

ALFONZETTI ENGINEERING, P.C.  
14 Smith Ave, Mt. Kisco, N.Y. 10549

(914) 666-9800

Info@AlfonzettiEng.com

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Adam R. Kaufman, AICP  
Director of Planning  
Planning Department  
Town of North Castle  
17 Bedford Road  
Armonk, NY 10504

June 13, 2022

Re: 585 Main St. Armonk New York 10504  
Town of North Castle

Adam:

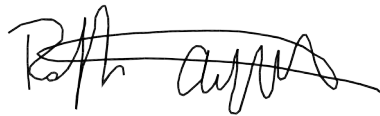
For your use, please find enclosed the following:

- One (1) copy of the Amended Site Plan for Armonk Senior Housing
- One (1) copy of the Application for Revision to Approved Plans
- One (1) copy of the Revised Landscaping Plan

We are submitting the above material to be placed on the next Planning Board agenda. The plan is being submitted for the field changes on the site.

Please call if there are any questions.

Thank You,



Ralph Alfonzetti  
ALFONZETTI ENGINEERING, P.C.



# Town of North Castle Building Department

17 Bedford Road

Armonk, New York 10504-1898

Telephone: (914) 273-3000 ext. 44 Fax: (914) 273-3554

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

## Application for Revision to Approved Plans

Note: Two (2) sets of construction documents must be submitted with application w/ \$75.00 fee.

Permit #: \_\_\_\_\_ Date: 06/13/2022  
Project Address: 585 Main St. Armonk, New York 10504

I understand that this application does not permit the revised work without express consent and approval from the Town of North Castle Building Department.

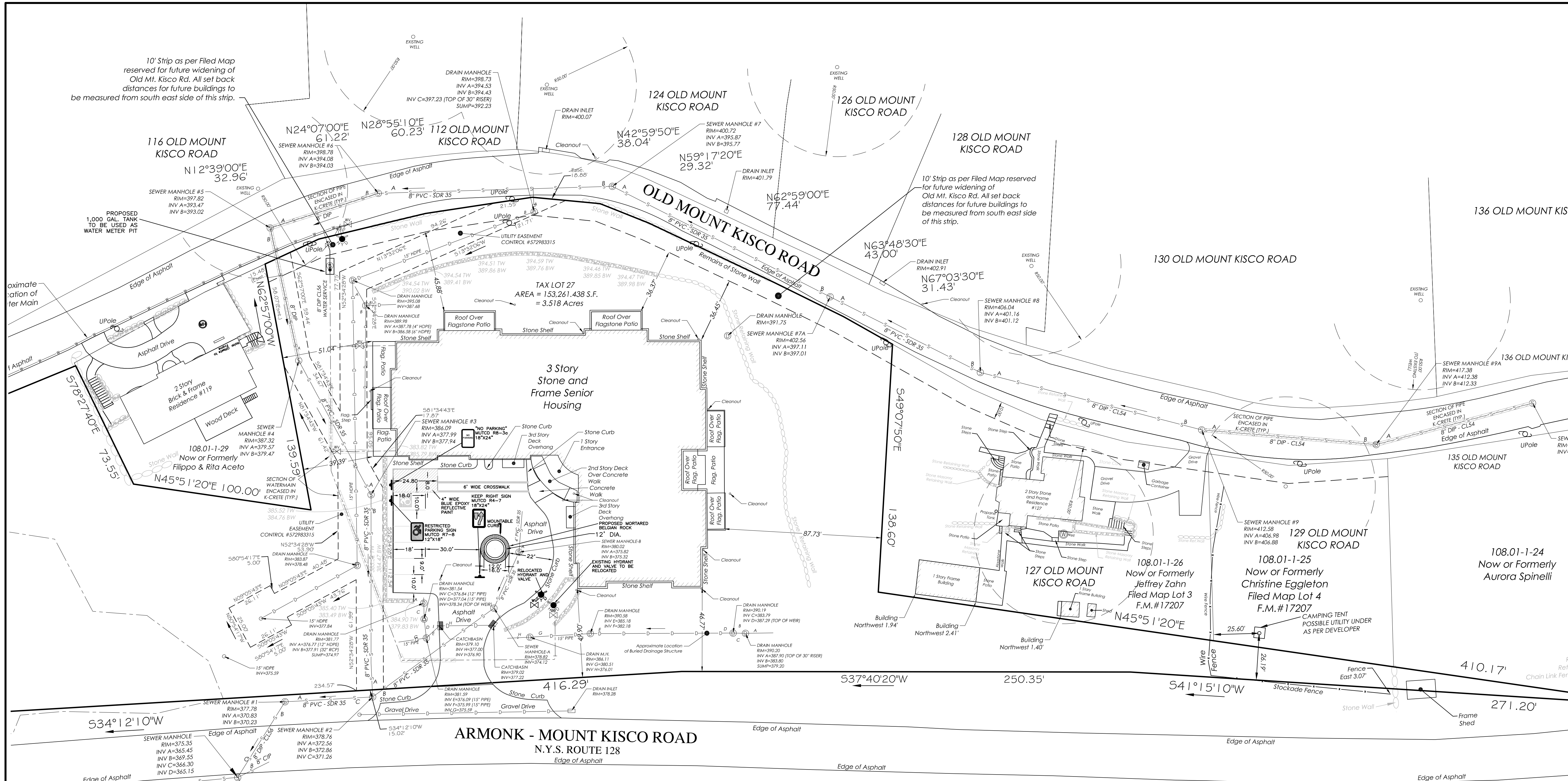
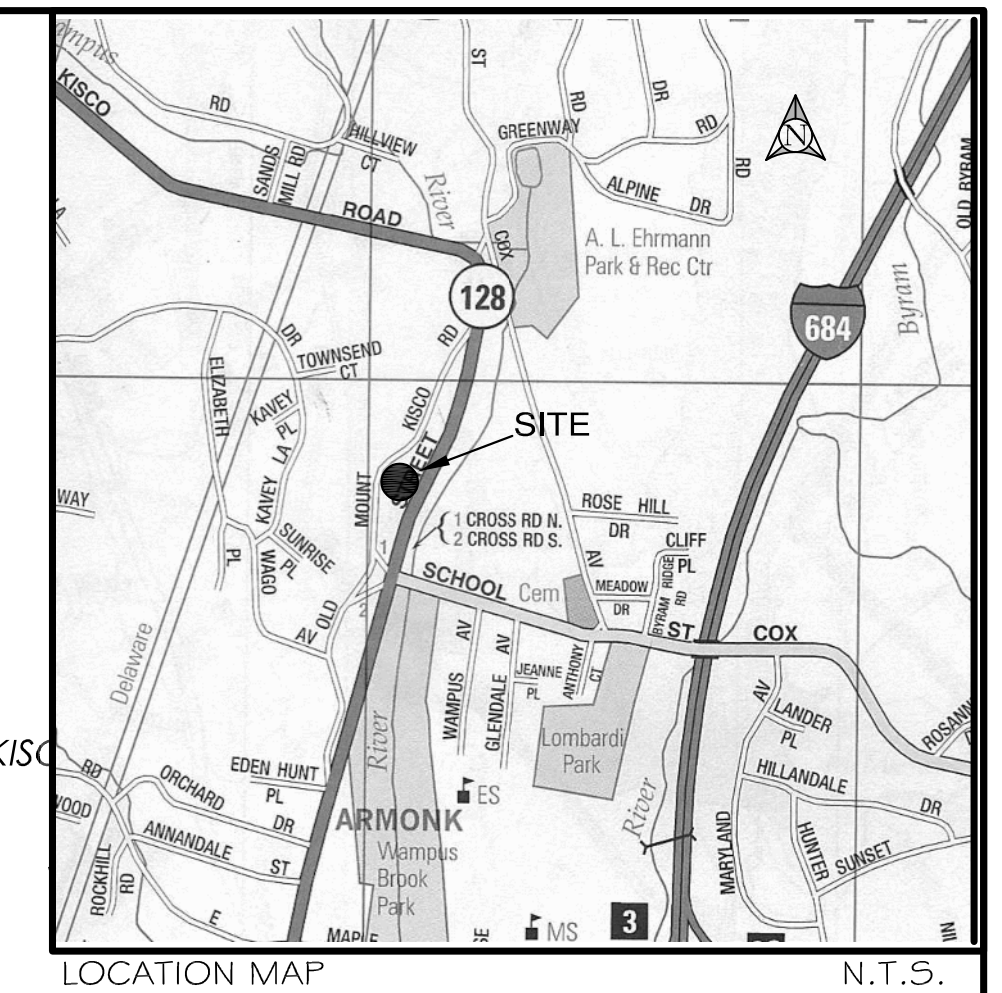
Applicants Name: Wampus Mills LLC  
Applicants Signature: [Signature]  
Phone #: \_\_\_\_\_ Mobile #: 914-557-4695  
E-mail: fjmadonna@aol.com

Architect/ Engineer Name: Ralph Alfonzetti  
Phone #: (914)-666-9800 Mobile #: \_\_\_\_\_  
E-mail: INFO@AlfonzettiEng.com

Description of Revision (In detail):  
Additional walls were constructed. Hydrant must be relocated. Proposed island shape to be revised.

### Office use only

Fee Collected: \_\_\_\_\_ 2 Sets of Plans: \_\_\_\_\_  
Reviewed By: \_\_\_\_\_  
Bldg. Inspector signoff: \_\_\_\_\_



LOCATION MAP N.T.S.

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CHRISTOPHER CARTHY, CHAIRMAN TOWN OF NORTH CASTLE PLANNING BOARD  
 ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION: \_\_\_\_\_ DATE: \_\_\_\_\_  
 JOSEPH M. CERMELE, P.E. KELLARD SESSIONS CONSULTING CONSULTING TOWN ENGINEERS

**Operating Characteristics**

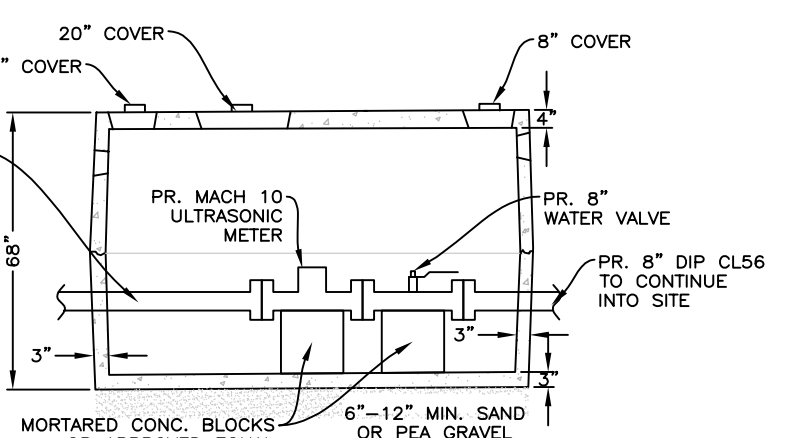
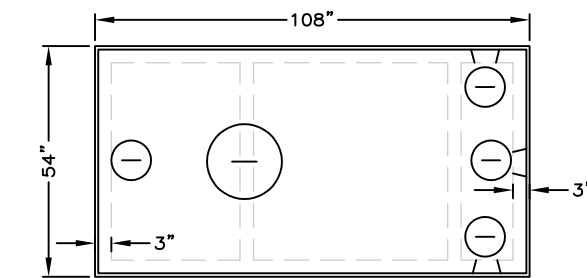
Meter Size	Extended Low Flow @ 100% Accuracy (+/- 3.0%)	Normal Operating Range @ 100% Accuracy (+/- 1.5%)	Safe Maximum Operating Capacity	
			Normal Operation (Non Fire Service)	Fire Service
3"	0.50 U.S. gpm	0.75 to 500 U.S. gpm	500 U.S. gpm	420 U.S. gpm
4"	0.75 U.S. gpm	1.5 to 1250 U.S. gpm	1250 U.S. gpm	1100 U.S. gpm
6"	1.0 U.S. gpm	2.0 to 2000 U.S. gpm	2000 U.S. gpm	1800 U.S. gpm
8"	4.0 U.S. gpm	6.0 to 4000 U.S. gpm	4000 U.S. gpm	4000 U.S. gpm
10"	6.0 U.S. gpm	10.0 to 6500 U.S. gpm	6500 U.S. gpm	6500 U.S. gpm
12"	8.0 U.S. gpm	12.0 to 8000 U.S. gpm	8000 U.S. gpm	8000 U.S. gpm



NEPTUNE MACH 10 ULTRASONIC WATER METER N.T.S.

**Dimensions**

Meter Size	Length	Height	Weight
3"	12"	9 1/2"	39 lbs
4"	14"	11"	51 lbs
6"	20"	11"	57 lbs
8"	18"	12 3/4"	79 lbs
10"	24"	12 3/4"	91 lbs
12"	20"	15 3/4"	160 lbs
10"	26"	17 3/4"	264 lbs
12"	19 3/4"	20"	292 lbs



H-20 LOADING 1000 GALLON SEPTIC TANK WITHOUT BAFFLES N.T.S.

**ZONING TABLE**

	R-MF-SCH	
TOTAL LOT AREA:	157,355 SF 3.612 ACRES	153,628 SF 3.527 ACRES *
75% WETLAND AREA:		23,424 SF
STEEP SLOPE AREA:		14,549 SF
NET LOT AREA:		115,656 SF (2.65 AC)
MINIMUM LOT AREA:	REQUIRED/ 46,262 SF	PROPOSED/ 3,527 ACRES *
FLOOR AREA RATIO:	.40 NET LOT AREA	.35 NET LOT AREA
AFFIRMATIVELY FURTHERING FAIR HOUSING UNITS AFFH UNITS (10% OF UNIT COUNT):	10%	2 UNITS
FRONT YARD SETBACK:	30 FEET	48.0 FEET
SIDE YARD SETBACK:	30 FEET	39.6 FEET
REAR YARD SETBACK:	30 FEET	36.3 FEET
LOT DEPTH:	100 FEET	86.7 FEET **
LOT WIDTH:	500 FEET	512.3 FEET
FRONTAGE:	750 FEET	1769 FEET
BUILDING COVERAGE (BASED ON TOTAL LOT AREA):	20%	12.4%
BUILDING COVERAGE (BASED ON NET LOT AREA):		16.5%
PARKING REQUIREMENT	REQUIRED	PROPOSED
AFFIRMATIVELY FURTHERING FAIR HOUSING UNITS AFFH UNITS (1 PER UNIT + 1/2 PER BEDROOM):	4	4
SENIOR CITIZEN DWELLING UNITS: (1 PER UNIT + 1/2 PER BEDROOM + 10% VISITOR PARKING)	30.8	37
TOTAL PARKING:	34.8	41

\* 10 FOOT WIDENING STRIP ALONG OLD MT. KISCO ROAD HAS BEEN DEDUCTED.  
 \*\* VARIANCE GRANTED

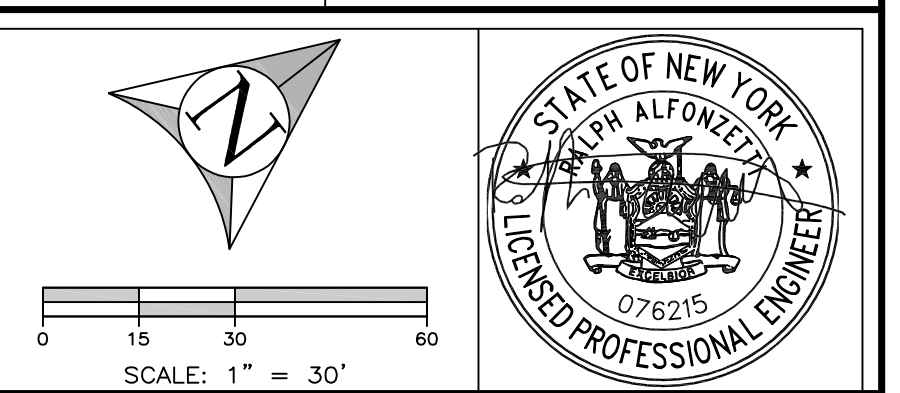
RETAINING WALL NOTE:  
 ANY WALLS GREATER THAN 4 FEET IN HEIGHT SHALL BE DESIGNED BY A NYS LICENSED PROFESSIONAL ENGINEER PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THE ENGINEER SHALL CERTIFY THE RETAINING WALL CONSTRUCTION UPON COMPLETION AND PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

**SITE DATA**

APPLICANT: FRANK J. MADONNA  
 7 SPRUCE HILL COURT  
 PLEASANTVILLE, NY 10570  
 SITE LOCATION: ROUTE 128 ARMONK MT. KISCO ROAD  
 OLD MT. KISCO ROAD CROSS ROAD  
 NORTH  
 TAX MAP ID: SECTION 108.1, BLOCK 1, LOT 30.3  
 SECTION 108.1, BLOCK 1, LOT 28  
 SECTION 108.1, BLOCK 1, LOT 27  
 SITE AREA: LOT 30.3: 2.291 ACRES  
 LOT 28: 0.797 ACRES  
 LOT 27: 0.524 ACRES  
 TOTAL: 3.612 ACRES

**NOTE:**

1. ASBUILT INFORMATION SHOWN HEREON TAKEN FROM SURVEY MAP ENTITLED "UTILITY AS BUILT SURVEY PREPARED FOR WAMPUS MILL LLC, SITUATED IN THE TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK, DATED APRIL 23, 2008, LAST REVISED MAY 7, 2021", BY TC MERRITTS LAND SURVEYORS.



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

AMENDED SITE PLAN  
 JUNE 13, 2022  
 ARMONK SENIOR HOUSING  
 TOWN OF NORTH CASTLE,  
 WESTCHESTER COUNTY, NEW YORK

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.

