

May 22, 2023

Sent Via Email

Christopher Carthy, Chairman
Town of North Castle
Planning Board
17 Bedford Road
Armonk, NY 10504

**Re: Madd Madonna Armonk LLC
Subdivision/Site Plan Application
3 North Castle Drive (108.03-1-62.1)**

Honorable Chairman and Members of the Planning Board:

This firm, together with Alfonzetti Engineering, P.C., Cleary Consulting, P.C., and IQ Landscape Architects, represents Madd Madonna Armonk LLC (“Madd” or “Applicant”), owner of the property located at 3 North Castle Drive (“Property”). The purpose of this letter is to submit amended site plan and subdivision applications and to secure placement on your June 12, 2023 agenda.

As you know, Madd secured certain zone text and zoning map amendments from the Town Board to develop the Property with a 124-key hotel on approximately 10 acres and 72 age-restricted townhouses on the remaining roughly 22 acres. After obtaining the amendments, the Applicant made several appearances before your Board to finalize the subdivision and site plan design. While your Board was reviewing the site plan and subdivision applications, Madd was in discussions with hotel operators regarding the construction and operation of a hotel on the Property.

Unfortunately, after months of discussions, it became clear that a hotel on the Property was not viable. Accordingly, Madd determined that the best use of the Property is an all residential, fee-simple, non-age-restricted townhouse development. In order to accommodate the all-residential development, the Applicant submitted an Amended Petition to the Town Board requesting that the Property be re-zoned to the R-MF-A zoning district. This Amended Petition was received by the Town Board on March 22, 2023 and referred to your Board for its review and recommendation. The Applicant presented the all-residential plan to your Board on March 27th. At the conclusion of our discussion, the Planning Board unanimously determined that the Petition “appears reasonable and consistent with the Comprehensive Plan” and recommended that the Town Board give consideration to approving the Petition.

The Town Board received the Planning Board’s recommendation at its April 26th meeting and scheduled a public hearing on the Petition for May 10, 2023. The public hearing was opened

on May 10th and adjourned until June 14th. At the conclusion of the May 10th meeting, subject to the Applicant submitting a revised EAF, the Town Board authorized the Town Planner to draft a Negative Declaration. It is anticipated that the Negative Declaration will be received and adopted, along with the proposed zoning map amendment, at the Town Board's June 14th meeting.

In order to advance the application, and in anticipation of receiving the requested zoning map amendment on June 14th, Maddr is submitting the following plans in support of its amended subdivision and site plan applications:


1. Existing conditions Plan, prepared by Alfonzetti Engineering, P.C., dated May 1, 2023;
2. Integrated Plot Plan, prepared by Alfonzetti Engineering, P.C., dated May 1, 2023;
3. Layout Plan I, prepared by Alfonzetti Engineering, P.C., dated May 1, 2023;
4. Layout Plan II, prepared by Alfonzetti Engineering, P.C., dated May 1, 2023;
5. Grading Plan I, prepared by Alfonzetti Engineering, P.C., dated May 1, 2023;
6. Grading Plan II, prepared by Alfonzetti Engineering, P.C., dated May 1, 2023;
7. Utility Plan I, prepared by Alfonzetti Engineering, P.C., dated May 1, 2023;
8. Utility Plan II, prepared by Alfonzetti Engineering, P.C., dated May 1, 2023;
9. North Water Connection Plan, prepared by Alfonzetti Engineering, P.C., dated May 1, 2023;
10. East Water Connection Plan, prepared by Alfonzetti Engineering, P.C., dated May 1, 2023;
11. Road Profiles, prepared by Alfonzetti Engineering, P.C., dated May 1, 2023;
12. Drain Profiles Pan I, prepared by Alfonzetti Engineering, P.C., dated May 1, 2023;
13. Sewer Profiles Plan, prepared by Alfonzetti Engineering, P.C., dated May 1, 2023;
14. Water Profiles Plan I, prepared by Alfonzetti Engineering, P.C., dated May 1, 2023;
15. Water Profiles Plan II, prepared by Alfonzetti Engineering, P.C., dated May 1, 2023;
16. Erosion Control Plan, prepared by Alfonzetti Engineering, P.C., dated May 1, 2023; and
17. Site Details, prepared by Alfonzetti Engineering, P.C., dated May 1, 2023.

As shown on the enclosed plan, the Applicant is proposing an 89-lot subdivision, which is zoning compliant with the R-MF-A zoning regulations.

In connection with this application, enclosed please find both the required Subdivision and Site Plan Applications. We look forward to further discussing these revised plans with your Board at its June 12th meeting.

If you have any questions or concerns, please do not hesitate to contact me.

Very truly yours,


Kory Salomone



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 Preliminary Subdivision Approval

Application Name

EAGLE RIDGE

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

Name of Property Owner: MADDD MADONNA ARMONK LLC
Mailing Address: 15 VERBENA AVE., SUITE 200, FLORAL PARK, NEW YORK 11001
Telephone: (516) 821-2003 Fax: _____ e-mail MKK@MADDDEQUITES.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 P.E.
Address: 14 SMITH AVE., MT. KISCO, NEW YORK 10549
Telephone: (914) 666-9800 Fax: _____ e-mail RALPHA@ALFONZETTIENG.COM

Name of Other Professional: _____
Address: _____
Telephone: _____ Fax: _____ e-mail _____

Name of Attorney (if any): KORY SALOMONE, ESQ
Address: ZARIN & STEINMETZ, 81 MAIN STREET, SUITE 415, WHITE PLAINS, NEW YORK 10601
Telephone: (914) 220-9804 Fax: _____ e-mail KSALOMONE@ZARIN-STEINMETZ.COM

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 of publication and the giving of public notice as required, and further acknowledges that he/she shall be responsible for reimbursing the Town for the cost of professional review services required for this application.

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

Signature of Applicant:  Date: 5/18/23

Signature of Property Owner:  Date: 5/18/23

Must have both signatures

II. IDENTIFICATION OF SUBJECT PROPERTY

Property Street Address: 3 NORTH CASTLE DRIVE

Location (in relation to nearest intersecting street):

185 feet (north, south, east or west) of ROUTE 22

Abutting Street(s): _____

Tax Map Designation (NEW): Section 108.03 Block 1 Lot 62.1

Tax Map Designation (OLD): Section 2/16 Block 4 Lot 1.A

Zoning District: R-MF-A Total Land Area 32.547

Land Area in North Castle Only (if different) _____

Fire District(s) #2 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) _____

If yes, please identify name(s): _____

The boundary of any existing or proposed County or State park or any other recreation area?

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

The right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway?

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

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

The boundary of a farm operation located in an agricultural district?

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

Does the Property Owner or Applicant have an interest in any abutting property?

No Yes _____

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

III. DESCRIPTION OF PROPOSED DEVELOPMENT

Type of Subdivision proposed: Conventional XX Conservation _____

Total Number of Lots Proposed on Preliminary Subdivision Plat: 89

Total Number of Lots Proposed in North Castle Only (if different): _____

Are any new streets proposed? No _____ Yes X

Has the center line of each proposed street been staked? No X Yes _____

If no, please indicate the date by which such center lines will be staked: _____

Have the corners of each proposed lot been identified with appropriate stakes? No X Yes _____

If no, please indicate the date by which such lot corners will be staked: _____

Are any waivers from the provisions of Chapter 355 (Zoning) or Chapter 275 (Subdivision of Land) of the North Castle Town Code requested? No X Yes _____

If yes, please specify type: _____

Earthwork Balance: Cut 128,797 C.Y. Fill 110,160 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 Prmit pursuant to Chapter 308 of the North Castle Town Code may also be required.)

Town-regulated wetlands? No X Yes _____

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

State-regulated wetlands? No X Yes _____

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

IV. SUBMISSION REQUIREMENTS

The preliminary subdivision 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 preliminary subdivision application package in a single PDF file .
- A check for the required application fee and a check for the required Escrow Account, both checks 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 PRELIMINARY SUBDIVISION PLAT

The following checklist is provided to enable the Applicant to determine if he/she has provided enough information on the preliminary subdivision plat and preliminary construction plans for the Planning Board to review his/her proposal. Applicants are advised to review Chapter 275 of the North Castle Town Code for a complete enumeration of pertinent requirements and standards prior to making application for preliminary subdivision plat approval.

The information required to be shown on the preliminary subdivision plat and the preliminary construction plans may be combined and shown on one plan to be identified as the Integrated Plot Plan. Whether this information is presented on one or two different plans, the application for preliminary subdivision plat 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**.

The information to be included on an Integrated Plot Plan shall include:

- _____ Name of the proposed subdivision or other identifying title and signature block.
- _____ Name and address of the Property Owner and the Applicant (if different).
- _____ Name, address and telephone number of the surveyor, engineer or other legally qualified professional and the seal of the 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 district, school district, special district and municipal boundaries.
- _____ Names of existing streets
- _____ Total acreage of the property to be developed, as well as property boundaries showing dimensions and bearings as determined by a current survey; name and width of existing streets; and lines of existing rights-of-way, reservations, easements and areas dedicated to public uses.
- _____ 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 proposed lots' compliance with those requirements, including lot area, frontage, lot width, lot depth, building coverage, yards and other pertinent requirements.
- _____ Site location map, at a scale of one (1) inch equals eight hundred (800) feet, 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 notations identifying the revisions.
- _____ Existing topographical contours with a vertical interval of two (2) feet or less.

- _____ 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.
- _____ Location of temporary stakes in the field to enable the Planning Board to find and appraise features of the preliminary plat.
- _____ Location of existing use and design of buildings and other structures.
- _____ Location of all other existing site improvements, including pavement, walks, curbing, retaining wall and fences.
- _____ Location and sizes of existing water supply, sanitary sewage disposal, storm water drainage and other utility lines and structures within and nearby the proposed subdivision.
- _____ Location of all existing monuments.
- _____ Proposed arrangement of lots, including identifying numbers and approximate area and dimensions of each.
- _____ Proposed layout of new streets, including sight distance at all proposed road intersections, widths and approximate curve radii, and any proposed rights-of-way, easements, deed restrictions, covenants and/or reservations.
- _____ Location, size and nature of any area proposed to be reserved for park purposes.
- _____ Proposed system for the provision of water supply and fire protection facilities, sanitary sewage disposal facilities, storm water drainage facilities and other utility services.
- _____ Proposed street profiles and cross-sections showing the approximate grade of proposed streets, the relationship of existing grades to proposed grades and the proposed vertical curvature along the center line of all new streets.
- _____ Proposed names for new streets.
- _____ Location of proposed monuments.
- _____ Where the preliminary plat includes only a portion of the Applicant's contiguous holding, the Applicant shall also indicate on a sketch, at a scale of not less than one (1) inch equals two hundred (200) feet, the probable future street system, lot arrangement, and location of park and other reservations for the remaining portion of the tract and topographic data with vertical contour interval of not more than ten (10) feet.
- _____ For all proposed subdivision 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.
- _____ For all proposed subdivision 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.
- _____ For all proposed subdivision plans involving disturbance to Town-regulated wetlands, the data required to ensure compliance with Chapter 340 of the North Castle Town Code.



Town of North Castle Planning Department

17 Bedford Road Armonk, New York 10504

(914) 273-3542 (914) 273-3554 (fax)

PRELIMINARY SUBDIVISION COMPLETENESS REVIEW FORM

This form represents the standard requirements for a completeness review for all preliminary subdivision plans. Failure to provide all of the information requested will result in a determination that the preliminary subdivision application is incomplete. The review of the subdivision plat for completeness will be based on the requirements of the Town of North Castle Town Code.

Project Name on Plan: **EAGLE RIDGE**

Initial Submittal Revised Preliminary

Street Location: 3 NORTH CASTLE DRIVE, ARMONK, NY 10504

Zoning District: R-MF-A Property Acreage: 32.547 Tax Map Parcel ID: 108.03-1-62.1

Date: _____

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. Proposed subdivision name or identifying title
2. Name and address of the property owner and subdivider (if other than owner)
3. The name and address of the surveyor and/or engineer preparing the plan
4. Scale
5. The approximate true North point
6. Date
7. Signature and seal of a licensed professional engineer or licensed land surveyor

PRELIMINARY SUBDIVISION COMPLETENESS REVIEW FORM

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- 8. Approximate location and dimensions of all property lines
- 9. Total acreage of the proposed subdivision
- 10. Location of any zoning, special district or municipal boundary lines affecting the subdivision
- 11. Names of owners of record or properties adjoining and directly across the street from the proposed subdivision
- 12. Location of all existing structures and pertinent features, including railroads, water bodies, watercourses, wetlands, substantial rock outcroppings, wooded areas and stone walls, that may influence the design of the subdivision
- 13. Accurate topography at a vertical contour interval of not more than two feet
- 14. The location and status of existing streets, easements and rights-of-way (if any), proposals for the layout of new streets, including widths and approximate curve radii, and any proposed easements, rights-of-way and/or reservations
- 15. The names of existing streets
- 16. The proposed arrangement of lots, including identifying section, lot and block numbers and approximate area and dimensions of each
- 17. The location, size and nature of any area proposed to be reserved for park purposes
- 18. A site location sketch, at a scale of one inch equals 800 feet, showing the general situation of the applicant's property with respect to surrounding properties and streets
- 19. Where the preliminary plat includes only a portion of an applicant's contiguous holding, the applicant shall also indicate, on a sketch at a scale of not less than one inch equals 200 feet, the probable future street system, lot arrangement and location of park and other reservations for the remaining portion of the tract. Such sketch shall be for the purpose of guiding the Planning Board in reviewing the proposed preliminary plat and shall include topographic data with a vertical contour interval of not more than 10 feet, plus any other information determined necessary by the Planning Board
- 20. A block for the preliminary approval signature of the Planning Board Chairman, for purposes of accurate records of approval
- 21. Submission of a Zoning Conformance Table depicting the plan's compliance with the minimum requirements of the Zoning District
- 22. 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.

PRELIMINARY SUBDIVISION COMPLETENESS REVIEW FORM

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23. 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>

_____ On this date, all items necessary for a technical review of the proposed preliminary subdivision plat have been submitted and constitute a COMPLETE APPLICATION.



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

EAGLE RIDGE

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

Name of Property Owner: MADDD MADONNA ARMONK LLC
Mailing Address: 15 VERBENA AVE., SUITE 200, FLORAL PARK, NEW YORK 11001
Telephone: (516) 821-2003 Fax: _____ e-mail MKK@MADDDEQUITES.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 P.E.
Address: 14 SMITH AVE., MT. KISCO, NEW YORK 10549
Telephone: (914) 666-9800 Fax: _____ e-mail RALPHA@ALFONZETTIENG.COM

Name of Other Professional: _____
Address: _____
Telephone: _____ Fax: _____ e-mail _____

Name of Attorney (if any): KORY SALOMONE, ESQ
Address: ZARIN & STEINMETZ, 81 MAIN STREET, SUITE 415, WHITE PLAINS, NEW YORK 10601
Telephone: (914) 220-9804 Fax: _____ e-mail KSALOMONE@ZARIN-STEINMETZ.COM

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 of publication and the giving of public notice as required, and further acknowledges that he/she shall be responsible for reimbursing the Town for the cost of professional review services required for this application.

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

Signature of Applicant:  Date: 5/18/23

Signature of Property Owner:  Date: 5/18/23

Must have both signatures

II. IDENTIFICATION OF SUBJECT PROPERTY

Property Street Address: 3 NORTH CASTLE DRIVE

Location (in relation to nearest intersecting street):

185 feet (north, south, east or west) of ROUTE 22

Abutting Street(s): _____

Tax Map Designation (NEW): Section 108.03 Block 1 Lot 62.1

Tax Map Designation (OLD): Section 2/16 Block 4 Lot 1.A

Zoning District: R-MF-A Total Land Area 32.547

Land Area in North Castle Only (if different) _____

Fire District(s) #2 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) _____

If yes, please identify name(s): _____

The boundary of any existing or proposed County or State park or any other recreation area?

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

The right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway?

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

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

The boundary of a farm operation located in an agricultural district?

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

Does the Property Owner or Applicant have an interest in any abutting property?

No Yes _____

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

III. DESCRIPTION OF PROPOSED DEVELOPMENT

Proposed Use: RESIDENTIAL-TOWN HOUSED

Gross Floor Area: Existing 0.0 S.F. Proposed _____ S.F.

Proposed Floor Area Breakdown:

Retail 0.0 S.F.; Office 0.0 S.F.;

Industrial 0.0 S.F.; Institutional 0.0 S.F.;

Other Nonresidential 0.0 S.F.; Residential _____ S.F.;

Number of Dwelling Units: 88

Number of Parking Spaces: Existing 0 Required 176 Proposed _____

Number of Loading Spaces: Existing 0 Required 0 Proposed 0

Earthwork Balance: Cut 128,797 C.Y. Fill 110,160 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 X Yes _____

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

State-regulated wetlands? No X Yes _____

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

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.
- X 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.
- X Location, type, direction, power and time of use of existing outdoor lighting.
- X 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.
- X 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.
- X Proposed number of employees for which buildings are designed
- X 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.
- X 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.
- X Location, size and design of all proposed signs.
- X Location, type, direction, power and time of use of proposed outdoor lighting.
- X Location and design of proposed outdoor garbage enclosure.
- X 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.
- X Type of power to be used for any manufacturing
- X Type of wastes or by-products to be produced and disposal method
- X 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.
- X 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.



Town of North Castle Planning Department

17 Bedford Road Armonk, New York 10504

(914) 273-3542 (914) 273-3554 (fax)

PRELIMINARY SITE PLAN COMPLETENESS REVIEW FORM

This form represents the standard requirements for a completeness review for all preliminary site plans. Failure to provide all of the information requested will result in a determination that the site plan application is incomplete. The review of the site plan for completeness will be based on the requirements of the Town of North Castle Town Code.

Project Name on Plan: EAGLE RIDGE

Initial Submittal Revised Preliminary

Street Location: 3 NORTH CASTLE DRIVE, ARMONK, NY 10504

Zoning District: R-MF-A Property Acreage: 32.547 Tax Map Parcel ID: 108.03-1-62.1

Date: _____

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. A complete application for site development plan approval form
- 2. Plan prepared by a registered architect or professional engineer
- 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. Proposed division of buildings into units of separate occupancy, detailed breakdowns of all proposed floor space by type of use and floor level
- 7. Existing topography and proposed grade elevations
- 8. Location of drives

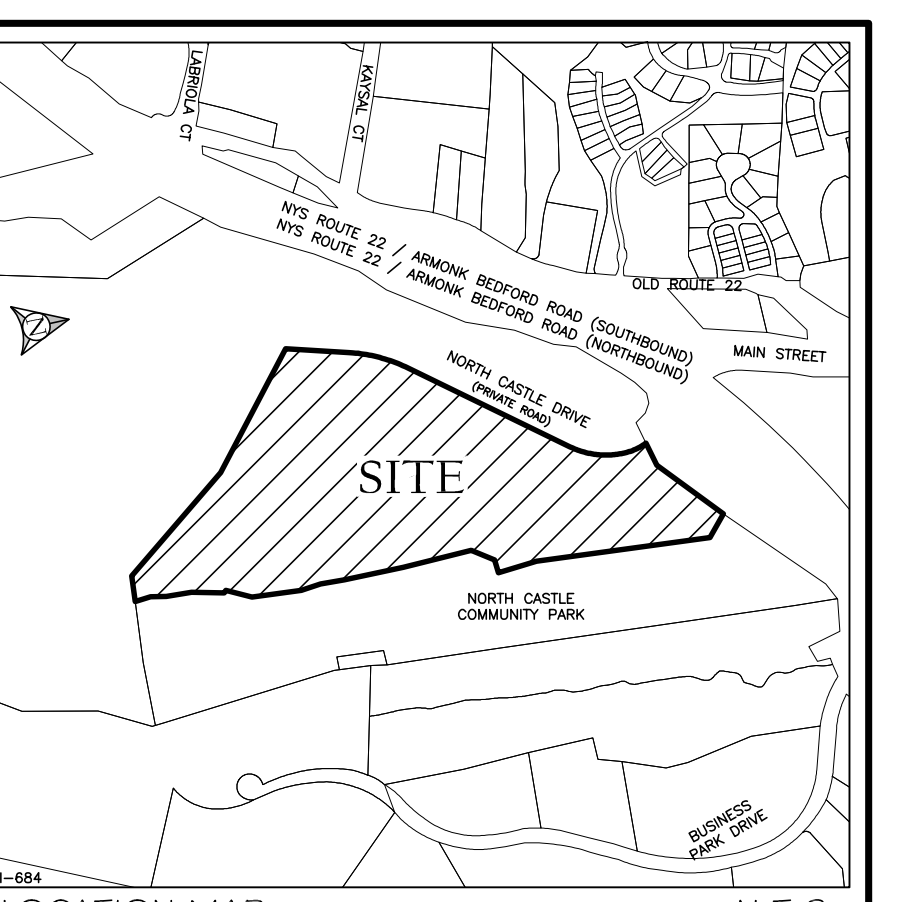
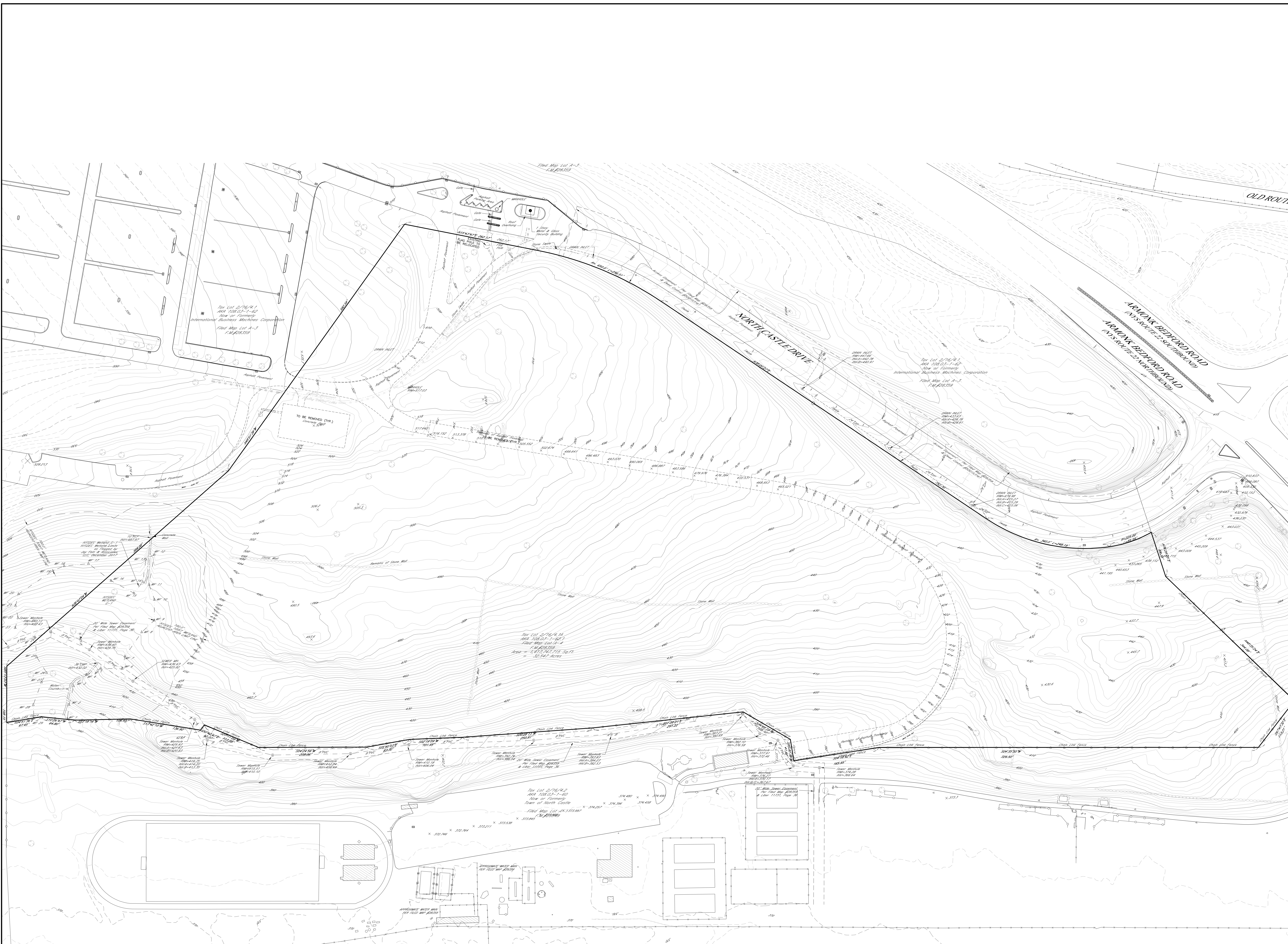
PRELIMINARY SITE PLAN COMPLETENESS REVIEW FORM

Page 2

- 9. Location of any outdoor storage
- 10. Location of all existing and proposed site improvements, including drains, culverts, retaining walls and fences
- 11. Description of method of water supply and sewage disposal and location of such facilities
- 12. Location, design and size of all signs
- 13. Location and design of lighting, power and communication facilities
- 14. In an industrial district, specific uses proposed, number of employees for which buildings are designed, type of power to be used for any manufacturing process, type of wastes or by-products to be produced by any manufacturing process and proposed method of disposal of such wastes or by-products
- 15. In a multifamily district, floor plans of each dwelling unit shall be shown, and elevations and cross sections also may be required
- 16. 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.
- 17. Submission of a Zoning Conformance Table depicting the plan's compliance with the minimum requirements of the Zoning District
- 18. 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.
- 19. 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>

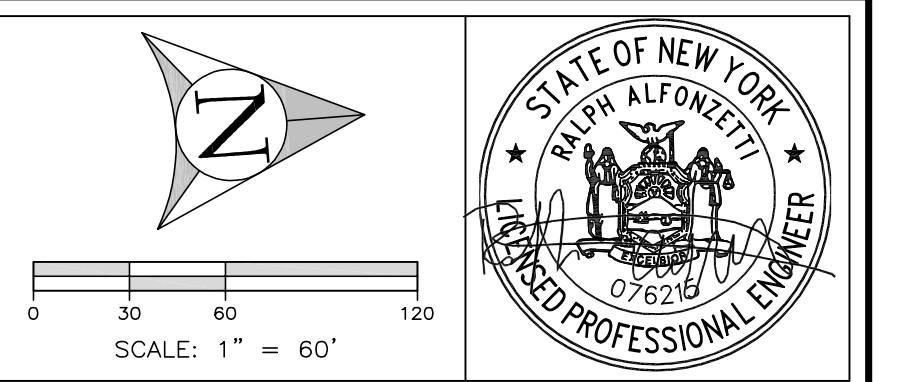
_____ On this date, all items necessary for a technical review of the proposed site plan have been submitted and constitute a COMPLETE APPLICATION.



GENERAL NOTES

- EXISTING FEATURES SHOWN HEREIN ARE TAKEN FROM SURVEY AND EXISTING TOPOGRAPHY SURVEY BY T.C. MERRITT & CO. CONSULTANTS, EAGLE RIDGE, TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK, DATED JULY 7, 2022.
- DASHED TOPS SHOWN HEREIN TAKEN FROM THE WESTCHESTER COUNTY GIS.

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 17(2)(b), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO SET OR REVISION ON THIS PLAN IN ANY MANNER, AND, IF SO, BEING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERED NUMBER OR LAND SURVEYOR SHALL APPLY TO THE 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:
 ARMONK LLC

PROJECT ADDRESS:
 88 NORTH CASTLE DR.
 NORTH CASTLE, NY 10549

TAX MAP #:
 002.021-021

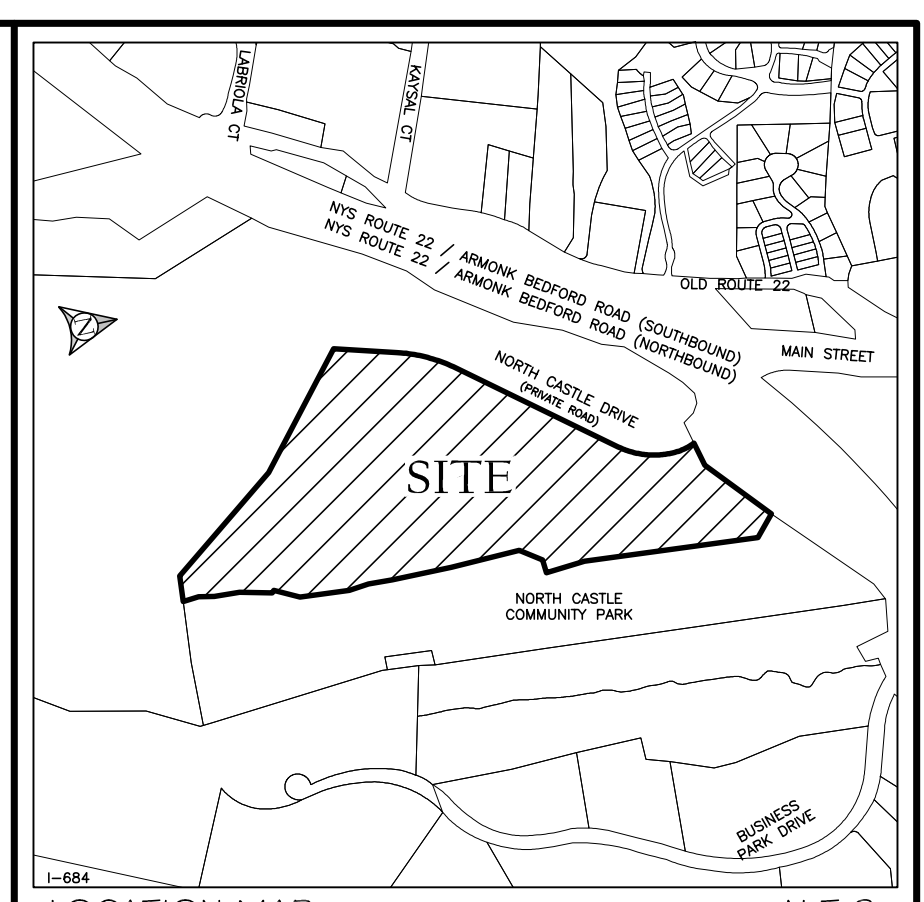
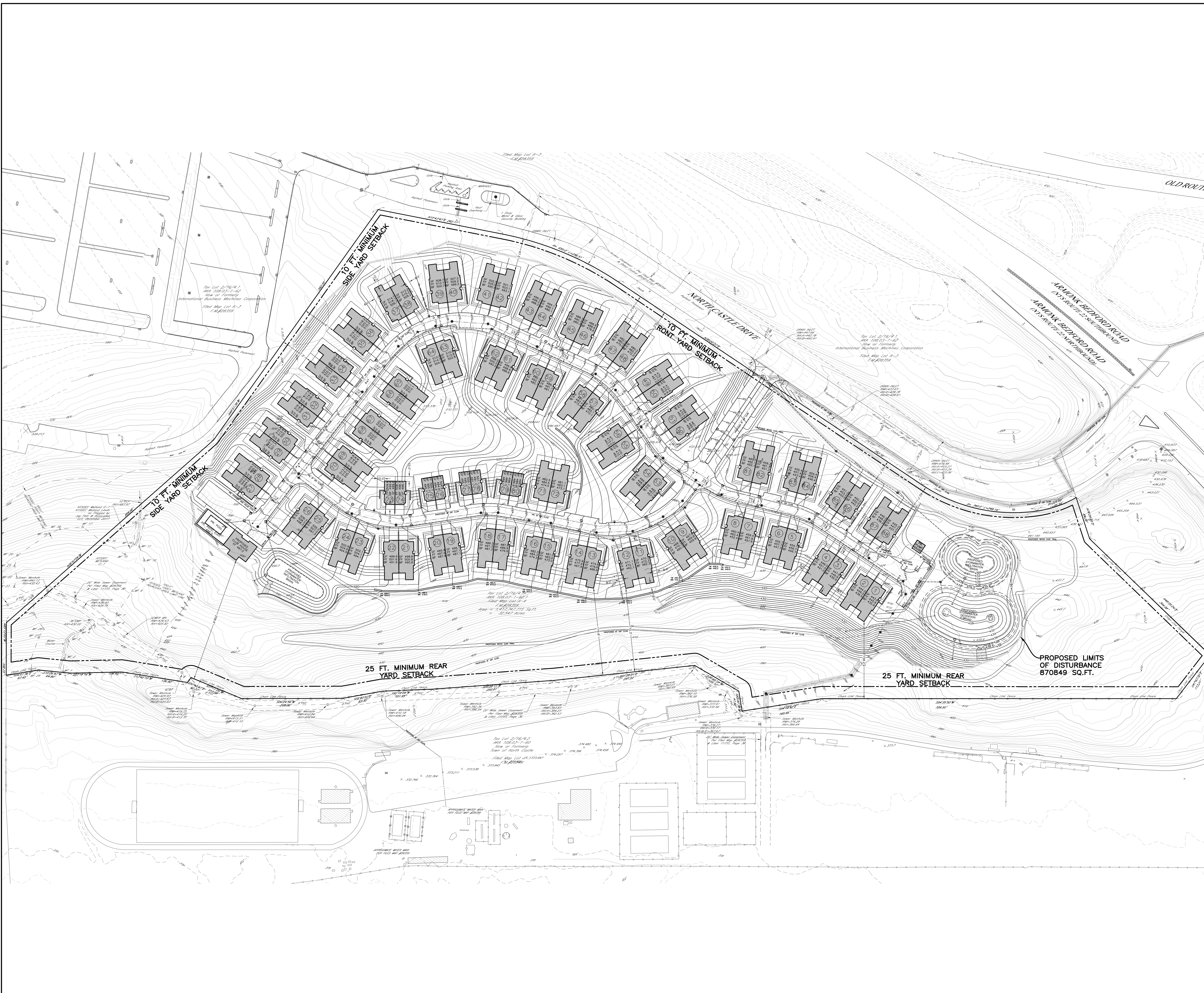
LOT AREA:
 32,847 SQUARE FEET

ZONING:
 ORC-VF-MF-50H

EXISTING CONDITIONS PLAN
 MAY 22, 2023

PROJECT:
EAGLE RIDGE
88 TOWNHOUSE PLAN
 TOWN OF NORTH CASTLE,
 WESTCHESTER COUNTY, NEW YORK

SHEET
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 13



LOCATION MAP N.T.S.

ZONING CONFORMANCE TABLE

ZONING DISTRICT	R-MF-A (RESIDENTIAL MULTIFAMILY A DISTRICT)	LOT 1 PROPOSED
GROSS LOT AREA	2,500 S.F.	4,260 S.F. (B.U.)
70% WETLAND AREA	2,270 S.F. (S.U.)	2,270 S.F. (S.U.)
NET LOT AREA	217,800 S.F.	25,150.9 S.F.
NET LOT AREA		1,256,030.82 S.F.
MINIMUM LOT FRONTAGE	25 FT.	926.35 FT.
MINIMUM LOT WIDTH	250 FT.	715.69 FT.
MINIMUM LOT DEPTH	250 FT.	891.80 FT.
MINIMUM FRONT YARD SETBACK	10 FT.	80.4 FT.
MINIMUM SIDE YARD SETBACK	10 FT.	39.9 FT.
MINIMUM REAR YARD SETBACK	25 FT.	201.4 FT.
MAXIMUM BUILDING COVERAGE	50%	15.4% (193,645 S.F.)
MAXIMUM BUILDING HEIGHT	3 STORIES/30 FT.	>3 STORIES

R-MF-A (RESIDENTIAL MULTIFAMILY A DISTRICT) - ATTACHED

NET LOT AREA	2,500 S.F.	4,260 S.F. (B.U.)	2,270 S.F. (S.U.)
MINIMUM LOT FRONTAGE	25 FT.	40 FT. (B.U.)	37 FT. (S.U.)
MINIMUM LOT WIDTH	25 FT.	40 FT. (B.U.)	35 FT. (S.U.)
MINIMUM LOT DEPTH	60 FT.	101.5 FT. (B.U.)	68 FT. (S.U.)
MINIMUM FRONT YARD SETBACK	10(1) FT.	10 FT. (B.U.)	10 FT. (S.U.)
MINIMUM SIDE YARD SETBACK	0	8 FT. (B.U.)	15 FT. (S.U.)
MINIMUM REAR YARD SETBACK	10(1) FT.	10 FT. (B.U.)	10 FT. (S.U.)
MAXIMUM BUILDING HEIGHT	3 STORIES/30 FT.	>3 STORIES	>3 STORIES

(1) RESERVED
 (B.U.) = BIG UNITS
 (S.U.) = SMALL UNITS

PROPOSED LIMITS OF DISTURBANCE 870849 SQ.FT.

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

STATE OF NEW YORK
 ALFONZETTI ENGINEERING, P.C.
 LICENSED PROFESSIONAL ENGINEER

SCALE: 1" = 60'

IF IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 17(2)(b), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO SIGN OR SEAL OR ON THIS PLAN IN ANY MANNER, HE OR SHE BEING THE SIGNER OR SEALER, OR LAND SURVEYOR SHALL BE HELD TO THE SAME STANDARDS AS IF HE OR SHE WERE A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR. THE SIGNATURE AND SEAL OF SUCH PERSON SHALL BE VOID AND THE ALTERATION OF THIS PLAN SHALL BE VOID.

SITE DATA

OWNER/APPLICANT:
 ARMONK LLC

14 SMITH AVE.
 MT. KISCO, N.Y. 10549

100 SQ. FT.
 100,000 SQ. FT.

LOT AREA:
 217,800 SQ. FT.

ZONING:
 R-MF-A

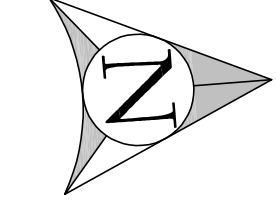

INTEGRATED PLOT PLAN
 MAY 22, 2023

EAGLE RIDGE
88 TOWNHOUSE PLAN
 TOWN OF NORTH CASTLE,
 WESTCHESTER COUNTY, NEW YORK

SHEET
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IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 144, SECTION 200(3), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO DESIGN AND PREPARE THIS PLAN IN ANY MANNER THAT VIOLATES THE TITLE OF AN ENGINEER OR LAND SURVEYOR OR TO ALTER, REVISION, SUPPLEMENT, OR ADD TO THIS PLAN WITHOUT THE SIGNATURE AND SEAL OF SUCH ENGINEER OR LAND SURVEYOR.

SCALE: 1" = 40'

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

SITE DATA	
OWNER/APPLICANT:	ARCOR INC
PROJECT NAME:	ARCOR INC
DATE:	05/22/2023
LOT AREA:	33,847 SQ. FT.
DEVELOPER:	ARCOR INC
DATE:	05/22/2023

GRADING PLAN I
 MAY 22, 2023
 SHEET 04 OF 13
EAGLE RIDGE
88 TOWNHOUSE PLAN
 TOWN OF NORTH CASTLE,
 WESTCHESTER COUNTY, NEW YORK





PROPOSED DRAIN LINE A & B		
STRUCTURE NAME	RIM ELEV.	INVERTS
12A	467.9	464.7 15" (N) 464.7 15" (N) 464.7 15" (OUT)
12A-1	468.0	464.9 15" (N) 464.9 15" (N) 464.9 15" (OUT)
A1	518.7	515.1 15" (N) 515.1 15" (N) 515.1 15" (OUT)
A1-1	518.7	515.4 15" (N) 515.4 15" (N) 515.4 15" (OUT)
A2	513.4	510.1 15" (N) 510.1 15" (N) 510.1 15" (OUT)
A3	509.1	505.7 15" (N) 505.7 15" (N) 505.7 15" (OUT)
A3-1	509.0	505.8 15" (N) 505.8 15" (N) 505.8 15" (OUT)
A4	500.2	496.9 15" (N) 496.9 15" (N) 496.9 15" (OUT)
A5	491.1	487.8 15" (N) 487.8 15" (N) 487.8 15" (OUT)
A5-1	491.1	487.9 15" (N) 487.9 15" (N) 487.9 15" (OUT)
A6	481.8	478.4 15" (N) 478.4 15" (N) 478.4 15" (OUT)
A6-1	481.8	478.5 15" (N) 478.5 15" (N) 478.5 15" (OUT)
A7	472.3	468.9 15" (N) 468.9 15" (N) 468.9 15" (OUT)
A7-1	472.3	469.0 15" (N) 469.0 15" (N) 469.0 15" (OUT)
AB	466.5	462.9 15" (N) 462.9 15" (N) 462.9 15" (OUT)
A9	464.2	461.0 15" (OUT)
A9-1	464.2	461.0 15" (OUT)
A10	462.2	459.0 15" (N) 459.0 15" (N) 459.0 15" (OUT)
A11	461.1	458.3 15" (N) 458.3 15" (N) 458.3 15" (OUT)
A11-1	460.8	458.4 15" (N) 458.4 15" (N) 458.4 15" (OUT)
A12	458.1	454.8 15" (N) 454.8 15" (N) 454.8 15" (OUT)
A12-1	458.1	454.9 15" (N) 454.9 15" (N) 454.9 15" (OUT)
A13	452.0	448.4 15" (N) 448.4 15" (N) 448.4 15" (OUT)
A13-1	451.9	448.7 15" (N) 448.7 15" (N) 448.7 15" (OUT)
A14	446.3	441.2 15" (OUT)
A14-1	446.3	441.2 15" (OUT)
A15	441.4	437.9 15" (N) 437.9 15" (N) 437.9 15" (OUT)
A15-1	441.4	437.8 15" (N) 437.8 15" (N) 437.8 15" (OUT)
A16	439.2	435.9 15" (N) 435.9 15" (N) 435.9 15" (OUT)
B1	519.1	515.7 15" (N) 515.7 15" (N) 515.7 15" (OUT)
B1-1	519.1	515.9 15" (N) 515.9 15" (N) 515.9 15" (OUT)
B2	511.4	508.1 15" (N) 508.1 15" (N) 508.1 15" (OUT)
B2-1	513.1	508.3 15" (N) 508.3 15" (N) 508.3 15" (OUT)
B3	507.2	503.8 15" (N) 503.8 15" (N) 503.8 15" (OUT)
B4	502.8	499.4 15" (N) 499.4 15" (N) 499.4 15" (OUT)
B4-1	502.8	499.5 15" (N) 499.5 15" (N) 499.5 15" (OUT)
B7	500.5	496.6 15" (N) 496.6 15" (N) 496.6 15" (OUT)
B8	497.2	493.7 15" (N) 493.7 15" (N) 493.7 15" (OUT)
B8-1	497.2	493.8 15" (N) 493.8 15" (N) 493.8 15" (OUT)
B9	489.5	486.1 15" (N) 486.1 15" (N) 486.1 15" (OUT)
B9-1	490.0	486.7 15" (N) 486.7 15" (N) 486.7 15" (OUT)
B10	483.3	479.9 15" (N) 479.9 15" (N) 479.9 15" (OUT)
B11	476.0	472.6 15" (N) 472.6 15" (N) 472.6 15" (OUT)
B11-1	476.0	472.7 15" (N) 472.7 15" (N) 472.7 15" (OUT)
B12	472.3	468.9 15" (N) 468.9 15" (N) 468.9 15" (OUT)
B13	466.2	462.0 15" (N) 462.0 15" (N) 462.0 15" (OUT)
B14	464.0	460.6 15" (N) 460.6 15" (N) 460.6 15" (OUT)
B14-1	464.0	460.7 15" (N) 460.7 15" (N) 460.7 15" (OUT)
CONTROL STRUCTURE A	436.2	432.0 18" (OUT)
CONTROL STRUCTURE B	437.1	433.5 24" (OUT) 433.5 11" (OUT)
ES-A17	437.4	435.6 15" (N)
ES-A18	429.5	435.6 15" (N)
ES-A19	428.2	431.0 18" (N)
ES-A20	430.3	429.8 24" (N) 431.5 11" (N)
ES-A21	430.9	429.4 12" (OUT)
ES-A22	419.8	422.0 12" (N)

PROPOSED SEWER LINES A B & C		
STRUCTURE NAME	RIM ELEV.	INVERTS
(EXISTING SMH)	374.0	369.3 9" (N) 366.6 9" (OUT)
1	519.4	514.7 9" (OUT)
2	516.7	512.0 9" (N) 512.0 9" (OUT)
3	510.2	500.7 9" (N) 500.7 9" (OUT)
4	507.3	500.5 9" (N) 500.5 9" (OUT)
5	501.2	496.3 9" (N) 496.3 9" (OUT)
6	492.2	487.4 9" (N) 487.4 9" (OUT)
7	481.5	476.7 9" (N) 476.7 9" (OUT)
8	471.2	472.4 9" (N) 472.4 9" (OUT)
9	469.8	464.9 9" (N) 464.9 9" (OUT)
10	465.5	460.4 9" (N) 460.4 9" (OUT)
11	463.0	458.5 9" (N) 458.5 9" (OUT)
12	461.1	459.9 9" (N) 459.9 9" (OUT)
13	457.8	453.0 9" (N) 453.0 9" (OUT)
14	452.3	447.5 9" (N) 447.5 9" (OUT)
15	444.6	439.3 9" (N) 439.3 9" (OUT)
16	441.9	437.0 9" (N) 437.0 9" (OUT)
17	442.1	436.4 9" (N) 436.4 9" (OUT)
18	439.8	434.0 9" (N) 434.0 9" (OUT)
19	425.5	418.0 9" (N) 418.0 9" (OUT)
20	414.8	407.8 9" (N) 407.8 9" (OUT)
21	398.2	393.5 9" (N) 393.5 9" (OUT)
22	381.2	375.3 9" (N) 375.3 9" (OUT)
24	465.8	461.0 9" (N) 461.0 9" (OUT)
25	467.1	462.3 9" (N) 462.3 9" (OUT)
26	469.4	464.6 9" (N) 464.6 9" (OUT)
27	473.6	468.8 9" (N) 468.8 9" (OUT)
28	480.3	475.6 9" (N) 475.6 9" (OUT)
29	488.0	483.2 9" (N) 483.2 9" (OUT)
30	490.3	485.6 9" (N) 485.6 9" (OUT)
31	498.5	493.0 9" (N) 493.0 9" (OUT)
32	502.5	493.5 9" (N) 493.5 9" (OUT)
33	507.8	503.3 9" (N) 503.3 9" (OUT)
35	519.5	514.7 9" (OUT)
36	498.7	495.0 9" (OUT)

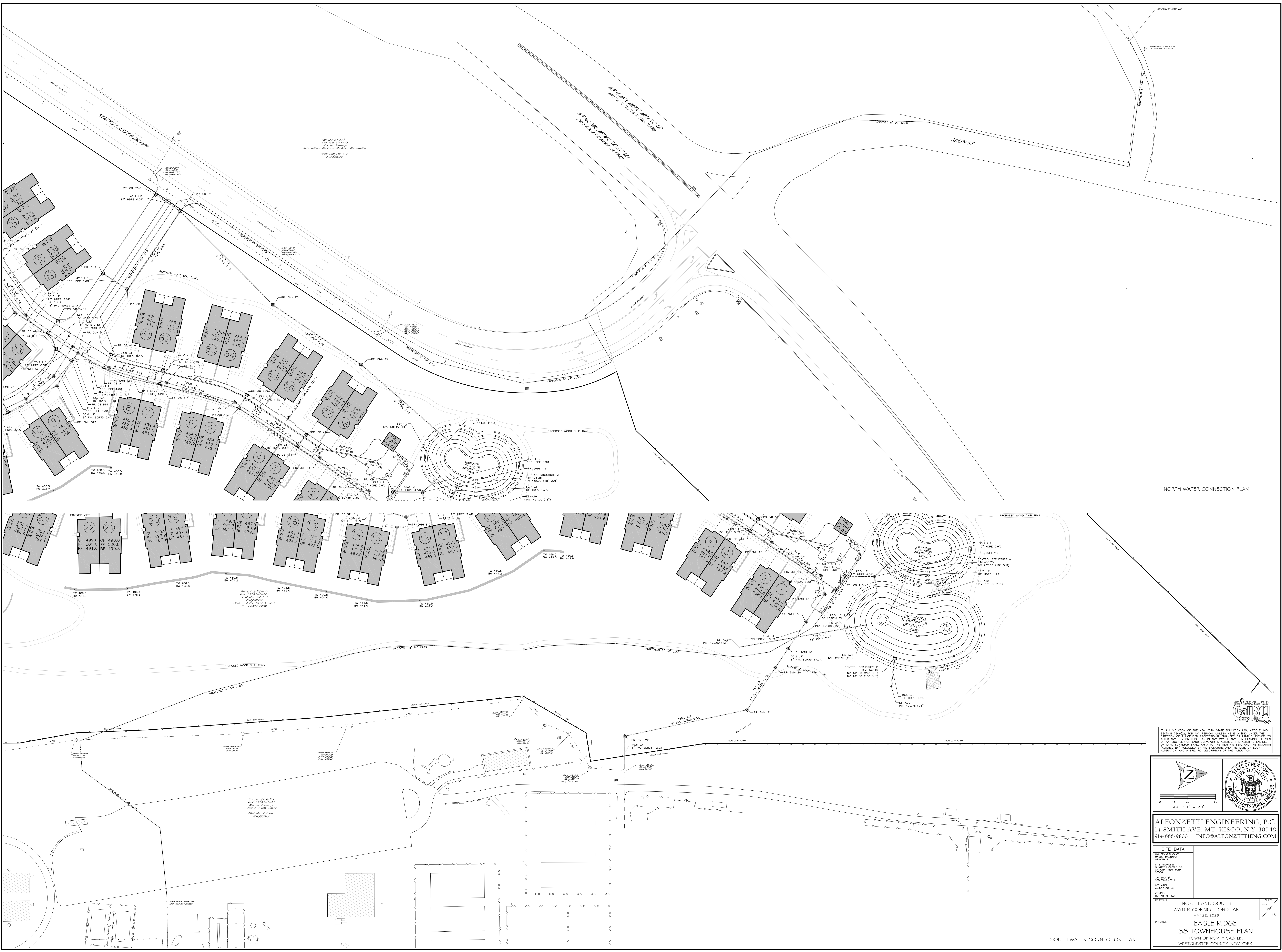
PROPOSED DRAIN LINE C & D		
STRUCTURE NAME	RIM ELEV.	INVERTS
C1	505.3	501.9 15" (N) 500.4 15" (OUT)
C1-1	505.3	502.0 15" (OUT)
C2	499.8	496.4 15" (N) 496.4 15" (N) 496.4 15" (OUT)
C3	498.0	494.3 15" (N) 494.3 15" (N) 494.3 15" (OUT)
CONTROL STRUCTURE C	489.4	483.5 15" (OUT)
D2	497.9	494.8 15" (N) 494.8 15" (N) 494.8 15" (OUT)
D2-1	498.2	494.7 15" (OUT)
ES-C4	490.0	488.3 15" (N)
ES-C5	485.0	483.2 15" (N)

PROPOSED DRAIN LINE E		
STRUCTURE NAME	RIM ELEV.	INVERTS
E1	455.9	449.4 15" (N) 449.4 15" (N) 449.4 15" (OUT)
E1-1	455.9	451.8 15" (OUT)
E2	447.9	444.3 15" (N) 444.3 15" (N) 444.3 15" (OUT)
E2-1	447.9	444.5 15" (OUT)
E3	452.5	443.3 15" (N) 443.3 15" (N) 443.3 15" (OUT)
E4	446.0	442.5 15" (N) 439.7 15" (OUT)
ES-E4	435.8	434.0 15" (N)

ALFONZETTI ENGINEERING, P.C.
 14 SMITH AVE. MT. KISCO, NY. 10549
 914-666-9800 INFO@ALFONZETTIENGINEERING.COM

SITE DATA
 OWNER: ALFONZETTI ENGINEERING, P.C.
 PROJECT: 88 TOWNHOUSE PLAN
 DATE: MAY 22, 2023
 SHEET: 05 OF 13

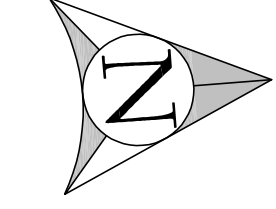

UTILITY PLAN I
 MAY 22, 2023
 EAGLE RIDGE
 88 TOWNHOUSE PLAN
 TOWN OF NORTH CASTLE
 WESTCHESTER COUNTY, NEW YORK



NORTH WATER CONNECTION PLAN

SOUTH WATER CONNECTION PLAN

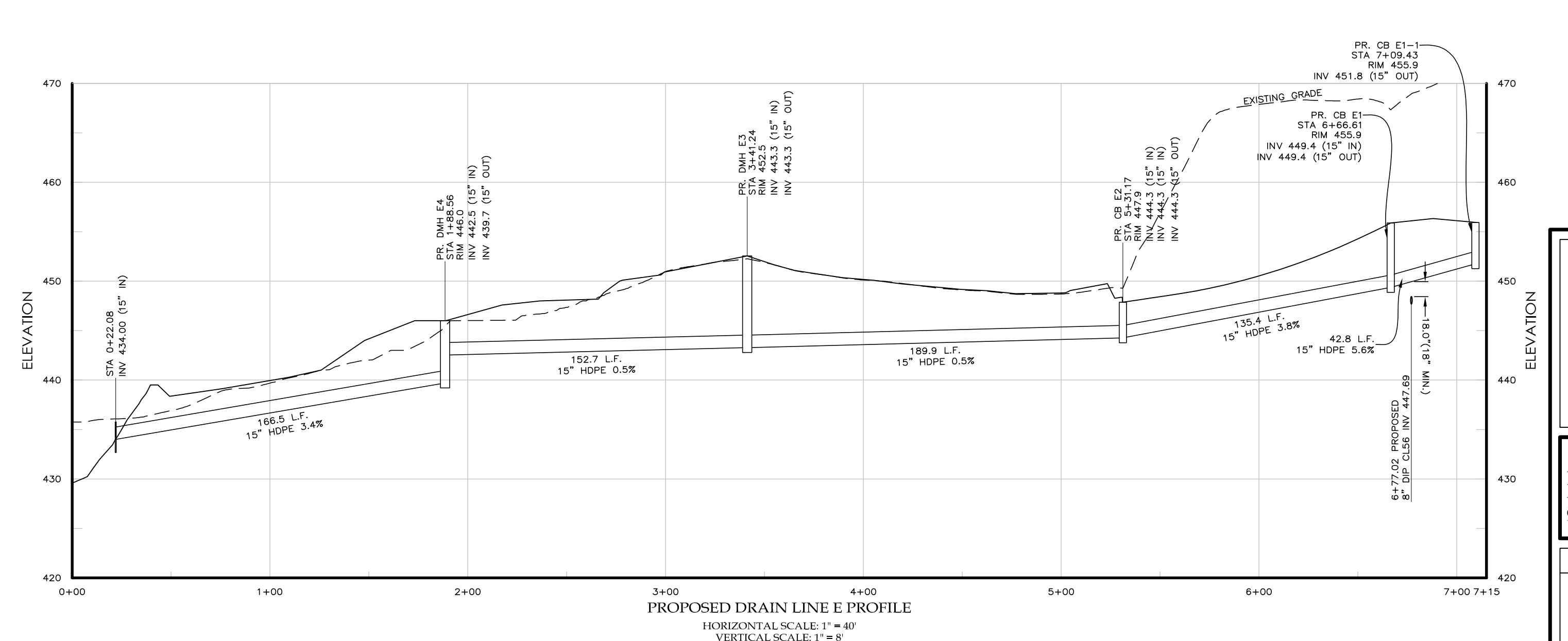
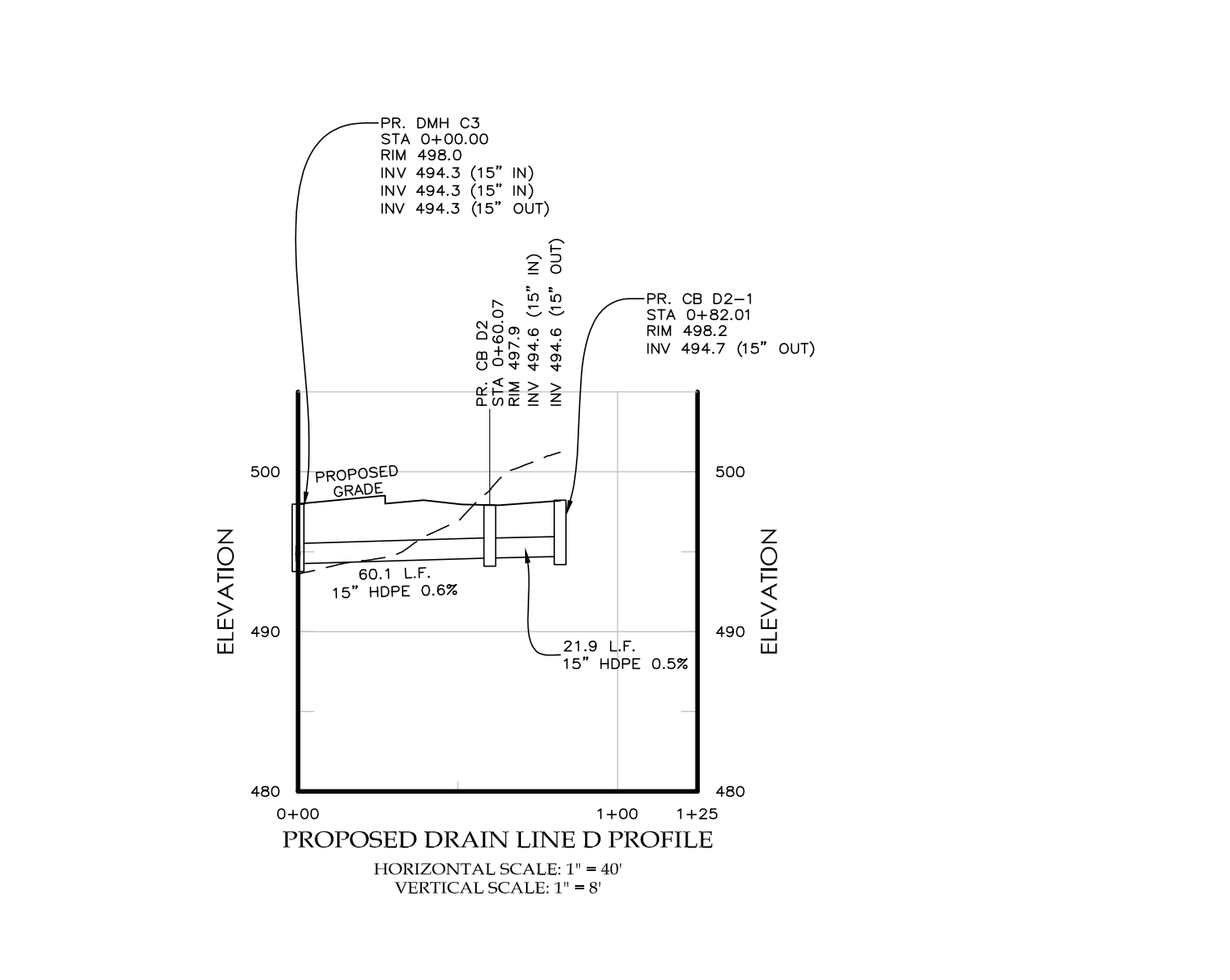
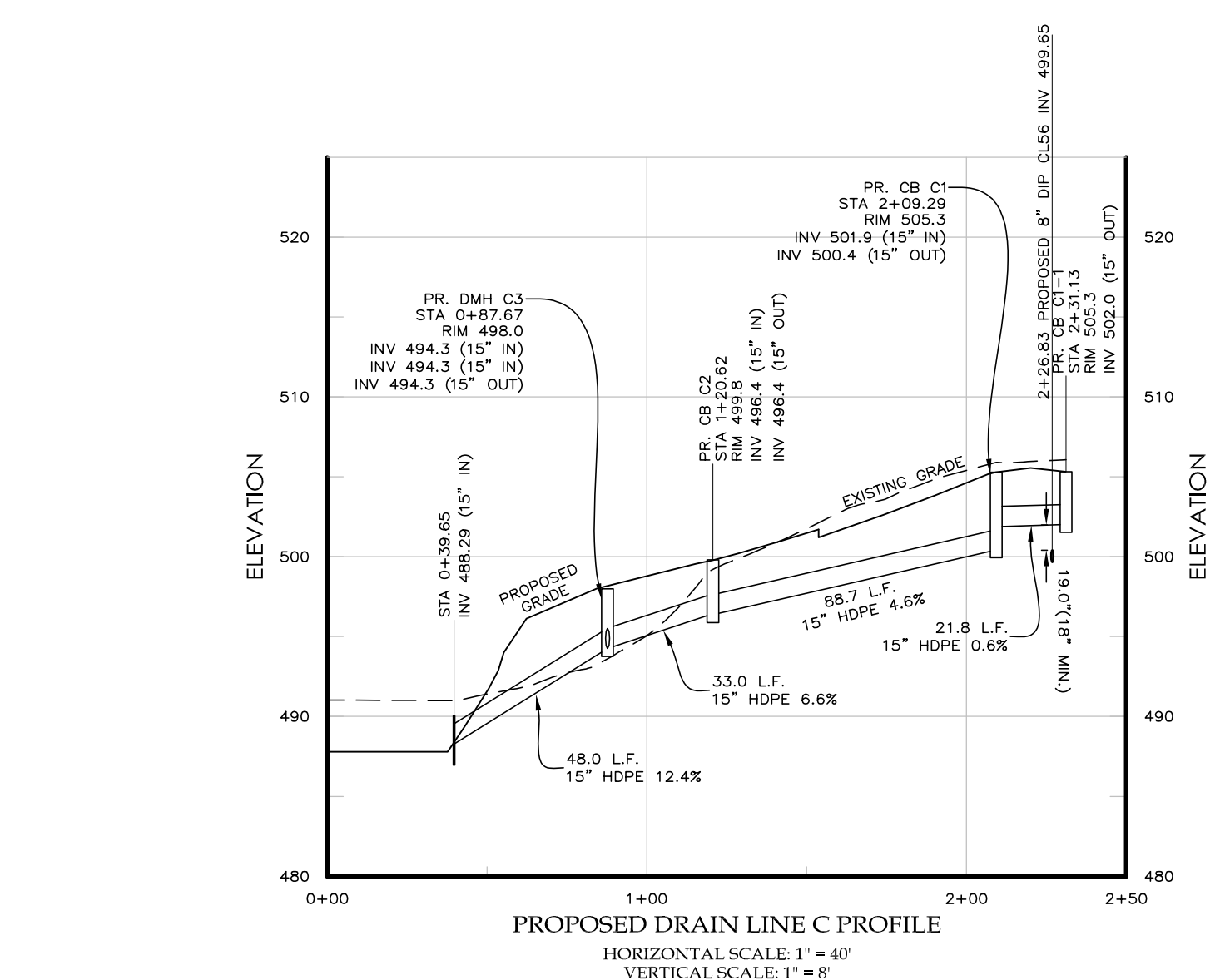
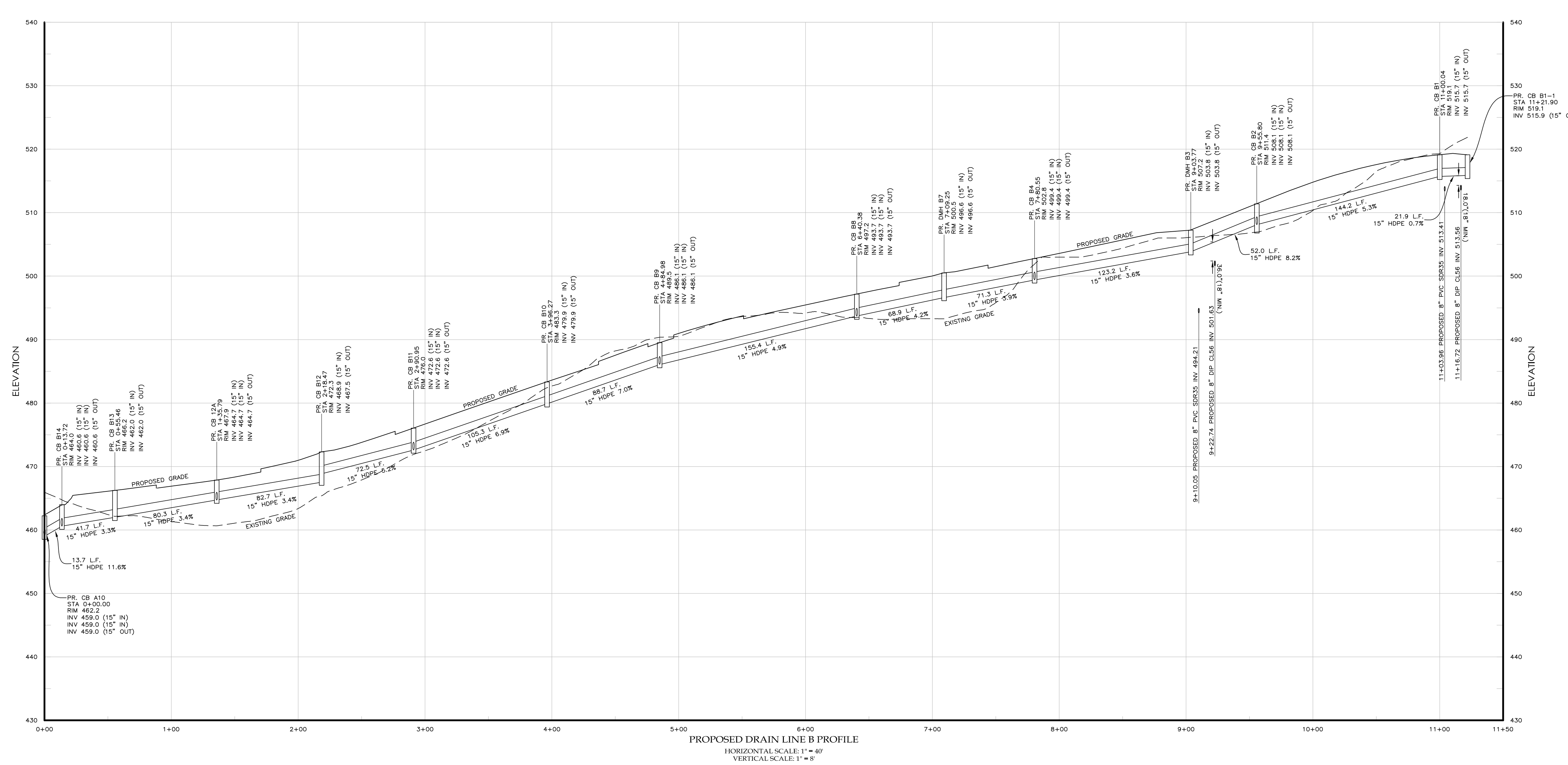
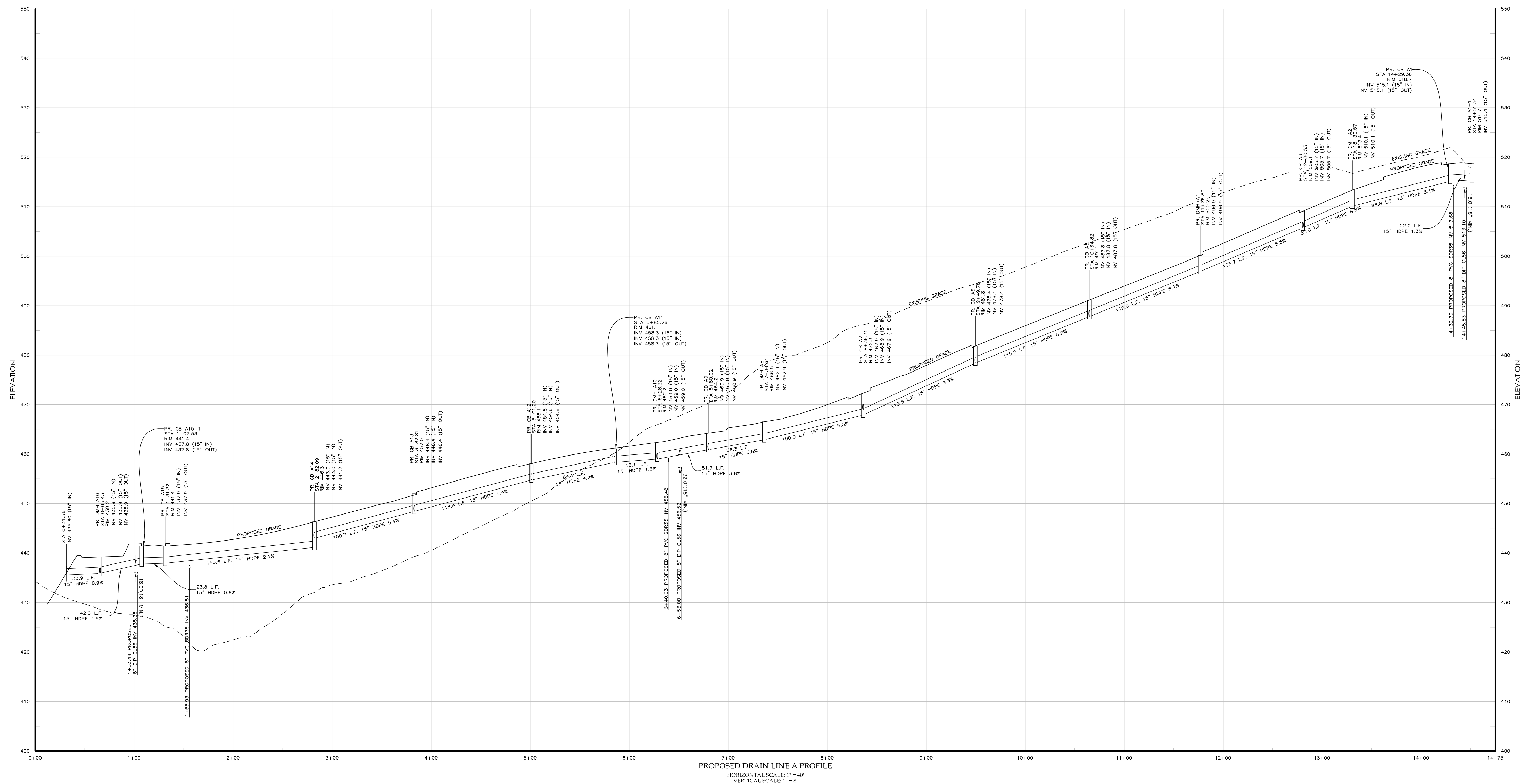
IF IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 144, SECTION 200(2), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO REPRODUCE OR TRANSMIT IN ANY MANNER OR BY ANY MEANS, IN ANY FORM OR BY ANY MEANS, THE DESIGN OR INVENTION OF AN ENGINEER OR LAND SURVEYOR, OR TO REPRODUCE OR TRANSMIT IN ANY MANNER OR BY ANY MEANS, THE DESIGN OR INVENTION OF AN ENGINEER OR LAND SURVEYOR, WITHOUT THE WRITTEN CONSENT OF THE ENGINEER OR LAND SURVEYOR, THE ENGINEER OR LAND SURVEYOR SHALL BE LIABLE TO THE STATE AND THE PERSONS AFFECTED BY SUCH VIOLATION FOR A PENALTY OF FIVE HUNDRED DOLLARS AND A SPECIFIC DESCRIPTION OF THE VIOLATION.






SCALE: 1" = 30'

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

SITE DATA OWNER/APPLICANT: ARONA LLC SITE ADDRESS: 3 NORTH CASTLE DR. MOUNTAIN, NEW YORK TAX MAP #: 006251-001 LOT AREA: 22.87 ACRES ZONING: ORC-RF-500		SHEET 06 13
PROJECT: NORTH AND SOUTH WATER CONNECTION PLAN MAY 22, 2023 EAGLE RIDGE 88 TOWNHOUSE PLAN TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK		




 Galati
 ENGINEERING & ARCHITECTURE


 STATE OF NEW YORK
 PROFESSIONAL ENGINEER

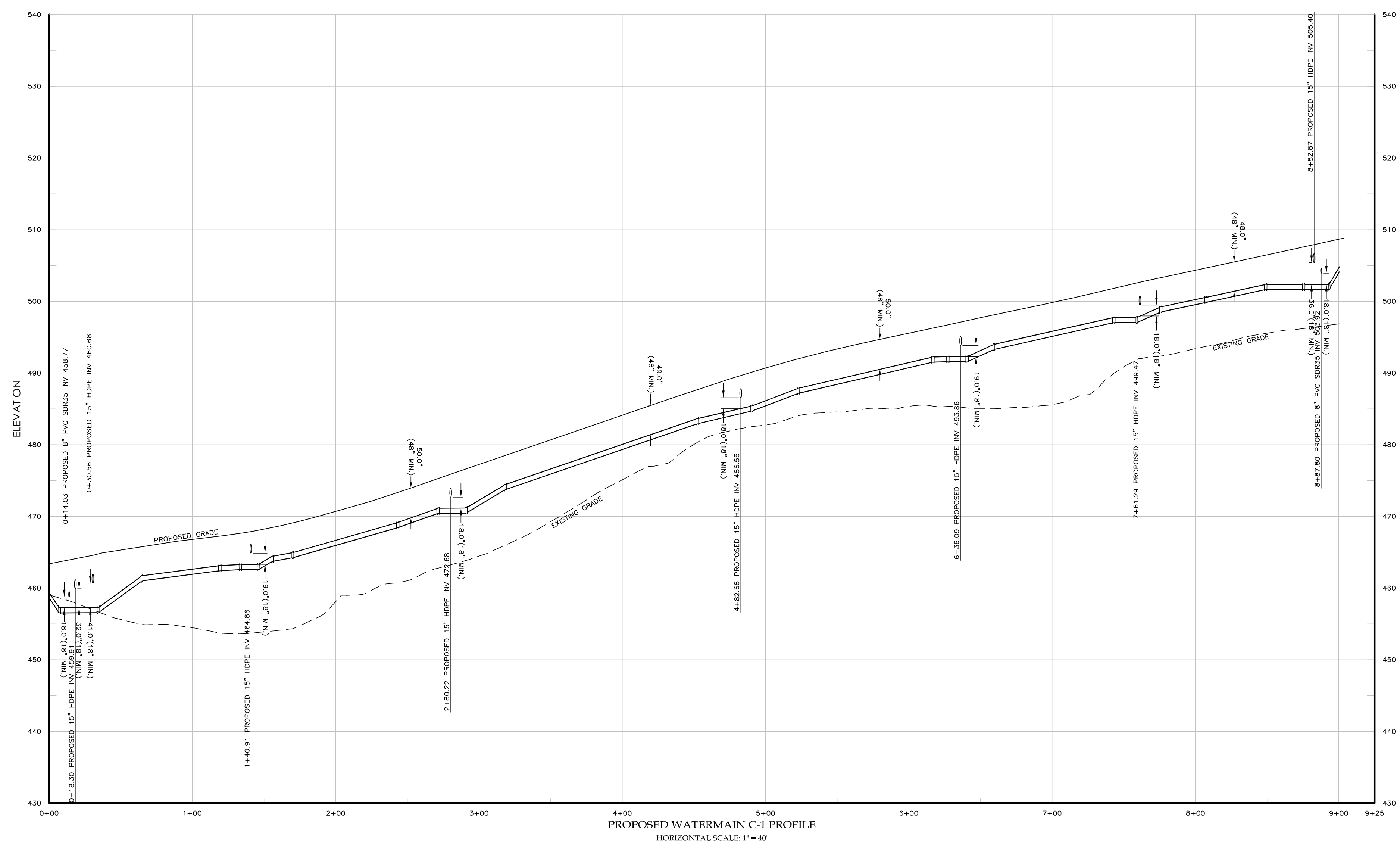
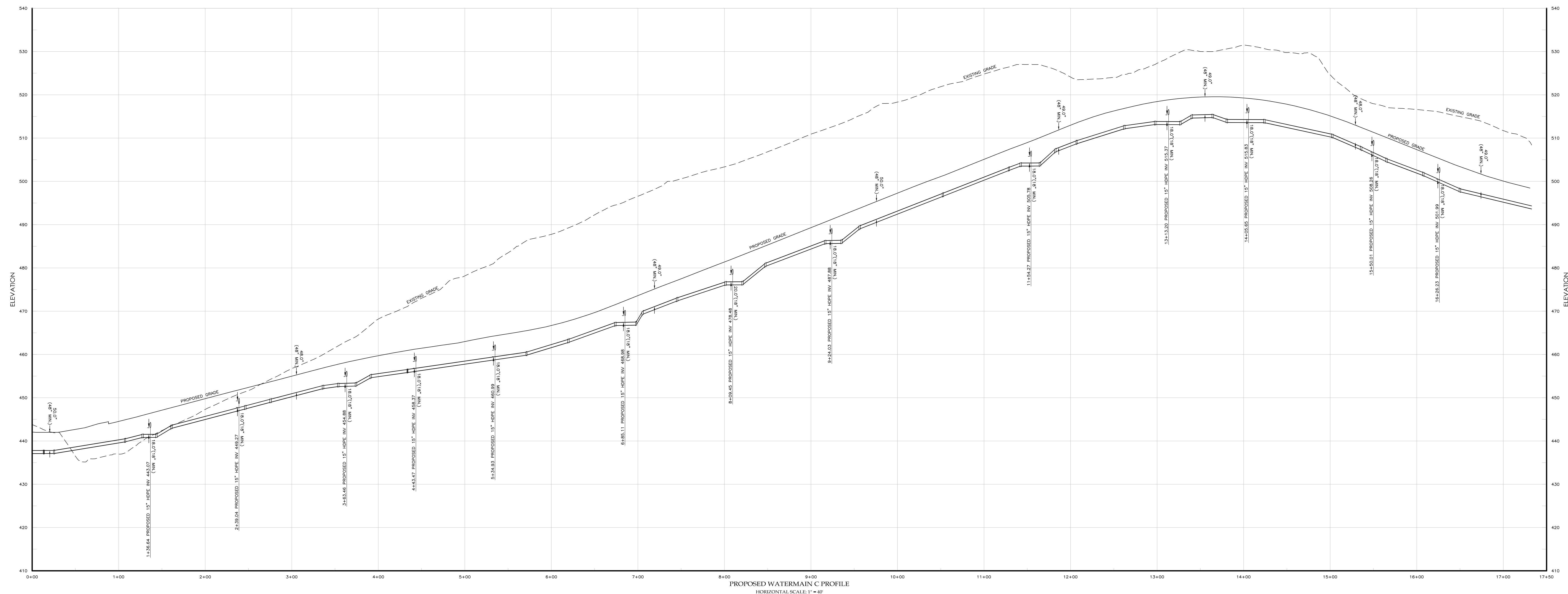
ALFONZETTI ENGINEERING, P.C.
 14 SMITH AVE, MT. KISCO, N.Y. 10549
 914-666-9800 INFO@ALFONZETTIENG.COM

SITE DATA
 OWNER/APPLICANT: MARIO MARRAS
 ARCHITECT: ARCHITECTURE LLC
 SITE ADDRESS: 3 NORTH CASTLE DR, MOUNTAIN VIEW, NY 10549
 100 SQ. FT. ±
 100' X 100' ±
 LOT AREA: 10,000 SQ. FT.
 ZONING: OSB/100-MF-500

PROJECT: **DRAIN PROFILES PLAN I**
 MAY 22, 2023
 SHEET: **08** OF **13**

PROJECT: **EAGLE RIDGE**
88 TOWNHOUSE PLAN
 TOWN OF NORTH CASTLE,
 WESTCHESTER COUNTY, NEW YORK

IF IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 144, SECTION 200(2), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO REPRODUCE OR COPY THIS PLAN IN ANY MANNER, ANY TERM BEARING THE SIGNATURE OR SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE COPY HIS SEAL AND THE WORDS "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

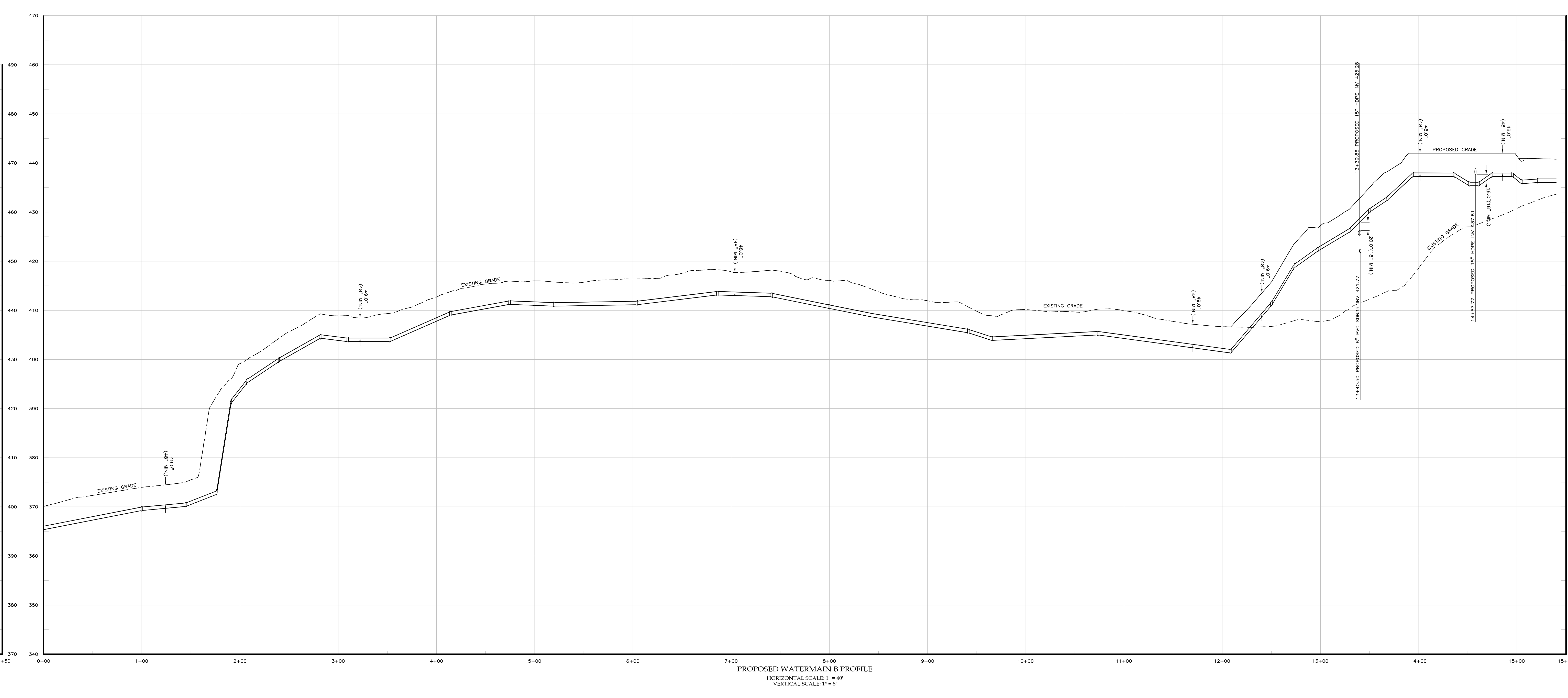
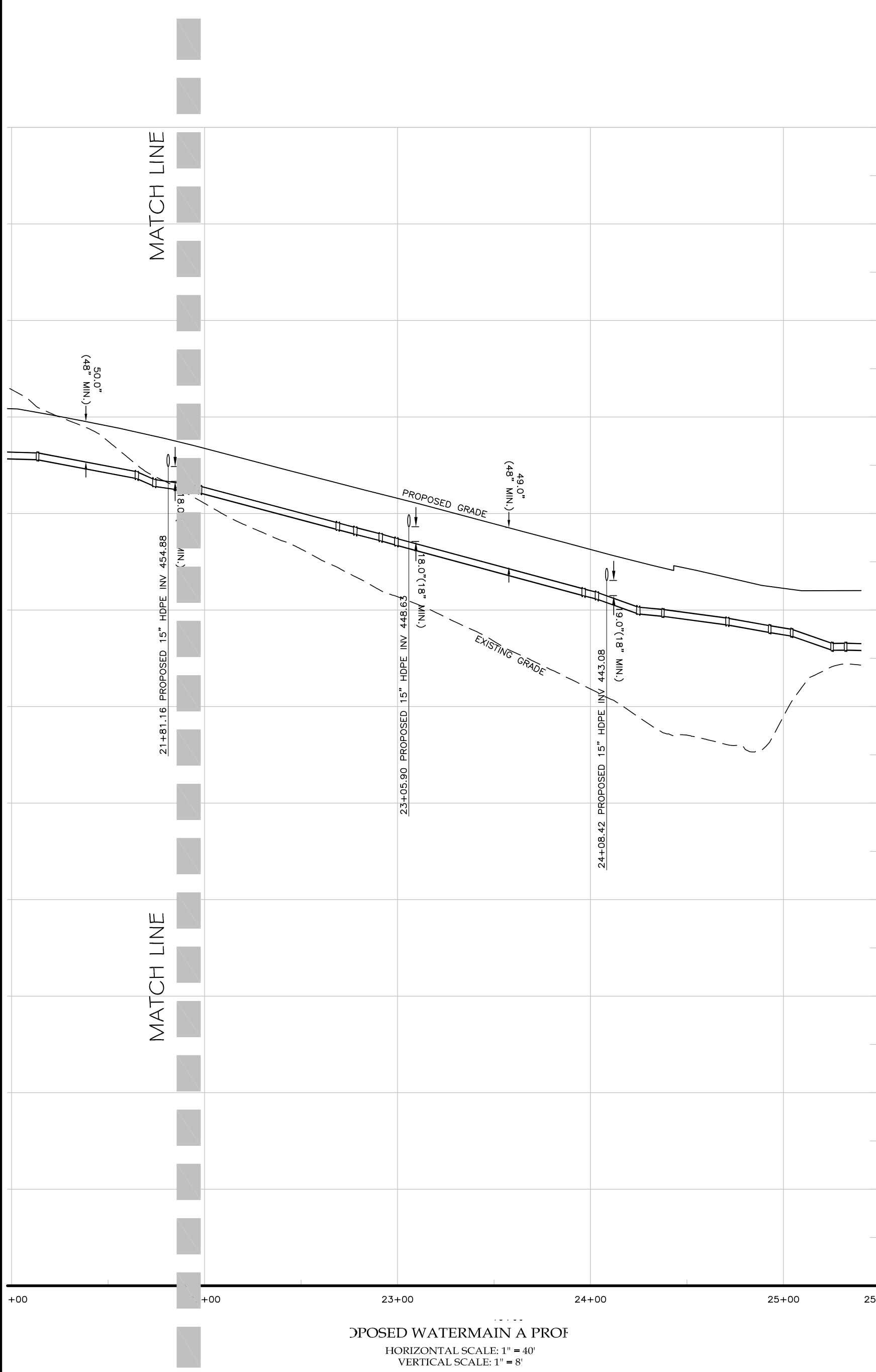
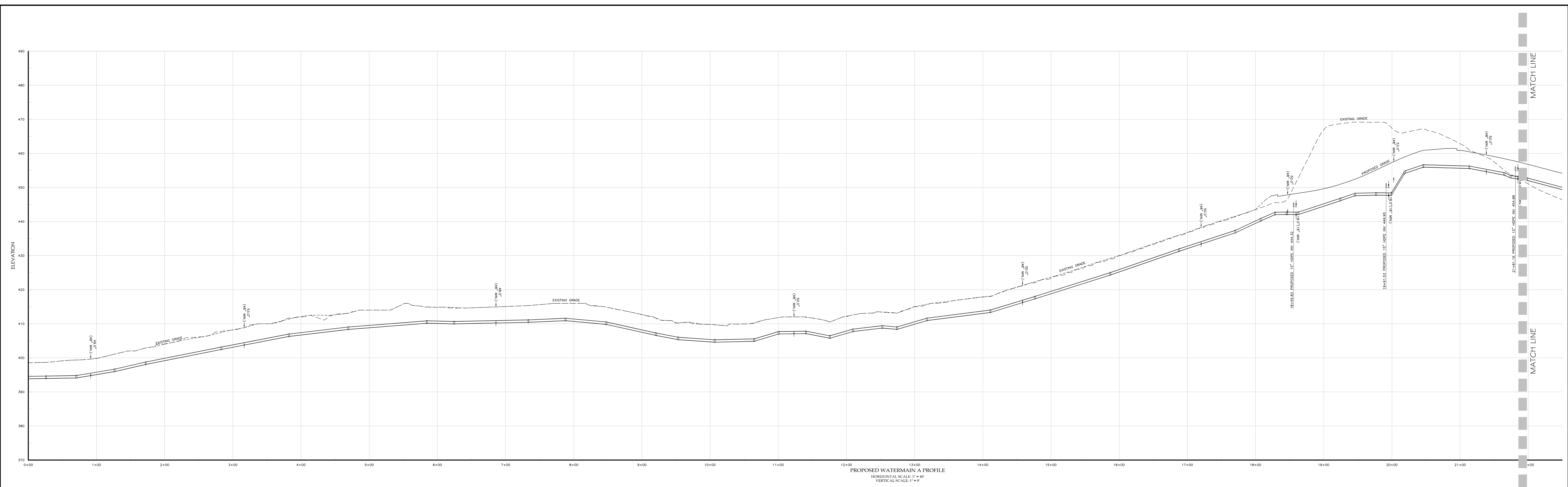


IF IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 144, SECTION 72(2)(D), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO PREPARE OR SIGN ANY DRAWING, SPECIFICATION, REPORT, OR OTHER DOCUMENT OF AN ENGINEER OR LAND SURVEYOR, OR TO SEAL OR SIGN ANY SUCH DOCUMENT, WITHOUT BEING A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, OR TO BE FOLLOWED BY THE BOARD AND THE OFFICE OF SUCH AGENCY, AND A SPECIFIC DESCRIPTION OF THE VIOLATION.



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

SITE DATA OWNER/APPLICANT: MORGAN MANSION ARCHONIC LLC SITE ADDRESS: 3 NORTH CASTLE DR. NORTH CASTLE, NY 10513 TAX MAP #: 00-2-1-1-1-1 LOT AREA: 32,847 SQUARE FEET ZONING: ORP/IR-MF-SOH	SHEET NO. 13
WATER PROFILES PLAN I MAY 22, 2023	
EAGLE RIDGE 88 TOWNHOUSE PLAN TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK	



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

<p>SITE DATA</p> <p>OWNER/APPLICANT: MUSIC MANSION ARCHON LLC</p> <p>SITE ADDRESS: 3 NORTH CASTLE DR. MOUNTAIN VIEW TOWN SHARON, NY 10914</p> <p>DATE: 05/22/2023</p> <p>LOT AREA: 32,347 SQ. FT.</p> <p>ZONING: ORP/UR-WF-SOH</p>	<p>PROJECT: WATER PROFILES PLAN II MAY 22, 2023</p> <p>PROJECT: EAGLE RIDGE 88 TOWNHOUSE PLAN TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK</p>
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IF IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 144, SECTION 7202(2), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO PREPARE AND SEAL ANY DRAWING FOR ANY PROJECT, THE SIGNATURE OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERNING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE DRAWING AND THE NOTATION "ALTERED BY FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."



PROPOSED LIMITS OF DISTURBANCE
870849 SQ. FT.



IF IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 144, SECTION 200(2), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER OR REVISION 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 REVISION ALTERED BY FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

STATE OF NEW YORK
SEAL OF ALFONZETTI ENGINEERING, P.C.
LICENSED PROFESSIONAL ENGINEER

SCALE: 1" = 60'

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

<p>SITE DATA</p> <p>OWNER/APPLICANT: ARMONK LLC</p> <p>PROJECT ADDRESS: 3 NORTH CASTLE DR. MOUNTAIN VIEW TOWN</p> <p>TAX MAP #: 100.211-021</p> <p>LOT AREA: 32,547 SQ. FT.</p> <p>ZONING: ORP-1-MF-SO</p>	
<p>DATE: MAY 22, 2023</p>	<p>SHEET: 12 13</p>
<p>EROSION CONTROL PLAN MAY 22, 2023</p> <p>PROJECT: EAGLE RIDGE 88 TOWNHOUSE PLAN TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK</p>	

