

Front Elevation
Scale: 3/16" = 1'-0"



Right Side Elevation
Scale: 3/16" = 1'-0"

Schedule For Proposed Building Material and Color Scheme

	Name:	Type:	Color:
Siding:	Malbec	Wood Shingles	White Cedar
Windows:	Andersen 400	Double Hung	White
Trim:	Azek	Composite	White
Roofing:	n/a	Shingle	Cedar
Stone Veneer:	n/a	Thin Stone	Natural
Gutter/ Leaders:	n/a	Aluminum	White

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DeMasi Architects P.C.

105 SMITH AVENUE, MOUNT KISCO, NEW YORK 10544

PHONE: (914) 666-3858 EMAIL: Lou@DemasiArchitects.com

Do Not Scale Prints

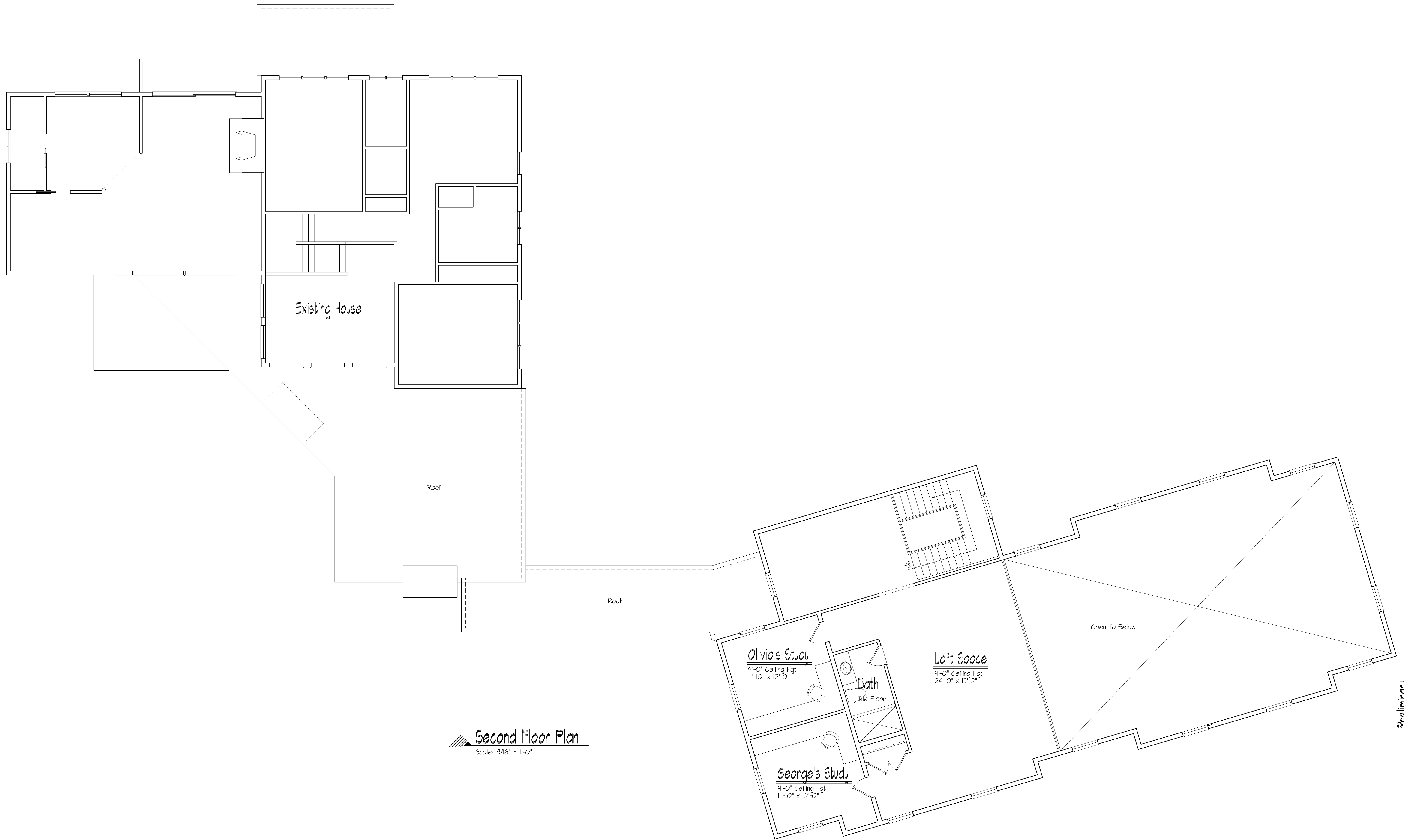
Preliminary

Addition For

**8 Cole Drive
Armonk, NY**

ARB Sub.	4/30/21
Revision	Date
Date	April 14, 2021
Job No	220-031

Drawing



Second Floor Plan
Scale: 3/16" = 1'-0"

Preliminary

Addition For

8 Cole Drive
Armonk, NY

ARB Sub.	4/30/21
Revision	Date
Date	April 14, 2021
Job No	220-031

Drawing

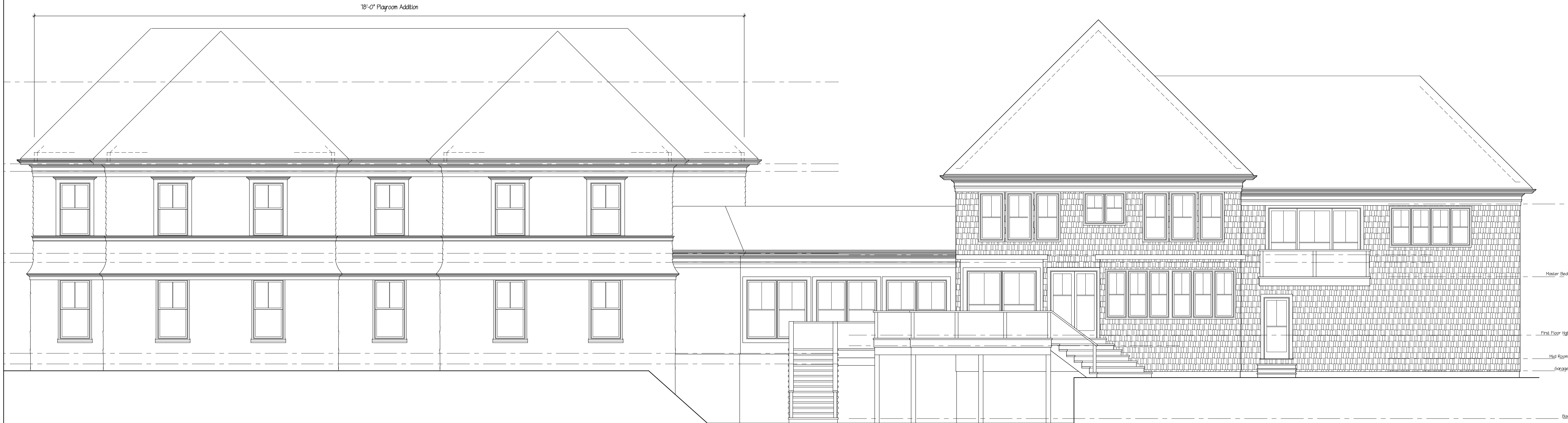
3 OF 4

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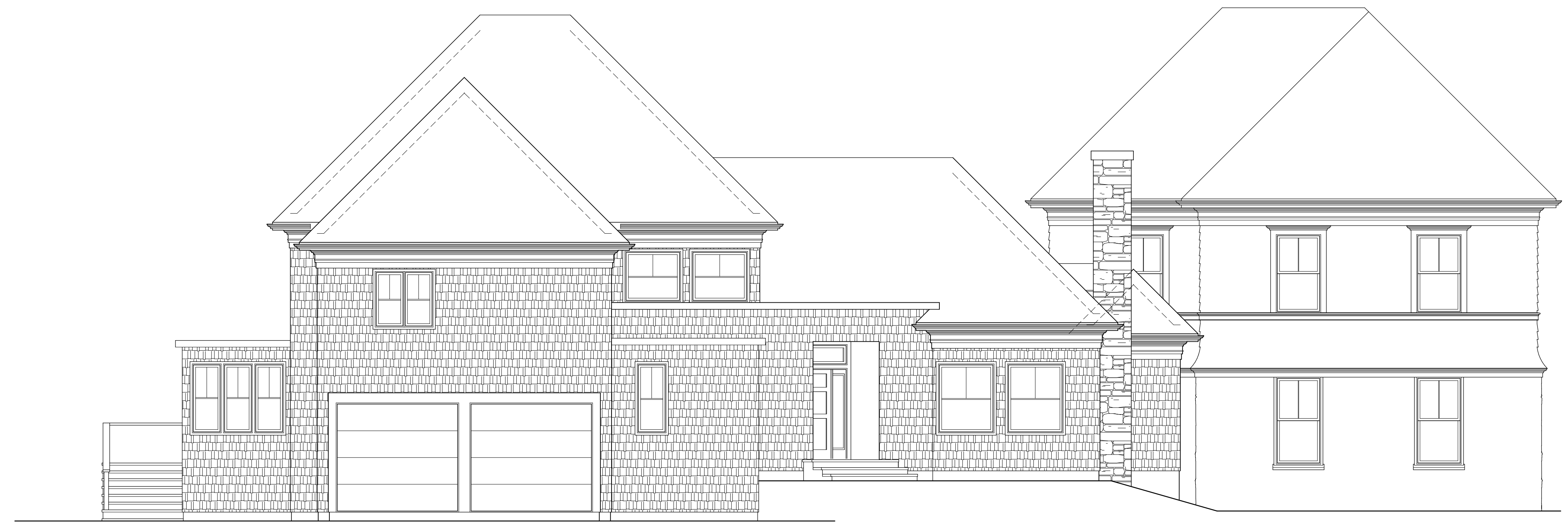
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Do Not Scale Prints



Rear Elevation
Scale: 3/16" = 1'-0"



Left Side Elevation
Scale: 3/16" = 1'-0"

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

ARB Sub.	4/30/21
Revision	Date
Date	April 14, 2021
Job No	220-031

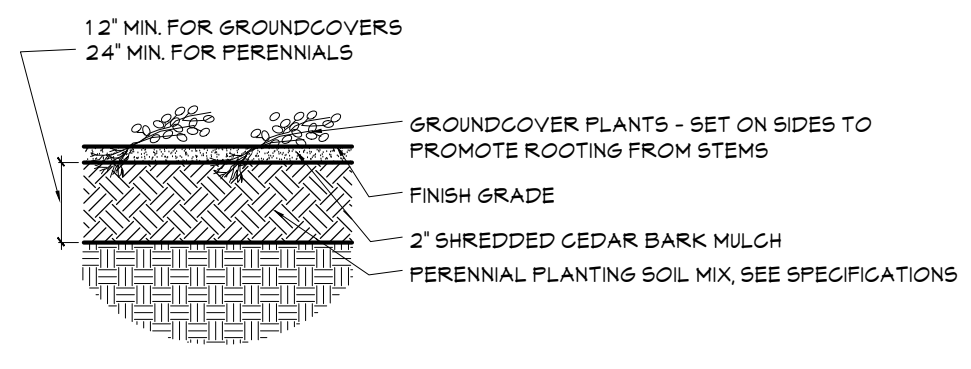
Drawing
4 OF 4



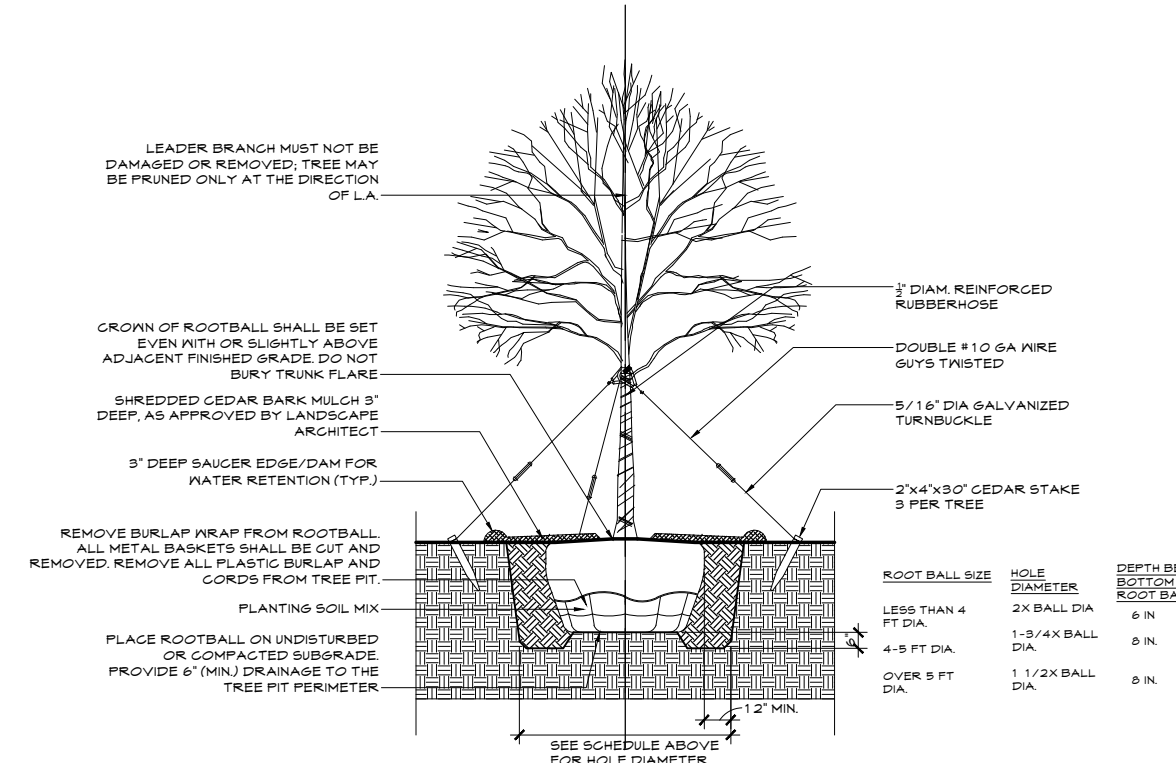
1 PLANTING PLAN
Scale: 1" = 20'-0"

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
Trees					
5	BN1	Betula nigra 'Heritage'	Heritage River Birch	12'-14' HT.	Multistem, B&B
3	BN2	Betula nigra 'Heritage'	Heritage River Birch	14'-16' HT.	Multistem, B&B
5	CF	Cornus florida	Pink Dogwood	2"-2 1/2" CAL.	B&B
2	QP	Quercus palustris	Pin Oak	3 1/2"-4" CAL.	B&B
Shrubs					
7	IG	Ilex glabra	Inkberry Holly	7 Gal.	Container
8	HI	Hamamelis x intermedia 'Arnold Promise'	Witch Hazel	7 Gal.	Container
14	HQ	Hydrangea quercifolia 'Snow Queen'	Snow Queen Oakleaf Hydrangea	5 Gal.	Container
50	RG	Rhus aromatica 'Gro-Low'	Fragrant Sumac	3 Gal.	Container
Perennials					
40	AT	Amsonia tabernemontana 'Blue Ice'	Blue Ice Amsonia	2 Gal.	Container
100	PA	Polystichum acrostichoides	Christmas Fern	2 Gal.	Container
25	RA	Rodgersia aesculifolia	Rodgersia	2 Gal.	Container

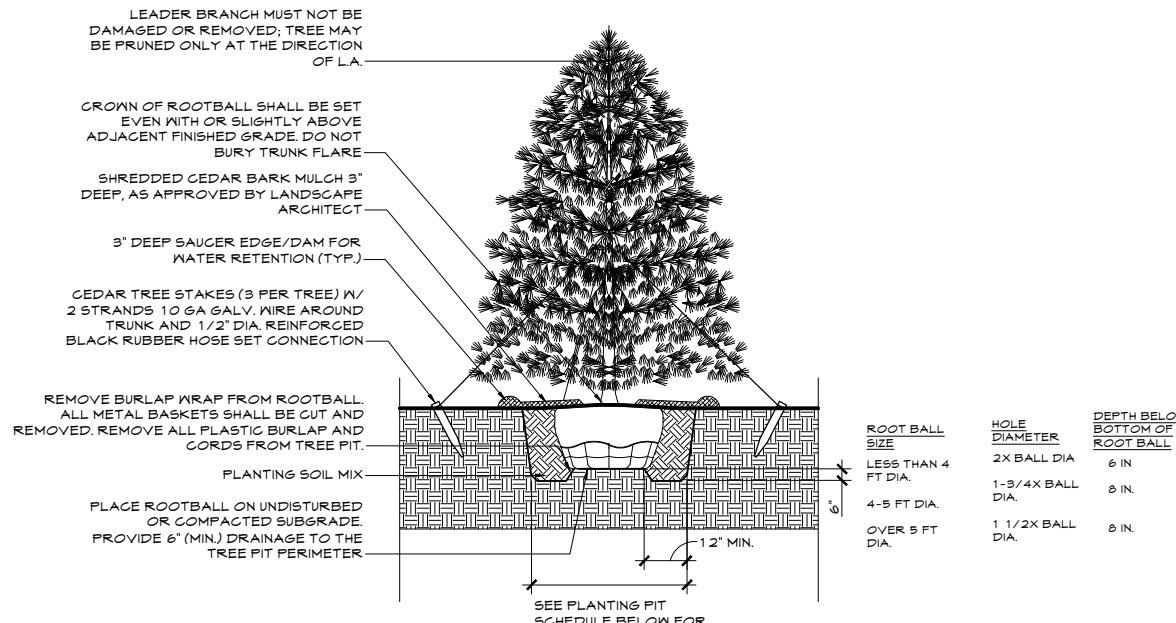
5 GROUNDCOVER/PERENNIAL PLANTING
Scale: N.T.S.



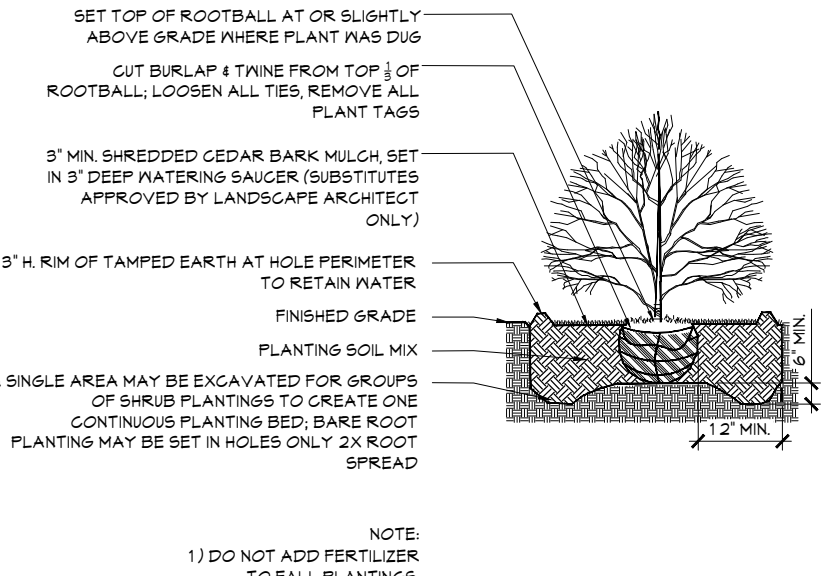
2 DECIDUOUS TREE PLANTING
Scale: N.T.S.



3 EVERGREEN TREE PLANTING
Scale: N.T.S.



4 SHRUB PLANTING
Scale: N.T.S.



- LEGEND**
- PROPOSED DECIDUOUS TREE
 - PROPOSED SHRUB
 - FERNS
 - EXISTING TREE
 - EXISTING ROCK OUTCROP
 - PERENNIALS
 - LIMIT OF DISTURBANCE AREA
 - WETLAND BOUNDARY

- PLANTING NOTES:**
1. USE EXTREME CAUTION TO PROTECT UTILITIES.
 2. 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.
 3. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED.
 4. 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".
 5. LOCATIONS OF NEW PLANTS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 6. 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.
 7. ALL BEDS AND TREE SAUCERS AND OTHER AREAS NOTED SHALL RECEIVE 3 INCH (MINIMUM) OF APPROVED MULCH (SHREDDED CEDAR).
 8. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM TIME OF LANDSCAPE ARCHITECT'S FINAL WRITTEN APPROVAL.
 9. CONTRACTOR RESPONSIBLE FOR RESTORING ALL AREAS DISTURBED DUE TO PLANTING OPERATIONS.
 10. 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.
 1. TOP SOIL MIX SHALL INCLUDE:
 - 3 PARTS SCREENED TOPSOIL
 - 1 PART SAND
 - 1 PART HUMUS
 - 5 LBS. SUPERPHOSPHATE PER CU. YD. OF MIX.

CIVIL ENGINEER

 7 SKYLINE DRIVE, HAITHORNE, NEW YORK 10532
 TEL: (914) 592-4040 WWW.PDERESULTS.COM
 UNDER NEW YORK STATE EDUCATION LAW ARTICLE 1345 (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

I	Issue to ARB	04/21/21
No.	Revision/Issue	Date

IQ
 Imbiano - Quigley
 Landscape Architects
 31 Mamaroneck Ave
 White Plains, New York 10601
 admin@iqlandarch.com
 (914) 232-0290

Project Name
**Addition for 8 Cole Dr.
 Armonk, New York**

Drawing Title
Planting Plan

Scale: As Noted
 Date: April 19, 2021
 Drawn By: VA
 Checked By: RQP
 Sheet No.: **L-1**

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

May 31, 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. We last appeared before your Board on April 12, 2021. At that meeting, we discussed the amended application, which, in addition to the lot line realignment and driveway relocation, also included the addition of the playroom/gymnastics training area to the existing house at 8 Cole. At the conclusion of that meeting your Board referred this application to the Architectural Review Board (“ARB”) for approval of the proposed addition. In addition to the ARB referral, your Board had previously referred this matter to the Conservation Board for its recommendation.

The purpose of this letter is to provide updates regarding both the ARB and Conservation Board, summarize the year long progression of this application, and to request placement on your June 14, 2021 agenda for a continued discussion and, if your Board deems appropriate, the scheduling of the required public hearings on the requested site plan and subdivision.

**II. CONSERVATION BOARD AND ARCHTECTURAL REVIEW BOARD
REFERRALS**

A. Conservation Board: Your Board referred this application to the Conservation Board on February 8, 2021 for its review and recommendation. We appeared before the Conservation Board on March 16, 2021, April 20, 2021, and, finally, May 18, 2021.

Based upon the documents reviewed and the presentations made, at the conclusion of the May 18th meeting, the Conservation Board issued a positive recommendation¹ to the Planning Board with respect to the granting of the required Wetland Permit. In reaching their recommendation, the Conservation Board noted that the Applicant has provided the required 2:1 mitigation. Further, the recommendation provides that “although the application involves significant buffer disturbance, the resulting project will reduce the impervious surface in the wetland buffer from current conditions. The Board also noted that there will be a net gain of trees on the property due to the substantial planting of replacement trees for the trees being removed.” The Conservation Board’s positive recommendation is attached hereto as **Exhibit A**.

As a condition of the positive recommendation, “the Conservation Board and the Applicant agreed that the Tree Removal Plan should be revised to have the tree survey, including the condition of each tree, verified by an arborist.” Attached hereto as **Exhibit B**, please find a letter from Pat Laidman, of Davey, a Certified Arborist, which verifies that he performed the tree identification and tree rating condition that was included on the Tree Survey. Mr. Laidman’s ISA Certified Arborist number is NY-0519A. If necessary, we will include a note on the tree survey that includes Mr. Laidman’s name and license number.

B. Architectural Review Board: Your Board referred this application to the ARB at the conclusion of your April 12, 2021 meeting. The Applicant appeared before the ARB on April 21, 2021 and May 19, 2021. At the conclusion of the May 19th meeting the ARB approved the Applicant’s application.

III. APPLICATION HISTORY AND PROGRESSION

This application was initially submitted to the Planning Board on July 13, 2021. Over the course of the last year, we have received significant feedback and comments from your Board and its consultants. Specifically, we were asked to: (i) explore unconventional alternatives to attempt to reduce the amount of fill that needs to be brought to the site; (ii) reduce impacts to wetlands; (iii) reduce impacts to steep slopes; (iv) increase safety both in terms of number of truck trips to the site and driveway improvements; (v) maintain the natural flow of water on 24 Davis; (vi) prepare a robust landscape plan. In addition to the foregoing, the Applicant also explored the possibility of relocating the driveway further north, closer to the existing curve. However, this resulted in a similar amount of fill material being needed and required a significant amount of rock blasting and/or chipping. For that reason, the alternative driveway location was abandoned.

Enclosed herewith in support of this application please find the following plans:

1. Drawing 1 of 6, Existing Conditions Plan, prepared by Provident Design Engineering, PLLC., dated July 13, 2020, last revised May 28, 2021;

¹ Note that one Conservation Board member was opposed to the positive recommendation.

2. Drawing 2 of 6, Preliminary Plat, prepared by Provident Design Engineering, PLLC., dated July 13, 2020, last revised May 28, 2021;
3. Drawing 3 of 6, Integrated Plot Plan, prepared by Provident Design Engineering, PLLC., dated July 13, 2020, last revised May 28, 2021;
4. Drawing 4 of 6, Driveway Profile and Cross Section Plan, prepared by Provident Design Engineering, PLLC, dated March 8, 2021, last revised May 28, 2021;
5. Drawing 5 of 6, Erosion Control Plan, prepared by Provident Design Engineering, PLLC, dated March 22, 2021, last revised May 28, 2021;
6. Drawing 6 of 6, Detail Plan, prepared by Provident Design Engineering, PLLC, dated March 22, 2021, last revised May 28, 2021;
7. Drawing 1 of 2, Site Plan, Addition 8 Cole Drive, prepared by Provident Design Engineering, PLC, dated March 22, 2021, last revised May 28, 2021;
8. Drawing 2 of 2, Detail Plan, Addition 8 Cole Drive, prepared by Provident Design Engineering, PLLC, dated March 22, 2021, last revised May 28, 2021;
9. Drawing 1 of 3, Mitigation Planting Plan, prepared by IQ Landscape Architects., dated July 10, 2020, last revised March 22, 2021;
10. Drawing 2 of 3, Detail Plan, prepared by IQ Landscape Architect, dated July 10, 2020, last revised March 22, 2021;
11. Drawing 3 of 3, Tree Removal Plan, prepared by IQ Landscape Architects., dated April 28, 2021;
12. Drawing 1 of 1, Planting Plan, Addition 8 Cole Drive, prepared by IQ Landscape Architects, dated April 19, 2021, last revised April 20, 2021;
13. Drawing 1 of 4, Front Side Elevation and Right Side Elevation, prepared by DeMasi Architects, P.C., dated April 14, 2021;
14. Drawing 2 of 4, First Floor Plan, prepared by DeMasi Architects, P.C., dated April 14, 2021;
15. Drawing 3 of 4, Second Floor Plan, prepared by DeMasi Architects, P.C., dated April 14, 2021;
16. Drawing 4 of 4, Rear Elevation and Left Side Elevation, prepared by DeMasi Architects, P.C., dated April 14, 2021.

A. Fill Reduction/Unconventional Alternative: Our initial submission required approximately 5,300 cubic yards of fill material to be brought to the site in order to accommodate the driveway relocation. We revised those plans to reduce the amount of fill needed to approximately 2,000 cubic yards (a 60% reduction). We had also explored the possibility of utilizing Geof foam blocks in place of traditional natural fill material. In connection with the proposed use Geof foam block, we contacted Marvin Cook, of the Oracle Group, a recognized expert in the field. As you will recall, Mr. Cook appeared before your Board as an independent² expert consultant to provide you with information regarding the use of Geof foam blocks. While the use of Geof foam blocks could have potentially reduced the number of required truck trips to under 15, it was ultimately determined to proceed with the use of natural fill material.

Based on our current proposal, approximately 2,063 cubic yards of fill will be required for the driveway relocation. In order to reduce the required number of truck trips to the site, the Applicant has amended the application to include the addition of the playroom to the house at 8 Cole. This allows us to utilize the approximately 984 cubic yards of cut associated with that work at 24 Davis. This material can be transferred internally, thereby negating the need for trucks to traverse the adjoining road to bring material to the site.

B. Reduction of Impacts to Wetlands: The original proposal included impacts to 4,100 s.f. of wetland area. Our plans have been revised to completely eliminate any disturbance to the wetlands. While there is approximately 24,900 s.f. of disturbance to the wetland buffer, the Applicant has prepared a robust 2:1 mitigation plan for that unavoidable disturbance to the buffer. As noted above, the Conservation Board has reviewed that mitigation plan and recommended that the Planning Board grant the requested wetland permit. In granting its positive recommendation, the Conservation Board noted that the Applicant will be providing other significant benefits, including the elimination of 6,000 s.f. of impervious surface. Additionally, the Conservation Board took into consideration the fact that there is currently no stormwater mitigation associated with the existing driveway and that this surface runoff flows untreated into the wetlands. Under the new plan the stormwater will be captured and polished prior to release.

C. Reduction to Steep Slope Disturbance: The original plan contained approximately 18,000 s.f. of disturbance to slopes in excess of 25%. We have revised our plans to reduce the area of disturbance to approximately 10,600 s.f.

Reconfiguration of the driveway serving 24 Davis will result in approximately 10,600 s.f. of disturbance to existing steep slope area, of which, 5,900 s.f. is unavoidable due to the approach of the proposed driveway to the existing dwelling.

Remaining slope disturbance is due to the driveway placement between Stations 1+50-3+50 (3,400 s.f.), minimizing disturbance to wetland and buffer areas and at the entrance to existing

² Note that Mr. Cook confirmed at the Planning Board meeting that he was neither engaged nor paid by the Applicant. Instead, he was simply appearing before your Board as an unpaid expert to provide you with information regarding the Geof foam material.

dwelling (1,300 s.f.) where the intention was to generate additional excavated material to be used as fill and reduce the amount to be imported into the property.

While the unavoidable area of disturbance is significant, the opportunity for mitigation offered by restoration of the disturbed areas and proposed stormwater improvements will clearly outweigh long term adverse impacts on or adjacent to the property. Approximately 7,400 s.f. of existing driveway, in close proximity to existing wetlands, would be removed. Once restored, 6,700 s.f. of wetland buffer area would be improved. Surface conditions associated with the restored areas would immediately improve stormwater runoff water quality discharging directly into existing wetlands. Newly created vegetated and pervious areas would allow for an increase in stormwater runoff infiltration into soils, effectively reducing volume of runoff flowing leaving the site and flowing onto adjacent properties.

Stormwater practices implemented as a result of the construction of the relocated driveway will capture and treat stormwater generated from the new impervious surface. The combining effect of the implementation of stormwater mitigation and mitigation plantings associated with the restored areas will drastically improve wetland and wetland buffer areas, woodlands and drainage patterns on and adjacent to property.

- D. Increased Safety:** If approved, the proposed new driveway will significantly increase safety for those utilizing the driveway for access to 24 Davis. First, the revised driveway layout eliminates the hazardous curve on the northern section of the existing driveway. Additionally, multiple pull off areas have been added to the proposed driveway, which will allow cars entering and exiting simultaneously to safely pass. Finally, it is respectfully submitted that the reduction in the number of trucks traversing the local roads to bring material to the site results in a safer project.
- E. Natural Water Flow:** At the request of the Planning Board, the Applicant has revised the plans to show the use of a box culvert under the proposed relocated driveway. This allows for the unobstructed natural flow of water in its existing condition.
- F. Landscape Plan:** The Applicant has prepared a robust landscaping plan that will result in a better environmental condition than currently exists on the site. In addition to, and as part of, the 2:1 mitigation plan recommended for approval by the Conservation Board that is discussed above, the Applicant is proposing to remove all of the invasive species that have overtaken the Subject Property. Once the invasive species are removed, there will be a complete replanting of the understory with native species. Finally, while 67 trees are proposed to be removed from the site, the Applicant has committed to planting 97 trees, which, as noted by the Conservation Board, results in a net gain of trees on the property.

IV. COMPREHENSIVE PLAN

Throughout the application review, there has been discussion regarding whether the proposal is consistent and/or compatible with the Comprehensive Plan. Specifically, the question has been posed whether the proposed action is “consistent with the Comprehensive Plan goal of

protecting wetlands, steep slopes, and other environmentally sensitive land?" While this application does include a significant amount of disturbance to wetland buffer and steep slopes, it is respectfully submitted that, for the following reasons, the development proposal will have a net positive environmental impact and is consistent with the Comprehensive Plan.

The Comprehensive Plan states that "Environmental features such as wooded areas and watercourses can create aesthetic appeal which contributes to quality-of-life and strong property values, as well as generating more quantifiable positive impacts such as stormwater management, improved air and water quality, flood mitigation and maintenance of wildlife habitat."³ The Applicant agrees and embraces this statement and believes that the current proposal supports this lofty goal.

- A. Environmental Aesthetic:** The Applicant is proposing to remove a total of 67 trees. Of these, 23 are classified as in poor condition or are dead. These trees will be replaced with 97 trees. This results in a net gain in trees.

Additionally, all non-native species will be removed from the project site. As part of the landscaping plan, the Applicant intends to completely re-plant the understory, which has been decimated by deer, with native species.

Finally, a total of 6,000 s.f. of impervious surface will be removed. This will provide a better aesthetic and will provide for greater protection of the wetlands.

For the foregoing reasons, it is respectfully submitted that there will be a net benefit to the environment associated with the proposed work. Specifically, the proposed work will create a better aesthetic appeal than currently exists on the site and will improve the quality of life for both the Applicant and his neighbors.

- B. Steep Slopes:** "Generally, development of steep slopes is difficult, but not impossible, due to construction costs and the undesirability of road grades in excess of 10%."⁴ However, "future development on steep slopes is possible in certain circumstances, with special design considerations and strict monitoring during construction..."⁵

It is submitted, that this is one of the times where development of steep slopes is difficult, but possible. There has been significant attention paid to the details associated with the steep slopes development and disturbance has been limited to the greatest extent practicable. The work on the steep slopes will be performed in accordance with the Town's steep slopes laws and will be closely monitored throughout the construction process.

- C. Stormwater Management:** Pursuant to the Comprehensive Plan, "[a leading contributor to stormwater runoff is impervious surface, or any material that prevents infiltration of water into

³ 2018 Comprehensive Plan, page 37.

⁴ *Id.*

⁵ *Id.*

soils.”⁶ Further, the Comprehensive Plan recognizes “that many properties were constructed before the current stormwater regulations were in place, and that the requirement to install stormwater facilities may only be triggered by new construction or redevelopment, the Town should explore ways to encourage voluntary installation of stormwater management measures.”⁷

Based on the foregoing, it is respectfully submitted that the Applicant’s proposal is consistent with the Comprehensive Plan. Currently, there are no stormwater management measures in place with respect to the existing 24 Davis driveway, which results in untreated runoff ending up in the wetlands. The Applicant is proposing the elimination of 6,000 s.f. of impervious surface from the wetland buffers and the installation of stormwater management measures. This results in both a reduction of runoff and the treatment of any runoff from the relocated driveway; a net benefit for the environment.

V. CONCLUSION

As highlighted in section III above, over the course of the last year, with meaningful input and direction from your Board and its consultants, the Applicant’s proposal has undergone significant revisions, which resulted in reduced impacts to steep slopes, wetlands, wetland buffers, and the surrounding roadways. Not only have impacts been reduced, but we believe that the proposed development will result in a net benefit to the environment. We have reduced the amount of impervious surface on the Subject Property, reduced stormwater runoff, provided treatment of runoff prior to it entering the wetlands, and have produced a mitigation plan that fully compensates for any disturbance in the wetland buffer. Further, the planting plan provides for a net gain in trees on the property, better screening for the neighboring property owner, removal of invasive species, and the replanting of the understory with native species.

We look forward to discussing this with your Board at the June 14th meeting and scheduling the requirement public hearing. If you have any questions or concerns, please don’t hesitate to contact me.

Very truly yours,



Kory Salomone

⁶ *Id.* at 46.

⁷ *Id.* at 51.

EXHIBIT A



TOWN OF
NORTH CASTLE
CONSERVATION
BOARD

17 BEDFORD ROAD
ARMONK, NY 10504
TEL: 914 273 0346
FAX: 914 273 3554
www.northcastleny.com

DATE: May 26, 2021

MEMO TO: Christopher Carthy, Chairman
& Planning Board Members

FROM: Jane Black, Co-Chair
John Krupa, Co-Chairman

RE: **Recommended Wetland Approval**
Nazar Massouh & Pudding Pie II, LLC
8 Cole Drive & 24 Davis Drive
Sec. 94.02, Blk. 1, Lots 8 & 9

The applicant and their representatives appeared before the Conservation Board on March 16, 2021, April 20, 2021, and May 18, 2021. The application includes a driveway realignment and to reappportion the two (2) existing lots, resulting in two (2) lots approximately 8.8 and 7.6 acres in size, respectively. The total areas of the properties are +/- 16.60 acres and both are located in the R-2A Zoning District.

A significant portion of the project site is within the locally regulated 100-foot wetland buffer. The project will result in 24,900 sq. ft. of disturbance within the wetland buffer. In accordance with Chapter 340- Wetlands and Watercourse Protection of the Town Code, the applicant is required to provide 2:1 mitigation for unavoidable disturbance to wetland/wetland buffer, where 49,950 sq. ft. of wetland buffer mitigation is proposed. The Conservation Board noted that, although the application involves significant buffer disturbance, the resulting project will reduce the impervious surface in the wetland buffer from the current conditions. The Board also noted that there will be a net gain of trees on the property due to the substantial planting of replacement trees for the trees being removed.

As a condition of the positive recommendation, the Conservation Board and the applicant agreed that the Tree Removal Plan should be revised to have the tree survey, including the condition of each tree, verified by an Arborist. The vote was not unanimous, as one (1) vote was opposed to the positive recommendation. The Board member who opposed the recommendation stated that the site would be forever harmed by the construction, despite the fact that the proposed project complies with the Town's regulations.

JM/JB/JK

cc: K. Solomone, Esq. A. Simon, Town Clerk
P. Gregory J. Berra, Town Board Liaison
A. Kaufman, Town Planner M. Norden, Kellard Sessions Consulting
R. Baroni, Esq. Conservation Board

EXHIBIT B



Proven Solutions for a Growing World

57 Valley Avenue Elmsford, NY 10523

(914) 345-8733 Fax: (914) 345-3340

www.davey.com

NYS Pesticide Business Registration: 17625

May 21, 2021

Mr. Richard Quigley
IQ Landscape Architects PC
31 Mamaroneck Ave., 7th Floor
White Plains, NY 10601

Dear Richard,

Service Location:

24 Davis Road

Armonk, NY

I performed tree identification service on 4/27/2021 for approximately sixty (60) trees at the address listed above to identify tree species, trunk diameter (DBH) and rating condition (good, fair or poor).

I can be reached at 914-490-2508 or patrick.laidman@davey.com should there be any questions regarding this evaluation.

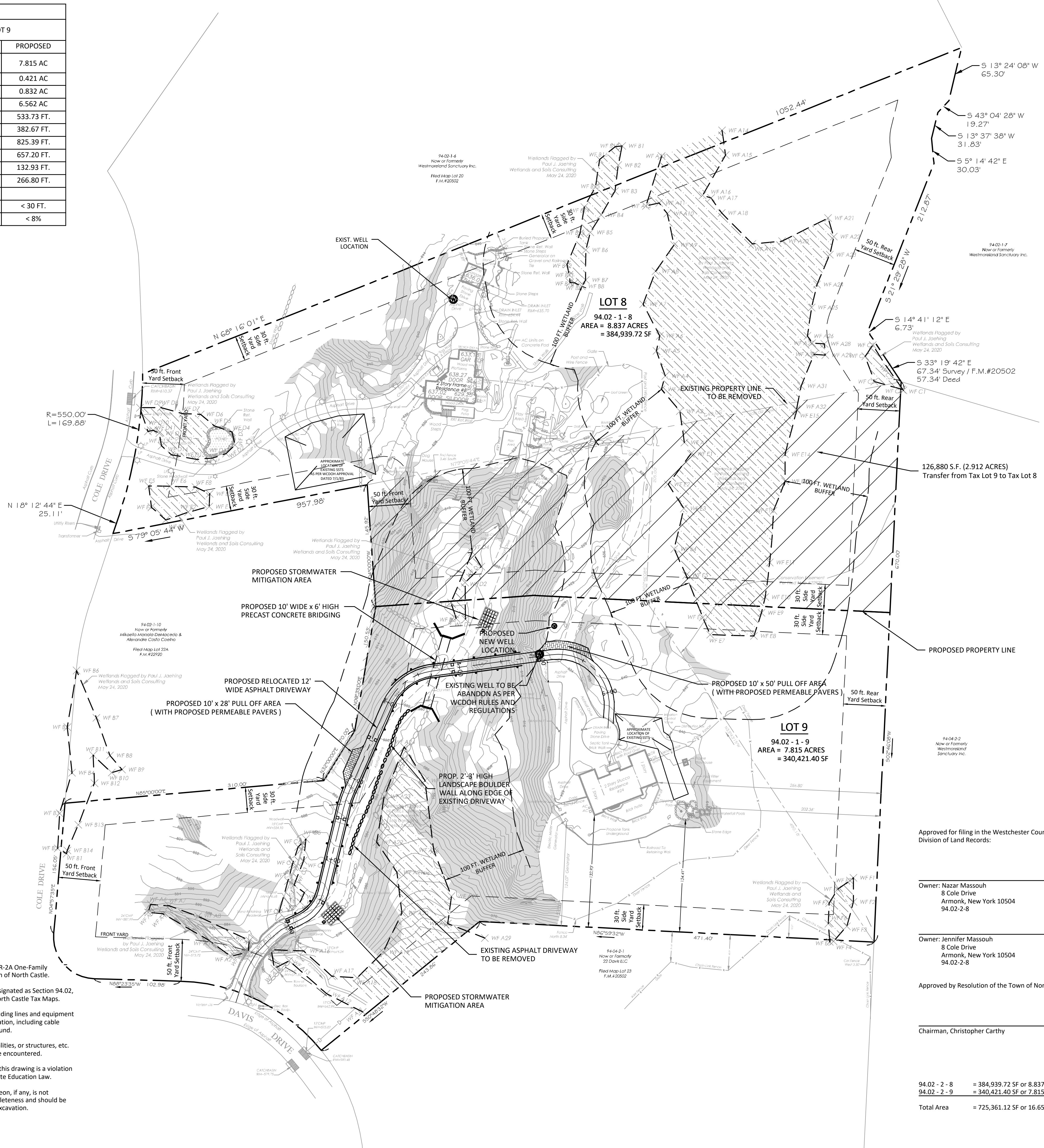
Thank you,

Pat Laidman

ISA Certified Arborist NY-0519A

NY Pesticide License #C3610768

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%



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.

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
4	ISSUED TO PLANNING BOARD	5/28/2021

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.: PIG-16

Sheet No.: 2 of 6

Dwg. No.: C-101

Seal: STATE OF NEW YORK, PETER J. GREGORY, LICENSED PROFESSIONAL ENGINEER, No. 071226

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

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

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

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

G:\PROJECTS\10\PIG-16_24 Davis Drive\AutoCAD\SP\A\Pre\16.dwg

COMPARATIVE ANALYSIS CHART		
1	TOTAL AREA OF DISTURBANCE ASSOCIATED WITH DRIVEWAY RELOCATION	47,755 S.F.
2	TOTAL AREA OF EXISTING ASPHALT DRIVEWAY	19,940 S.F.
	TOTAL AREA OF PROPOSED RELOCATED DRIVEWAY	13,940 S.F.
	NET REDUCTION IN DRIVEWAY IMPERVIOUS SURFACE	6,000 S.F.
3	AREA OF WETLAND BUFFER DISTURBANCE FOR PURPOSE OF QUANTIFYING MITIGATION AREA	24,900 S.F.
4	TOTAL AREA OF LANDSCAPE MITIGATION PROVIDED	49,950 S.F.
5	NET VOLUME OF FILL MATERIAL REQUIRED FOR PROPOSED CONSTRUCTION OF PROP. DRIVEWAY	2,063 C.Y.
	AMOUNT OF EXCAVATED MATERIAL ANTICIPATED TO BE GENERATED FROM 8 COLE DR. ADDITION	984 C.Y.
	REMAINING VOLUME OF FILL MATERIAL TO BE IMPORTED TO SITE	1,079 C.Y.
	ASSUMING 18 CY PER TRUCK DELIVERED REQUIRED No. OF TRUCKS	60 Truck Trips

PROPOSED DRIVEWAY EARTHWORK VOLUME CALCULATIONS		
ITEM	DESCRIPTION	
1	CUT VOLUME (CY) OF DRIVEWAY EXCAVATION =	2,100
2	FILL VOLUME (CY) =	3,620
3	COMPACTION FACTOR =	15%
4	FILL VOLUME ADJUSTMENT (CY) =	543
5	TOTAL REQUIRED FILL VOLUME (CY) =	4,163
6	VOLUME OF FILL TO BE IMPORTED (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
3	CON. BOARD - BOULDER - CHART	4/30/2021
4	ISSUED TO PLANNING BOARD	5/28/2021

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

Scale IN FEET
 50 40 30 20 10 0 50 100

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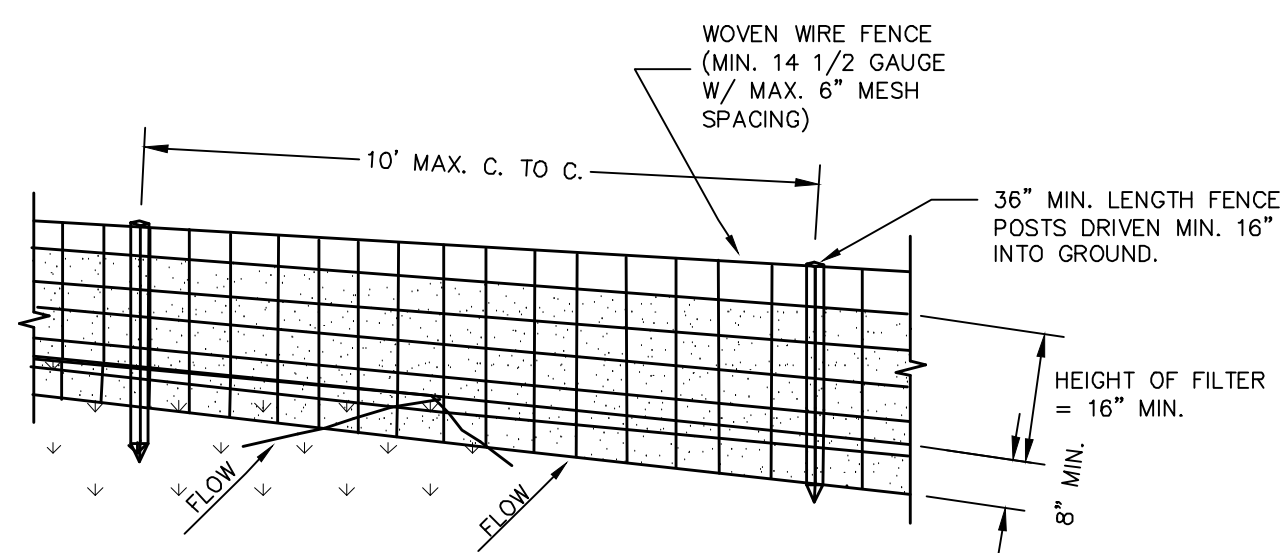
LOT LINE REALIGNMENT
 8 Cole Drive & 24 Davis Drive
 Town of North Castle
 Westchester County, New York

TITLE:
 INTEGRATED PLOT PLAN

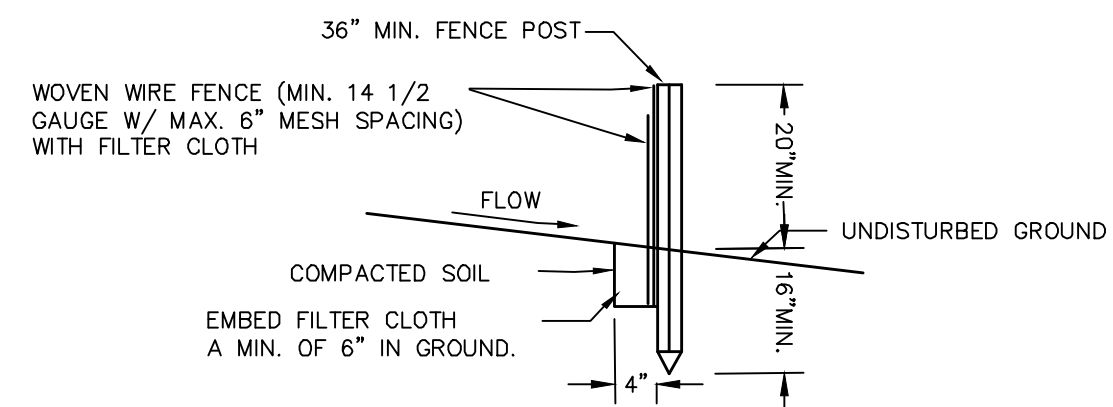
Scale: 1" = 50'
Date: 7/13/2020
Drawn By: KMM
Checked By: PJG
Project No.: PJG-16
Sheet No.: 3 of 6
Dwg. No.: C-102

Professional Engineer Seal:
 STATE OF NEW YORK
 PETER J. GREGG
 LICENSED PROFESSIONAL ENGINEER
 No. 071226

G:\PROJECTS\10\PJG-16 - 24 Davis Drive\AutoCAD\SP\A\Integrated Plot Plan.dwg



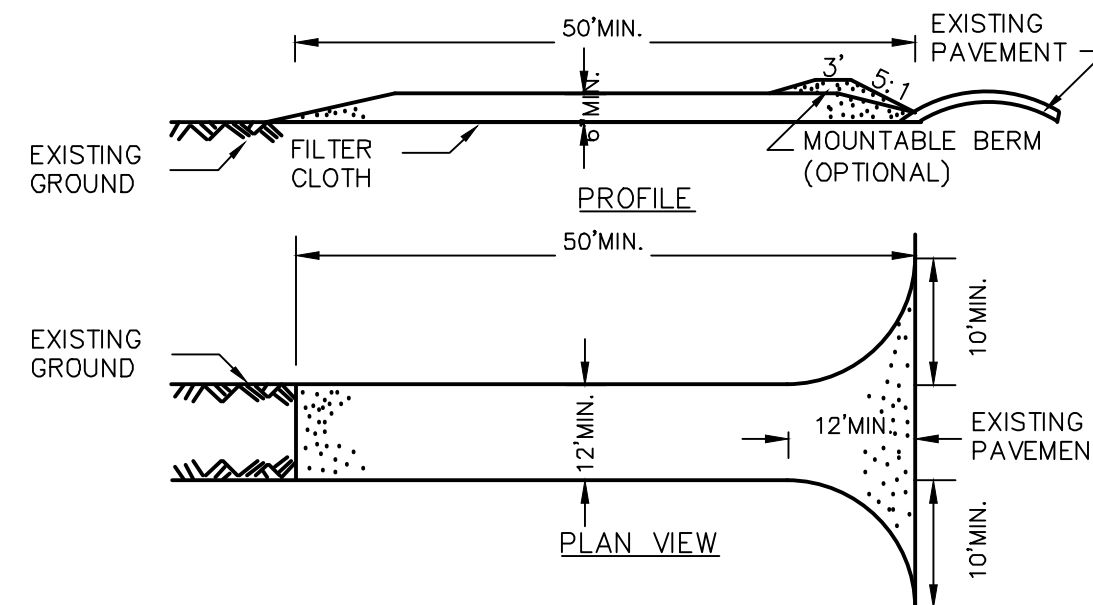
PERSPECTIVE VIEW



SECTION VIEW

CONSTRUCTION SPECIFICATIONS

- 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.
- FILTER CLOTH 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.
- 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. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



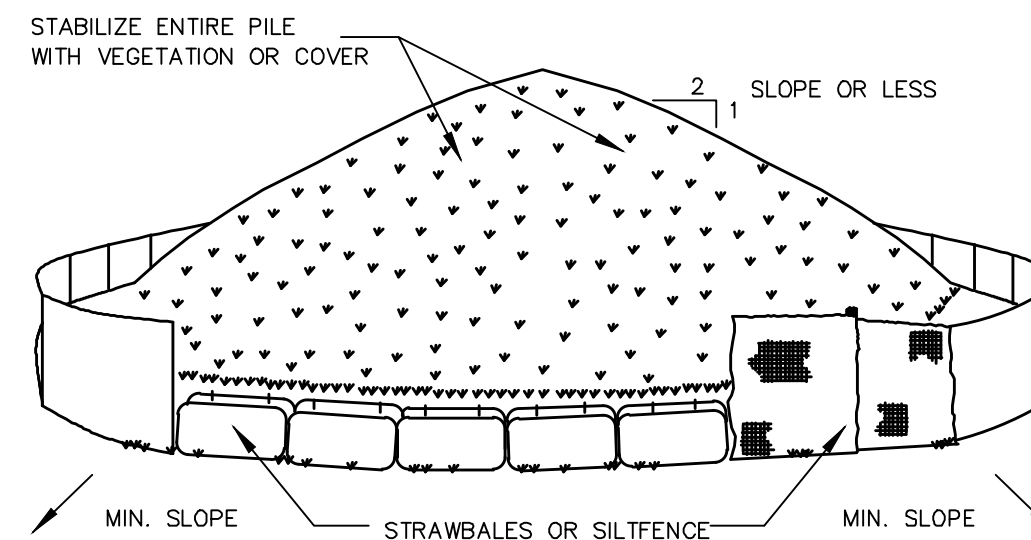
CONSTRUCTION SPECIFICATIONS

- STONE SIZE - USE 1-4" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- 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.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- 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.
- 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 TRACED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



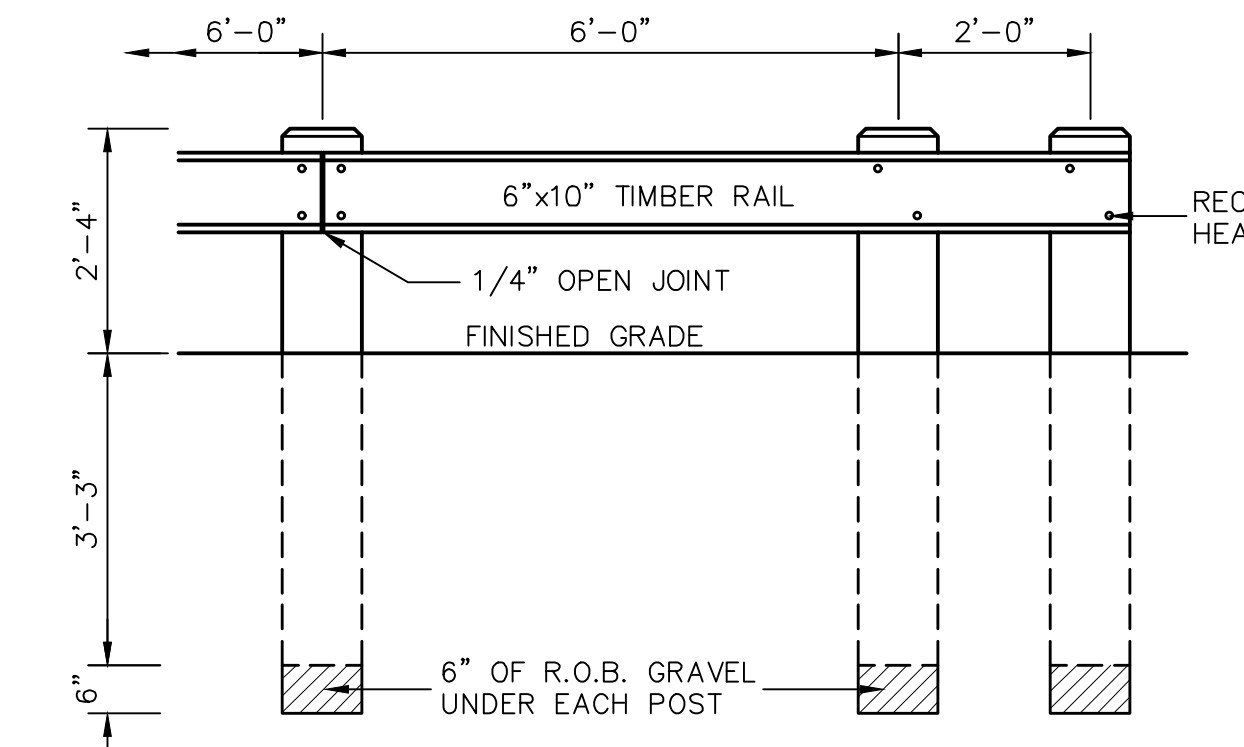
CONSTRUCTION OPERATIONS RELATIVE TO THE LOCATION OF PROTECTED TREES

TREE PROTECTION
NOT TO SCALE

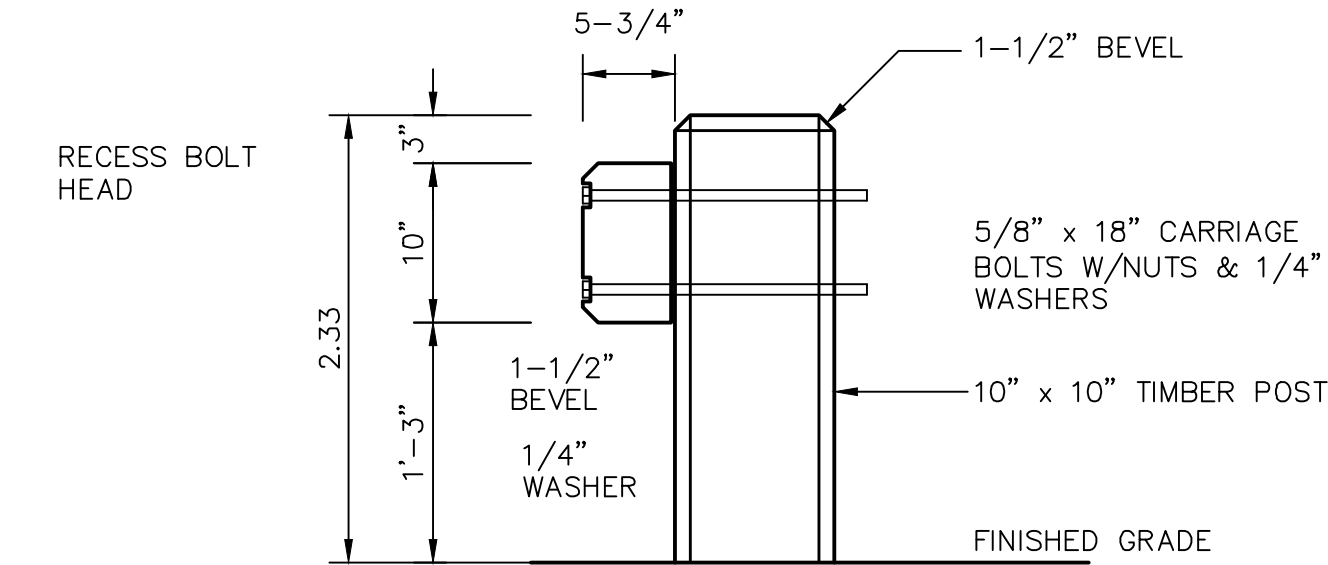


INSTALLATION NOTES

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



FRONT VIEW



SECTION

- NOTES
- CARRIAGE BOLTS, NUTS, AND WASHERS SHALL BE GALVANIZED.
 - POSTS SHALL BE SET IN HOLES AND BACKFILLED WITH DRY PACK CONCRETE, IF REQUIRED.
 - POSTS & RAILS SHALL BE NO. 1 DOUGLAS FIR.
 - POSTS SHALL BE PRESSURE TREATED WITH OSMOSE K-33, WOLMAN, OR EQUAL PERMANENT PRESERVATIVE, HAVING A RETENTION OF 0.60lbs/ft cu. IN ACCORDANCE WITH AASHTO DESIGNATION M-133. RAILS SHALL BE PRESSURE TREATED THE SAME AS THE POSTS EXCEPT THAT THE RETENTION SHALL BE 0.40lbs/ft cu.
 - FINISH WITH 1 COAT OF WOLMAN SEMITRANSSPARENT "THISTLE" WOOD STAIN OR OTHER COLOR AS APPROVED BY THE PROJECT ARCHITECT.

SILT FENCE
NOT TO SCALE

1

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

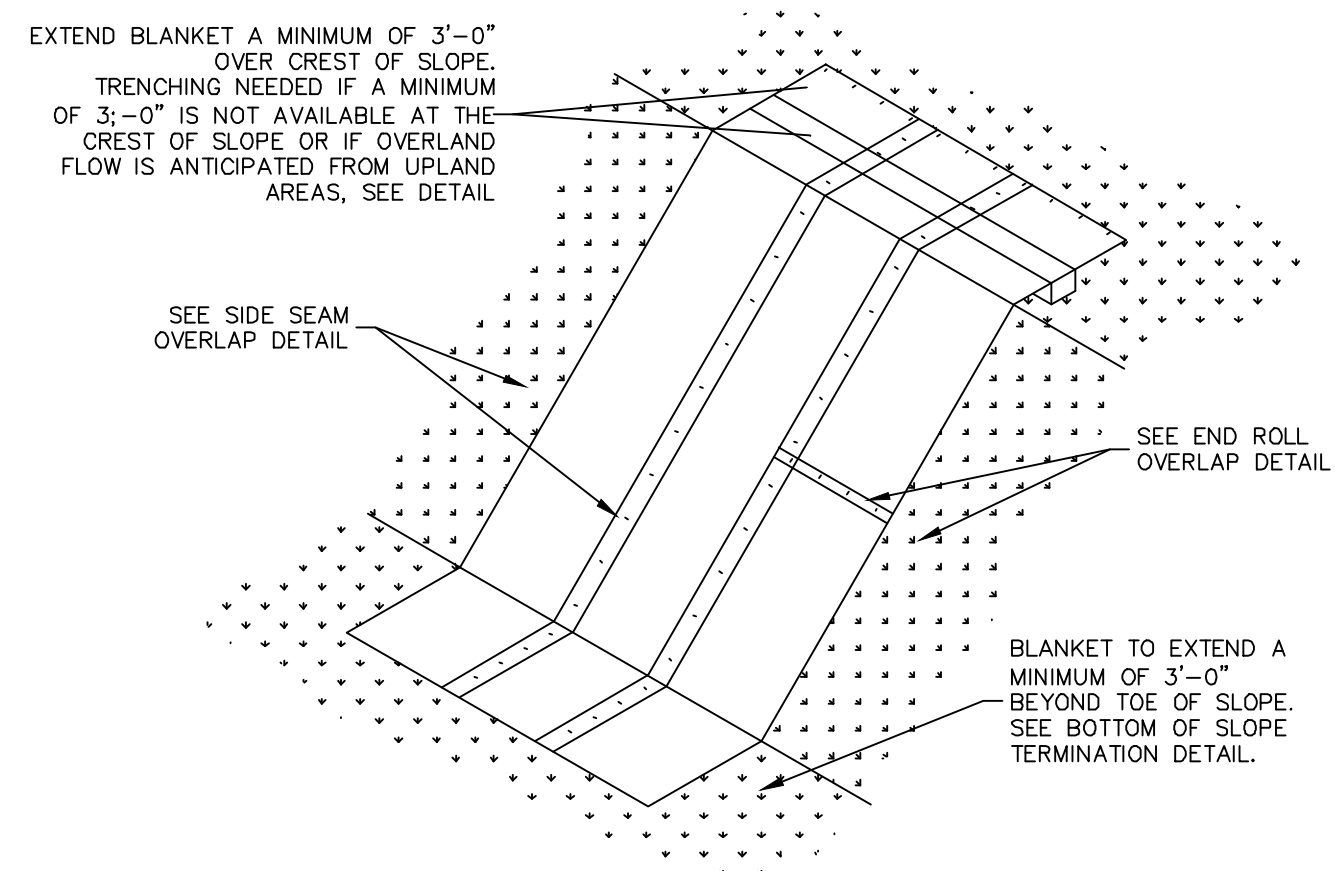
2

SOIL STOCKPILING
NOT TO SCALE

SC
1.0
4

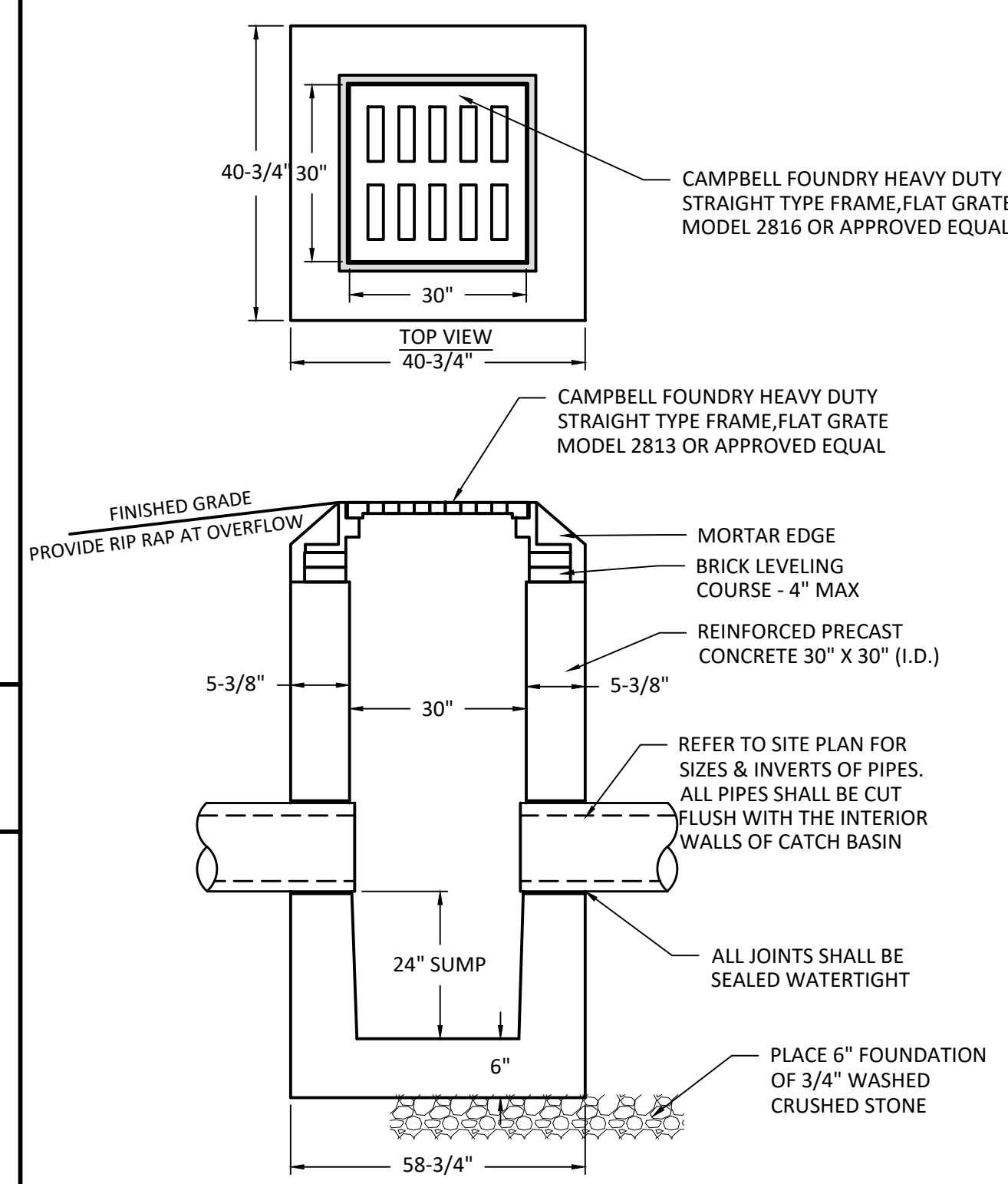
WOOD GUIDE RAIL
NOT TO SCALE

5



SLOPE STABILIZATION
NOT TO SCALE

6

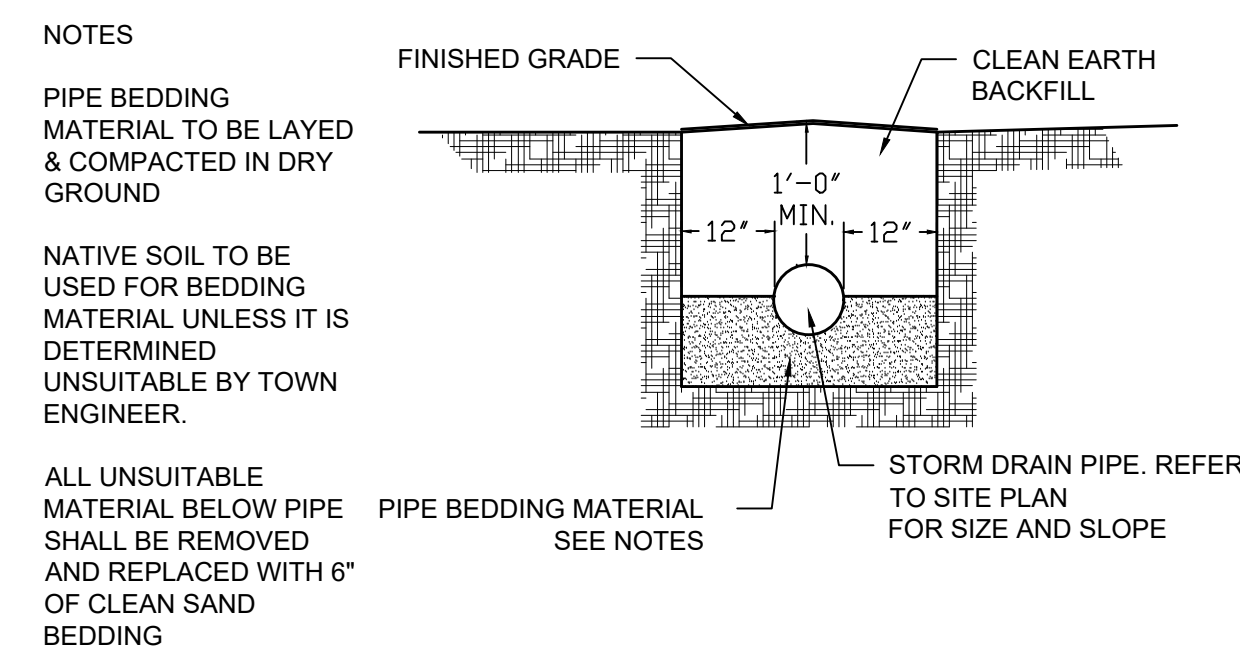


CONSTRUCTION SPECIFICATIONS

- CONCRETE MINIMUM STRENGTH: 4,000 PSI AT 28 DAYS.
- REINFORCEMENT: #4 REBAR / ASTM A615
- AIR ENTRAINMENT: 5%
- CONSTRUCTION JOINT: BUTYL RUBBER SEALANT
- LOAD RATING: H20 / ASTM C857

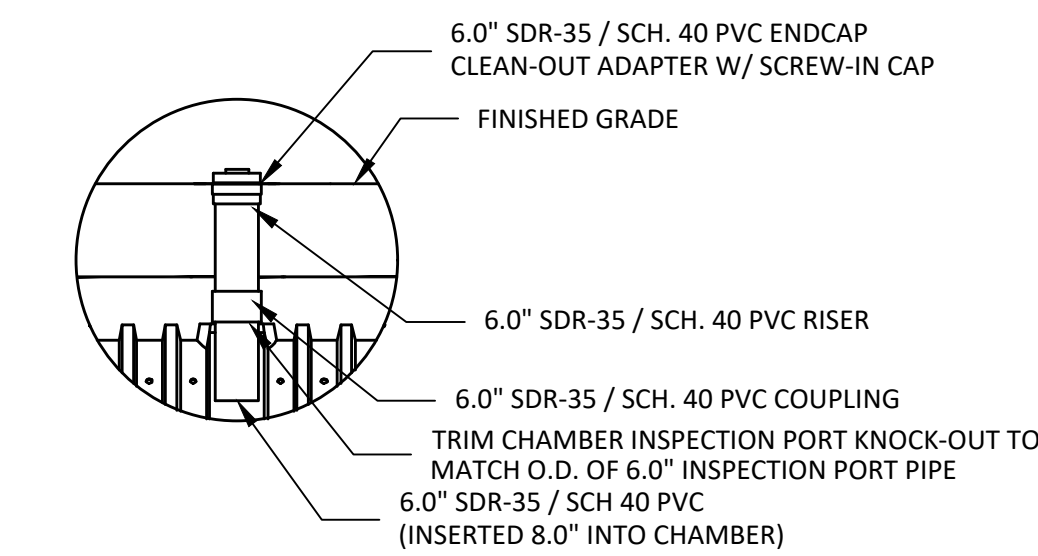
PRE TREATMENT BOX WITH SUMP
NOT TO SCALE

8



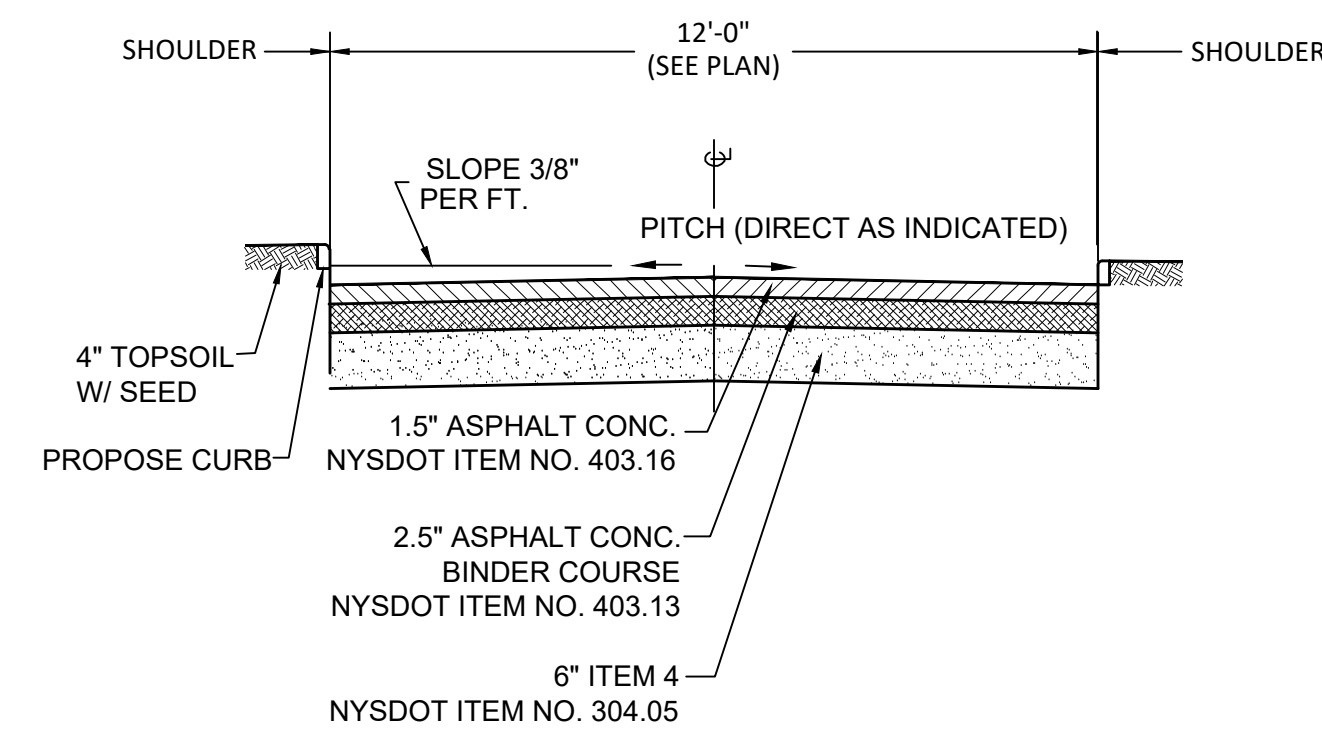
STORM DRAIN TRENCH DETAIL
NOT TO SCALE

9



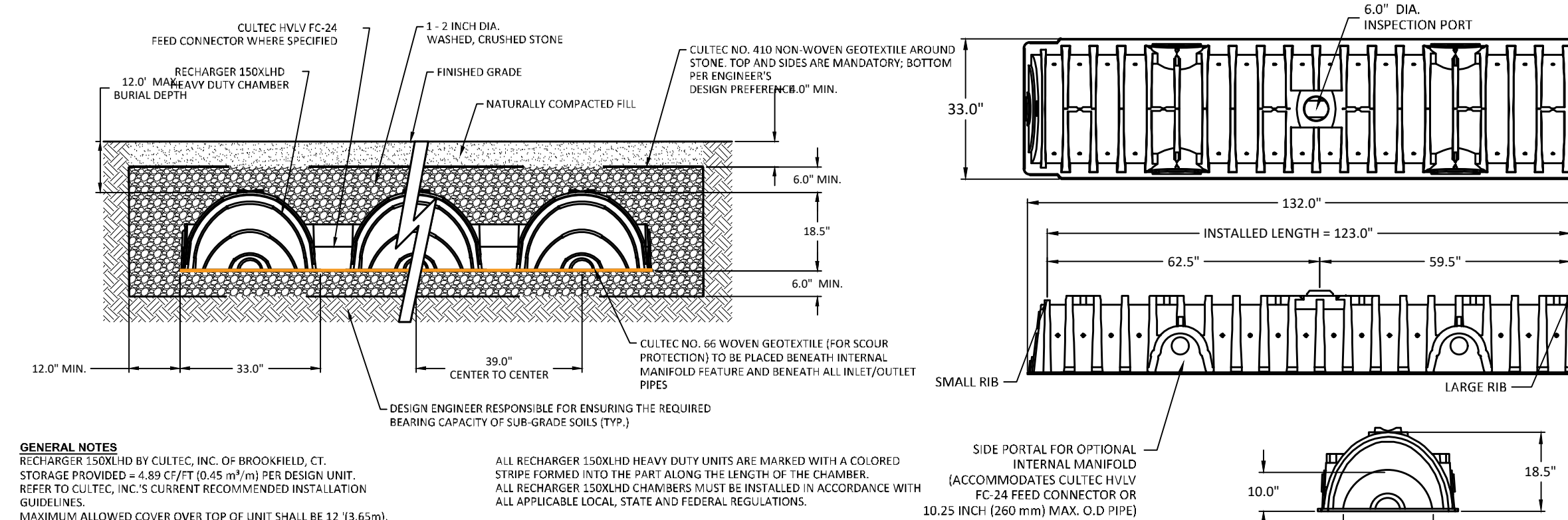
INSPECTION PORT - ZOOM DETAIL
NOT TO SCALE

10



TYPICAL DRIVEWAY SECTION
NOT TO SCALE

7



CULTEC RECHARGER 150XLHD HEAVY DUTY
NOT TO SCALE

11

NO.	REVISION	DATE
1	ISSUED TO PLANNING BOARD	5/28/2021

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
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Armonk, NY 10504

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

TITLE: **DETAILS**

Scale: NTS
Date: 3/22/2021
Drawn By: KMM
Checked By: PJG
Project No.: PJG-16
Sheet No.: 6 of 6
Dwg. No.: D-101

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- 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

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

IQ
Imbiano-Quigley
Landscape Architects

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

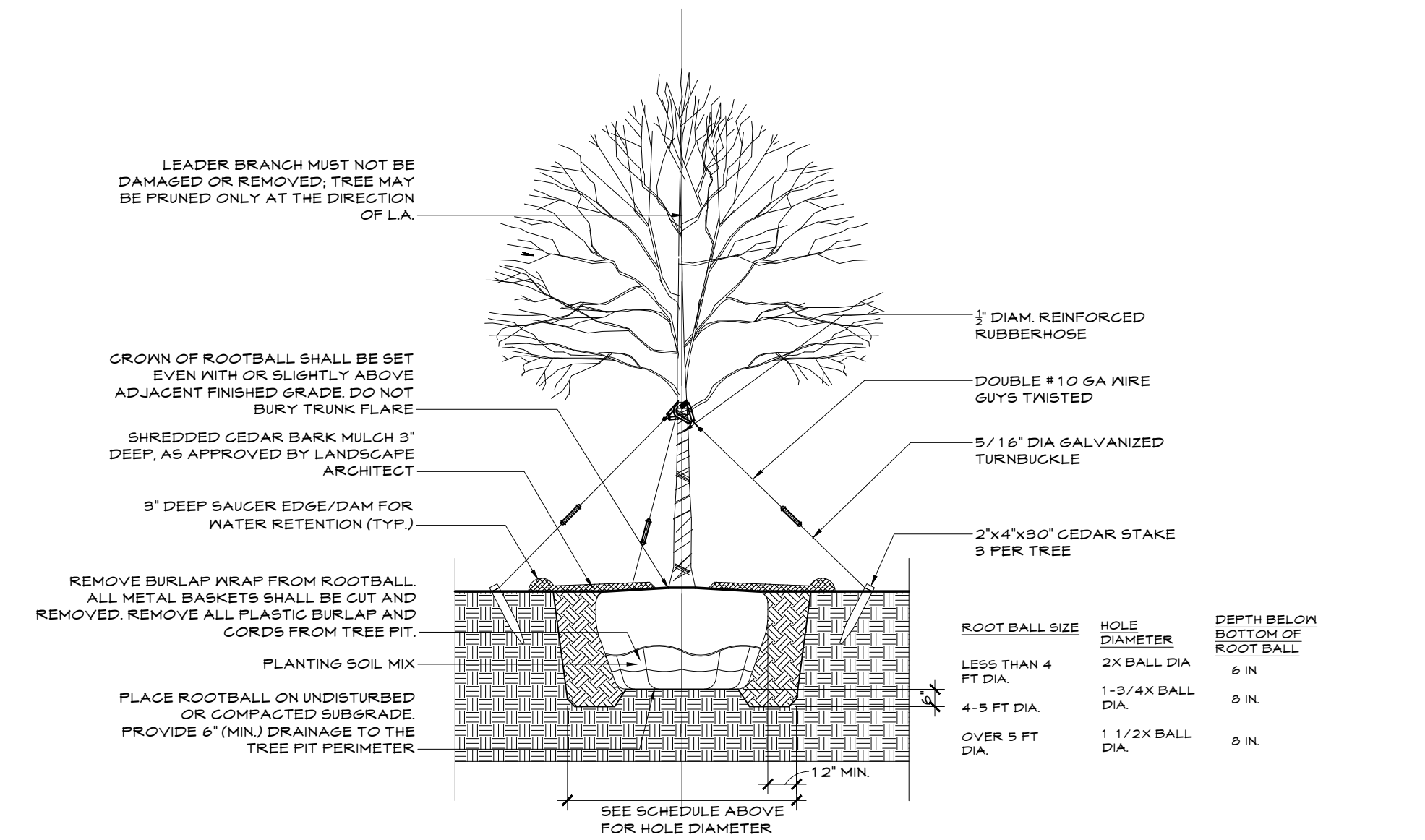
Project Name

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

Drawing Title

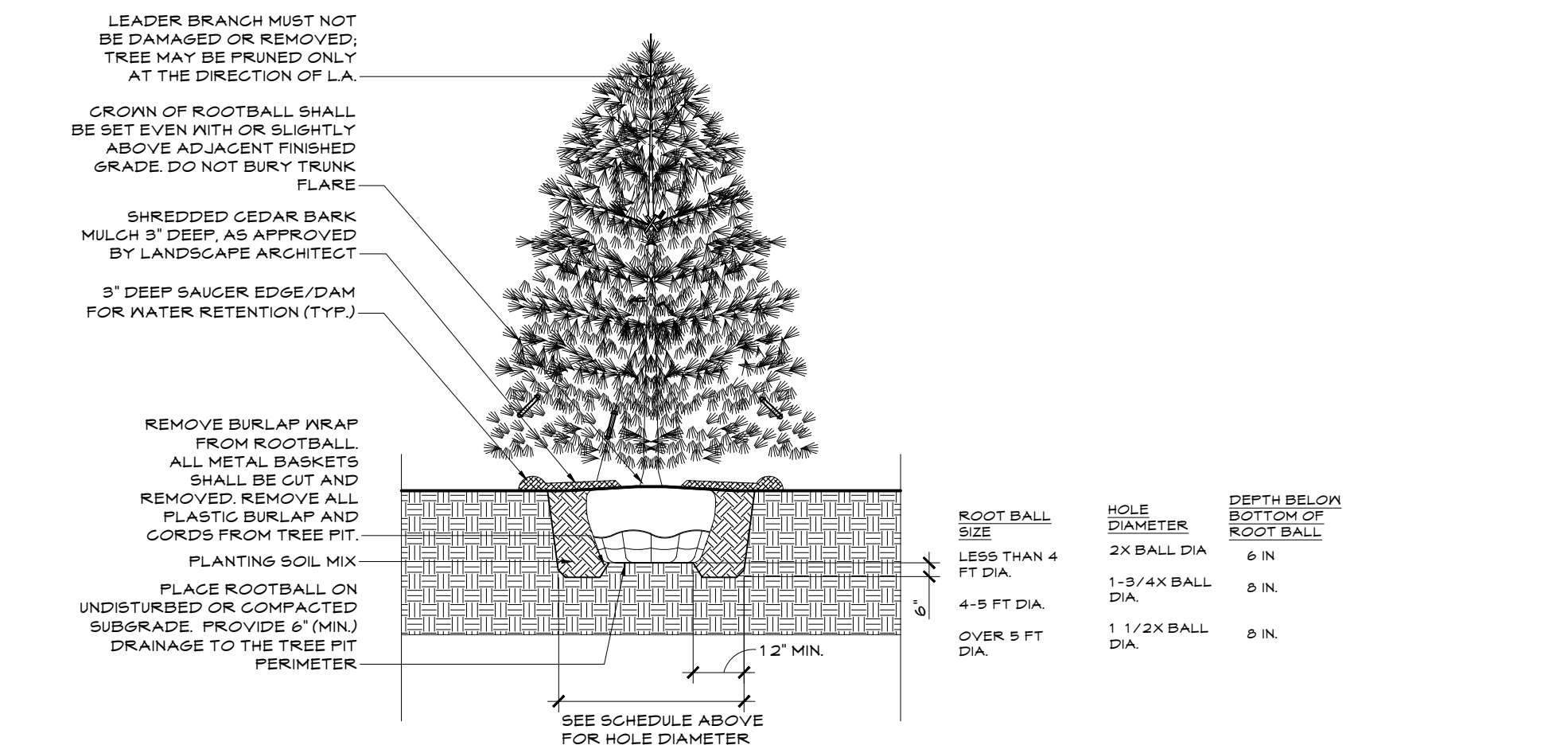
**Mitigation
Planting Plan**

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



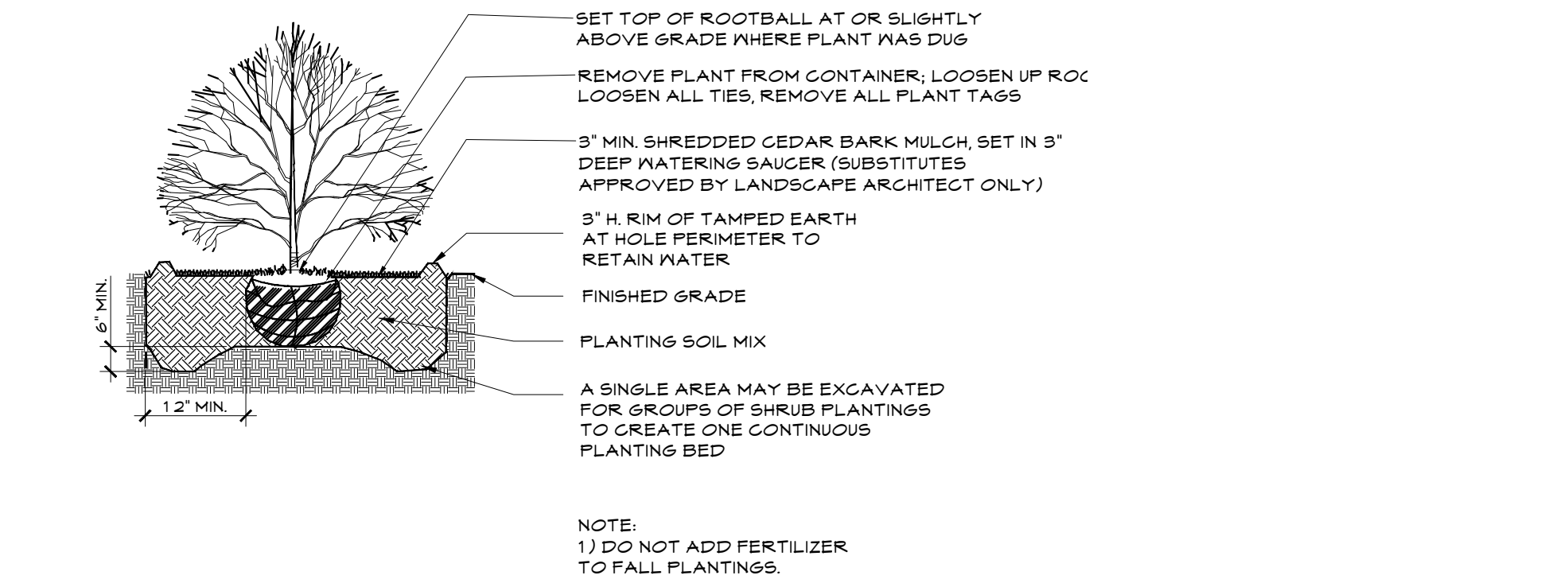
1 DECIDUOUS TREE PLANTING

Scale: N.T.S



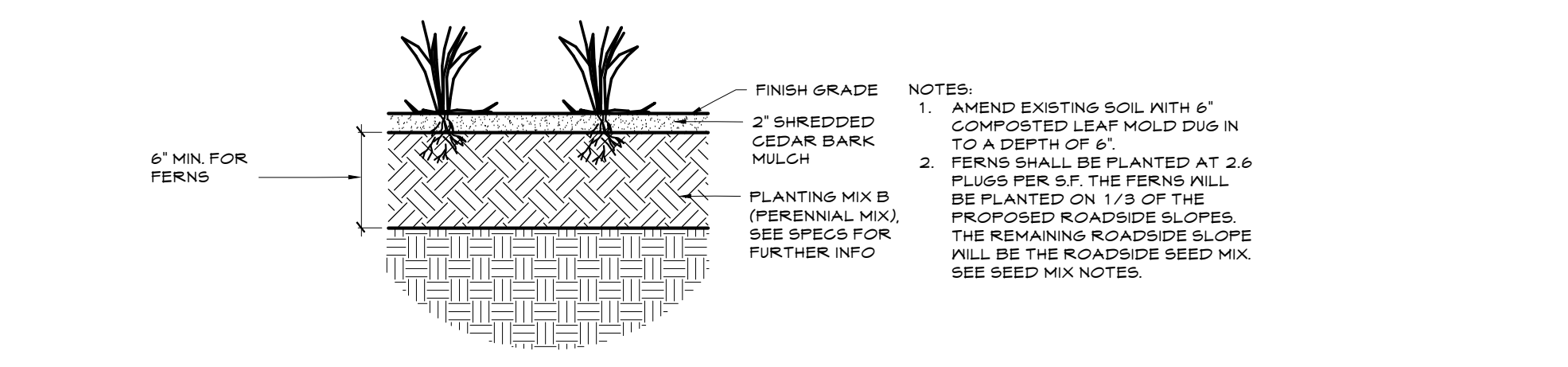
2 EVERGREEN TREE PLANTING

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.
- PLANTINGS SHALL BE MAINTAINED FOR A PERIOD OF 5 YEARS AS PER THE TOWN CODE.
- 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 penslyanica	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		Denstaedtia 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 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
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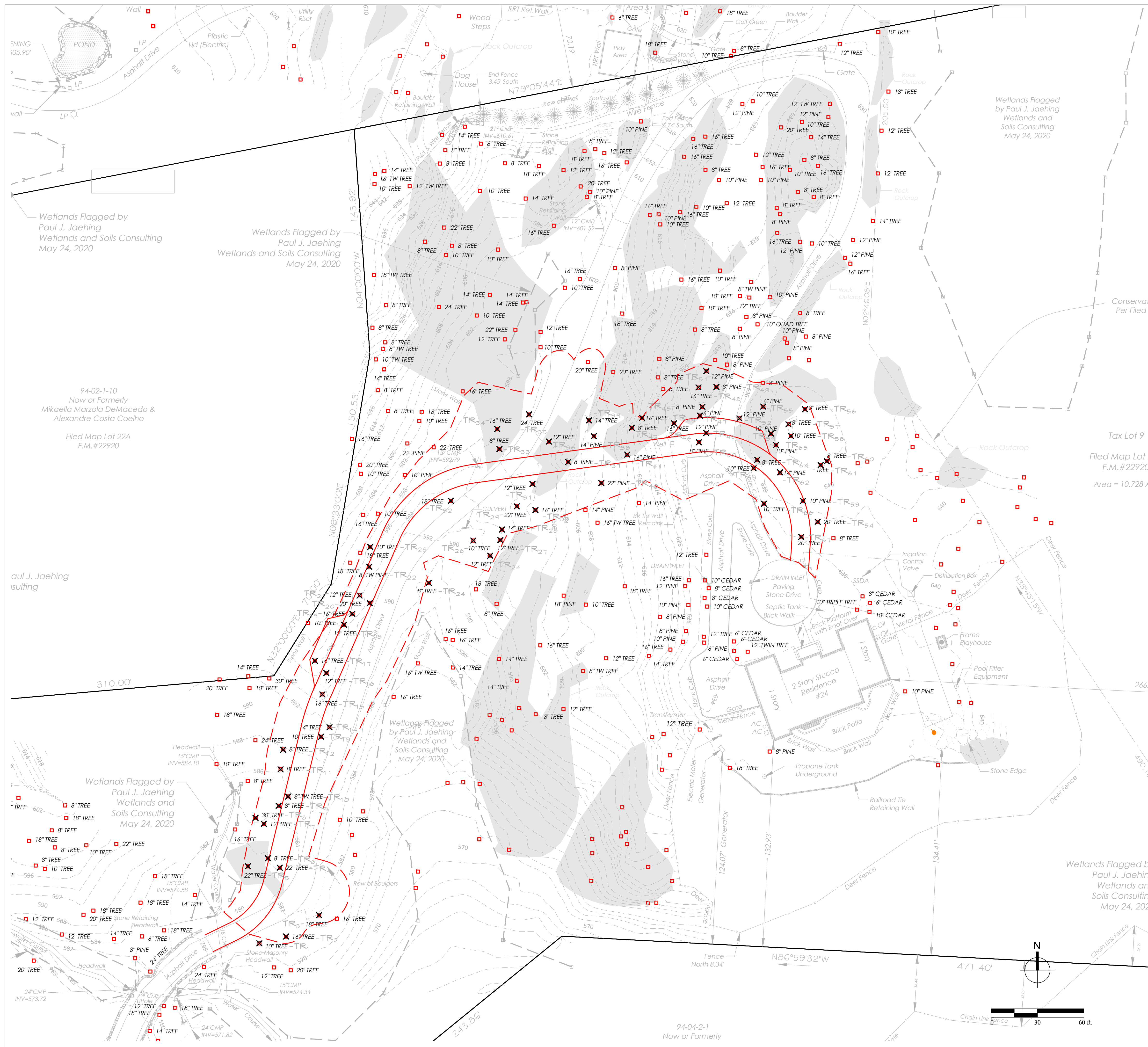
1	Issue to Planning Board	03/22/21
No.	Revision/Issue	Date

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

Project Name
**Addition for 8 Cole Dr.
Armonk, New York**

Drawing Title
Details

Scale As Noted	Sheet No. L-2
Date July 10, 2020	
Drawn By OV	Checked By RPQ



#	SIZE	TREE	CONDITION
1	10" Tree	BEECH	GOOD
2	16" Tree	SUGAR MAPLE	GOOD
3	18" Tree	SUGAR MAPLE	GOOD
4	22" Tree	OAK RED	FAIR
5	22" Tree	SUGAR MAPLE	GOOD
6	8" Tree	SUGAR MAPLE	FAIR
7	12" Tree	SUGAR MAPLE	GOOD
8	30" Tree	TULIP TREE	GOOD
9	8" Tree	SUGAR MAPLE	GOOD
10	20" TW Tree	SUGAR MAPLE	FAIR
11	8" Tree	SUGAR MAPLE	FAIR
12	8" Tree	SUGAR MAPLE	FAIR
13	10" Tree	BLACK BIRCH	FAIR
14	14" Tree	BLACK BIRCH	FAIR
15	16" Tree	SUGAR MAPLE	DEAD
16	12" Tree	BLACK BIRCH	POOR
17	16" Tree	TULIP TREE	FAIR
18	12" Tree	TULIP TREE	FAIR
19	16" Tree	TULIP TREE	FAIR
20	20" Tree	TULIP TREE	FAIR
21	12" Tree	TULIP TREE	FAIR
22	8" TW Pine	HEMLOCK	DEAD
23	10" Tree	BLACK BIRCH	POOR
24	8" Tree	SUGAR MAPLE	FAIR
25	12" Tree	SUGAR MAPLE	FAIR
26	10" Tree	SUGAR MAPLE	FAIR
27	12" Tree	BLACK BIRCH	FAIR
28	14" Tree	BLACK BIRCH	POOR
29	22" Tree	OAK RED	POOR
30	16" Tree	SUGAR MAPLE	FAIR
31	12" Tree	SUGAR MAPLE	FAIR
32	18" Tree	TULIP TREE	FAIR
33	8" Tree	HICKORY SHAGBARK	FAIR
34	16" Tree	PIGNUT HICKORY	GOOD
35	24" Tree	TULIP TREE	FAIR
36	12" Tree	SOUR CHERRY	FAIR
37	8" Pine	HEMLOCK	DEAD
38	14" Pine	HEMLOCK	POOR
39	14" Tree	HEMLOCK	POOR
40	22" Pine	HEMLOCK	POOR
41	16" Pine	HEMLOCK	POOR
42	8" Tree	HEMLOCK	DEAD
43	16" Tree	HEMLOCK	POOR
44	16" Tree	OAK RED	FAIR
45	8" Pine	HEMLOCK	POOR
46	12" Pine	HEMLOCK	POOR
47	6" Pine	HEMLOCK	POOR
48	16" Tree	OAK RED	FAIR
49	8" Pine	HEMLOCK	POOR
50	8" Pine	HEMLOCK	POOR
51	12" Pine	HEMLOCK	POOR
52	12" Pine	HEMLOCK	POOR
53	10" Pine	WHITE PINE	FAIR
54	20" Tree	BLACK OAK	GOOD
55	6" Tree	HEMLOCK	POOR
56	8" Tree	WHITE OAK	GOOD
57	8" Tree	RED OAK	FAIR
58	10" Tree	SUGAR MAPLE	FAIR
59	10" Pine	WHITE PINE	FAIR
60	8" Tree	WHITE OAK	GOOD
61	Tree	DOES NOT EXIST	
62	14" Pine	HEMLOCK	POOR
63	10" Tree	NORWAY MAPLE	FAIR
64	8" Tree	ROYAL PALOMA	FAIR
65	10" Pine	HEMLOCK	POOR
66	10" Tree	NORWAY MAPLE	FAIR
67	20" Tree	BUR OAK	GOOD

General Notes

I	Issue to Board	04/28/21
No.	Revision/Issue	Date

IQ
 Imbiano-Quigley
 Landscape Architects
 31 Mararoneck 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
Tree Removal Plan

Scale 1" = 30'-0"	Sheet No. L-3
Date April, 28, 2021	Drawn By AM
	Checked By RPQ