



TOWN OF NORTH CASTLE
WESTCHESTER COUNTY
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PLANNING BOARD
Christopher Carthy, Chair

RESOLUTION

Action: Second Field Change Amendment
Application Name: 164 E. Middle Patent Road [2020-045]
Applicant/Owner: Steven J. Velardo
Designation: 95.02-2-22
Zone: R-4A
Acreage: 2 acres
Location: 164 E. Middle Patent Road
Original Date of Approval: March 8, 2021
Date of Second Field Change Approval: September 13, 2021

WHEREAS, the Applicant previously obtained approval for the alteration to the existing single family dwelling that included a new second story addition, new walkway, tree removal, patio restoration and new shed; and

WHEREAS, the applicant had received prior approval from the Westchester County Health Department (WCHD) for a proposed septic system to serve the property; and

WHEREAS, the prior plan required that a portion of the septic system's primary and expansion areas be located within the locally regulated 100-foot wetland buffer; and

WHEREAS, subsequent to the original approvals, the applicant was notified that the WCHD septic approval was revoked, and they required that no portion of the septic system be located within the wetland buffer; and

WHEREAS, the Applicant is proposing a field change that removes the second story addition, eliminates the construction of any new bedrooms and removes the construction of a new septic system; and

WHEREAS, all other components and proposed work associated with the previous approvals will remain the same; and

WHEREAS, the Applicant received updated Architectural Review Board approval on September 8, 2021; and

Site Plan Approval for

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May 30, 2019

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WHEREAS, the changes are depicted on the following plans:

- Plan labeled “L-1,” entitled “Illustrative Landscape Plan,” dated August 1, 2020, last revised August 1, 2021, prepared by Juliana Atzate, RLA;
- Plan labeled “LS-1,” entitled “Site Plan,” dated August 1, 2021, prepared by DeMasi Architects P.C.
- Plan labeled “LS-2,” entitled “Site Plan Overlay and Wetland Buffer Area Disturbance,” dated August 1, 2021, prepared by DeMasi Architects P.C.
- Plan labeled “L-W1,” entitled “Wetland Mitigation Plan,” dated August 1, 2021, prepared by Juliana Atzate, RLA and DeMasi Architects P.C.
- Gross Land Coverage Diagram dated August 1, 2021 prepared by DeMasi Architects P.C.
- Plan labeled “1 of 2,” dated August 3, 2021, prepared by DeMasi Architects P.C.
- Plan labeled “2 of 2,” dated August 3, 2021, prepared by DeMasi Architects P.C.
- Plan labeled “1 of 1,” dated August 3, 2021, prepared by DeMasi Architects P.C.
- Plan labeled “1 of 1,” dated March 22, 2021, prepared by DeMasi Architects P.C.

WHEREAS, the Planning Board has inspected the site and is familiar with the nature of the site, the surrounding area, and the proposed development; and

WHEREAS, the Planning Board has requested, received, and considered comments from the Town Attorney, Town Engineer, and Town Planner regarding the proposed change; and

WHEREAS, the requirements of the Zoning Ordinance of the Town of North Castle have been met by said application; and

NOW THEREFORE BE IT RESOLVED that, the requested field change as depicted on the above referenced plans is hereby approved; and

BE IT FURTHER RESOLVED, that this resolution shall not, except as described herein, supersede any previous site plan approval issued by the Planning Board;

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