

Steven Velardo
164 East Middle Patent Road
Bedford, NY 10506

08/04/2021

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

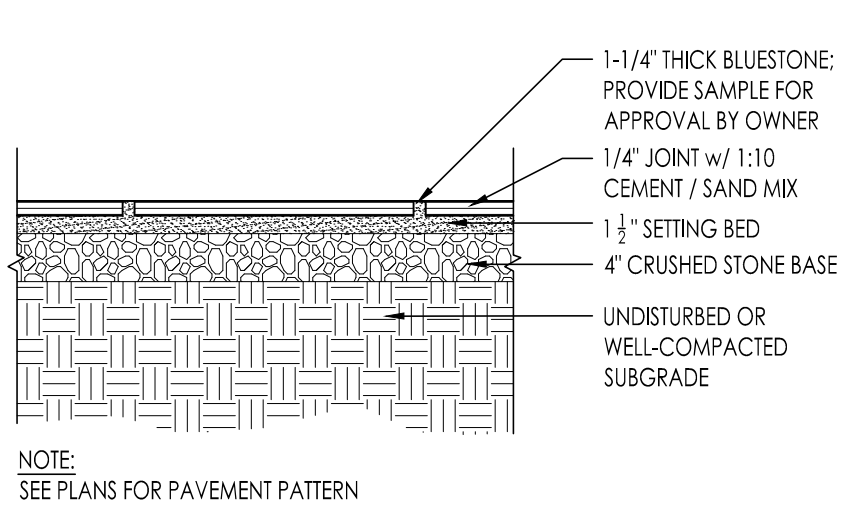
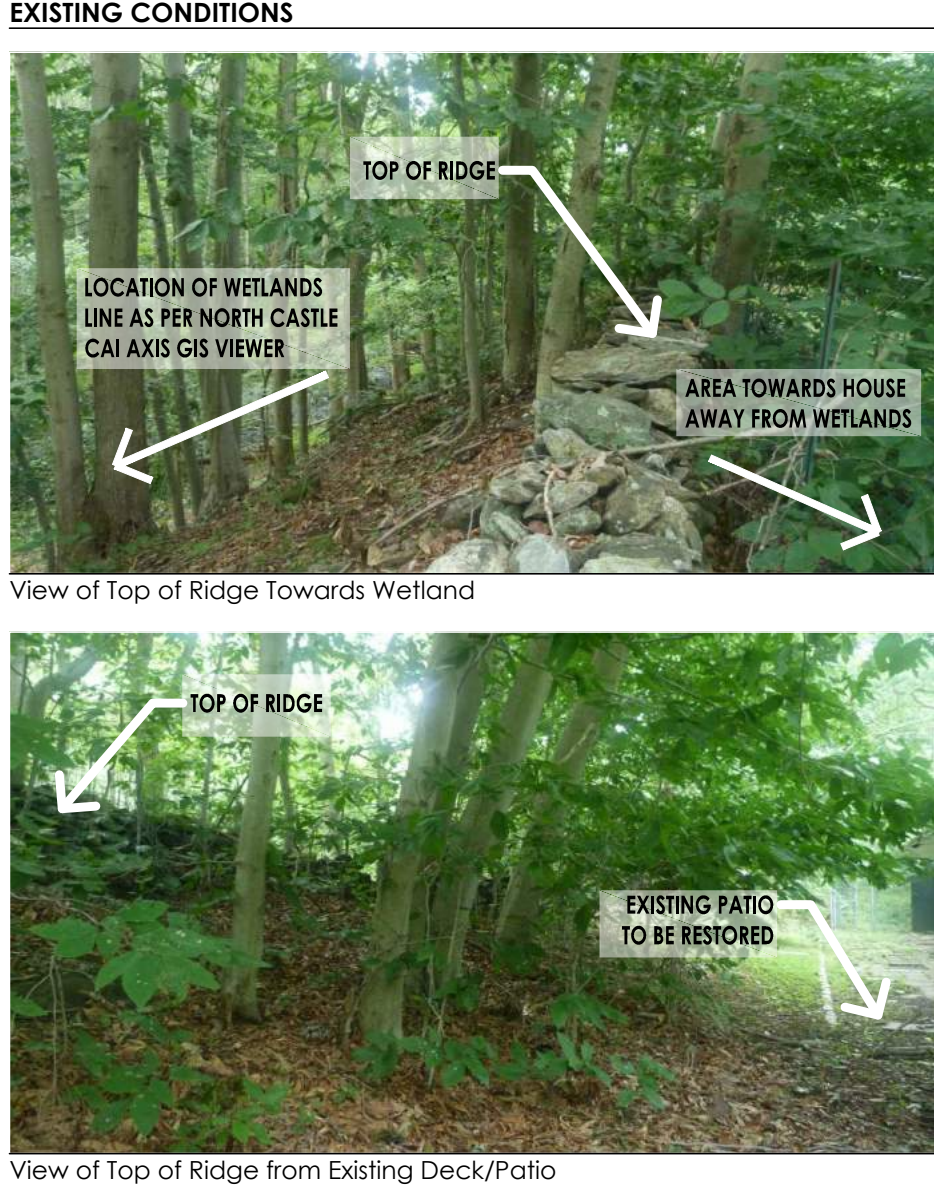
RE: 164 East Middle Patent Road
Bedford, NY 10506
Section 95.02 Block 2 Lot 22
Planning Case [2020-045]

Mr. Kaufman as a follow up from our most recent conversation Tuesday August 3, 2021, I am submitting revised plans for a field change amendment. The proposed field change includes deleting the second story addition, withdraw the proposed new septic design and proposed increase in bedrooms (second story). All other components and proposed work associated with the previous approvals will remain the same.

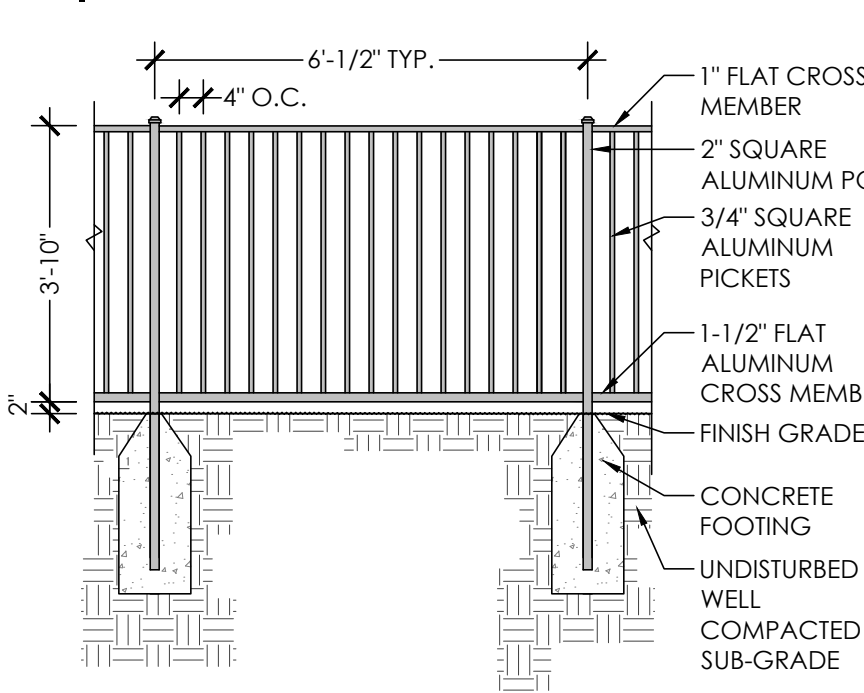
Thank You,
Steve Velardo

LEGEND

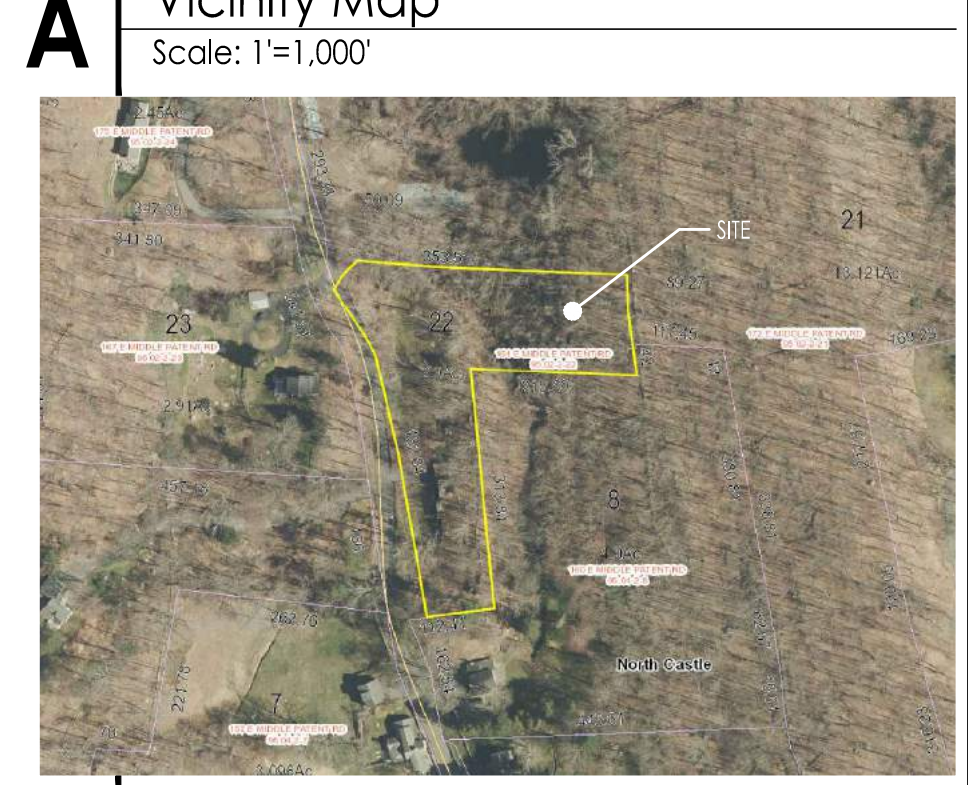
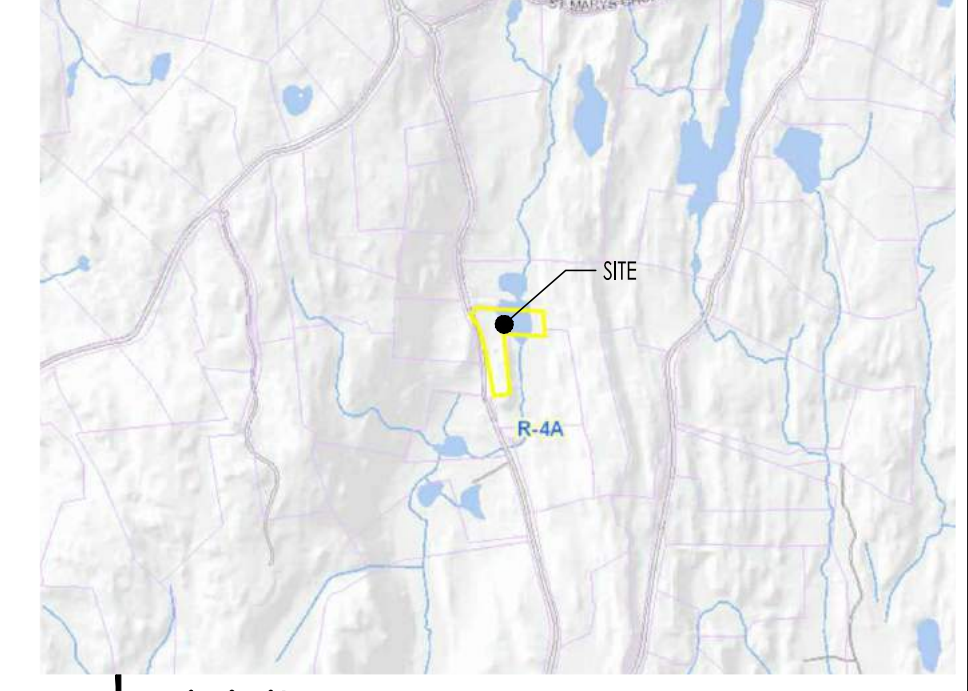
- PROPERTY LINE
- FRONT YARD SETBACK LINE
- REAR AND SIDE YARD SETBACK LINE
- EXISTING CONTOURS
- WETLAND LINE AS PER WESTCHESTER GIS MAPPING
- 100 FOOT WETLAND BUFFER LINE AS PER WESTCHESTER GIS
- EXISTING DECK TO BE REMOVED
- EXISTING HOUSE OVERHANG TO BE REMOVED
- PROPOSED WALKWAYS
- PROPOSED HOUSE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



1 Stone Paving Detail
Scale: 3/4" = 1'-0"



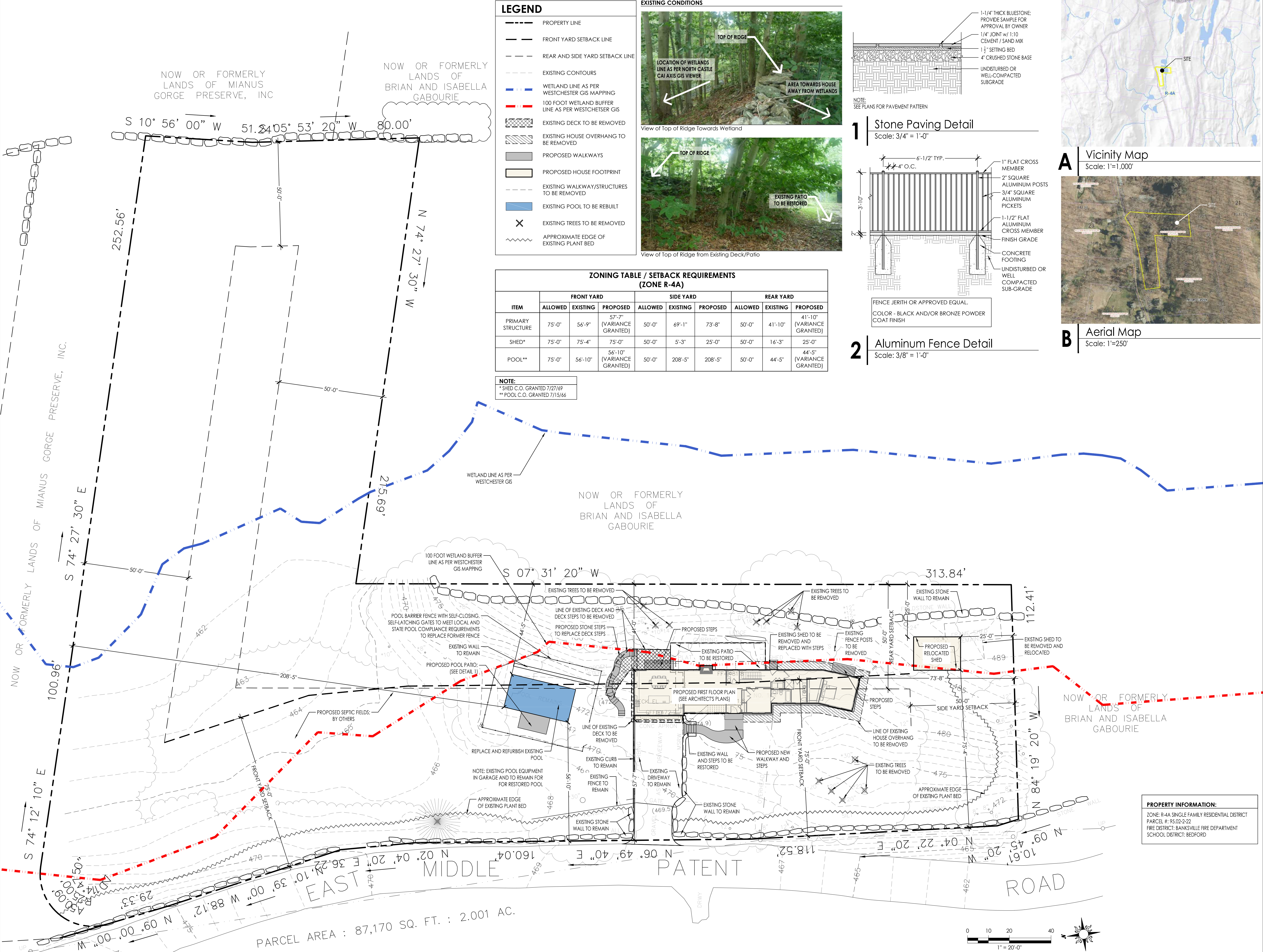
2 Aluminum Fence Detail
Scale: 3/8" = 1'-0"



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"	75'-4"	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 7/15/16



PROPERTY INFORMATION:
ZONE: R-4A SINGLE FAMILY RESIDENTIAL DISTRICT
PARCEL #: 95-02-2-22
FIRE DISTRICT: BANKSVILLE FIRE DEPARTMENT
SCHOOL DISTRICT: BEDFORD

JRI 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) 221-0013

Architect:
DeMasi Architects P.C.
105 Smith Ave.
Mount Kisco, NY 10549
(914) 666-3850

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 CAI AXIS GIS

Signature Block for Planning Board Endorsement

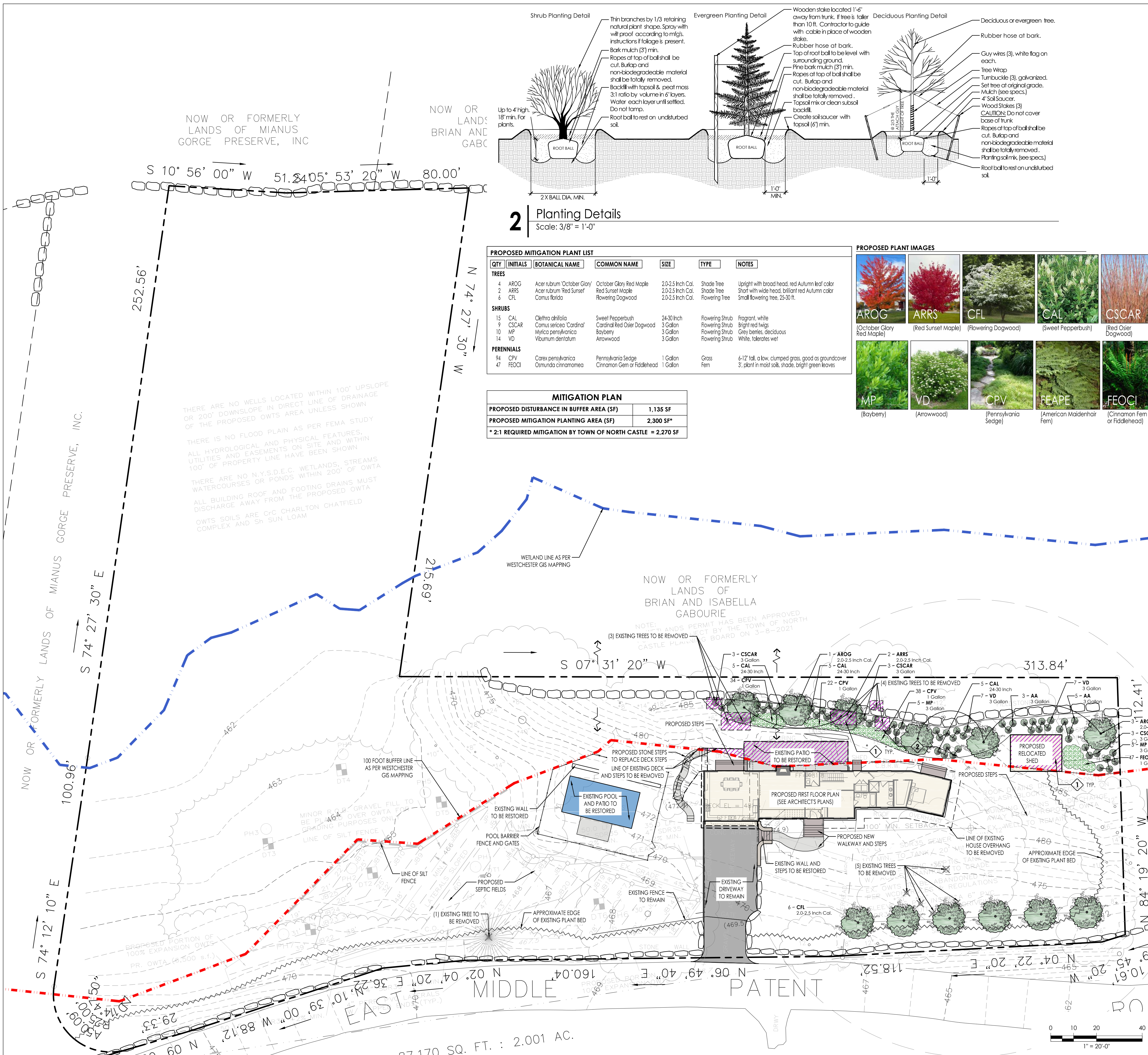
No.	Date	Revision Information
1	12/28/20	ISSUED FOR CONSERVATION BOARD SUBMISSION
2	01/25/21	ISSUED FOR CONSERVATION BOARD SUBMISSION WITH WETLAND AND BUFFER LINE REVISION
3	02/08/21	ISSUED FOR PLANNING BOARD SUBMISSION
4	03/18/21	ISSUED FOR PLANNING BOARD APPROVAL
5	06/01/21	ISSUED FOR ARCHITECTURAL BOARD REVIEW SUBMISSION

Drawing Title:
SITE PLAN

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

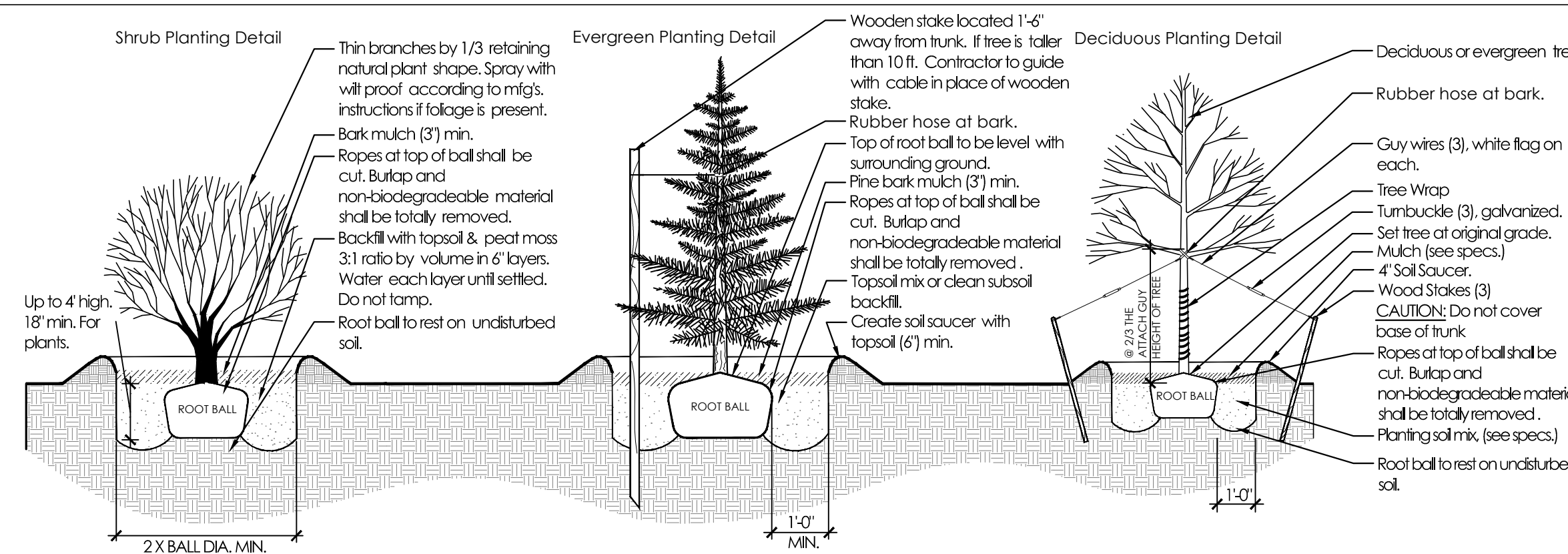
Drawn By: JA
Project #: 01-20
Sheet Number:

LS-1
Scale: 1" = 20'-0" Issue Date: August 1, 2021



NOW OR FORMERLY
LANDS OF MIANUS
GORGE PRESERVE, INC

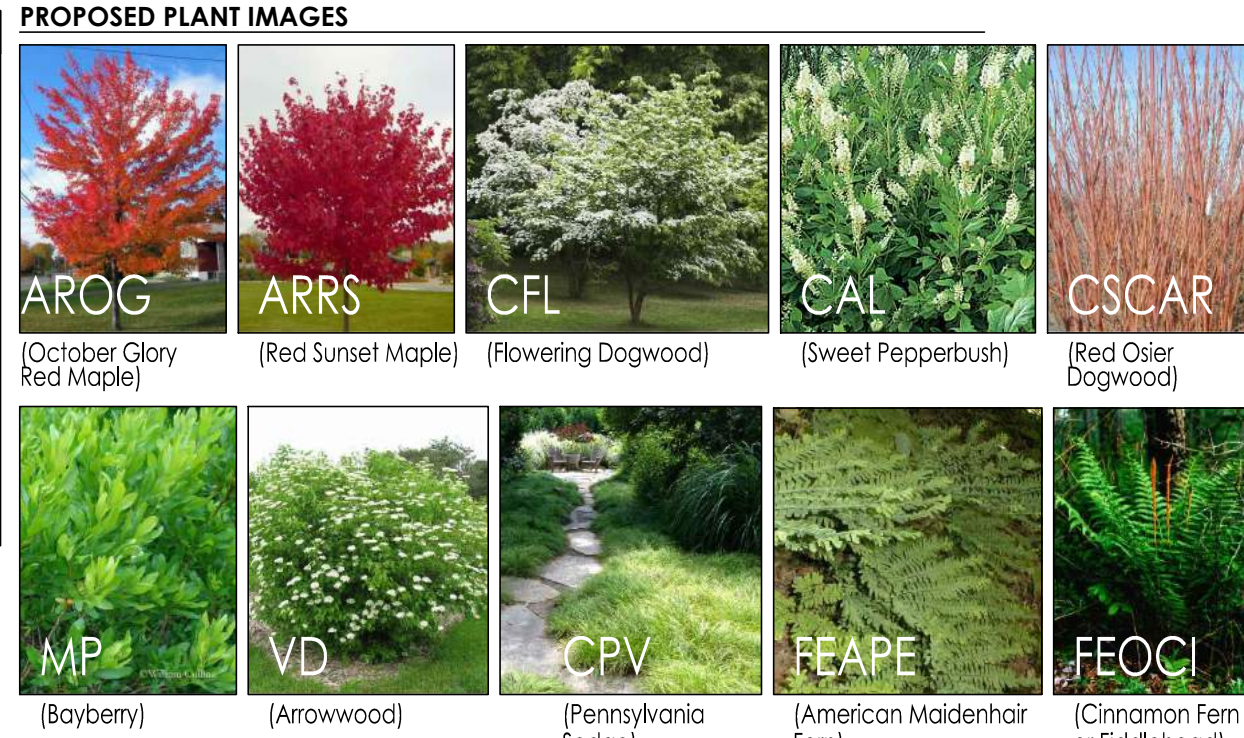
NOW OR
LANDS OF
BRIAN AND
GABC



2 Planting Details

Scale: 3/8" = 1'-0"

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	CFL	Cornus florida	Flowering Dogwood	2.0-2.5 Inch Cal.	Flowering Tree	Small flowering tree, 25-30 ft.
SHRUBS						
15	CAL	Clethra alnifolia	Sweet Pepperbush	24-30 Inch	Flowering Shrub	Fragrant, white
9	CSCAR	Cornus sericea 'Cardinal'	Cardinal Red Osier Dogwood	3 Gallon	Flowering Shrub	Bright red twigs
10	MP	Mirrica pensylvanica	Bayberry	3 Gallon	Flowering Shrub	Grey berries, deciduous
14	VD	Viburnum dentatum	Arrowwood	3 Gallon	Flowering Shrub	White, tolerant wet
PERENNIALS						
94	CPV	Carex pensylvanica	Pennsylvania Sedge	1 Gallon	Grass	6-12" tall, slow, clumped grass, good as groundcover
47	FEOCI	Osmunda cinnamomea	Cinnamon Fern or Fiddlehead	1 Gallon	Fern	3' plant in moist soil, shade, bright green leaves



MITIGATION PLAN	
PROPOSED DISTURBANCE IN BUFFER AREA (SF)	1,135 SF
PROPOSED MITIGATION PLANTING AREA (SF)	2,300 SF*
*2:1 REQUIRED MITIGATION BY TOWN OF NORTH CASTLE = 2,270 SF	

PROJECT LONG-TERM WETLAND MONITORING AND MAINTENANCE PLAN:

- Wetland Monitoring & Maintenance Plan
 - The purpose of the Wetland Monitoring & Maintenance Plan is to ensure that development in the wetland buffer does not compromise the functional integrity of the wetland buffer, ponds or wetlands and resulting mitigation meets its stated goals as described in the Final Resolution adopted by the Town of North Castle "Town" Planning Board for Steve Vetrano (The Permittee).
- Protocol for Commencement of Wetland Monitoring & Maintenance Plan
 - Permittee shall implement the mitigation plan (wetland plantings) approved by the Town Planning Board.
 - Following the installation of all wetland mitigation in accordance with the Final Resolution and plans adopted by the Planning Board, the Permittee shall submit two (2) copies of the following:
 - o Certification from a Qualified Environmental Consultant ("Consultant") approved by the Planning Board or its designee verifying the proper installation of all plants and materials in accordance with the approved Planning Board Resolution. The Consultant shall note any deficiencies in the installation of the plant materials or deviations from the approved resolution to that these can be corrected before final approval.
 - o A field plan prepared by a Licensed Engineer or Licensed Surveyor detailing the (1) location of plantings and (2) number of species of individual plants.
 - o The monitoring period shall begin with the review of all required submitted information/materials and final written approval by the Town's Wetland Consultant and continue for a period of 5 years.
- Assurances
 - o All plantings and seed mixture applications in conjunction with the mitigation work shall be accomplished in accordance with the approved drawings and completed within the first growing season after site clean-up is complete and topsoil is re-spread on the disturbed areas to be revegetated.
 - o The Permittee shall ensure that all plants in conjunction with the wetland mitigation plan shall have a minimum 85% survival rate of installed plants, which must be met or exceeded at the end of the second growing season following the initial planting/season. If the 85% survival rate is not met at the end of the second growing season, the Permittee shall take all necessary measures to ensure the level of survival by the end of the next growing season, including replanting and re-grading with topsoil, if necessary. Continue the program for the full term of the 5 years after planting.
- Monitoring Reports
 - o The purpose of the mitigation monitoring and maintenance reports shall be to: (1) evaluate the progress of the establishment of the mitigation areas, (2) assess compliance with plant survival and plant condition requirements, and (3) identify those aspects of the mitigation areas that may require remediation by the Permittee in order to achieve the mitigation objectives.
 - o Permittee shall submit the mitigation monitoring and maintenance reports prepared by a Licensed Landscape Architect (or an environmental professional approved by the Town of North Castle) annually no later than November 1st to the Town's Wetland Consultant for review.
 - o Information for said reports shall be collected a minimum of 7 times: once prior to construction; once immediately post-construction and annually for 5 years post-construction between the months of June 1st and September 1st.
 - o Minimum requirements for monitoring reports:
 - o Identification of the number of surviving approved plants and area coverage at the time of the observation. The report should detail the condition, vigor, size (dbh) of all planted material and compliance with the approved Planning Board Resolution.
 - o Color photographs from established stations approved by the Town's Wetland Consultant showing representative conditions in the mitigation areas taken annually during the designated periods defined above. An estimate of the vegetative cover in the mitigation areas, noting in particular areas which are bare or areas of vegetation and/or locations where erosion and sedimentation are occurring or where invasive plant species have become established. Aerial coverage of invasive plant species must be less than 15% of the total wetland mitigation area on the site.
 - o A qualitative analysis of the extent to which the mitigation has been successful. Said reports shall note areas of deficiencies and/or non-compliance and provide recommendations/measures to be taken to ensure continued success of the mitigation efforts and soil stabilization.
- Completion of Monitoring Period
 - o Final Report submitted by the Permittee and certified by the Permittee's Consultant.
 - o The Town's Wetland Consultant will review the submitted material and perform an inspection of the site for conformance with the approved Planning Board Resolution and A-B-I-L Plans. Upon review and inspection, the Town's Wetland Consultant shall submit written approval to the Planning Board.
 - o A Monitoring Data Form (in Report) shall be filled out that includes the above information and the following information, if applicable:
 - o The vegetative cover shall be comprised of native species (not invasive species), whether planted or resulting from natural colonization. If vegetative cover is less than 85%, replanting shall occur with native species which have survived and show good vigor within the wetland buffer mitigation planting areas.
 - o Elimination of invasive plant species. Permittee shall demonstrate 100% removal of target species at initial treatment. Ongoing removal shall be demonstrated at each inspection period. Target species shall be listed, as necessary, to prevent re-establishment, including but not limited to, Japanese Barberry (Berberis thunbergii), Common Reed (Phragmites australis), Biternweed (Celastrus orbiculatus), Multiflora Rose (Rosa multiflora), Porcelain Berry (Ampelops brevipedunculata), Autumn Olive (Elaeagnus umbellata), Winged Eucalyptus (Eucalyptus alata), and Garlic Mustard (Alliaria petiolata). It is incumbent on the Permittee to remove such invasive species during the appropriate season in which removal is optimal. Hand removal of any delisted, delisted or otherwise unhealthy plantings and replacement "in kind" as necessary to meet the 85% survival threshold.
 - o Pesticide and fertilizer use is restricted within the 100' wetland buffer from the edge of the wetland line, except for those products which are permitted by the NYSDEC.

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

REFERENCE NOTES

- 1 - 1,135 SF of disturbance within the buffer area.
- 2 - 2,300 SF of proposed mitigation planting.

JRI Inc.
140 Grace Church St. Apt. GG
Port Chester, NY 10573
Tel: 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) 821-0013

Architect:
DeMasi Architects P.C.
105 9th Ave.
Mahopac, NY 10541
(914) 666-3659

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

APPROXIMATE LOCATION OF WATERLINE AND BUFFER LINE TAKE FROM NORTH CASTLE CAI AXS GIS

Signature Block for Planning Board Endorsement

REGISTRED LANDSCAPE ARCHITECT
JULIANA ALZATE
02886
STATE OF NEW YORK

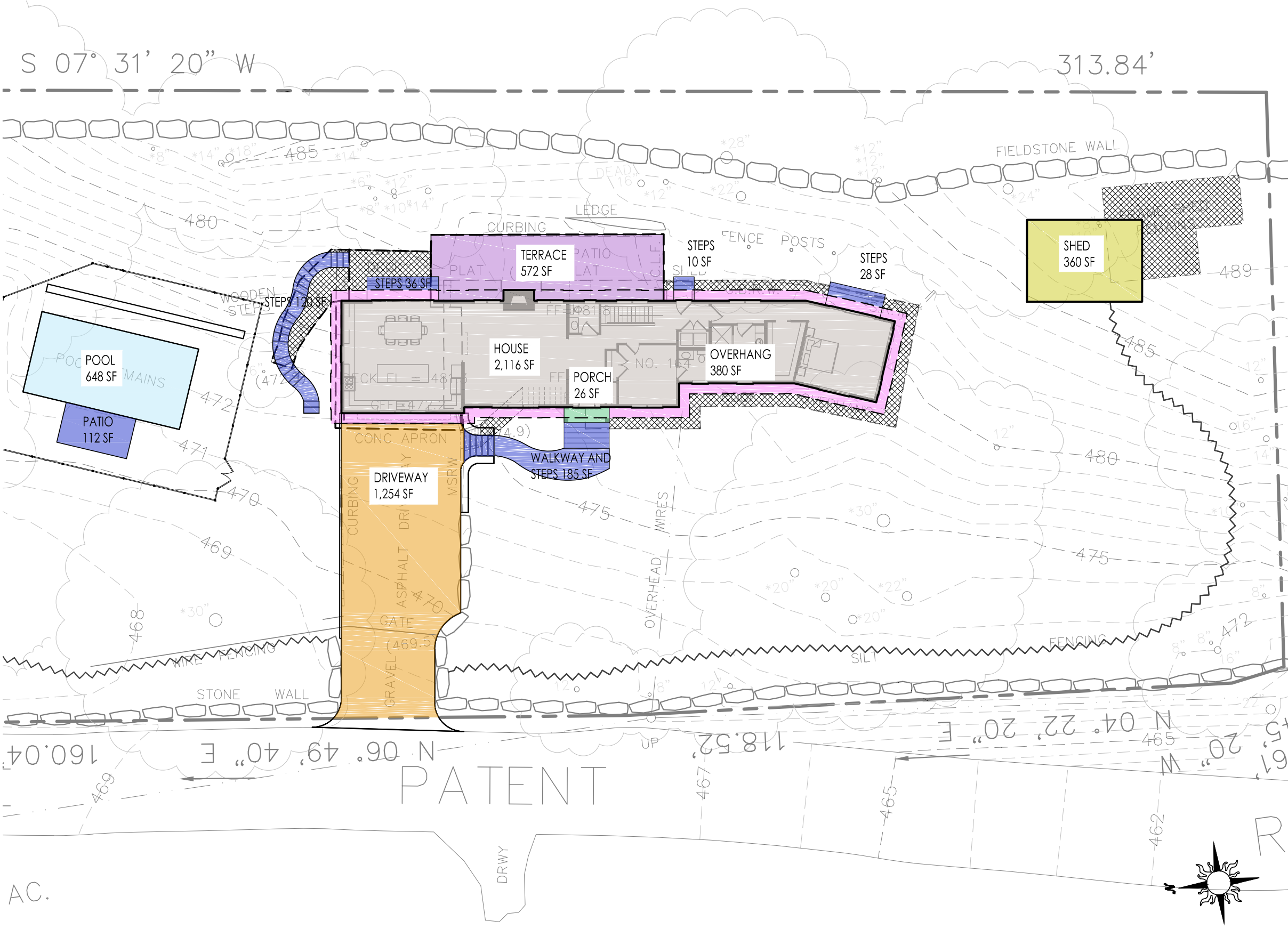
No.	Date	Revision Information
1	12/28/20	ISSUED FOR CONSERVATION BOARD SUBMISSION
2	01/25/21	ISSUED FOR CONSERVATION BOARD SUBMISSION WITH WETLAND AND BUFFER LINE REVISIONS
3	02/08/21	ISSUED FOR PLANNING BOARD SUBMISSION
4	02/22/21	ISSUED FOR PLANNING BOARD SUBMISSION WITH APPROVAL BY CONSERVATION BOARD
5	03/18/21	ISSUED FOR PLANNING BOARD APPROVAL
6	04/01/21	REVISION - INCLUSION OF MITIGATION PLANTING MAINTENANCE NOTES
7	05/10/21	REVISION - REVISED MITIGATION PLANTING BASED ON NEW SEPTIC SYSTEM DESIGN
8	08/01/21	REVISION - REVISED HOUSE PLAN

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

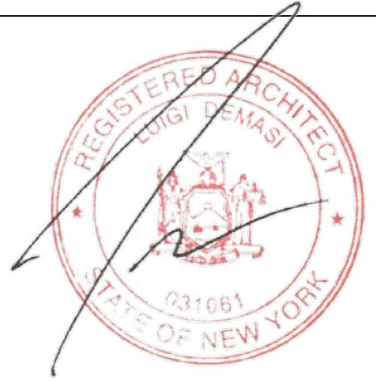
Scale: 1" = 20'-0" Issue Date: August 01, 2021



GROSS LAND COVERAGE DIAGRAM - ZONE R-4A

AREA	EXISTING/PROPOSED COVERAGE	
HOUSE		2116
PORCH		26
HOUSE OVERHANG		380
DRIVEWAY		1254
WALKWAYS/STEPS		491
TERRACE		572
SHED		360
POOL		648
TOTAL GROSS LAND COVERAGE		5847.0
REMOVALS		(-) 771

NOTE:
 EXISTING DECK TO BE REMOVED = 172 SF
 EXISTING WALKWAY TO BE REMOVED = 14 SF
 EXISTING SHED TO BE REDUCED = 55 SF
 EXISTING HOUSE OVERHANG TO BE REMOVED = 251 SF
 TOTAL COVERAGE REMOVED = 492 SF
 PROPOSED WALKWAYS, STEPS AND PATIOS = 491 SF
 *TOTAL NET DECREASE OF COVERAGE = (492 - 491) = 1 SF



Scale: 1" = 20'-0"



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: Steven Velardo Date: 10/13/20 (Rev. 8/1/21)

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

Gross Lot Coverage

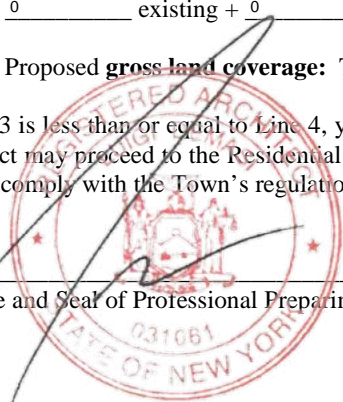
- | | | |
|-----|---|--------------------------------|
| 1. | Total lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>87,168.9 sf / 2.0 acres</u> |
| 2. | Maximum permitted gross land coverage (per Section 355-26.C(1)(b)): | <u>13,270</u> |
| 3. | BONUS maximum gross land cover (per Section 355-26.C(1)(b)):

Distance principal home is beyond minimum front yard setback
<u> </u> x 10 = | <u>0</u> |
| 4. | TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3 | <u>13,270</u> |
| 5. | Amount of lot area covered by principal building :
<u>2,116</u> existing + <u> </u> proposed = | <u>2116</u> |
| 6. | Amount of lot area covered by accessory buildings :
<u>360</u> existing + <u>0</u> proposed = | <u>360</u> |
| 7. | Amount of lot area covered by decks :
<u>280</u> existing + <u>(-)280</u> proposed = | <u>0</u> |
| 8. | Amount of lot area covered by porches :
<u>0</u> existing + <u>26</u> proposed = | <u>26</u> |
| 9. | Amount of lot area covered by driveway, parking areas and walkways :
<u>1,254</u> existing + <u>491</u> proposed = | <u>1,745</u> |
| 10. | Amount of lot area covered by terraces :
<u>572</u> existing + <u>0</u> proposed = | <u>572</u> |
| 11. | Amount of lot area covered by tennis court, pool and mechanical equip :
<u>648</u> existing + <u>0</u> proposed = | <u>648</u> |
| 12. | Amount of lot area covered by all other structures :
<u>0</u> existing + <u>0</u> proposed = | <u>380</u> |
| 13. | Proposed gross land coverage : Total of Lines 5 – 12 = | <u>5,847</u> |

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

10/15/20 (Revised 8/1/21)
Date





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

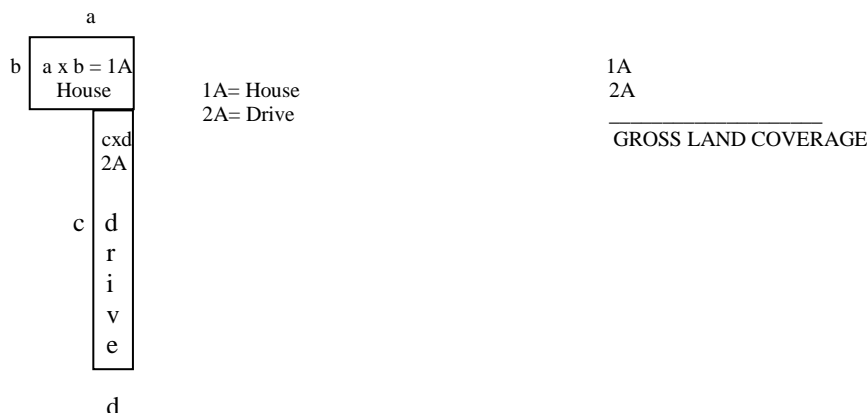
PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

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.

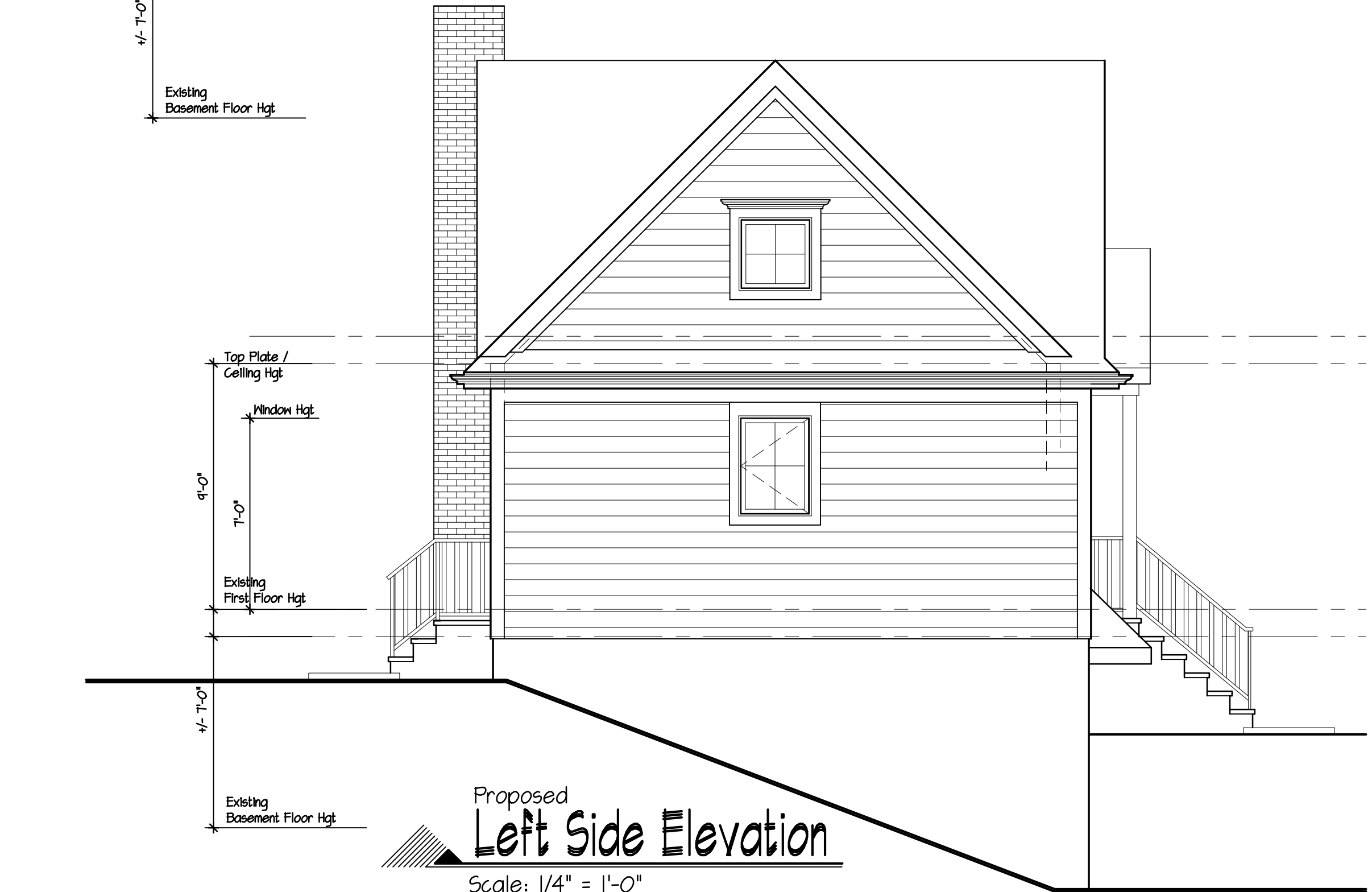
NOTWITHSTANDING ABOVE LIMITATIONS, AN ADDITIONAL 10 SQUARE FEET OF GROSS LAND COVERAGE SHALL BE PERMITTED FOR EACH ONE FOOT OF FRONT YARD SETBACK OF THE PRINCIPAL DWELLING IN EXCESS OF THE MINIMUM FRONT YARD SETBACK REQUIRED.



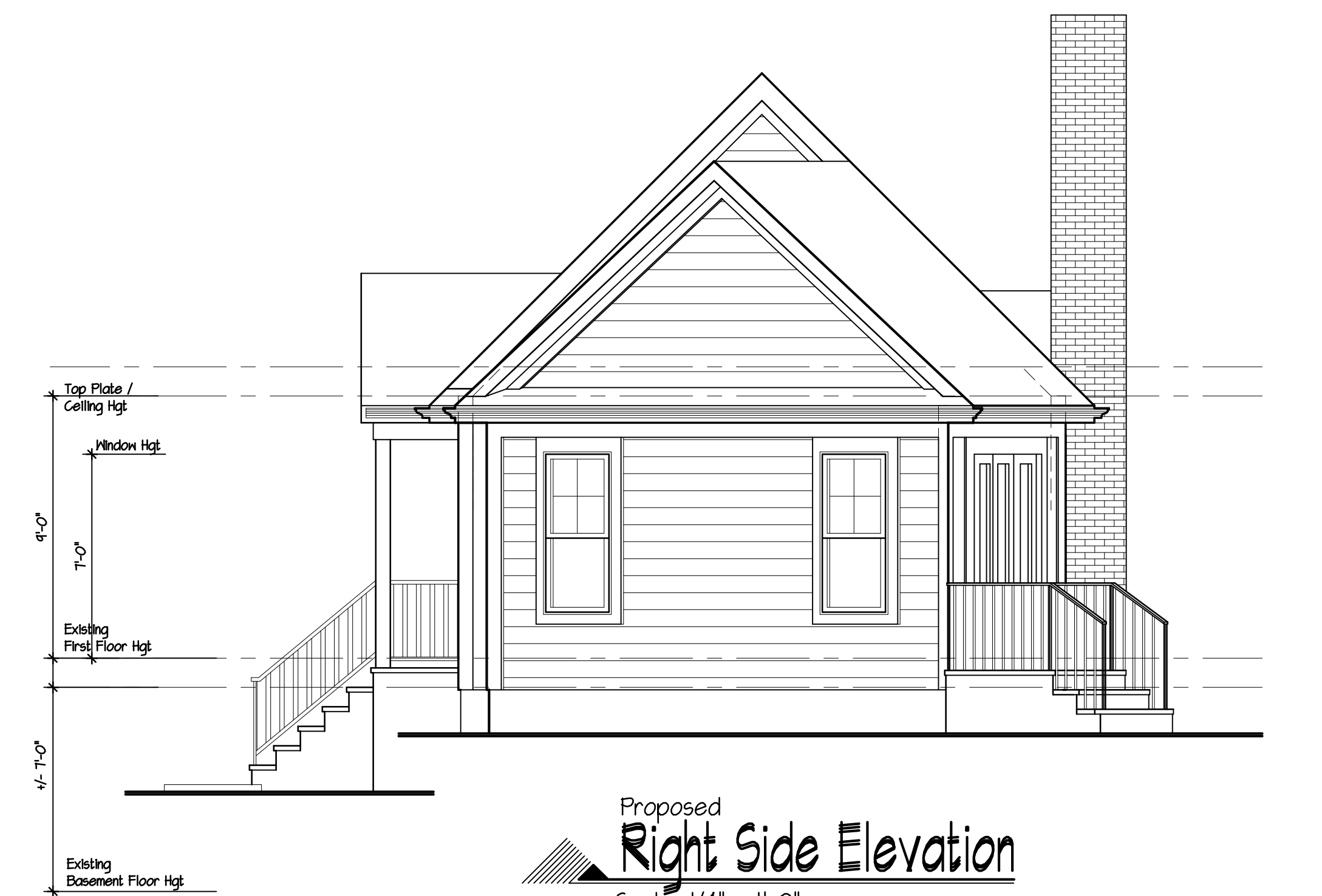
Proposed
Front Elevation
Scale: 1/4" = 1'-0"



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



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



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

Schedule For Proposed Building Material and Color Scheme

	Name:	Type:	Color:
Siding:	Hardiplank	Clapboard	Arctic White
Windows:	Andersen or Marvin	Double Hung	Black
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

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

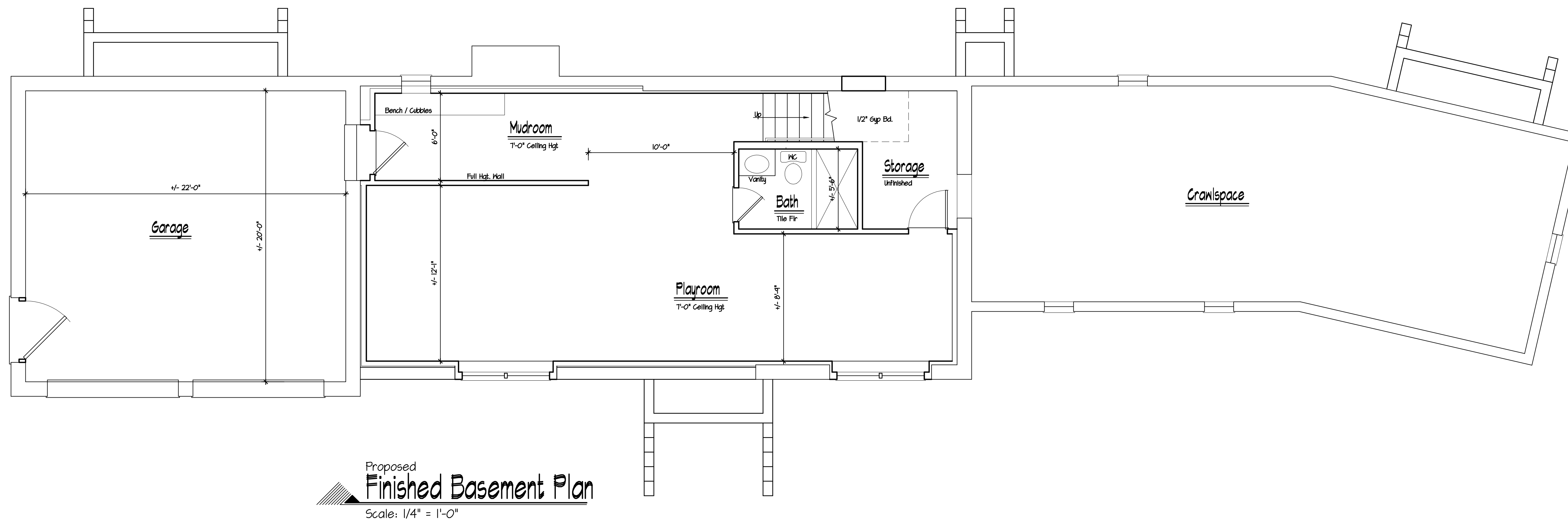
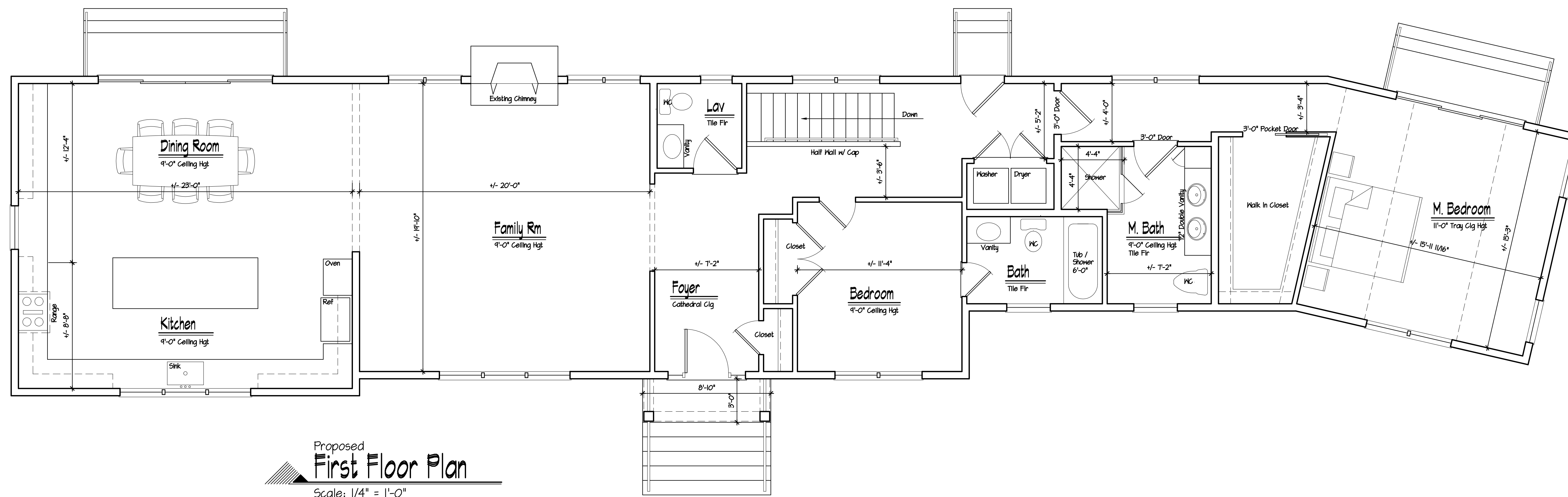


These plans are the property of the Architect. Any use or reproduction in whole or part without the written authorization of the Architect is prohibited. Any person or corporation who reproduces these plans without the written authorization of the Architect, or who constructs or causes to be constructed any structure in violation of the provisions of these plans, shall be liable to the Architect for all damages and costs incurred by the Architect in connection with the construction of such structure and for the cost of any legal proceedings brought by the Architect to enforce the provisions of these plans.

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

Revision	Date
Date	Aug. 3, 2021
Job No	220-063
Drawing	1 OF 2

Do Not Scale Prints



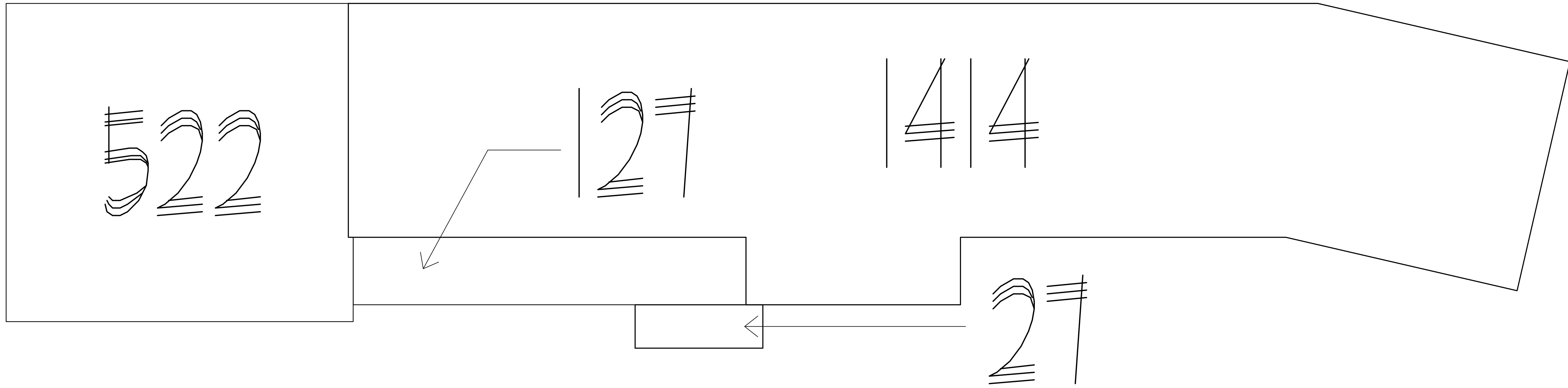
These plans are the property of the Architect. Any use or reproduction in whole or part without the written authorization of the Architect is prohibited. Any person or corporation who uses these plans for any purpose other than the construction of one structure only by the person whose name appears on the plans.

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

Revision	Date
	Aug. 3, 2021
Job No	220-063
Drawing	2 OF 2

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

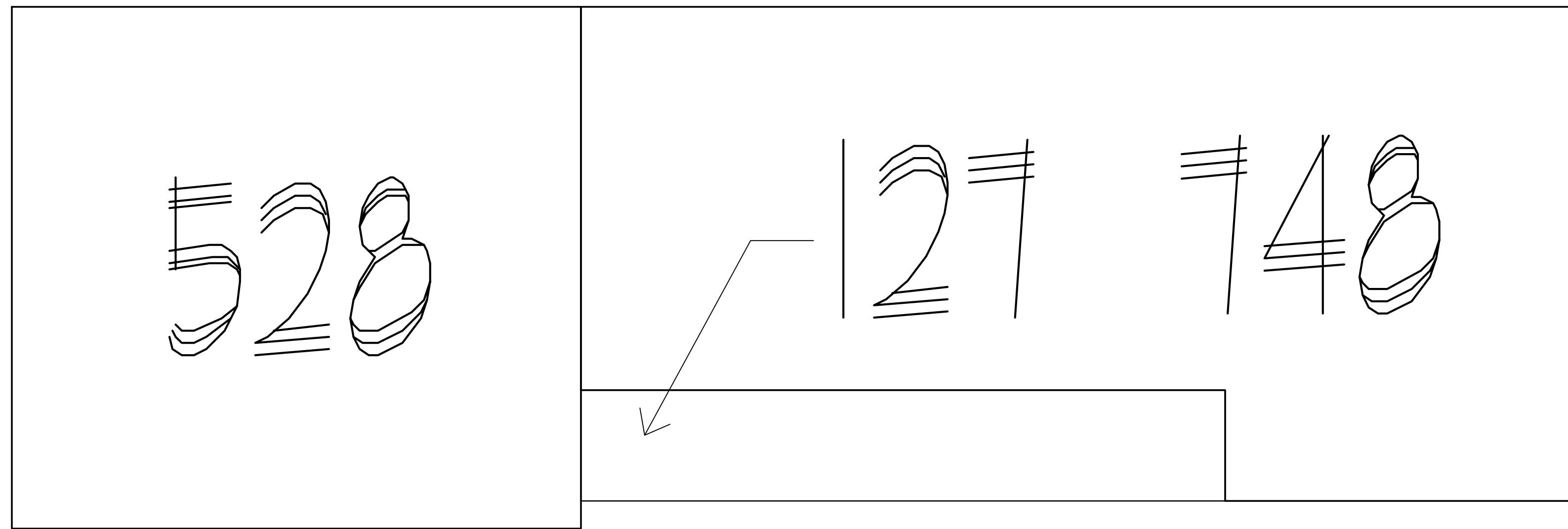
Do Not Scale Prints



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"

DeMasi Architects P.C.

105 SMITH AVENUE, MOUNT KISCO, NEW YORK 10549

PHONE: (914) 666-3856

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 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

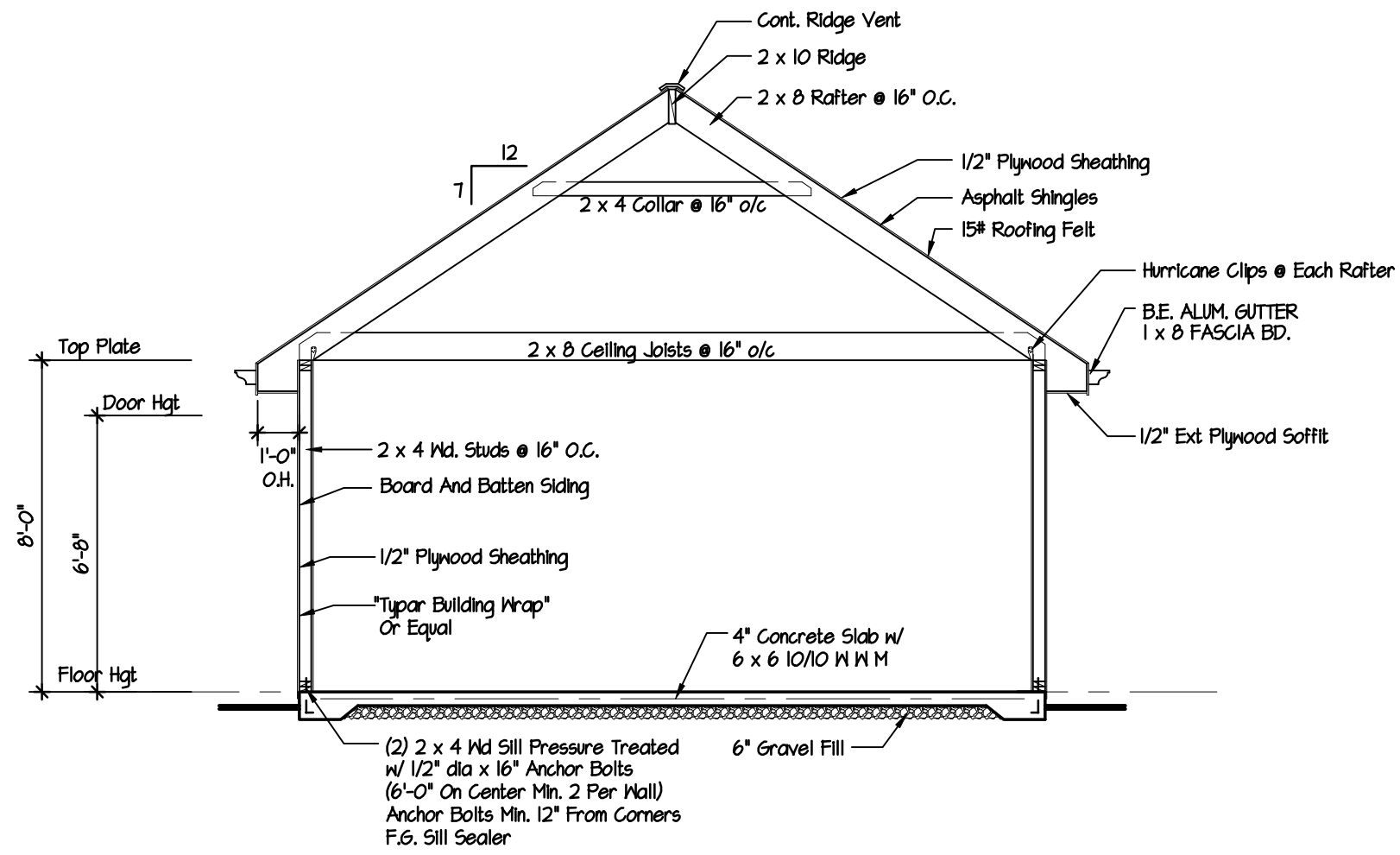
Revision _____ Date _____

Date Aug. 3, 2021

Job No 220-063

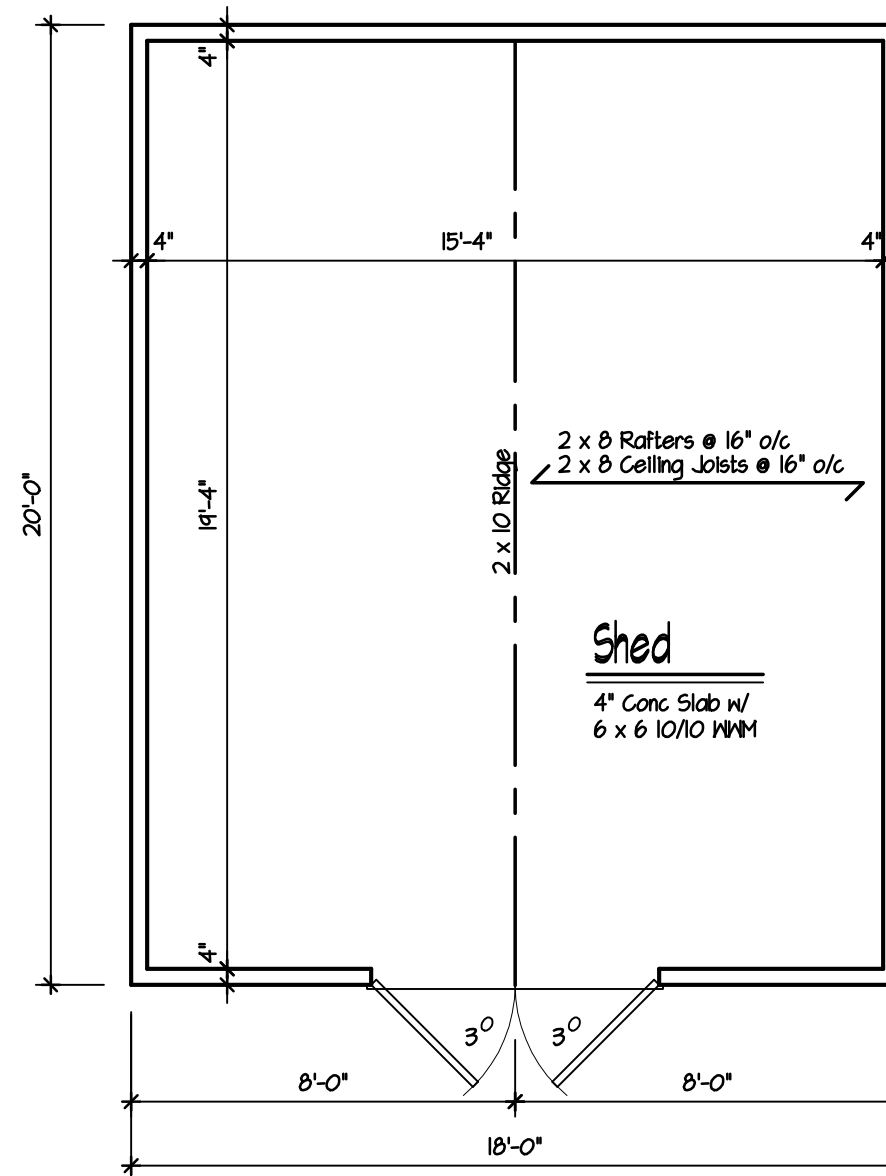
F.A.R. Drawing

OF



Section

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



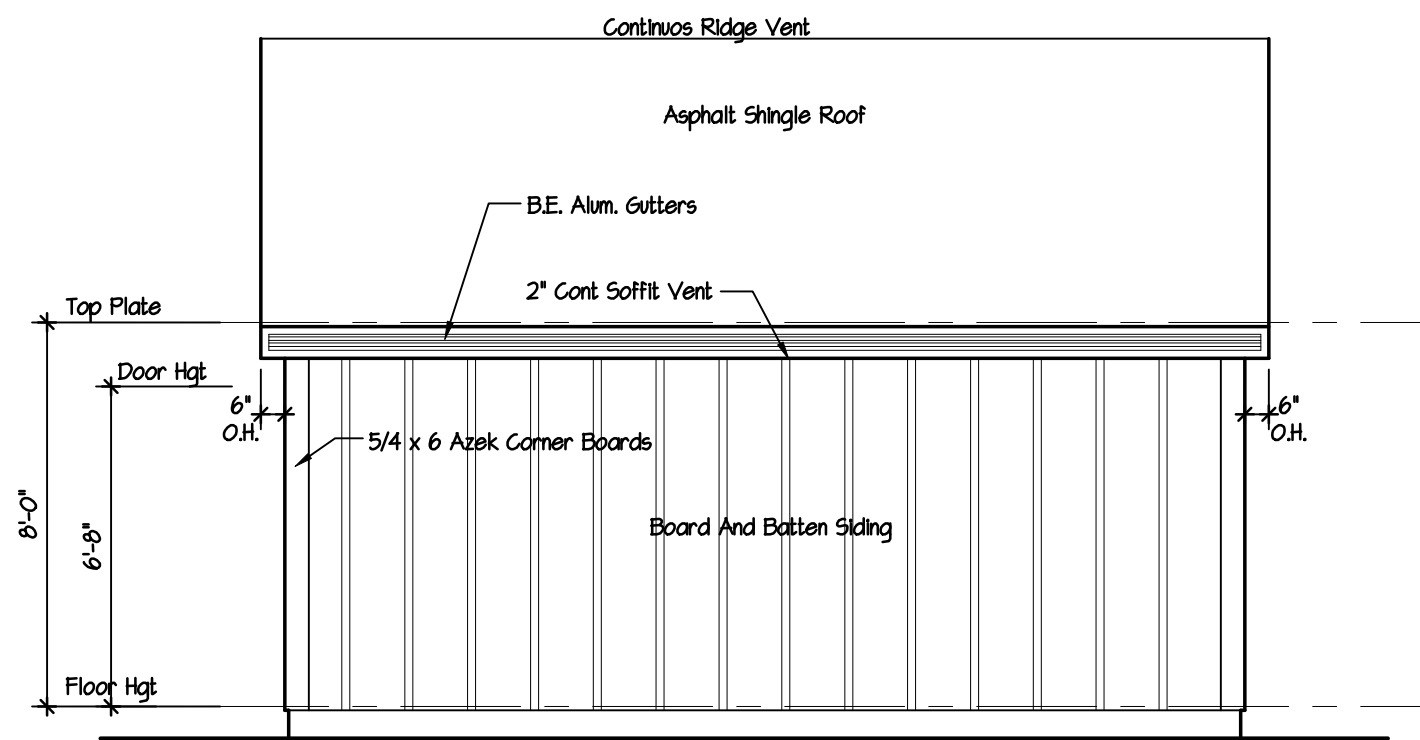
Floor Plan

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

Square Footage

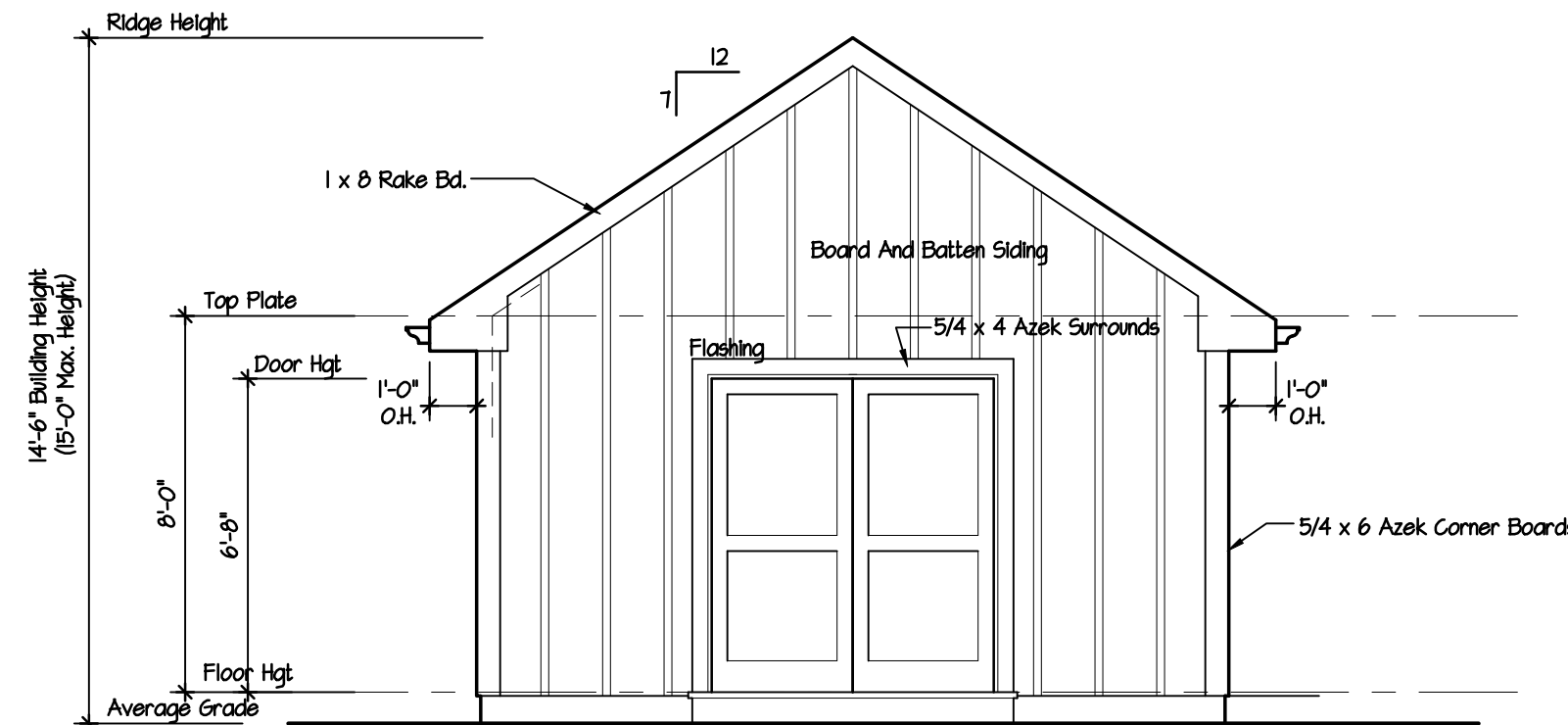
First Floor	2,063 Sf
25% Of First Floor	515.75 Sf
Shed	360 Sf

Shed Is Not More Than 25 % Of First Floor



Side Elevation

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



Front Elevation

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

DeMasi Architects P.C.

105 SMITH AVENUE, MOUNT KISCO, NEW YORK 10549

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



Shed Plan For
164
164 Middle Patent Rd
Bedford NY

Revision _____ Date _____

Date **March 22, 2021**

Job No **220-063**

Drawing
 _____ OF _____



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.northcastleny.com

FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: Steven Velardo Date: 8/3/21

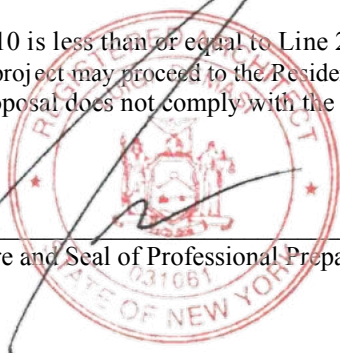
Tax Map Designation or Proposed Lot No.: Parcel #: 95.02-2-22

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>1,414</u> existing + <u>649</u> proposed = — | <u>2,063</u> |
| 4. | Amount of floor area contained within second floor:
— _____ existing + _____ proposed = — | _____ |
| 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>27</u> proposed = — | <u>27</u> |
| 7. | Amount of floor area contained within basement (if applicable – see definition):
— <u>748</u> existing + <u>127</u> proposed = — | <u>875</u> |
| 8. | Amount of floor area contained within attic (if applicable – see definition):
— <u>0</u> existing + <u>0</u> proposed = — | _____ |
| 9. | Amount of floor area contained within all accessory buildings:
— <u>360</u> existing + _____ proposed = — | <u>360</u> |
| 10. | Proposed floor area : Total of Lines 3 – 9 = — | <u>3,853</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



8/3/21
Date