

THE LAW OFFICE OF KORY SALOMONE, P.C.

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January 11, 2021

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

**Re: Relocation of Existing Drainage Easement
2 Deer Ridge Lane, Armonk, NY**

Honorable Chairman and Members of the Planning Board:

I. INTRODUCTION

This firm represents David and Lynn Hason with respect to the proposed relocation of an existing drainage easement on their property located at 2 Deer Ridge Lane (the "Hason Property"). The purpose of this letter is to request placement on the Planning Board Agenda for January 25, 2021, so that we can make our presentation to your Board.

II. THE SUBJECT PROPERTY

The Hason Property is located at 2 Deer Ridge Lane and is identified on the tax assessment map of the Town of North Castle as Section 100.04, Block 2, Lot 21. The relevant portion of the tax assessment map is attached hereto as **Exhibit A**. This lot is approximately 2 acres and was created as part of the Fareri Estates Subdivision, which was approved by the North Castle Planning Board in 1994. A copy of the Fareri Estates Subdivision Plat (the "Fareri Plat"), which was filed with the Westchester County Clerk on March 3, 1994 as Map # 25139, is attached hereto as **Exhibit B**.

III. THE FARERI ESTATES SUBDIVISION

As can be seen on Exhibit B, the Fareri Estates Subdivision created seven (7) lots along Sunrise Drive. Of relevance to this application are Lots 6 and 7 on the Fareri Plat. Lot 6 is the Hason Property. Lot 7 is approximately 17 acres, and as will be discussed in Section IV below, was further subdivided in 2017 into five (5) lots that are now known as the Deer Ridge Subdivision. At the time the Fareri estates Subdivision was approved, it was anticipated that the 17-acre Lot 7 would be further subdivided in the future. In expectation of this further subdivision, the Fareri Plat contained the following note on Lot 6: "Proposed New 15 FT. Wide Drainage Easement In

Favor of Lot 7. For Use With Future Subdivision Development.” It should be noted that the proposed drainage easement identified on the Fareri Plat was never reflected in a written easement agreement that was recorded with Westchester County Clerk.

IV. THE DEER RIDGE SUBDIVISION

The Deer Ridge application to further subdivide the 17-acre Lot 7 into five (5) lots was submitted to your Board on March 7, 2016 and was approved on November 21, 2016. The Deer Ridge Subdivision Plat was filed with the Westchester County Clerk on April 20, 2017 as Map # 29046 (the “Deer Ridge Plat”). A copy of the Deer Ridge Plat is attached hereto as **Exhibit C**.

Pursuant to Condition #7 of the Resolution of Approval (attached hereto as **Exhibit D**), “[t]he Applicant shall submit an executed easement, in recordable form satisfactory to the Town Attorney, for a drainage easement over lot 100.04-2-21 [the Hason Lot].” Accordingly, the required drainage easement was recorded with the Westchester County Clerk on April 25, 2017, in Control No. 570723589 (the “Drainage Easement”). A copy of the Drainage Easement is attached hereto as **Exhibit E**. The intent of the Drainage Easement is to provide the owners of 4 Deer Ridge Lane and the Hason Property “with access to the Drainage Easement for the installation, maintenance, replacement, and reconstruction of the drainage facilities to serve [4 Deer Ridge Lane] and [the Hason Property], which drainage easement is located on [the Hason Property].”

It must be noted that the only property located within the Deer Ridge Subdivision that benefits from the Drainage Easement is 4 Deer Ridge Lane. No other properties in the Deer Ridge Subdivision have any rights to utilize the Drainage Easement or enter upon the Hason Property for any reason. Nonetheless, because the drainage easements are shown on the filed Deer Ridge Plat, the consent of all of the owners within the Deer Ridge Subdivision is required. A Consent Agreement has been distributed to all such owners, and we are awaiting the executed copies to be returned to us.

V. DRAINAGE EASEMENT RELOCATION

As mentioned above, both the 15 ft. wide drainage easement, as shown on the Fareri Plat, and the 10 ft. wide Drainage Easement required as part of the Deer Ridge Subdivision are shown on the Deer Ridge Plat. In connection with the single-family home on the Hason Property, a stone wall was built over both the 15 ft. and 10 ft. wide drainage easements. Instead of removing the stone wall, Mr. and Mrs. Hason would like to relocate the drainage easement as shown the plan entitled “Easement Amendment Plan,” prepared by Alfonzetti Engineering, P.C., and dated January 6, 2021 (attached hereto as **Exhibit F**). Other than the relocation, all provisions of the Drainage Easement will remain in full force and effect. Additionally, the new drainage easement will extinguish and eliminate the existing 15 ft. and 10 ft. wide easement areas.

VI. CONCLUSION

Please place this matter on the Planning Board's January 25, 2021 agenda for an initial presentation and discussion. If you have any questions or concerns, please do not hesitate to contact me.

Very truly yours,



Kory Salomone

EXHIBIT A

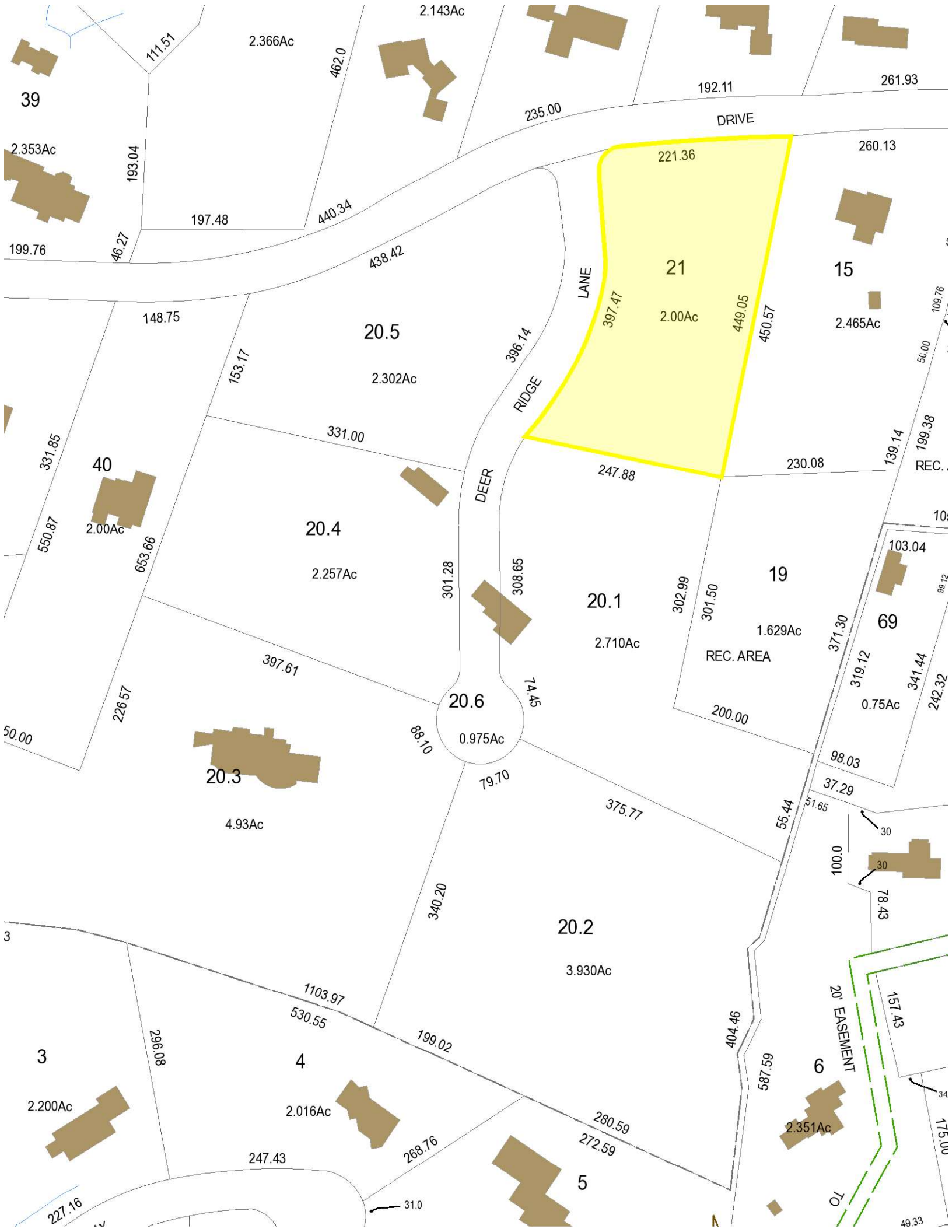
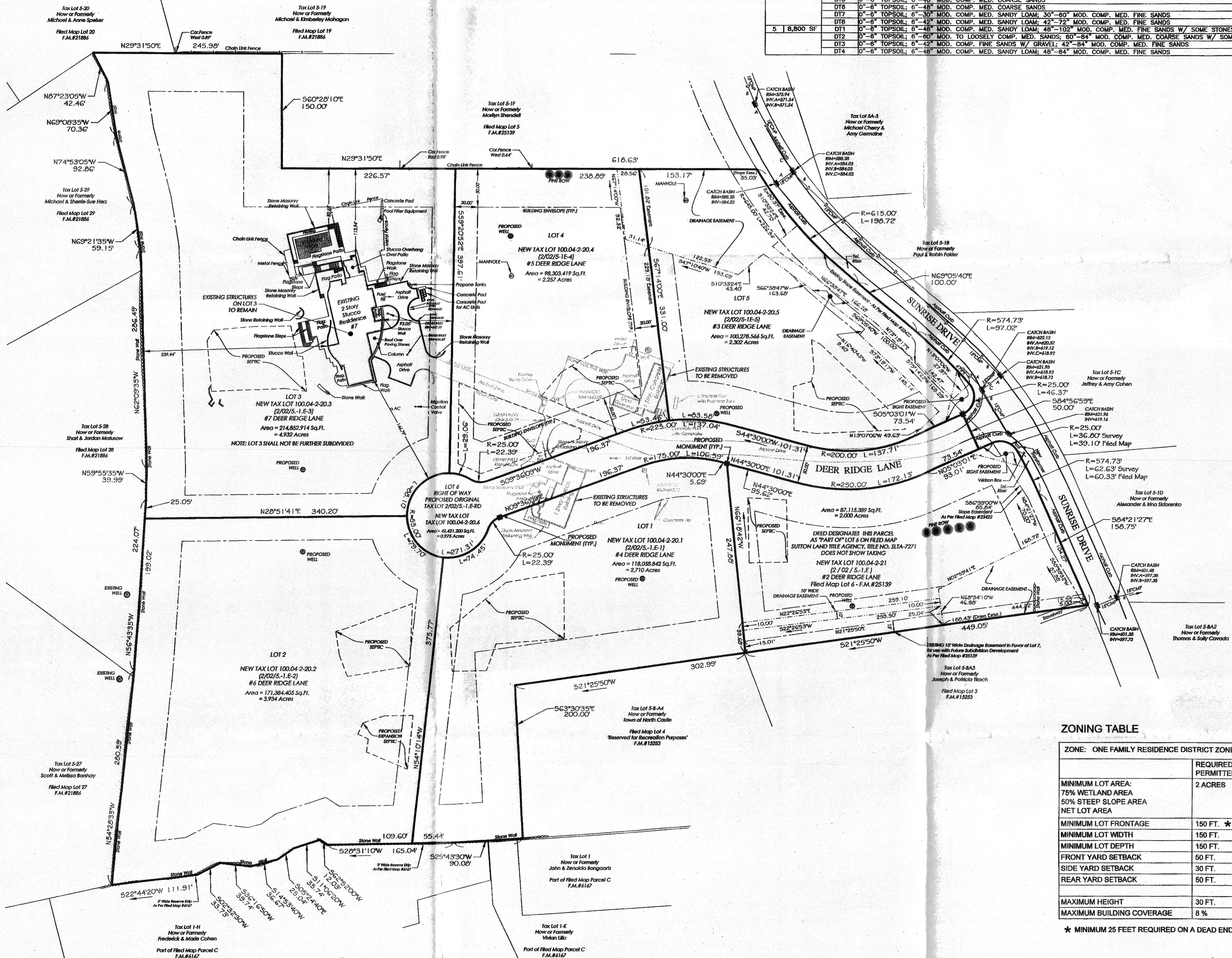
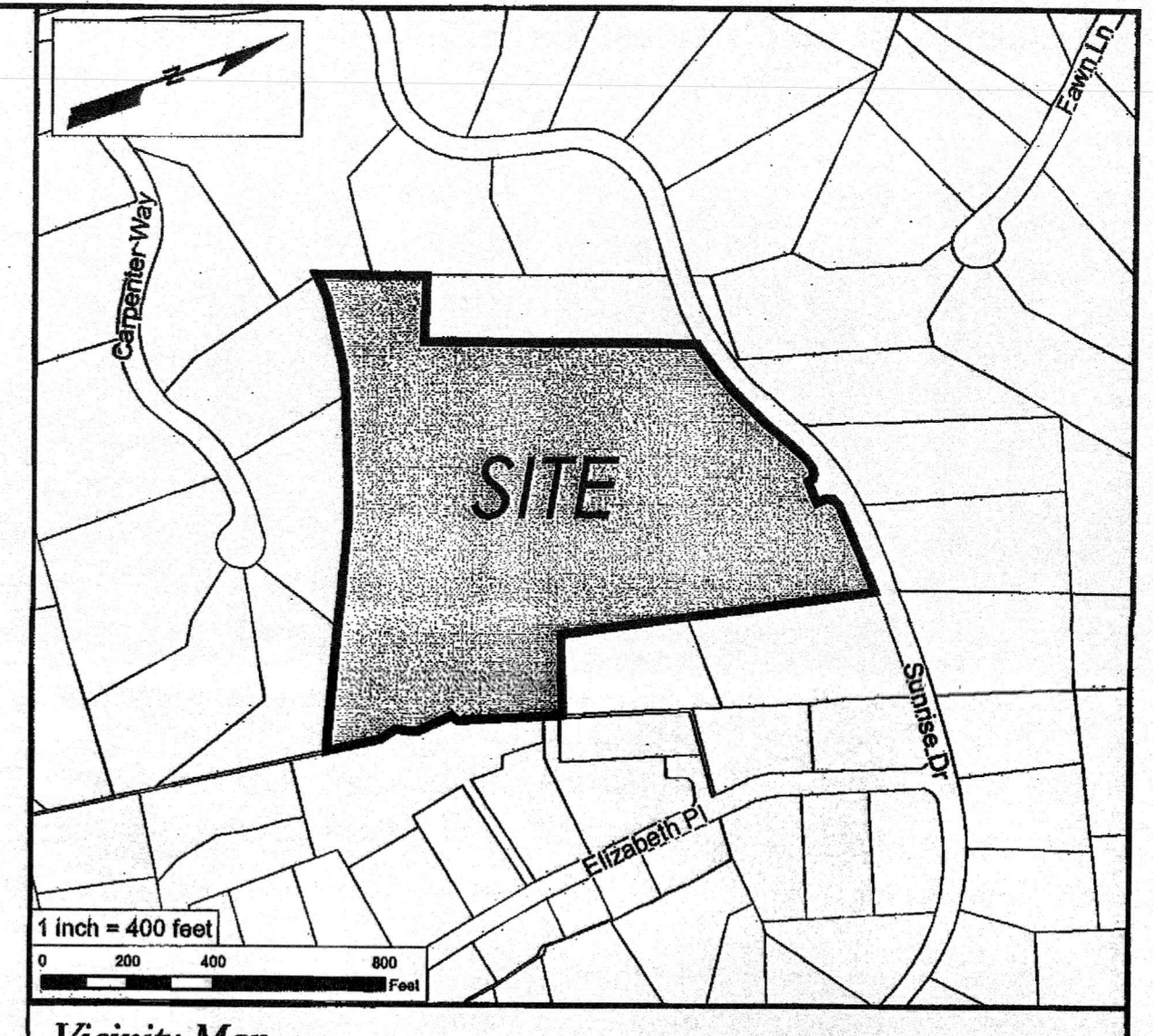


EXHIBIT B

EXHIBIT C

AS PER ENGINEER		SSTS SCHEDULE											
LOT	TOTAL AREA ± EXPANSION	DEEP HOLE NUMBER	GENERAL DEEP HOLE DESCRIPTION	DEPTH TO GROUND WATER	DEPTH TO IMPERVIOUS	% SLOPE	PERC. RATE	ABSORPTION TRENCH REQUIRED (5 BEDRM)	DEPTH OF FILL	CURTAIN DRAIN DEPTH	CURTAIN DRAIN LENGTH	GRAVITY OR PUMP	DOSEING
1	12,200 SF	D11	0'-6" TOPSOIL; 6'-36" MOD. COMP. MED. SANDY LOAM; 36'-84" MOD. SANDS W/ STONES	NA	60"	11%	15 MIN./IN.	825 LF	24"	NA	NA	GRAVITY	YES
		D12	0'-6" TOPSOIL; 6'-30" MOD. COMP. MED. SANDY LOAM; 30'-60" MOD. COMP. MED. FINE SANDS W/ SOME SILTS	NA	60"								
		D13	0'-6" TOPSOIL; 6'-30" MOD. COMP. MED. SANDY LOAM; 30'-60" MOD. COMP. MED. FINE SANDS W/ SOME SILTS	NA	60"								
		D14	0'-6" TOPSOIL; 6'-24" MOD. COMP. MED. SANDY LOAM; 24'-60" MOD. COMP. MED. COARSE SANDS	NA	60"								
2	12,200 SF	D11	0'-6" TOPSOIL; 6'-24" MOD. COMP. MED. SANDY LOAM; 24'-60" MOD. COMP. MED. COARSE SANDS	NA	60"								
		D12	0'-6" TOPSOIL; 6'-24" MOD. COMP. MED. SANDY LOAM; 24'-60" MOD. COMP. MED. COARSE SANDS	NA	60"								
		D13	0'-6" TOPSOIL; 6'-60" MOD. COMP. MED. COARSE SANDS	NA	60"								
		D14	0'-6" TOPSOIL; 6'-48" MOD. COMP. MED. SANDY LOAM; 48'-72" MOD. TO TIGHTLY COMP. MED. FINE SANDS	NA	60"								
3	8,800 SF	D11	0'-6" TOPSOIL; 6'-48" MOD. COMP. MED. COARSE SANDS	NA	60"	2%	10 MIN./IN.	560 LF	24"	NA	NA	GRAVITY	YES
		D12	0'-6" TOPSOIL; 6'-48" MOD. COMP. MED. SANDY LOAM; 48'-72" MOD. COMP. MED. FINE SANDS	NA	60"								
		D13	0'-6" TOPSOIL; 6'-24" MOD. COMP. MED. SANDY LOAM; 24'-60" MOD. COMP. MED. FINE SANDS	NA	60"								
		D14	0'-6" TOPSOIL; 6'-18" MOD. COMP. MED. SANDY LOAM; 18'-60" MOD. COMP. MED. FINE SANDS	NA	60"								
4	119,800 SF	D11	0'-6" TOPSOIL; 6'-54" MOD. COMP. MED. SANDS W/ STONES	NA	54"	10%	15 MIN./IN.	625 LF	36"	NA	NA	PUMP	YES
		D12	0'-6" TOPSOIL; 6'-48" MOD. COMP. MED. COARSE SANDS	NA	48"								
		D13	0'-6" TOPSOIL; 6'-48" MOD. COMP. MED. COARSE SANDS	NA	48"								
		D14	0'-6" TOPSOIL; 6'-42" MOD. COMP. MED. SANDY LOAM	NA	42"								
5	8,800 SF	D11	0'-6" TOPSOIL; 6'-42" MOD. COMP. MED. SANDY LOAM; 42'-72" MOD. COMP. MED. FINE SANDS	NA	72"	2%	15 MIN./IN.	825 LF	42"	NA	NA	PUMP	YES
		D12	0'-6" TOPSOIL; 6'-60" MOD. COMP. MED. SANDS W/ STONES	NA	60"								
		D13	0'-6" TOPSOIL; 6'-48" MOD. COMP. MED. COARSE SANDS	NA	48"								
		D14	0'-6" TOPSOIL; 6'-48" MOD. COMP. MED. SANDY LOAM; 48'-64" MOD. COMP. MED. FINE SANDS	NA	64"	4%	15 MIN./IN.	625 LF	NA	NA	NA	PUMP	YES



The owners of this property shown hereon hereby consent to the filing of this map by the Westchester County Clerk's Office, Division of Land Records.

Richard Madris 3/10/17
Date

Susan Madris 3/10/17
Date

7 Deer Ridge Lane, Armonk, NY 10504
Address

Approved by Resolution of the Town of North Castle Planning Board
04/03/17
Date

Reviewed by the Town Engineer for conformance.
05/31/17
Date

Westchester County Department of Health
New Rochelle, New York

Approved pursuant to Chapter 873, Article X, Sections 873.951 and 873.1001 and Articles VII and VIII of the Westchester County Sanitary Code subject to the provisions of individual well water supply and separate sewage treatment facilities to serve each habitable building hereafter constructed. These facilities are to be installed in accordance with land improvement plans and specifications approved by and filed in this office prior to construction of such building.

Approved by the Assistant Commissioner of Health on Behalf of the Department of Health
3-17-17
Date

NOTES:
• All new and existing homes will be provided with underground utilities.
• The configuration (metes and bounds) of existing Tax Lot 100.04-2-21 (21 02/5-1E) remains unchanged. The parcel is included on the subdivision plat for drainage purposes only.

Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

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

Underground utilities shown hereon are approximate and should be verified before excavating. Additional underground utilities are not shown or certified. Encroachments and structures below grade, if any, not shown or certified.

Subject to covenants, easements, restrictions, conditions and agreements of record.
Topography shown hereon is from county sources. To be used for general purposes only. Not to be used for design.

TAX LOT 5-1
Premises hereon being Lot 7 as shown on a certain map entitled, "Amended Subdivision Plat of Future Estates," Said map filed in the Westchester County Clerk's Office, Division of Land Records March 3, 1994 as map number 25139.

Surveyed in accordance with Deed Liber 10400, Page 43.
Premises shown hereon designated on the Town of North Castle Tax Maps as: Section 2, Block 2, Lot 5-1.

State ID - Section 100.04, Block 2, Lot 20.
Property Address: 7 Deer Ridge Lane
Armonk, NY 10504

TAX LOT 5-1E
Premises hereon being Lot 6 as shown on a certain map entitled, "Amended Subdivision Plat of Future Estates," Said map filed in the Westchester County Clerk's Office, Division of Land Records March 3, 1994 as map number 25139.

Surveyed in accordance with Deed Liber 11071, Page 311.
Premises shown hereon designated on the Town of North Castle Tax Maps as: Section 2, Block 2, Lot 5-1E.

State ID - Section 100.04, Block 2, Lot 21.
Property Address: 19 Sunrise Drive
Armonk, NY 10504

ZONING TABLE

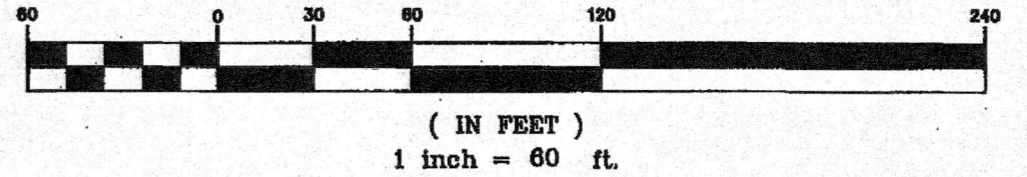
ZONE: ONE FAMILY RESIDENCE DISTRICT ZONE R-2A'	REQUIRED/PERMITTED	LOT					EXISTING TAX LOT 5-1E	RIGHT OF WAY
		LOT 1	LOT 2	LOT 3	LOT 4	LOT 5		
MINIMUM LOT AREA: 75% WETLAND AREA 50% STEEP SLOPE AREA NET LOT AREA	2 ACRES	GROSS: 2,710 ACRES 0 ACRES 0.10 ACRES NET: 2,610 ACRES	GROSS: 3,934 ACRES 0 ACRES 0.29 ACRES NET: 3,644 ACRES	GROSS: 4,932 ACRES 0 ACRES 0.80 ACRES NET: 4,332 ACRES	GROSS: 2,257 ACRES 0 ACRES 0 ACRES NET: 2,257 ACRES	GROSS: 2,302 ACRES 0 ACRES 0.11 ACRES NET: 2,192 ACRES	2,000 ACRES	0.975 ACRES
MINIMUM LOT FRONTAGE	150 FT. *	405.49 FT.	78.70 FT. *	88.10 FT. *	301.28 FT.	386.14 FT.	341.29 FT.	
MINIMUM LOT WIDTH	150 FT.	256.3 FT.	285.9 FT.	308.3 FT.	244.3 FT.	256.1 FT.	425.2 FT.	
MINIMUM LOT DEPTH	150 FT.	239.4 FT.	339.1 FT.	357.8 FT.	328.4 FT.	261.5 FT.	195.5 FT.	
FRONT YARD SETBACK	50 FT.	50 FT.	50 FT.	50 FT.	50 FT.	50 FT.	50 FT.	
SIDE YARD SETBACK	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.	
REAR YARD SETBACK	50 FT.	50 FT.	50 FT.	113.94 FT.	50 FT.	50 FT.	50 FT.	
MAXIMUM HEIGHT	30 FT.	< 30 FT.	< 30 FT.	< 30 FT.	< 30 FT.	< 30 FT.	< 30 FT.	
MAXIMUM BUILDING COVERAGE	8 %	< 8 %	< 8 %	3.33 %	< 8 %	< 8 %	< 8 %	

* MINIMUM 25 FEET REQUIRED ON A DEAD END ROAD WITH A TURNAROUND

Total Area = 832,414.735 Sq. Ft. = 19.110 Acres

FILED MAP # 29046
FILED MAP DATE: APRIL 20, 2017

FINAL PLAT
DEER RIDGE SUBDIVISION
SITUATE IN THE
TOWN OF NORTH CASTLE
WESTCHESTER COUNTY, NEW YORK
SCALE: 1" = 60'
GRAPHIC SCALE



Westchester County Index System: Sheet 122, Block 8773.

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ALL RIGHTS RESERVED. UNAUTHORIZED REPRODUCTION OR ELECTRONIC TRANSMISSION WITHOUT PRIOR PERMISSION IS A VIOLATION OF APPLICABLE LAWS.

THOMAS C. MERRITT'S LAND SURVEYORS, P.C.
394 BEDFORD ROAD • PLEASANTVILLE • N.Y. 10570
(914) 769-8003 • (203) 622-8899



I, Daniel T. Merritts Licensed Land Surveyor, who made this map do hereby certify that the survey upon which this map is based was completed February 22, 2016 and that this map was completed April 22, 2016.
Map Revised: October 25, 2016
Map Revised: February 23, 2017 to show street addresses
Map Revised: March 9, 2017
By: *Daniel T. Merritts*
New York State Licensed Land Surveyor No. 050604

Utility Design By:
Alfonzetti Engineering, P.C.
New York State Licensed Professional Engineer

Project: 15-056
Field Survey By: ANIPT
Drawn By: TLA
Checked By: TLA

EXHIBIT D



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

PLANNING BOARD
John P. Delano, Chair

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

R E S O L U T I O N

Action: Final Subdivision Plat, Steep Slope Permit and Tree Removal Permit Approvals
Application Name: Deer Ridge Subdivision
Owner: Richard Madris
Applicant: Deer Ridge Associates
Designation: 100.04-2-20
Zone: R-2A (Residential, 2 Acre Minimum Lot Size) District
Acreage: 17.11 acres
Location: Deer Ridge Road and Sunrise Drive
Date of Approval: November 21, 2016
Expiration Date: May 20, 2017 (180 Days)

WHEREAS, applications dated November 17, 2016 for final subdivision plat, tree removal and steep slopes permit approvals were submitted to the Planning Board; and

WHEREAS, the application consists of the following drawings:

- Document entitled "Stormwater Pollution Prevention Plan," dated March 3, 2016, last revised October 12, 2016, prepared by Alfonzetti Engineering, P.C.
- Plan entitled "Preliminary Plat," dated April 22, 2016, last revised October 25, 2016, prepared by Thomas C. Merritts Land Surveyors, P.C.
- Plan entitled "Final Plat," dated April 22, 2016, last revised October 25, 2016, prepared by Thomas C. Merritts Land Surveyors, P.C.
- Plan entitled "Existing Conditions – Demolition Plan and Tree Plan," dated April 8, 2016, last revised October 12, 2016, prepared by Alfonzetti Engineering, P.C.
- Plan entitled "Integrated Plot Plan," dated March 3, 2016, last revised October 12, 2016, prepared by Alfonzetti Engineering, P.C.
- Plan entitled "Erosion Control Plan," dated March 3, 2016, last revised October 12, 2016, prepared by Alfonzetti Engineering, P.C.
- Plan entitled "Road & Drain Profiles," dated March 3, 2016, last revised October 12, 2016, prepared by Alfonzetti Engineering, P.C.
- Plan entitled "Sight Distances," dated March 3, 2016, last revised October 12, 2016, prepared by Alfonzetti Engineering, P.C.
- Plan entitled "Site Details 1," dated March 3, 2016, last revised October 12, 2016, prepared by Alfonzetti Engineering, P.C.
- Plan entitled "Site Details 2," dated April 8, 2016, last revised October 12, 2016, prepared by Alfonzetti Engineering, P.C.
- Plan labeled "Sheet 1 of 2," entitled "Landscape Master Plan," dated November 4, 2016, prepared by Frank Giuliano Landscape Architects.
- Plan labeled "Sheet 2 of 2," entitled "Landscape Master Plan," dated November 4, 2016, prepared by Frank Giuliano Landscape Architects.

Final Subdivision Plat, Steep Slope Permit and Tree Removal Permit Approvals

Deer Ridge Subdivision

November 21, 2016

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WHEREAS, the subject application involves an application for final subdivision approval of a five lot subdivision of the existing 17.11 acre parcel located within the R-2A Zoning District; and

WHEREAS, the site currently contains an architecturally significant single-family residence, which is proposed to remain, along with a guest house and greenhouse which are proposed to be demolished; and

WHEREAS, the new single-family residences are proposed to be accessed via a new Town Road with all lots served by on-site wastewater treatment and wells; and

WHEREAS, the subdivision will create Lot 1 of approximately 2.6 net acres, Lot 2 of approximately 3.65 net acres, Lot 3 of approximately 4.27 net acres, Lot 4 of approximately 2.30 net acres and Lot 5 of approximately 2.19 net acres; and

WHEREAS, all proposed lots will be accessed via individual driveways onto a new Town Road; and

WHEREAS, the Applicant intends to dedicate the new road to the Town of North Castle; and

WHEREAS, the site plan was forwarded to the Chief of Police, Fire Inspector and the Armonk Fire Chief so that they may make any pertinent recommendations to the Planning Board including, but not limited to, emergency vehicle access or any other issue deemed important to providing emergency services; and

WHEREAS, the lots will be provided with individual wells; and

WHEREAS, the lots will be provided with individual on-site septic systems; and

WHEREAS, the existing home was designed by architect Robert A.M. Stern in 1975 and garnered a 1976 Citation from Progressive Architecture, a Residential Design Award from the New York Chapter of the American Institute of Architecture, and a First Honor Award from Housing Magazine; and

WHEREAS, the Planning Board declined to refer the property and home to the Town's Landmark Preservation Committee for review; and

WHEREAS, the Planning Board declined to refer the project to the Open Space Committee for review and report; and

WHEREAS, the subdivision is located in an archaeologically sensitive area according to the NYSOPRHP; and

WHEREAS, a Phase I archaeological survey was conducted for all portions of the project that will involve ground disturbance; and

WHEREAS, no precontact artifacts were found, although the testing recovered a handful of historic and modern artifacts with the highest concentration of artifacts found closest to the midtwentieth century buildings on the property; and

WHEREAS, based on the results of the testing program, the Planning Board finds that no further archaeological consideration for the project is required; and

WHEREAS, 568 Town-regulated trees, 20 of which are Town-regulated Significant Trees are proposed to be removed for the proposed subdivision; and

WHEREAS, 4,356 square feet of Town-regulated steep slope disturbance is proposed; and

WHEREAS, no Town-regulated wetland or wetland buffer disturbance is proposed; and

WHEREAS, proposed Lot 3 is more than double the minimum required lot size; and

WHEREAS, the Applicant has offered to deed restrict Lot 3 from future subdivision; and

WHEREAS, Pursuant to Section 275-25 of the Town Code, the Planning Board can require that new streets be provided with pavement, sidewalks, curbs, gutters, streetlighting, street signs, street trees, water mains, sanitary sewers, storm drains, fire alarm signal devices, fire hydrants and other utilities; and

WHEREAS, the street is not served by public water; and

WHEREAS, in an effort to provide adequate fire protection, the Planning Board has required the installation of a cistern adjacent, or within, the right-of-way for fire department use; and

WHEREAS, the Applicant offered to provide an underground water storage tank for fire department use as long as the Fire Department is responsible for the operation and maintenance of the cistern after it is constructed by the Applicant; and

WHEREAS, the Fire Department indicated that it does not wish to be responsible for the operation and maintenance of the cistern; and

WHEREAS, therefore, the plans have been revised to eliminate the offered cistern; and

WHEREAS, the applicant submitted a Short Environmental Assessment Form (EAF) in connection with the application dated March 7, 2016; and

WHEREAS, the Proposed Action would be classified as an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA); and

WHEREAS, the Planning Board determined to conduct a coordinated SEQRA review; and

Final Subdivision Plat, Steep Slope Permit and Tree Removal Permit Approvals

Deer Ridge Subdivision

November 21, 2016

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WHEREAS, the Planning Board circulated their intent to act as Lead Agency on March 22, 2016; and

WHEREAS, the Planning Board adopted a Negative Declaration on May 23, 2016; and

WHEREAS, a duly advertised public hearing on the preliminary subdivision plat application was conducted on May 23, 2016 at which time all those wishing to be heard were given the opportunity to be heard; and

WHEREAS, pursuant to Section 275-15.E of the Town Code, when the Planning Board deems the final plat to be in substantial agreement with a preliminary plat approved under the provisions of the Town Code and modified in accordance with the requirements of such approval if applicable, the Planning Board may waive the requirement for such a public hearing; and

WHEREAS, the Planning Board has evaluated the proposed total site disturbance, amount of clearing and amount of tree removal; and

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

WHEREAS, the Planning Board has determined that the proposed addition of four (4) new single-family lots will contribute to the existing unmet need for additional park and recreational facilities in the Town, which need cannot be met on the subject property in accordance with the provisions of Section 275-27.A(4) of the Town of North Castle Town Code given its size and characteristics, and on that basis, has determined that the best interests of the Town and future residents of the proposed subdivision will be better served by requiring a cash payment to be earmarked for park, playground and/or other recreational purposes; and

WHEREAS, the Planning Board has received and considered comments from the public, Town Attorney, Town Engineer and Town Planner; and

WHEREAS, the requirements of the Land Subdivision Regulations, the Zoning Ordinance and the *1996 Town of North Castle Comprehensive Update* have been met by the application; and

WHEREAS, under the Town Law the approval of said subdivision plat by this Planning Board does not affect the power of the Town to change zoning regulations, nor act as an assurance of the granting of any building permits; and

WHEREAS, the Applicant received preliminary subdivision plat approval on May 23, 2016;

NOW THEREFORE BE IT RESOLVED, that the Planning Board based upon its review of the full environmental record finds that the proposed action will not result in any significant adverse environmental impacts and hereby reconfirms the Negative Declaration adopted on May 23, 2016; and

Deer Ridge Subdivision

November 21, 2016

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BE IT FURTHER RESOLVED, that pursuant to the authority granted by Section 275-15.E of the Town of North Castle Town Code, the Planning Board hereby waives the public hearing on the final plat; and

BE IT FURTHER RESOLVED, that the final subdivision plat, tree removal permit and steep slope permit approvals as shown on document entitled “Stormwater Pollution Prevention Plan,” dated March 3, 2016, last revised October 12, 2016, prepared by Alfonzetti Engineering, P.C., plan entitled “Preliminary Plat,” dated April 22, 2016, last revised October 25, 2016, prepared by Thomas C. Merritts Land Surveyors, P.C., plan entitled “Final Plat,” dated April 22, 2016, last revised October 25, 2016, prepared by Thomas C. Merritts Land Surveyors, P.C., plan entitled “Existing Conditions – Demolition Plan and Tree Plan,” dated April 8, 2016, last revised October 12, 2016, prepared by Alfonzetti Engineering, P.C.; plan entitled “Integrated Plot Plan,” dated March 3, 2016, last revised October 12, 2016, prepared by Alfonzetti Engineering, P.C.; plan entitled “Erosion Control Plan,” dated March 3, 2016, last revised October 12, 2016, prepared by Alfonzetti Engineering, P.C.; plan entitled “Road & Drain Profiles,” dated March 3, 2016, last revised October 12, 2016, prepared by Alfonzetti Engineering, P.C.; plan entitled “Sight Distances,” dated March 3, 2016, last revised October 12, 2016, prepared by Alfonzetti Engineering, P.C.; plan entitled “Site Details 1,” dated March 3, 2016, last revised October 12, 2016, prepared by Alfonzetti Engineering, P.C., plan entitled “Site Details 2,” dated April 8, 2016, last revised October 12, 2016, prepared by Alfonzetti Engineering, P.C., plan labeled “Sheet 1 of 2,” entitled “Landscape Master Plan,” dated November 4, 2016, prepared by Frank Giuliano Landscape Architects, and plan labeled “Sheet 2 of 2,” entitled “Landscape Master Plan,” dated November 4, 2016, prepared by Frank Giuliano Landscape Architects, as described herein is conditionally approved, subject to compliance with the following conditions and modifications; and

BE IT FURTHER RESOLVED, that this final subdivision plat approval shall expire 180 days from the date of this resolution unless a written request for an extension of final subdivision plat is granted by the Planning Board; and

BE IT FURTHER RESOLVED, that if all conditions of approval are not fully complied with within the above time limits, said plat shall be disapproved.

Conditions to be Completed Before the Final Plat is Signed

(The Planning Board Secretary's initial and date shall be placed in the space below to indicate that the condition has been satisfied.)

- _____ 1. Tree protection and removal shall be illustrated on the grading and improvement plan to verify coordination of proposed tree removal to the satisfaction of the Town Engineer.

- _____ 2. The applicant shall develop a full Stormwater Pollution Prevention Plan (SWPPP) in accordance with Chapter 267 – Stormwater Management of the Town Code and the NYSDEC Stormwater Regulations for coverage under General Permit 0-15-002 to the satisfaction of the Town Engineer.

Deer Ridge Subdivision

November 21, 2016

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- _____3. The applicant shall submit a Notice of Intent (NOI) and SWPPP Acceptance Form for coverage under the NYSDEC General Permit (0-15-002), for Stormwater Discharges from Construction Activity to the satisfaction of the Town Engineer.
- _____4. The applicant shall produce a Final Subdivision Plat in accordance with the provisions of Section 275-33 of the North Castle Land Subdivision Regulations, and Final Construction Plans in accordance with 275-34 of the Town Land Subdivision Regulations.
- _____5. The applicant shall prepare Final Construction Plans to the satisfaction of the Town Engineer incorporating all previous comments and requirements addressing landscaping, grading, storm drainage, sediment and erosion controls, etc, which are also outlined within Section 275-34 of the Town of North Castle Land Subdivision Regulations.
- _____6. The Applicant shall submit an executed deed restriction, in recordable form satisfactory to the Town Attorney, preventing the further subdivision of Lot 3.
- _____7. The Applicant shall submit an executed easement, in recordable form satisfactory to the Town Attorney, for a drainage easement over lot 100.04-2-21.
- _____8. The Applicant shall secure approval and endorsement of the plat by the Westchester County Department of Health. All plans submitted to the Westchester County Department of Health for review and approval shall reflect the identification of all wetland boundaries and their respective surrounding regulated areas. A copy of the integrated plot plan containing the endorsement of the Westchester County Department of Health shall be submitted to the Town Engineer prior to the signing of the final linen.
- _____9. The applicant shall submit payment of the recreation fee in the amount of ten-thousand dollars (\$10,000) for each new building lot, for a total of \$40,000 as stated in Section 275-27 of the Town Code.
- _____10. The Applicant shall submit documentation demonstrating approval for all work within the Sunrise Drive right-of-way from the North Castle Highway Department to the satisfaction of the Town Engineer.
- _____11. Pursuant to Section 275-17 of the Town Code, the applicant shall submit a detailed quantity cost estimate for all public and shared improvements proposed, with the quantities certified to by the applicant's engineer to the satisfaction of the Town Engineer.
- _____12. The Applicant shall be required to submit an agreement, in recordable form satisfactory to the Town Attorney, concerning the construction, maintenance and inspection of the features of the stormwater management plan. Such agreement shall

Deer Ridge Subdivision

November 21, 2016

7 of 10

specify that a homeowners association (or the individual property owners) shall be responsible in perpetuity for maintenance of the stormwater basins, and shall be responsible for monitoring the mitigation area to the satisfaction of the Town Engineer. Such responsibility shall be shared equally by the homeowners in the subdivision.

_____ 13. The Applicant shall submit a permanent easement agreement, in recordable form satisfactory to the Town Attorney, providing for access by a homeowners association (or the individual property owners) and/or the Town of North Castle, if necessary, to perform maintenance of the features of the stormwater management system.

_____ 14. Submission to the Planning Board of a suitable legal agreement, in form satisfactory to the Town Attorney, assuring the Town that the Applicant will deposit cash or file a surety bond or other security acceptable to the Town Board (such as a Letter of Credit) for the construction of the stormwater management system, the amount of said bond or other security to be determined by the Town Board. Such bond shall be released after completion of the stormwater management system to the satisfaction of the Town.

In the event that the issuer of the bond or other security furnished to the Town hereunder becomes insolvent or, for any reason, disaffirms the validity of such security, the Applicant shall notify the Town Board immediately and replace the invalid security with a new bond or other security acceptable to the Town Board within thirty (30) days thereafter. The existence of a valid bond, letter of credit or other security shall be a condition precedent to the validity of any permits issued or to be issued in connection with this subdivision.

_____ 15. Submission to the Planning Board of a suitable legal agreement, in form satisfactory to the Town Attorney, assuring the Town that the Applicant will deposit cash or file a surety bond or other security acceptable to the Town Board (such as a Letter of Credit) for the construction and maintenance of the subdivision road, the amount of said bond or other security to be determined by the Town Board. Such bond shall be released after the dedication of such road to the Town of North Castle.

In the event that the issuer of the bond or other security furnished to the Town hereunder becomes insolvent or, for any reason, disaffirms the validity of such security, the Applicant shall notify the Town Board immediately and replace the invalid security with a new bond or other security acceptable to the Town Board within thirty (30) days thereafter. The existence of a valid bond, letter of credit or other security shall be a condition precedent to the validity of any permits issued or to be issued in connection with this subdivision.

_____ 16. The plat shall be referred to the Tax Assessor for review and for the assignment of the new tax lot numbers. The plat shall be revised per the Assessor as required and all new tax lot numbers shall be placed on the subdivision plat.

Deer Ridge Subdivision

November 21, 2016

8 of 10

- _____17. Design calculations for the hydrodynamic separator shall be included in the Stormwater Pollution Prevention Plan (SWPPP) to the satisfaction of the Town Engineer.
- _____18. Long-term maintenance procedures for the post construction stormwater management facilities shall be included in the SWPPP report to the satisfaction of the Town Engineer.
- _____19. Temporary sediment trap sizing, per NYSDEC design requirements, shall be included on the Erosion and Sediment Control Plan within the SWPPP, to the satisfaction of the Town Engineer.
- _____20. “The invert elevations for the outlet control devices shall be coordinated between the plans and detail sheets to the satisfaction of the Town Engineer.”
- _____21. The construction sequence outlined in the SWPPP report shall be revised to reflect the proposed 3 Phases of construction to the satisfaction of the Town Engineer. Further, each phase shall be formatted into a sequential list outlining each action item per phase to the satisfaction of the Town Engineer. The tree removal, clearing/grubbing (limited to the current phase) and removal of existing improvements shall also be included in each phase description.
- _____22. The plans shall be revised to depict a conventional swale as opposed to the proposed berm on Lot 2 for stormwater conveyance to the satisfaction of the Town Engineer.
- _____23. The Integrated Plot Plan shall indicate maximum proposed driveway curb cut widths of 18 feet at all locations to the satisfaction of the Town Engineer.
- _____24. The Erosion and Sediment Control Plan and Stormwater Pollution Prevention Plan shall include qualified inspection requirements and identify all documents and record-keeping to be maintained on-site for compliance with NYSDEC GP-0-15-002 to the satisfaction of Town Engineer.
- _____25. The Applicant shall include a formal offer of cession to the public of all streets, parks, easements or recreation areas, as set forth in substance in Section 278 of the Town Law.

The deeds, easements, offer of dedication, and pre-paid title insurance policy naming the Town of North Castle as insured by an approved title company licensed to do business in the State of New York, of any and all lands reserved in fee for roads, drainage, flood control, park or recreational purposes shall be tendered to the Town. The form and content of all such documents, easements and instruments of conveyance shall be subject to the approval of the Town Attorney.

- _____26. The Applicant shall furnish the necessary documentation confirming that the plat can be filed immediately, that there are no liens on the plat whatsoever, or any other impediments to the filing of the Plat with the County Clerk.
- _____27. Payment of all applicable fees, including any outstanding consulting fees.
- _____28. The applicant shall furnish the necessary documentation confirming that all taxes assessed against the property have been paid.

Other Conditions:

1. All references to "the Applicant" shall include the Applicant's successors and assigns.
2. Prior to the start of construction and throughout the construction period, area of disturbance lines shall be clearly delineated in the field by installing snow fence or another demarcation acceptable to the Town Engineer around the entire proposed construction area. Except as necessary to provide mitigation plantings, no encroachment beyond these limits by workers or machinery shall be permitted.
3. The Applicant shall obtain curb cut permits for any work on a Town Road.

Deer Ridge Subdivision

November 21, 2016

10 of 10

Applicant, agreed and understood as to contents and conditions, including expiration, contained herein

Date Richard Madris, owner

Date Deer Ridge Associates, Applicant

NORTH CASTLE PLANNING OFFICE, as to approval by the North Castle Planning Board

Date Valerie Desimone, Planning Board Secretary
Certified as Approved by the North Castle Planning Board

KELLARD SESSIONS CONSULTING P.C.
As to Drainage and Engineering Matters

Date Joseph M. Cermele, P.E.
Consulting Town Engineer

STEPHENS BARONI REILLY & LEWIS LLP
As to Form and Sufficiency

Date Roland A. Baroni, Jr. Esq., Town Counsel

NORTH CASTLE PLANNING BOARD

Date John P. Delano, Chair

EXHIBIT E

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



570723589EAS002A

Westchester County Recording & Endorsement Page

Submitter Information

Name:	Roland Baroni	Phone:	(914) 761-0300
Address 1:	175 Main Street	Fax:	(914) 761-0995
Address 2:	Suite 800	Email:	Rbaroni@prodigy.net
City/State/Zip:	White Plains NY 10601	Reference for Submitter:	Deer Ridge

Document Details

Control Number:	570723589	Document Type:	Easement (EAS)
Package ID:	2017031300215001001	Document Page Count:	9
		Total Page Count:	11

Parties

Additional Parties on Continuation page

1st PARTY

2nd PARTY

1: MADRIS RICHARD	- Individual	1: MADRIS RICHARD	- Individual
2: MADRIS SUSAN	- Individual	2: MADRIS SUSAN	- Individual

Property

Additional Properties on Continuation page

Street Address:	7 DEER RIDGE LANE	Tax Designation:	100.04-2-20
City/Town:	NORTH CASTLE	Village:	

Cross-References

Additional Cross-Refs on Continuation page

1:	2:	3:	4:
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Supporting Documents

1: TP-584

Recording Fees

Statutory Recording Fee:	\$40.00
Page Fee:	\$50.00
Cross-Reference Fee:	\$0.00
Mortgage Affidavit Filing Fee:	\$0.00
RP-5217 Filing Fee:	\$0.00
TP-584 Filing Fee:	\$5.00
Total Recording Fees Paid:	\$95.00

Mortgage Taxes

Document Date:	
Mortgage Amount:	
Basic:	\$0.00
Westchester:	\$0.00
Additional:	\$0.00
MTA:	\$0.00
Special:	\$0.00
Yonkers:	\$0.00
Total Mortgage Tax:	\$0.00

Transfer Taxes

Consideration:	\$0.00
Transfer Tax:	\$0.00
Mansion Tax:	\$0.00
Transfer Tax Number:	12240

Dwelling Type:	Exempt: <input type="checkbox"/>
Serial #:	

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 04/25/2017 at 01:31 PM
 Control Number: **570723589**
 Witness my hand and official seal

Timothy C. Idoni
Westchester County Clerk

Record and Return To

Pick-up at County Clerk's office

Roland Baroni
 175 Main Street
 Suite 800
 White Plains, NY 10601

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.

570723589EAS002A

Westchester County Recording & Endorsement Page

Document Details

Control Number: **570723589**

Document Type: **Easement (EAS)**

Package ID: 2017031300215001001

Document Page Count: 9

Total Page Count: 11

Properties Addendum

19 SUNRISE DRIVE 10504

NORTH CASTLE

100.04 2 21

DRAINAGE EASEMENT AGREEMENT

This Agreement is made as of the 13 day of March, 2017 by and between Richard Madris and Susan Madris, 7 Deer Ridge Lane, Armonk, New York, 10504 (“Grantors”) and Richard Madris and Susan Madris, 7 Deer Ridge Lane, Armonk, New York, 10504 (“Grantees”).

WHEREAS, Grantors are the owners of certain real property commonly known as 19 Sunrise Drive, Armonk, New York, 10504 (the “Sunrise Parcel”) and shown on the Tax Assessment Map of the Town of North Castle as Tax Map Parcel I.D. 100.04-2-21; and

WHEREAS, Grantees are the owners of certain real property commonly known as 7 Deer Ridge Lane, Armonk, New York, 10504 and shown on the Tax Assessment Map of the Town of North Castle as Tax Map Parcel I.D. 100.04-2-20; and

WHEREAS, Grantees received conditional final subdivision plat, steep slope permit, and tree removal permit approvals by Resolution of the Town of North Castle Planning Board dated November 21, 2016 and filed with the Town Clerk on December 22, 2016 (the “Resolution”), in connection with the proposed residential development of the property being subdivided; and

WHEREAS, pursuant to the Resolution, a certain subdivision map entitled “Final Plat Deer Ridge Subdivision” prepared by Thomas C. Merritts Land Surveyors, P.C. dated April 22, 2016 and last revised on March 9, 2017, was filed in the Westchester County Clerk’s Office, Division of Land Records, on April 20, 2017 as Map No. 29046 (“Subdivision Plat”); and

WHEREAS, the Subdivision Plat delineates a Drainage Easement over the Sunrise Parcel (“Drainage Easement”); and

WHEREAS, Lot 1 (“Lot 1”) as shown on the Subdivision Plat and the Sunrise Parcel shall be subject to and be the beneficiaries of certain rights with respect to the Drainage

Easement over the Sunrise Parcel and shall be subject to certain conditions and agreements to provide for the common maintenance of the Drainage Easement as set forth herein; and

WHEREAS, Condition No. 7 in the Resolution requires the recording of the Drainage Easement over the Sunrise Parcel; and

WHEREAS, the Drainage Easement across the Sunrise Parcel is described in Schedule A annexed hereto and made a part hereof; and

WHEREAS, the Town of North Castle is a third party beneficiary of this Agreement such that this Agreement cannot be modified or rescinded without the prior written consent of the Town of North Castle; and

NOW, THEREFORE, Grantors and Grantees represent and declare, as follows:

1. The Subdivision Plat shows a certain Drainage Easement that is intended to, among other things, provide the owners of Lot 1 and the Sunrise Parcel with access to the Drainage Easement for the installation, maintenance, replacement, and reconstruction of the drainage facilities to serve Lot 1 and the Sunrise Parcel, which Drainage Easement is located on the Sunrise Parcel. The owner of Lot 1 shall have an easement which is more fully described in Schedule A annexed hereto and made a part hereof (a) for installation, maintenance, replacement, and reconstruction of the drainage facilities to serve Lot 1, and (b) to temporarily enter onto those portions of the Sunrise Parcel in the Drainage Easement for necessary maintenance work to be done to the drainage facilities to be located therein, as described below.

2. The owners of Lot 1 shall, at their sole cost and expense, construct and install the drainage facilities to be located within the Drainage Easement. The owners of Lot 1 and the Sunrise Parcel shall each bear one-half (1/2) of all costs of maintenance, repairs, and

reconstruction of the drainage facilities to be located within the Drainage Easement (the "Work"), and shall maintain the drainage facilities in good order and repair.

3. Determinations of the Work required to be performed, including the persons to perform the same and the manner in which such Work is to be performed, shall be made by mutual agreement of the then owners of Lot 1 and the Sunrise Parcel serviced by the drainage facilities, each lot owner to have a one-half (1/2) interest in same. Grantors and Grantees hereby covenant, and each owner of Lot 1 and the Sunrise Parcel by acceptance of a Deed therefor, whether or not it shall be so expressed in any such Deed therefor, shall be deemed to covenant and agree to pay the charges imposed herein, and such charges, together with interest thereon, at the maximum legal rate and the cost of collection thereof, including reasonable attorneys' fees, shall be a continuing and binding lien against each lot and be the responsibility of the owner, his heirs, devisees, personal representatives, successors, and assigns. The obligation of the owner to pay such assessment, however, shall also remain as his personal obligation.

4. If the charges are not paid within thirty (30) days after receipt of a request for payment from the other lot owner, charges shall bear interest from the date of such request to the date paid at the highest rate permitted by law, and any lot owner or owners serviced by the Drainage Easement may bring an action at law against the lot owner obligated to pay the same or to foreclose the lien against the lot, and there shall be added to the amount of such charges, the cost of preparing and filing of a lien, if any, and of bringing an action or proceeding to collect such charges, including interest, costs, and reasonable attorneys' fees.

5. Upon the sale of either Lot 1 or the Sunrise Parcel, the selling lot owner shall mail to the other lot owner by registered or certified mail, return receipt requested, notice

that all charges imposed by paragraphs 2, 3, and 4 above are paid and that all liens created by the above obligations have been satisfied as of the date of closing. The notice shall be mailed no later than twenty (20) days prior to the date of closing and if no objection is received ten (10) days prior to the date of closing, then such lack of objection shall be conclusive evidence that all charges and all liens imposed by paragraphs 2, 3, and 4 above have been paid and satisfied.

6. Each Grantee accepting a deed, lease, or other instrument conveying any interest in either lot, whether or not the same incorporates or refers to this Agreement, covenants for himself, his heirs, personal representatives, successors, and assigns to observe, perform, and be bound by this Agreement.

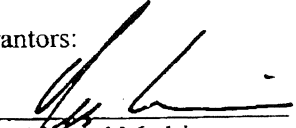
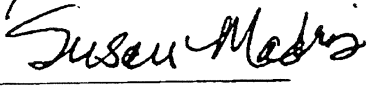
7. Should any covenant, easement, or restriction herein contained, of any article, section, subsection, sentence, clause, phrase, or term of this Agreement be declared to be void, invalid, illegal, or unenforceable for any reason, by the adjudication of any court or other tribunal having jurisdiction, such judgment shall in no way affect the other provisions hereof which are hereby declared to be several and which shall remain in full force and effect.

8. This Agreement shall run with the land and be binding on all successors and assigns.

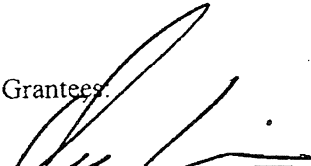
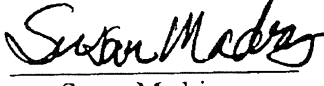
9. The Town of North Castle is a third party beneficiary of this Agreement such that this Agreement cannot be modified or rescinded without the prior written consent of the Town of North Castle.

Signature page follows

Grantors:

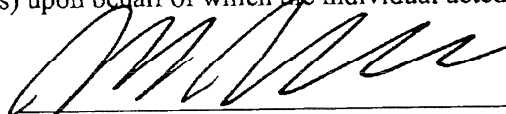

 Richard Madris

 Susan Madris

Grantees:


 Richard Madris

 Susan Madris

STATE OF NEW YORK)
) ss:
 COUNTY OF WESTCHESTER)

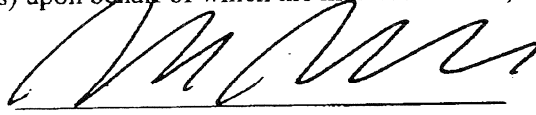
On the 13 day of March, 2017, before me, the undersigned, a Notary Public, personally appeared Richard Madris, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual(s), or the person(s) upon behalf of which the individual acted, executed the instrument.


 Notary Public

MARK P. MILLER
 Notary Public, State of New York
 No. 02M16245952
 Qualified in Westchester County
 Commission expires Aug. 8, 20 19

STATE OF NEW YORK)
) ss:
 COUNTY OF WESTCHESTER)

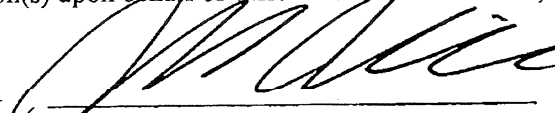
On the 13 day of March, 2017, before me, the undersigned, a Notary Public, personally appeared Susan Madris, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual(s), or the person(s) upon behalf of which the individual acted, executed the instrument.


 Notary Public

MARK P. MILLER
 Notary Public, State of New York
 No. 02M16245952
 Qualified in Westchester County
 Commission expires Aug. 8, 20 19

STATE OF NEW YORK)
) ss:
COUNTY OF WESTCHESTER)

On the 12 day of March, 2017, before me, the undersigned, a Notary Public, personally appeared Richard Madris, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual(s), or the person(s) upon behalf of which the individual acted, executed the instrument.

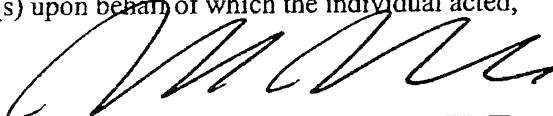


Notary Public

MARK P. MILLER
Notary Public, State of New York
No. 02M16245952
Qualified in Westchester County 19
Commission expires Aug. 8, 20 19

STATE OF NEW YORK)
) ss:
COUNTY OF WESTCHESTER)

On the 13 day of March, 2017, before me, the undersigned, a Notary Public, personally appeared Susan Madris, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual(s), or the person(s) upon behalf of which the individual acted, executed the instrument.



Notary Public

MARK P. MILLER
Notary Public, State of New York
No. 02M16245952
Qualified in Westchester County 19
Commission expires Aug. 8, 20 19

SCHEDULE A - PART 1

All that certain plot, piece or parcel of land, situate, lying and being in the Town of North Castle, County of Westchester, State of New York, known and designated as a portion of Lot 6 as shown on a certain map entitled "Amended Subdivision Plat of Fareri Estates..." filed in the Westchester County Clerk's Office, Division of Land Records on March 3, 1994 as map number 25139, more particularly bounded and described as follows;

BEGINNING at a point on the division line of Lot 6 and Lot 7 as shown on the aforementioned map, which point is located westerly along said division line 39.68 feet from the southeasterly corner of Lot 6;

Thence through Lot 6 the following courses and distances;

North 22 degrees 26 minutes 53 seconds East 259.10 feet;

South 68 degrees 34 minutes 10 seconds East 10.00 feet;

South 22 degrees 26 minutes 53 seconds West 259.50 feet to the division line of Lot 6 and Lot 7;

Thence along said division line North 66 degrees 18 minutes 42 seconds West 10.00 feet to the point and place of BEGINNING.

Containing 2,593.01 square feet or 0.059 Acres

SCHEDULE A - PART 2

All that certain plot, piece or parcel of land, situate, lying and being in the Town of North Castle, County of Westchester, State of New York, known and designated as a portion of Lot 6 as shown on a certain map entitled "Amended Subdivision Plat of Fareri Estates..." filed in the Westchester County Clerk's Office, Division of Land Records on March 3, 1994 as map number 25139, more particularly bounded and described as follows;

BEGINNING at the intersection of the division line of Lot 6 and Lot 7 with the westerly line of Subdivision of Property Belonging to Blanche Eastman as shown on map number 25139;

Thence along said division line North 66 degrees 18 minutes 42 seconds West 15.01 feet;

Thence through Lot 6 North 21 degrees 25 minutes 50 seconds East 444.22 feet to the southerly line of Sunrise Drive;

Thence along the southerly line of Sunrise Drive South 84 degrees 21 minutes 27 seconds East 15.59 feet to the easterly line of Lot 6;

Thence along the easterly line of Lot 6 South 21 degrees 25 minutes 50 seconds West 449.05 feet to the point and place of BEGINNING.

Containing 6,698.82 square feet or 0.153 Acres

SCHEDULE A - PART 3

All that certain plot, piece or parcel of land, situate, lying and being in the Town of North Castle, County of Westchester, State of New York, known and designated as a portion of Lot 6 as shown on a certain map entitled "Amended Subdivision Plat of Fareri Estates..." filed in the Westchester County Clerk's Office, Division of Land Records on March 3, 1994 as map number 25139, more particularly bounded and described as follows;

BEGINNING at a point on the southerly line of Sunrise Drive at the northeasterly corner of Lot 6 as shown on the aforementioned map;

Thence along the easterly line of Lot 6 South 21 degrees 25 minutes 50 seconds West 188.43 feet;

Thence through Lot 6 the following courses and distances;

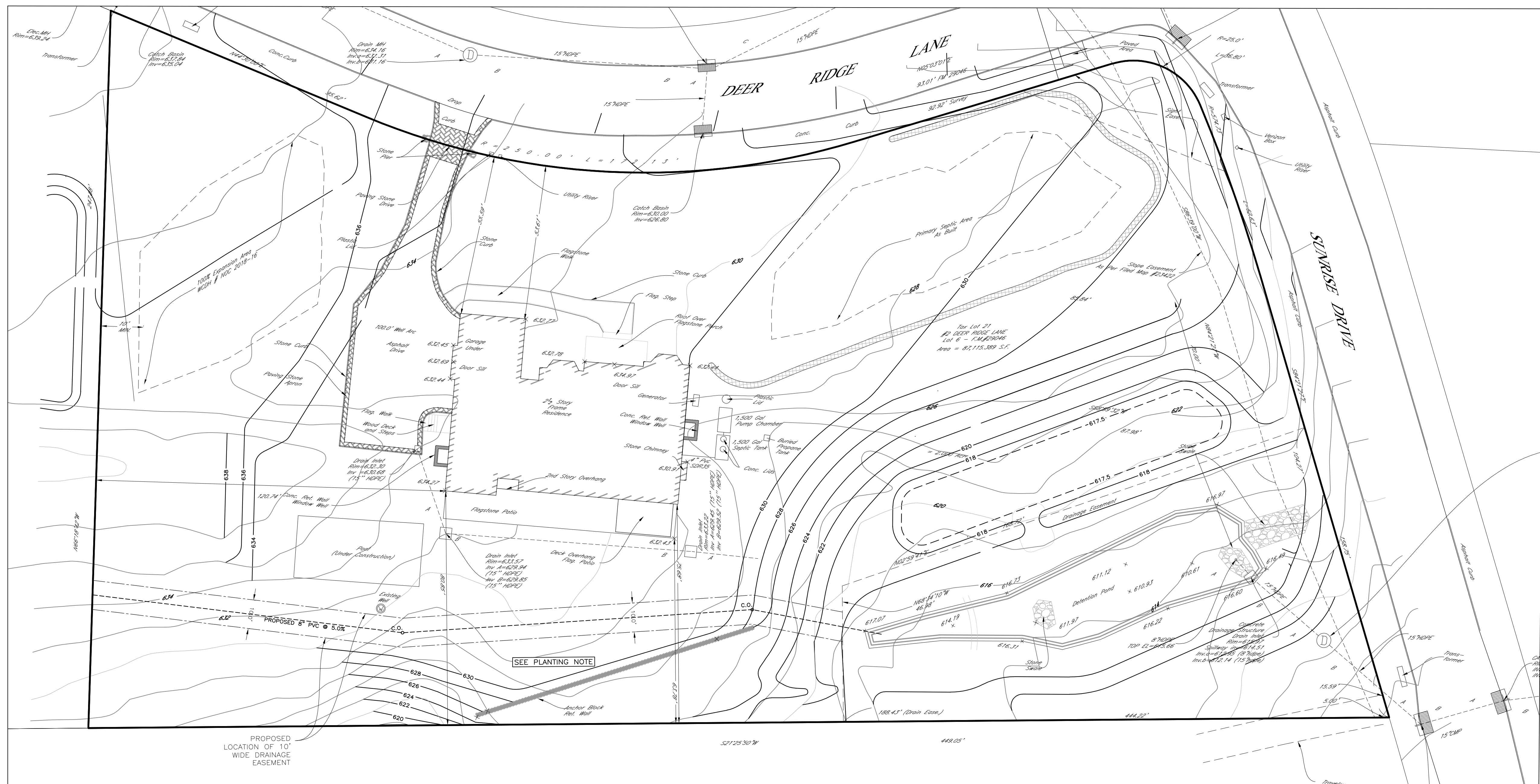
North 68 degrees 34 minutes 10 seconds West 46.98 feet;

North 02 degrees 59 minutes 41 seconds East 168.72 feet to the southerly line of Sunrise Drive;

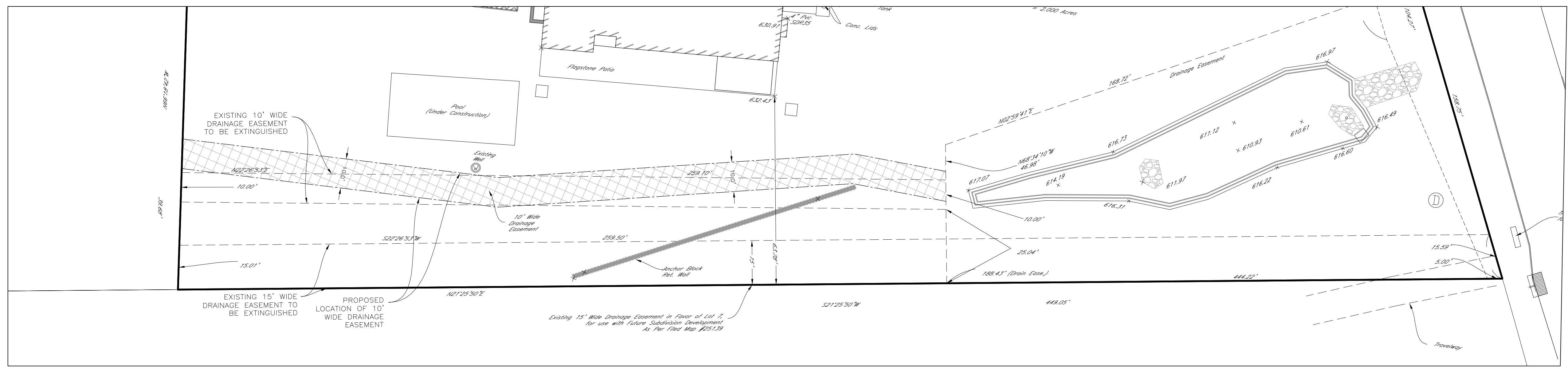
Thence along the southerly line of Sunrise Drive South 84 degrees 21 minutes 27 seconds East 104.27 feet to the point and place of BEGINNING.

Containing 13,213.08 square feet or 0.303 Acres

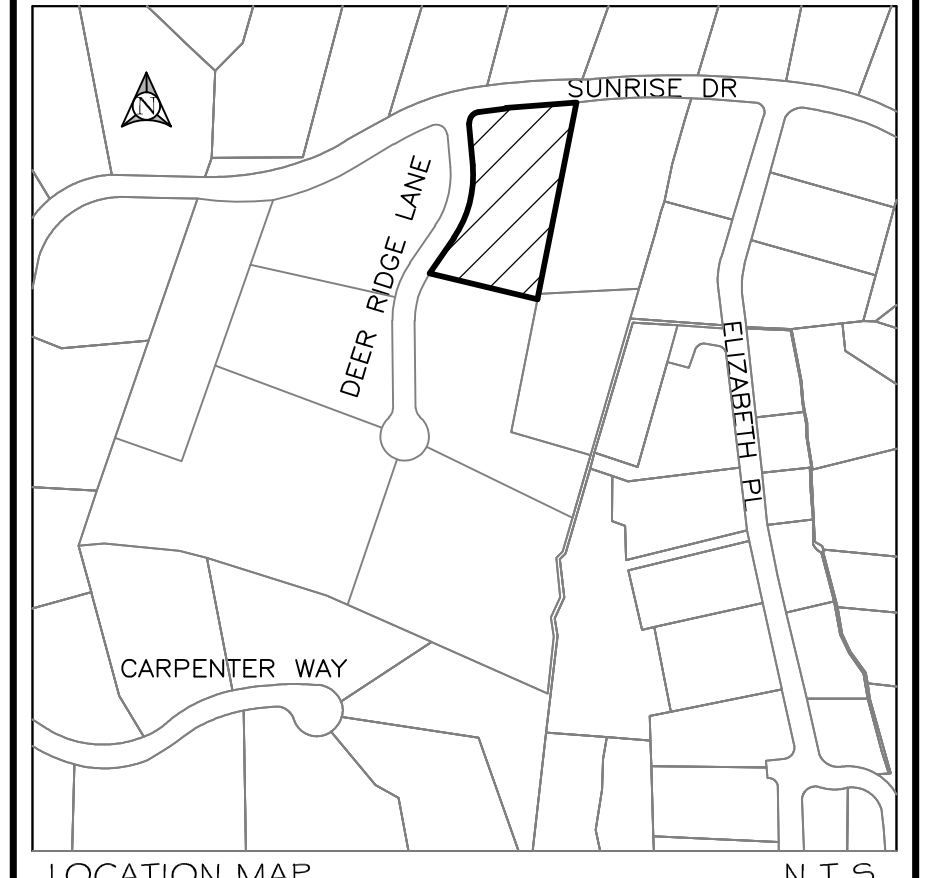
EXHIBIT F



PROPOSED EASEMENT PLAN



EASEMENT EXTINGUISHMENT PLAN



LOCATION MAP N.T.S.

NOTE:
 1. EXISTING FEATURES SHOWN HEREON ARE TAKEN FROM SURVEY MAP ENTITLED "FINAL AS BUILT PREPARED FOR DAVID HASON AND LYNN HASON, SITUATED IN THE TOWN OF NORTH CASTLE, NEW YORK, DATED FEBRUARY 22, 2019 AND LAST REVISED DECEMBER 17, 2020".

PLANTING NOTE:
 PREVIOUSLY APPROVED QUANTITY AND TYPE PLANTINGS AS PER PLAN ENTITLED "SCREENING PLAN, HASON RESIDENCE, 2 DEER RIDGE LANE (DEER RIDGE SUBDIVISION), ARMONK, NEW YORK 10504, DATED SEPTEMBER 24, 2019 AND LAST REVISED DECEMBER 20, 2019" TO BE RELOCATED ON TOP OF WALL AND 3 FT AWAY ON BOTH SIDES OF PROPOSED DRAINAGE EASEMENT.



IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209(2), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER ANY ITEM ON THIS PLAN IN ANY WAY. IF ANY ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

SCALE: 1" = 20'

ALFONZETTI ENGINEERING, P.C.
 1100 ROUTE 52, CARMEL, N.Y. 10512
 845 - 228 - 9800

SITE DATA	
OWNER/APPLICANT:	DAVID HASON
SITE ADDRESS:	2 DEER RIDGE LANE ARMONK, NY 10504
TAX MAP #:	100.04-2-21
LOT AREA:	2.000 ACRES
ZONING:	R-2A

DRAWING: **EASEMENT AMENDMENT PLAN** SHEET: 01 OF 01
 DATE: JANUARY 6, 2021

PROJECT: **HASON RESIDENCE**
 2 DEER RIDGE LANE
 TOWN OF NORTH CASTLE,
 WESTCHESTER, NEW YORK