

Steven Velardo
164 East Middle Patent Road
Bedford, NY 10506

2/22/2021

Town of North Castle Director of Planning
17 Bedford Road
Armonk, New York 10504-1898

RE: 164 East Middle Patent Road
Bedford, NY 10506
Section 95.02 Block 2 Lot 22

Dear Mr. Kaufman,

Thank you for the opportunity to present my revised submission based on the comments from the previous Planning Board meeting of November 9, 2020.

Planning Board member comments during the meeting 11/9/2020 regarding typo on the Floor area worksheet.

Revised Floor area worksheet dated 2/4/2021 correcting second floor area from existing to proposed.

Staff Comments Planning department memo dated 11/3/2020

Procedural Comments

(3) Conservation Board review needed pursuant to Section 340-5.B(1).

Application to Conservation Board submitted 12/29/2020

Initial Conservation Board Meeting 1/19/2021

Revised Application Based on comments submitted 1/26/2020

A positive recommendation was approved by the Conservation Board at the meeting held 2/16/2021 .

(4) Public Hearing

Date to be determined by the Planning Board.

General Comments

(2) Existing Shed is to be restored.

(Existing Shed damaged beyond repair has been removed)

Proposed revised location for replacement shed (same Size) that meets the zoning requirements for accessory structures for Zone R-4A

As proposed on Revised Site Plan LS-1 Dated 1/25/2021

(3) The existing house does not meet the minimum required front yard and rear yard setbacks Would proposed action require a variance ?

The existing house received an original variance 11/5/1959.

The proposed alterations/ improvements received a variance 10/1/2020

As proposed on Revised Site Plan LS-1 Dated 1/25/2021

(4) Site Plan depicts tree removal and reconstruction of patio within wetlands buffer

As proposed on Revised Site Plan LS-1 Dated 1/25/2021,

As proposed on Revised Wetlands Mitigation Plan LW-1 Dated 1/25/2021

(5) Indicate removal of any trees required in the proposed septic area.

No tree removal required.

(6) Add rear wood steps, driveway steps and house entry steps to the gross land coverage.

As proposed on Revised Gross Land Coverage Diagram dated 1/25/2021

As proposed on Revised Gross Land Coverage Worksheet dated 1/25/2021

Kellard Sessions Comments memo dated 11/5/2020

1. Establish Wetlands Boundary / Buffer

As proposed on Revised Plan Site Plan LS-1, Dated 1/25/2021 depicts a revised buffer line based on WC GIS

As proposed on Revised Wetlands Mitigation Plan LW-1 Dated 1/25/2021

2. Chapter 340 slopes exceed 25% bufferline is (top of slope or 150" whichever occurs first.

Determined not to be a steep slope less than 25%

3. Consult with BI if area variances are required.

The existing house received an original variance 11/5/1959.

The proposed alterations/ improvements received a variance 10/1/2020

As proposed on Revised Site Plan LS-1 Dated 1/25/2021

As proposed on Revised Wetlands Mitigation Plan LW-1 Dated 1/25/2021

5. Proposed restoration of the pool

As proposed on Revised Site PlanLS-1 Dated 1/25/2021,

Restored/replaced same size or smaller

Original Pool granted a variance 5/1969

6. Tree removal is appropriate for the development and restoration is consistent with Chapter 308

Proposed trees to be removed are not safe, on ledge, hang over the house and are too close to the dwelling.

Full tree line remains beyond proposed trees to be removed at the rear stone wall and new flowering trees proposed for the front lawn.

As proposed on Revised Site PlanLS-1 Dated 1/25/2021,

As proposed on Revised Wetlands Mitigation Plan LW-1 Dated 1/25/2021

Kellard Sessions Comments Memo Dated 1/19/2021 from Conservation Board Meeting.

GENERAL COMMENTS

1. In the alternative, the applicant has requested using the Westchester County GIS mapping to establish the wetland boundary. The Site Plan shall be revised to include aerial imagery and soil data from the Westchester County GIS site to demonstrate consistency with the submitted plan.

As proposed on revised Site Plan LS-1, dated 1/25/2021,

As proposed on revised Site Plan with overlay depicting buffer and mitigation, LS-2 dated 1/25/2021

As proposed on Mitigation Plan LW-1 Dated 1/25/2021

As proposed on Site Plan LS-1 Dated 2/8/2021 for Planning Board submission

As proposed on Wetlands Mitigation Plan LW-1 Dated 1/25/2021 for Planning Board submission.

2.. It appears that the applicant will need to update the wetland buffer accordingly. We note that the wetland buffer line has been shown on the October Planning Board submission.

As proposed on revised Site Plan LS-1, dated 1/25/2021,

As proposed on revised Site Plan with overlay depicting buffer and mitigation, LS-2 dated 1/25/2021

As proposed on Mitigation Plan LW-1 Dated 1/25/2021

3. Slopes of 25% or greater should be shaded on the Site Plan to support the establishment of the wetland buffer setback boundary.

NO Slopes Greater than 25%

4. The applicant shall prepare a Mitigation Plan, in accordance with Chapter 340-9,

As proposed on revised Site Plan LS-1, dated 1/25/2021,

As proposed on revised Site Plan with overlay depicting buffer and mitigation, LS-2 dated 1/25/2021

As proposed on Revised Mitigation Plan LW-1 Dated 2/22/2021 with revisions based on resolution for approval by the Conservation Board.

Thanks,

Steve Velardo

svelardo7@gmail.com

914-806-3312



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

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

PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

FLOOR AREA CALCULATIONS WORKSHEET

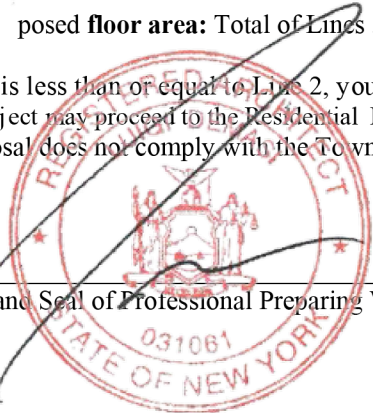
Application Name or Identifying Title: Steven Velardo Date: 10/15/20

Tax Map Designation or Proposed Lot No.: Parcel #: 95.02-2-22

Floor Area

- | | | |
|-----|--|--------------------------------|
| 1. | Total Lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>87,168.9 sf / 2.0 Acres</u> |
| 2. | Maximum permitted floor area (per Section 355-26.B(4)): | <u>10,123</u> |
| 3. | Amount of floor area contained within first floor: | |
| — | <u>1,535</u> existing + <u>528</u> proposed = | <u>2,063</u> |
| 4. | Amount of floor area contained within second floor: | |
| — | <u>0</u> existing + <u>1,142</u> proposed = | <u>1,142</u> |
| 5. | Amount of floor area contained within garage: | |
| — | <u>528</u> existing + <u>0</u> proposed = | <u>528</u> |
| 6. | Amount of floor area contained within porches capable of being enclosed: | |
| — | <u>0</u> existing + <u>26</u> proposed = | <u>26</u> |
| 7. | Amount of floor area contained within basement (if applicable – see definition): | |
| — | <u>748</u> existing + <u>0</u> proposed = | <u>748</u> |
| 8. | Amount of floor area contained within attic (if applicable – see definition): | |
| — | <u>0</u> existing + <u>0</u> proposed = | <u>0</u> |
| 9. | Amount of floor area contained within all accessory buildings: | |
| — | <u>415</u> existing + <u>0</u> proposed = | <u>415</u> |
| 10. | Proposed floor area: Total of Lines 3 – 9 = | <u>4,922</u> |

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

revised 2/04/2021
10/15/20
Date



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

BUILDING DEPARTMENT
Robert Melillo
Building/ Fire inspector

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

GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: _____ Date: _____

Tax Map Designation or Proposed Lot No.: _____

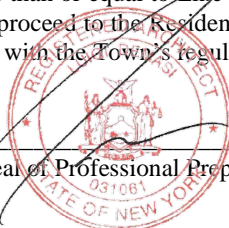
Gross Lot Coverage

1. Total lot Area (Net Lot Area for Lots Created After 12/13/06): _____
2. **Maximum** permitted gross land coverage (per Section 355-26.C(1)(b)): _____
3. **BONUS** maximum gross land cover (per Section 355-26.C(1)(b)): _____
 Distance principal home is beyond minimum front yard setback
 _____ x 10 = _____
4. **TOTAL Maximum Permitted gross land coverage** = Sum of lines 2 and 3 _____
5. Amount of lot area covered by **principal building**:
 _____ existing + _____ proposed = _____
6. Amount of lot area covered by **accessory buildings**:
 _____ existing + _____ proposed = _____
7. Amount of lot area covered by **decks**:
 _____ existing + _____ proposed = _____
8. Amount of lot area covered by **porches**:
 _____ existing + _____ proposed = _____
9. Amount of lot area covered by **driveway, parking areas and walkways**:
 _____ existing + _____ proposed = _____
10. Amount of lot area covered by **terraces**:
 _____ existing + _____ proposed = _____
11. Amount of lot area covered by **tennis court, pool and mechanical equip**:
 _____ existing + _____ proposed = _____
12. Amount of lot area covered by **all other structures**:
 _____ existing + _____ proposed = _____
13. Proposed **gross land coverage**: Total of Lines 5 – 12 = _____

If Line 13 is less than or equal to Line 4, your proposal **complies** with the Town's maximum gross land coverage regulations and the project may proceed to the Residential Project Review Committee for review. If Line 13 is greater than Line 4 your proposal does not comply with the Town's regulations.

 Signature and Seal of Professional Preparing Worksheet

 Date





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

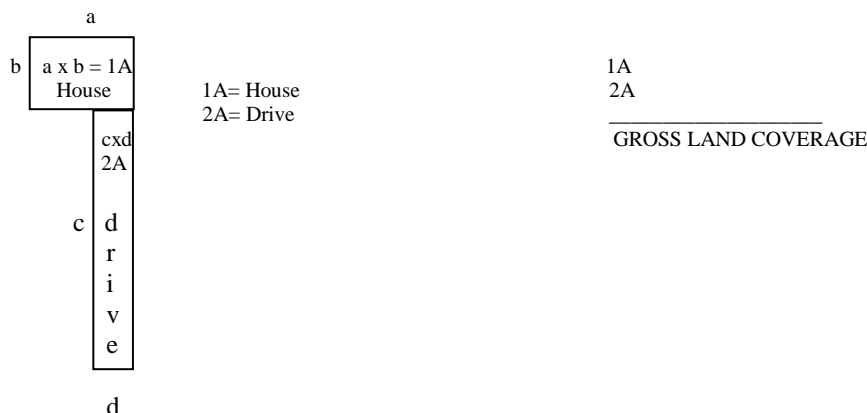
PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

Telephone: (914) 273-3542
Fax: (914) 273-3554
www.northcastleny.com

GROSS LAND COVERAGE WORKSHEET

The following format is to be used for all applications for the purpose of demonstrating the gross land coverage of a property as necessary to show compliance with gross land coverage limitations of the Town Code.

1. Scaled worksheets are to be prepared based upon a site plan which represents existing or proposed conditions as applicable to the particular circumstances of the approval being sought. All site plans and worksheets are required to be prepared by a licensed or registered professional in the State of New York.
2. Each component of the gross land coverage is to be divided into simple polygons (squares, rectangles, etc.) each being drawn on the plan. The area of each polygon is to be shown by providing the dimensions and resulting area measurement. Each polygon is to be assigned an identifying label for reference purposes.
3. A summary table for each component is to be completed. The area of each polygon is to be listed by reference label then added, resulting in the gross land coverage for the entire site.
4. Any exception of land coverage from the gross land coverage must be identified on the floor plans and summary tables. The rationale for any exception must accompany the floor area worksheets.
5. A schematic illustration of the format is shown below



LOT AREA, NET – Lot area minus seventy five (75) percent of the area of any wetlands, waterbodies and, watercourses, but excluding any adjacent areas, all as defined in Chapter 209 Wetlands and Drainage, of the Town Code, and the area of any steep slopes, as defined Chapter 213, except that in the case of one-family lots, the deduction for steep slopes shall be only fifty (50) percent.

Lot Size	Maximum Permitted Gross Land Coverage for One-Family Dwelling Lots ¹ (square feet)
Less than 5,000 square feet	50% of the lot area
5,000 to 9,999 square feet	2,500 plus 30% of the lot area in excess of 5,000 square feet
10,000 to 14,999 square feet	4,000 plus 24% of the lot area in excess of 10,000 square feet
15,000 square feet to 0.499 acres	5,200 plus 18% of the lot area in excess of 15,000 square feet
0.5 to 0.749 acres	6,420 plus 15% of the lot area in excess of 0.5 acres
0.75 to 0.999 acres	8,050 plus 12% of the lot area in excess of 0.75 acres
1.0 to 1.999 acres	9,350 plus 9% of the lot area in excess of 1.0 acres
2.0 acres or more	13,270 plus 7.5% of the lot area in excess of 2.0 acres

*Permitted gross land coverage limitations for two-family dwelling lots in the R-2F District shall be twenty five (25) percent greater than that permitted for one-family dwelling lots.

NOTWITHSTANDING ABOVE LIMITATIONS, AN ADDITIONAL 10 SQUARE FEET OF GROSS LAND COVERAGE SHALL BE PERMITTED FOR EACH ONE FOOT OF FRONT YARD SETBACK OF THE PRINCIPAL DWELLING IN EXCESS OF THE MINIMUM FRONT YARD SETBACK REQUIRED.

Schedule For Proposed Building Material and Color Scheme

	Name:	Type:	Color:
Siding:	Hardiplank	Clapboard	Cobble Stone
Windows:	Andersen 400 Series	Double Hung	White
Trim:	Azek	Composite	White
Front Door:	n/a	Wood	Chesnut Stain
Garage Door:	n/a	Composite	White
Roofing:	GAF	Asphalt	Charcoal
Railing:	n/a	Metal	Black
Gutter/ Leaders:	n/a	Aluminum	White



Right Side Elevation
Scale: 1/4" = 1'-0"



Front Elevation
Scale: 1/4" = 1'-0"

Square Footage

Existing First Floor	1,414 Sf
First Floor Addition	649 Sf
Second Floor Addition	1,142 Sf
Total	3,205 Sf

DeMasi Architects P.C.

105 SMITH AVENUE, MOUNT KISCO, NEW YORK 10549

EMAIL: Lo@DemasiArchitects.com

PHONE: (914) 666-3856

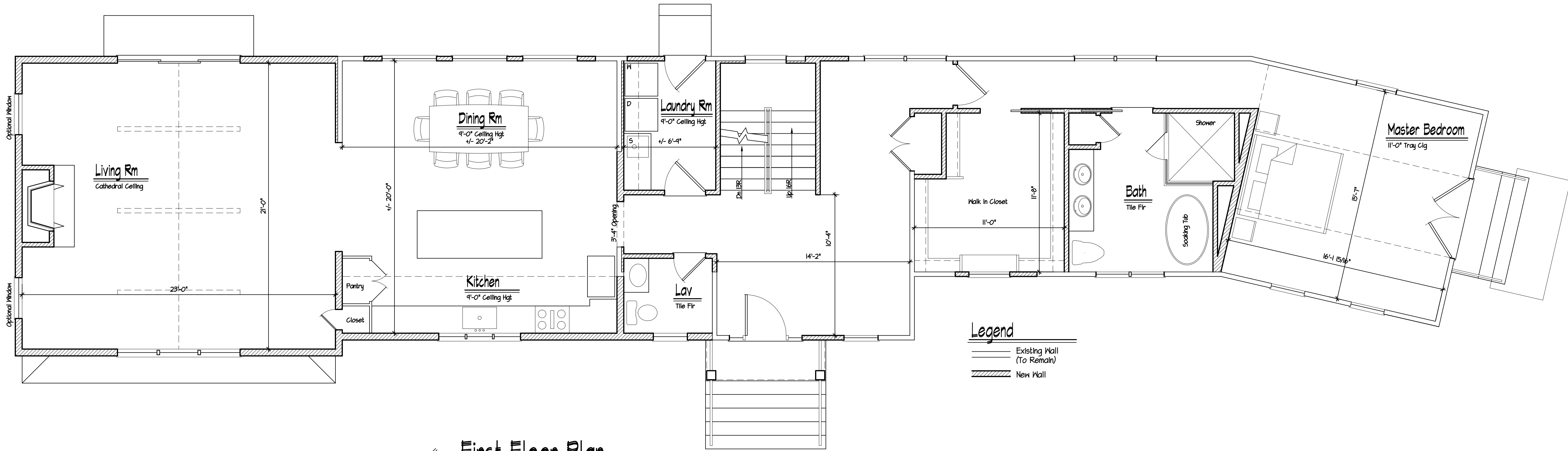
Do Not Scale Prints



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 for any purpose other than the construction of one structure only by the person whose name appears on the plans, without the written consent of the Architect, shall be liable to the Architect for all damages and costs incurred by the Architect in connection with the enforcement of this agreement.

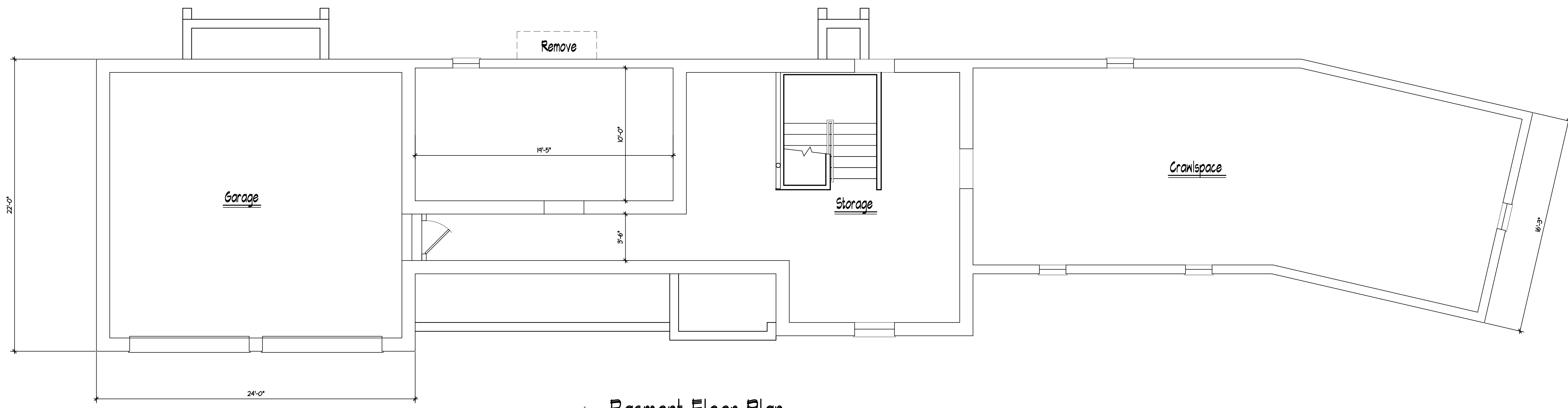
Preliminary Plans For
**164 E Middle Patent Rd
Bedford NY**

Revision	Date
	Sept. 28, 2020
Job No	220-063
Drawing	1 OF 4



First Floor Plan
Scale: 1/4" = 1'-0"

Legend
 - - - Existing Wall (To Remain)
 - - - New Wall



Basement Floor Plan

DeMasi Architects P.C.
 105 SMITH AVENUE, MOUNT KISCO, NEW YORK 10549
 PHONE: (914) 666-3956
 EMAIL: Lov@DemasiArchitects.com

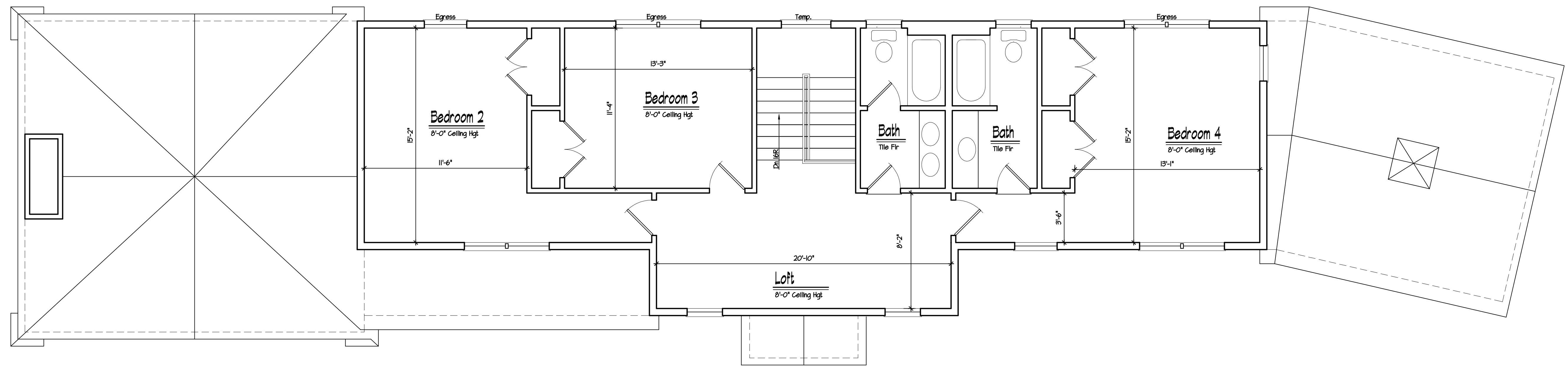


These plans are the property of the Architect. Any use or reproduction in whole or part without the written authorization of the Architect is prohibited. Any person or corporation who reproduces these plans without the written authorization of the Architect will be responsible to the Architect for all damages. These plans are not valid for a building permit unless they are accompanied by the professional seal and signature of the Architect. The Architect's liability is limited to the professional services rendered and does not extend to the construction of any structure or to the person whose name appears on the plans.

Preliminary Plans For
164
E Middle Patent Rd
Bedford NY

Revision	Date
	Sept. 28, 2020
Job No	220-063
Drawing	2 OF 4

Do Not Scale Prints



Second Floor Plan
 Scale: 1/4" = 1'-0"

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 these plans without the written authorization 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 and signature for the construction of one structure only by the person whose name appears on the plans.

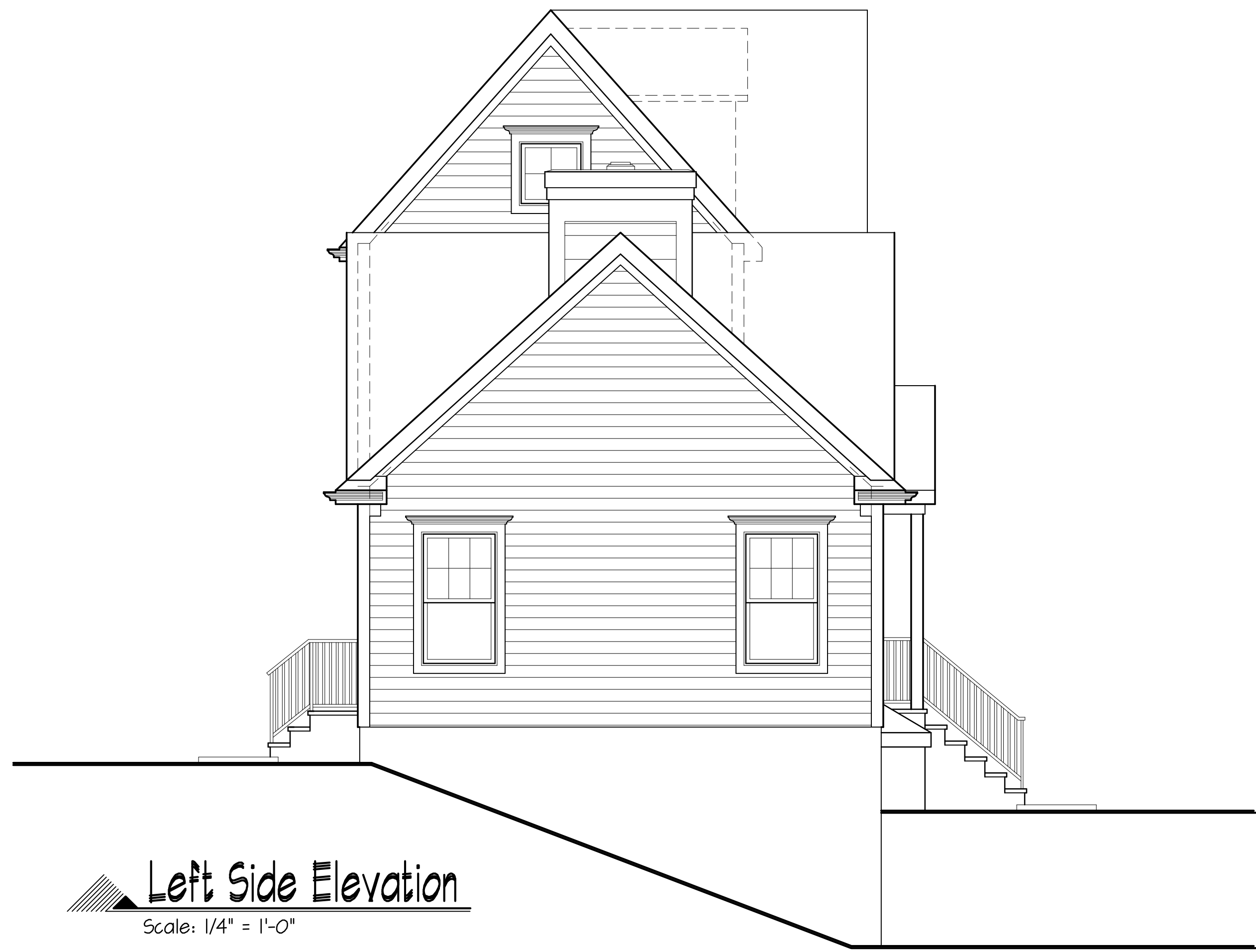


Preliminary Plans For
164
E Middle Patent Rd
Bedford NY

Revision	Date
	Sept. 28, 2020
Job No	220-063
Drawing	3 OF 4

DeMasi Architects P.C.
 105 SMITH AVENUE, MOUNT KISCO, NEW YORK 10549
 PHONE: (914) 666-3856
 EMAIL: Low@DemasiArchitects.com

Do Not Scale Prints



Left Side Elevation
Scale: 1/4" = 1'-0"

Schedule For Proposed Building Material and Color Scheme

	Name:	Type:	Color:
Siding:	Hardplank	Clapboard	Cobble Stone
Windows:	Andersen 400 Series	Double Hung	White
Trim:	Azek	Composite	White
Front Door:	n/a	Wood	Chestnut Stain
Garage Door:	n/a	Composite	White
Roofing:	GAF	Asphalt	Charcoal
Railing:	n/a	Metal	Black
Gutter/ Leaders:	n/a	Aluminum	White



Rear Elevation
Scale: 1/4" = 1'-0"

DeMasi Architects P.C.
105 SMITH AVENUE, MOUNT KISCO, NEW YORK 10549
PHONE: (914) 666-3856
EMAIL: Low@DemasiArchitects.com

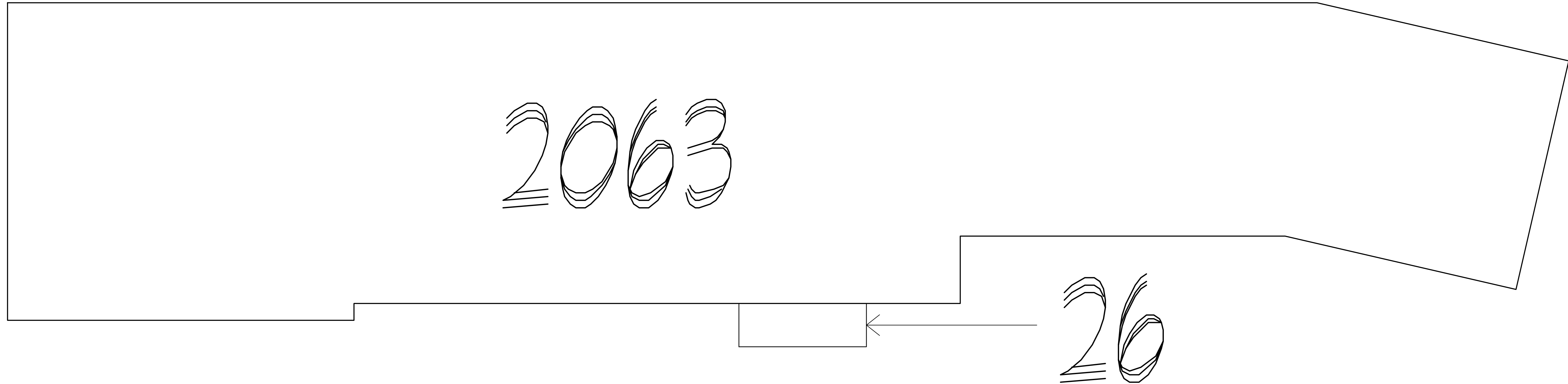


These plans are the property of the Architect. Any use or reproduction in whole or part without the written authorization of the Architect is prohibited. Any person or corporation who reproduces these plans without the written authorization will be responsible to compensate the Architect.
These plans are not valid for a building permit unless they are accompanied by the professional seal of the Architect. The construction of any structure shall be in accordance with the provisions of the laws of the State of New York and the rules and regulations of the State Board of Architects, Engineers and Surveyors.

Preliminary Plans For
**164 E Middle Patent Rd
Bedford NY**

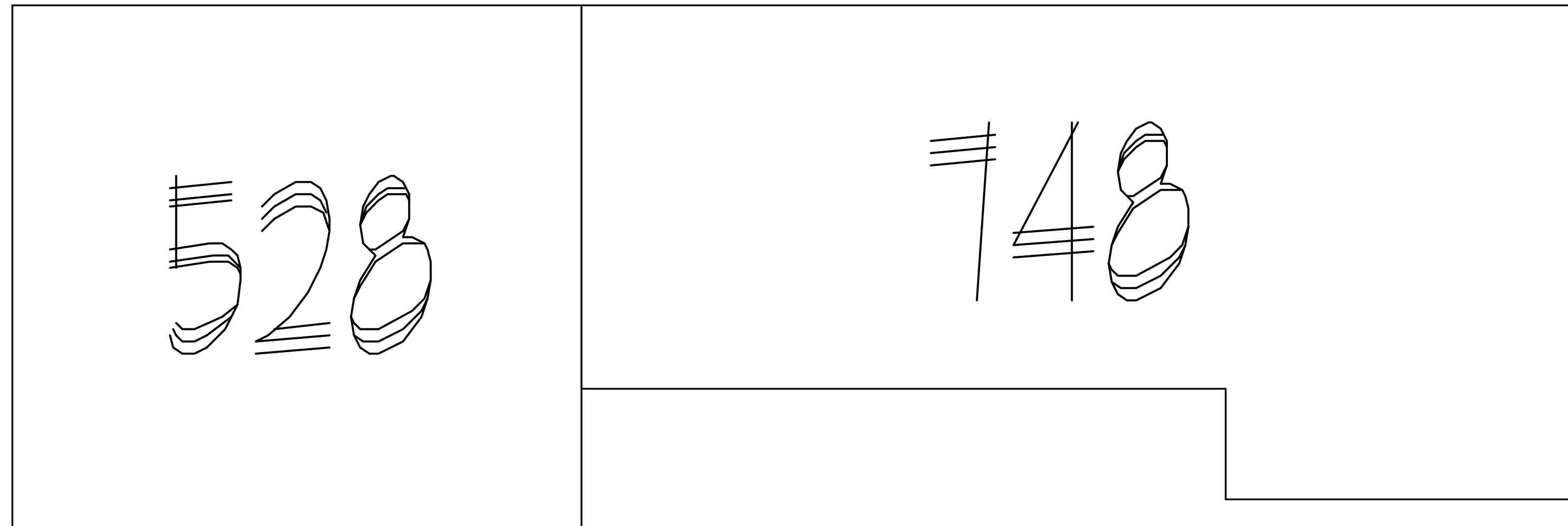
Revision	Date
	Sept. 28, 2020
Job No	220-063
Drawing	4 OF 4

Do Not Scale Prints

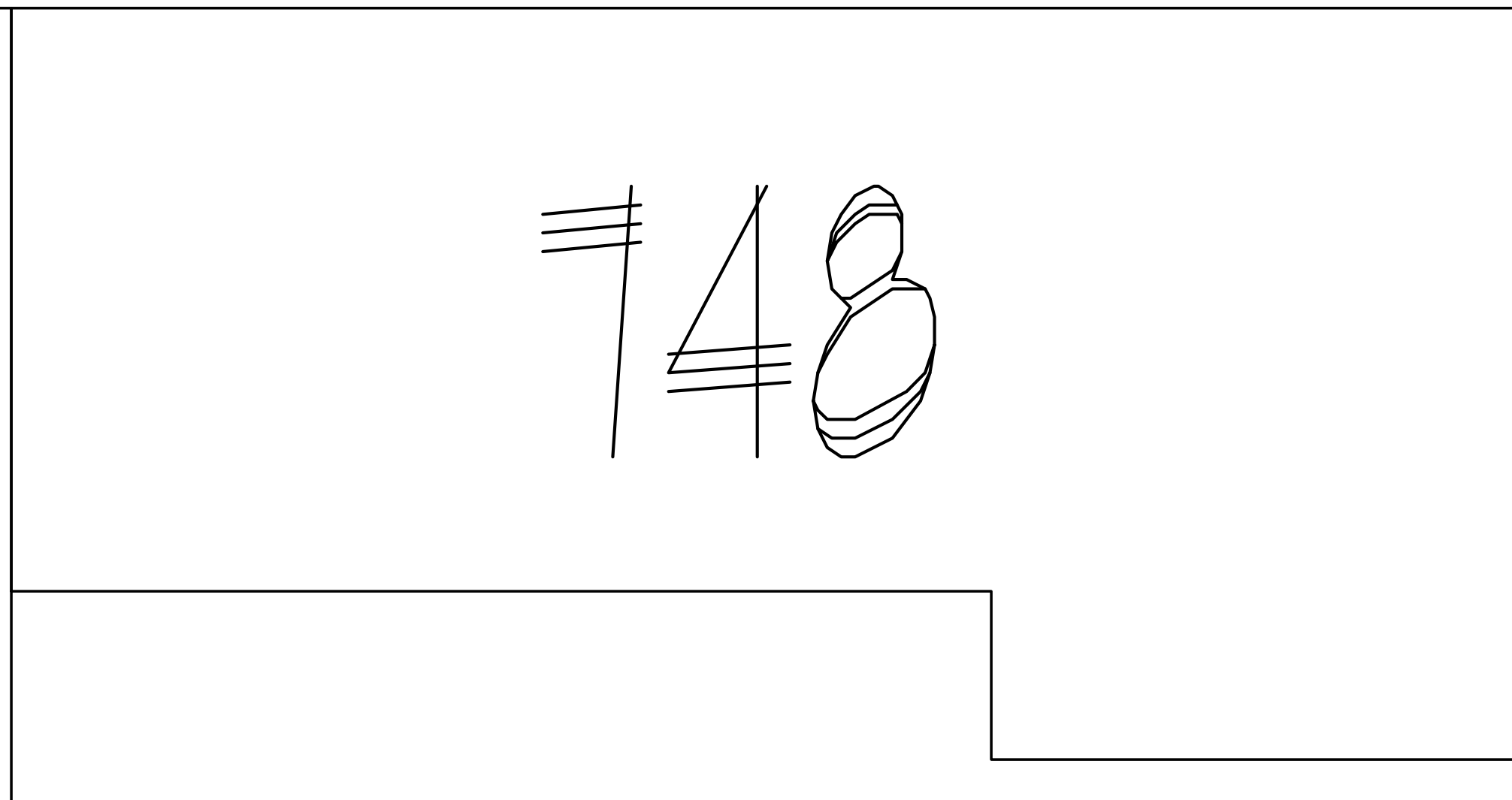


First Floor
Scale: 1/4 " = 1'-0"

Note: Lines Shown are
Computer Polyline Entities



Garage
Scale: 1/4 " = 1'-0"



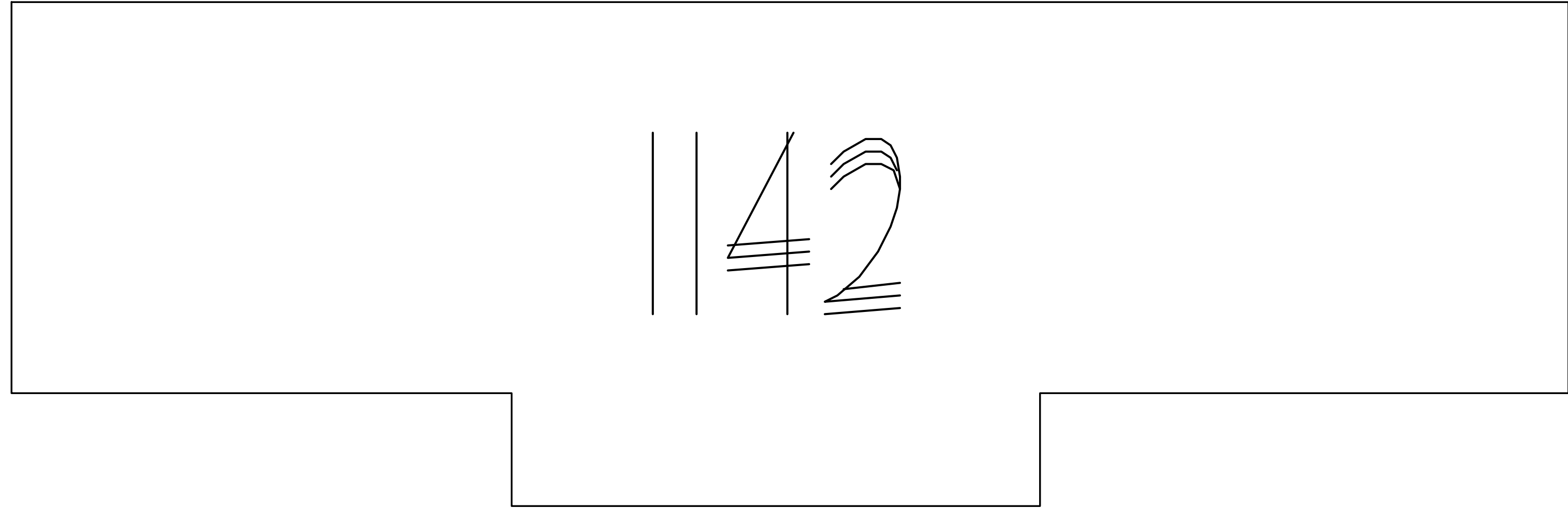
Basement
Scale: 1/4 " = 1'-0"



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 will be responsible to compensate the Architect.
These plans are not valid for a building permit unless they are accompanied by a professional seal and signature for the construction of one structure only by the person whose name appears on the plans.

Preliminary Plans For
**164 E Middle Patent Rd
Bedford NY**

Revision	Date
	Oct. 15, 2020
Job No	220-063
F.A.R. Drawing	1 OF 2



Second Floor

Scale: 1/4" = 1'-0"

F.A.R. Drawing

Job No 220-063

Date Oct. 15, 2020

Revision Date

Preliminary Plans For
 164 E Middle Patent Rd
 Bedford NY

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 will be responsible to compensate the Architect.
 These plans are not valid for a building permit unless the signature and seal of the Architect are present for the construction of one structure only by the person whose name appears on the plans.



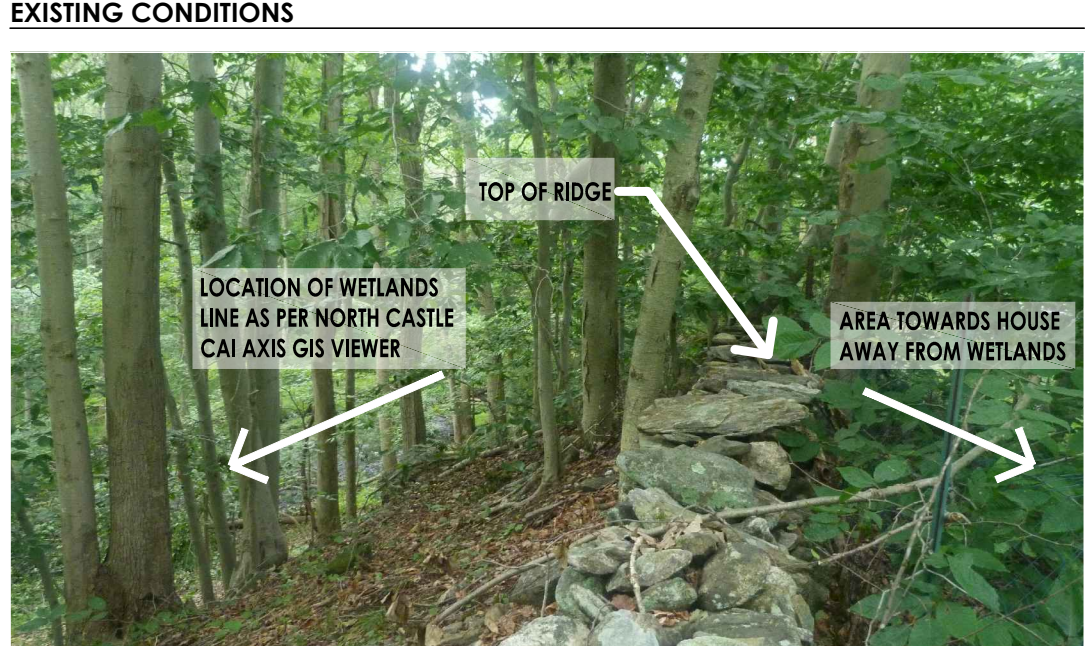
DeMasi Architects P.C.
 105 SMITH AVENUE, MOUNT KISCO, NEW YORK 10549
 PHONE: (914) 666-3856 EMAIL: Lou@DemasiArchitects.com

Do Not Scale Prints

2 OF 2

LEGEND

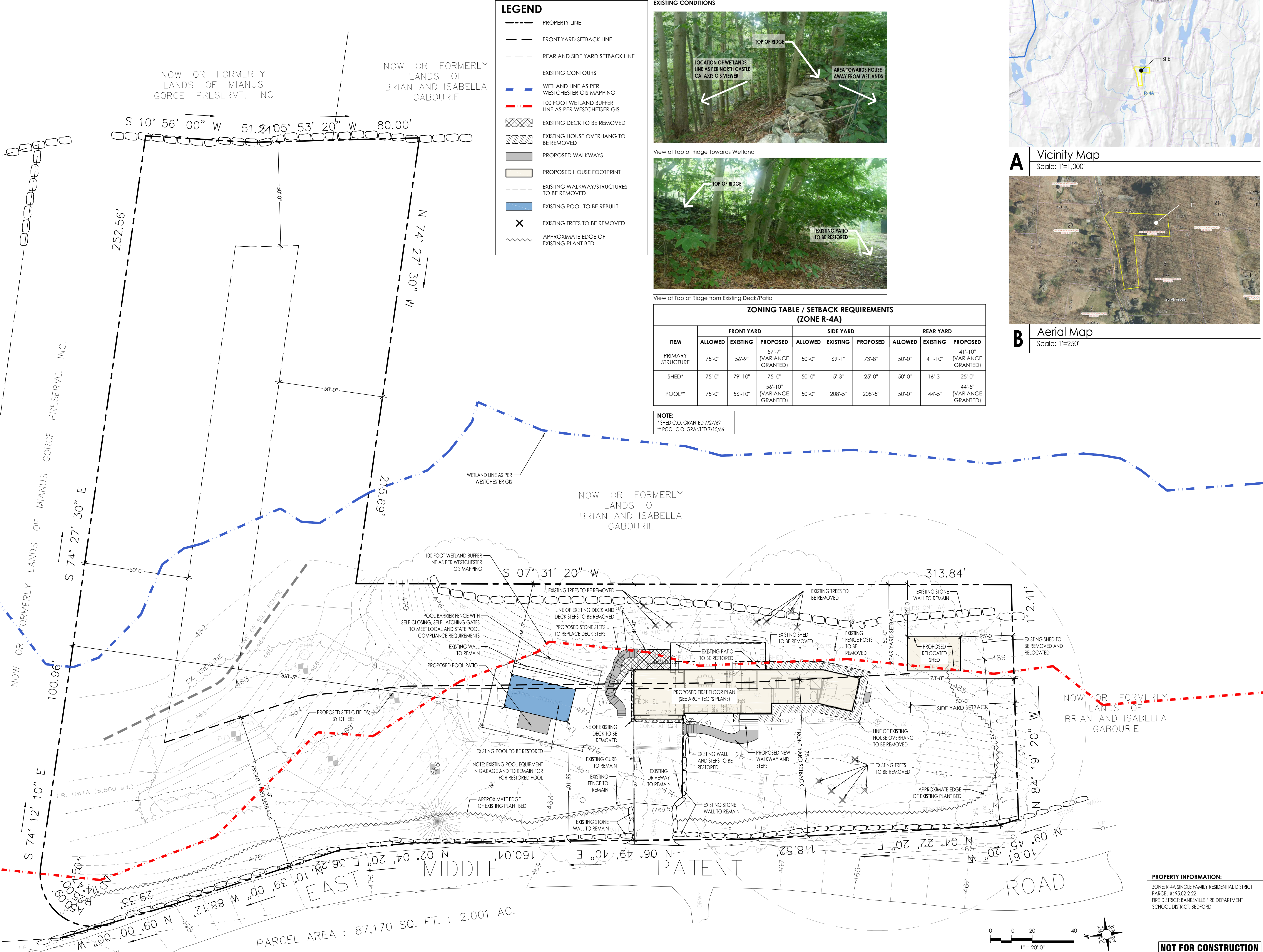
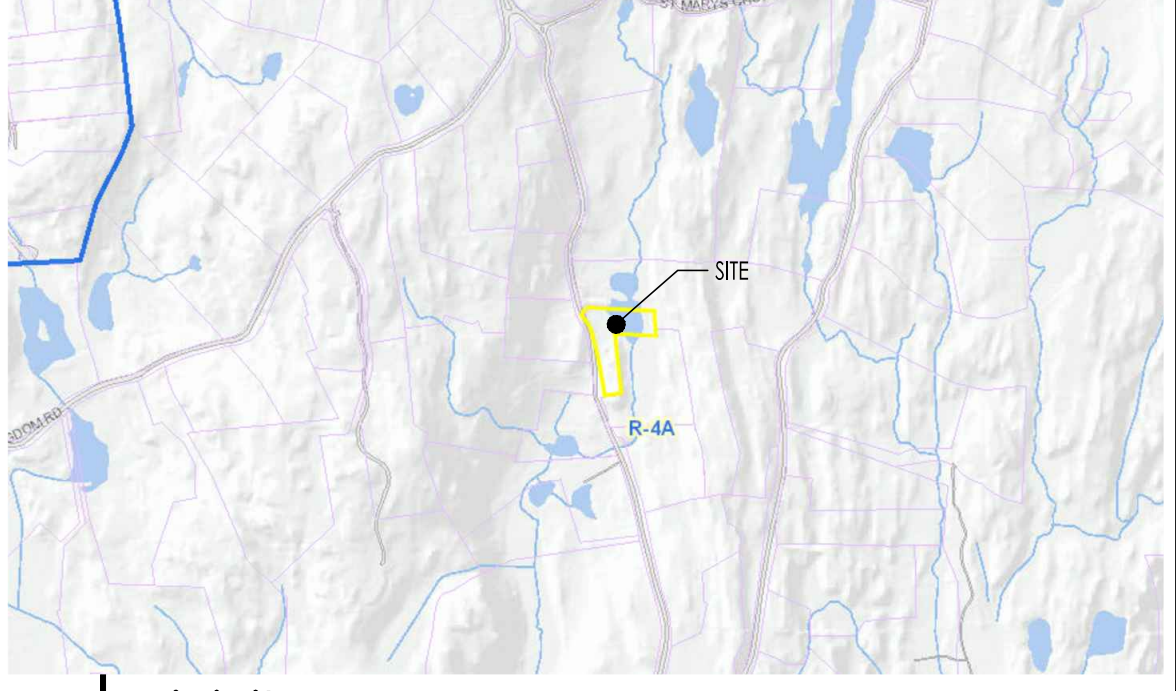
- PROPERTY LINE
- - - FRONT YARD SETBACK LINE
- - - REAR AND SIDE YARD SETBACK LINE
- - - EXISTING CONTOURS
- WETLAND LINE AS PER WESTCHESTER GIS MAPPING
- 100 FOOT WETLAND BUFFER LINE AS PER WESTCHESTER GIS
- EXISTING DECK TO BE REMOVED
- EXISTING HOUSE OVERHANG TO BE REMOVED
- PROPOSED WALKWAYS
- PROPOSED HOUSE FOOTPRINT
- EXISTING WALKWAY/STRUCTURES TO BE REMOVED
- EXISTING POOL TO BE REBUILT
- X EXISTING TREES TO BE REMOVED
- APPROXIMATE EDGE OF EXISTING PLANT BED



ZONING TABLE / SETBACK REQUIREMENTS (ZONE R-4A)

ITEM	FRONT YARD			SIDE YARD			REAR YARD		
	ALLOWED	EXISTING	PROPOSED	ALLOWED	EXISTING	PROPOSED	ALLOWED	EXISTING	PROPOSED
PRIMARY STRUCTURE	75'-0"	56'-9"	57'-7" (VARIANCE GRANTED)	50'-0"	69'-1"	73'-8"	50'-0"	41'-10"	41'-10" (VARIANCE GRANTED)
SHED*	75'-0"	79'-10"	75'-0"	50'-0"	5'-3"	25'-0"	50'-0"	16'-3"	25'-0"
POOL**	75'-0"	56'-10"	56'-10" (VARIANCE GRANTED)	50'-0"	208'-5"	208'-5"	50'-0"	44'-5"	44'-5" (VARIANCE GRANTED)

NOTE:
 * SHED C.O. GRANTED 7/27/19
 ** POOL C.O. GRANTED 7/13/16



JRJ Inc.
 140 Grace Church St. Apt. GG
 Port Chester, NY 10573
 T: 914.690.9587

Surveyor:
 Base information taken from survey dated September 10, 2020 by:
 Link Land Surveyors P.C.
 21 Clark Place, Suite 1B
 Mahopac, NY 10541
 (845) 621-0013

Architect:
 DeMasi Architects P.C.
 105 Smith Ave.
 Mount Kisco, NY 10549
 (914) 666-8866

Landscape Architect:
 Juliana Alzate, RLA
 JRJ Inc.
 140 Grace Church St. Apt GG
 Port Chester, NY 10573
 (914) 218-0065

Approximate Watercourse and Buffer Line:
 APPROXIMATE LOCATION OF WATERLINE AND BUFFER LINE TAKE FROM NORTH CASTLE CAI AXIS GIS

Signature Block for Planning Board Endorsement

No.	Date	Revision Information
1	12/28/20	ISSUED FOR CONSERVATION BOARD SUBMISSION
2	01/25/21	ISSUED FOR CONSERVATION BOARD SUBMISSION WITH WETLAND AND BUFFER LINE REVISION

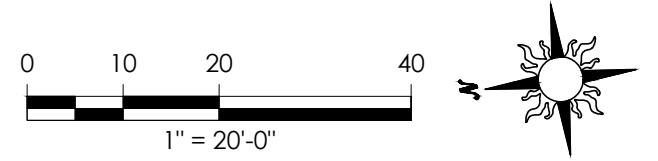
Drawing Title:
SITE PLAN

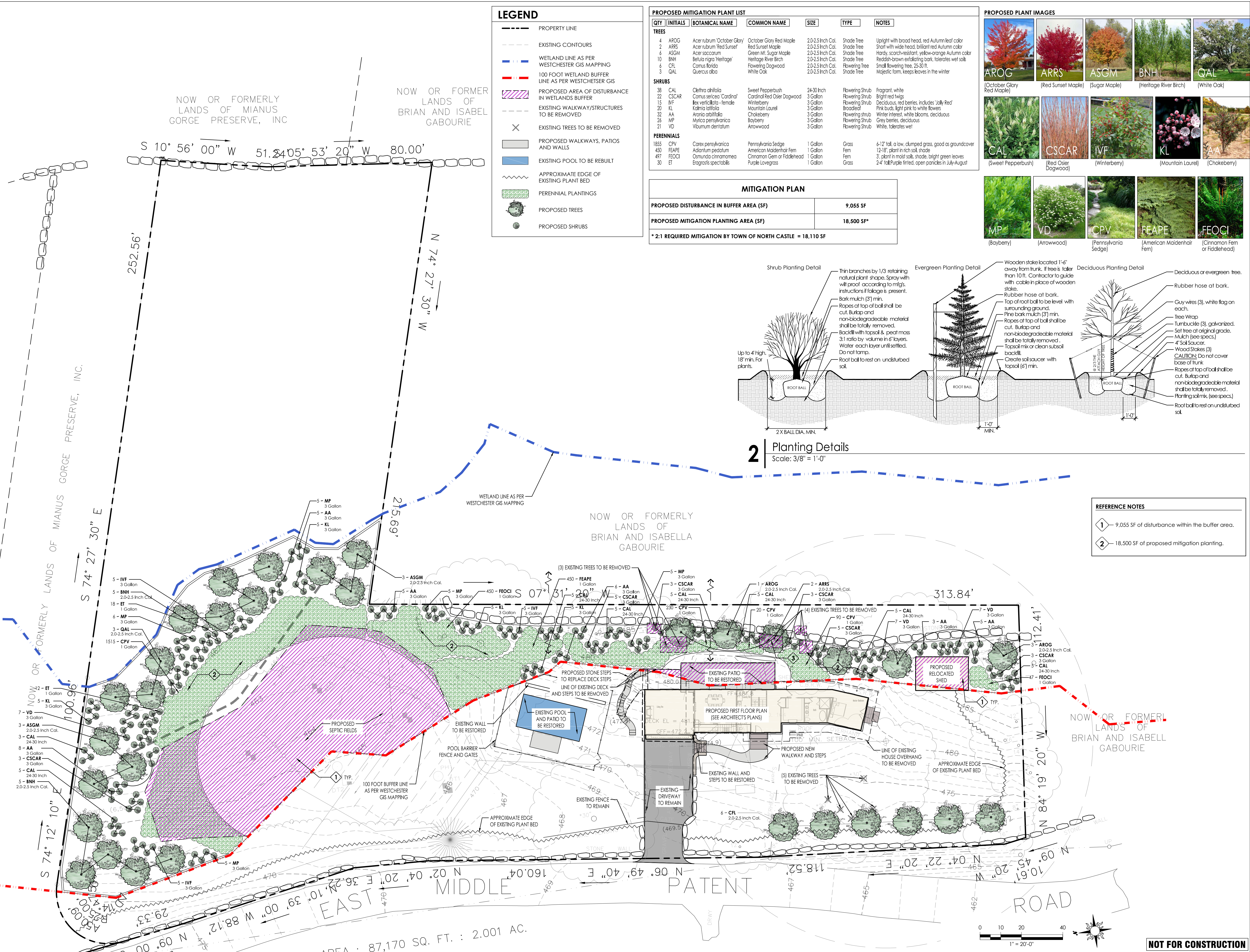
Project Address:
Velardo Residence
 164 E. Middle Patent Road
 North Castle, NY 10506

Drawn By: **JA**
 Project #: **01-20**
 Sheet Number:

LS-1
 Scale: 1" = 20'-0" Issue Date: **January 25, 2021**

PROPERTY INFORMATION:
 ZONE: R-4A SINGLE FAMILY RESIDENTIAL DISTRICT
 PARCEL #: 95.02-2-22
 FIRE DISTRICT: BANKSVILLE FIRE DEPARTMENT
 SCHOOL DISTRICT: BEDFORD



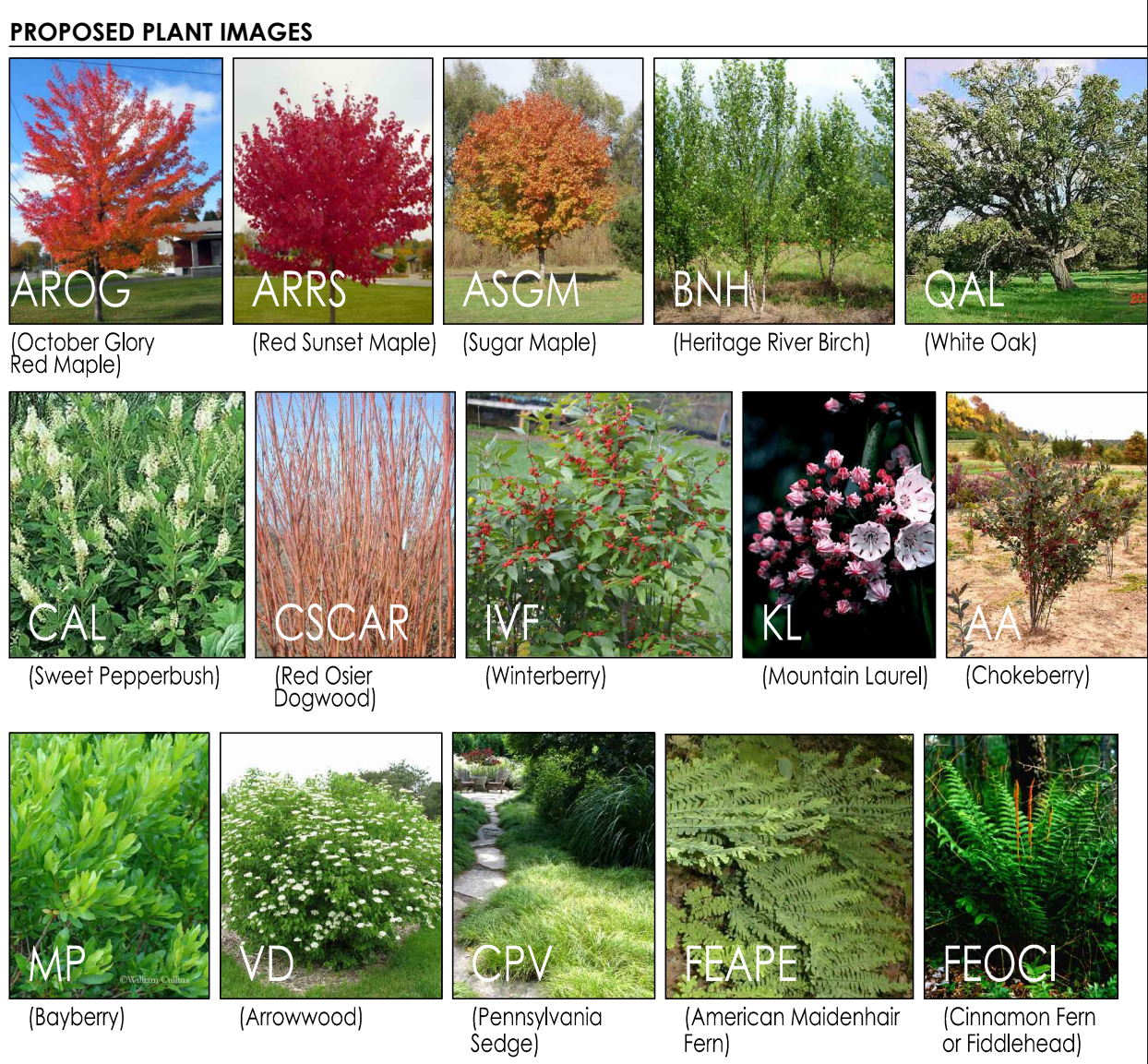


LEGEND

- PROPERTY LINE
- - - - - EXISTING CONTOURS
- WETLAND LINE AS PER WESTCHESTER GIS MAPPING
- 100 FOOT WETLAND BUFFER LINE AS PER WESTCHESTER GIS
- PROPOSED AREA OF DISTURBANCE IN WETLANDS BUFFER
- - - - - EXISTING WALKWAY/STRUCTURES TO BE REMOVED
- X EXISTING TREES TO BE REMOVED
- PROPOSED WALKWAYS, PATIOS AND WALLS
- EXISTING POOL TO BE REBUILT
- APPROXIMATE EDGE OF EXISTING PLANT BED
- PERENNIAL PLANTINGS
- PROPOSED TREES
- PROPOSED SHRUBS

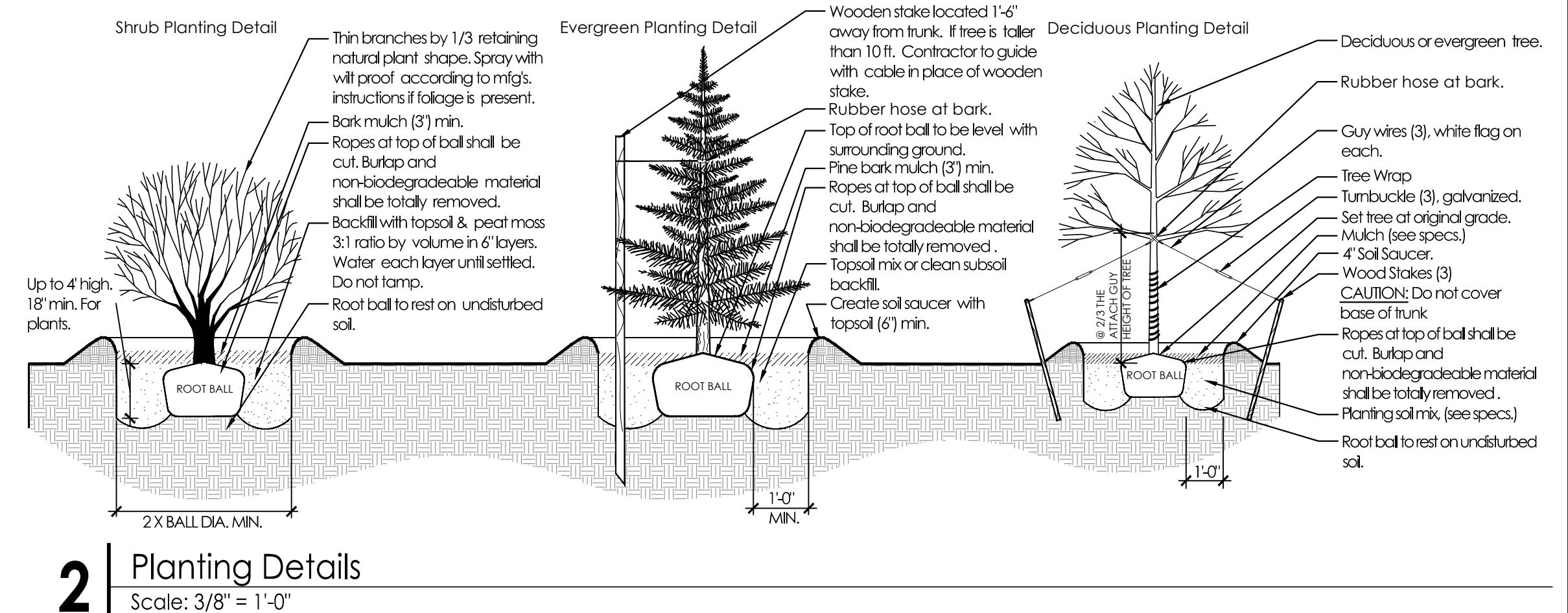
PROPOSED MITIGATION PLANT LIST

QTY	INITIALS	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	NOTES
TREES						
4	AROG	Acer rubrum 'October Glory'	October Glory Red Maple	2.0-2.5 Inch Cal.	Shade Tree	Upright with broad head, red Autumn leaf color
2	ARRS	Acer rubrum 'Red Sunset'	Red Sunset Maple	2.0-2.5 Inch Cal.	Shade Tree	Short with wide head, brilliant red Autumn color
6	ASGM	Acer saccharum	Green Mt. Sugar Maple	2.0-2.5 Inch Cal.	Shade Tree	Hardy, scorch-resistant, yellow-orange Autumn color
10	BNH	Betula nigra 'Heritage'	Heritage River Birch	2.0-2.5 Inch Cal.	Shade Tree	Reddish-brown exfoliating bark, tolerates wet soil
6	CFL	Comus florida	Flowering Dogwood	2.0-2.5 Inch Cal.	Flowering Tree	Small flowering tree, 25-30 ft.
3	QAL	Quercus alba	White Oak	2.0-2.5 Inch Cal.	Shade Tree	Majestic form, keeps leaves in the winter
SHRUBS						
38	CAL	Clethra alifolia	Sweet Pepperbush	24-30 Inch	Flowering Shrub	Fragrant, white Bright red higs
22	CSCAR	Carolin Red Osier Dogwood	Carolin Red Osier Dogwood	3 Gallon	Flowering Shrub	Flowering shrub
15	IVF	Ilex verticillata - female	Winterberry	3 Gallon	Winterberry Shrub	Deciduous, red berries, includes 'Jolly Red'
20	KL	Kalmia latifolia	Mountain Laurel	3 Gallon	Broadleaf	Pink buds, light pink to white flowers
32	AA	Aronia arbutifolia	Chokeberry	3 Gallon	Flowering shrub	Winter interest, white blooms, deciduous
26	MP	Myrica pensylvanica	Sageberry	3 Gallon	Flowering Shrub	Gray leaves, deciduous
21	VD	Viburnum dentatum	Arrowwood	3 Gallon	Flowering Shrub	White, tolerates wet
PERENNIALS						
1855	CPV	Carex pensylvanica	Pennsylvania Sedge	1 Gallon	Grass	6-12" tall, low, clumped grass, good as groundcover
450	FEAPE	Adiantum pedatum	American Maidenhair Fern	1 Gallon	Fern	12-18", plant in rich soil, shade
497	FEOCI	Osmunda cinnamomea	Cinnamon Fern or Fiddlehead	1 Gallon	Fern	3, plant in moist soil, shade, bright green leaves
30	ET	Eragrostis spectabilis	Purple Lovegrass	1 Gallon	Grass	2-4' tall, Purple tinted, open panicles in July-August



MITIGATION PLAN

PROPOSED DISTURBANCE IN BUFFER AREA (SF)	9,055 SF
PROPOSED MITIGATION PLANTING AREA (SF)	18,500 SF*
* 2:1 REQUIRED MITIGATION BY TOWN OF NORTH CASTLE = 18,110 SF	



REFERENCE NOTES

- 9,055 SF of disturbance within the buffer area.
- 18,500 SF of proposed mitigation planting.

JRI Inc.
 140 Grace Church St. Apt. GG
 Port Chester, NY 10573
 T: 914.690.9587
 Landscape Design and Construction

Surveyor:
 Base information taken from survey dated September 10, 2020 by:
 Link Land Surveyors P.C.
 21 Clark Place, Suite 1B
 Mahopac, NY 10541
 (845) 421-0013

Architect:
 DeMasi Architects P.C.
 105 Smith Ave.
 Mount Kisco, NY 10549
 (914) 666-3888

Landscape Architect:
 Juliana Alzate, RLA
 JRI Inc.
 140 Grace Church St. Apt. GG
 Port Chester, NY 10573
 (914) 218-0065

Approximate Watercourse and Buffer Line:
 APPROXIMATE LOCATION OF WATERLINE AND BUFFER LINE TAKE FROM NORTH CASTLE CAL AXX GIS

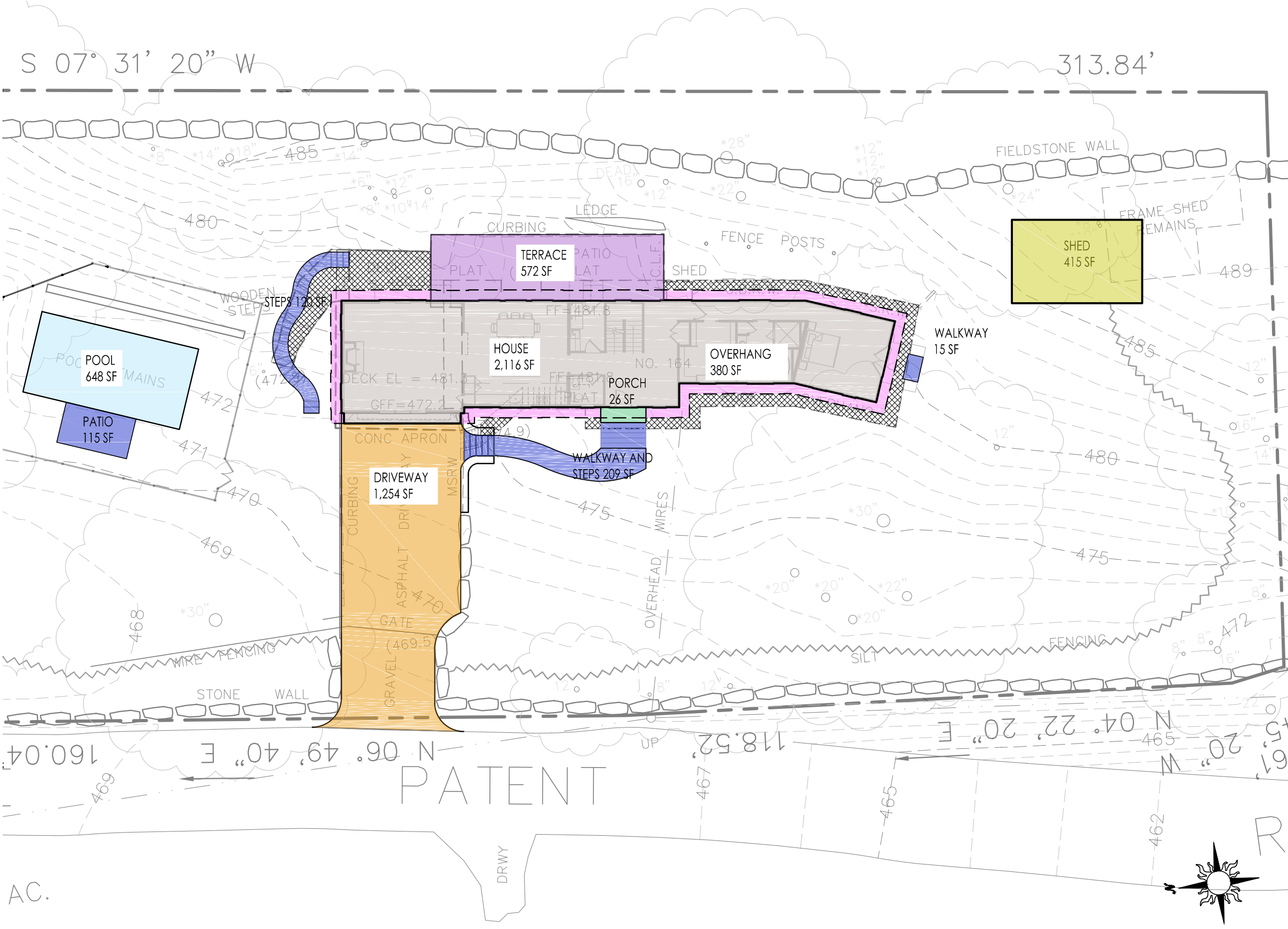
Signature Block for Planning Board Endorsement

No.	Date	Revision Information
1	12/28/20	ISSUED FOR CONSERVATION BOARD SUBMISSION
2	01/25/21	ISSUED FOR CONSERVATION BOARD SUBMISSION WITH WETLAND AND BUFFER LINE REVISIONS
3	02/08/21	ISSUED FOR PLANNING BOARD SUBMISSION
4	02/22/21	ISSUED FOR PLANNING BOARD SUBMISSION WITH REVISIONS BASED ON RESOLUTION FOR APPROVAL BY CONSERVATION BOARD

Drawing Title:
WETLAND MITIGATION PLAN

Project Address:
Velardo Residence
 164 E. Middle Patent Road
 North Castle, NY 10506

Drawn By: JA
 Project #: 01-20
 Sheet Number:
LW-1
 Scale: 1" = 20'-0" Issue Date: February 22, 2021



GROSS LAND COVERAGE DIAGRAM - ZONE R-4A		
AREA	EXISTING/PROPOSED COVERAGE	
HOUSE		2116
PORCH		26
HOUSE OVERHANG		380
DRIVEWAY		1254
WALKWAYS/STEPS		459
TERRACE		572
SHED		415
POOL		648
TOTAL GROSS LAND COVERAGE		5870.0
REMOVALS		(-) 473

NOTE:
 EXISTING DECK TO BE REMOVED = 189 SF
 EXISTING WALKWAY TO BE REMOVED = 14 SF
 EXISTING HOUSE OVERHANG TO BE REMOVED = 270 SF
 TOTAL COVERAGE REMOVED = 473 SF
 PROPOSED WALKWAYS, STEPS AND PATIOS = 459 SF
 *TOTAL NET DECREASE OF COVERAGE = (473 - 459) = 14 SF

Scale: 1" = 20'-0"

