

THE LAW OFFICE OF KORY SALOMONE, P.C.

118 NORTH BEDFORD ROAD, SUITE 100
MOUNT KISCO, NEW YORK 10549
Tel: (914) 219-0789
Fax: (914) 709-4605
ks@ksalomonelaw.com

March 22, 2021

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

**Re: 8 Cole Drive and 24 Davis Drive
Section 94.02, Block 1, Lots 8 and 9**

Honorable Chairman and Members of the Planning Board:

I. INTRODUCTION

As you know, this firm represents Nazar Massouh and Pudding Pie II LLC (the "Applicant"), the owners of the properties located at 8 Cole Drive and 24 Davis Drive. When we last appeared before your Board on February 8, 2021, the Applicant committed to processing a site plan application for the addition of a playroom/gymnastics training area to the existing house on 8 Cole simultaneously with the lot line realignment and driveway relocation application. Additionally, your Board referred this application to the Conservation Board for its review and recommendation with respect to the wetlands mitigation plan. The purpose of this letter is to transmit the 8 Cole site plan application, provide an update regarding our initial presentation to the Conservation Board, and to request placement on the Planning Board's April 12, 2021 agenda.

II. 8 COLE ADDITION AND 24 DAVIS DRIVEWAY RELOCATION

As discussed from the outset, the reason for the lot line realignment is to create more room on 8 Cole to accommodate the addition of a playroom/gymnastics training area to the existing home and the future construction of an in-ground pool and cabana. Further, the relocated lot line allows the Applicant to relocate the driveway servicing 24 Davis so that it is further away from the usable back yard area on 8 Cole.

As shown on the attached Site Plan, the Applicant is proposing to construct an approximately 1,950 s.f. addition to his home. The addition will be connected to the existing home through a fully enclosed 305 s.f. breezeway. As demonstrated on the zoning compliance chart, the Gross Land Coverage worksheet, the Gross Floor Area worksheet, the proposed project, assuming approval of the lot line realignment, is fully compliant with the zoning regulations.

The site work associated with the construction of the playroom/gymnastics training area will generate approximately 1,100 c.y. of cut. This material will be relocated, utilizing an internal

connection, from 8 Cole to 24 Davis to be used as fill material for the relocated driveway. This will reduce the amount of fill required to be brought to the site by 1,320.

While the Applicant is not proposing to construct the pool and cabana at this time, we have shown the proposed location of the future pool and cabana on the site plan to give your Board a full picture of the proposed future development of the site.

With respect to the plans for 24 Davis, we have revised and updated our plans to address comments received from the Town Engineer. Additionally, we have prepared a comment response memorandum (attached hereto as **Exhibit A**) addressing the items raised in the November 5, 2020, Kellard Sessions memo.

In support of this amended application, we are pleased to submit herewith the following plans:

1. Topography Survey, prepared by TC Merritts Land Surveyors, dated January 11, 1996, last revised June 26, 2020;
2. Site Plan/Gross Land Coverage Calculation Worksheet, prepared by Provident Design Engineering, dated March 22, 2021;
3. Detail Sheet, prepared by Provident Design Engineering, dated March 22, 2021;
4. Elevations/Floor Area Calculation Work Sheet, prepared by DeMasi Architects, P.C., dated March 22, 2021;
5. Floor Plans, prepared by DeMasi Architects, P.C., dated March 22, 2021;
6. Existing Conditions Plan, prepared by Provident Design Engineering, dated July 13, 2020, last revised March 22, 2021;
7. Preliminary Plat, prepared by Provident Design Engineering, dated July 13, 2020, last revised March 22, 2021;
8. Integrated Plot Plan, prepared by Provident Design Engineering, dated July 13, 2020, last revised March 22, 2021;
9. Driveway Profile & Cross Sections, prepared by Provident Design Engineering, dated July 13, 2020, last revised March 22, 2021;
10. Erosion Control Plan, prepared by Provident Design Engineering, dated March 22, 2021; and
11. Details, prepared by Provident Design Engineering, dated March 22, 2021.

III. CONSERVATION BOARD

We appeared before the Conservation Board on March 16, 2021. At that meeting we discussed the proposed driveway relocation, the extent of impacts on the wetland buffer and our proposed mitigation plan. While the Conservation Board appeared satisfied with the scope of our mitigation planting plan, which is in excess of the required 2:1 ratio, we were asked to provide a plan that identifies planting placement, species, and planting quantities for discussion at the Conservation Board's April 20th meeting. Accordingly, we prepared the following plans, which are enclosed herewith, for submission to both your Board and the Conservation Board:

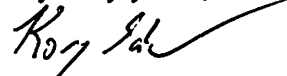
1. Mitigation Planting Plan, prepared by IQ Landscape Architects, dated July 10, 2020, last revised March 22, 2021.
2. Details Plan, prepared by IQ Landscape Architects, dated July 10, 2020, last revised March 22, 2021.

IV. CONCLUSION

Attached hereto as **Exhibits B** and **C**, respectively, please find the site plan application and Short Environmental Assessment form for 8 Cole Drive. We look forward to discussing the 8 Cole site plan, our revised mitigation planting plan, and the driveway relocation with you. Please place this matter on the Planning Board's April 12, 2021 agenda for a continued discussion of this application.

If you have any questions or concerns, please don't hesitate to contact me.

Very truly yours,



Kory Salomone

EXHIBIT A



7 Skyline Drive, Hawthorne, NY 10532
Tel: (914) 592-4040 www.pderesults.com

March 22, 2021

Mr. Joseph Cermele, P.E., C.F.M.
Kellard Sessions Consulting
500 Main Street
Armonk, New York 10504

RE: Nazar Massouh & Pudding Pie II, LLC
8 Cole Drive & 24 Davis Drive
Section 94.02 Block 1 Lots 8 & 9

Dear Mr. Cermele:

Our office is in receipt of your review memorandum of the lot line realignment for the above referenced property. The applicant is proposing to realign the property between (2) existing developed lots, 8 Cole Drive (currently 5.9 acres) and 24 Davis Drive (currently 10.7 acres). In addition to the lot line change, the applicant is also proposing a realignment of the existing driveway serving 24 Davis Drive. Doing so would remove any portion of the existing driveway from the proposed reconfiguration of the adjusted common property line. Plans have been updated to address comments discussed in your letter to the Planning Board dated November 5, 2020. Plans and comments have been addressed as follows:

- 1. To accommodate the lot line change and future development of 8 Cole Drive, the plan proposes to remove and realign a significant portion of the existing driveway serving 24 Davis Drive. To do so, however, the originally proposed plan required significant fill, of as much as approximately 20 feet depth, and large areas of disturbance to the wetland, wetland buffer and steep slopes.*

In response to comments made by the Planning Board, as well as a site visit to inspect the proposed alignment, the applicant has prepared a third alternative utilizing extruded polystyrene (Geofoam Block) as an alternative means of fill. As shown, use of this material, in conjunction with a third revision to the proposed driveway alignment, will permit the construction of the drive with reductions in the amount of import fill material required and significant reductions in disturbances to the onsite wetland, wetland buffers and steep slope areas.

The Planning Board should discuss whether this third alternative is appropriate. If the Planning Board is amenable, the applicant will need to further develop the design of the driveway, demonstrate adequate storm water collection and conveyance systems, maintaining existing drainage ways, as well as provide construction details for the proper installation of the Geofoam Block system.

Response: The owner has proceeded with the preferred plan, avoiding existing wetland areas, minimizing disturbance to steep slopes and utilizing excavated material from the

property to minimize the amount of fill material to be imported to the site. In addition, the plan also considers utilizing fill material excavated from a proposed addition to the owner's home at 8 Cole Drive to minimize that amount of material to be imported to the site and reduce truck traffic delivering material to 24 Davis Drive.

2. *While the proposed realignment results in a shorter driveway, as compared to existing conditions, it will still exceed 700 feet in length. The plan currently proposes a driveway width of 12 feet. While we agree that a 12 foot wide drive is appropriate, the applicant should provide wider pull-off areas strategically placed along the length of the drive to allow for passing vehicles. In addition, we recommend that the plan be referred to the Armonk Fire Department for review for adequate emergency access.*

Response: The plans have been updated to provide pull off areas, strategically placed, to allow for approaching vehicles to be seen and to pass. Two pull off areas are provided. Each location will provide for sight lines to allow vehicles to pull over in the event another is approaching. Plans will be referred to the Armonk Fire Department for review of adequate emergency access.

3. *The applicant has provided the requested cut and fill estimate. As indicated on the plan, the substitution of conventional fill material with the Geofom Block reduces the amount of import from the original proposal by approximately 60%. This will also significantly reduce the number of truck trips to the site for the required import.*

Response: While utilizing a Geofom Modular Block system would provide an alternate substitution of conventional fill material. Based on concerns expressed by the Planning Board related to long term maintenance and environmental effects associated with the foam product, we have decided not to utilize the Geofom modular blocks and use conventional earth fill to construct the driveway.

4. *The plans have been revised to include a driveway profile to demonstrate compliance with Section 355-59, Driveways of the Town Zoning Code. As the project develops, additional data such as vertical curves and supporting horizontal geometry should be added as appropriate. In addition, the typical cross sections and details should be supplemented with typical pavement sections, layouts for the proposed Geofom Block, subgrade and fill compaction specifications, etc.*

Response: The profile plan has been updated to include vertical geometry. Typical details for the driveway section are provided. The foam block is no longer being considered and details are not included for this product.

5. *As previously requested, all plans shall illustrate the Town-regulated 100-foot wetland buffer associated with each wetland area and water course that exist on both lots. In addition, as defined by Chapter 340, Wetlands and Watercourse Protection of the Town Code, if regulated buffers are located in areas of steep slopes, the buffer shall be extended to the lesser of 150 feet or the entirety of the steep slope area.*

Response: The Wetland buffer has been updated and either extended an additional 50 feet or to the extent of the steep slopes as required.

6. *As previously noted, the development will require approximately one (1) acre of disturbance. The applicant will be required to prepare a Stormwater Pollution Prevention Plan (SWPPP) to provide water quality and quantity controls, as well as an Erosion and Sediment Control Plan, in accordance with Chapter 267, Stormwater Management of the Town Code. Design calculations for proposed stormwater conveyances shall be included. In addition, the applicant will be required to obtain coverage under the New York State Department of Environmental Conservation (NYSDEC) SPDES General Permit, GP-0-20-001, for Stormwater Discharge from Construction Activity. The applicant will be required to provide a draft Notice of Intent (NOI) and MS4 SWPPP Acceptance Form for review.*

Response: The proposed project will create approximately 1.12 acres of area being disturbed. A Stormwater Pollution Prevention Plan (SWPPP) will be prepared in accordance with Chapter 267, Stormwater Management of the Town Code. In addition, a draft Notice of Intent and MS4 SWPPP Acceptance form will be provided for review.

7. *As required by Chapter 340, Wetlands and Watercourse Protection of the Town code, the applicant will be required to provide a wetland mitigation plan for consideration by the Planning Board and recommendation of approval by the Conservation Board. The plan shall include a summary table that quantifies the total wetland and wetland buffer area on-site, total disturbance areas within each, and total pervious and impervious cover pre and post development. The plan shall demonstrate that appropriate mitigation will be provided to compensate for unavoidable wetland and wetland buffer disturbances at a ratio of not less than two for one.*

Response: A Wetland Mitigation Plan has been prepared and a copy is attached for your review.

8. *The plan appears to require the removal of 59 town regulated trees. The plan shall include a listing, in tabular format, of all trees proposed to be removed, their size and species. All trees to remain shall be illustrated to be protected. As required by Chapter 308, Trees of the Town Code, the applicant should prepare a tree preservation and landscaping plan for consideration by the Planning Board. The Planning Board should discuss whether the proposed amount of tree removal is appropriate for the project.*

Response: The Wetland Mitigation Plan offers landscaping in consideration of tree replacement. A tree inventory list indicating size and species will be prepared and submitted with subsequent submission.

9. *As the project develops, the applicant will be required to demonstrate compliance with Chapter 161, Filling and Grading of the Town Code, specifically as relates to the import of fill material. As further defined in Section 161-1, soil manifest reports will be required to identify the source and supplier of the fill, as well as certification by third party inspectors that the fill material is in full compliance with 6 NYCRR, Part 360. Notes to this effect will be required to be included on the plans.*

Response: As the project further develops, the plans will demonstrate compliance with Chapter 1261, Filling and Grading of the Town Code.

10. *The applicant had previously submitted a Preliminary Plat for review illustrating the proposed lot line realignment. As required by the Town Code, the net lot area had been calculated, accounting for deductions for wetland area (75%) and steep slopes (50%), to demonstrate that adequate lot area will result for both lots. As previously noted, the following comments, with regard to the calculations, will need to be addressed prior to acceptance of the Plat:*
- a. *The site includes locally regulated wetlands and watercourses. The plan illustrates a wetland limit flagged in May 2020. The wetland boundaries shall be established in the field with sequentially-numbered flags for verification by the Town Wetland Consultant. Once confirmed, any adjustments to the boundary that may become necessary shall be made, and the resulting net lot area calculations adjusted accordingly. Contact this office to inspect the wetland line once the delineation has been established.*
Response: The wetland consultant will schedule an inspection to confirm the delineated wetland line.
 - b. *The Preliminary Plat shall be revised to illustrate existing topography and illustrate and quantify areas of Town-regulated steep slopes (similar to that shown on the IPP) to support the area deductions proposed.*
Response: The Preliminary Plat has been updated to illustrate the existing topography. The total areas supporting deductions have been included on the zoning chart.
 - c. *The total combined area of wetlands and steep slopes provided in the Bulk Zoning Table, for existing and proposed conditions, differ and should be verified. While it is not expected to significantly affect the net lot area, these revisions should be made for consistency.*
Response. The chart has been revised to reflect the proposed condition only. This will clarify the amount of area being deducted from the gross lot area for both wetland and steep slope deduction.
 - d. *The existing private drilled wells for each lot appear to be shown on the Plat but shall be labeled for clarity.*
Response: The existing private drilled wells have been shown and labeled for clarity.

11. *As previously noted, it appears that the plan proposes to abandon the existing well at 24 Davis Drive and drill a new well to accommodate the proposed driveway alignment. The applicant will be required to obtain approval from the Westchester County Department of Health (WCHD) for the proposed private drilled well.*

Response: A construction permit will be obtained from the Westchester County Department of Health for the installation of the proposed well and abandonment of the existing well to be relocated.

Should you have any questions or require additional information, please feel free to contact me.

Very truly yours,

Provident Design Engineering, PLLC

Peter Gregory

Peter J. Gregory, PE
Senior Project Manager

EXHIBIT B



**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.northcastlenv.com**

Application for Site Development Plan Approval

Application Name

Massouh Residence Addition



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

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

March 22, 2021

Date:

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

Name of Property Owner: Nazar Massouh and Pudding Pie II, LLC
Mailing Address: 8 Cole Drive, Armonk, New York 10504
Telephone: _____ Fax: _____ e-mail nazar@global.t-bird.edu

Name of Applicant (if different): Same as Owner
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:
Peter J. Gregory, P.E. Provident Design Engineering, PLLC
Address: 7 Skyline Drive, Hawthorne, New York 10532
Telephone: 914-730-2276 Fax: _____ e-mail pgregory@pderesults.com

Name of Other Professional: Dan Merritts, TC Merritts Land Surveyors
Address: 394 Bedford Road, Pleasantville, New York 10570
Telephone: 914-769-8003 Fax: _____ e-mail daniel@tcmerritts.com

Name of Attorney (if any): Kory Salomone, Esq.
Address: 118 North Bedford Road, Suite 100, Mount Kisco, New York 10549
Telephone: 914-219-0789 Fax: _____ e-mail ks@ksalomonelaw.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 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: March 22, 2021
Signature of Property Owner:  Date: March 22, 2021

MUST HAVE BOTH SIGNATURES

II. IDENTIFICATION OF SUBJECT PROPERTY

Street Address: 8 Cole Drive

Location (in relation to nearest intersecting street):

925 feet (north, south, east or west) of Chestnut Ridge Road

Abutting Street(s): Cole Drive

Tax Map Designation (NEW): Section 94.02 Block 1 Lot 8

Tax Map Designation (OLD): Section 2 Block 10 Lot 34

Zoning District: R-2A Total Land Area 8.837 acres

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:

94.02 - 1 - 9 (24 Davis Drive)

III. DESCRIPTION OF PROPOSED DEVELOPMENT

Proposed Use: Existing Residential Use with proposed addition

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: _____

Number of Parking Spaces: Existing 4 Required 2 Proposed NA

Number of Loading Spaces: Existing NA Required NA Proposed NA

Earthwork Balance: Cut 1,100 C.Y. Fill 20 C.Y.

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.
- NA 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.
- NA 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.
- NA Location, size and design of existing signs.
- NA Location, type, direction, power and time of use of existing outdoor lighting.
- NA 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.
- NA Proposed sight distance at all points of vehicular access.
- NA Proposed number of employees for which buildings are designed
- NA 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.
- NA 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.

- 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.
- NA Location, size and design of all proposed signs.
- NA Location, type, direction, power and time of use of proposed outdoor lighting.
- NA Location and design of proposed outdoor garbage enclosure.
- NA Location of proposed outdoor storage, if any.
- Location of proposed landscaping and buffer screening areas, including the type (scientific and common names), size and amount of plantings.
- NA Type of power to be used for any manufacturing
- NA Type of wastes or by-products to be produced and disposal method
- NA In multi-family districts, floor plans, elevations and cross sections
- NA The proposed location, size, design and use of all temporary structures and storage areas to be used during the course of construction.
- Proposed grade elevations, clearly indicating how such grades will meet existing grades of adjacent properties or the street.
- Proposed soil erosion and sedimentation control measures.
- 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.
- 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.
- 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.

EXHIBIT C

Short Environmental Assessment Form

Part 1 - Project Information

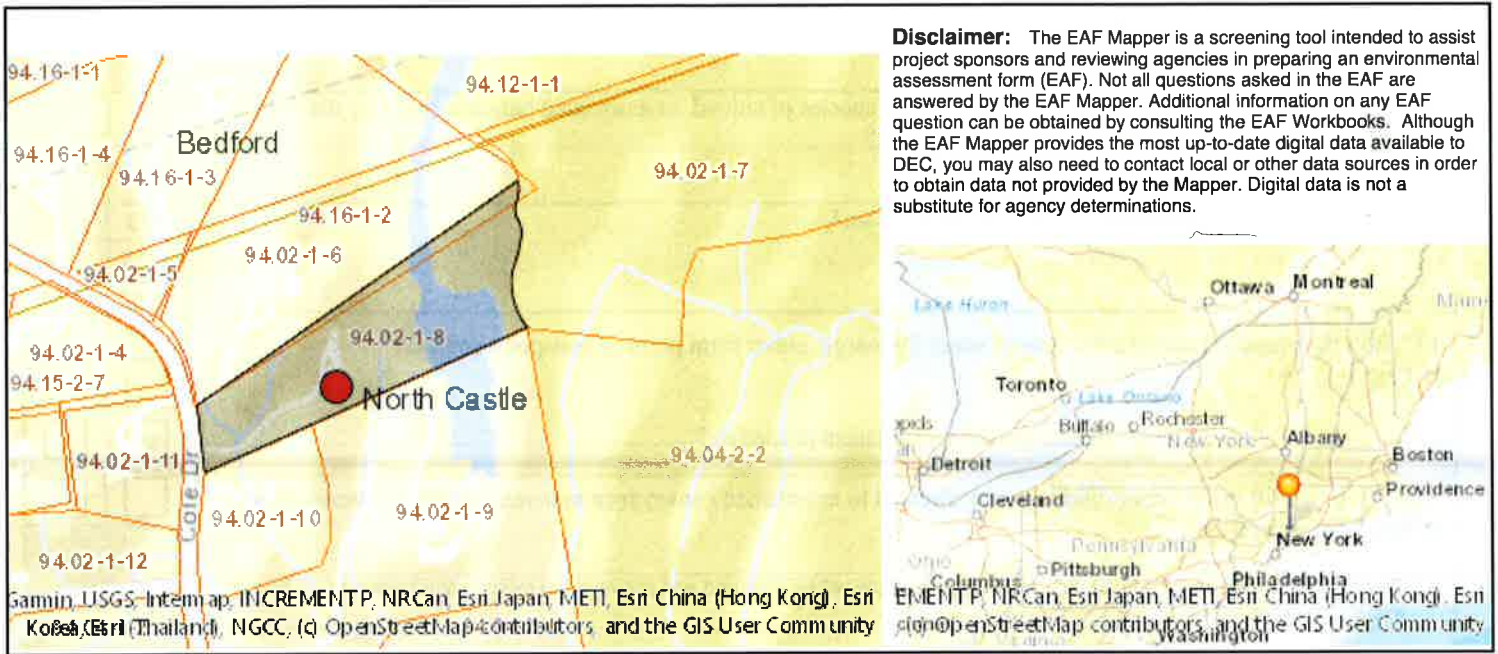
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| Part 1 – Project and Sponsor Information | | | |
|--|--|--|--|
| Name of Action or Project: Massouh Residence Addition | | | |
| Project Location (describe, and attach a location map): 8 Cole Drive, Armonk, NY (925 feet South of Chestnut Ridge Road) | | | |
| Brief Description of Proposed Action: The project involves the construction of a 25' x 78' addition to the existing dwelling at 8 Cole Drive. | | | |
| Name of Applicant or Sponsor: Peter J. Gregory, P.E., Sponsor | | Telephone: 914-730-2276 E-Mail: pgregory@pderesults.com | |
| Address: 7 Skyline Drive | | | |
| City/PO: Hawthorne | | State: NY | Zip Code: 10532 |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | | NO <input type="checkbox"/> |
| | | | YES <input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of North Castle Subdivision Approval, Building Permit Westchester County Realty Subdivision | | | NO <input type="checkbox"/> |
| | | | YES <input checked="" type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? | | 8.837 acres | |
| b. Total acreage to be physically disturbed? | | 0.306 acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | 16.652 acres | |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: | | | |
| 5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) | | | |
| <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): | | | |
| <input type="checkbox"/> Parkland | | | |

| | NO | YES | N/A |
|---|-------------------------------------|-------------------------------------|--------------------------|
| 5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____ | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____ | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____ | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____ | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | | | |



| | |
|---|---|
| Part 1 / Question 7 [Critical Environmental Area] | No |
| Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites] | No |
| Part 1 / Question 12b [Archeological Sites] | Yes |
| Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] | Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook. |
| Part 1 / Question 15 [Threatened or Endangered Animal] | No |
| Part 1 / Question 16 [100 Year Flood Plain] | No |
| Part 1 / Question 20 [Remediation Site] | No |



Only copies from the original of this topography map marked with an original of the Land Surveyors embossed seal shall be considered to be true, valid copies.

Unauthorized alteration or addition to a map bearing a licensed Land Surveyors seal is a violation of Section 7206, Subdivision 2 of the New York State Education Law.

Possession only where indicated.

Adjacent property lines and easements not surveyed or certified. Access to adjacent rights of way, easements and public or private lands not guaranteed or certified.

Underground utilities shown hereon are approximate and should be verified before excavating. Additional underground utilities are not shown or certified. Encroachments and structures below grade, if any, not shown or certified. Subject to covenants, easements, restrictions, conditions and agreements of record.

This map is prepared to show topography only and is not to be used for title transfer purposes. Map may not be certified by title companies and/or banks.

Tree species shown hereon to be verified by a licensed arborist and are not certified by surveyor.

Elevations shown hereon generally in accordance with North American Vertical Datum 88.

TAX LOT 9
 Premises hereon being Lot 22B as shown on a certain map entitled, "Subdivision of Lot 22 Cokomong Woods."
 Said map filed in the Westchester County Clerk's Office, Division of Land Records September 14, 1987 as map number 22920.

Surveyed in accordance with Deed Control Number 51983266.

Premises shown hereon designated on the Town of North Castle Tax Maps as: Section 94.02, Block 1, Lot 9.

Property Address: 24 Davis Drive
 Amonk, NY 10504

TAX LOT 8
 Premises hereon being Lot 21 as shown on a certain map entitled, "Subdivision Map of Cokomong Woods."
 Said map filed in the Westchester County Clerk's Office, Division of Land Records February 18, 1981 as map number 20502.

Surveyed in accordance with Deed Control Number 482000109.

Premises shown hereon designated on the Town of North Castle Tax Maps as: Section 94.02, Block 1, Lot 8.

Property Address: 8 Cole Drive
 Amonk, NY 10504

**TOPOGRAPHY
 PREPARED FOR
 JANE BREHENY,
 NAZAR MASSOUH
 AND
 JENNIFER MASSOUH**
 SITUATE IN THE
 TOWN OF NORTH CASTLE
 WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 40'
 GRAPHIC SCALE

(IN FEET)
 1 inch = 40 ft.

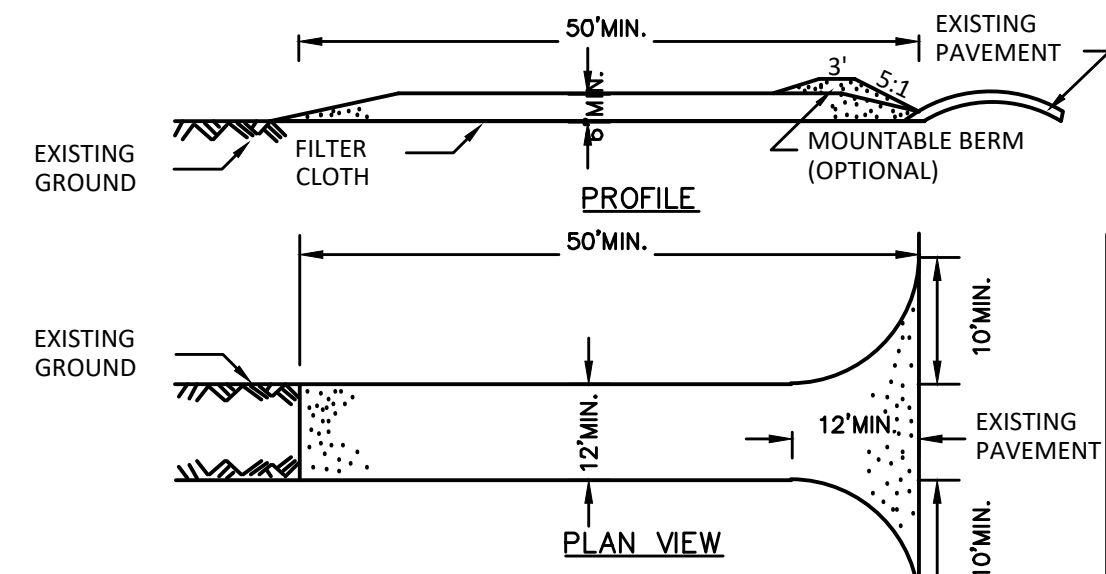
Surveyed: December 11, 1995
 Map Prepared: January 11, 1996
 Survey brought to date: March 22, 1996
 Map Revised: July 23, 1997 to show final survey
 Map Revised: May 31, 2017 to show dipping pool and patio as built
 Map Revised: November 19, 2018 to show topography and trees
 Map Revised: June 26, 2020 to show Tax Lot 8 and additional topography and trees

By: *Paul T. Merritts*
 New York State Licensed Land Surveyor No. 050604

COPYRIGHT © 2020
 TC MERRITTS LAND SURVEYORS
 ALL RIGHTS RESERVED. UNAUTHORIZED REPRODUCTION OR
 ELECTRONIC TRANSMISSION WITHOUT PRIOR PERMISSION
 IS A VIOLATION OF APPLICABLE LAWS.

TC MERRITTS LAND SURVEYORS
 394 BEDFORD ROAD • PLEASANTVILLE • NY 10570
 (914) 769-8003 • (203) 622-8899

Project: 95-067
 Drawn By: DA | CMP
 Field Survey By: JICR | ANFT
 Checked By: DM

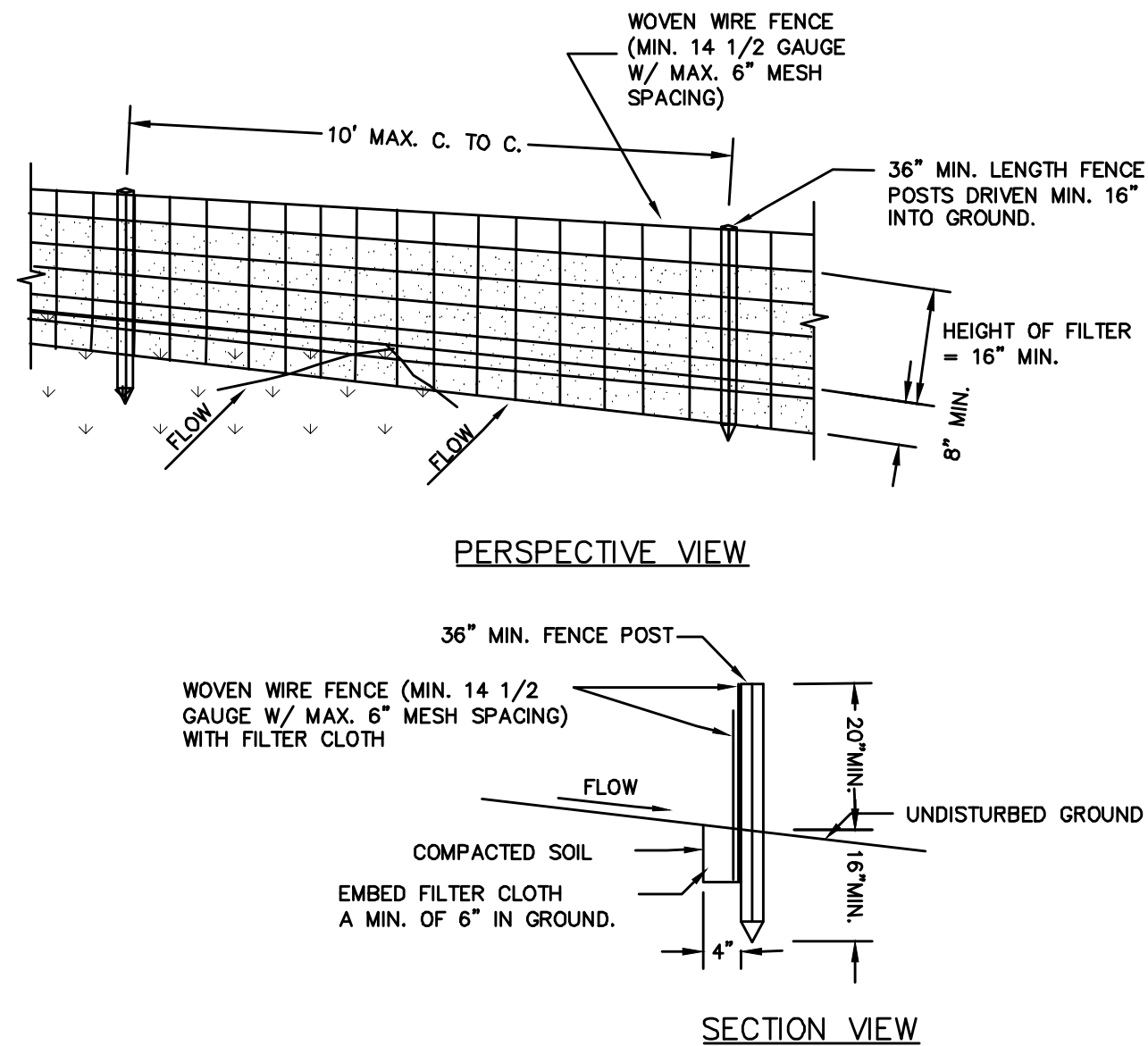


CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 1-4" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

1

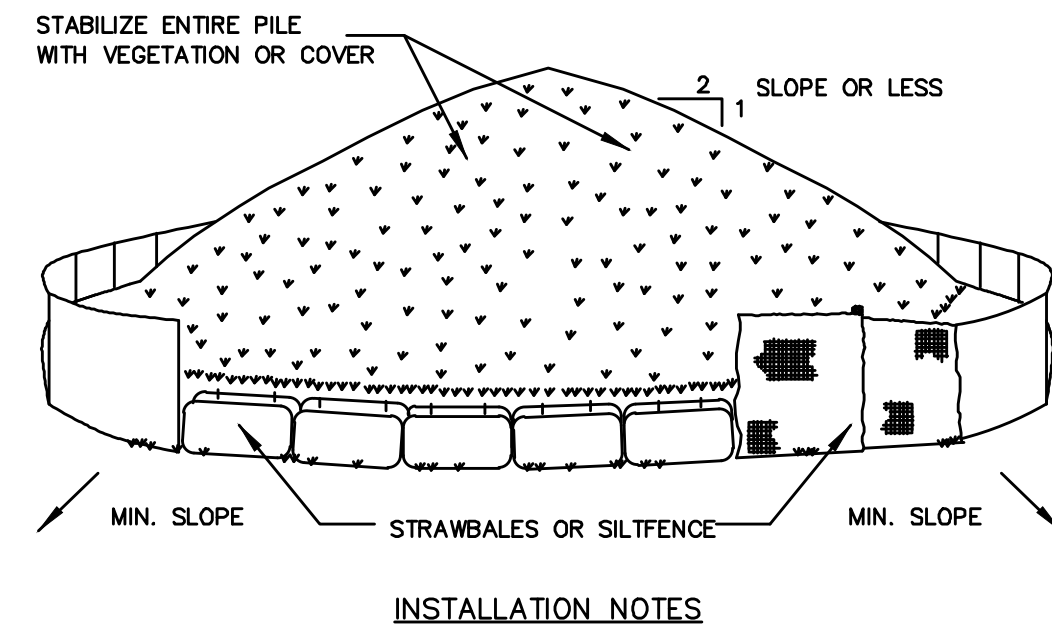


CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE
NOT TO SCALE

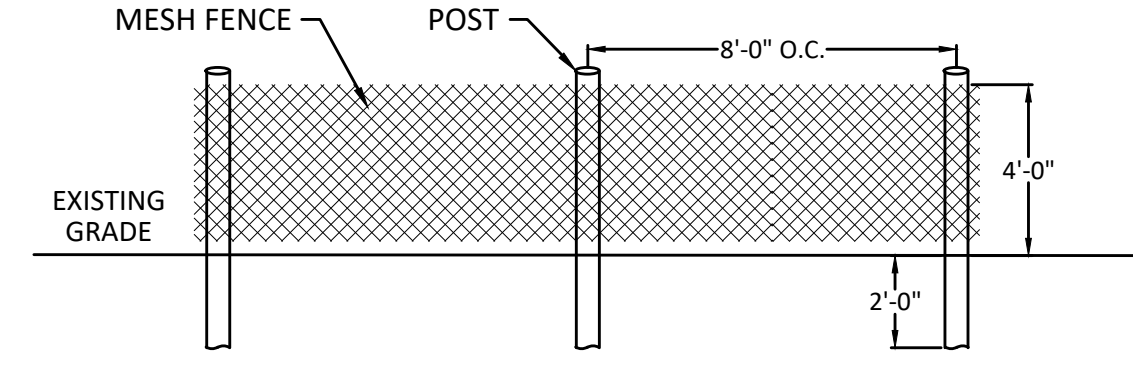
2



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

SOIL STOCKPILING
NOT TO SCALE

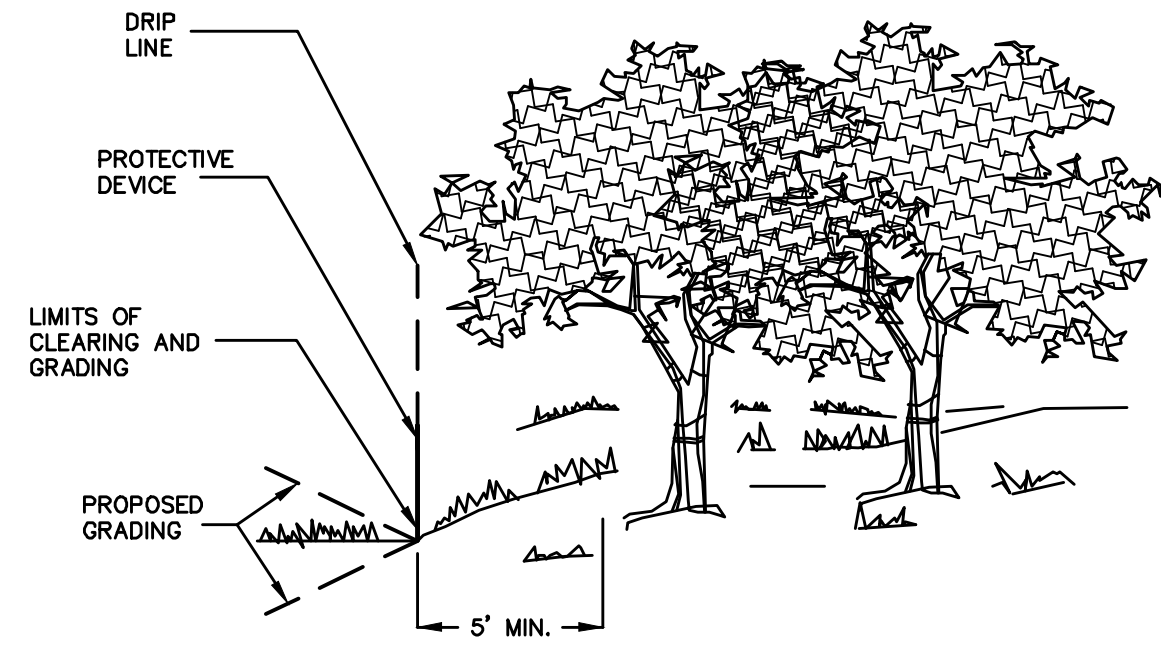
3



- INSTALLATION NOTES:**
- 1) MESH TO BE PLACED ON "OUTSIDE" FACE OF POST TO RENDER NON-CUMULATIVE
 - 2) MESH COLOR TO BE BLAZE ORANGE

TYPICAL ORANGE MESH CONSTRUCTION FENCE
NOT TO SCALE

4



CONSTRUCTION OPERATIONS RELATIVE TO
THE LOCATION OF PROTECTED TREES

TREE PROTECTION
NOT TO SCALE

5

GENERAL EROSION CONTROL NOTES:

1. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION SILT FENCING SHALL BE INSTALLED ON THE DOWNHILL SIDE OF WORK AREA AND SHALL BE IN PLACED AS INDICATED ON THIS SEDIMENT AND EROSION CONTROL PLAN.
2. EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NEW YORK STATE STANDARDS AND SPECIFICATION FOR EROSION AND SEDIMENT CONTROL, AUGUST 2005.
3. ANY DRAINS OR CATCH BASINS SHALL BE PROTECTED WITH STONE AND BLOCK DRAIN INLET PROTECTION THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL AREAS ARE THOROUGHLY STABILIZED.
4. SOIL STOCK PILES SHALL NOT BE ALLOWED ON STEEP SLOPES, IN DRAINAGE SWALES OR IN WETLAND AREAS. STOCK PILES SHALL BE SURROUNDED WITH SILT FENCING AND SEEDED WITH TOTAL ANNUAL RYE WITHIN TWO DAYS.
5. EROSION CONTROL MEASURES ARE TO BE INSPECTED AFTER EACH RAINFALL AND SHALL BE CLEANED, REPAIRED, OR REPLACED AS INDICATED IN THE EROSION AND SEDIMENT CONTROL MAINTENANCE SCHEDULE ON THIS SHEET.
6. FINAL GRADES SHALL BE ESTABLISHED WITHIN 7 DAYS AND TOP SOILED AND SEEDED TO PROVIDE A PERMANENT TURF WHICH WILL STABILIZE SLOPES AND PREVENT EROSION.
7. GRADED OR CLEAR AREAS SUBJECT TO EROSION SHALL BE STABILIZED WITH A MULCH COVER WHERE SEEDING MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDANT COVER.
8. FINAL LANDSCAPING WILL BE REQUIRED OVER ANY PREVIOUSLY DISTURBED AREAS. SPREAD A MIN. 4" TOPSOIL OVER DISTURBED SOIL. APPLY SEED MIXTURE AS PER PLANTING SCHEDULE, APPLY STRAW MULCH AND WATER WITHIN TWO DAYS OF COMPLETION OF TOPSOILING.
9. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL 80% GRASS IS ESTABLISHED, SOIL IS STABILIZED, AND THERE IS NO EVIDENCE OF POTENTIAL FOR EROSION AS A RESULT OF CONSTRUCTION ACTIVITY.
10. EROSION CONTROL MEASURES MAY ONLY BE REMOVED AT SUCH TIME THAT FINAL LANDSCAPING IS ESTABLISHED WHICH IS AT THE DISCRETION OF THE TOWN ENGINEER. AT THAT TIME, STRUCTURES ARE TO BE REMOVED IN REVERSE ORDER WITH THE UP SLOPE STRUCTURES BEING REMOVED FIRST AND THEN PROCEEDING DOWN SLOPE.

EROSION CONTROL NOTES

6

Approved by Town of North Castle Planning Board Resolution, Dated: _____

Christopher Carthy, Chairman, _____ Date

Engineering Plans Reviewed for Conformance to Resolution: _____ Date

Joseph M. Cermele, PE
Kellard Sessions Consulting
Consulting Town Engineers

Landscaper Architect
IQ Landscape Architects
31 Mamaroneck Avenue
White Plains, New York 10601
Tel: (914) 232-0200

Surveyor
TC Merritts Land Surveyors, P.C.
394 Bedford Road
Pleasantville, New York 10570
Tel: (914) 769-8003

Owner
Nazar & Jennifer Massouh
8 Cole Drive
Armonk, NY 10504

Provident design engineering
7 SKYLINE DRIVE, HAWTHORNE, NEW YORK 10532
TEL: (914) 592-4040 WWW.PDRRESULTS.COM
UNDER NEW YORK STATE EDUCATION LAW ARTICLE 145 (ENGINEERING), SECTION 7209 (2), IT IS A VIOLATION OF THIS LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT
© PROVIDENT DESIGN ENGINEERING, PLLC

MASSOUH RESIDENCE ADDITION
8 Cole Drive
Town of North Castle
Westchester County, New York

TITLE:
DETAIL SHEET

| | |
|--------------|-----------|
| Scale: | N.T.S. |
| Date: | 3/22/2021 |
| Drawn By: | KMM |
| Checked By: | PIG |
| Project No.: | PIG-16 |
| Sheet No.: | 1 of 2 |
| Dwg. No.: | D-101 |



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

PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

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

FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: Nazar & Jennifer Massouh Date: _____

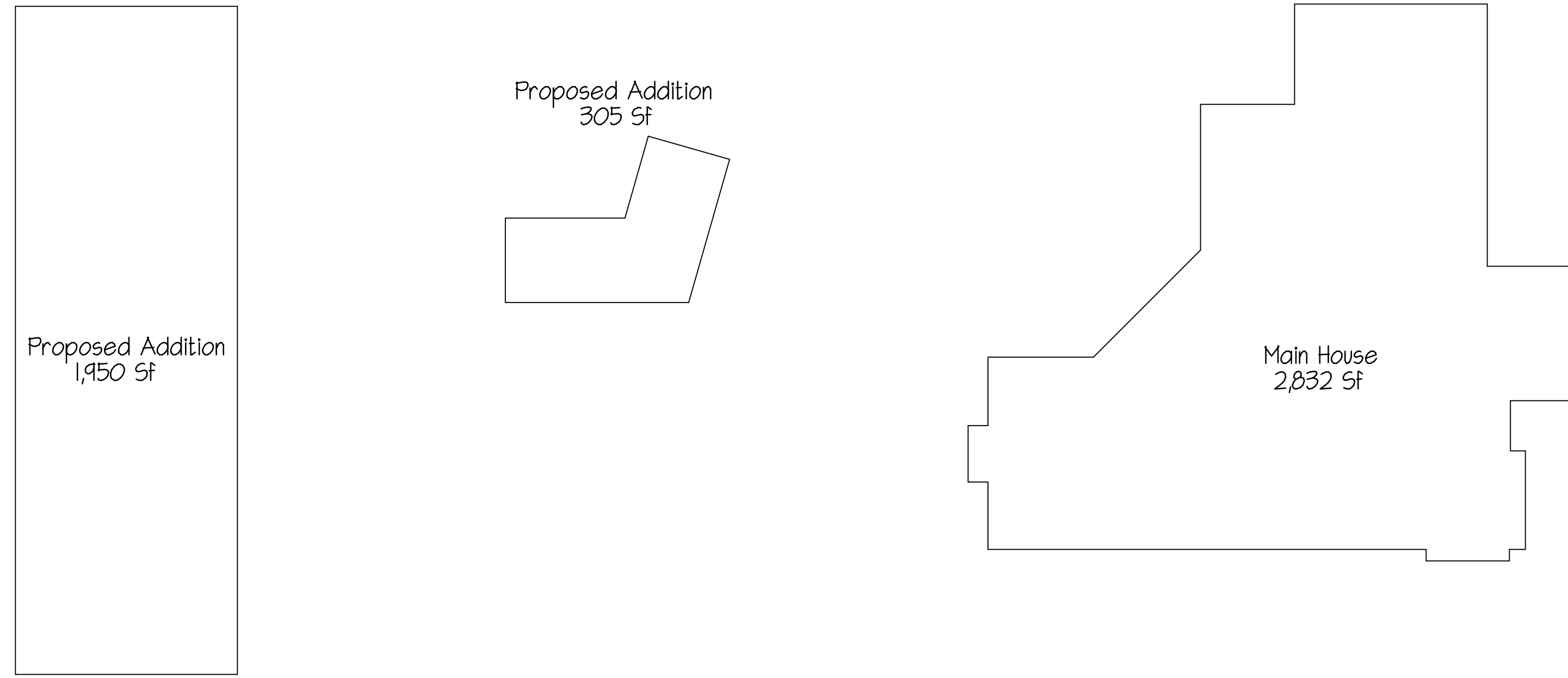
Tax Map Designation or Proposed Lot No.: 94.20 - 1 - 8

Floor Area

| | |
|--|---------|
| 1. Total Lot Area (Net Lot Area for Lots Created After 12/13/06): | 384,940 |
| 2. Maximum permitted floor area (per Section 355-26.B(4)): | 19,928 |
| 3. Amount of floor area contained within first floor: - 2,832 existing + 2,255 proposed = | 5,087 |
| 4. Amount of floor area contained within second floor: - 2,124 existing + 2,255 proposed = | 4,379 |
| 5. Amount of floor area contained within garage: - 0 existing + 0 proposed = | 0 |
| 6. Amount of floor area contained within porches capable of being enclosed: - 0 existing + 0 proposed = | 0 |
| 7. Amount of floor area contained within basement (if applicable - see definition): - 0 existing + 0 proposed = | 0 |
| 8. Amount of floor area contained within attic (if applicable - see definition): - 0 existing + 0 proposed = | 0 |
| 9. Amount of floor area contained within all accessory buildings: - 578 existing + 600 proposed = | 1,178 |
| 10. Proposed floor area: Total of Lines 3 - 9 = | 10,644 |

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

Signature and Seal of Professional Preparing Worksheet _____ Date _____



Front Elevation - Playroom

DeMasi Architects P.C.

105 SMITH AVENUE, MOUNT KISCO, NEW YORK 10549

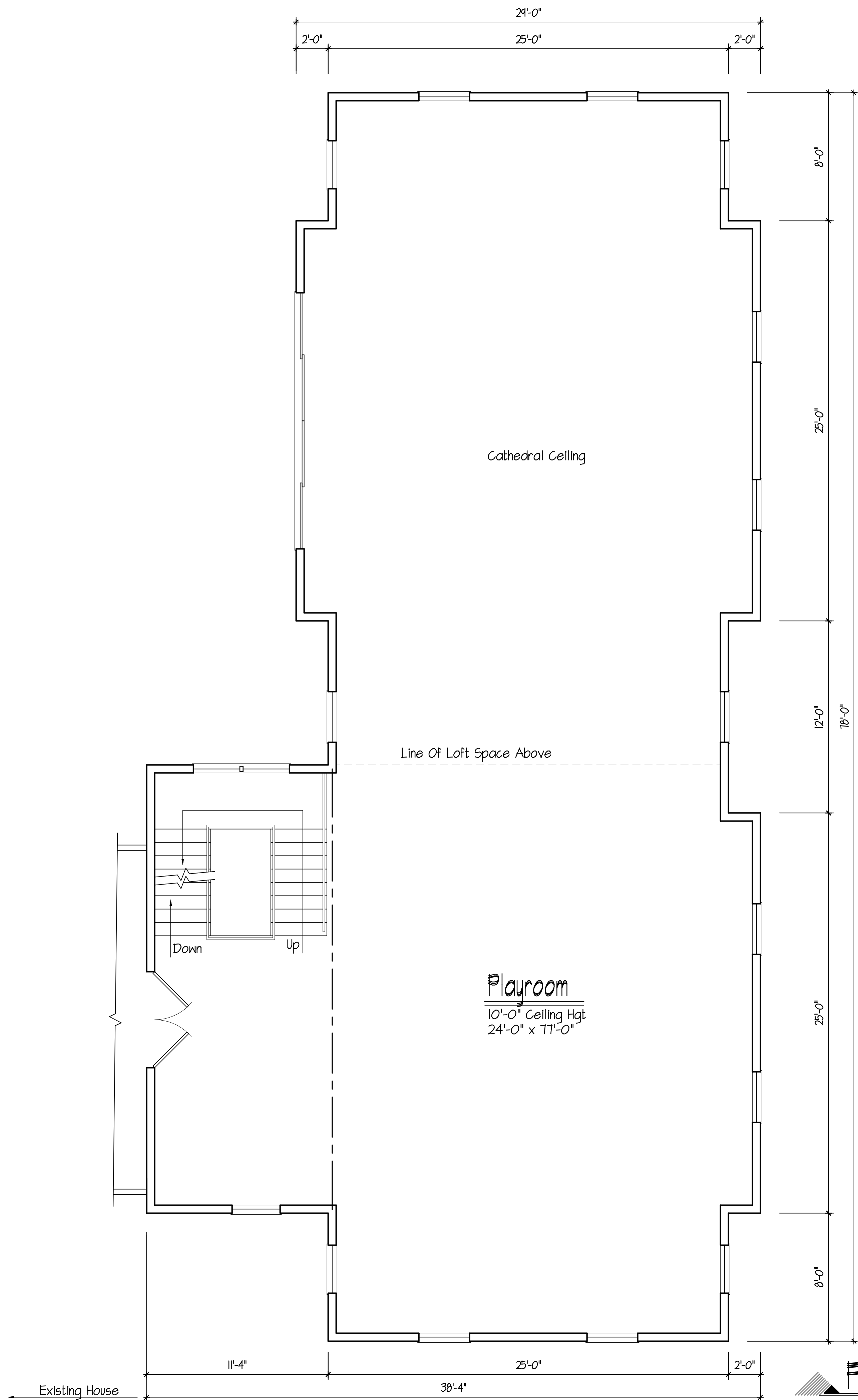
PHONE: (914) 666-3956 EMAIL: Lo@DemasiArchitects.com

Do Not Scale Prints

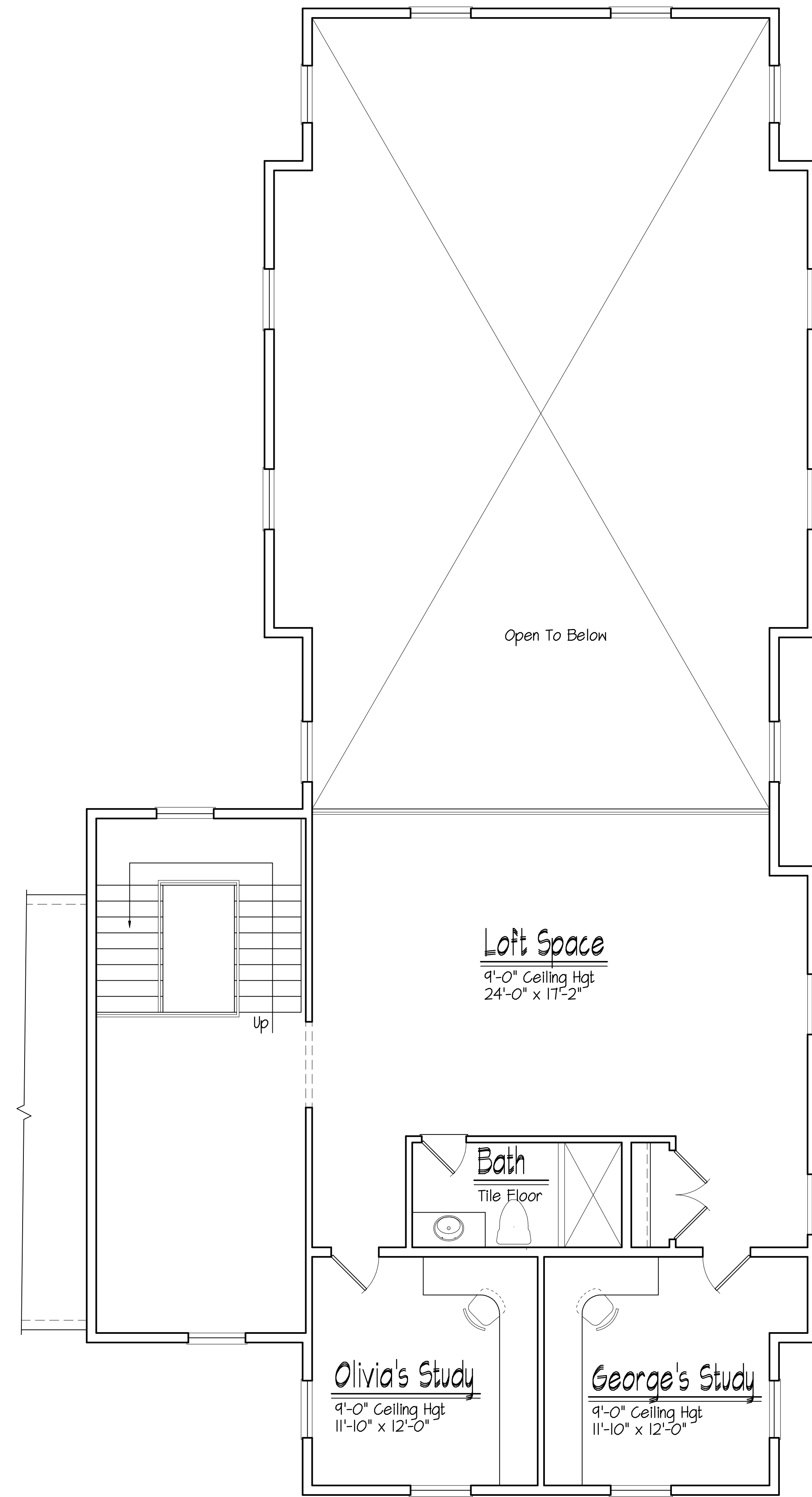
These plans are the property of the Architect. Any use or reproduction in whole or part without the written authorization of the Architect is prohibited. Any person or corporation who uses these plans without the written authorization of the Architect, or who constructs or causes to be constructed any structure in violation of the conditions of the plans, shall be liable to the Architect for all costs and expenses incurred by the Architect in the defense of any action or suit brought by the Architect to enforce the conditions of the plans.

Preliminary
Addition For
8 Cole Drive
Armonk, NY.

| | |
|----------|----------------|
| Revision | Date |
| Date | March 22, 2021 |
| Job No | 220-031 |
| Drawing | 1 OF 2 |



First Floor Plan - Playroom



Second Floor Plan - Playroom

These plans are the property of the Architect. Any use or reproduction in whole or part without the written authorization of the Architect is prohibited. Any person or corporation who reproduces or uses these plans without the written consent of the Architect will be responsible to compensate the Architect.
 These plans are not valid for a building permit unless they are accompanied by a professional seal for the construction of one structure only by the person whose name appears on the plans.

Preliminary
 Addition For
**8 Cole Drive
 Armonk, NY.**

| Revision | Date |
|----------|----------------|
| | |
| Date | March 22, 2021 |
| Job No | 220-031 |
| Drawing | |

| ZONE: ONE FAMILY RESIDENCE DISTRICT ZONE 'R-2A' | | | | | |
|---|---------------------|------------|------------|------------|------------|
| | PERMITTED /REQUIRED | LOT 8 | | LOT 9 | |
| | | EXISTING | PROPOSED | EXISTING | PROPOSED |
| MINIMUM LOT AREA: | 2 AC | 5.925 AC | 8.837 AC | 10.728 AC | 7.815 AC |
| 75% WETLAND AREA | | | 1.422 AC | | 0.421 AC |
| 50% STEEP SLOPE AREA | | | 0.406 AC | | 0.832 AC |
| NET LOT AREA | | | 7.009 AC | | 6.562 AC |
| MINIMUM LOT FRONTAGE | 150 FT. | 194.99 FT. | 194.99 FT. | 533.73 FT. | 533.73 FT. |
| MINIMUM LOT WIDTH | 150 FT. | 246.56 FT. | 370.22 FT. | 431.05 FT. | 382.67 FT. |
| MINIMUM LOT DEPTH | 150 FT. | 798.57 FT. | 730.91 FT. | 813.18 FT. | 825.39 FT. |
| FRONT YARD SETBACK | 50 FT. | 337.20 FT. | 337.20 FT. | 657.20 FT. | 657.20 FT. |
| SIDE YARD SETBACK | 30 FT. | 112.40 FT. | 112.40 FT. | 132.93 FT. | 132.93 FT. |
| REAR YARD SETBACK | 50 FT. | 463.60 FT. | 463.60 FT. | 266.80 FT. | 266.80 FT. |
| MAXIMUM HEIGHT | 30 FT. | < 30 FT. | < 30 FT. | < 30 FT. | < 30 FT. |
| MAXIMUM BUILDING COVERAGE | 8% | < 8% | < 8% | < 8% | < 8% |



| NO. | REVISION | DATE |
|-----|--------------------------------|-----------|
| 1 | TOWN REVIEW MEMO DATED 7/30/20 | 2/18/2020 |
| 2 | TOWN REVIEW MEMO DATED 11/5/20 | 3/8/2021 |
| 3 | ISSUED TO PLANNING BOARD | 3/22/2021 |

North

60 45 30 15 0 60 120
SCALE IN FEET

Landscape Architect
 IQ Landscape Architects
 31 Mamaroneck Avenue
 White Plains, New York 10601
 Tel: (914) 232-0200

Surveyor
 TC Merritts Land Surveyors, P.C.
 394 Bedford Road
 Pleasantville, New York 10570
 Tel: (914) 769-8003

Owner
 Nazar & Jennifer Massouh
 8 Cole Drive
 Armonk, NY 10504

Provident design engineering
 7 SKYLINE DRIVE, HAWTHORNE, NEW YORK 10532
 TEL: (914) 592-4040 WWW.PDERESULTS.COM
 UNDER NEW YORK STATE EDUCATION LAW ARTICLE 145 (ENGINEERING), SECTION 7209 (2), IT IS A VIOLATION OF THIS LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.
 © PROVIDENT DESIGN ENGINEERING, PLLC

LOT LINE REALIGNMENT
 8 Cole Drive & 24 Davis Drive
 Town of North Castle
 Westchester County, New York

TITLE:
 PRELIMINARY PLAT

Scale: 1" = 60'
Date: 7/13/2020
Drawn By: KMM
Checked By: PJG
Project No.: PJG-16
Sheet No.: 2 of 6
Dwg. No.: C-101

Westchester County Department of Health
 Approved pursuant to Chapter 873, Article X, Sections 873-951 and 873-1021 of the Westchester County Sanitary Code subject to the provision of public water supply and public sanitary sewer facilities to serve all structures intended for human occupancy constructed herein.
 Each purchaser of property shown hereon shall be furnished a true copy of this plat showing this endorsement. Any erasures, changes, additions or alterations of any kind, except the addition of signatures of other approving authority and the date thereof made on this plan after this approval, shall invalidate this approval.
 Approved by the Assistant Commissioner of Health Date
 on behalf of the Department of Health
 Property shown hereon is subject to the "Rules and Regulations for the protection from the contamination of the New York City Water Supply and its sources."

- Notes:**
- 1) Premises shown hereon located in the R-2A One-Family Residence District (2 acres), in the Town of North Castle.
 - 2) Premises shown hereon known and designated as Section 94.02, Block 1, Lots 8 and 9 on the Town of North Castle Tax Maps.
 - 3) All new utility service connections including lines and equipment for providing power and/or communication, including cable television, are to be installed underground.
 - 4) Additional underground easements, utilities, or structures, etc. other than those shown hereon may be encountered.
 - 5) Unauthorized alteration or addition to this drawing is a violation of Section 7209 (2) of the New York State Education Law.
 - 6) The subsurface information shown hereon, if any, is not guaranteed as to the accuracy or completeness and should be verified by the contractor before any excavation.

Approved for filing in the Westchester County Clerk's Office, Division of Land Records:

Owner: Nazar Massouh Date
 8 Cole Drive
 Armonk, New York 10504
 94.02-2-8

Owner: Jennifer Massouh Date
 8 Cole Drive
 Armonk, New York 10504
 94.02-2-8

Approved by Resolution of the Town of North Castle Planning Board:

Chairman, Christopher Carthy Date

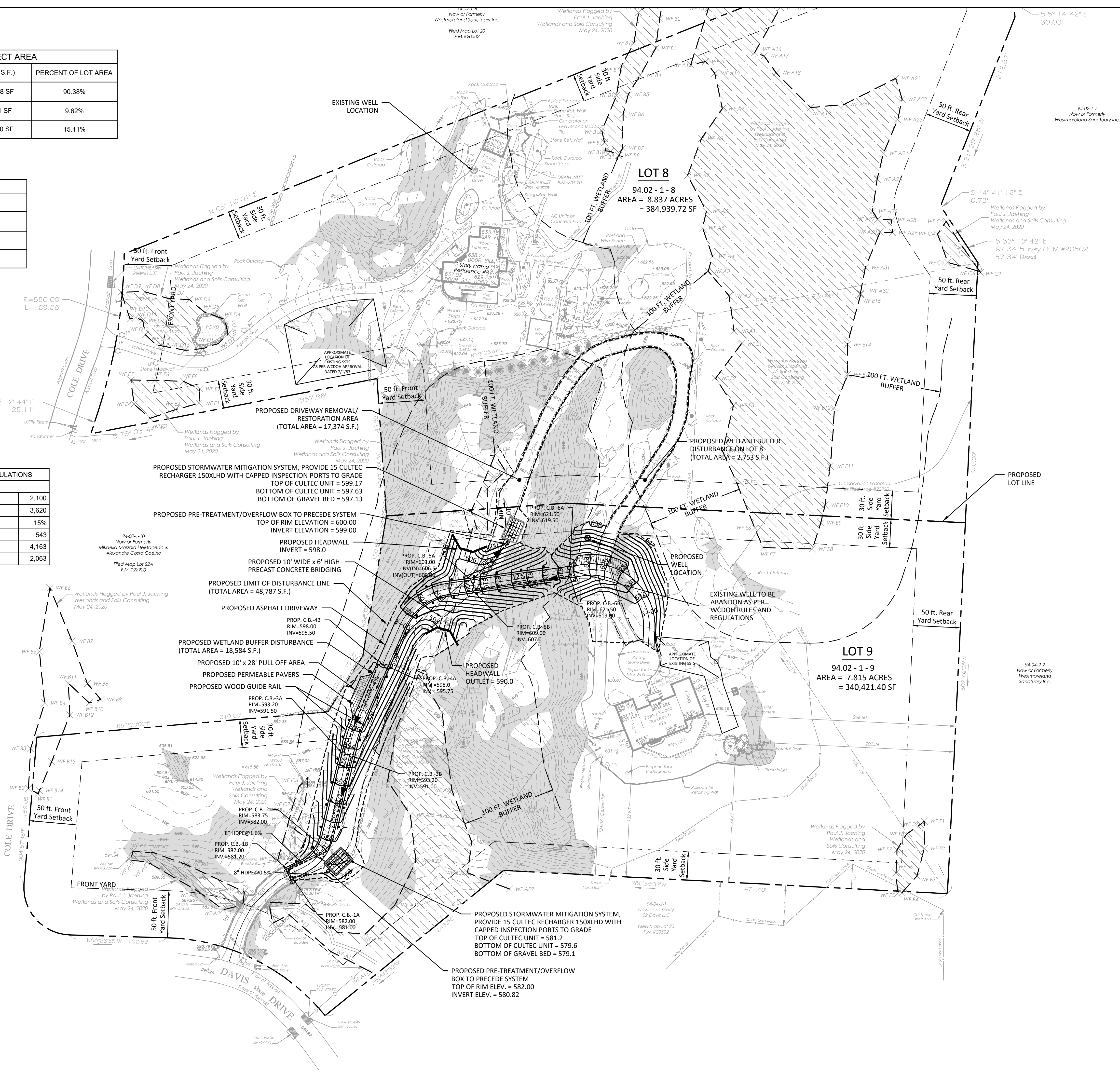
94.02 - 2 - 8 = 384,939.72 SF or 8.837 acres
 94.02 - 2 - 9 = 340,421.40 SF or 7.815 acres
 Total Area = 725,361.12 SF or 16.652 acres

C:\PROJECTS\19PJG-16_24 Davis Drive\AutoCAD\SPATIAL\ Preliminary Plat.dwg

| SLOPE RANGE - ENTIRE PROJECT AREA | | | | |
|-----------------------------------|---------------------|-----------|-------------|---------------------|
| HATCH | RANGE BEGINNING | RANGE END | AREA (S.F.) | PERCENT OF LOT AREA |
| | 0% | 25% | 655,638 SF | 90.38% |
| | 25% | AND UP | 69,781 SF | 9.62% |
| | WETLAND/WATERCOURSE | | 109,610 SF | 15.11% |

| DISTURBANCE CHART | | |
|-------------------|----------|-----------|
| CATEGORY | LOT 8 | LOT 9 |
| WETLAND | 0 SF | 0 SF |
| WETLAND BUFFER | 2,753 SF | 18,584 SF |
| >25% SLOPE | 0 SF | 10,648 SF |

| PROPOSED DRIVEWAY EARTHWORK VOLUME CALCULATIONS | | |
|---|-------------------------------|-------|
| ITEM | DESCRIPTION | |
| 1 | CUT VOLUME (CY) = | 2,100 |
| 2 | FILL VOLUME (CY) = | 3,620 |
| 3 | COMPACTION FACTOR = | 15% |
| 4 | FILL VOLUME ADJUSTMENT (CY) = | 543 |
| 5 | TOTAL FILL VOLUME (CY) = | 4,163 |
| 6 | IMPORT VOLUME (CY) = | 2,063 |



| NO. | REVISION | DATE |
|-----|--------------------------------|-----------|
| 1 | TOWN REVIEW MEMO DATED 11/5/20 | 3/8/2021 |
| 2 | ISSUED TO PLANNING BOARD | 3/22/2021 |

North

SCALE IN FEET

Landscape Architect
 IQ Landscape Architects
 31 Mamaroneck Avenue
 White Plains, New York 10601
 Tel: (914) 232-0200

Surveyor
 TC Merritts Land Surveyors, P.C.
 394 Bedford Road
 Pleasantville, New York 10570
 Tel: (914) 769-8003

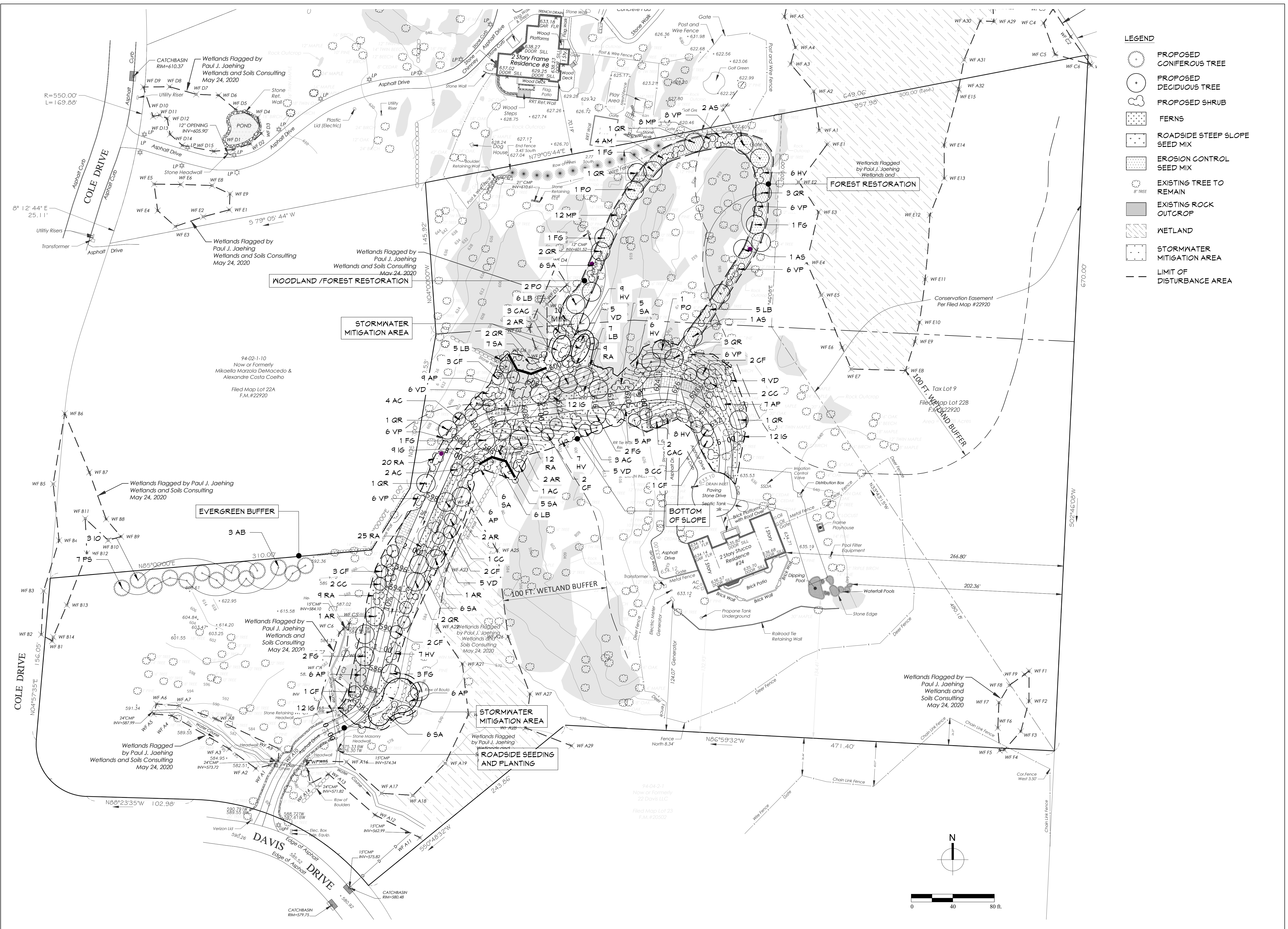
Owner
 Nazar & Jennifer Massouh
 8 Cole Drive
 Armonk, NY 10504

Provident design engineering
 7 SKYLINE DRIVE, HAWTHORNE, NEW YORK 10532
 TEL: (914) 592-4040 WWW.PDERESULTS.COM
 UNDER NEW YORK STATE EDUCATION LAW ARTICLE 145 (ENGINEERING), SECTION 7209 (2), IT IS A VIOLATION OF THIS LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.
 © PROVIDENT DESIGN ENGINEERING, PLLC

LOT LINE REALIGNMENT
 8 Cole Drive & 24 Davis Drive
 Town of North Castle
 Westchester County, New York

TITLE:
INTEGRATED PLOT PLAN

Scale: 1" = 50'
 Date: 7/13/2020
 Drawn By: KMM
 Checked By: PJG
 Project No.: PJG-16
 Sheet No.: 3 of 6
 Dwg. No.: C-102



- LEGEND**
- PROPOSED CONIFEROUS TREE
 - PROPOSED DECIDUOUS TREE
 - PROPOSED SHRUB
 - FERNS
 - ROADSIDE STEEP SLOPE SEED MIX
 - EROSION CONTROL SEED MIX
 - EXISTING TREE TO REMAIN
 - EXISTING ROCK OUTCROP
 - WETLAND
 - STORMWATER MITIGATION AREA
 - LIMIT OF DISTURBANCE AREA

CIVIL ENGINEER

Provident
design engineering

7 SKYLINE DRIVE, HAWTHORNE, NEW YORK 10532
TEL: (914) 592-4040 WWW.PDRRESULTS.COM

UNDER NEW YORK STATE EDUCATION LAW ARTICLE 145 (ENGINEERING), SECTION 2209 (2), IT IS A VIOLATION OF THIS LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT © PROVIDENT DESIGN ENGINEERING, PLLC

| No. | Revision/Issue | Date |
|-----|-------------------------|----------|
| 1 | Issue to Planning Board | 03/22/21 |

IQ
Imbiano-Quigley
Landscape Architects

31 Mamaroneck Ave
White Plains, New York 10601
admin@iqlandarch.com
(914) 232-0200

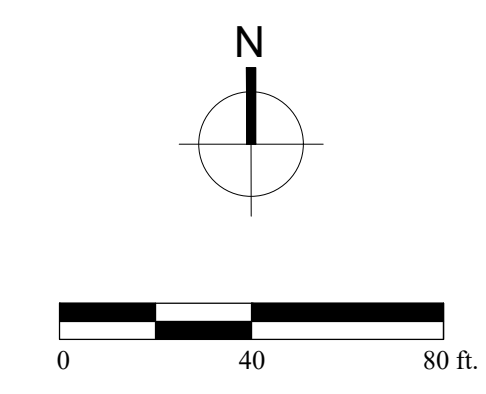
Project Name

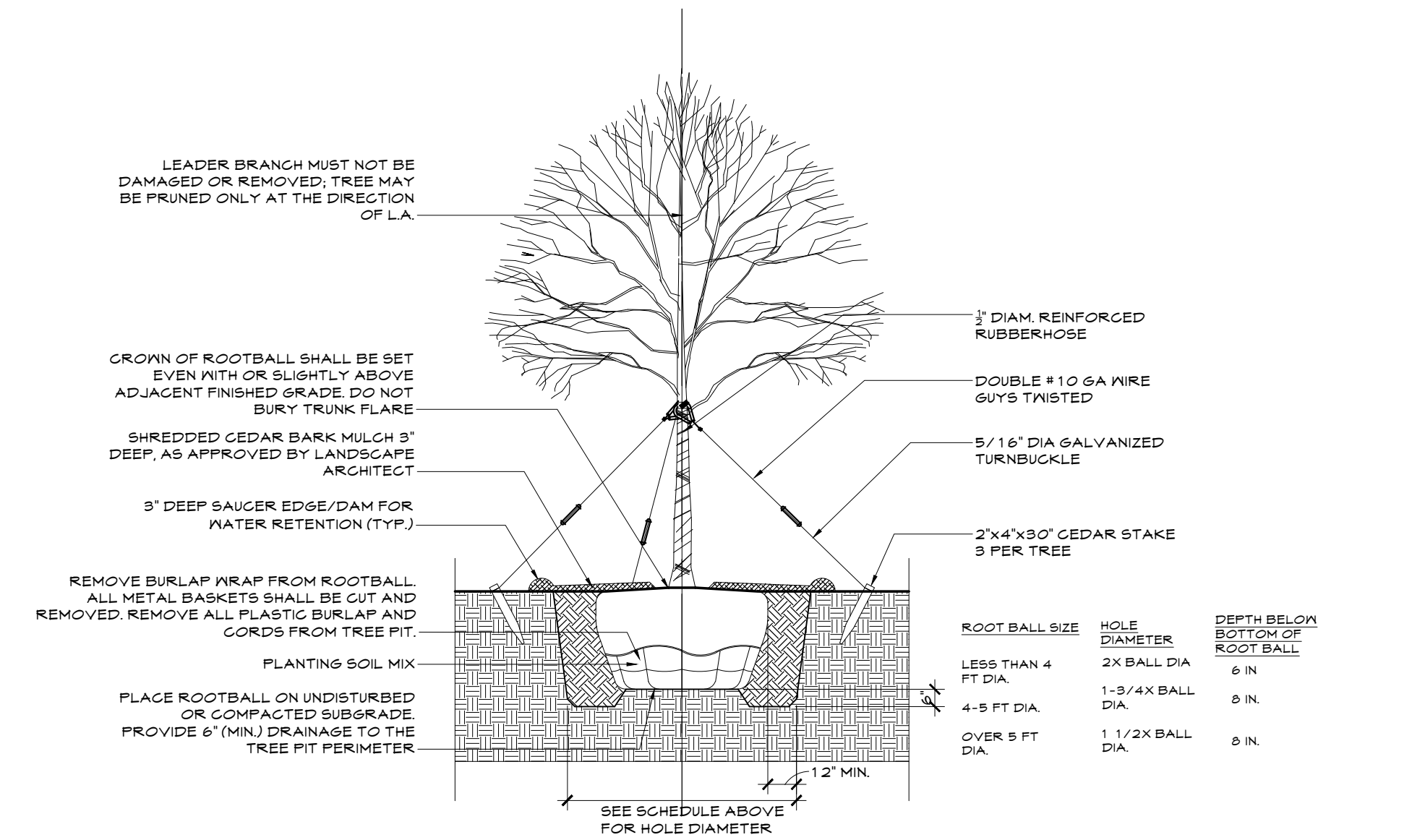
**Lot Line Realignment
8 Cole Dr. & 24 Davis Rd
North Castle, New York**

Drawing Title

**Mitigation
Planting Plan**

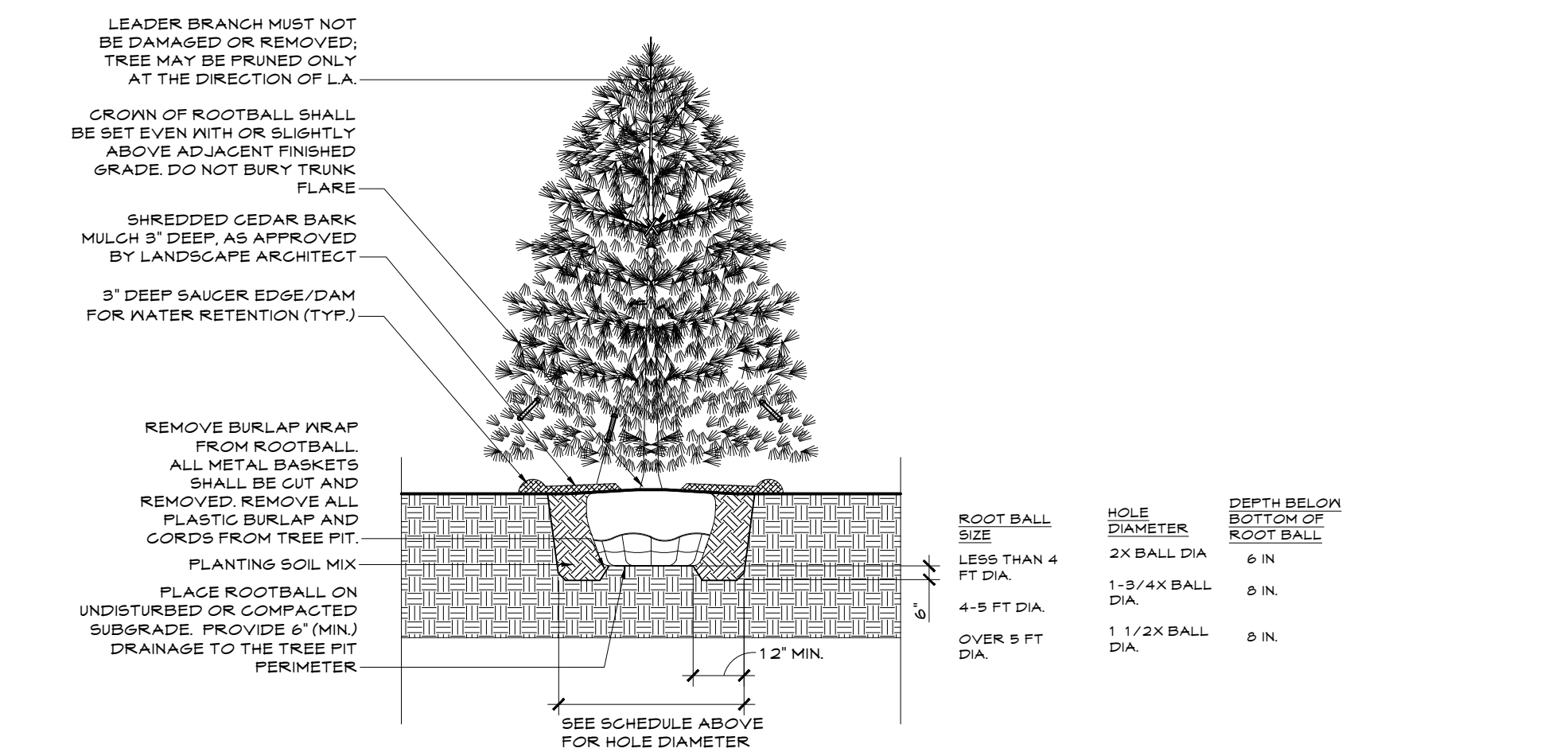
| | | | |
|----------|---------------|------------|------------|
| Scale | 1" = 40'-0" | Sheet No. | L-1 |
| Date | July 10, 2020 | Drawn By | |
| Drawn By | OV | Checked By | |
| OV | RPQ | | |





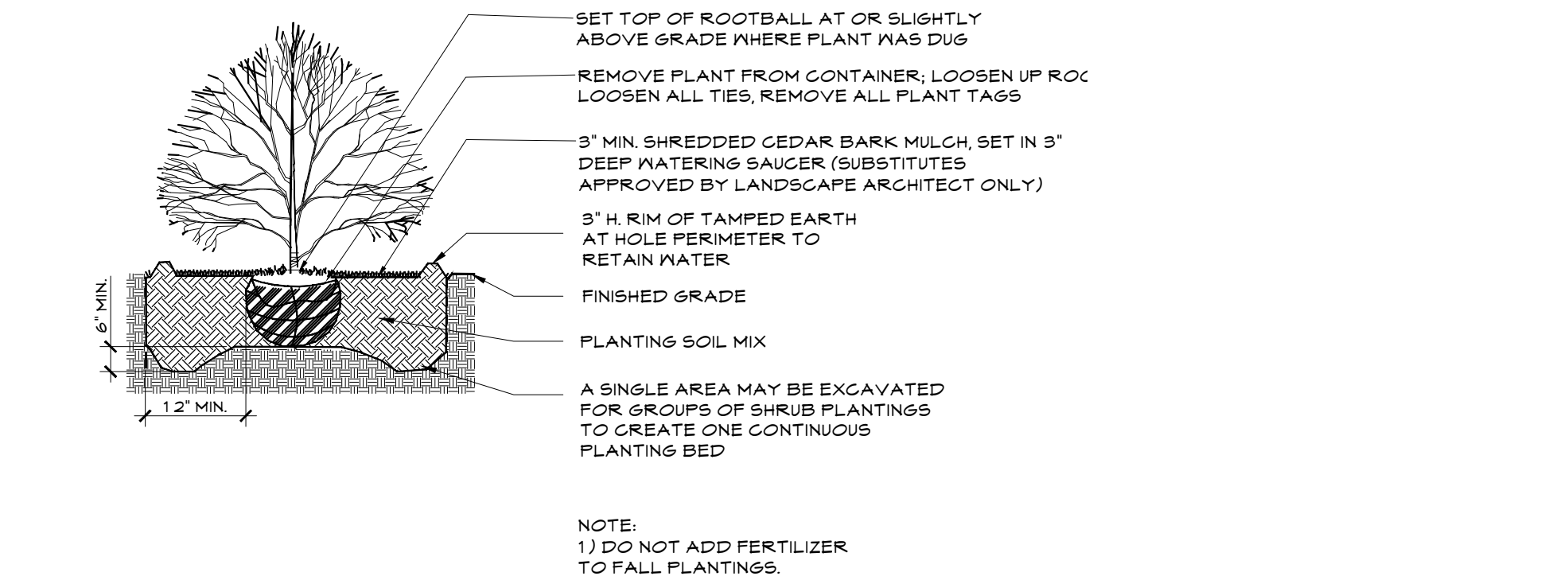
1 DECIDUOUS TREE PLANTING

Scale: N.T.S



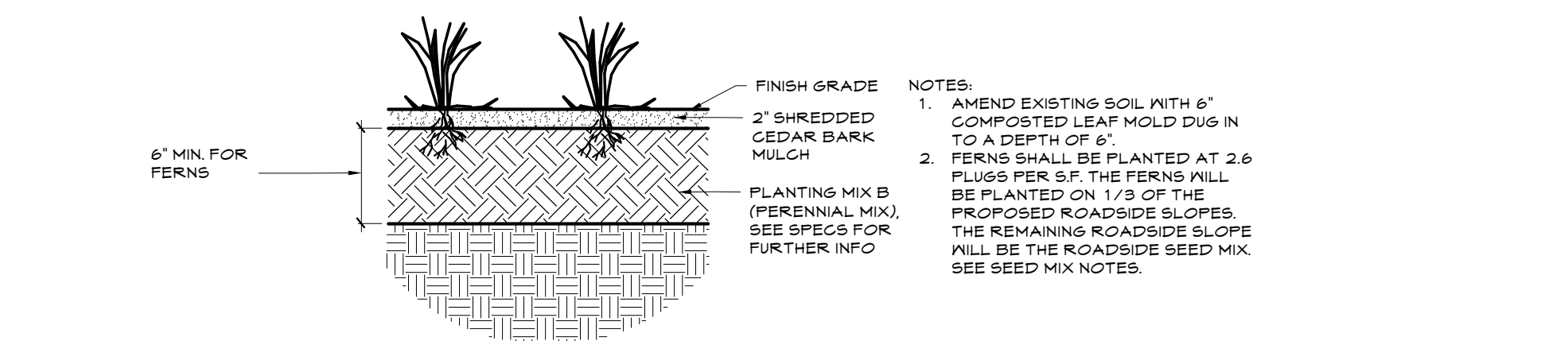
2 EVERGREEN TREE PLANTING

Scale: N.T.S



3 SHRUB PLANTING

Scale: N.T.S



4 FERN PLUG PLANTING

Scale: N.T.S

PLANTING NOTES:

- USE EXTREME CAUTION TO PROTECT UTILITIES.
- IT IS THE INTENT OF THIS CONTRACT TO AVOID ANY DISTURBANCE TO EXISTING VEGETATION ON THE SITE OTHER THAN THOSE SPECIFICALLY DESIGNATED FOR REMOVAL. ADJUSTMENTS SHALL BE MADE IN THE FIELD AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED.
- PROVIDE QUALITY, SIZE, GENUS, SPECIES AND VARIETY OF TREES AND SHRUBS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK".
- LOCATIONS OF NEW PLANTS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- ALL PLANTS SHALL BE SUBJECT TO THE LANDSCAPE ARCHITECT'S INSPECTION AND APPROVAL AT THE NURSERY AND AT THE SITE BEFORE ANY PLANTING WORK IS BEGUN.
- ALL BEDS AND TREE SAUCERS AND OTHER AREAS NOTED SHALL RECEIVE 3 INCH (MINIMUM) OF APPROVED MULCH (SHREDDED CEDAR).
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM TIME OF LANDSCAPE ARCHITECT'S FINAL WRITTEN APPROVAL.
- CONTRACTOR RESPONSIBLE FOR RESTORING ALL AREAS DISTURBED DUE TO PLANTING OPERATIONS.
- PERCOLATION TEST: PRIOR TO ANY TREE PLANTING, THE CONTRACTOR SHALL FILL A MINIMUM OF 25% OF THE PLANTING PITS WITH WATER AND OBSERVE THE RATE OF PERCOLATION. IF IN THE OPINION OF THE CONTRACTOR, SLOW PERCOLATION INDICATES A SOIL CONDITION MIGHT ENDANGER THE HEALTH OF MATERIALS TO BE PLANTED, HE SHALL CONTACT THE LANDSCAPE ARCHITECT TO ESTABLISH A MUTUALLY ACCEPTABLE METHOD OF PROVIDING ADEQUATE DRAINAGE.
- TOP SOIL MIX SHALL INCLUDE:
 - 3 PARTS SCREENED TOPSOIL
 - 1 PART SAND
 - 1 PART HUMUS
 - 5 LBS. SUPERPHOSPHATE PER CU. YD. OF MIX.

SEED MIX NOTES:

- ALL ROADSIDE SLOPES NOT TO EXCEED 2:1 GRADIENT. ALL SLOPES TO USE SPECIFIED STABILIZATION JUTE MATTING FOR SLOPE WORK AND SHALL BE STAKED AS PER MANUFACTURER'S SPECIFICATIONS, BEFORE SEEDING OPERATIONS.
- ROADSIDE SEED MIX SHALL BE 'STEEP SLOPE STABILIZATION SEED MIX' TO BE PROVIDED BY PINELANDS NURSERY, 323 ISLAND ROAD, COLUMBUS NJ 08022
- WOODLAND/FOREST RESTORATION SEED MIX SHALL BE 'EROSION CONTROL MIX' PROVIDED BY PINELANDS NURSERY 323 ISLAND RD, COLUMBUS NJ 08022 INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- STORMWATER MITIGATION AREA SHALL BE "RETENTION BASIN FLOOR MIX" # ERNM-126; PROVIDED BY ERNST SEEDS, INC, 8884 MERCER PIKE. MEADVILLE, PA 16335

TREE PRESERVATION/ PRUNING NOTES:

- ALL TREES TO BE PRESERVED ON THE SITE SHALL BE PROTECTED AGAINST DAMAGE DURING CONSTRUCTION OPERATIONS BY THE USE OF WOODEN TREE GUARDS OR SNOW FENCING. IN NO CASE SHALL BOARDS OR FENCES BE NAILED TO PROTECTED TREES. THE TREE PROTECTION SHALL BE PLACED BEFORE ANY EXCAVATING OR GRADING IS BEGUN AND MAINTAINED FOR THE DURATION OF THE CONSTRUCTION WORK UNLESS OTHERWISE DIRECTED. MINIMUM LIMITS OF TREE PROTECTION FENCING SHALL BE THE DRIP LINE OF THE TREE.
- NO MATERIAL SHALL BE STORED OR CONSTRUCTION OPERATION SHALL BE CARRIED ON WITHIN THE TREE PROTECTION FENCING. CONSTRUCTION EQUIPMENT, TRUCKS OR OTHER VEHICLES SHOULD NOT BE PARKED OR OPERATED UNDER THE CANOPY OF TREES TO BE SAVED. IF TRAFFIC CANNOT BE REROUTED OR MATERIAL STORAGE CANNOT BE RELOCATED AWAY FROM THE ROOT ZONE, THEN APPLY A LAYER OF WOOD CHIPS AT LEAST SIX INCHES THICK OVER THE ENTIRE ROOT ZONE AREA TO AVOID SOIL COMPACTION.
- ALL DEBRIS AND WASTES SHALL BE HAULED AWAY FOR PROPER DISPOSAL AND IN NO CASE SHALL BE BURNED, BURIED ON SITE OR STOCKPILED OVER ROOT ZONES.
- AVOID GRADE CHANGES AS MUCH AS POSSIBLE AROUND TREES TO BE PRESERVED. NEVER PILE EXCAVATED SOIL AROUND ANY TREE.
- ANY DAMAGE DONE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY. ROOTS EXPOSED AND/OR DAMAGED DURING CONSTRUCTION SHALL BE CUT OFF CLEANLY AND TOPSOIL SHALL BE IMMEDIATELY PLACED OVER THE EXPOSED ROOT AREA. DAMAGED TREES SHALL BE WATERED AND PROTECTED FROM FUTURE DAMAGE.
- ANY TREE DAMAGED DURING CONSTRUCTION SHALL BE INSPECTED BY A N.Y.S. LICENSED ARBORIST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE RECOMMENDATIONS BY THE ARBORIST AND ALL REPAIRS SHALL BE AT NO ADDITIONAL COST TO THE OWNER.
- ALL BRANCH PRUNING, ROOT PRUNING AND FERTILIZATION WORK TO BE PERFORMED BY A CERTIFIED LICENSED ARBORIST AND REPUTABLE TREE CARE COMPANY. SUBMIT QUALIFICATIONS TO LANDSCAPE ARCHITECT FOR APPROVAL.
- ALL PRUNING WORK TO BE COMPLETED IN ACCORDANCE WITH STANDARDS SET FORTH BY THE NATIONAL ARBORIST ASSOCIATION.
- USE ONLY HAND METHODS FOR GRUBBING IN AREAS WITHIN DRIP-LINE OF TREES.
- TREES SHALL BE PERIODICALLY INSPECTED AND CHECKED FOR SIGNS OF STRESS DURING TO NEW CONSTRUCTION BY A CERTIFIED ARBORIST RETAINED BY THE CONTRACTOR.

| PLANT LIST | QTY | KEY | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS |
|--------------------------------------|-----|-----|----------------------------|-----------------------|----------------|----------------|
| ROADSIDE SEEDING AND PLANTING | | | | | | |
| Trees | | | | | | |
| 10 | AC | | Amelanchier canadensis | Shadblow Serviceberry | 5'-6' HT | Multistem ,B&B |
| 11 | AR | | Acer rubrum | Red Maple | 2"-2 1/2" CAL. | B&B |
| 9 | CC | | Cercis canadensis | Eastern Redbud | 8'-10' HT | Multistem, B&B |
| 16 | CF | | Cornus florida | Flowering Dogwood | 8'-10' HT | B&B |
| 8 | FG | | Fagus grandiflora | American Beech | 2"-2 1/2" CAL. | B&B |
| 7 | QR | | Quercus rubra | Northern Red Oak | 2"-2 1/2" CAL. | B&B |
| 5 | CaC | | Carpinus caroliniana | American Hornbeam | 8'-10' HT | B&B |
| Shrubs | | | | | | |
| 39 | AP | | Aesculus parviflora | Bottlebrush Buckeye | 5 Gallon | Container |
| 48 | IG | | Ilex glabra | Inkberry Holly | 5 Gallon | Container |
| 22 | LB | | Lindera benzoin | Spicebush | 3 Gallon | Container |
| 37 | HV | | Hamamelis virginiana | Witch Hazel | 3 Gallon | Container |
| 74 | RA | | Rhus aromatica 'Gro-Low' | Fragrant Sumac | 3 Gallon | Container |
| 34 | SA | | Sassafras albidum | Sassafras | 5 Gallon | Container |
| 21 | VP | | Viburnum prunifolium | Blackhaw Viburnum | 5 Gallon | Container |
| 28 | VD | | Viburnum dentatum | Arrowwood Viburnum | 5 Gallon | Container |
| WOODLAND/ FOREST RESTORATION | | | | | | |
| Trees | | | | | | |
| 4 | AS | | Acer saccharum | Sugar Maple | 2"-2 1/2" CAL. | B&B |
| 3 | FG | | Fagus grandiflora | American Beech | 2"-2 1/2" CAL. | B&B |
| 4 | PO | | Platanus occidentalis | American Sycamore | 2"-2 1/2" CAL. | B&B |
| 7 | QR | | Quercus rubra | Northern Red Oak | 2"-2 1/2" CAL. | B&B |
| Shrubs | | | | | | |
| 14 | AM | | Aronia melanocarpa | Chokeberry | 3 Gallon | Container |
| 7 | LB | | Lindera benzoin | Spicebush | 3 Gallon | Container |
| 21 | HV | | Hamamelis virginiana | Witch Hazel | 3 Gallon | Container |
| 18 | MP | | Myrica pensylvanica | Bayberry | 3 Gallon | Container |
| 6 | SA | | Sassafras albidum | Sassafras | 5 Gallon | Container |
| 14 | VP | | Viburnum prunifolium | Blackhaw Viburnum | 5 Gallon | Container |
| EVERGREEN BUFFER | | | | | | |
| 3 | AB | | Abies balsamea | Balsam Fir | 8'-10' HT | B&B |
| 3 | IO | | Ilex opaca | American Holly | 6'-8' HT | B&B |
| 7 | PS | | Pinus strobus | Eastern White Pine | 8'-10' HT | B&B |
| FERNS | | | | | | |
| 8146 | PA | | Polystichum acrostichoides | Christmas Fern | Plugs | 8" O.C |
| 16292 | DP | | Dennstaedtia punctilobula | Hayscented Fern | Plugs | 8" O.C |
| 8146 | OS | | Onoclea sensibilis | Sensitive Fern | Plugs | 8" O.C |

CIVIL ENGINEER



7 SKYLINE DRIVE, HAWTHORNE, NEW YORK 10532
TEL: (914) 592-4040 WWW.PDERESULTS.COM
UNDER NEW YORK STATE EDUCATION LAW ARTICLE 145
(ENGINEERING), SECTION 2209 (2), IT IS A VIOLATION OF THIS LAW
FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A
LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT
© PROVIDENT DESIGN ENGINEERING, PLLC



| 1 | Issue to Planning Board | 03/22/21 |
|-----|-------------------------|----------|
| No. | Revision/Issue | Date |



Imbiano -Quigley
Landscape Architects
31 Mamaroneck Ave
White Plains, New York 10601
admin@iqlandarch.com
(914) 232-0200

Project Name

Lot Line Realignment
8 Cole Dr. & 24 Davis Rd
North Castle, New York

Drawing Title

Details

Scale As Noted

Sheet No.

Date
July 10, 2020

Drawn By
OV

Checked By
RPQ

L-2