

Frank Tedesco
1462 Old Orchard Street
North White Plains, NY 10604

October 21, 2021

To Whom It May Concern:

I am re-applying for resolution due to some complications that caused delays and my ability to start construction causing it to expire.

It would be greatly appreciated if I could go straight to the public hearing.

Respectfully yours,

Frank Tedesco

Tedesco
App# 19-042
1460 Old Orchard



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

Frank Tedesco



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Important General Information

- Prior to submitting an application, the "Notice to Applicants" should be reviewed.
- To appear before the Planning Board, all required application materials shall be submitted not later than **12:00 P.M., Monday, fourteen (14) days** prior to the date of the Planning Board meeting at which the application is scheduled to be heard or as otherwise noted by the Planning Board Secretary. Continuing Business can be submitted 12 days prior to the Next Planning Board meeting by the close of business. Except where noted.

If all required application materials, including the pertinent application fee and escrow monies are not submitted by that deadline, the application shall be automatically removed from the agenda.

At the discretion of the Planning Board Chairman, the application may be rescheduled, if appropriate, for the next available Planning Board meeting or the application may be removed from future agendas altogether. Without prior authorization from the Planning Board, application submissions shall not be accepted at Planning Board meetings.

- At the time of submission, all required application materials shall be submitted. **Piecemeal** submissions **shall not** be accepted. Substitution of previously submitted materials shall not be permitted.
- All submissions shall be dated, with revision dates identified on new submissions.
- All submissions shall be accompanied by a cover letter describing the project and/or any changes as compared to previous submissions.
- For distribution purposes and mailing to the Planning Board Members and others (as required), multiple copies of application materials shall be collated into separate sets, each containing one copy of every submitted document. All application materials shall be submitted in a form that fits into a **12" x 17" envelope**. Plans shall be **folded** and **rubber banded** as necessary.
- To be considered complete for Planning Board hearing purposes, an application package shall contain the information identified in Parts IV and V of this application form.
- For purposes of completing this application form, all responses provided shall be printed, except as otherwise specified.



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

- ✓ SUBMISSION OF A SINGLE PDF FILE (PLANS, APPLICATION FORM, OTHER PAPERWORK) ON A DISK, THUMBDRIVE OR EMAIL
- ✓ COVER LETTER DESCRIBING THE PROJECT OR CHANGES TO THE PROJECT
- ✓ ALL PLANS ARE SIGNED AND SEALED BY A LICENSED NYS PROFESSIONAL
- ✓ ALL PLANS SHALL BE COLLATED AND FOLDED INTO 8 INDIVIDUAL SETS



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NOTICE TO APPLICANTS

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

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

FEES:

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

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

ESCROW ACCOUNT:

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



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PROCEDURE:

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

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

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

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

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



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

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

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

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

WWW.NORTHCASTLENY.COM



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INFORMATION REGARDING PUBLIC HEARINGS

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

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

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

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

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

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

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

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

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



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

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

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

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



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APPLICATIONS REQUIRING PLANNING BOARD APPROVAL
SCHEDULE OF APPLICATION FEES

<u>Type of Application</u>	<u>Application Fee</u>
Site Development Plan	\$200.00 ✓
Each proposed Parking Space	\$10
Special Use Permit (each)	\$200 (each)
Preliminary Subdivision Plat	\$300 1 st Lot \$200 (each additional lot)
Final Subdivision Plat	\$250 1 st Lot \$100 (each additional lot)
Tree Removal Permit	\$75
Wetlands Permit	\$50 (each)
Short Environmental Assessment Form	\$50 X N/A (Per Director of Planning)
Long Environmental Assessment Form	\$100
Recreation Fee	\$10,000 Each Additional Lot
Discussion Fee	\$200.00

Prior to submission of a sketch or preliminary subdivision Plat, an applicant or an applicant's representative wishes to discuss a subdivision proposal to the Planning Board, a discussion fee of \$200.00 shall be submitted for each informal appearance before the board.

Any amendment to previously approved applications requires new application forms and Fees



Firm Mailing Book For Accountable Mail

Name and Address of Sender	Check type of mail or service <input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail <input type="checkbox"/> Certified Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Priority Mail	<p style="text-align: center;">Affix Stamp Here <i>(if issued as an international certificate of mailing or for additional copies of this receipt).</i> Postmark with Date of Receipt.</p>	USPS Tracking/Article Number	Postage	(Extra Service) Fee	Handling Charge - if Registered and over \$50,000 in value	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.																
2.																
3.																
4.																
5.																
6.																
7.																
8.																
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of receiving employee)												

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

Name of Property Owner: Frank Tedesco

Mailing Address: 1462 Old Orchard St.

Telephone: (914) 227-0266 Fax: _____ e-mail Jewelsetm@gmail.com

Name of Applicant (if different): _____

Address of Applicant: _____

Telephone: _____ Fax: _____ e-mail _____

Interest of Applicant, if other than Property Owner:

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

Yes No

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

Name of Professional Preparing Site Plan:
Nathaniel J. Holt, P.E.

Address: 540 Nw University Blvd #105 Port Saint Lucie FL 34986

Telephone: 772-204-9550 Fax: _____ e-mail _____

Name of Other Professional: _____

Address: _____

Telephone: _____ Fax: _____ e-mail _____

Name of Attorney (if any): _____

Address: _____

Telephone: _____ Fax: _____ e-mail _____



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PLANNING BOARD SCHEDULE OF ESCROW ACCOUNT DEPOSITS

<u>Type of Application Deposit*</u>	<u>Amount of Initial Escrow Account</u>
Concept Study	\$500.00
Site Plan Waiver for Change of Use	\$500.00
Site Development Plan for:	
Multifamily Developments	\$3,000.00 plus \$100.00 per proposed dwelling unit
Commercial Developments	\$3,000.00 plus \$50.00 for each required parking space
1 or 2 Family Projects	\$2,000.00
Special Use Permit	\$2,000.00 plus \$50.00 for each required parking space
Subdivision:	
Lot Line Change resulting in no new lots	\$1,500.00
All Others	\$3,000.00 plus \$200.00 per proposed new lot in excess of two (2)
Preparation or Review of Environmental Impact Statement	\$15,000.00

* If a proposed action involves multiple approvals, a single escrow account will be established. The total amount of the initial deposit shall be the sum of the individual amounts indicated. When the balance in such escrow account is reduced to one-third (1/3) of its initial amount, the applicant shall deposit additional funds into such account to restore its balance to the amount of the initial deposit.


Applicant Signature

10/11/2021
Date:

II. IDENTIFICATION OF SUBJECT PROPERTY

Street Address: 1460 Old Orchard St

Location (in relation to nearest intersecting street):

_____ feet (north, south, east or west) of _____

Abutting Street(s): _____

Tax Map Designation (NEW): Section 123.01 Block 1 Lot 15

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

Zoning District: R-1A Total Land Area 1.69 acr

Land Area in North Castle Only (if different) _____

Fire District(s) N. Castle School District(s) Valhalla

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): Harrison

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:

Applicant Acknowledgement

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

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

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

Signature of Applicant:  Date: 10/21/2021
Signature of Property Owner:  Date: 10/21/2021

MUST HAVE BOTH SIGNATURES

III. DESCRIPTION OF PROPOSED DEVELOPMENT

Proposed Use: Resident

Gross Floor Area: Existing — S.F. Proposed — S.F.

Proposed Floor Area Breakdown:

Retail — S.F.; Office — S.F.;

Industrial — S.F.; Institutional — S.F.;

Other Nonresidential — S.F.; Residential ✓ S.F.;

Number of Dwelling Units: 1

Number of Parking Spaces: Existing — Required — Proposed — *NA*

Number of Loading Spaces: Existing — Required — Proposed — *NA*

Earthwork Balance: Cut — C.Y. Fill — C.Y. *To Be developed at Building permit*

Will Development on the subject property involve any of the following:

Areas of special flood hazard? No ✓ 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 —
(If yes, application for a Tree Removal Permit pursuant to Chapter 308 of the North Castle Town Code may also be required.)

Town-regulated wetlands? No ✓ Yes —
(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 ✓ 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) set of the site development plan application package (for distribution to the Town Planner for preliminary review purposes).
- Once a completed preliminary site plan checklist has been received from the Planning Department, eight (8) additional sets of the site development plan application package (for distribution to Planning Board, Town Engineer, Town Attorney, Town Planner, Planning Board Secretary, police, fire department and ambulance corps).
- One (1) additional reduced sized set (11" x 17") of the site development plan application package if any portion of the subject property abuts or is located within five hundred (500) feet of the features identified in Section II of this application form (for distribution to Westchester County Planning Board).
- 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.

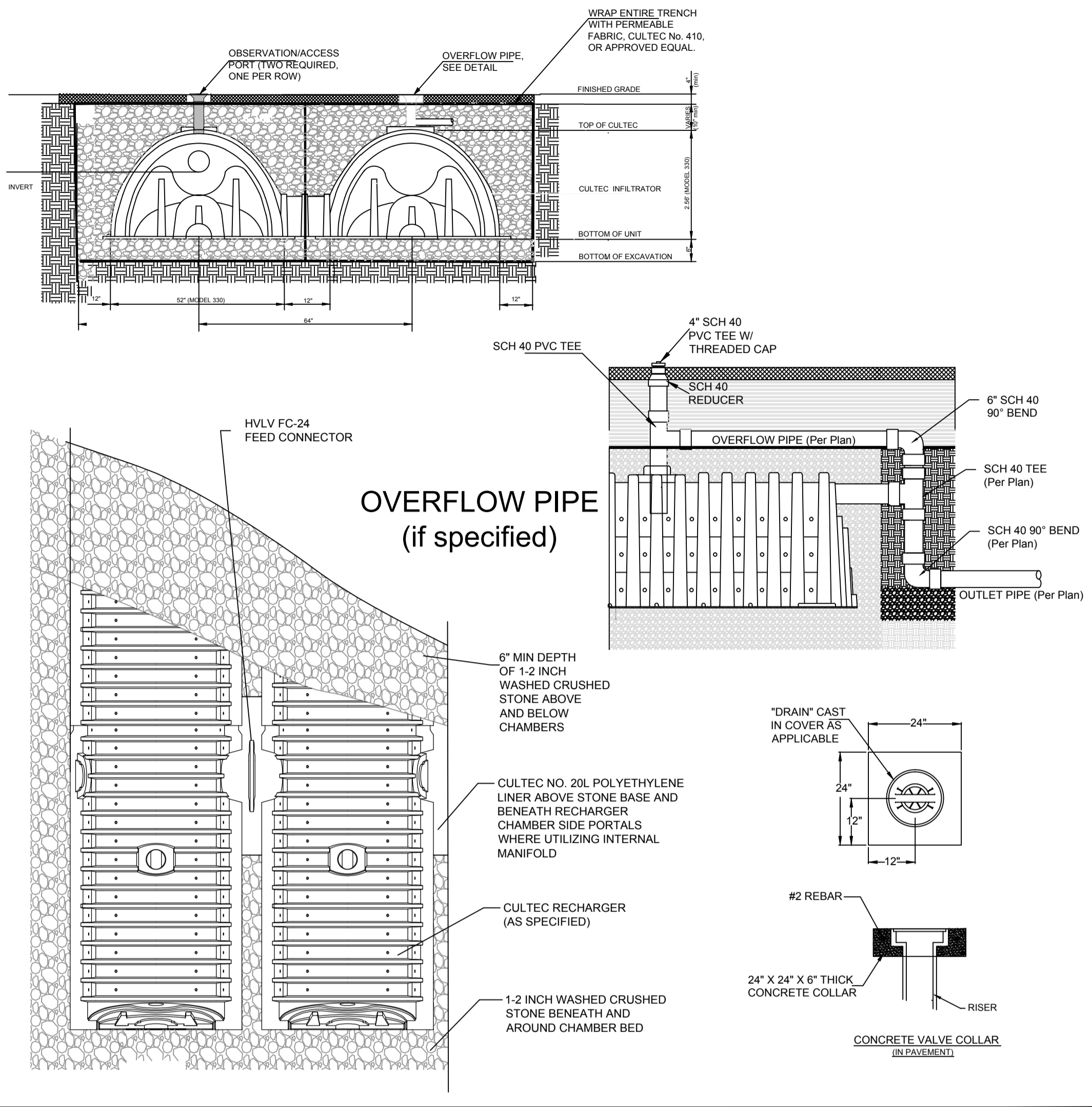
Existing Conditions Data:

- _____ Location of existing use and design of buildings, identifying first floor elevation, and other structures.
- _____ Location of existing parking and truck loading areas, with access and egress drives thereto.
- _____ 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.
- _____ Location of all other existing site improvements, including pavement, walks, curbing, retaining walls and fences.
- _____ Location, size and design of existing signs.
- _____ Location, type, direction, power and time of use of existing outdoor lighting.
- _____ Location of existing outdoor storage, if any.
- _____ 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.

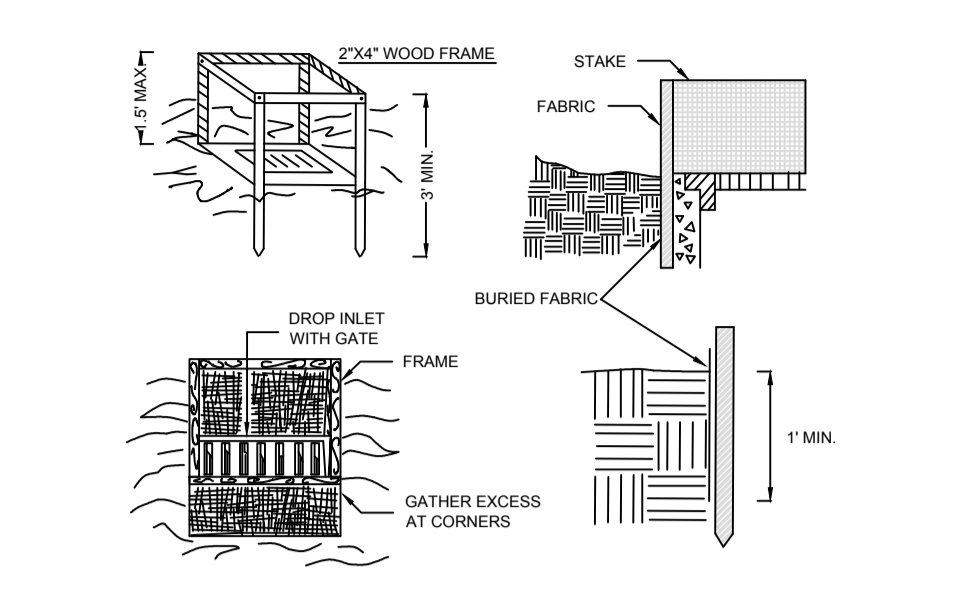
Proposed Development Data:

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

INFILTRATION SYSTEM N.T.S.



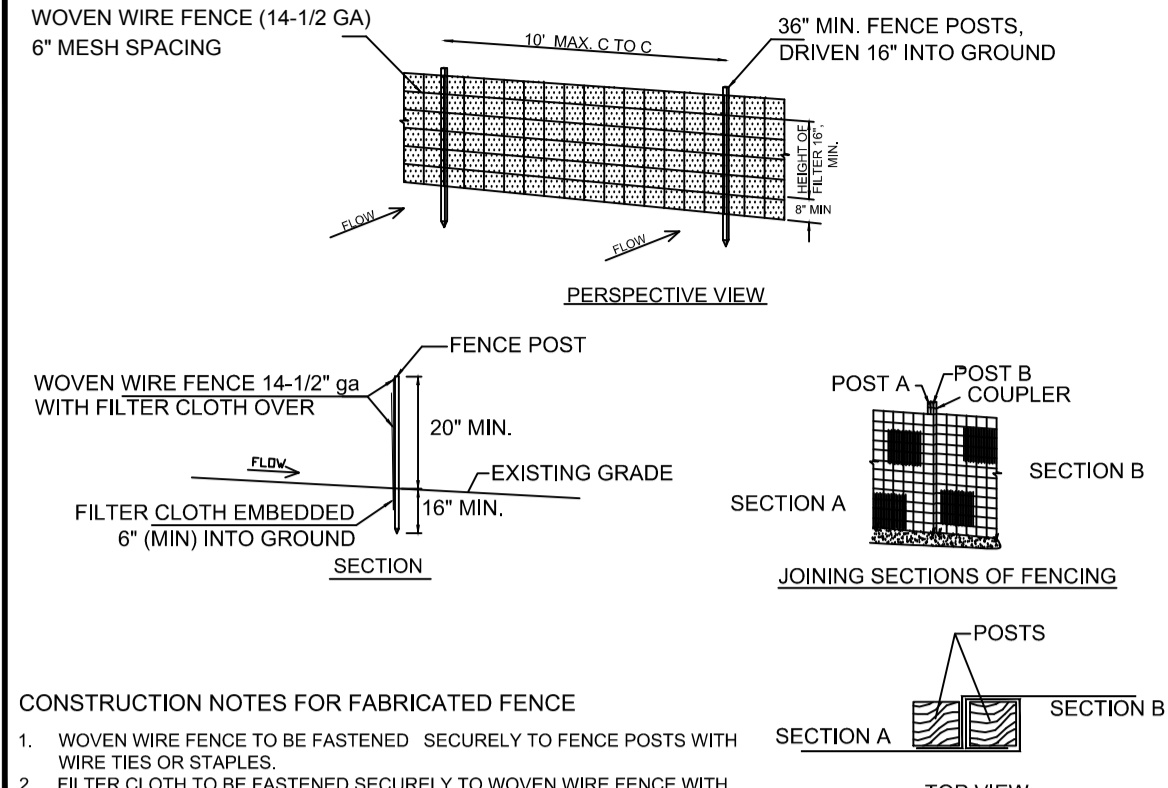
FILTER FABRIC INLET PROTECTION DETAIL (IP)



CONSTRUCTION SPECIFICATIONS

1. FILTER FABRIC SHALL HAVE AN EOS OF 40.6. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY SHALL BE OVERLAPPED AT THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" X 4" WOOD OR EQUIVALENT. MINIMUM LENGTH 5 FEET.
4. STAKE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVEN A MINIMUM OF 18 INCHES DEEP. SPANS GREATER THAN THREE FEET MAY BE BRIDGED WITH WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED.
6. FABRIC SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
7. A 2" X 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVERFLOW OR STABILITY.
8. MAXIMUM DRAINAGE AREA 1 ACRE.

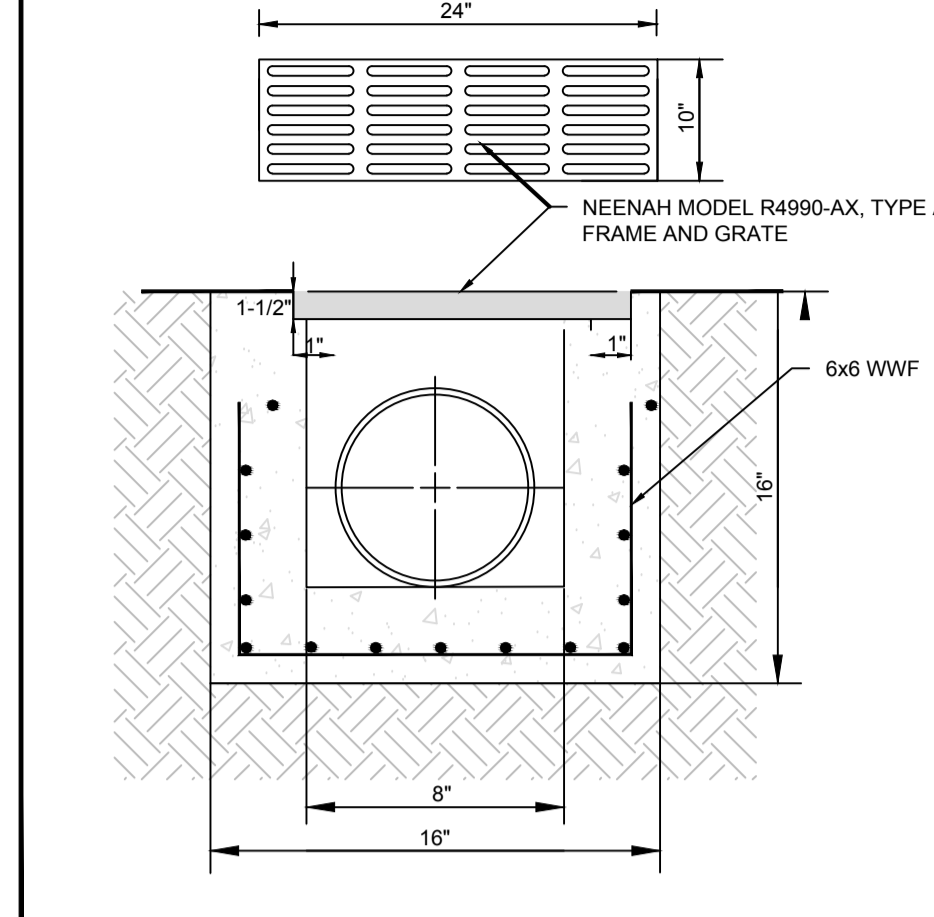
SILT FENCE N.T.S.



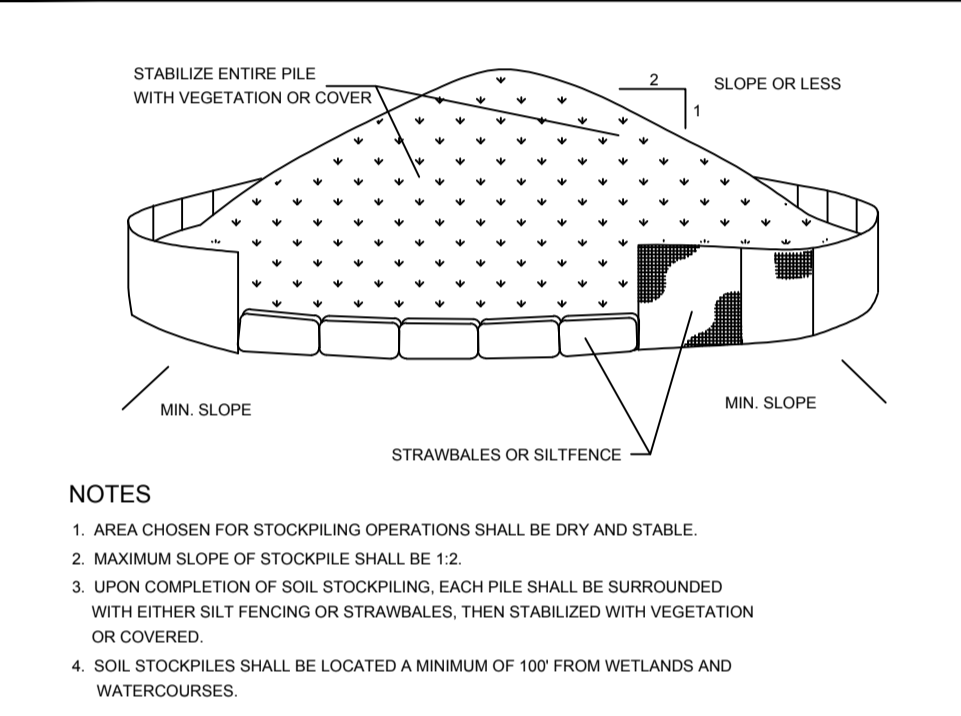
CONSTRUCTION NOTES FOR FABRICATED FENCE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED AT 24" ON CENTER.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED UNDER ONE ANOTHER.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REPLACED WHEN "BULGES" DEVELOP IN FENCE.

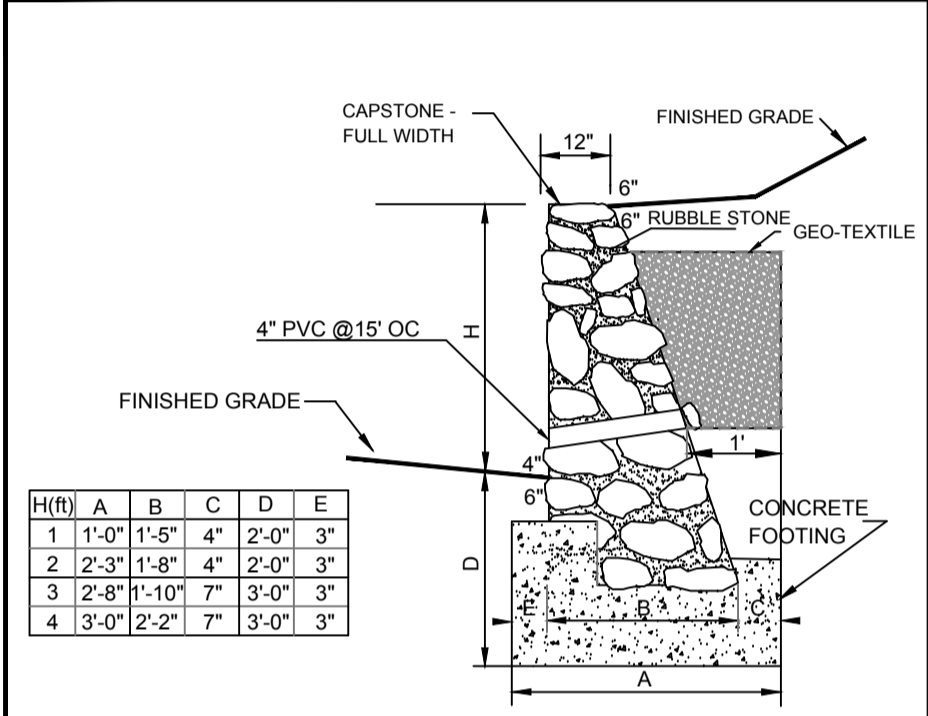
TRENCH DRAIN DETAIL N.T.S.



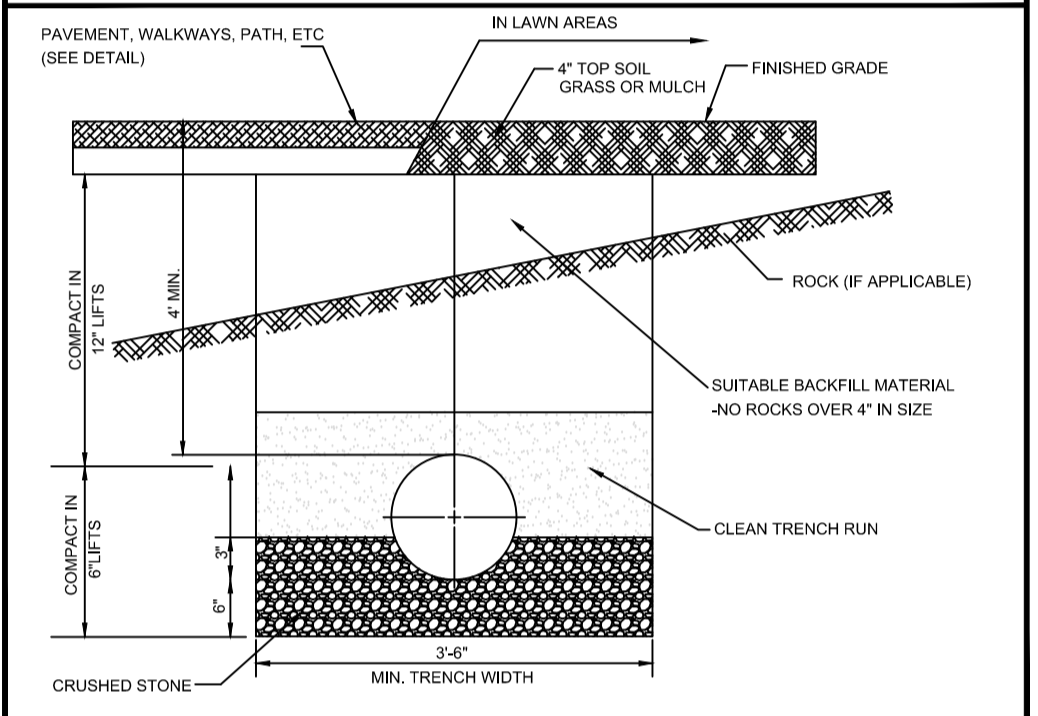
SOIL STOCKPILING DETAIL N.T.S.



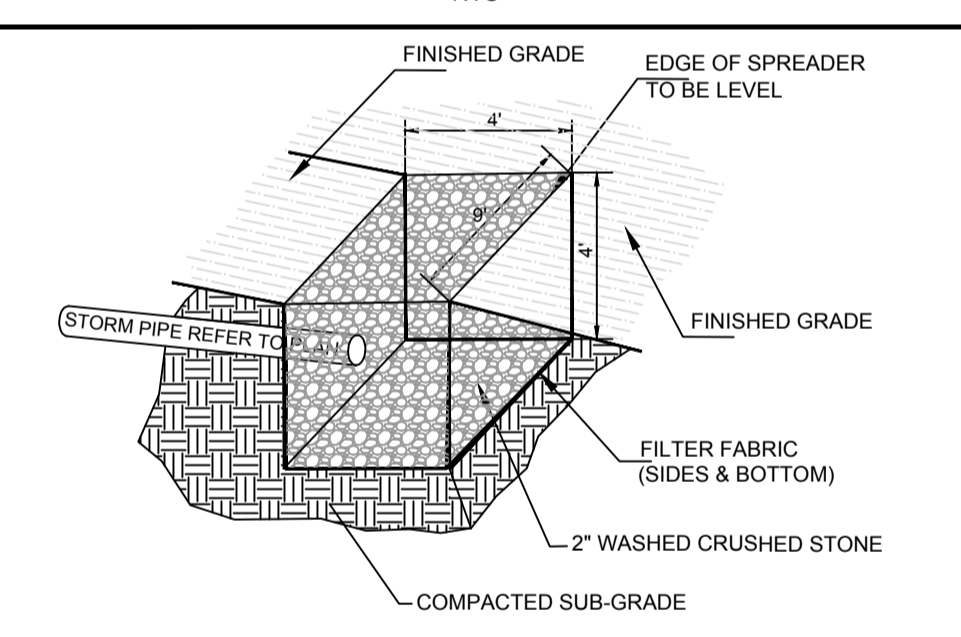
RUBBLE STONE WALL DETAIL N.T.S.



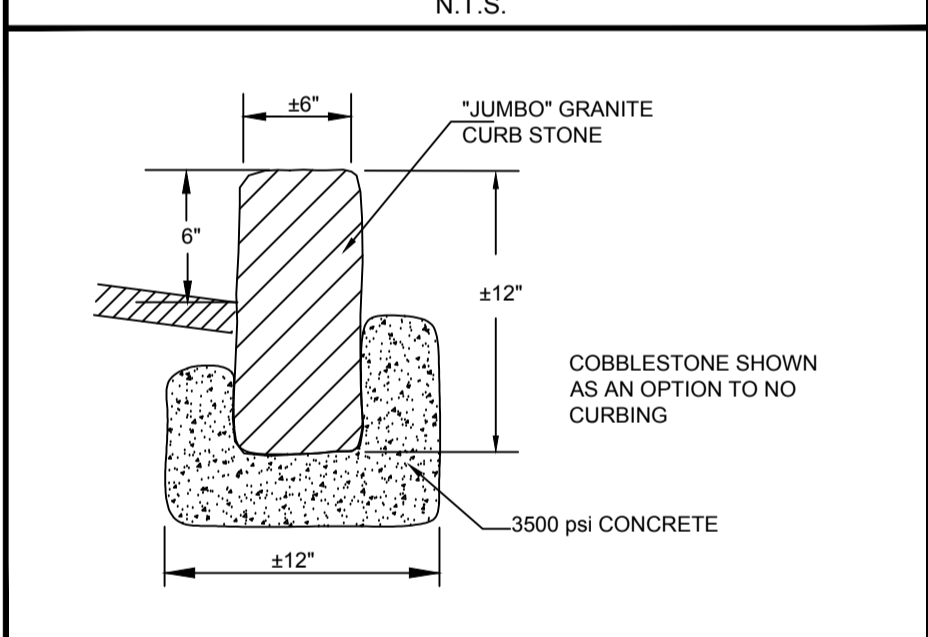
TYPICAL UTILITY SERVICE DETAIL N.T.S.



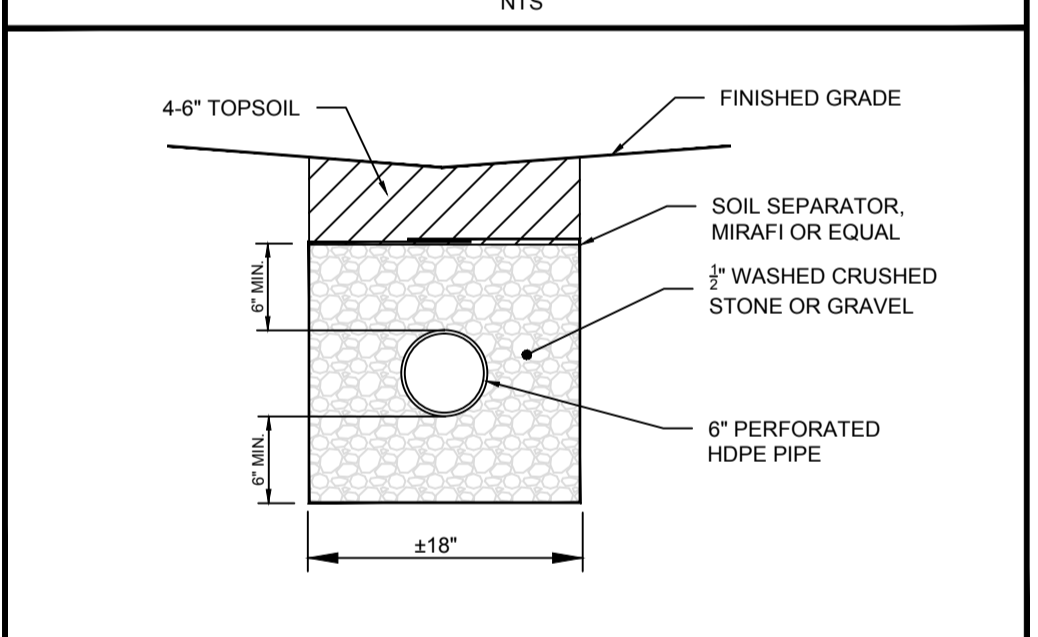
LEVEL SPREADER N.T.S.



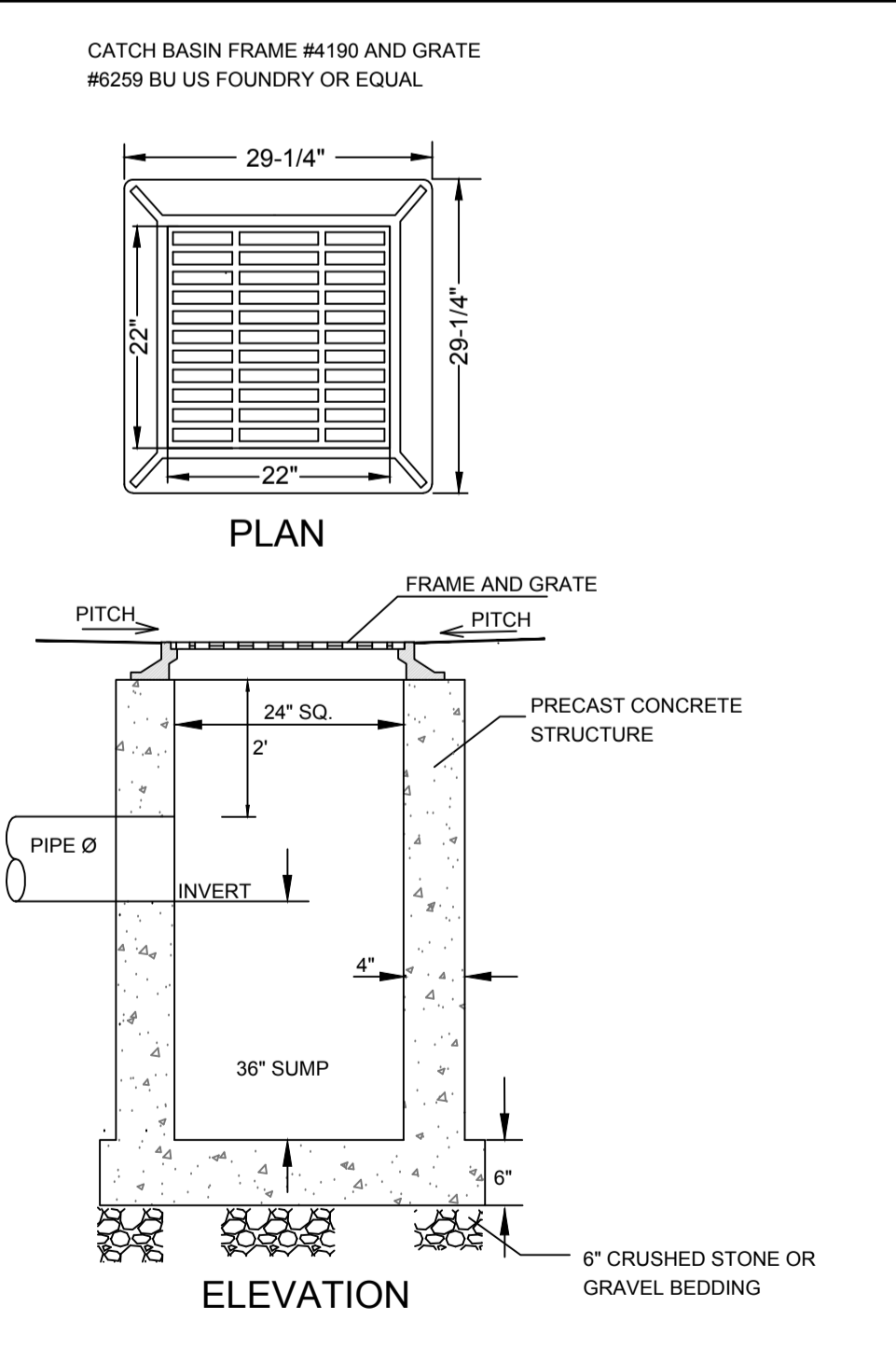
COBBLE STONE CURB DETAIL N.T.S.



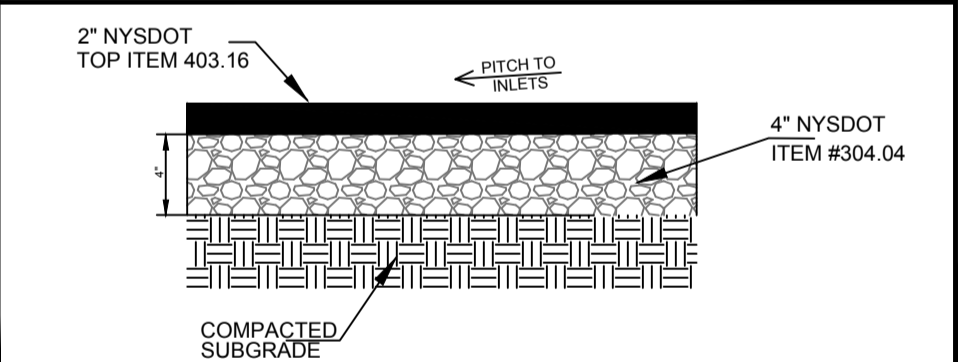
TRENCH DRAIN PIPE DETAIL N.T.S.



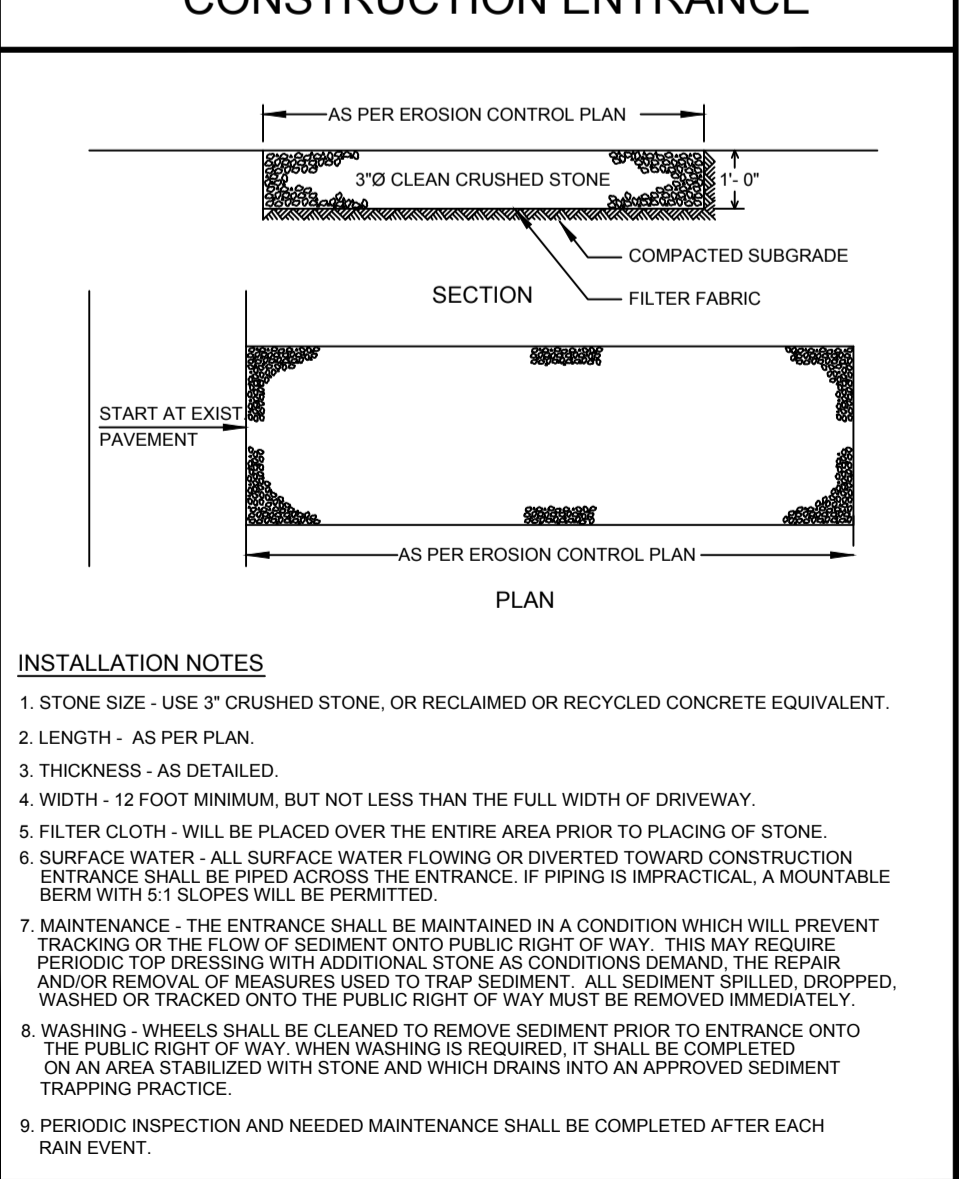
DRAIN INLET DETAIL N.T.S.



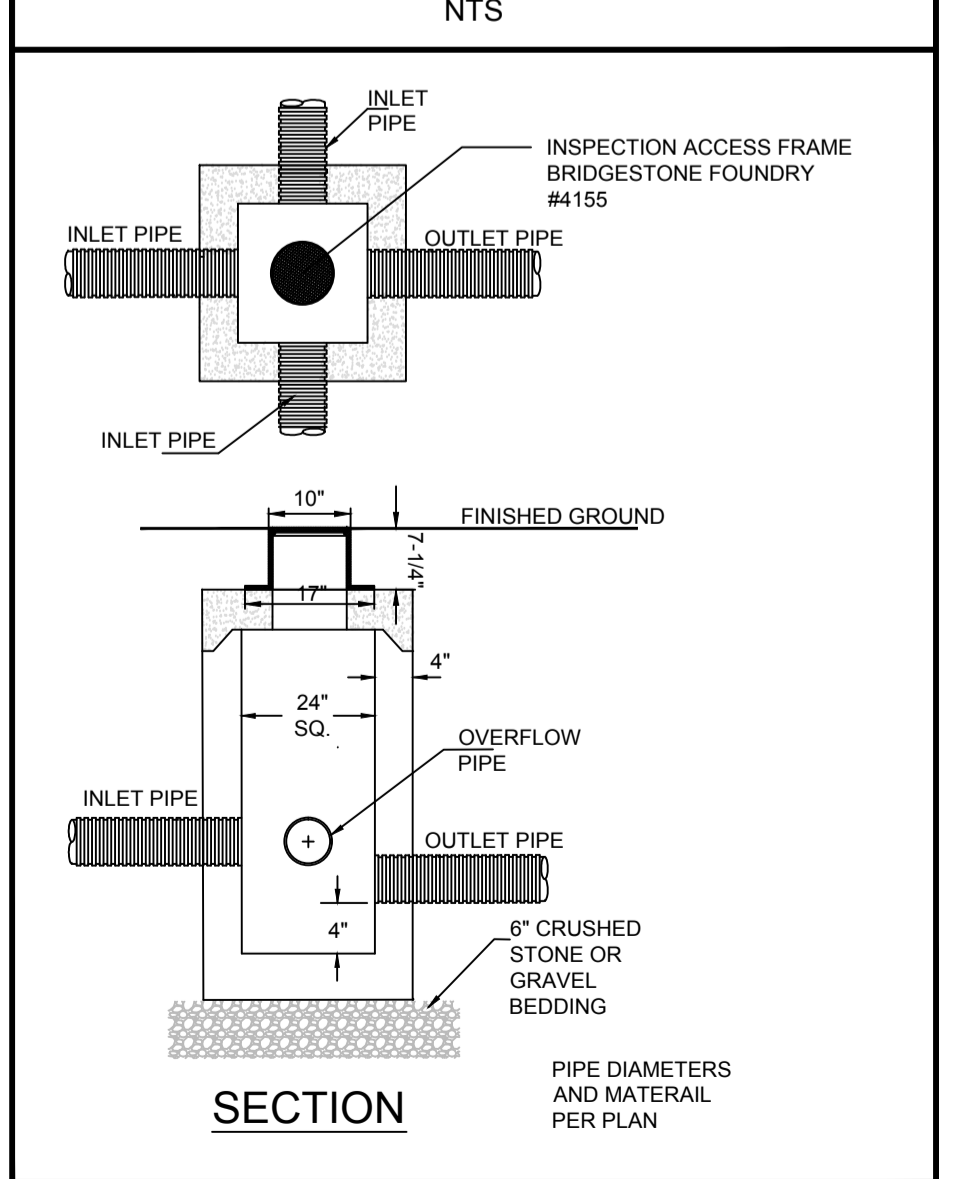
DRIVEWAY PAVEMENT DETAIL N.T.S.



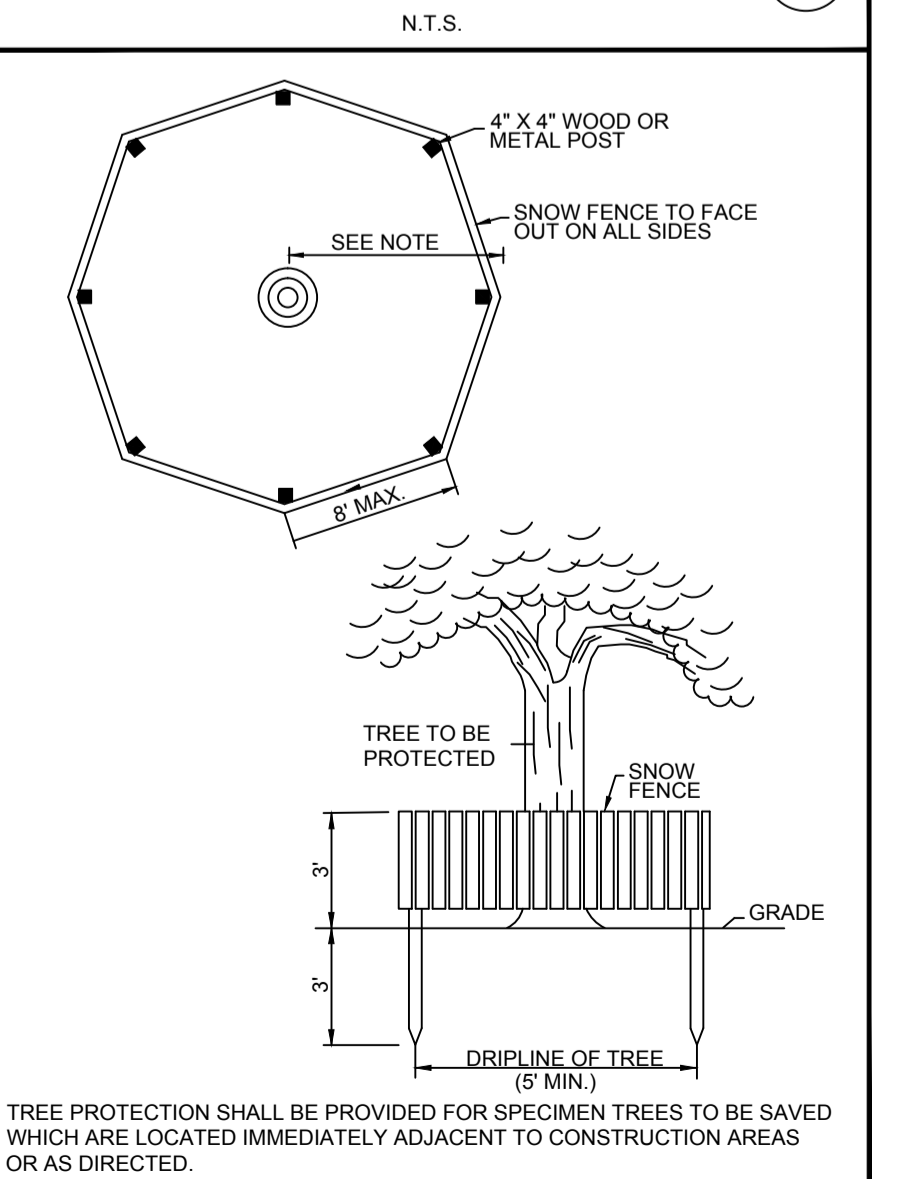
STABILIZED CONSTRUCTION ENTRANCE



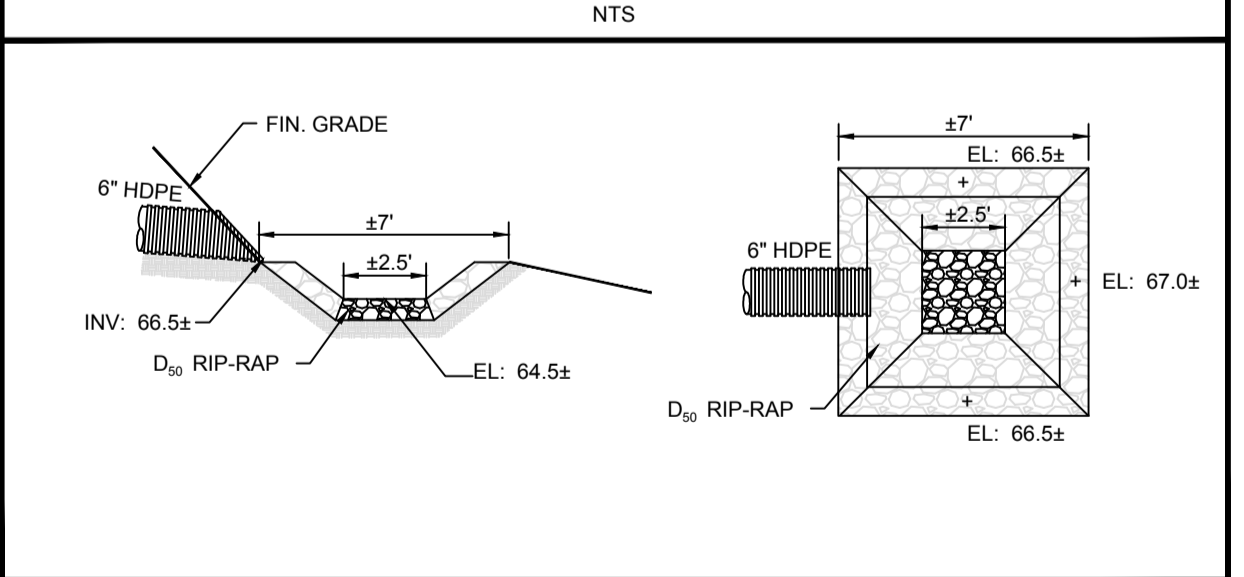
JUNCTION BOX DETAIL N.T.S.



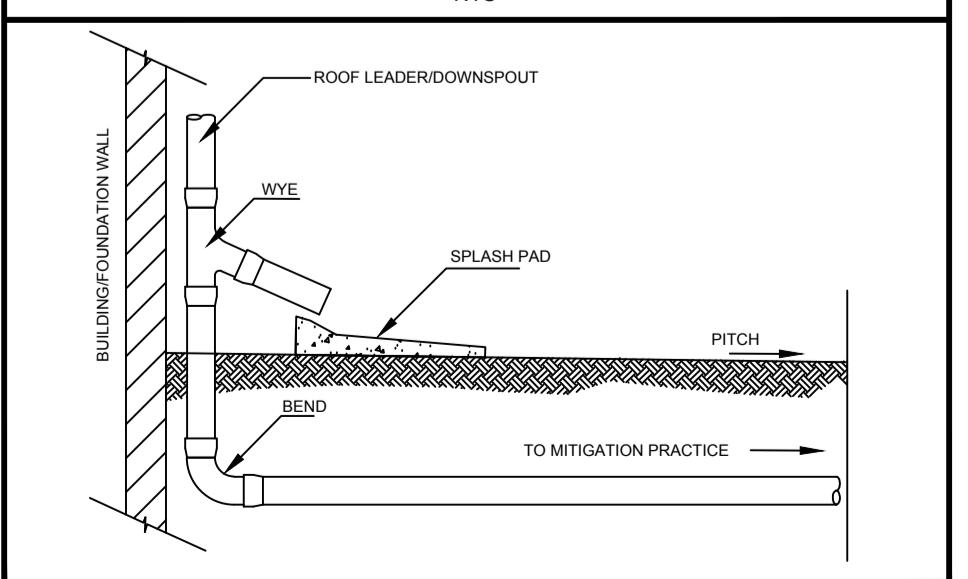
TREE PROTECTION DETAIL (TP)



OUTLET PROTECTION N.T.S.



SURCHARGE PROTECTION N.T.S.

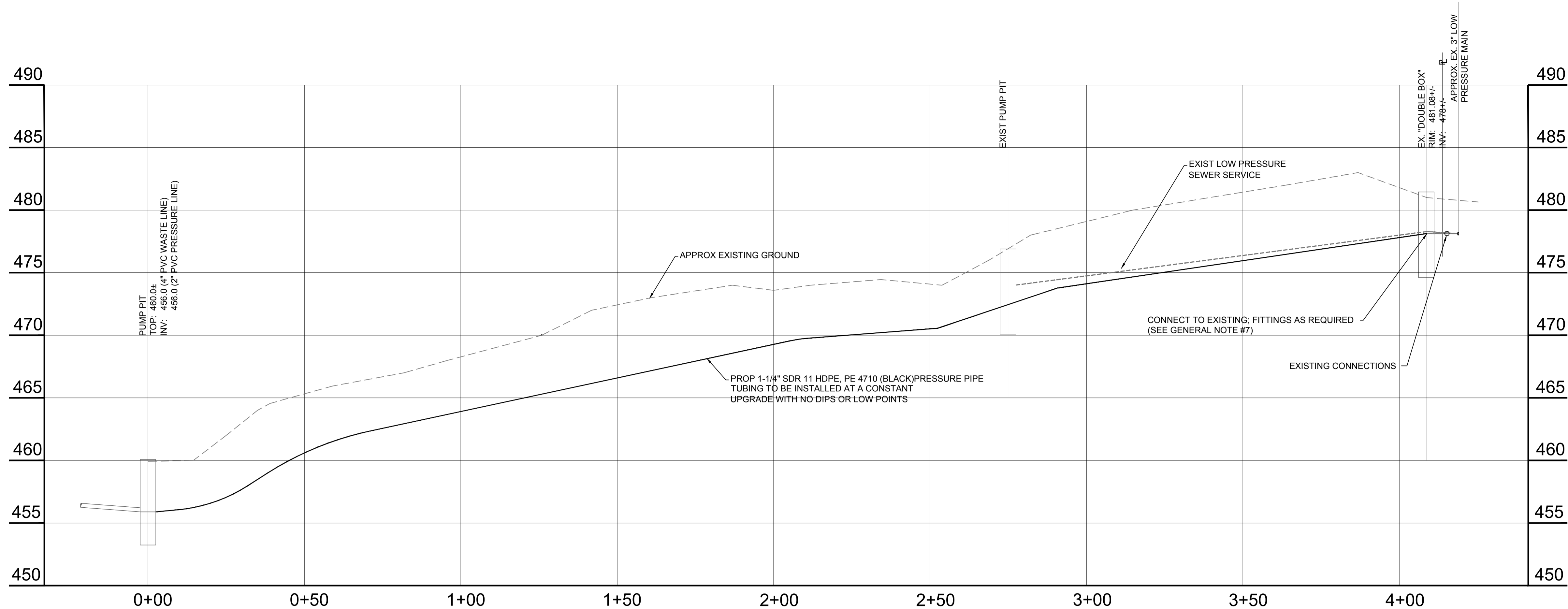


APPROVED BY THE TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION DATED: SEPTEMBER 30, 2020

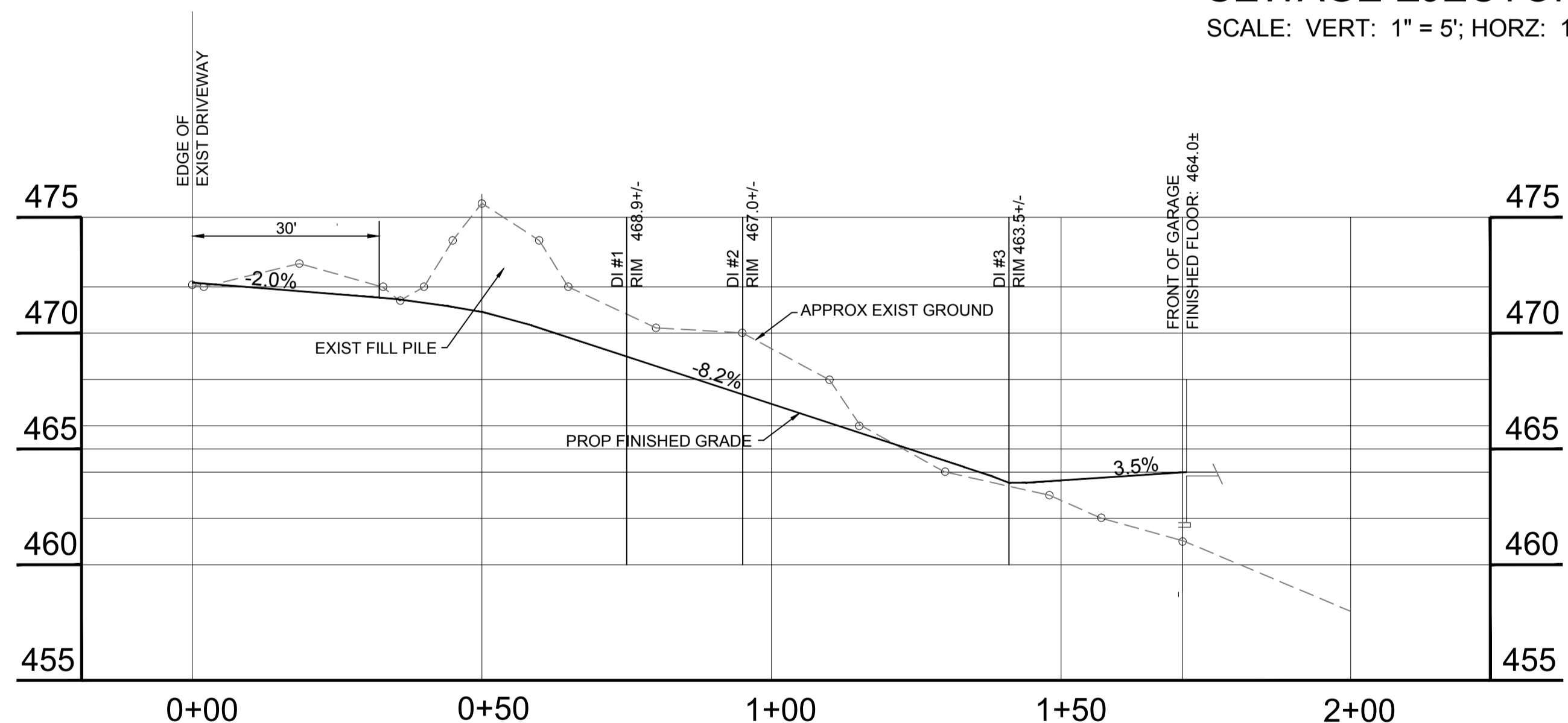
CHRISTOPHER CARTHY, CHAIRMAN
TOWN OF NORTH CASTLE PLANNING BOARD
Christopher Carthy

ENGINEERING PLANS REVIEWED FOR ACCURACY TO THE RESOLUTION: DATE: 11/28/2020

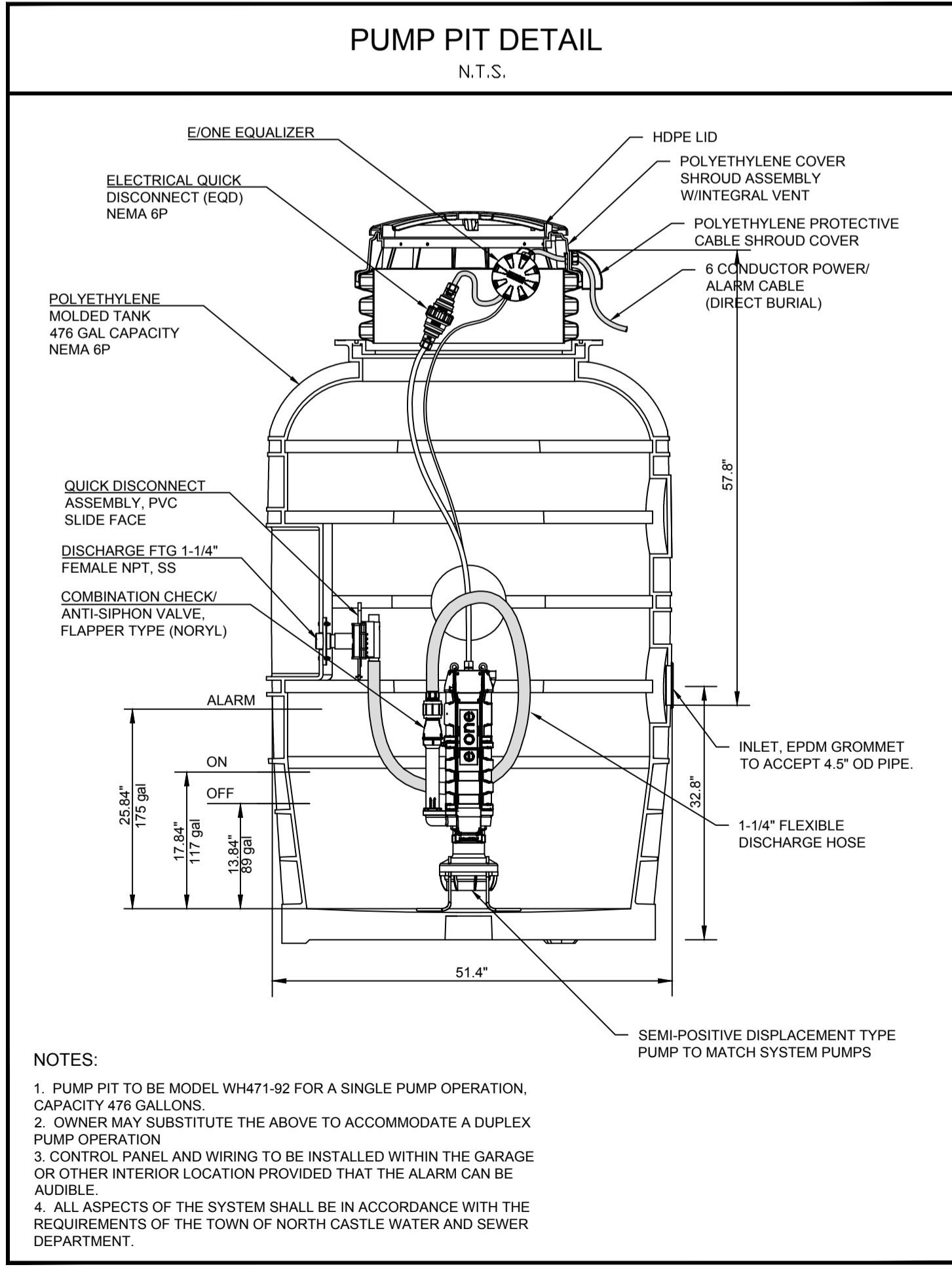
JOSEPH M. CERMELE, PE
KELLARD SESSIONS, CONSULTING
CONSULTING TOWN ENGINEERS



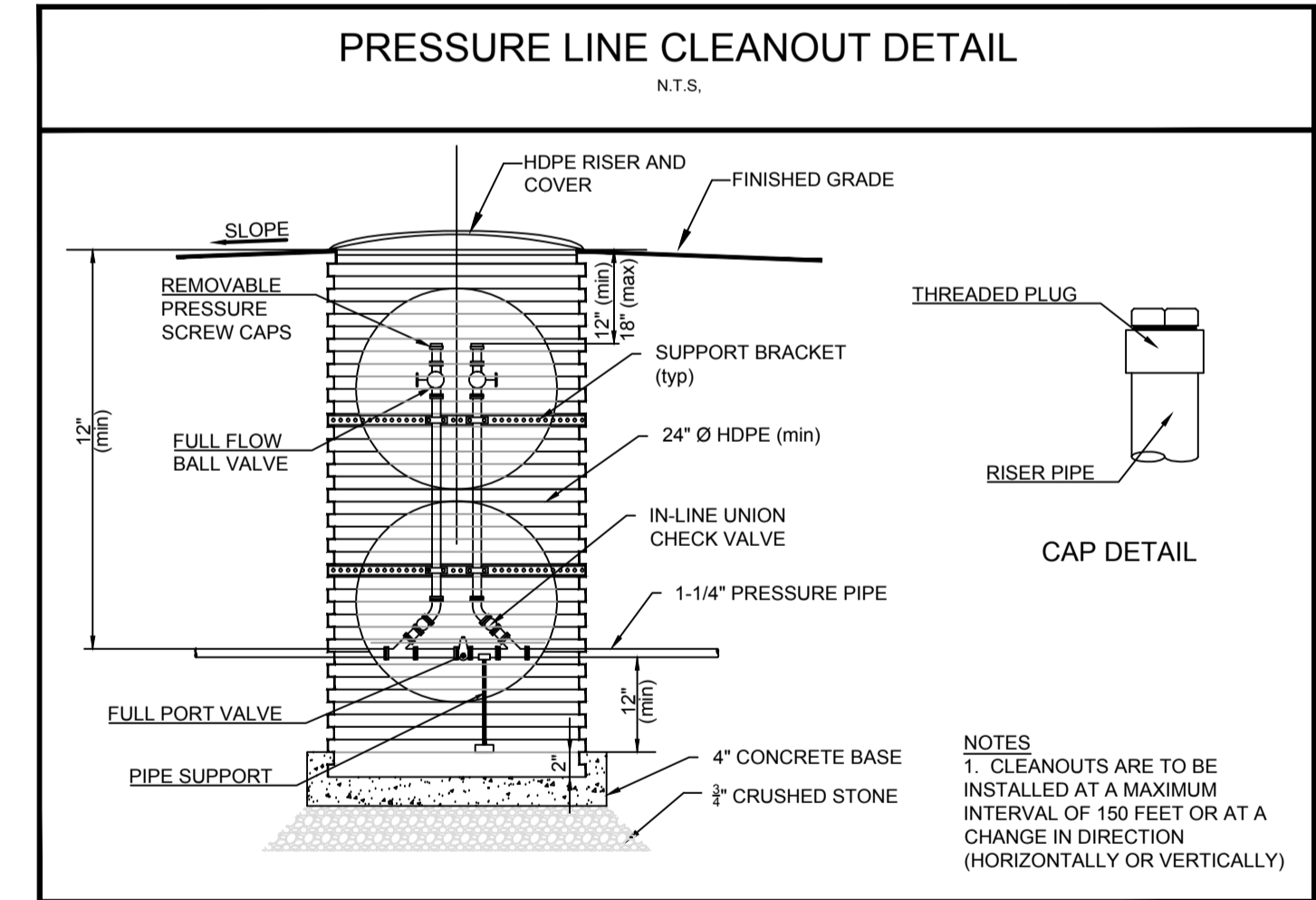
SEWAGE EJECTOR LINE PROFILE
SCALE: VERT: 1" = 5'; HORZ: 1 = 20'



DRIVEWAY PROFILE
SCALE: VERT: 1" = 5'; HORZ: 1 = 20'



NOTES:
1. PUMP PIT TO BE MODEL WH471-92 FOR A SINGLE PUMP OPERATION, CAPACITY 476 GALLONS.
2. OWNER MAY SUBSTITUTE THE ABOVE TO ACCOMMODATE A DUPLEX PUMP OPERATION
3. CONTROL PANEL AND WIRING TO BE INSTALLED WITHIN THE GARAGE OR OTHER INTERIOR LOCATION PROVIDED THAT THE ALARM CAN BE AUDIBLE.
4. ALL ASPECTS OF THE SYSTEM SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF NORTH CASTLE WATER AND SEWER DEPARTMENT.



NOTES:
1. CLEANOUTS ARE TO BE INSTALLED AT A MAXIMUM INTERVAL OF 150 FEET OR AT A CHANGE IN DIRECTION (HORIZONTALLY OR VERTICALLY)

APPROVED BY THE TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION DATED: SEPTEMBER 30, 2020

CHRISTOPHER CARTHAY, CHAIRMAN TOWN OF NORTH CASTLE PLANNING BOARD
Christopher Carthy
DATE: 11/24/2020

ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO THE RESOLUTION:
Joseph M. Cermele
DATE: 11/28/2020
JOSEPH M. CERMELE, PE
KELLARD SESSIONS, CONSULTING CONSULTING TOWN ENGINEERS

SHEET: 6 of 8

NATHANIEL J. HOLT, P.E.
582 ROUTE 22
PAWLING, NEW YORK 12564
(914) 760-1800

PROFILES

FINAL CONSTRUCTION PLANS

1480 OLD ORCHARD STREET
TOWN OF NORTH CASTLE, NEW YORK

Project Code: TED-3
Original Date: OCTOBER 10, 2019
2 JULY 20, 2020
1 Landscaping & Revised Drainage
1 Staff Comments
Date: _____

EROSION CONTROL PROTOCOL

<p>PURPOSE</p> <p>ALL CONSTRUCTION ACTIVITIES INVOLVING THE REMOVAL OF OR DEPOSITION OF SOILS ARE TO BE PROTECTED WITH APPROPRIATE MEASURES TO INHIBIT EROSION AND TO CONTAIN SEDIMENT DEPOSITION WITHIN THE AREA UNDER DEVELOPMENT. THOSE METHODS DEEMED HIGHLY EFFECTIVE ARE DESCRIBED BELOW AND SHOWN ON THESE DRAWINGS.</p> <p>REQUIRED PROCEDURES</p> <p>1. PRIOR TO THE START OF ANY SITE CONSTRUCTION, ALL CONSTRUCTION ENTRANCES TO THE SITE SHALL BE INSTALLED AND STABILIZED. ANY TEMPORARY SILTATION BASINS AND/OR OTHER APPROVED SEDIMENT CONTROL MEASURES SHALL BE IN PLACE WHERE DEEMED TO BE THE MOST EFFECTIVE.</p> <p>2. ALL TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL REMAIN IN PLACE AND MAINTAINED REGULARLY IN PROPER FUNCTIONING CONDITION UNTIL ALL AREAS DISTURBED DURING CONSTRUCTION HAVE BEEN SUITABLY STABILIZED WITH PAVEMENT, PERMANENT STRUCTURES AND/OR FINAL VEGETATIVE COVER.</p> <p>CONSTRUCTION GUIDELINES</p> <p>1. WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED BY FENCING, FLAGGING OR SIMILAR MEANS.</p> <p>2. ONLY THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY TIME DURING CONSTRUCTION.</p> <p>3. SITE CONSTRUCTION ACTIVITIES SHALL START WHENEVER POSSIBLE AT THE NEAREST POINT UPSTREAM OF THE SILT TRAPS AND PROCEED TO ACTIVITIES FURTHER UPSTREAM.</p> <p>4. WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE PERIOD OF EXPOSURE SHALL BE KEPT TO A MINIMUM, INSTALLING PERMANENT AND FINAL VEGETATION, PAVING, STRUCTURES, ETC AT THE EARLIEST POSSIBLE OPPORTUNITY.</p>	<p>SITE STABILIZATION GUIDELINES</p> <p>1. ALL TOPSOIL SHALL BE STRIPPED FROM THE AREA BEING DEVELOPED AND STOCKPILED NOT LESS THAN 100 FEET FROM ANY BODY OF SURFACE WATER AND SHALL BE IMMEDIATELY SEEDED WITH PERENNIAL RYE.</p> <p>2. EROSION AND SEDIMENT CONTROL MEASURES INCLUDING, BUT NOT LIMITED TO SILT TRENCHES, SILT TRAPS, STAKED HAY BALES OR BRUSH CHECK DAMS SHALL ALSO BE EMPLOYED WHERE NECESSARY.</p> <p>3. DISTURBED AREAS ARE TO BE STABILIZED AS FOLLOWS:</p> <ul style="list-style-type: none"> - TOP SOILED WITH NOT LESS THAN FOUR INCHES OF SUITABLE TOPSOIL MATERIAL - SEEDED WITH THE FOLLOWING GRASS MIXTURE: <ul style="list-style-type: none"> --- 45% KENTUCKY BLUE GRASS --- 45% CREEPING RED FESCUE --- 10% PERENNIAL RYE GRASS <p>SEED SHALL BE APPLIED AT A RATE NOT LESS THAN TWO POUNDS PER 1,000 SQUARE FEET.</p> <p>4. MULCH SHALL BE APPLIED AT A RATE NOT LESS THAN ONE INCH AND NOT MORE THAN THREE INCHES OF STRAW AT TWO TONS PER ACRE AND ANCHORED IN A SUITABLE MANNER.</p>
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INSPECTION PROGRAM FOR INFILTRATION SYSTEM

ACTIVITY	SCHEDULE
INSPECT INLET, PRETREATMENT STRUCTURE AND OUTLET CONTROL STRUCTURE TO ENSURE GOOD CONDITION.	SEASONALLY/QUARTERLY DURING THE FIRST YEAR; BIANNUALLY THEREAFTER
INSPECT SURFACE AND SUBSURFACE SYSTEMS. INSPECT PAVEMENTS FOR STRUCTURAL INTEGRITY	
INSPECT NON PAVED AREAS FOR EROSION OR IMPROPER VEGETATIVE COVER	
INSPECT INLET, PRETREATMENT STRUCTURE AND OUTLET CONTROL STRUCTURE FOR ACCUMULATION OF SILTS AND DEBRIS	SEMI ANNUALLY FOR THE FIRST YEAR; ANNUALLY THEREAFTER
INSPECT HEADER PIPE FOR ACCUMULATION OF SILTS AND DEBRIS	
INSPECT YARD DRAINS, CATCH BASINS AND INLETS FOR BLOCKAGE OR ACCUMULATION OF DEBRIS	MONTHLY AND AFTER LARGE SNOW STORMS OR RAIN FALL EVENTS
INSPECT OBSERVATION WELLS AND OUTLET CONTROL STRUCTURES FOR PROPER DRAWDOWN BETWEEN STORM EVENTS	

MAINTENANCE PROGRAM FOR INFILTRATION SYSTEM

ACTIVITY	FREQUENCY	EQUIPMENT
CLEAN SPILLS IN PAVEMENT AREA WHICH ARE TRIBUTARY TO THE INFILTRATION SYSTEM		
SWEEP ALL PAVEMENTS AND WALKS CLEAN OF SANDS, SILTS AND DEBRIS		
MAINTAIN (REPAIR) PAVED SURFACES		
MAINTAIN AND REPLANT VEGETATIVE COVER. REPLACE MULCH		
CLEAR DEBRIS FROM NON PAVED AREAS		
CLEAN PIPES		
JET VACUUM ACCUMULATED SILT AND DEBRIS FROM THE HEADER PIPES. USE A HIGH PRESSURE NOZZLE WITH REAR FACING JETS TO WASH SEDIMENT AND DEBRIS INTO THE INLET OR PRE-TREATMENT SUMP.	WHEN 25% OF THE PIPE VOLUME HAS BECOME FILLED WITH DEBRIS	
REMOVE SEDIMENT AND DEBRIS FROM PRE-TREATMENT SUMP	WHEN SEDIMENT ACCUMULATION REACHES ONE HALF THE SUMP CAPACITY	
APPLY MULTIPLE PASSES WITH A JET VACUUM UNTIL BACKWASH WATER RUNS CLEAR		
CLEAR PIPES AND CHAMBERS OF SILT AND DEBRIS. REMOVE SEDIMENT AND DEBRIS FROM SUMPS IN PRETREATMENT AND OUTLET CONTROL STRUCTURES.	SEMI ANNUALLY IN THE FIRST YEAR; YEARLY THEREAFTER	

SEQUENCE OF CONSTRUCTION

<p>IT IS THE INTENT OF THIS NARRATIVE TO OUTLINE THE GENERAL STEPS ASSOCIATED WITH THE DEVELOPMENT OF THIS PROPERTY. IT MUST BE RECOGNIZED THAT EACH JOB HAS CONDITIONS WHICH MAY WARRANT SOME DEVIATION FROM THE STEPS OUTLINED HEREIN. TO THE EXTENT PRACTICAL, THE CONSTRUCTION DRAWINGS PROVIDE THE CONTRACTOR WITH AN UNDERSTANDING OF THE WORK NECESSARY AND THE LOGICAL STEPS WHICH ARE TO BE FOLLOWED THROUGH THE PROCESS. IN THOSE INSTANCES WHERE THE ACTUAL FIELD CONDITIONS DIFFER FROM WHAT IS DEPICTED ON THE DRAWINGS, THE CONTRACTOR SHALL BE REQUIRED TO CONTACT THE OWNER OR THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING FURTHER.</p> <p>WETLANDS</p> <p>ALTHOUGH THERE ARE NO ON-SITE DESIGNATED WETLANDS, THERE ARE REGULATED BUFFERS ASSOCIATED WITH A TOWN OF NORTH CASTLE DESIGNATED WATERCOURSE WHICH IS PROTECTED BY THE MUNICIPALITY'S WETLAND AND DRAINAGE LAW. THE DEVELOPMENT OF THE SUBJECT PROPERTY IS SUCH THAT NO WETLAND PERMIT IS REQUIRED AS NO DISTURBANCE BEYOND THE SETBACK LINE IS NECESSARY OR PROPOSED. PRIOR TO THE START OF ANY WORK, THE LIMITS OF THE REFERENCED BUFFER SHALL BE FIELD STAKED FOR THE PURPOSES OF INSTALLING SILT FENCE OR OTHER PROTECTIVE FENCING. UPON COMPLETION OF THE STAKING, THE CONTRACTOR SHALL CONTACT THE TOWN ENGINEER FOR INSPECTION AND APPROVAL. WHEN AUTHORIZED TO DO SO, THE CONTRACTOR SHALL INSTALL THE SILT FENCE AND PROCEED WITH THE WORK. THE WETLAND BUFFER AREA SHALL NOT BE USED FOR THE STORAGE OF EQUIPMENT OR MATERIAL.</p> <p>CLEARING, GRUBBING AND DEMOLITION</p> <p>THE PROPERTY IS CURRENTLY UNDEVELOPED HOWEVER, IS CONTIGUOUS TO AN EXISTING RESIDENTIAL PROPERTY. ACCESS TO THE PROPERTY WILL BE OVER THE EXISTING DRIVEWAY, IL STRUCTURE, TWO RESIDENCES, OUT BUILDINGS AND PAVEMENTS. THE DEMOLITION PLAN SPECIFIES THOSE ASPECTS OF THE EXISTING DEVELOPMENT WHICH ARE TO BE REMOVED AND WHICH ARE TO REMAIN UNDISTURBED. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE CONDITIONS OF THE PROPERTY AND THOSE AREAS WHICH WILL BE CLEARED. SHOULD THERE BE ANY INSTANCE WHERE IT IS NOT CLEAR IF AN EXISTING FEATURE IS TO REMAIN, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD. THERE SHALL BE NO ON-SITE BURIAL OF ANY DEMOLITION MATERIAL OR DEBRIS WHICH MAY BE ENCOUNTERED DURING THIS OPERATION.</p> <p>ACCEPTABLE AREAS FOR CONSTRUCTION STAGING OR SOIL STOCKPILED ARE INDICATED ON THE PLANS. HOWEVER, THE CONTRACTOR IS ADVISED THAT THE SITE IS CONSTRAINED BY THE DISTURBANCE LIMIT LINE AND THEREFORE THE CONTRACTOR MAY BE REQUIRED TO CREATE OFFSITE STAGING AREAS AND/OR REMOVE EXCAVATED MATERIALS IN LIEU OF ON-SITE STORAGE AREAS. LIMITED AREAS. PROPERTY CONSISTS OF IMPERVIOUS SURFACES, DEEP TEST PIT EXCAVATIONS REVEALED TOPSOIL TO DEPTHS APPROACHING TWELVE INCHES. TOPSOIL SHALL BE STRIPPED TO ITS FULL DEPTH. ON-SITE STAGING AND THE STORAGE OF MATERIAL IS LIMITED, THEREFORE THE CONTRACTOR MAY HAVE TO ARRANGE FOR OFF SITE STORAGE OF THE TOPSOIL.</p> <p>SEDIMENT AND EROSION CONTROL</p> <p>SEDIMENT AND EROSION CONTROL MEASURES SHALL BE AN ON-GOING PROCESS THROUGHOUT CONSTRUCTION AND UNTIL STABILIZATION HAS BEEN ACHIEVED. UPON COMPLETION OF THE DEMOLITION ACTIVITIES, THE CONTRACTOR SHALL INSTALL THE REQUISITE SILT FENCE AND CONSTRUCTION ENTRANCE INTO THE PROPERTY. SEE SEPARATE EROSION CONTROL PROTOCOL DISCUSSION ON THIS SHEET.</p> <p>ROUGH GRADING</p> <p>IN GENERAL, THE ONLY SIGNIFICANT GRADING WILL THAT WHICH IS ASSOCIATED WITH THE NEW DRIVEWAY AND HOUSE SITE. PRELIMINARY ESTIMATES INDICATE THAT THE MOST OF THE MATERIAL GENERATED THROUGH "CUT" CAN BE USED IN AREAS IN NEED OF FILL.</p>	<p>SEWER AND WATER SERVICES</p> <p>SEWER SERVICE TO THE PROPERTY SHALL BE ACCOMPLISHED THROUGH THE CONSTRUCTION OF A LOW PRESSURE SYSTEM. THE ON-SITE SYSTEM WILL CONSIST OF A PUMP PIT LOCATED NEAR THE RESIDENCE. A 1-1/4" LOW PRESSURE PVC PIPE WILL THEN BE INSTALLED BETWEEN THE PUMP PIT AND THE LOW PRESSURE "MAIN" WITHIN OLD ORCHARD STREET.</p> <p>WATER SERVICE TO THE SITE WILL BE ACCOMPLISHED THE THE DEVELOPMENT OF A DRILLED DOMESTIC WELL ON THE PROPERTY.</p> <p>ALL WORK SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS, THE TOWN OF NORTH CASTLE SEWER/WATER DEPARTMENT SPECIFICATIONS AND THE CONDITIONS OF THE PERMIT ISSUED BY THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH.</p> <p>OTHER SERVICES</p> <p>ELECTRIC, TELEPHONE, CABLE, ETC WILL ALL BE BROUGHT INTO THE SITE UNDER GROUND. THE PROPOSED LOCATION OF THE SERVICES WILL BE WITHIN THE UTILITY EASEMENT SHOWN ON THE APPROVED PLANS. THE CONTRACTOR SHALL ARRANGE TO HAVE THESE SERVICES INSTALLED BEFORE FINAL RESTORATION HAS BEEN COMPLETED.</p> <p>GENERAL SEQUENCE OF ACTIVITIES</p> <ol style="list-style-type: none"> 1. MOBILIZE FOR CONSTRUCTION 2. STAKE THE LOCATION OF THE PROPOSED SEDIMENTATION AND EROSION CONTROL MEASURES; CONTACT TOWN ENGINEER FOR INSPECTION. 3. UPON APPROVAL, INSTALL SEDIMENT AND EROSION CONTROL MEASURES. 4. COMMENCE WITH SITE CLEARING OPERATIONS. 5. STRIP AND STORE TOPSOIL WITHIN GRADING LIMIT LINES. 6. COMPLETE ROUGH GRADING BASED UPON PROPOSED GRADING PLAN 7. EXCAVATE FOR BUILDING FOUNDATION. 8. CONSTRUCT FOOTINGS AND FOUNDATIONS FOR PROPOSED RESIDENCES. 9. EXTEND SEWER SERVICE AND OTHER UTILITIES INTO THE SITE. 10. ESTABLISH DRIVEWAY SUBGRADE 11. CONSTRUCT RETAINING WALL(S) 12. CONSTRUCT DRAINAGE SYSTEM AND INFILTRATION UNITS AS SHOWN. 13. CONSTRUCT RETAINING WALLS 14. PLACE AND COMPACT SUB BASE COURSE MATERIAL IN DRIVEWAY 15. INSTALL CURBING 16. INSTALL ASPHALTIC PAVEMENT 17. IMPORT TOPSOIL, INSTALL PLANT MATERIAL, SEED AND MULCH 18. COMPLETE CONSTRUCTION OF RESIDENCE 19. FINAL CLEANUP AND DEMOBILIZATION <p>ESTIMATED TIME FOR COMPLETION: 10-12 MONTHS.</p>
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5
4
3
2
1
 2 JULY 20, 2020
 Landscaping & Revised Drainage
 1-11-2019
 1-11-2019
 1-11-2019
 Original Date: OCTOBER 10, 2019
 Project Code: TED-3

NATHANIEL J. HOLT, P.E.
 582 ROUTE 22
 PAWLING, NEW YORK 12564
 (914) 760-1800

CONSTRUCTION DETAILS

FINAL CONSTRUCTION
 PLANS
 1460 OLD ORCHARD STREET
 TOWN OF NORTH CASTLE, NEW YORK

APPROVED BY THE TOWN OF NORTH CASTLE
 PLANNING BOARD RESOLUTION
 DATED: SEPTEMBER 30, 2020

 CHRISTOPHER CARTHY, CHAIRMAN
 TOWN OF NORTH CASTLE PLANNING BOARD
Christopher Carthy
 DATE: 11/24/2020

 ENGINEERING PLANS REVIEWED FOR
 ICE TO THE RESOLUTION:
Joseph M. Cermele
 DATE: 11/28/2020
 JOSEPH M. CERMELE, PE
 KELLARD SESSIONS, CONSULTING
 CONSULTING TOWN ENGINEERS

GENERAL NOTES

- EXISTING CONDITIONS MAP PREPARED BY THOMAS MERRITTS, L.S. DATED: JULY 15, 2015; ADDITIONAL INFORMATION FROM A SURVEY PREPARED BY RALPH MACDONALD, L.S., UPDATED BY DENNIS LOWES, L.S. ON NOVEMBER 21, 2005.
- OFFSITE TOPOGRAPHICAL INFORMATION OBTAINED FROM THE WESTCHESTER COUNTY GIS WEBSITE AND HAS NOT BEEN JUSTIFIED TO ON-SITE DATUM.
- PROPERTY SERVICED BY PUBLIC SEWER (LOW PRESSURE MAIN).
- ALL UTILITY SERVICES TO BE INSTALLED UNDERGROUND.
- PLANS PROVIDE FOR THE POTENTIAL INCREASE IN THE RIGHT OF WAY AND ROAD WIDTH SHOULD THE TOWN OF NORTH CASTLE OPT TO CREATE STANDARDIZED ROADS IN THE VICINITY.
- THE ZONING BOARD OF APPEALS HAS GRANTED VARIANCES FOR:
REQUIRED FRONTAGE REDUCED FROM 125 FEET TO 50 FEET
REQUIRED MINIMUM CONTIGUOUS BUILDABLE AREA REDUCED FROM 17,000 SF TO 10,562 SF
- THERE IS AN EXISTING CONNECTION AVAILABLE FOR THE PROPOSED LOW PRESSURE SEWER PIPE. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND PROVIDE THE NECESSARY FITTINGS AS REQUIRED TO COMPLETE THE CONNECTION TO THE SATISFACTION OF THE TOWN OF NORTH CASTLE SEWER AND WATER DEPARTMENT.
- THE SEWER SERVICE OF LOT #2 BETWEEN THE FOUNDATION WALL AND THE POINT OF CONNECTION SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
- THE TOWN OF NORTH CASTLE PLANNING BOARD SHALL RETAIN SITE PLAN JURISDICTION OVER LOTS 1 AND 2.
- THE PROPOSED DOMESTIC WELL SHALL BE DEVELOPED IN ACCORDANCE WITH THE PERMIT ISSUED BY THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH.

SOIL TESTING FOR STORMWATER MITIGATION PURPOSES

DATE OF TEST: JULY 13, 2018
 ATTENDEES: VINCENT FEDERICI, TNC CONSULTING ENGINEER
 FRANK TEDESCO
 NATHANIEL HOLT, PE

TEST HOLES (TP #1 AND TP #2) WERE EXCAVATED IN THE PROPOSED LOCATION OF THE MITIGATION DEVICES

TEST RESULTS

TP #1
 DEPTH: 78"
 0-6" TOPSOIL/WOODS DEBRIS
 6-72" FINE SAND LOAM
 72"-78" FINE SANDY LOAM WITH COBBLES

PERCOLATION RATE: 20 INCHES PER HOUR

TP #2
 DEPTH: 78"
 0-6" TOPSOIL/WOODS DEBRIS
 6"-72" FINE SANDY LOAM MORE COMPACT
 72"-78" COMPACT SAND LOAM WITH COBBLES

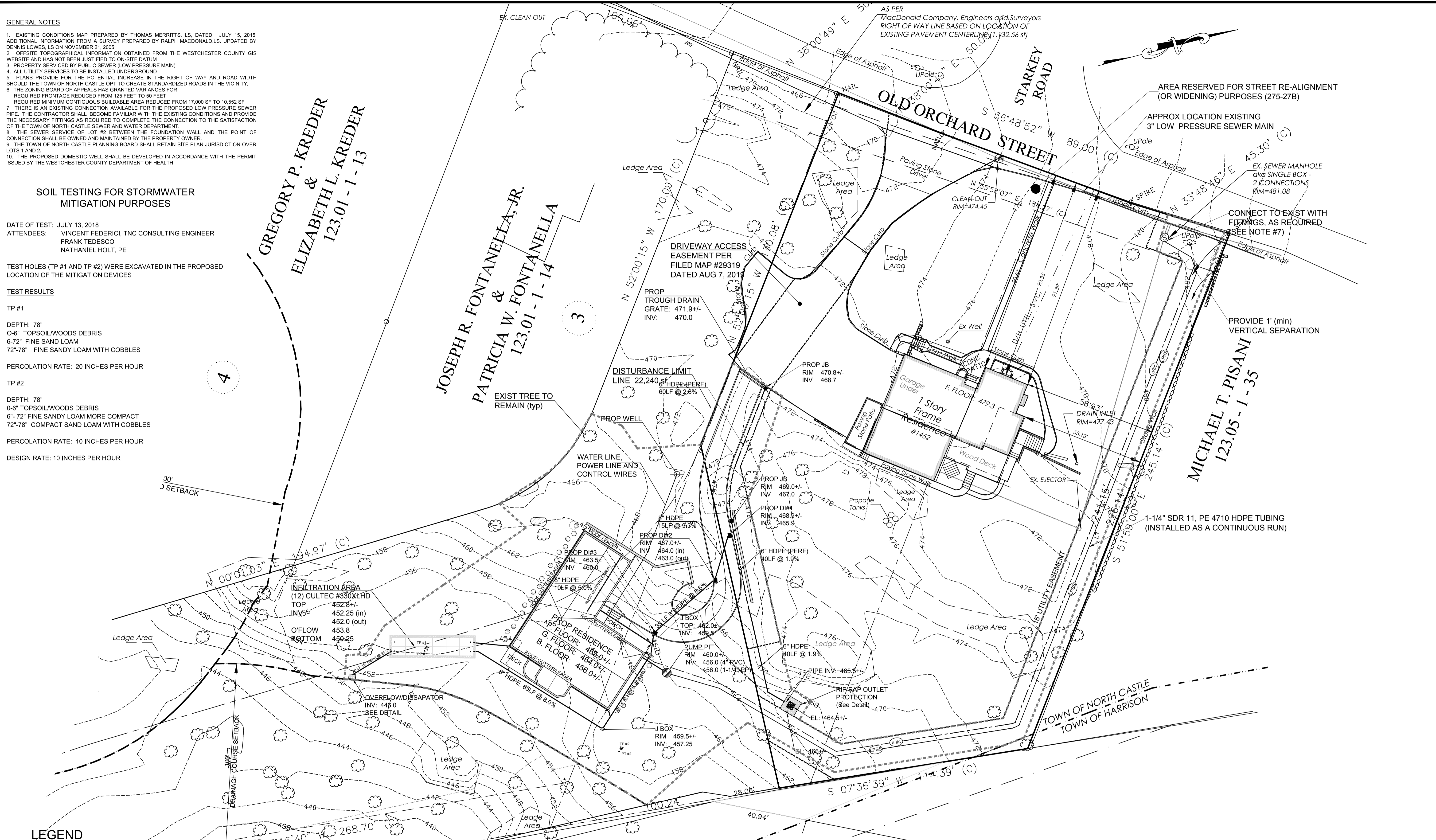
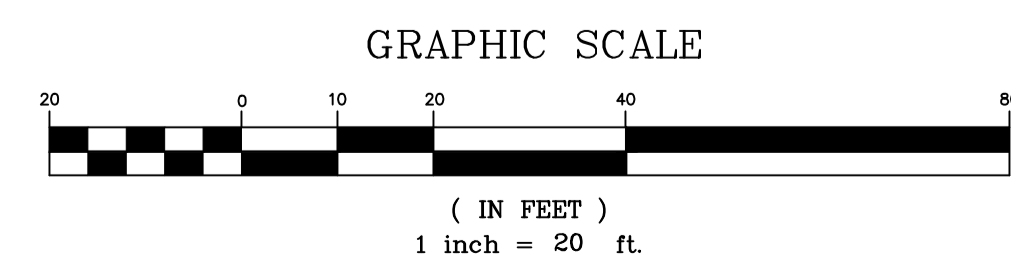
PERCOLATION RATE: 10 INCHES PER HOUR

DESIGN RATE: 10 INCHES PER HOUR

LEGEND

- EXISTING CONTOUR
- PROPERTY LINE
- DEEP TEST PIT
- DRAIN INLET WITH INLET PROTECTION
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE PROTECTED WITH TREE PROTECTION

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APPROVED BY THE TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION DATED: SEPTEMBER 30, 2020
 CHRISTOPHER CARTHY, CHAIRMAN
 TOWN OF NORTH CASTLE PLANNING BOARD
 Christopher Carthy
 DATE: 11/24/2020
 ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO THE RESOLUTION:
 DATE: 11/28/2020
 SERMELE, PE
 KELLARD SESSIONS, CONSULTING
 CONSULTING TOWN ENGINEERS

SHEET: 5 of 8

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SITE UTILITIES PLAN

FINAL CONSTRUCTION PLANS

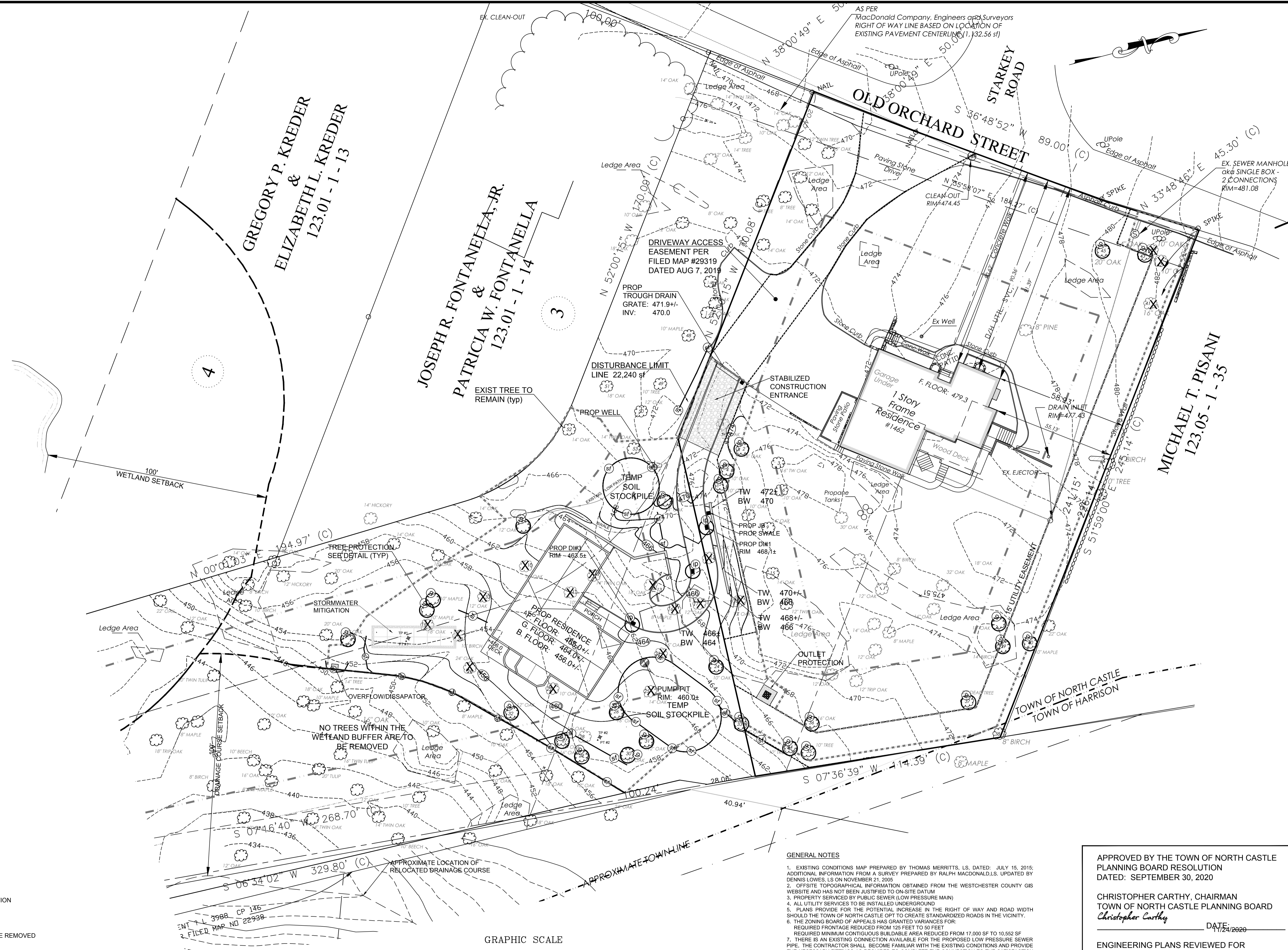
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**GRADING, SEDIMENT AND
 EROSION CONTROL PLANS**

**FINAL CONSTRUCTION
 PLANS**

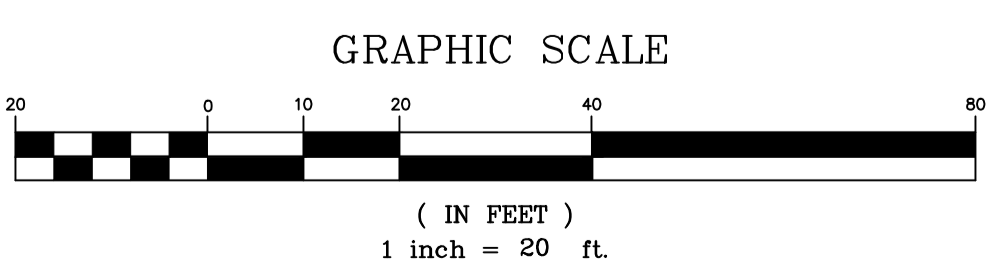
1460 OLD ORCHARD STREET
 TOWN OF NORTH CASTLE, NEW YORK



LEGEND

- 490 — EXISTING CONTOUR
- — PROPERTY LINE
- ⊕ DEEP TEST PIT
- ⊕ DRAIN INLET WITH INLET PROTECTION
- ⊕ EXISTING TREE
- ⊕ EXISTING TREE TO BE REMOVED
- ⊕ EXISTING TREE TO BE PROTECTED WITH TREE PROTECTION

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- GENERAL NOTES**
- EXISTING CONDITIONS MAP PREPARED BY THOMAS MERRITTS, L.S. DATED: JULY 15, 2015; ADDITIONAL INFORMATION FROM A SURVEY PREPARED BY RALPH MACDONALD, L.S. UPDATED BY DENNIS LOWES, L.S. ON NOVEMBER 21, 2005
 - OFFSITE TOPOGRAPHICAL INFORMATION OBTAINED FROM THE WESTCHESTER COUNTY GIS WEBSITE AND HAS NOT BEEN JUSTIFIED TO ON-SITE DATUM
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 - PLANS PROVIDE FOR THE POTENTIAL INCREASE IN THE RIGHT OF WAY AND ROAD WIDTH SHOULD THE TOWN OF NORTH CASTLE OPT TO CREATE STANDARDIZED ROADS IN THE VICINITY.
 - THE ZONING BOARD OF APPEALS HAS GRANTED VARIANCES FOR:
 REQUIRED FRONTAGE REDUCED FROM 125 FEET TO 50 FEET
 REQUIRED MINIMUM CONTIGUOUS BUILDABLE AREA REDUCED FROM 17,000 SF TO 10,552 SF
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 - THE SEWER SERVICE OF LOT #2 BETWEEN THE FOUNDATION WALL AND THE POINT OF CONNECTION SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
 - THE TOWN OF NORTH CASTLE PLANNING BOARD SHALL RETAIN SITE PLAN JURISDICTION OVER LOTS 1 AND 2.

APPROVED BY THE TOWN OF NORTH CASTLE
 PLANNING BOARD RESOLUTION
 DATED: SEPTEMBER 30, 2020

CHRISTOPHER CARTHY, CHAIRMAN
 TOWN OF NORTH CASTLE PLANNING BOARD
Christopher Carthy

DATE: 11/24/2020

ENGINEERING PLANS REVIEWED FOR
 CONCURRENCE TO THE RESOLUTION:

Joseph M. Cermele

DATE: 11/24/2020

JOSEPH M. CERMELE, PE
 KELLARD SESSIONS, CONSULTING
 CONSULTING TOWN ENGINEERS

ZONING CONFORMANCE TABLE R-1A ZONE

	REQUIRED	123.01-1-15	
		CURRENT	AFTER TAKING*
MIN. LOT AREA	1.0 ACRE	1.689 ACRES 0 ac	1.663 ACRES 0 ac
STEEP SLOPES	50% DEDUCT	0.061 ACRES	0.061 ACRES
WETLANDS	75% DEDUCT	0	0
WATER COURSE	75% DEDUCT	0.004 ACRES	0.004 ACRES
NET LOT AREA	1.0 ACRE	1.624 ACRES	1.598 ACRES
CONTIGUOUS BUILDABLE AREA	17,000 sf	11,700.78 sf	11,700.78 sf
MIN. FRONTAGE	125'	50'	50'
MIN. WIDTH	125'	128.7'	128.7'
MIN. DEPTH	150'	243'	240'
FRONT YARD	50'	50' (min)	50' (min)
SIDE YARD	25'	25' (min)	25' (min)
REAR YARD	40'	40' (min)	50'
BLDG. COVERAGE	12% (8,353 sf)	3.50%	3.56%

* EXPANDED RIGHT OF WAY BASED UPON SECTION 275-278 OF THE TOWN CODE
 STEEP SLOPES ARE CONSIDERED TO BE A 25% GRADE AND 25' MINIMUM DISTANCE IN ALL DIRECTIONS
 DRAINAGE COURSE: 250' ±
 VARIANCES RECEIVED FROM THE ZONING BOARD OF APPEALS ON MARCH 2, 2018: MINIMUM CONTIGUOUS BUILDABLE AREA: 10,552 SF
 MINIMUM FRONTAGE: 50 FT

PLANT LIST

KEY	NAME	QTY	SIZE	ROOT
GG	THUJA "GREEN GIANT" ARBOR VITAE	6 9	6 - 7' HT 4 - 5' HT	B&B
NS	NORWAY SPRUCE PICEA STROBUS	3	6 - 7' HT	B&B
EH	EASTERN HEMLOCK TSUNGA CANADENSIS	3 3	5 - 6' HT 8 - 9' HT	B&B
CM	CRAPE MYRTLE "EARLY BIRD PURPLE" LAGERSTROEIMIA	28	3 GAL	CONTAINER

PLANTING NOTES

- LANDSCAPE MATERIAL SUBJECT TO CHANGE ACCORDING TO SITE CONDITIONS
- ALL LANDSCAPING MATERIALS SHALL BE FROM HEALTH NURSERY STOCK
- ALL LANDSCAPE MATERIALS SHALL BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES
- ANY DEAD OR DISEASED PLANTS SHALL BE IMMEDIATELY REPLACED "IN-KIND" BY THE OWNER
- THE OWNER HAS AGREED TO INSTALL PLANT MATERIALS ALONG THE SOUTHERLY PROPERTY LINE AT THE DIRECTION OF THE ADJACENT PROPERTY OWNER. SIMILARLY, ALTERNATE PLANTINGS MAY BE INSTALLED AT THE REQUEST OF THE ADJACENT PROPERTY OWNER

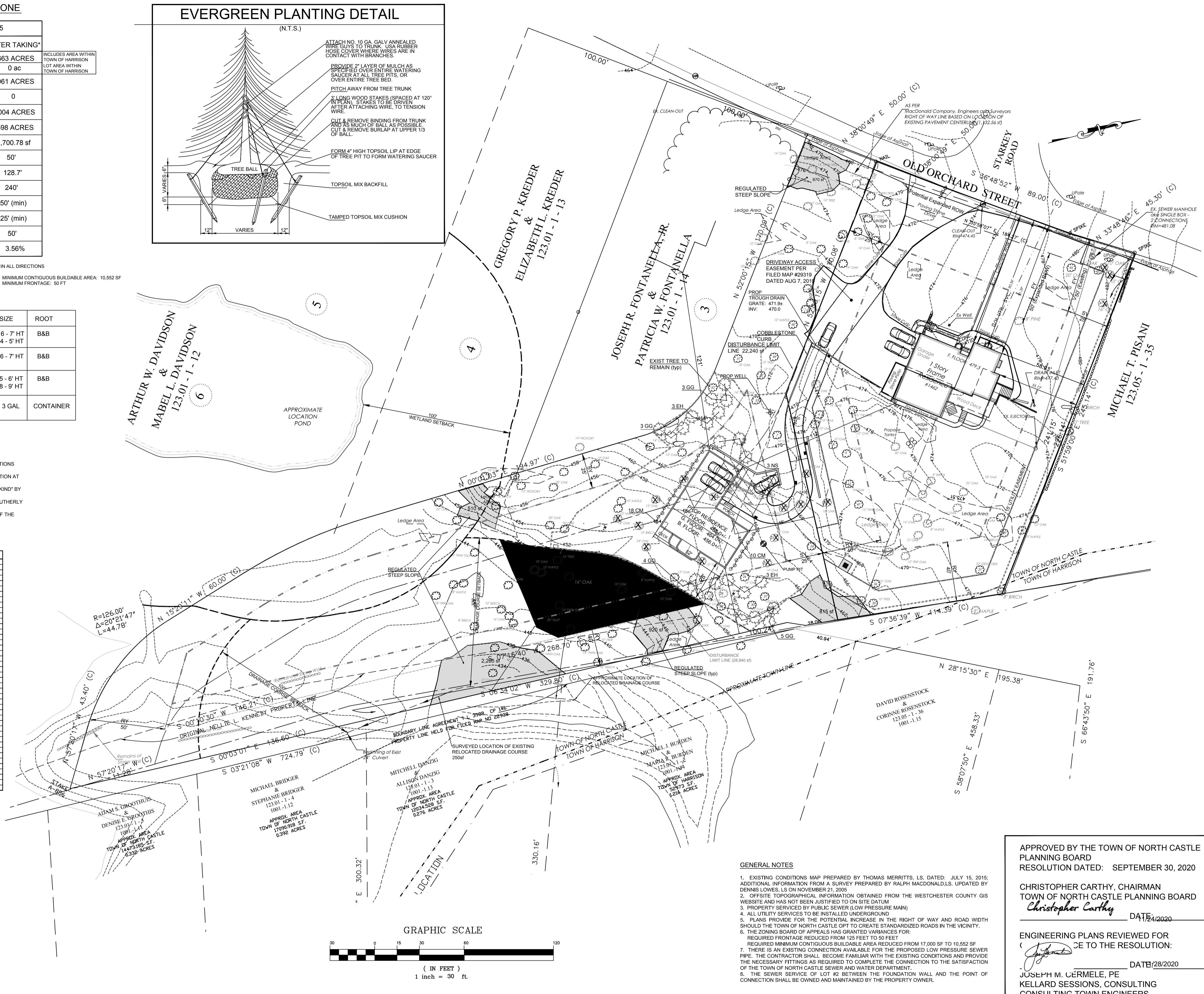
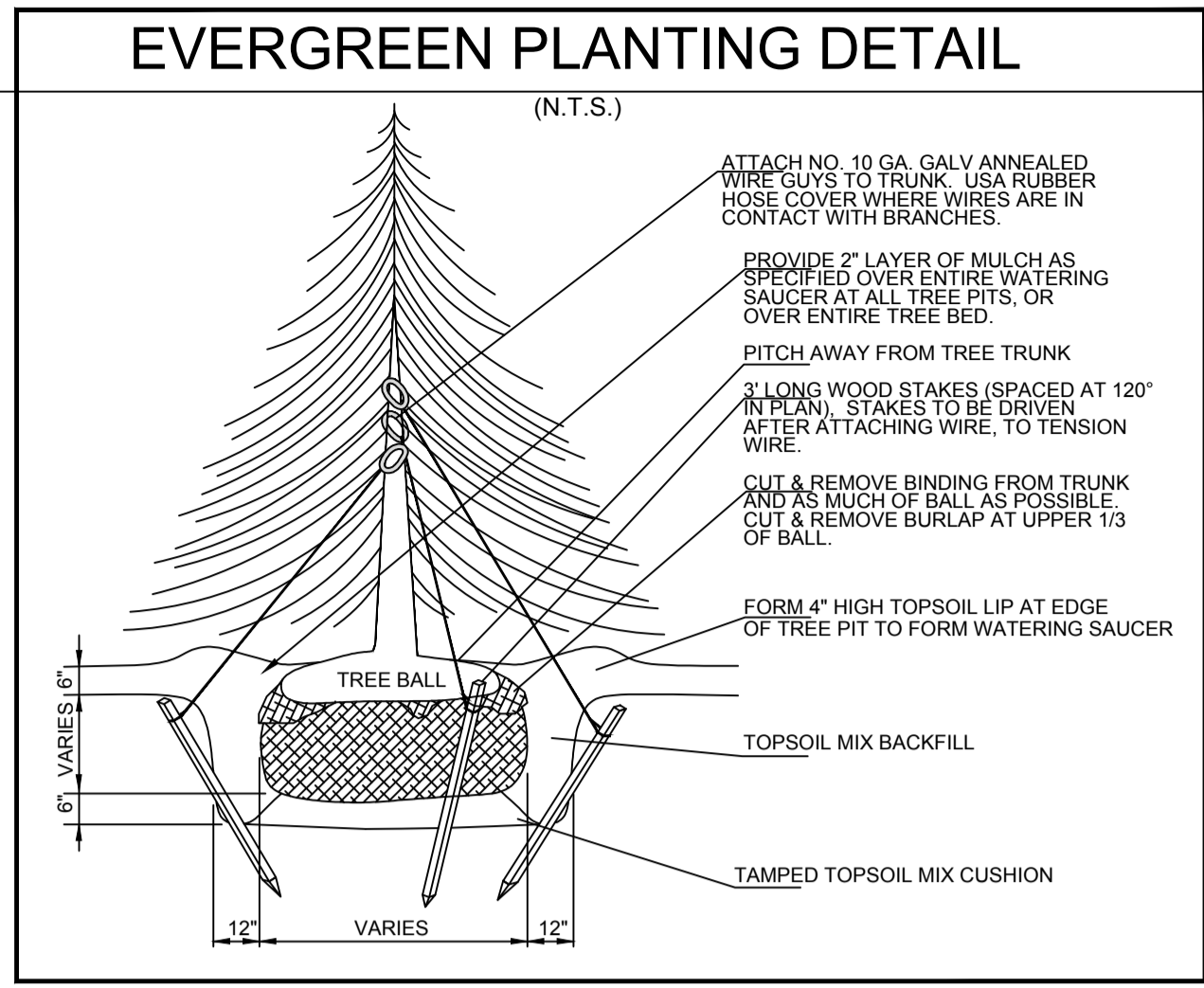
TREE SURVEY

NUMBER	TYPE	DBH	CONDITION	STATUS
1	OAK	18"	GOOD	SAVE
2	OAK	18"	GOOD	SAVE
3	TY OAK	16"	GOOD	SAVE
4	LINK	10"	GOOD	SAVE
5	OAK	10"	GOOD	SAVE
6	OAK	18"	GOOD	SAVE
7	OAK	14"	GOOD	SAVE
8	OAK	10"	GOOD	SAVE
9	OAK	14"	GOOD	SAVE
10	OAK	18"	GOOD	REMOVE
11	MAPLE	10"	GOOD	REMOVE
12	TYL OAK	14"	GOOD	REMOVE
13	OAK	16"	GOOD	REMOVE
14	OAK	16"	GOOD	REMOVE
15	OAK	14"	GOOD	SAVE
16	MAPLE	8"	GOOD	REMOVE
17	OAK	12"	GOOD	REMOVE
18	OAK	10"	GOOD	REMOVE
19	OAK	10"	GOOD	REMOVE
20	BIRCH	10"	GOOD	REMOVE
21	OAK	24"	GOOD	REMOVE
22	OAK	10"	GOOD	REMOVE
23	OAK	10"	GOOD	REMOVE
24	OAK	16"	GOOD	REMOVE
25	OAK	14"	GOOD	REMOVE
26	OAK	16"	GOOD	REMOVE
27	OAK	18"	GOOD	SAVE
28	OAK	16"	GOOD	REMOVE
29	OAK	18"	GOOD	SAVE
30	OAK	10"	GOOD	SAVE
31	OAK	12"	GOOD	SAVE
32	OAK	12"	GOOD	SAVE
33	OAK	18"	GOOD	SAVE
34	OAK	10"	GOOD	SAVE
35	OAK	10"	GOOD	SAVE
36	OAK	16"	GOOD	SAVE
37	OAK	22"	DEAD	REMOVE
38	BIRCH	8"	GOOD	SAVE
39	BIRCH	14"	GOOD	SAVE
40	MAPLE	10"	GOOD	REMOVE
41	OAK	16"	GOOD	REMOVE
42	MAPLE	10"	GOOD	REMOVE
43	OAK	14"	GOOD	REMOVE

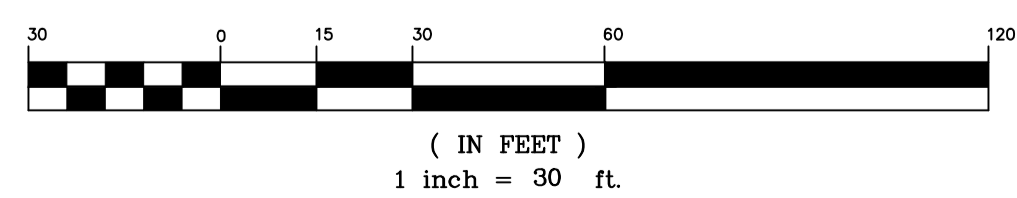
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APPROVED BY THE TOWN OF NORTH CASTLE
 PLANNING BOARD
 RESOLUTION DATED: SEPTEMBER 30, 2020

CHRISTOPHER CARTHY, CHAIRMAN
 TOWN OF NORTH CASTLE PLANNING BOARD
Christopher Carthy DATE: 2/24/2020

ENGINEERING PLANS REVIEWED FOR
 () USE TO THE RESOLUTION:
Joseph M. Cermele DATE: 2/28/2020

JOSEPH M. CERMELE, PE
 KELLARD SESSIONS, CONSULTING
 CONSULTING TOWN ENGINEERS

SHEET: 2 of 8

NATHANIEL J. HOLT, P.E.
 592 ROUTE 22
 PAWLING, NEW YORK 12564
 (914) 760-1800

SITE PLAN

FINAL CONSTRUCTION
 PLANS
 1460 OLD ORCHARD STREET
 TOWN OF NORTH CASTLE, NEW YORK

Project Code: TED-3
 Original Date: OCTOBER 10, 2019
 Date: _____

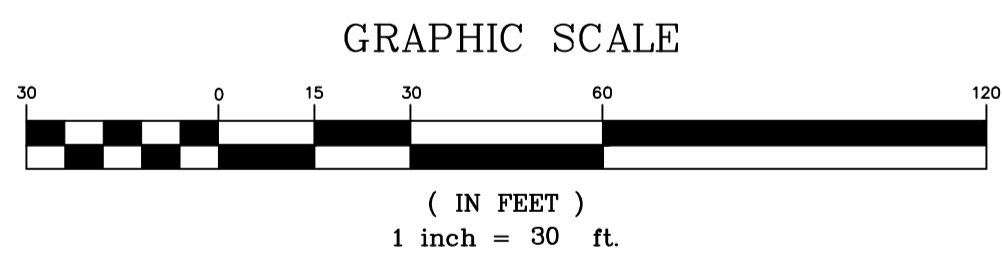
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SUM OF "FILL" VOLUMES: 180 CY
 SUM OF "CUT" VOLUMES: 260 CY
 NET EXCESS: ±80 CY

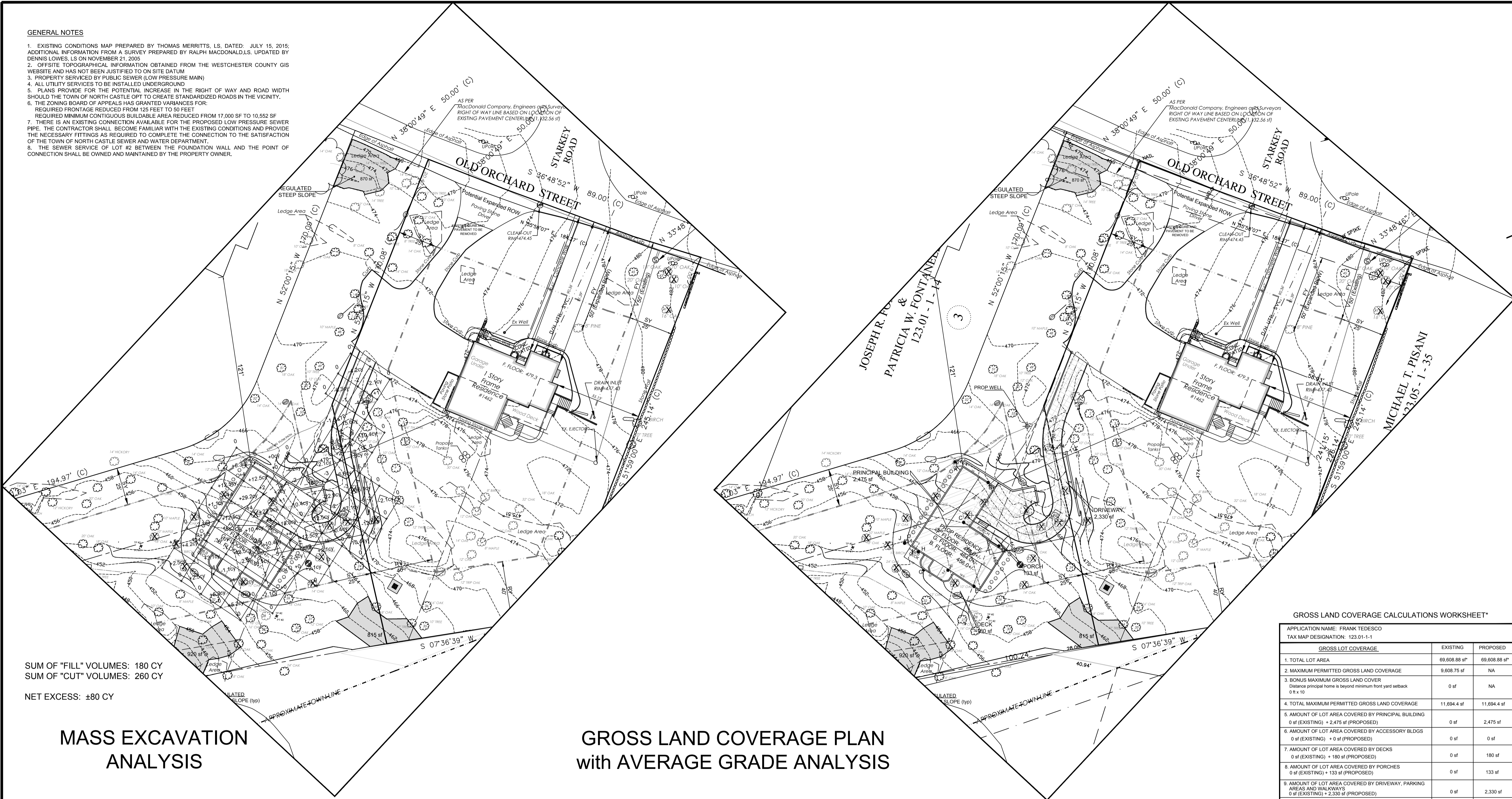
MASS EXCAVATION ANALYSIS

GROSS LAND COVERAGE PLAN with AVERAGE GRADE ANALYSIS



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GROSS LAND COVERAGE CALCULATIONS WORKSHEET*

APPLICATION NAME: FRANK TEDESCO
 TAX MAP DESIGNATION: 123.01-1-1

GROSS LOT COVERAGE	EXISTING	PROPOSED
1. TOTAL LOT AREA	69,608.88 sf	69,608.88 sf
2. MAXIMUM PERMITTED GROSS LAND COVERAGE	9,698.75 sf	NA
3. BONUS MAXIMUM GROSS LAND COVER Distance principal home is beyond minimum front yard setback 0 ft x 10	0 sf	NA
4. TOTAL MAXIMUM PERMITTED GROSS LAND COVERAGE	11,694.4 sf	11,694.4 sf
5. AMOUNT OF LOT AREA COVERED BY PRINCIPAL BUILDING 0 sf (EXISTING) + 2,475 sf (PROPOSED)	0 sf	2,475 sf
6. AMOUNT OF LOT AREA COVERED BY ACCESSORY BLDGS 0 sf (EXISTING) + 0 sf (PROPOSED)	0 sf	0 sf
7. AMOUNT OF LOT AREA COVERED BY DECKS 0 sf (EXISTING) + 180 sf (PROPOSED)	0 sf	180 sf
8. AMOUNT OF LOT AREA COVERED BY PORCHES 0 sf (EXISTING) + 133 sf (PROPOSED)	0 sf	133 sf
9. AMOUNT OF LOT AREA COVERED BY DRIVEWAY, PARKING AREAS AND WALKWAYS 0 sf (EXISTING) + 2,330 sf (PROPOSED)	0 sf	2,330 sf
10. AMOUNT OF LOT AREA COVERED BY TERRACES/PATIOS 0 sf (EXISTING) + 0 sf (PROPOSED)	0 sf	0 sf
11. AMOUNT OF LOT AREA COVERED BY TENNIS COURT, POOL & MECHANICAL EQUIP 0 sf (EXISTING) + 0 (PROPOSED)	0 sf	0 sf
12. AMOUNT OF LOT AREA COVERED BY ALL OTHER STRUC. 0 sf (EXISTING) 0 sf (PROPOSED)	0 sf	0 sf
13. PROPOSED GROSS LAND COVERAGE: Total of Lines 5-12:	0 sf	5,118 sf

POINTS	AVG ELEV	DISTANCE	PRODUCT
A to B	464.0	25'	11,600
B to C	464.0	30'	13,920
C to D	464.0	27'	12,528
D to E	463.0	30'	13,889
E to F	462.0	19.5'	9,009
F to G	460.5	19.4'	8,934
G to H	459.0	15'	6,885
H to I	456.0	11'	5,016
I to J	460.0	60'	27,600
AVERAGE GRADE:		236.9	109,381 = 461.7

*LOT AREA REFERS TO THE "AFTER TAKING" AND THE EXPANDED RIGHT OF WAY UNDER SECTION 275-27B OF THE TOWN OF NORTH CASTLE TOWN CODE AND DEDUCTIONS ASSOCIATED STEEP SLOPES AND WETLANDS

APPROVED BY THE TOWN OF NORTH CASTLE PLANNING BOARD
 RESOLUTION DATED: SEPTEMBER 30, 2020
 CHRISTOPHER CARTHY, CHAIRMAN
 TOWN OF NORTH CASTLE PLANNING BOARD
Christopher Carthy DATE: 11/20/2020

ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO THE RESOLUTION:
Joseph M. Cermele DATE: 11/20/2020
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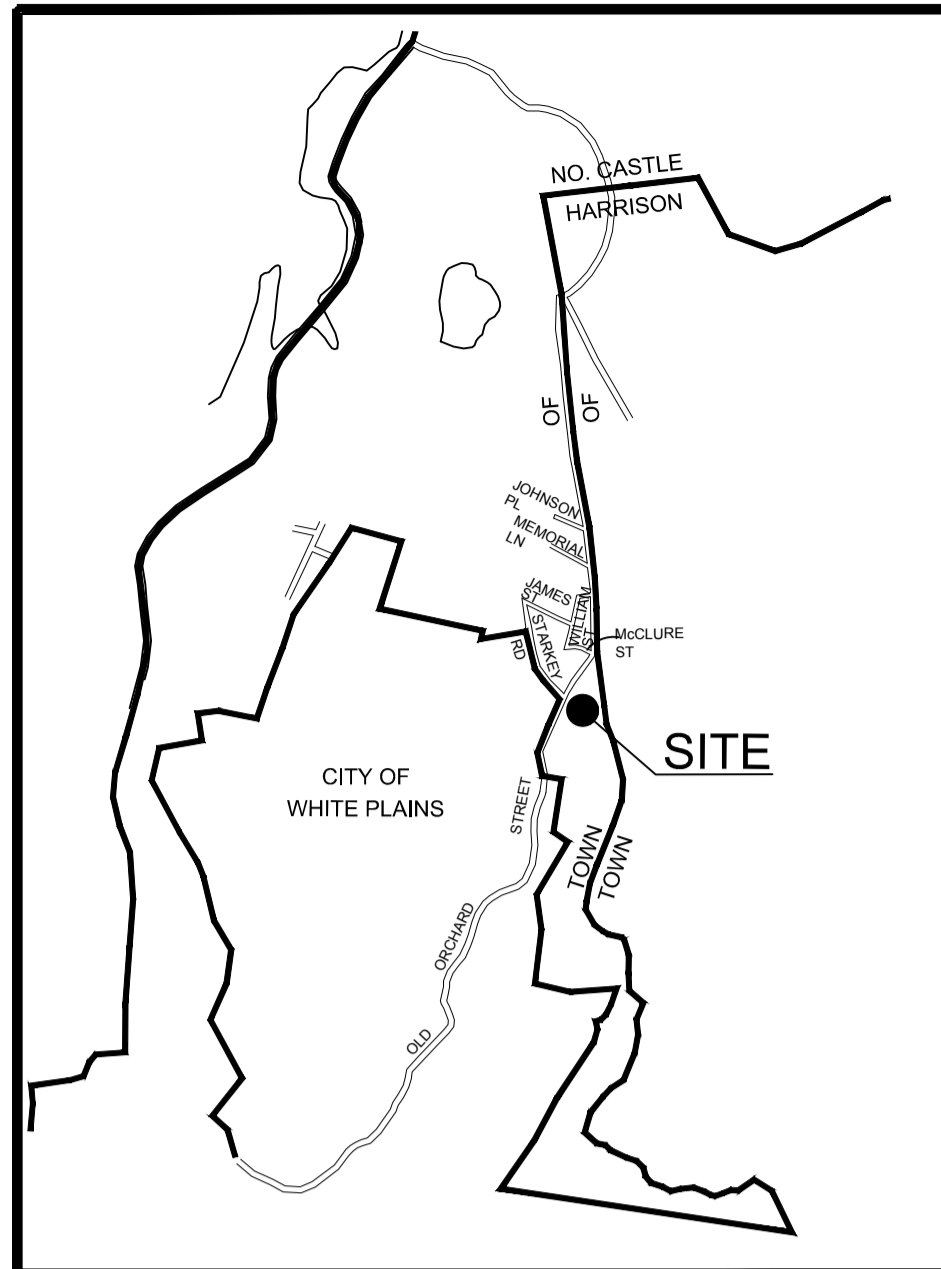
SHEET: **3** of **8**

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GROSS LAND COVERAGE
 and
 MASS EXCAVATION ANALYSIS
 PLAN

FINAL CONSTRUCTION
 PLANS
 1460 OLD ORCHARD STREET
 TOWN OF NORTH CASTLE, NEW YORK

Project Code: TED-3
 Original Date: OCTOBER 10, 2019
 Date: _____



LOCATION PLAN
SCALE: 1" = 1/4" = 0.001"

OWNER/APPLICANT: FRANK TEDESCO
ADDRESS: 1462 OLD ORCHARD STREET
WEST HARRISON, NY

PROPERTY IDENTIFICATION NUMBER: 123.01-1-15
PROPERTY ADDRESS: 1460 OLD ORCHARD STREET
WEST HARRISON, NY

ZONING DISTRICT: R-1A SINGLE FAMILY RESIDENTIAL - 1 ACRE
NET LOT AREA: 1.598 ACRES (AFTER RIGHT OF WAY TAKING, STEEP SLOPE AND WETLAND AREA DEDUCTIONS)

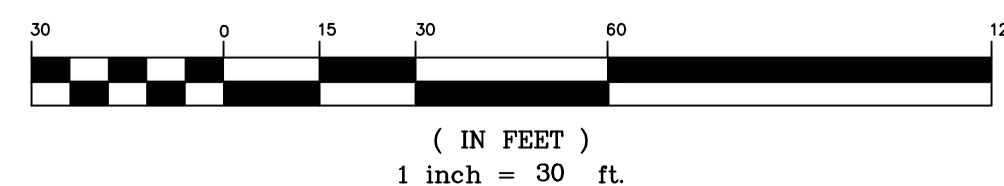


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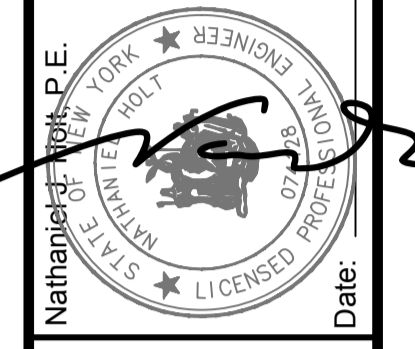
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KELLARD SESSIONS, CONSULTING
CONSULTING TOWN ENGINEERS

5	AS PER MacDonald Company, Engineers and Surveyors RIGHT OF WAY LINE BASED ON LOCATION OF EXISTING PAVEMENT CENTERLINE (32.56 SF)
4	2-11-2019: 2019
3	1-12-2019: 2019
2	1-12-2019: 2019
1	1-12-2019: 2019



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EXISTING CONDITIONS PLAN

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