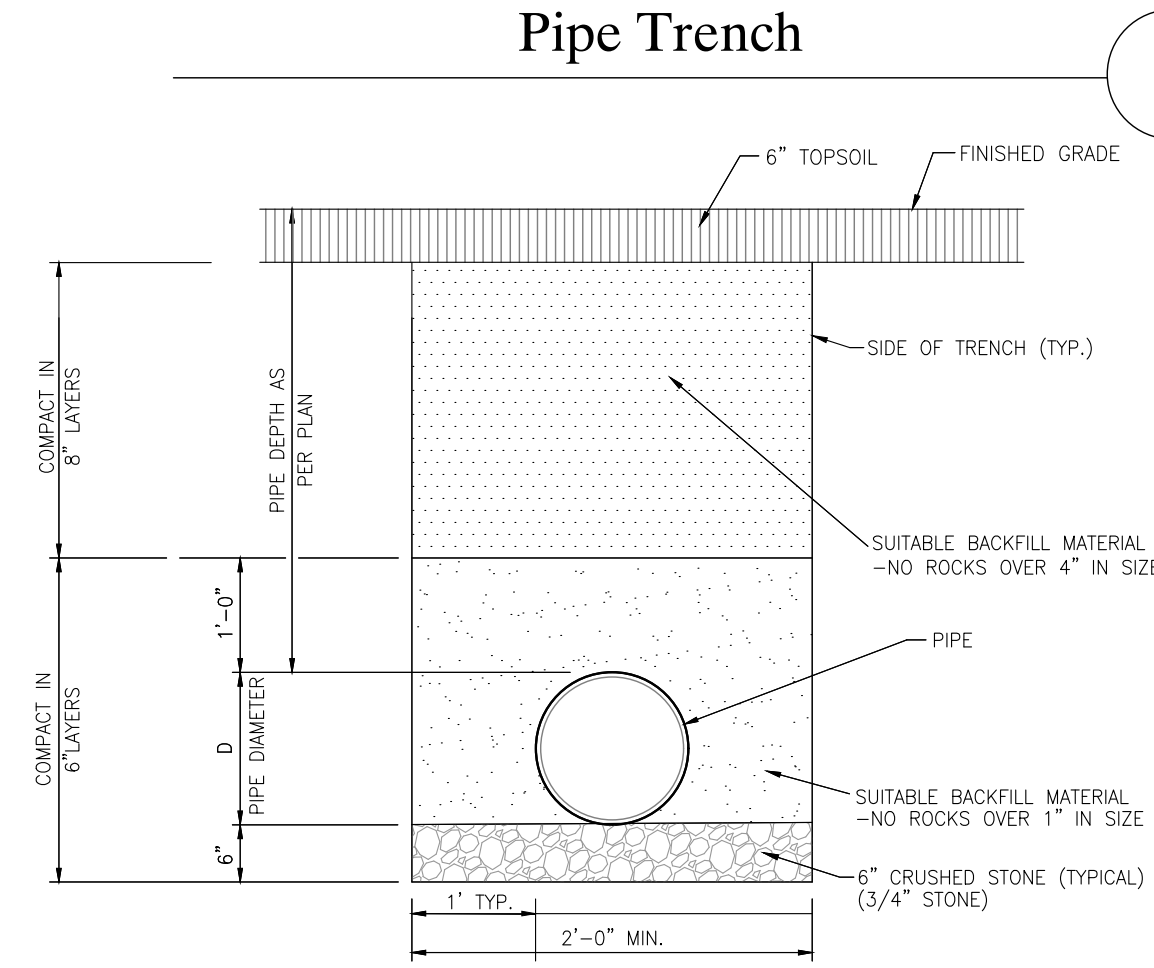
SILT FENCE



- NOTES:**
- STONE SIZE - USE 1/2" - 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
  - LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET.
  - THICKNESS - NOT LESS THAN SIX (6) INCHES.
  - WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
  - FILTER CLOTH - TO BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
  - SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
  - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DRIPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
  - WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-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.
  - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



- INSTALLATION NOTES**
- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
  - MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
  - UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
  - SEE SPECIFICATIONS (THIS MANUAL) FOR INSTALLATION OF SILT FENCE.

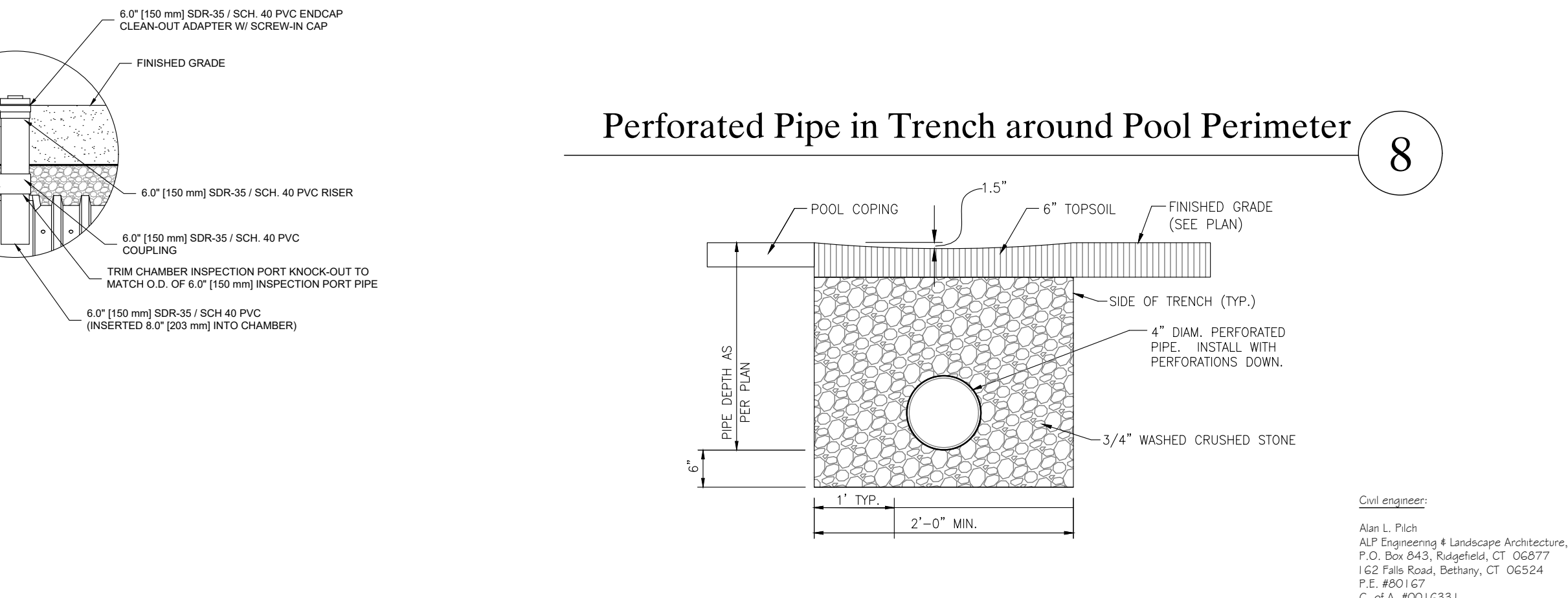


- NOTES ON POOL GATES AND DESIGN:**
- SELF-CLOSING AND OPENING CONFIGURATION, ALL GATES SHALL BE SELF-CLOSING. IN ADDITION, IF THE GATE IS A PEDESTRIAN ACCESS GATE, THE GATE SHALL OPEN OUTWARD, AWAY FROM THE POOL.
  - LATCHING, ALL GATES SHALL BE SELF-LATCHING, WITH THE LATCH HANDLE LOCATED WITHIN THE ENCLOSURE (I.E., ON THE POOL SIDE OF THE ENCLOSURE) AND AT LEAST 40 INCHES ABOVE GRADE. IN ADDITION, IF THE LATCH HANDLE IS LOCATED LESS THAN 54 INCHES FROM GRADE, THE LATCH HANDLE SHALL BE LOCATED AT LEAST 5 INCHES BELOW THE TOP OF THE GATE, AND NEITHER THE GATE NOR THE BARRIER SHALL HAVE ANY OPENING GREATER THAN 0.5 INCH WITHIN 18 INCHES OF THE LATCH HANDLE.
  - LOCKING, ALL GATES SHALL BE SECURELY LOCKED WITH A KEY, COMBINATION OR OTHER CHILD-PROOF LOCK SUFFICIENT TO PREVENT ACCESS TO THE SWIMMING POOL THROUGH SUCH GATE WHEN THE SWIMMING POOL IS NOT IN USE OR SUPERVISED.
- SPECIFICATIONS:**
- POSTS:  
2" X 2" X .060" WALL  
2" X 2" X .080" WALL  
2" X 2" X .100" WALL  
2" X 2" X .120" WALL
- HORIZONTAL RAIL:  
1 1/8" X 1/4" TH  
SIDE WALLS - .082"  
TOP WALLS - .062"  
PICKETS:  
1 1/8" X 1/4" TH  
PICKET SPACING: 3 13/16" BETWEEN PICKETS
- NOTES:**
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  - DO NOT SCALE DRAWING.
  - THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
  - ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
  - CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT WWW.CADDETAILS.COM/INFO AND ENTER REFERENCE NUMBER 455-116.

**GENERAL NOTES**

RECHARGER 330XL HD BY CULTEC, INC. OF BROOKFIELD, CT. STORAGE PROVIDED = 11.32 CF/FT (1.05 m³/m) PER DESIGN UNIT. REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES. THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS

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



**CONSULTANTS:**

**SURVEYOR:**  
Geologic Land Surveying, PLLC  
Evan Fogle, P.L.S.  
P.O. Box 214  
Mount Kisco NY, 10549  
Main Office:  
3 Pine Crest Lane  
New Fairfield, CT 06812  
P: (914) 864-1250 C:(914) 400-4717

**ISSUED:**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**OWNERSHIP AND USE OF DOCUMENTS**

UNAUTHORIZED ALTERATIONS AND ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW

No part of these drawings shall be copied, disclosed to others or used in connection with any work or project other than for which they have been prepared without the express written consent of the licensed professional who prepared the document.

**SEAL:**

**PROJECT NAME:**  
SIMINERIO PROPERTY  
3 Seymour Place East  
Armonk, NY 10504

**ENGINEER & LANDSCAPE ARCHITECT:**  
ALP ENGINEERING & LANDSCAPE ARCHITECTURE, PLLC  
P.O. Box 843 Ridgefield, CT 06877  
Direct Tel: (475) 215-5343 Cell: (203) 710-0587

**Drawing Title:**  
Construction Details

**Date:** November 2, 2020

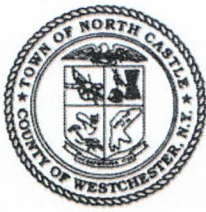
**Dwn. by:** alp

**ID:** 3 Seymour PI E Site\_10-21-2020

**C-111**

**Civil Engineer:**  
Alan L. Pich  
ALP Engineering & Landscape Architecture, PLLC  
P.O. Box 843, Ridgefield, CT 06877  
162 Park Road, Bethany, CT 06524  
P.E. #60167  
C. of A. #001633  
Tel: (475) 215-5343





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](http://www.northcastleny.com)

GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: Siminerio Property Date: 11/02/2020

Tax Map Designation or Proposed Lot No.: 108.02-1-42

Gross Lot Coverage

1. Total lot Area (Net Lot Area for Lots Created After 12/13/06): 87,200 s.f.
2. **Maximum** permitted gross land coverage (per Section 355-26.C(1)(b)): 13,276 s.f.
3. **BONUS** maximum gross land cover (per Section 355-26.C(1)(b)):  
 Distance principal home is beyond minimum front yard setback  
11' x 10 = 110'
4. **TOTAL Maximum Permitted gross land coverage** = Sum of lines 2 and 3 13,386 s.f.
5. Amount of lot area covered by **principal building**:  
3,401 existing + 0 proposed = 3,401
6. Amount of lot area covered by **accessory buildings**:  
121 existing + 0 proposed = 121
7. Amount of lot area covered by **decks**:  
0 existing + 0 proposed = 0
8. Amount of lot area covered by **porches**:  
186 existing + 0 proposed = 186
9. Amount of lot area covered by **driveway, parking areas and walkways**:  
4,011 existing + 0 proposed = 4,011
10. Amount of lot area covered by **terraces**:  
632 existing + 0 proposed = 632
11. Amount of lot area covered by **tennis court, pool and mechanical equip**:  
0 existing + 1,549 proposed = 1,549
12. Amount of lot area covered by **all other structures**:  
0 existing + 0 proposed = 0
13. Proposed **gross land coverage**: Total of Lines 5 – 12 = 9,900 s.f.

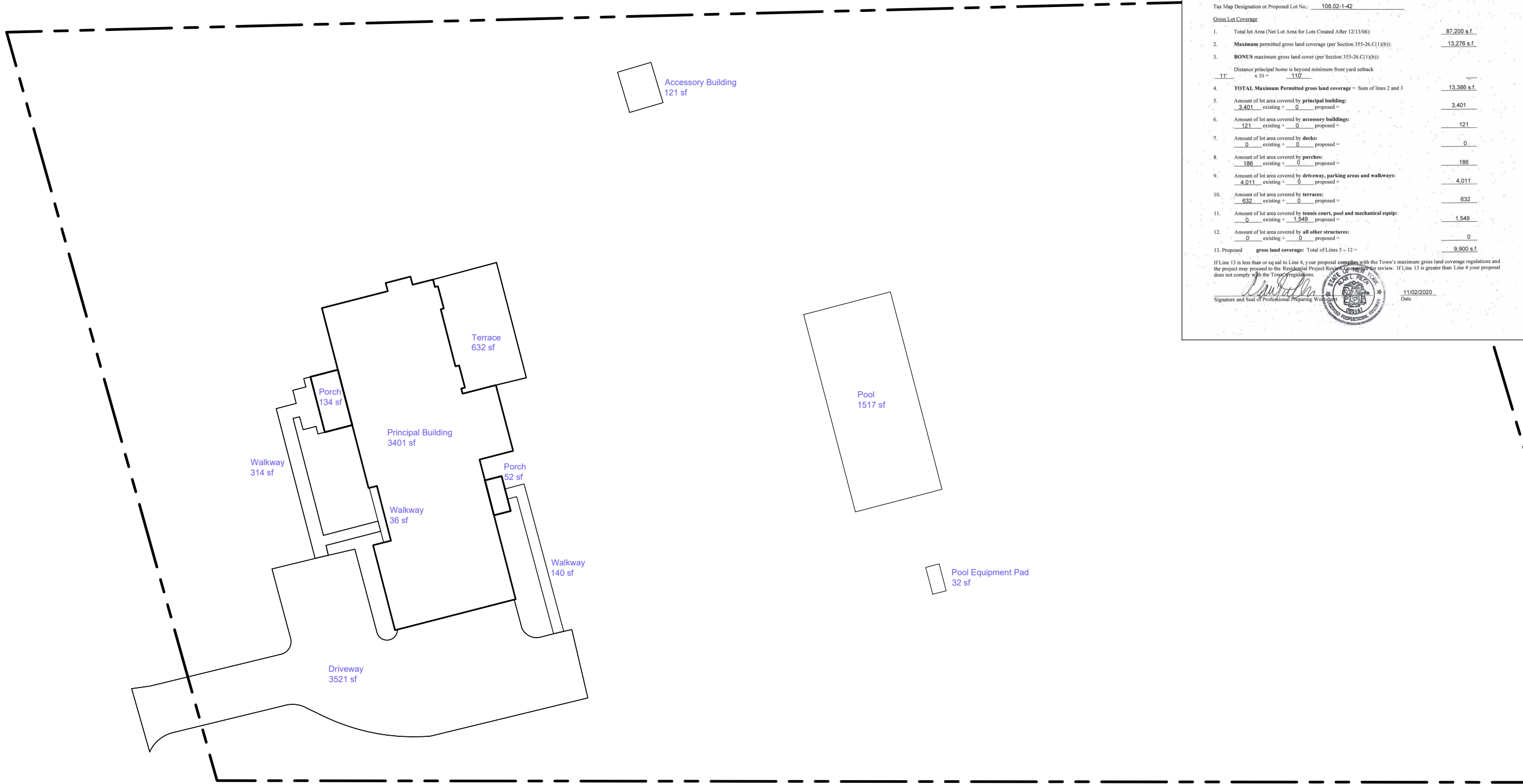
If Line 13 is less than or equal to Line 4, your proposal **complies** with the Town's maximum gross land coverage regulations and the project may proceed to the Residential Project Review Committee for review. If Line 13 is greater than Line 4 your proposal does not comply with the Town's regulations.

*Adam R. Kaufman*



Signature and Seal of Professional Preparing Worksheet

11/02/2020  
 Date



**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.northcastletny.com](http://www.northcastletny.com)


**GROSS LAND COVERAGE CALCULATIONS WORKSHEET**

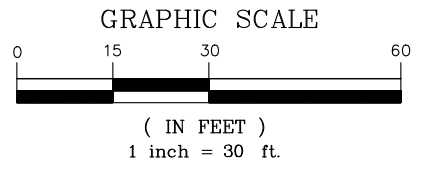
Application Name or Identifying Title: Siminerio Property Date: 11/02/2020  
 Tax Map Designation or Proposed Lot No.: 108.02-1-42

**Gross Lot Coverage**

1. Total lot Area (Net Lot Area for Lots Created After 12/13/06):	87,200 s.f.
2. Maximum permitted gross land coverage (per Section 355-26.C(1)(b)):	13,276 s.f.
3. BONUS maximum gross land cover (per Section 355-26.C(1)(b)):	
Distance principal home is beyond minimum front yard setback x 10 = <u>11'</u> x 10 = <u>110'</u>	
4. TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3	13,386 s.f.
5. Amount of lot area covered by principal building: <u>3,401</u> existing + <u>0</u> proposed =	3,401
6. Amount of lot area covered by accessory buildings: <u>121</u> existing + <u>0</u> proposed =	121
7. Amount of lot area covered by decks: <u>0</u> existing + <u>0</u> proposed =	0
8. Amount of lot area covered by porches: <u>186</u> existing + <u>0</u> proposed =	186
9. Amount of lot area covered by driveway, parking areas and walkways: <u>4,011</u> existing + <u>0</u> proposed =	4,011
10. Amount of lot area covered by terraces: <u>632</u> existing + <u>0</u> proposed =	632
11. Amount of lot area covered by tennis court, pool and mechanical equip: <u>0</u> existing + <u>1,549</u> proposed =	1,549
12. Amount of lot area covered by all other structures: <u>0</u> existing + <u>0</u> proposed =	0
13. Proposed gross land coverage: Total of Lines 5 - 12 =	9,900 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.

Signature and Seal of Professional Preparing Worksheet:  Date: 11/02/2020



**ENGINEER:**  
**ALP ENGINEERING**  
**AND LANDSCAPE ARCHITECTURE, PLLC**  
 P.O. Box 843  
 Ridgefield, Connecticut 06877  
 Tel. (475) 215-5343 Cell (203) 710-0587

**PROJECT NAME:**  
**Siminerio Property**  
 3 Seymour Place East  
 Armonk, New York 10504

**DRAWING TITLE:**  
**Gross Land Coverage**

Date: November 2, 2020  
 Dwn. by: alp  
 ID: 3 Seymour Pl  
 E\_Site\_10-21-2020

Attachment  
 1