



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: 26 CHESTNUT RIDGE ROAD, ARMONK, NEW YORK 10504

Section III- DESCRIPTION OF WORK:

THE APPLICANT IS PROPOSING SITE IMPROVEMENTS THAT INCLUDE THE IMPORT OF FILL TO LEVEL BOTH THE FRONT AND BACK YARDS, THE CONSTRUCTION OF A PATIO AREA AND STORMWATER IMPROVEMENTS WHICH WILL RESULT IN A NET INCREASE OF IMPERVIOUS AREA OF APPROXIMATELY 1,800 SF.

Section III- CONTACT INFORMATION:

APPLICANT: ANTHONY MARINO
ADDRESS: 26 CHESTNUT RIDGE ROAD
PHONE: 646-294-7258 MOBILE: — EMAIL: AMARINO@BAMMECHGROUP.COM

PROPERTY OWNER: SAME AS APPLICANT

ADDRESS: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

PROFESSIONAL: JMC, PLLC - RICK BOHLANDER, PE

ADDRESS: 120 ~~RD~~ BENFORD ROAD, ARMONK, NEW YORK 10504

PHONE: 914-273-5225 MOBILE: 914-907-4692

EMAIL: rbohlendor@jmcpllc.com

Section IV- PROPERTY INFORMATION:

Zone: R-2A Tax ID (lot designation) 94.04-1-39



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

GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: 26 CHESTNUT RIDGE ROAD Date: 2/24/2022
 Tax Map Designation or Proposed Lot No.: 94.04-1-39

Gross Lot Coverage

1. Total lot Area (Net Lot Area for Lots Created After 12/13/06): 74,226 SF
2. **Maximum** permitted gross land coverage (per Section 355-26.C(1)(b)): 12,110 SF
3. **BONUS** maximum gross land cover (per Section 355-26.C(1)(b)):

Distance principal home is beyond minimum front yard setback
51 x 10 = 510 510 SF
4. **TOTAL Maximum Permitted gross land coverage** = Sum of lines 2 and 3 12,620 SF
5. Amount of lot area covered by **principal building**:
2,498 existing + 0 proposed = 2,498 SF
6. Amount of lot area covered by **accessory buildings**:
0 existing + 0 proposed = 0 SF
7. Amount of lot area covered by **decks**:
599 existing + 0 proposed = 599 SF
8. Amount of lot area covered by **porches**:
0 existing + 0 proposed = 0 SF
9. Amount of lot area covered by **driveway, parking areas and walkways**:
2,341 existing + 1,800 proposed = 4,141 SF
10. Amount of lot area covered by **terraces**: (PATIO)
0 existing + 0 proposed = 0 SF
11. Amount of lot area covered by **tennis court, pool and mechanical equip**:
0 existing + 0 proposed = 0 SF
12. Amount of lot area covered by **all other structures**: (SIDED + SWING SET)
120 existing + 0 proposed = 120 SF
13. Proposed gross land coverage: Total of Lines 5 – 12 = 7,358 SF

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 Planner Worksheet

2/24/22
 Date



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

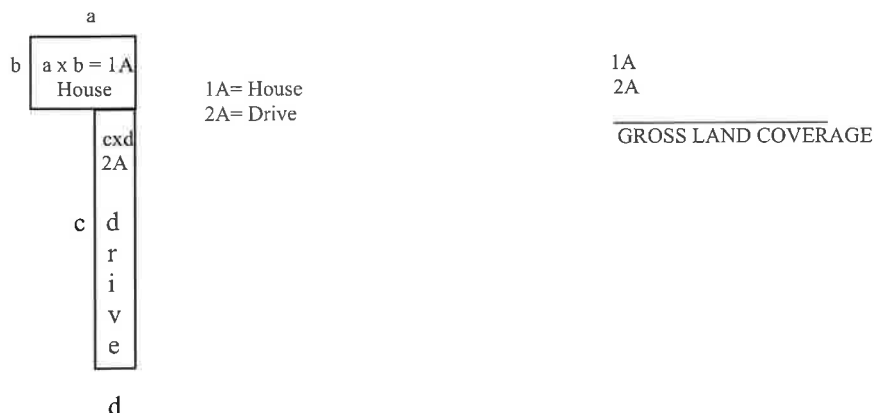
PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

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GROSS LAND COVERAGE WORKSHEET

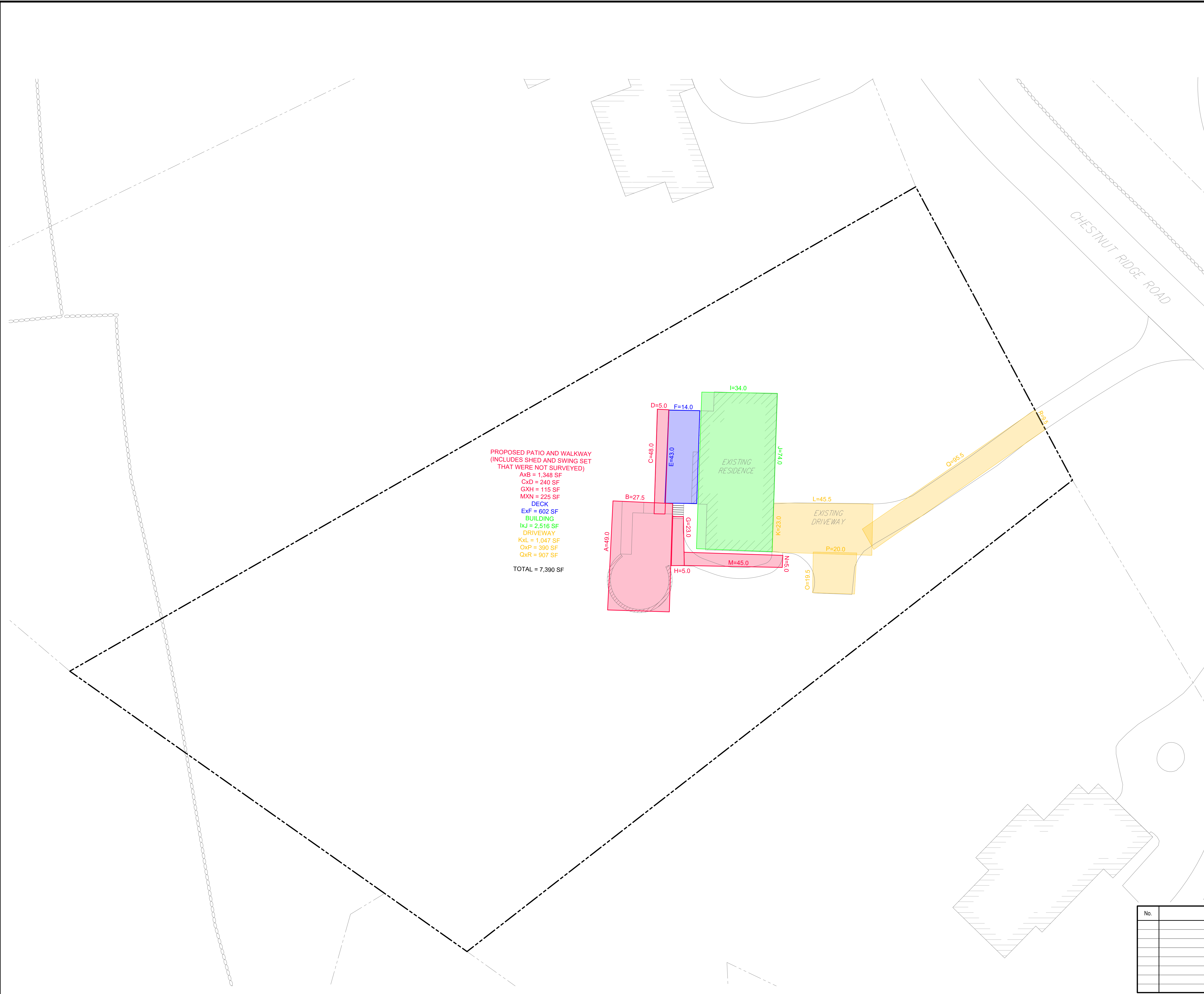
The following format is to be used for all applications for the purpose of demonstrating the gross land coverage of a property as necessary to show compliance with gross land coverage limitations of the Town Code.

1. Scaled worksheets are to be prepared based upon a site plan which represents existing or proposed conditions as applicable to the particular circumstances of the approval being sought. All site plans and worksheets are required to be prepared by a licensed or registered professional in the State of New York.
2. Each component of the gross land coverage is to be divided into simple polygons (squares, rectangles, etc.) each being drawn on the plan. The area of each polygon is to be shown by providing the dimensions and resulting area measurement. Each polygon is to be assigned an identifying label for reference purposes.
3. A summary table for each component is to be completed. The area of each polygon is to be listed by reference label then added, resulting in the gross land coverage for the entire site.
4. Any exception of land coverage from the gross land coverage must be identified on the floor plans and summary tables. The rationale for any exception must accompany the floor area worksheets.
5. A schematic illustration of the format is shown below



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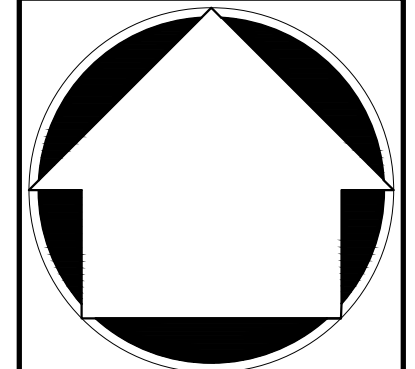


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No.	Revision	Date	By

Previous Editions Obsolete

Drawn: RB	Approved: AN
Scale: 1" = 20'	
Date: 02/24/2022	
Project No: 22021	
Existing: EXIST	GLCs
Drawing No:	GLC-1



JMC

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JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD - ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcplic.com

APPLICANT/OWNER:
ANTHONY MARINO
26 CHESTNUT RIDGE ROAD
ARMONK, NEW YORK 10504

GROSS LAND COVERAGE DRAWING
PROPOSED SITE IMPROVEMENTS
26 CHESTNUT RIDGE ROAD
ARMONK, NEW YORK





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

PLANNING DEPARTMENT
 Adam R. Kaufman, AICP
 Director of Planning

January 29, 2019
 Telephone: (914) 273-3542
 Fax: (914) 273-3554
www.northcastleny.com

FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: 26 (NEST MOUNT RIDGE ROAD) Date: 2/24/22

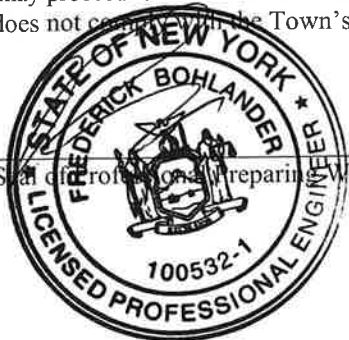
Tax Map Designation or Proposed Lot No.: 94.04-1-39

Floor Area

- | | | |
|-----|---|------------------|
| 1. | Total Lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>74,226 SF</u> |
| 2. | Maximum permitted floor area (per Section 355-26.B(4)): | <u>9,478 SF</u> |
| 3. | Amount of floor area contained within first floor:
<u>1500</u> existing + <u>0</u> proposed = | <u>1500 SF</u> |
| 4. | Amount of floor area contained within second floor:
<u>1500</u> existing + <u>0</u> proposed = | <u>1500 SF</u> |
| 5. | Amount of floor area contained within garage:
<u>500</u> existing + <u>0</u> proposed = | <u>500 SF</u> |
| 6. | Amount of floor area contained within porches capable of being enclosed:
<u>0</u> existing + <u>0</u> proposed = | <u>0 SF</u> |
| 7. | Amount of floor area contained within basement (if applicable – see definition):
<u>0</u> existing + <u>0</u> proposed = | <u>0 SF</u> |
| 8. | Amount of floor area contained within attic (if applicable – see definition):
<u>0</u> existing + <u>0</u> proposed = | <u>0 SF</u> |
| 9. | Amount of floor area contained within all accessory buildings:
<u>0</u> existing + <u>0</u> proposed = | <u>0 SF</u> |
| 10. | Proposed floor area: Total of Lines 3 – 9 = | <u>3500 SF</u> |

If Line 10 is less than or equal to Line 2, your proposal **complies** with the Town's maximum floor area regulations and the project may proceed to the Residential Project Review Committee for review. If Line 10 is greater than Line 2 your proposal does not comply with the Town's regulations.

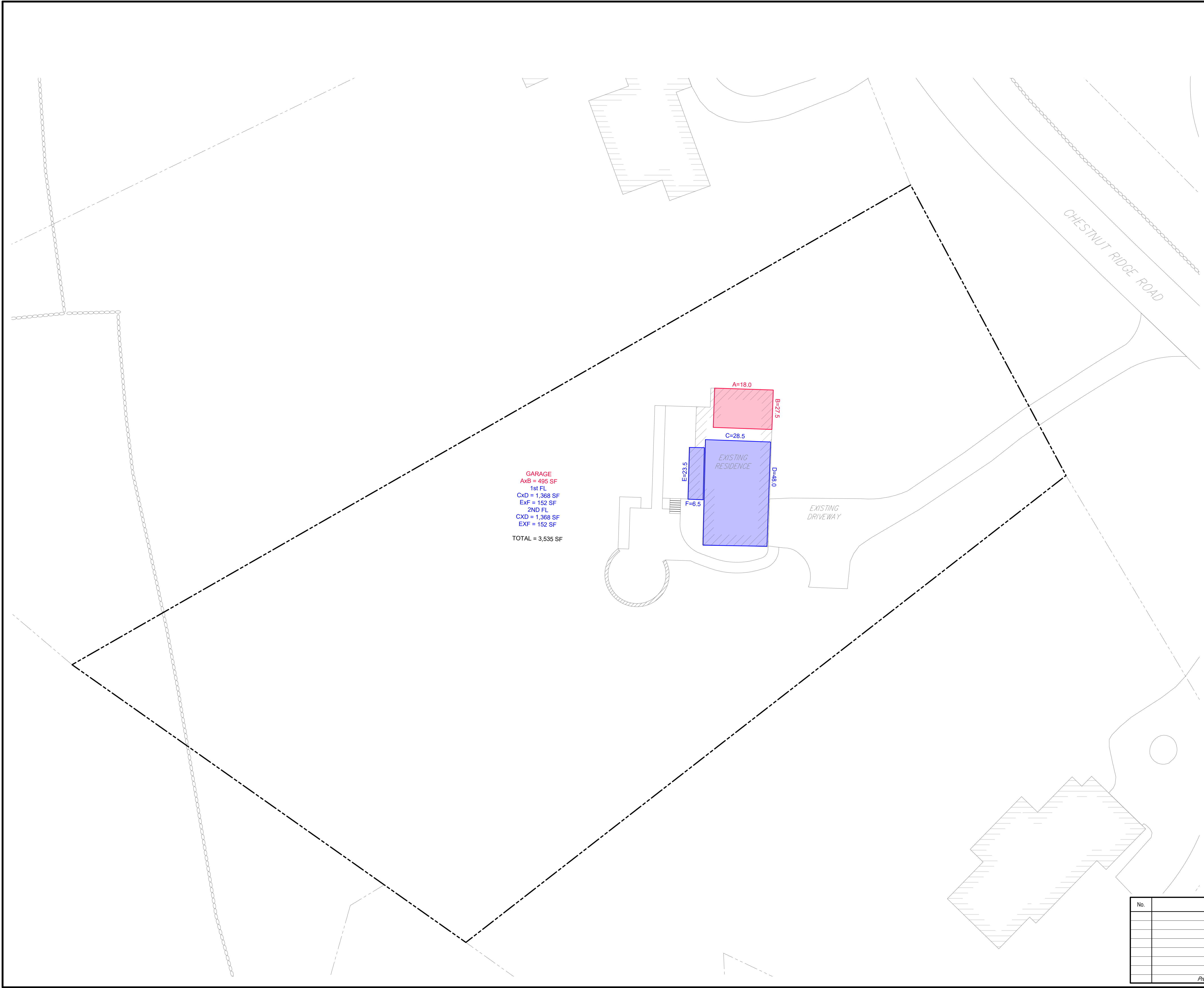
Signature and Seal of Professional Engineer Preparing Worksheet



2/24/22
 Date

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GARAGE
 AxB = 495 SF
 1st FL
 CXD = 1,368 SF
 EXF = 152 SF
 2ND FL
 CXD = 1,368 SF
 EXF = 152 SF
 TOTAL = 3,535 SF

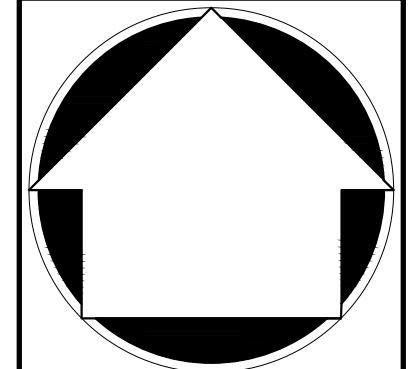
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No.	Revision	Date	By

Drawn: RB Approved: AN
 Scale: 1" = 20'
 Date: 02/24/2022
 Project No: 22021
 Existing EXIST FARIs
 Drawing No: FAR-1

Previous Editions Obsolete



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APPLICANT/OWNER:
ANTHONY MARINO
 26 CHESTNUT RIDGE ROAD
 ARMONK, NEW YORK 10504

FLOOR AREA DRAWING
 PROPOSED SITE IMPROVEMENTS
 26 CHESTNUT RIDGE ROAD
 ARMONK, NEW YORK

BUILDING PERMIT DRAWINGS

PROPOSED SITE IMPROVEMENTS

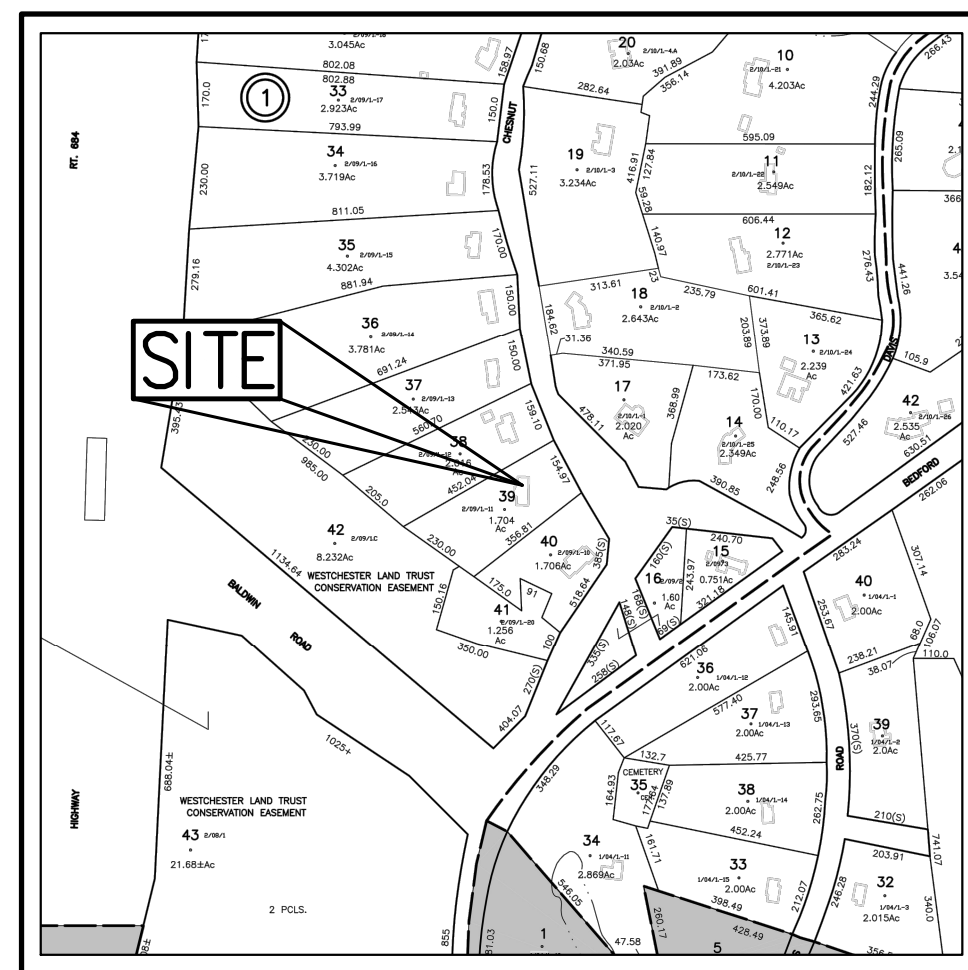
TAX MAP SECTION 94.04 | BLOCK 1 | LOT 39
 WESTCHESTER COUNTY
 26 CHESTNUT RIDGE ROAD
 TOWN OF NORTH CASTLE, NEW YORK 10504

Applicant/Owner:
 ANTHONY MARINO
 26 CHESTNUT RIDGE ROAD
 ARMONK, NEW YORK 10504
 (646) 294-7258

Civil Engineer:
 120 BEDFORD ROAD
 ARMONK, NEW YORK 10504
 (914) 273-5225



SITE AERIAL MAP
 SCALE: 1" = 100'



ZONING / VICINITY MAP
 SCALE: 1" = 500'
 SOURCE: TOWN OF NORTH
 CASTLE ZONING MAP

GENERAL CONSTRUCTION NOTES APPLY TO ALL WORK HEREIN:

- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CALL 811 "DIG SAFELY" (1-800-962-7962) TO HAVE UNDERGROUND UTILITIES LOCATED INCLUDING ARRANGING FOR A PRIVATE MARKOUT ON-SITE WHERE APPLICABLE. EXPLORATORY EXCAVATIONS SHALL COMPLY WITH CODE 753 REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL ALL THE OPERATORS HAVE NOTIFIED THE CONTRACTOR THAT THEIR UTILITIES HAVE BEEN LOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE UNDERGROUND AND SURFACE UTILITIES AND STRUCTURES AT OR ADJACENT TO THE SITE OF CONSTRUCTION, INsofar AS THEY MAY BE ENDANGERED BY THE CONTRACTOR'S OPERATIONS. THIS SHALL HOLD TRUE WHETHER OR NOT THEY ARE SHOWN ON THE CONTRACT DRAWINGS. IF THEY ARE SHOWN ON THE DRAWINGS, THEIR LOCATIONS ARE NOT GUARANTEED EVEN THOUGH THE INFORMATION WAS OBTAINED FROM THE BEST AVAILABLE SOURCES, AND IN ANY EVENT, OTHER UTILITIES ON THESE PLANS MAY BE ENCOUNTERED IN THE FIELD. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, IMMEDIATELY REPAIR OR REPLACE ANY STRUCTURES OR UTILITIES THAT HE DAMAGES, AND SHALL CONSTANTLY PROCEED WITH CAUTION TO PREVENT UNDE INTERRUPTION OF UTILITY SERVICE.
- CONTRACTOR SHALL HAND DIG TEST PITS TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL VERIFY EXISTING UTILITIES DEPTHS AND ADVISE OF ANY CONFLICTS WITH PROPOSED UTILITIES. IF CONFLICTS ARE PRESENT, THE OWNER'S FIELD REPRESENTATIVE, JMC, PLLC AND THE APPLICABLE MUNICIPALITY OR AGENCY SHALL BE NOTIFIED IN WRITING. THE EXISTING/PROPOSED UTILITIES RELOCATION SHALL BE DESIGNED BY JMC, PLLC.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL LOCAL PERMITS REQUIRED.
- ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND REGULATIONS. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL SAFETY CODES. APPLICABLE SAFETY CODES MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS, AND ADDITIONS THERETO, TO THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S OCCUPATIONAL SAFETY AND HEALTH STANDARDS (OSHA), AND APPLICABLE SAFETY, HEALTH REGULATIONS AND BUILDING CODES FOR CONSTRUCTION IN THE STATE OF NEW YORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GUARDING AND PROTECTING ALL OPEN EXCAVATIONS IN ACCORDANCE WITH THE PROVISION OF SECTION 107-05 (SAFETY AND HEALTH REQUIREMENTS) OF THE NYS DOT STANDARD SPECIFICATIONS. IF THE CONTRACTOR PERFORMS ANY HAZARDOUS CONSTRUCTION PRACTICES, ALL OPERATIONS IN THE AFFECTED AREA SHALL BE DISCONTINUED AND IMMEDIATE ACTION SHALL BE TAKEN TO CORRECT THE SITUATION TO THE SATISFACTION OF THE APPROVAL AUTHORITY HAVING JURISDICTION.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES AFFECTED BY THE SCOPE OF WORK SHOWN HEREON AT ALL TIMES TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE. RAMPING CONSTRUCTION TO PROVIDE ACCESS MAY BE CONSTRUCTED WITH SUBBASE MATERIAL EXCEPT THAT TEMPORARY ASPHALT CONCRETE SHALL BE PLACED AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE PEDESTRIAN ACCESS AT ALL TIMES.
- CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF EXISTING PAVEMENT TO REMAIN.

UNDERGROUND UTILITY LOCATIONS ARE BASED ON A COMPILATION OF FIELD EVIDENCE, AVAILABLE RECORD PLANS AND/OR UTILITY MARK-OUTS. THE LOCATION OR COMPLETENESS OF UNDERGROUND INFORMATION CANNOT BE GUARANTEED. VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION.

811 Know what's below. Call before you dig.

No.	Revision	Date	By

Previous Editions Obsolete

- JMC Drawing List:**
- C-000 COVER SHEET
 - C-100 EXISTING CONDITIONS MAP
 - C-200 SITE PLAN
 - C-900 CONSTRUCTION DETAILS

TABLE OF LAND USE			
SECTION 94.04, BLOCK 1, LOT 39 ZONE "R-2A" - ONE FAMILY RESIDENCE DISTRICT (2 ACRES) PROPOSED USE: RESIDENTIAL FIRE DISTRICT: ARMONK FIRE DEPARTMENT SCHOOL DISTRICT: BYRAM HILLS			
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT AREA (ACRES)	2 MIN.	1.704	1.704
LOT WIDTH (FEET)	150 MIN.	179	179
LOT FRONTAGE (FEET)	150 MIN.	154	154
LOT DEPTH (FEET)	150 MIN.	402	402
BUILDING HEIGHT (FEET)	30 MIN.	<30	<30
MAXIMUM GROSS FLOOR AREA (SQ. FEET)	9,478 ⁽²⁾	3,501	3,501
LOT COVERAGE BY BUILDING (PERCENT)	8 MAX.	3.4	3.4
DWELLING UNIT SIZE (SQ. FEET)	1,400 MIN.	2,498	2,498
MAXIMUM GROSS LAND COVERAGE (SQ. FEET)	12,620 ⁽¹⁾	5,558	7,358
YARDS			
FRONT BUILDING SETBACK (FEET)	50 MIN.	101	101
REAR BUILDING SETBACK (FEET)	50 MIN.	215	215
SIDE BUILDING SETBACK (FEET)	30 MIN.	36	36

- NOTES**
- (1) PER SECTION 355-26.C(1)(b)
 - (2) PER SECTION 355-26.B(4)

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Drawn: RB Approved: AN
 Scale: NOT TO SCALE
 Date: 02/17/2022
 Project No: 22021
 Existing: COVER COVER.scr
 Drawing No: C-000

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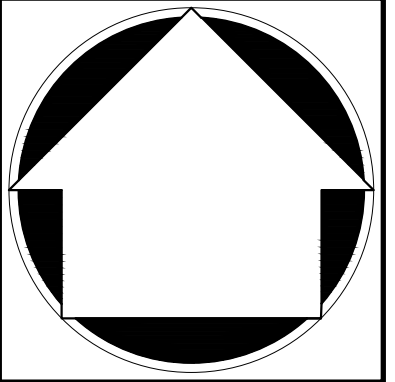
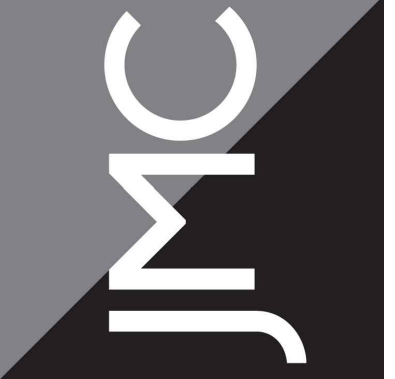


LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING STONE WALL
	EXISTING SOIL DIVIDE AND DESIGNATION

NOTES:
 1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM WESTCHESTER GIS INFORMATION.

APPLICANT/OWNER:
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 26 CHESTNUT RIDGE ROAD
 ARMONK, NEW YORK 10504

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EXISTING CONDITIONS MAP
PROPOSED SITE IMPROVEMENTS
 26 CHESTNUT RIDGE ROAD
 ARMONK, NEW YORK



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No.	Revision	Date	By

Drawn: RB Approved: AN
 Scale: 1" = 20'
 Date: 02/17/2022
 Project No: 22021
 Existing: EXIST EXIST.scr
 Drawing No: **C-100**

Previous Editions Obsolete

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15. ALL EXPOSED SLOPES AND GRADED/DISTURBED AREAS, THAT WILL NOT BE FURTHER DISTURBED WITHIN 14 CALENDAR DAYS (7 DAYS FOR CONSTRUCTION SITES THAT EITHER DIRECTLY DISCHARGE TO ONE OF THE 303(D) SEGMENTS LISTED IN APPENDIX E OF THE GENERAL PERMIT OR ARE LOCATED WITHIN ONE OF THE WATERSHEDS LISTED IN APPENDIX C OF THE GENERAL PERMIT), SHALL BE TEMPORARILY SEEDED WITHIN 24 HOURS OF DISTURBANCE, IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) "EROSION AND SEDIMENT CONTROL GUIDELINES" AND THE ANSI A300 "BEST MANAGEMENT PRACTICES FOR TREE AND SHRUB PLANTING, TRANSPLANTING, MAINTENANCE AND CARE," PREPARED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), LATEST EDITIONS, AS FOLLOWS:

- A. SEED MIXTURE AND RATE OF APPLICATION:
A.1. IN SPRING, SUMMER OR EARLY FALL, SEED THE AREA WITH RYEGRASS (ANNUAL OR PERENNIAL) AT 30 POUNDS PER ACRES (APPROXIMATELY 0.7 POUNDS/1000 SQUARE FEET OR USE 1 POUND/1000 SQUARE FEET).
A.2. IN LATE FALL OR EARLY WINTER, SEED THE AREA WITH CERTIFIED 'AROSTOOK' WINTER RYE (CEREAL RYE) AT 100 POUNDS PER ACRE (2.5 POUNDS/1000 SQUARE FEET).
A.3. APPLICATION SHALL BE UNIFORM BY MECHANICAL OR HYDROSEED METHODS.

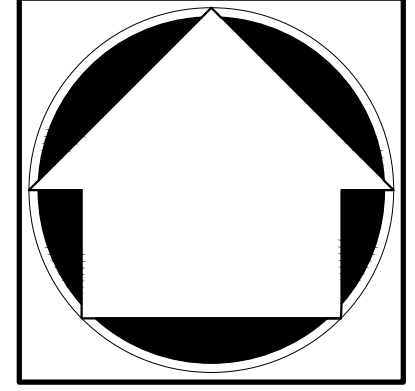
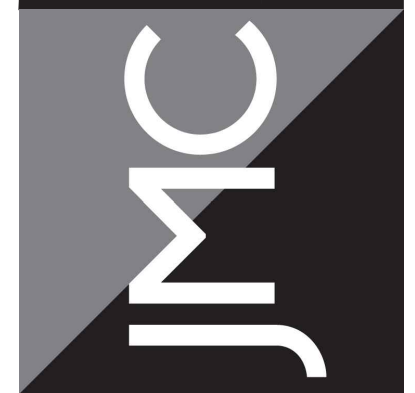
LEGEND
- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING STONE WALL
- EXISTING SOIL DIVIDE AND DESIGNATION
- PROPOSED FINISHED GRADE
- PRIOR GRADING DONE WITHOUT BUILDING PERMIT
- PROPOSED TYPE LI DRAIN LAWN INLET
- PROPOSED STORM DRAIN LINE & SIZE
- PROPOSED END SECTION
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION
- PROPOSED PATIO AREA

- NOTES:
1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM WESTCHESTER GIS INFORMATION.
2. ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION.
3. ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL AND TO PREVENT SETTLEMENT.
4. EXCAVATIONS AND FILLS SHALL NOT ENDANGER ADJOINING PROPERTIES, NOR DIVERT WATER ONTO THE PROPERTY OF OTHERS AT ANY TIME DURING THE COURSE OF CONSTRUCTION.
5. CONTRACTOR SHALL REFER TO EROSION AND SEDIMENT CONTROL PLAN FOR FURTHER DIRECTION REGARDING SITE STABILIZATION THROUGHOUT THE COURSE OF CONSTRUCTION.
6. UNLESS OTHERWISE SPECIFIED, PIPE FOR STORM DRAINS SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) WITH A SMOOTH INTERIOR AND ANNUAL EXTERIOR CORRUGATIONS IN ACCORDANCE WITH ASTM F-2648. JOINTS SHALL BE WATER TIGHT IN ACCORDANCE WITH ASTM D-3212.
7. PRIOR TO BEGINNING ANY CLEARING, GRUBBING OR EXCAVATION, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ALL THE PLANS AND SPECIFICATIONS. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE PLAN.
8. THE CONTRACTOR SHALL INSPECT AND MAINTAIN ON-SITE EROSION AND SEDIMENT CONTROL MEASURES ON A DAILY BASIS. ALL COLLECTED SEDIMENT WITHIN SEDIMENT BARRIERS SHALL BE REMOVED PERIODICALLY AS REQUIRED TO MAINTAIN THE FUNCTION OF THE SEDIMENT BARRIERS. ALL SEDIMENT COLLECTED SHALL BE RESPAVED ON-SITE WITHIN STABILIZED AREAS AS DIRECTED BY THE OWNERS REPRESENTATIVE.
9. THE CONTRACTOR SHALL INSPECT DOWNSTREAM CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS, AFTER EACH RAINSTORM, AND AS MAY BE REQUIRED OR DIRECTED BY ALL APPLICABLE APPROVALS AND PERMITS. THE CONTRACTOR SHALL IMMEDIATELY PROVIDE A WRITTEN REPORT ON FINDINGS OF SEDIMENT IN DOWNSTREAM AREAS TO ALL AUTHORITIES HAVING JURISDICTION AND MAKE REPAIRS AS REQUIRED OR DIRECTED.
10. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR AS REQUIRED/WARRANTED BY FIELD CONDITIONS AND AS DIRECTED BY THE OWNERS REPRESENTATIVE, JMC, AND/OR ANY AUTHORITY HAVING JURISDICTION.
11. STOCKPILING OF CONSTRUCTION MATERIAL SHALL BE PLACED ON-SITE IN THE AREA DESIGNATED ON THIS PLAN OR AS APPROVED BY THE OWNERS REPRESENTATIVE. STOCKPILED EXCAVATED MATERIAL SHALL HAVE TWO ROWS OF SILT FENCE LOCATED AROUND ITS PERIMETER. ALL STOCKPILED MATERIAL SHALL BE MAINTAINED IN AN ORDERLY MANNER SO AS NOT TO IMPEDE ON PEDESTRIAN AND/OR VEHICULAR TRAFFIC CIRCULATION ROUTES.
12. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNERS REPRESENTATIVE.
13. ALL SEEDED AREAS SHALL BE FERTILIZED, RESEED, AND MULCHED AS NECESSARY TO MAINTAIN VIGOROUS, DENSE VEGETATIVE COVER.
14. TEMPORARY SEED MIXTURES SHALL NOT BE PLACED ON AREAS WHERE FINAL GRADE HAS BEEN ESTABLISHED AND TOPSOIL HAS BEEN PLACED UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT.

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

ANTHONY MARINO
26 CHESTNUT RIDGE ROAD
ARMONK, NEW YORK 10504

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD - ARMONK, NY 10504
voice 914.273.5225 - fax 914.273.2102
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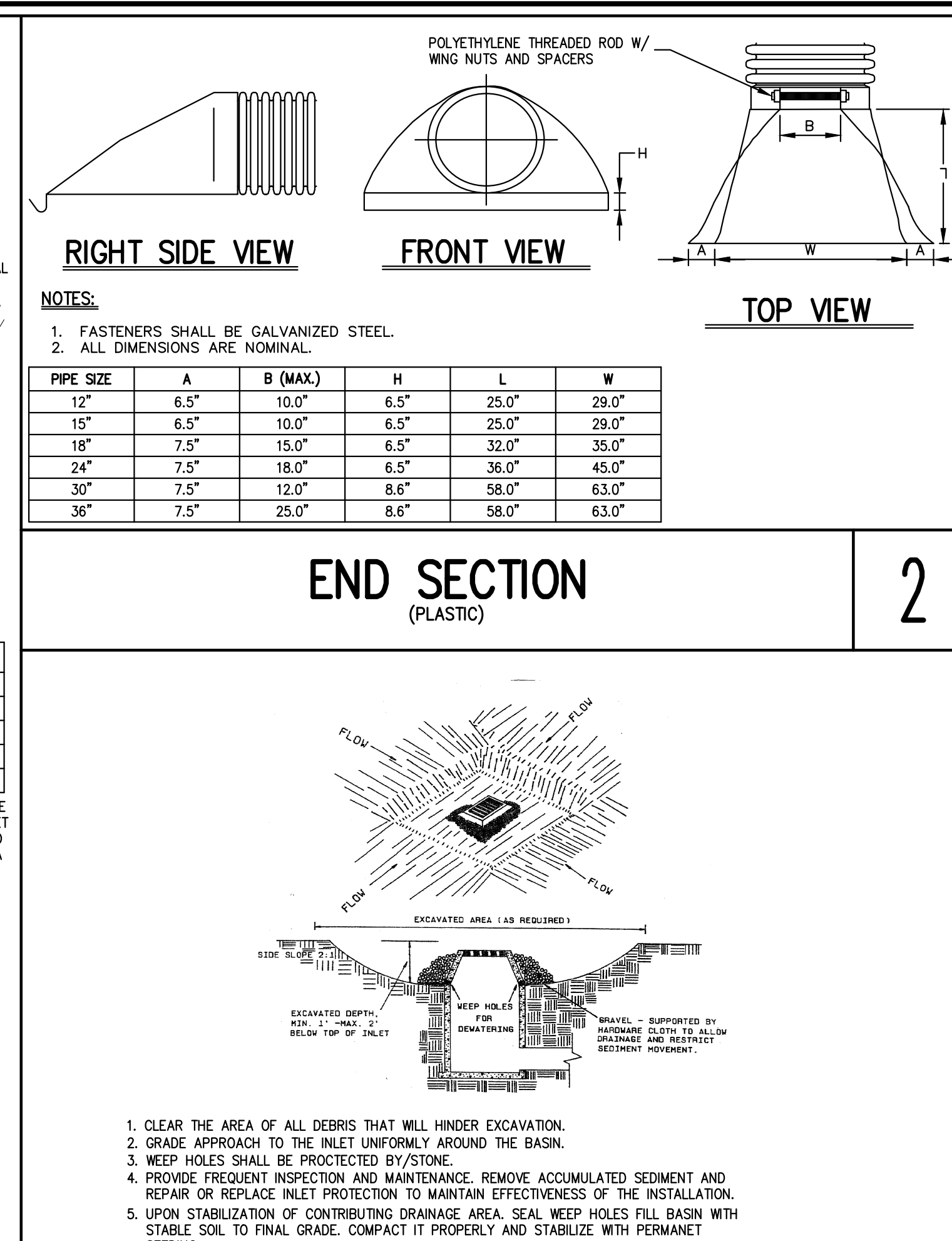
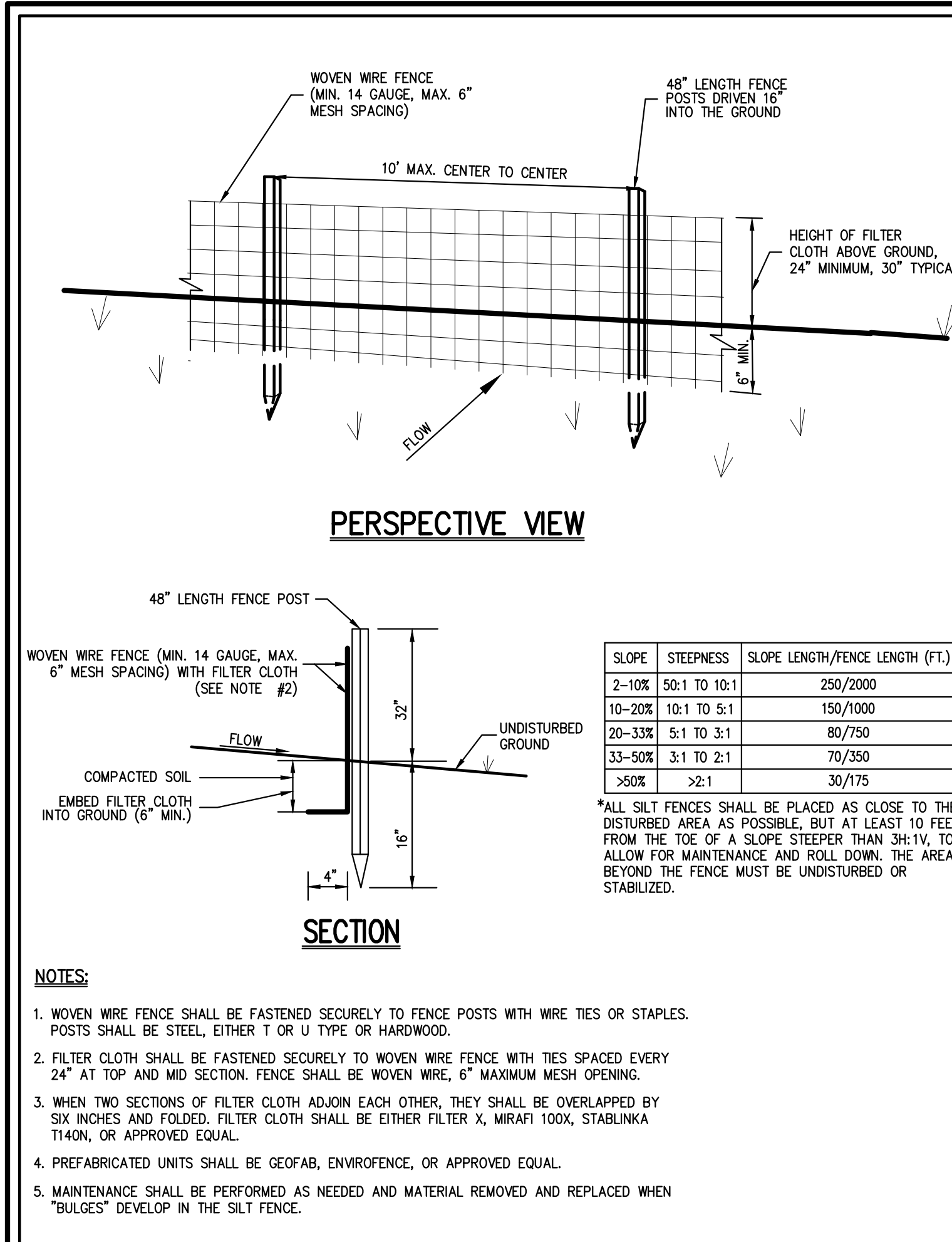


SITE PLAN
PROPOSED SITE IMPROVEMENTS
26 CHESTNUT RIDGE ROAD
ARMONK, NEW YORK



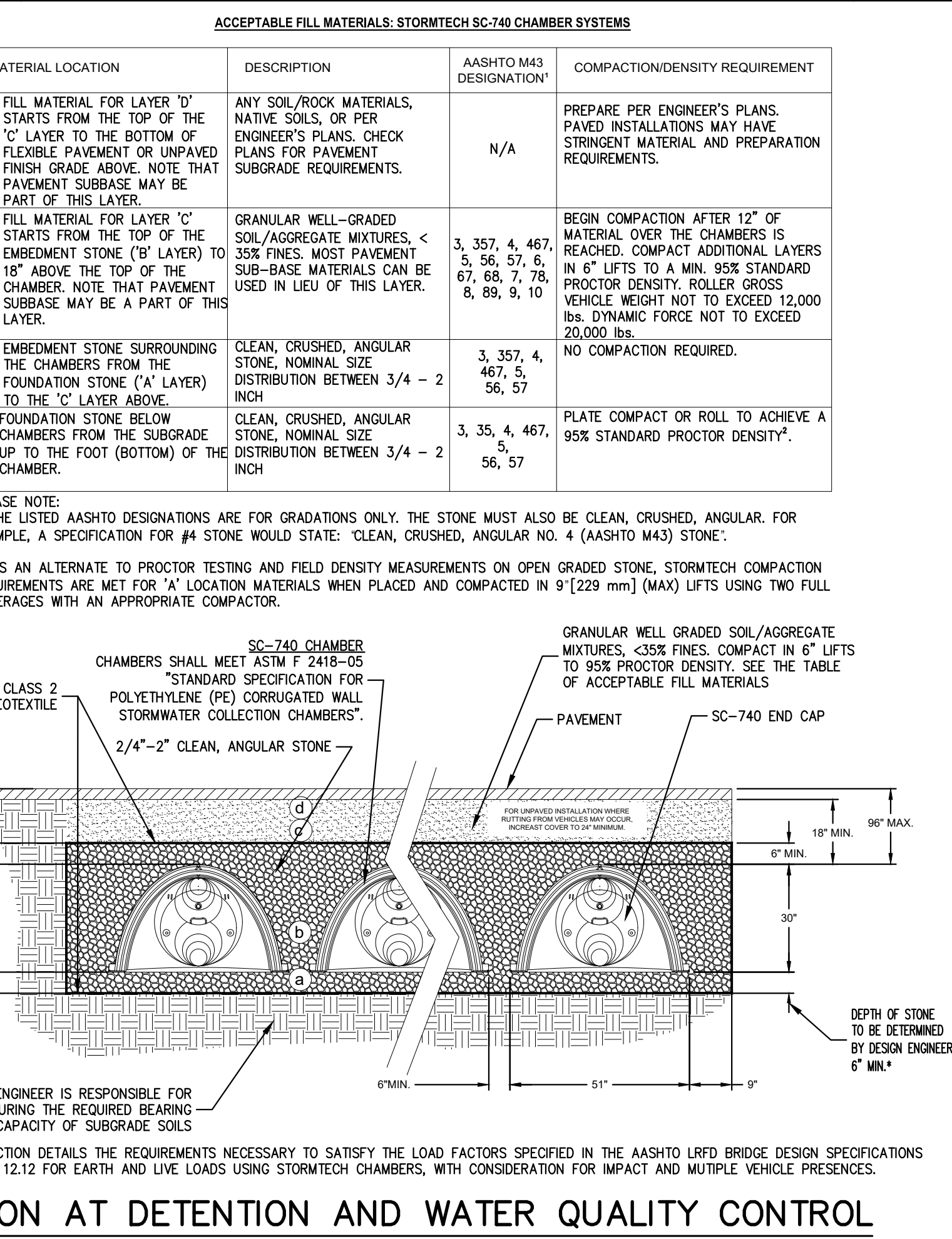
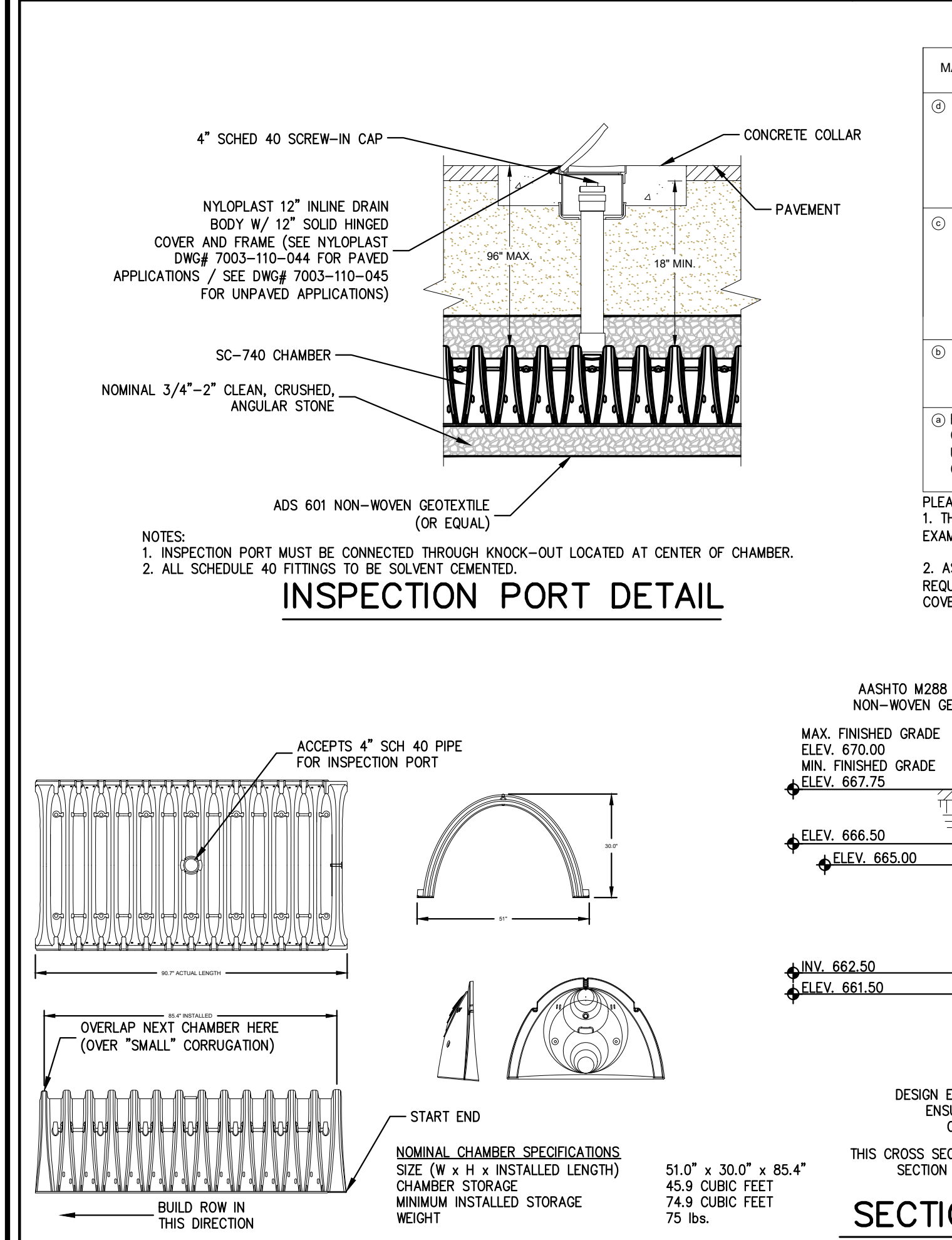
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Scale: 1" = 20'
Date: 02/17/2022
Project No: 22021
Drawing No: C-200



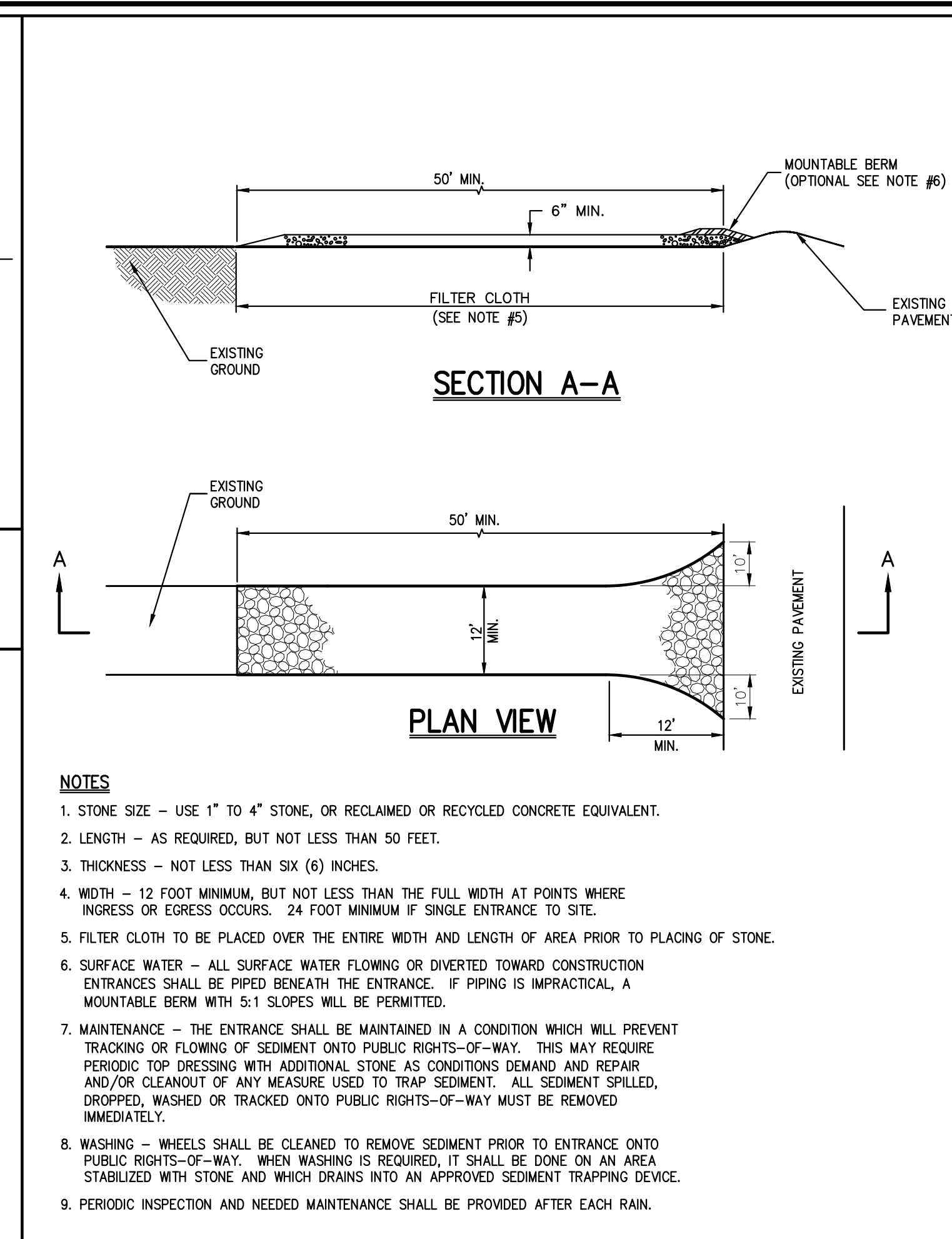
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EXCAVATED DROP INLET PROTECTION 3

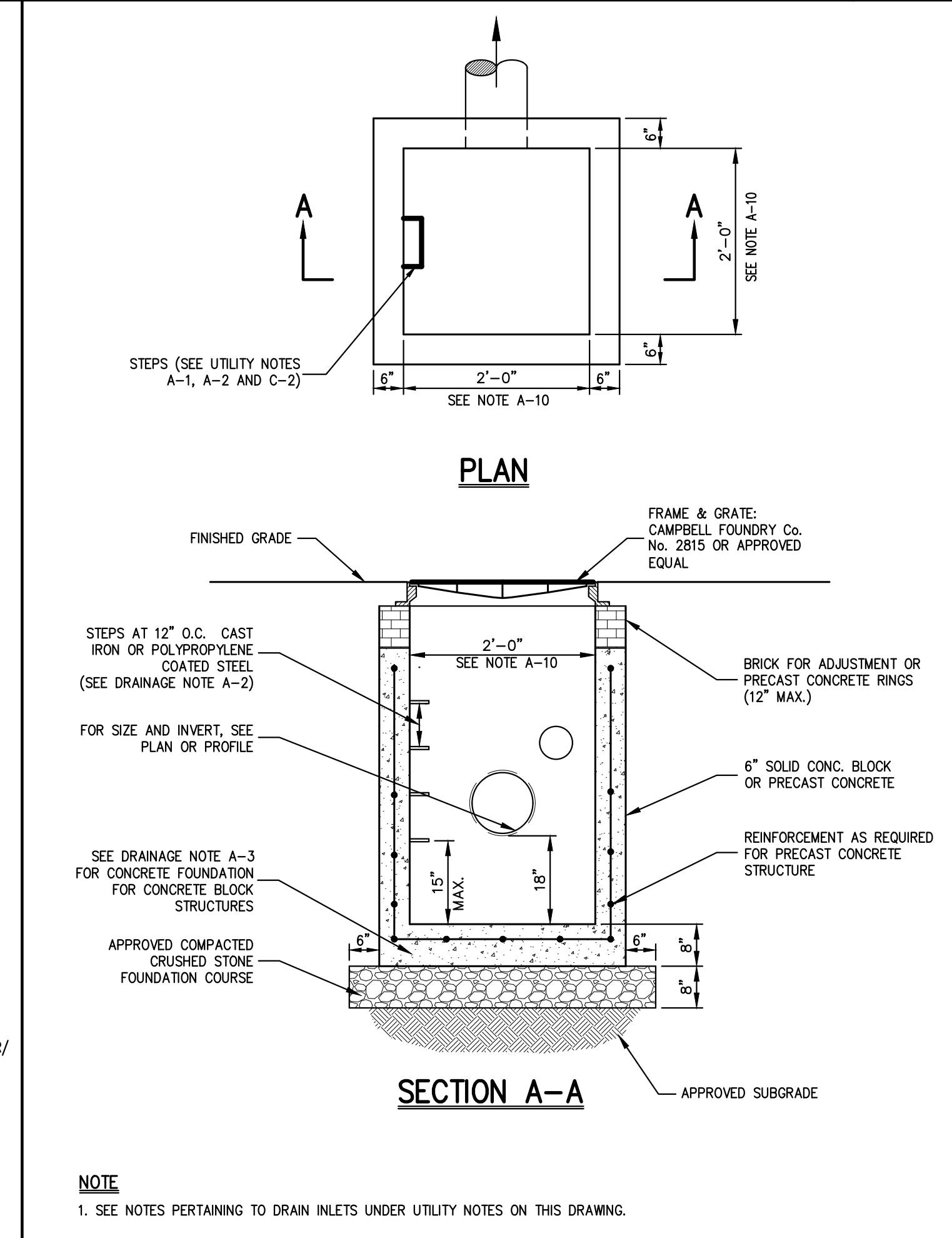


STORMTECH CHAMBERS SC-740 6

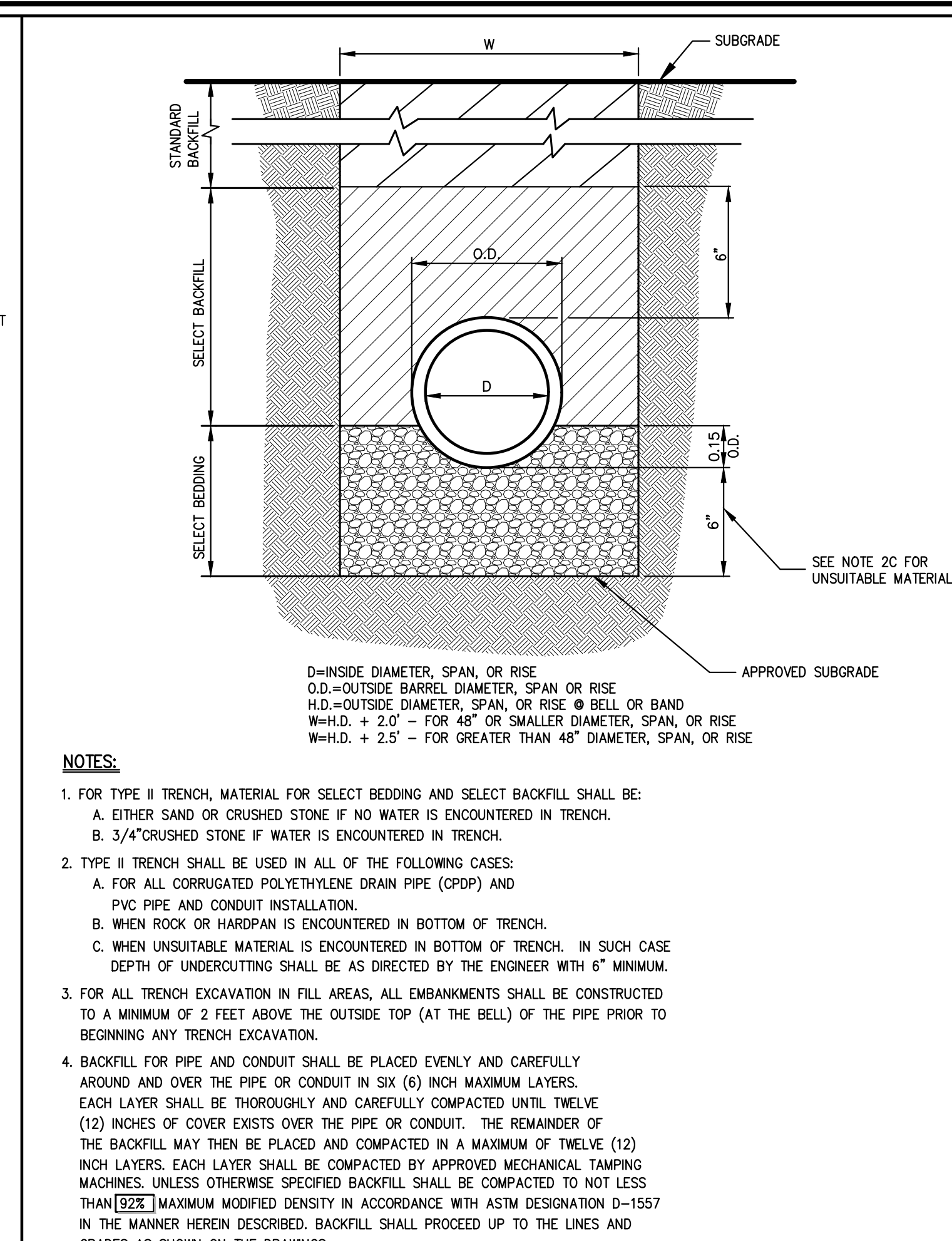
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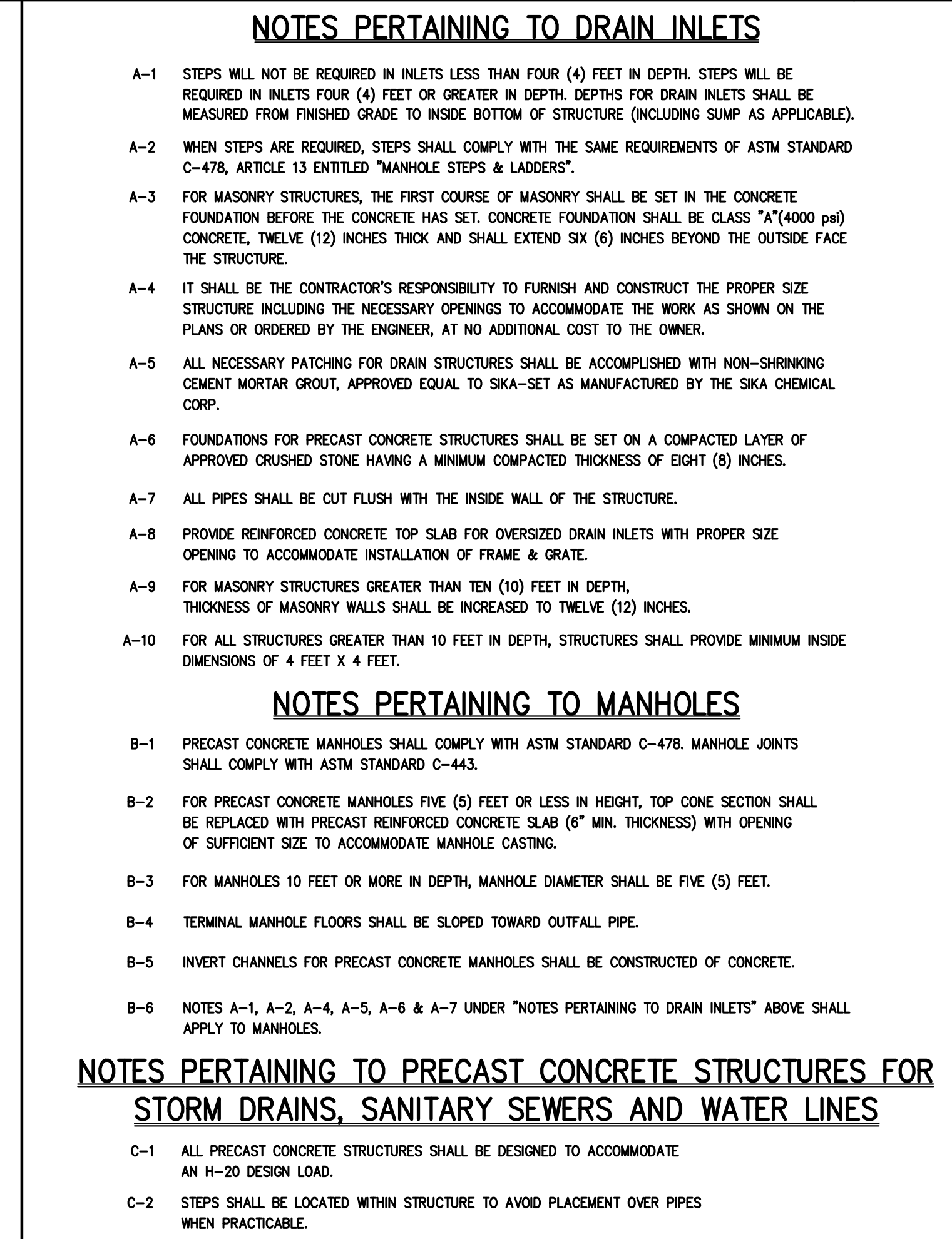
STABILIZED CONSTRUCTION ENTRANCE 4



UTILITY NOTES 8



TYPE II TRENCH 5



UTILITY NOTES 8

JMC

CONSTRUCTION DETAILS

PROPOSED SITE IMPROVEMENTS

26 CHESTNUT RIDGE ROAD
ARMONK, NEW YORK

NOT FOR CONSTRUCTION

Drawn: RB Approved: AN
Scale: NOT TO SCALE
Date: 02/17/2022
Project No: 22021
Detail: MODEL
Drawing No: C-900

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Town of North Castle
Building Department
17 Bedford Road
Armonk, N.Y. 10504
914-273-3000 ext. 44 Fax 914-273-3554
Building@northcastleny.com

NOTICE OF VIOLATION/ ORDER TO REMEDY

Complaint #: 2021-174

Notice Date: 11/24/2021

Comply Date: 12/22/2021

SBL: 94.04-1-39

Certified Mail No.: 70180040000059705334

Owner: ANTHONY M MARINO
26 CHESTNUT RIDGE RD
ARMONK, NY 10504

Site Address: 26 CHESTNUT RIDGE RD

On 11/22/2021 a lawful inspection and or a file review was conducted of the above referenced premises and the following violation(s) of the Town of North Castle and the 2020 New York State Uniform Code was observed and still remain:

ORDINANCE CODE:

TOWN OF NORTH CASTLE CODE 127-4 A - Building Permit

Building permits required. Except as otherwise provided in Subsection B of this section, a building permit shall be required for any work which must conform to the Uniform Code and/or the Energy Code, including, but not limited to, the construction, enlargement, alteration, improvement, removal, relocation or demolition of any building or structure or any portion thereof, and the installation of a solid-fuel-burning heating appliance, chimney or flue in any dwelling unit. No person shall commence any work for which a building permit is required without first having obtained a building permit from the Building Inspector.

TO WIT: The owner has brought in dirt fill and changed the grade in the rear yard and is also constructing a new patio without a Building Permit and Committee Approval.

REMEDY: File for and obtain the required permit(s) and or approval(s).

ORDINANCE CODE:

TOWN OF NORTH CASTLE CODE 127-4H - Building Permits (Work to be performed in accordance with construction documents.)

All work shall be performed in accordance with the construction documents which were submitted with and accepted as part of the application for the building permit. The building permit shall contain such a directive. The permit holder shall immediately notify the Building Inspector of any change occurring during the course of the work. The building permit shall contain such a directive. If the Building Inspector determines that such change warrants a new or amended building permit, such change shall not be made until and unless a new or amended building permit reflecting such change is issued.

TO WIT: The owner has brought dirt fill to change the grade and a new patio in the rear yard without a Building Permit and Committee Approval.

REMEDY: File the required amended building permit, such change shall not be made until and unless a new or amended building permit reflecting such change is issued.

ORDINANCE CODE:

2020 Property Maintenance Code of NYS 105.2 - Building Permits.

No person or entity shall commence, perform, or continue any work that must conform with the Uniform Code and/or Energy Code unless: 1. Such person or entity has applied to the authority having jurisdiction for a building permit, 2. The authority having jurisdiction has issued a building permit authorizing such work, 3. Such building permit has not been revoked or suspended, and 4. Such building permit has not expired.

TO WIT: The owner has brought in dirt fill and changed the grade in the rear yard and is also constructing a new patio without a Permit and Committee Approval.

REMEDY: File for and obtain the required permit(s).

ORDINANCE CODE:

TOWN OF NORTH CASTLE CODE 355-74 A - Building permits.

No building or structure shall be erected, constructed, enlarged, altered or moved, or excavation made therefor, or work begun thereon, nor shall any land shown in Zone A on the Flood Hazard Boundary Map of the Town of North Castle be mined, dredged, filled, cleared, graded, paved or excavated, nor shall any drilling operations,

except as required for individual water supply, be commenced thereon, until a permit therefor has been issued by the Building Inspector. A building permit shall be required for additions; structural alterations; structural repairs; structures; swimming pools; fences; fireplaces, including wood-burning stoves; fuel tanks; interior and exterior commercial alterations; signs; and all other buildings and structures as required by the Building Inspector. In accordance with Article VII of the Westchester County Sanitary Code, written approval for any separate disposal system shall be obtained before any building permit may be issued. Except upon a written authorization of the Board of Appeals, under circumstances set forth in 355-77B(3), no building permit shall be issued for any land, building or structure where said action would be in violation of any of the provisions of this chapter.

TO WIT: The owner has brought in dirt fill and changed the grade in the rear yard and is also constructing a new patio without a Building Permit and Committee Approval.

REMEDY: Contact the Building Department and file and obtain the required permits and approvals before continuing any work.

ORDINANCE CODE:

TOWN OF NORTH CASTLE CODE 161-1 - Filling and grading.

On all lands in the Town of North Castle in which fill is delivered, the landowner shall obtain a permit from the Building Department and conform to the following: (1) For each truck delivering fill to a site, there shall be a signed manifest provided to the landowner by the person and/or company delivering the fill, or the supplier of the fill, stating the date of delivery, the origin of the fill, the type of fill and a representation that there is full compliance with 6 NYCRR, Part 360. (2) The manifest shall be provided to the Building Department by the landowner on a weekly basis or, whenever requested by the Building Department, on a more frequent basis. (3) The landowner shall hire an independent inspector, who shall be either a duly licensed engineer, a soil scientist or a representative of a certified testing laboratory and approved by the Building Department, who shall independently provide the Building Department with a certification that the fill delivered is in compliance with 6 NYCRR, Part 360, and this article. Said certification shall be provided to the Building Department on a weekly basis or, whenever requested by the Building Department, on a more frequent basis. This subsection shall not be applicable for projects where fill quantities will not exceed 1,000 cubic yards or where the fill material consists solely of road base, trench backfill, subbase bedding, trench material and bedding, run-of-bank fill for septic, sand for concrete or other commonly used materials for construction, provided that certification of the materials' compliance to 6 NYCRR, Part 360, is provided to the landowner by the supplier and prior notification of scheduled delivery of the material is provided to the Building Inspector to provide ample opportunity for inspection of same.

TO WIT: The owner has brought in dirt fill and changed the grade in the rear yard and is also constructing a new patio without a Building Permit and Committee Approval.

REMEDY: File for and obtain the required permits.

ORDINANCE CODE:

TOWN OF NORTH CASTLE CODE 161-1E - Filling and grading. (Fee)

A fee shall be charged in connection with the review of all fill permit applications and other actions of the Town described in or contemplated by this article in such amounts as set forth in the Master Fee Schedule. [Amended 2-18-2004 by L.L. No. 2-2004; 8-14-2013 by L.L. No. 7-2013]

TO WIT: The owner has brought in dirt fill and changed the grade in the rear yard and is also constructing a new patio without a Building Permit and Committee Approval.

REMEDY: Pay the required fee.

ORDINANCE CODE:

TOWN OF NORTH CASTLE CODE 161-B (4) - Filling and grading. (SWPPP)

A stormwater pollution prevention plan (SWPPP) pursuant to Chapter 267, Stormwater Management, of the Town Code. [Amended 12-19-2007 by L.L. No. 22-2007]

TO WIT: The owner has brought in dirt fill and changed the grade in the rear yard and is also constructing a new patio without a Building Permit and Committee Approval.

REMEDY: File with the Building Department the required A stormwater pollution prevention plan.

NOTICE: Full compliance with this order to remedy is required by **12/22/2021** which is thirty (30) days after the date of this order. If the person or entity served with this order to remedy fails to comply in full with this order to remedy within the thirty (30) day period, that person or entity will be subject to a fine of not more than \$1000.00 per day, per violation, or imprisonment not exceeding one year, or both. You are hereby notified that you have (30) calendar days to remove/ restore and make safe the above noted violations in the prescribed manner and/ or to provide evidence that the apparent unlawful improvements were completed in accordance with the Code. Further, you are hereby directed to bring the referenced violations into compliance and

arrange for a re-inspection within the aforementioned time frame. Failure to comply will result in alternative action as prescribed by Law in order to gain compliance including, but not limited to: a summons to appear in court. In addition to those penalties prescribed by state law, any person who violates any provision of the Uniform Code, the Energy Code or the code of the Town of North Castle or any term or condition of any building permit, certificate of occupancy/certificate of compliance, temporary certificate, stop-work order, operating permit or other notice or order issued by the Building Inspector shall be liable to a civil penalty of not more than \$1000.00 per day per violation or to imprisonment of not more than 15 days, or both. Each violation of this chapter shall be deemed a separate offence prescribed by Part II General Legislation, Chapter 127-15 C.

Respectfully,



Ivan Quintero

Assistant Building Inspector

**THIS NOTICE MUST BE ATTACHED TO ANY PERMIT APPLICATIONS
INTENDED TO CORRECT THE VIOLATIONS ENUMERATED HERIN.**