

THE LAW OFFICE OF KORY SALOMONE, P.C.

118 NORTH BEDFORD ROAD, SUITE 100  
MOUNT KISCO, NEW YORK 10549  
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ks@ksalomonelaw.com

January 25, 2021

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

**Re: Madonna Subdivision  
124 and 124A Old Mount Kisco Road  
Section 108.01, Bock 1, Lot 20**

Honorable Chairman and Members of the Planning Board:

**I. INTRODUCTION**

This firm represents Frank Madonna (the "Applicant"), owner of the property located at 124 Old Mount Kisco Road (the "Subject Property"). The purpose of this letter is to transmit an application for a two-lot subdivision and to request placement on your February 8, 2021 agenda.

**II. DESCRIPTION OF SITE AND ZONING**

The Subject Property is known as 124 and 124A Old Mount Kisco Road and is identified on the Assessment Map of the Town of North Castle as Parcel # 108.01-1-20. The relevant portion of the tax map is attached hereto as **Exhibit A**.

The Subject Property is located in the R-10 zoning district, a residential zoning district with a minimum lot size of 10,000s.f. The existing site is approximately 0.4 acres and is currently improved with two single-family homes. Aerial images of the site are attached hereto as **Exhibit B**. When viewed from the street, it appears as if each of these homes are on their own separate lots.

The existing house known as 124A Old Mount Kisco Road is approximately 1,400 s.f. and was constructed in 1850. As sited on the Subject Property, this house is non-compliant with the current front yard setback requirement. A 30-foot setback is required, and the existing house is set back 23.5 feet, a deficiency of 6.5 feet. Due to the fact that this house was constructed prior to

North Castle adopting zoning regulations, this house is considered a pre-existing legal non-conforming structure.

The existing house known as 124 Old Mount Kisco Road is approximately 1,400 s.f. and was constructed in 1925. As sited on the subject property, this house is non-compliant with both the front and side yard setback requirements. A 30-foot setback is required, and the existing house is set back 1.01 feet, a deficiency of 28.99 feet. Additionally, the house is set back 14.4 feet from the side yard lot line where 15 feet is required, a deficiency of 0.6 feet. Similar to 124A Old Mount Kisco Road, this house is considered a pre-existing legal non-conforming structure.

Finally, the Town of North Castle Building Inspector has classified both houses on the Subject Property as principal single-family dwellings, with neither being incidental or subordinate to the other (i.e. accessory). Accordingly, the Building Inspector considers the house at 124 Old Mount Kisco Road to be a pre-existing non-conforming use.

### **III. PROPOSED SUBDIVISION**

The Applicant purchased the Subject Property in July 2019. At that time, he purchased the property at a premium, given that fact that there were two existing structures on the property. Just over a year later, in late July 2020, there was a fire at the single-family home located at 124 Old Mount Kisco Road. Based on preliminary discussions with the Building Inspector and Tax Assessor, it appears that house was destroyed somewhere between 50%-75% of its fair market value. Pursuant to the terms of § 355-67(B) of the North Castle Zoning Code, under these conditions the Applicant may apply to the Zoning Board of Appeals to obtain approval to reconstruct the nonconforming house utilizing its existing footprint.

Notwithstanding the foregoing, the Applicant has determined that the better course of action is to bring the use into conformity with the current zoning requirements. Accordingly, the applicant is proposing to subdivide the existing lot into two separate lots. In support of this application, the following plans are enclosed herewith:

1. Existing Conditions and Demolition Plan, prepared by Alfonzetti Engineering, P.C., dated January 25, 2021;
2. Integrated Plot Plan, prepared by Alfonzetti Engineering, P.C., dated January 25, 2021;
3. Erosion Control Plan, prepared by Alfonzetti Engineering, P.C., dated January 25, 2021;
4. Contiguous Buildable Area Map, prepared by Alfonzetti Engineering, P.C., dated January 25, 2021;
5. Width-Depth Calculation Map, prepared by Alfonzetti Engineering, P.C., dated January 25, 2021; and



6. Topography of Property Prepared for Frank Madonna, Jr., prepared by TC Merritts Land Surveyors, dated February 18, 2020.

As discussed above and as shown on the Existing Conditions and Demolition Plan, in addition to the nonconforming use, there are several existing dimensional non-conformities. If the proposed subdivision is approved, the existing house at 124A Old Mount Kisco will remain in its present location. The existing house at 124 Old Mount Kisco Road will be demolished and relocated on the site. This relocation will reduce the existing front yard setback non-conformity from its present 1-foot setback to 20 feet, an increase of 19 feet, and increase the side yard setback to the required 15 feet.

While some of the existing non-conformities will be reduced or eliminated in connection with the proposed subdivision, due to the overall lot size, several new variances will be required. Currently, the Subject Property is 17,233.691 s.f. In the R-10 zoning district the minimum lot size is 10,000 s.f. As shown on the Integrated Plot Plan, proposed Lot 1 is 8616.84 s.f. and proposed Lot 2 is 8616.85 s.f. Accordingly, Lot 1 will require a 1,383.16 s.f. variance from the minimum lot area requirement and Lot 2 will require a 1,383.15 s.f. variance. It should be noted that the Applicant owns the property to the rear of the Subject Property and is willing to grant easements in perpetuity to both Lot 1 and Lot 2 in the amount of 1,383.16 s.f. and 1,383.15 s.f. respectively, which would have the practical effect of making both of these lots 10,000 s.f.

Next, the Subject Property currently has 156.72 feet of frontage along Old Mount Kisco Road. In the R-10 zoning district, the minimum frontage requirement is 100 feet. If the subdivision is approved, Lot 1 will have 75.35 feet of frontage, a deficiency of 24.65 feet, and Lot 2 will have 81.36 feet of frontage, a deficiency of 18.64 feet. Accordingly, variances from the frontage requirement will be needed. It should be noted, that having less than the required frontage is not out of character with the surrounding neighborhood. Currently, the neighboring property at 126 Old Mount Kisco Road has a frontage of approximately 59 feet, and 128 Old Mount Kisco Road has a frontage of approximately 94 feet.

Similarly, both Lot 1 and Lot 2 will also be deficient with respect to minimum lot width. The R-10 zoning district required a minimum lot width of 100 feet. In this case, Lot 1 will have a lot width of 81.02 feet, a deficiency of 18.98 feet. Lot 2 will have a lot width of 75.67 feet, a deficiency of 24.33 feet.

Finally, the minimum contiguous buildable area in the R-10 zone is 9,000 s.f. In this case, Lot 1 will have a minimum contiguous buildable area of 8,616 s.f., a deficiency of 384 s.f. Lot 2 will have a minimum contiguous buildable area of 8,107 s.f., a deficiency of 893 s.f.

Based on the foregoing, it is respectfully requested that your Board refer this application to the North Castle Zoning Board of Appeals so that the Applicant can secure the necessary variances.

#### **IV. CONCLUSION**

In connection with this proposed subdivision, please find the subdivision application and short Environmental Assessment Form attached hereto as **Exhibits C** and **D**, respectively. Additionally, enclosed herewith is the required application fee of \$550.00.

Please place this matter on your February 8, 2021 agenda for our initial presentation and, if your Board deems appropriate, referral to the Zoning Board of Appeals for the required variances.

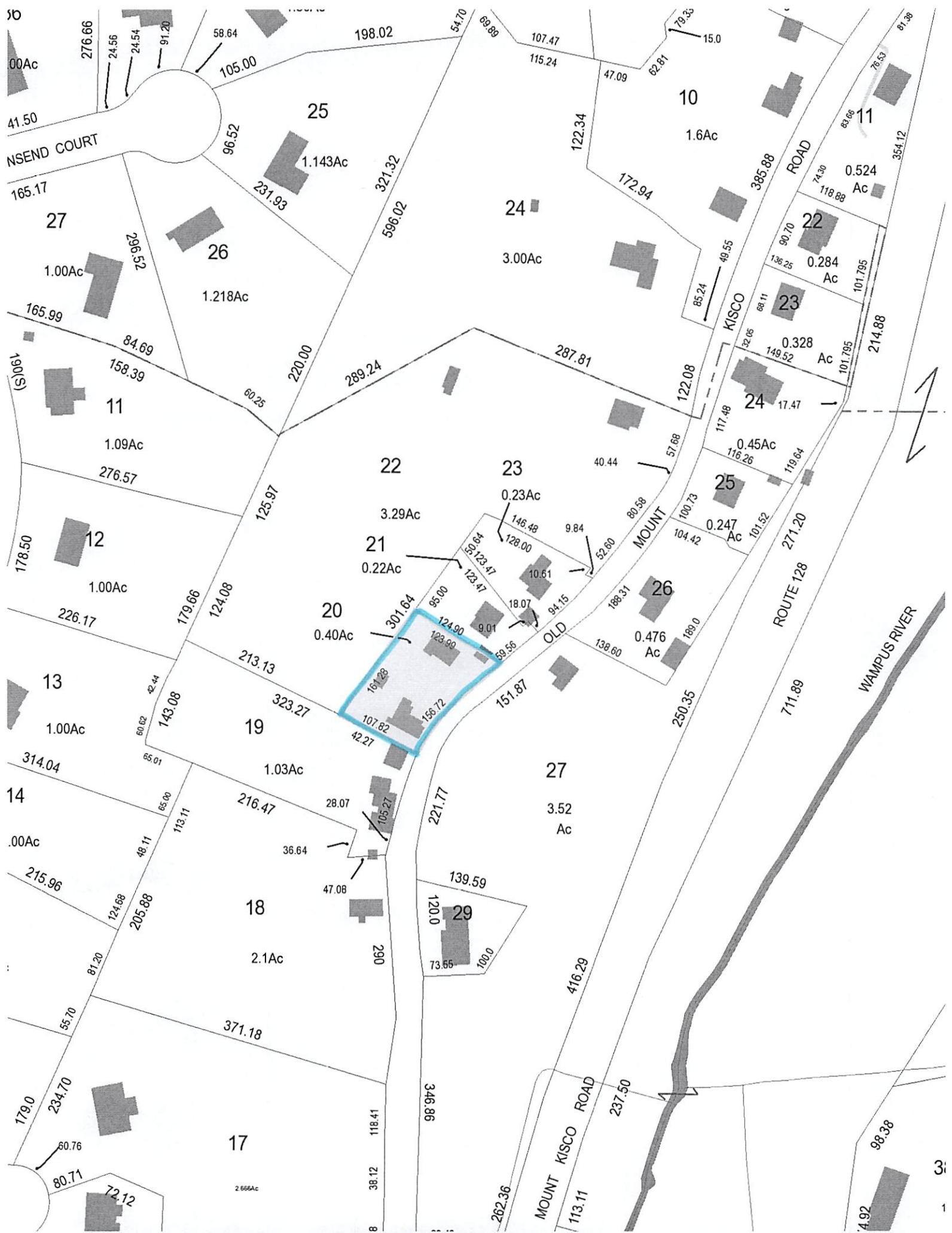
If you have any questions or concerns, please don't hesitate to contact me.

Very truly yours,



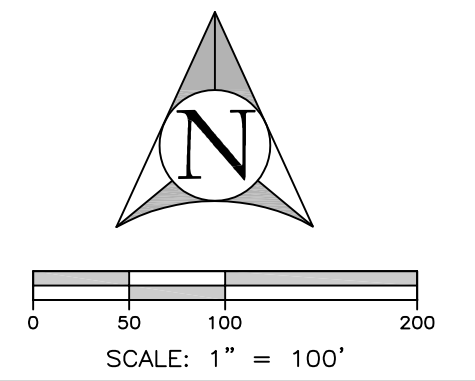
Kory Salomone

## **EXHIBIT A**



## **EXHIBIT B**





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

PROJECT:

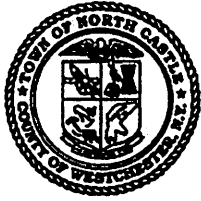
124 OLD MOUNT KISCO ROAD SUBDIVISION  
TOWN OF NORTH CASTLE,  
WESTCHESTER COUNTY, NEW YORK

DRAWING:

AERIAL VIEW  
JANUARY 21, 2021



## **EXHIBIT C**



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

**PLANNING DEPARTMENT**  
**Adam R. Kaufman, AICP**  
**Director of Planning**

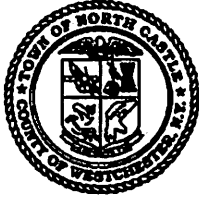
**Telephone: (914) 273-3542**  
**Fax: (914) 273-3554**  
**[www.northcastleny.com](http://www.northcastleny.com)**

## Application for Preliminary Subdivision Approval

Application Name

Madonna - 124 Old Mount Kisco Road





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

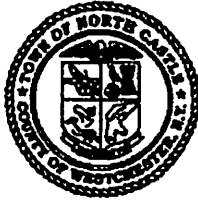
**PLANNING DEPARTMENT  
Adam R. Kaufman, AICP  
Director of Planning**

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**APPLICATIONS REQUIRING PLANNING BOARD APPROVAL  
SCHEDULE OF APPLICATION FEES**

<b><u>Type of Application</u></b>	<b><u>Application Fee</u></b>
Site Development Plan	\$200.00
Each proposed Parking Space	\$10
Special Use Permit (each)	\$200 (each)
Preliminary Subdivision Plat	\$300 1 <sup>st</sup> Lot \$200 (each additional lot)
Final Subdivision Plat	\$250 1 <sup>st</sup> Lot \$100 (each additional lot)
Tree Removal Permit	\$75
Wetlands Permit	\$50 (each)
Short Environmental Assessment Form	\$50
Long Environmental Assessment Form	\$100
Recreation Fee	\$10,000 Each Additional Lot
Discussion Fee	\$200.00
Prior to submission of a sketch or preliminary subdivision Plat, an applicant or an applicant's representative wishes to discuss a subdivision proposal to the Planning Board, a discussion fee of \$200.00 shall be submitted for each informal appearance before the board.	

**\*Any amendment to previously approved applications requires new application forms and Fes\***



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


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**PLANNING BOARD SCHEDULE OF ESCROW ACCOUNT DEPOSITS**

<b><u>Type of Application Deposit*</u></b>	<b><u>Amount of Initial Escrow Account</u></b>
Concept Study	\$500.00
Site Plan Waiver for Change of Use	\$500.00
Site Development Plan for:	
Multifamily Developments	\$3,000.00 plus \$100.00 per proposed dwelling unit
Commercial Developments	\$3,000.00 plus \$50.00 for each required parking space
1 or 2 Family Projects	\$2,000.00
Special Use Permit	\$2,000.00 plus \$50.00 for each required parking space
Subdivision:	
Lot Line Change resulting in no new lots	\$1,500.00
All Others	\$3,000.00 plus \$200.00 per proposed new lot in excess of two (2)
Preparation or Review of Environmental Impact Statement	\$15,000.00

- \* If a proposed action involves multiple approvals, a single escrow account will be established. The total amount of the initial deposit shall be the sum of the individual amounts indicated. When the balance in such escrow account is reduced to one-third (1/3) of its initial amount, the applicant shall deposit additional funds into such account to restore its balance to the amount of the initial deposit.

  
Applicant Signature

1/23/21  
Date:

# **I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES**

Name of Property Owner: Frank Madonna

Mailing Address: 7 Spruce Hill Court, Pleasantville, NY 10570

Telephone: 914-557-4695 Fax: \_\_\_\_\_ e-mail fm@madentny.com

Name of Applicant (if different): \_\_\_\_\_

Address of Applicant: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ e-mail \_\_\_\_\_

Interest of Applicant, if other than Property Owner:  
\_\_\_\_\_

Is the Applicant (if different from the property owner) a Contract Vendee?

Yes  
☐

No  
☐

If yes, please submit affidavit stating such. If no, application cannot be reviewed by Planning Board

Name of Professional Preparing Site Plan: Alfonzetti Engineering, P.C.

Address: 1100 Route 52, Carmel, NY 10512

Telephone: 845-228-9800 Fax: \_\_\_\_\_ e-mail ralpha@alfonzettieng.com

Name of Other Professional: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ e-mail \_\_\_\_\_

Name of Attorney (if any): Kory Salomone, Esq.

Address: 118 North Bedford Road, Suite 100, Mt. Kisco, NY 10549

Telephone: 914-219-0789 Fax: \_\_\_\_\_ e-mail ks@ksalomonelaw.com

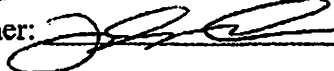
### **Applicant Acknowledgement**

By making this application, the undersigned Applicant agrees to permit Town officials and their designated representatives to conduct on-site inspections in connection with the review of this application.

The Applicant also agrees to pay all expenses of publication and the giving of public notice as required, and further acknowledges that he/she shall be responsible for reimbursing the Town for the cost of professional review services required for this application.

It is further acknowledged by the Applicant that all bills for the expenses of publication and the giving of public notice as well as professional consultant review services shall be mailed to the Applicant, unless the Town is notified in writing by the Applicant at the time of initial submission of the application that such mailings should be sent to a designated representative instead.

Signature of Applicant:  Date: 1/28/21

Signature of Property Owner:  Date: 1/23/21

Must have both signatures

## II. IDENTIFICATION OF SUBJECT PROPERTY

Property Street Address: 124 Old Mount Kisco Road

Location (in relation to nearest intersecting street):

650 feet (north, south, east or west) of School Street

Abutting Street(s): \_\_\_\_\_

Tax Map Designation (NEW): Section 108.01 Block 1 Lot 20

Tax Map Designation (OLD): Section 2 Block 02 Lot 12

Zoning District: R-10 Total Land Area 0.395 acres

Land Area in North Castle Only (if different) \_\_\_\_\_

Fire District(s) 2 School District(s) Byram Hills Central

Is any portion of subject property abutting or located within five hundred (500) feet of the following:

The boundary of any city, town or village?

No X Yes (adjacent) \_\_\_\_\_ Yes (within 500 feet) \_\_\_\_\_

If yes, please identify name(s): \_\_\_\_\_

The boundary of any existing or proposed County or State park or any other recreation area?

No X Yes (adjacent) \_\_\_\_\_ Yes (within 500 feet) \_\_\_\_\_

The right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway?

No \_\_\_\_\_ Yes (adjacent) \_\_\_\_\_ Yes (within 500 feet) X

The existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel lines?

No X Yes (adjacent) \_\_\_\_\_ Yes (within 500 feet) \_\_\_\_\_

The existing or proposed boundary of any county or State owned land on which a public building or institution is situated?

No X Yes (adjacent) \_\_\_\_\_ Yes (within 500 feet) \_\_\_\_\_

The boundary of a farm operation located in an agricultural district?

No X Yes (adjacent) \_\_\_\_\_ Yes (within 500 feet) \_\_\_\_\_

Does the Property Owner or Applicant have an interest in any abutting property?

No \_\_\_\_\_ Yes X

If yes, please identify the tax map designation of that property:

108.01-1-22 (130 Old Mount Kisco Road)

### III. DESCRIPTION OF PROPOSED DEVELOPMENT

Type of Subdivision proposed: Conventional   X   Conservation           

Total Number of Lots Proposed on Preliminary Subdivision Plat:           2          

Total Number of Lots Proposed in North Castle Only (if different):                           

Are any new streets proposed? No   X   Yes           

Has the center line of each proposed street been staked? No            Yes            (N/A)

If no, please indicate the date by which such center lines will be staked:                           

Have the corners of each proposed lot been identified with appropriate stakes? No            Yes   X  

If no, please indicate the date by which such lot corners will be staked:                           

Are any waivers from the provisions of Chapter 355 (Zoning) or Chapter 275 (Subdivision of Land) of the North Castle Town Code requested? No            Yes   X  

If yes, please specify type: Several area variances from the ZBA

Earthwork Balance: Cut            C.Y. Fill            C.Y.

Will Development on the subject property involve any of the following:

Areas of special flood hazard? No   X   Yes           

(If yes, application for a Development Permit pursuant to Chapter 177 of the North Castle Town Code may also be required)

Trees with a diameter at breast height (DBH) of 8" or greater?

No            Yes   X  

(If yes, application for a Tree Removal Permit pursuant to Chapter 308 of the North Castle Town Code may also be required.)

Town-regulated wetlands? No   X   Yes           

(If yes, application for a Town Wetlands Permit pursuant to Chapter 340 of the North Castle Town Code may also be required.)

State-regulated wetlands? No   X   Yes           

(If yes, application for a State Wetlands Permit may also be required.)

#### **IV. SUBMISSION REQUIREMENTS**

The preliminary subdivision application package shall include all materials submitted in support of the application, including but not limited to the application form, plans, reports, letters and SEQR Environmental Assessment Form. **Submission of the following shall be required:**

- One (1) set of the preliminary subdivision application package (for distribution to the Town Planner for preliminary review purposes).
- Once a completed preliminary subdivision checklist has been received from the Planning Department, eight (8) additional sets of the site development plan application package (for distribution to Planning Board, Town Engineer, Town Attorney, Town Planner, Planning Board Secretary, police, fire department and ambulance corps).
- One (1) additional reduced sized set (11" x 17") of the preliminary subdivision application package if any portion of the subject property abuts or is located within five hundred (500) feet of the features identified in Section II of this application form (for distribution to Westchester County Planning Board).
- A check for the required application fee and a check for the required Escrow Account, both checks made payable to "Town of North Castle" in the amount specified on the "Schedule of Application Fees."

(continued next page)

## V. INFORMATION TO BE INCLUDED ON PRELIMINARY SUBDIVISION PLAT

The following checklist is provided to enable the Applicant to determine if he/she has provided enough information on the preliminary subdivision plat and preliminary construction plans for the Planning Board to review his/her proposal. Applicants are advised to review Chapter 275 of the North Castle Town Code for a complete enumeration of pertinent requirements and standards prior to making application for preliminary subdivision plat approval.

The information required to be shown on the preliminary subdivision plat and the preliminary construction plans may be combined and shown on one plan to be identified as the Integrated Plot Plan. Whether this information is presented on one or two different plans, the application for preliminary subdivision plat approval will not be accepted for Planning Board review unless all items identified below are supplied and **so indicated with a check mark in the blank line provided**. If a particular item is not relevant to the subject property or the development proposal, **the letters "NA" should be entered instead**.

The information to be included on an Integrated Plot Plan shall include:

- ☒ Name of the proposed subdivision or other identifying title and signature block.
- ☒ Name and address of the Property Owner and the Applicant (if different).
- ☒ Name, address and telephone number of the surveyor, engineer or other legally qualified professional and the seal of the professional who prepared the plan.
- ☒ Names and locations of all owners of record of properties abutting and directly across any and all adjoining streets from the subject property, including the tax map designation of the subject property and abutting and adjoining properties, as shown on the latest tax records.
- ☒ Existing zoning, fire district, school district, special district and municipal boundaries.
- ☒ Names of existing streets
- ☒ Total acreage of the property to be developed, as well as property boundaries showing dimensions and bearings as determined by a current survey; name and width of existing streets; and lines of existing rights-of-way, reservations, easements and areas dedicated to public uses.
- ☐ N/A Reference to the location and conditions of any covenants, easements or deed restrictions that cover all or any part of the property, as well as identification of the document where such covenants, easements or deed restrictions are legally established .
- ☒ Schedule of minimum zoning requirements, as well as the proposed lots' compliance with those requirements, including lot area, frontage, lot width, lot depth, building coverage, yards and other pertinent requirements.
- ☒ Site location map, at a scale of one (1) inch equals eight hundred (800) feet, showing the Applicant's entire property in relation to surrounding properties, streets, etc. within five hundred (500) feet of the site.
- ☒ North arrow, written and graphic scales, and the date of the original plan and all revisions, with notations identifying the revisions.
- ☒ Existing topographical contours with a vertical interval of two (2) feet or less.



- ☒ Location of existing floodplains, wetlands, slopes of 15% or greater, wooded areas, landscaped areas, single trees with a DBH of 8" or greater, rock outcrops, stone walls and any other significant existing natural or cultural features.
- ☒ Location of temporary stakes in the field to enable the Planning Board to find and appraise features of the preliminary plat.
- ☒ Location of existing use and design of buildings and other structures.
- ☒ Location of all other existing site improvements, including pavement, walks, curbing, retaining wall and fences.
- ☒ Location and sizes of existing water supply, sanitary sewage disposal, storm water drainage and other utility lines and structures within and nearby the proposed subdivision.
- ☒ Location of all existing monuments.
- ☒ Proposed arrangement of lots, including identifying numbers and approximate area and dimensions of each.
- ☒ Proposed layout of new streets, including sight distance at all proposed road intersections, widths and approximate curve radii, and any proposed rights-of-way, easements, deed restrictions, covenants and/or reservations.
- ☒ Location, size and nature of any area proposed to be reserved for park purposes.
- ☒ Proposed system for the provision of water supply and fire protection facilities, sanitary sewage disposal facilities, storm water drainage facilities and other utility services.
- ☐ Proposed street profiles and cross-sections showing the approximate grade of proposed streets, the relationship of existing grades to proposed grades and the proposed vertical curvature along the center line of all new streets.
- ☐ Proposed names for new streets.
- ☒ Location of proposed monuments.
- ☐ Where the preliminary plat includes only a portion of the Applicant's contiguous holding, the Applicant shall also indicate on a sketch, at a scale of not less than one (1) inch equals two hundred (200) feet, the probable future street system, lot arrangement, and location of park and other reservations for the remaining portion of the tract and topographic data with vertical contour interval of not more than ten (10) feet.
- ☐ For all proposed subdivision plans containing land within an area of special flood hazard, the data required to ensure compliance with Chapter 177 of the North Castle Town Code.
- ☒ For all proposed subdivision plans involving clearing or removal of trees with a DBH of 8" or greater, the data required to ensure compliance with Chapter 308 of the North Castle Town Code.
- ☐ For all proposed subdivision plans involving disturbance to Town-regulated wetlands, the data required to ensure compliance with Chapter 340 of the North Castle Town Code.

## **EXHIBIT D**

# *Short Environmental Assessment Form*

## *Part 1 - Project Information*

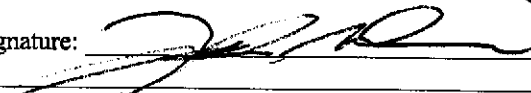
### Instructions for Completing

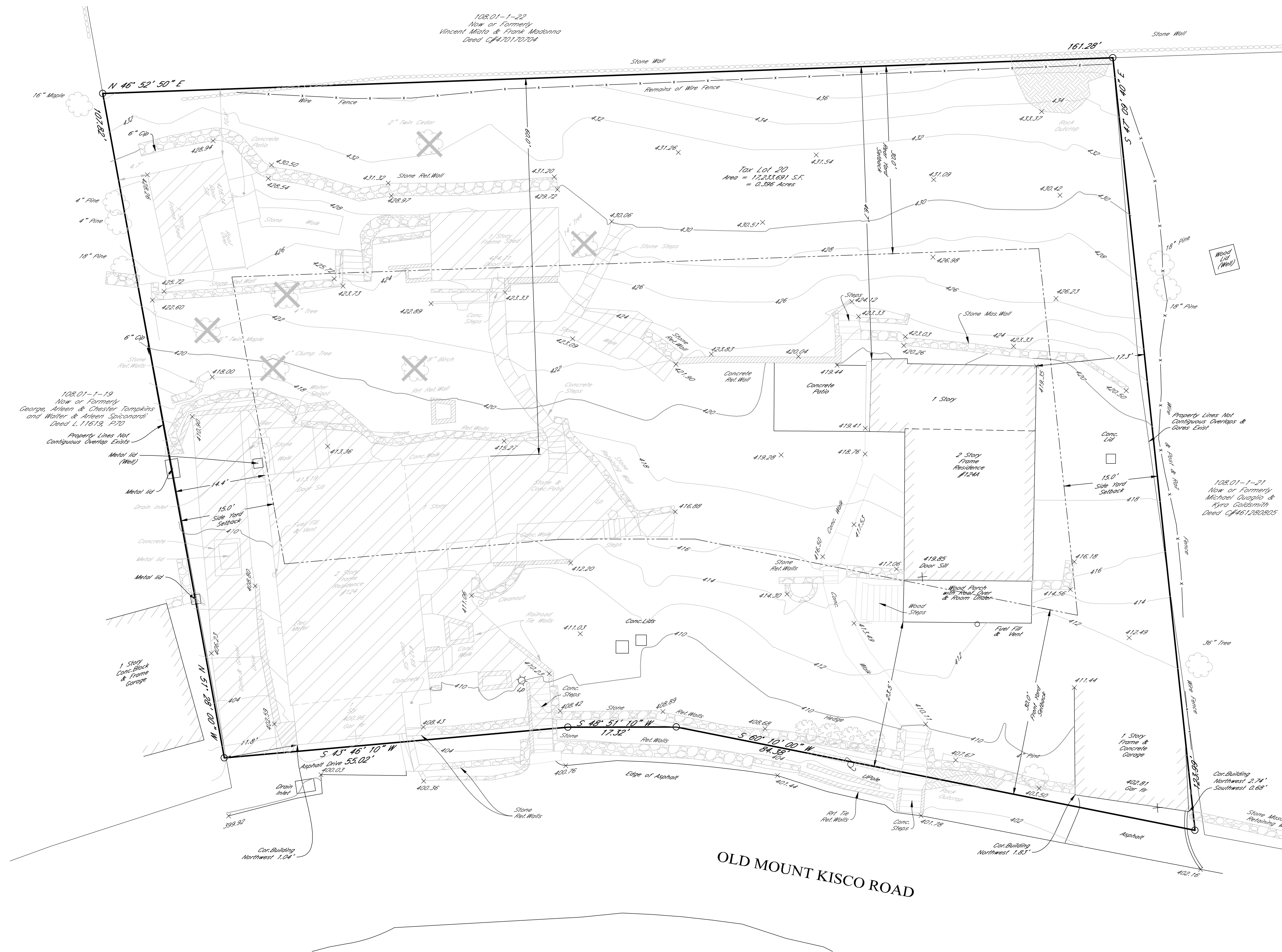
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: 124 OLD MOUNT KISCO ROAD SUBDIVISION			
Project Location (describe, and attach a location map): 124 OLD MOUNT KISCO ROAD, ARMONK, NY 10504			
Brief Description of Proposed Action: SUBDIVIDING EXISTING LOT AND CONSTRUCTING ONE NEW SINGLE FAMILY RESIDENCE.			
Name of Applicant or Sponsor:  FRANK MADONNA		Telephone: 914-557-4695  E-Mail: FJMADONNA@AOL.COM	
Address: 7 SPRUCE HILL COURT			
City/PO: PLEASANTVILLE		State: NY	Zip Code: 10570
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: TOWN OF NORTH CASTLE		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.396 acres	
b. Total acreage to be physically disturbed?		0.396 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		3.685 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

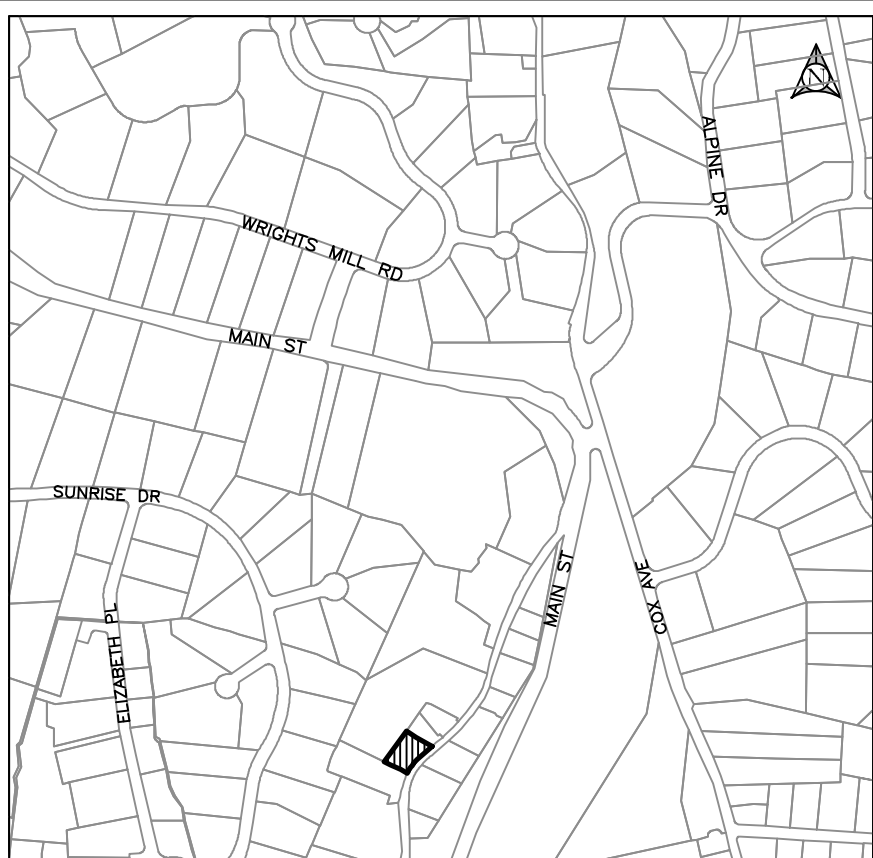
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ PRIVATE WELLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Frank Medina</u> Date: <u>1/25/21</u>		
Signature: <u></u> Title: <u>Owner</u>		



DEMO LEGEND	
	TREES TO BE PRESERVE
	TREE TO BE REMOVED
	EXISTING FEATURE TO BE REMOVED

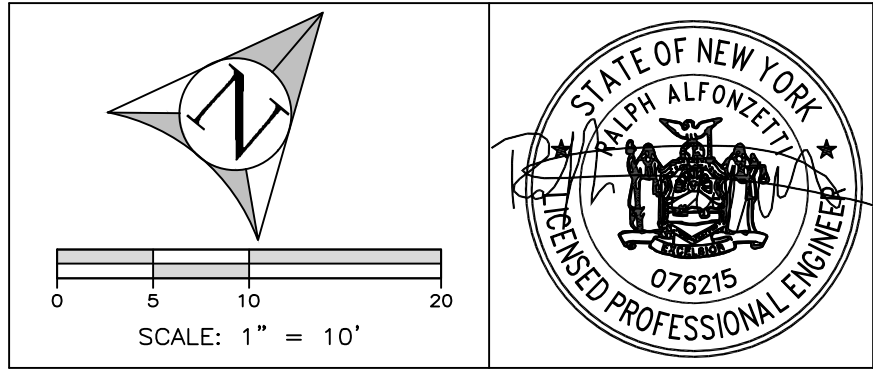
FIRE DISTRICT: ARMONK INDEPENDENT FIRE COMPANY NORTH CASTLE FIRE DISTRICT No. 2  
SCHOOL DISTRICT: BYRAM HILLS  
APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD  
RESOLUTION, DATED: \_\_\_\_\_  
DATE: \_\_\_\_\_  
JOSEPH M. CERMELE, P.E.  
KELLARD SESSIONS CONSULTING  
CONSULTING TOWN ENGINEERS  
CHRISTOPHER CATHY, CHAIRMAN  
TOWN OF NORTH CASTLE PLANNING BOARD



LOCATION MAP N.T.S.



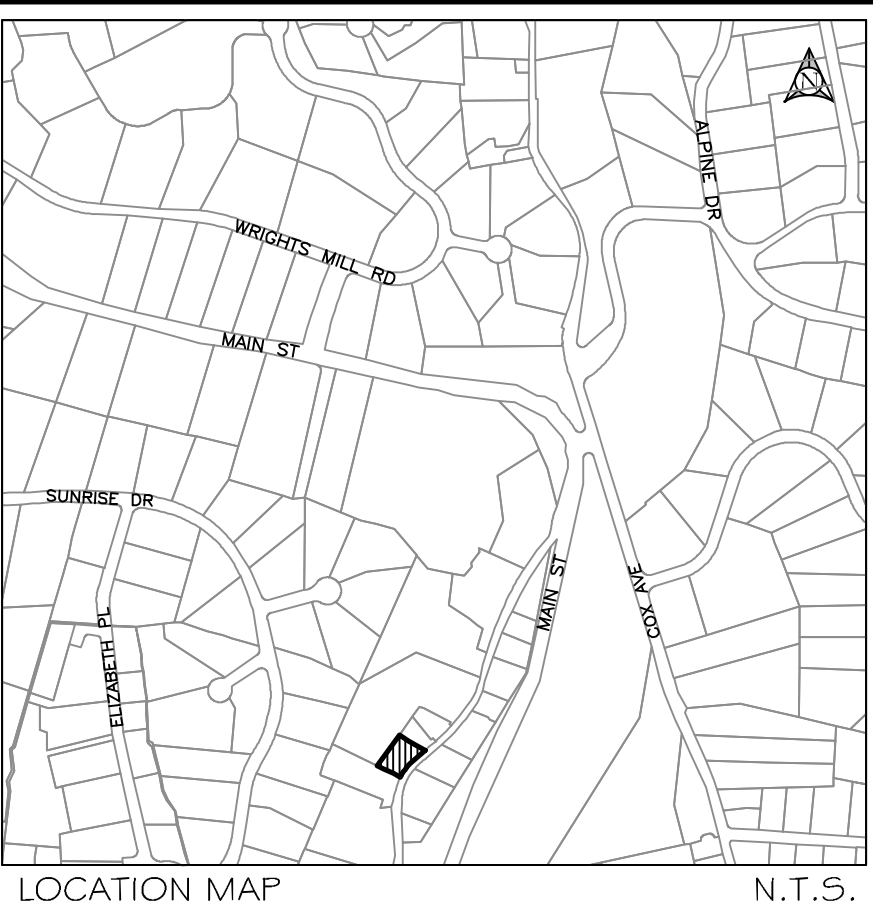
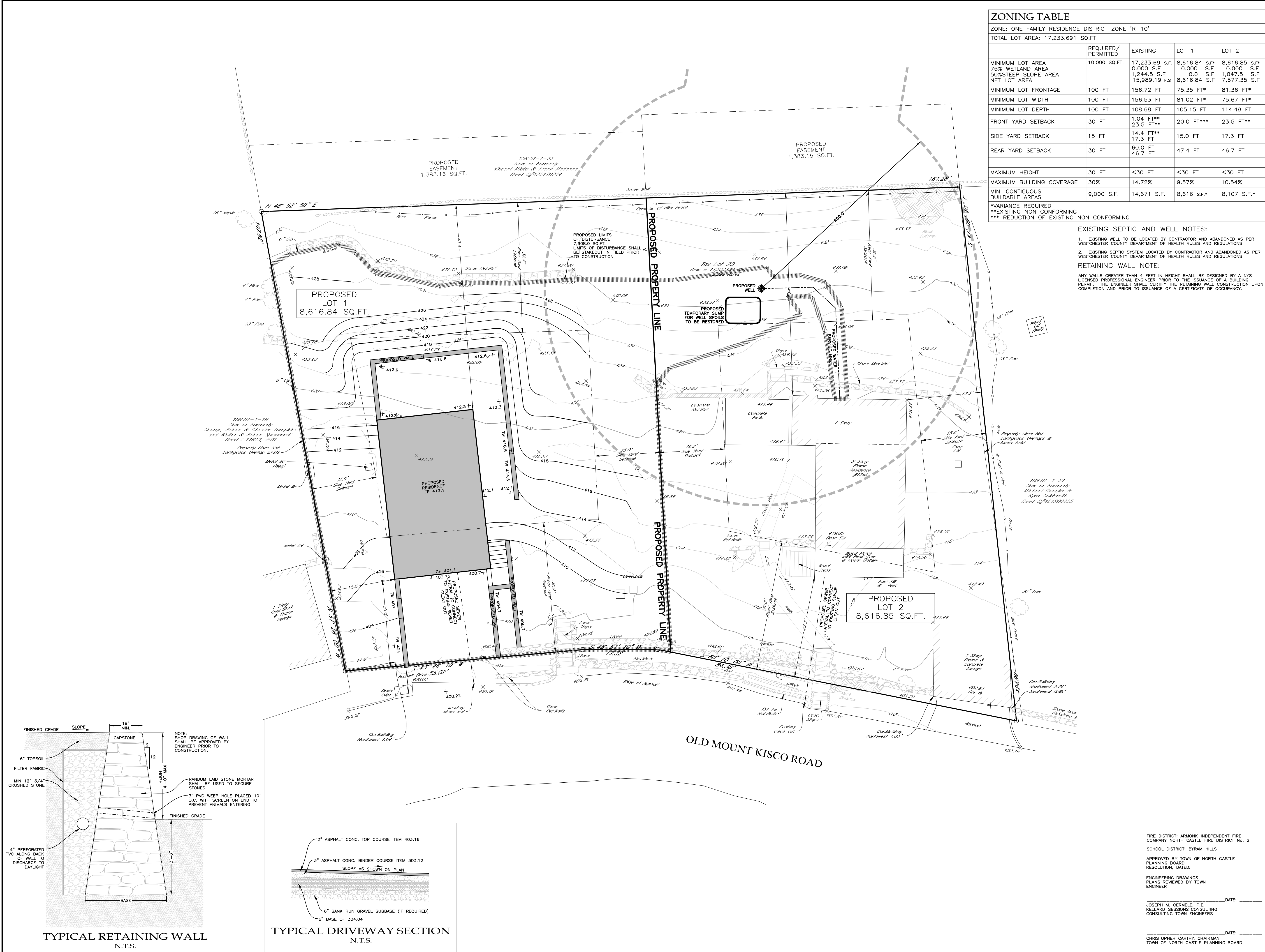
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ALFONZETTI ENGINEERING, P.C.  
1100 ROUTE 52, CARMEL, N.Y. 10512  
845 - 228 - 9800

SITE DATA	
OWNER/APPLICANT: FRANK MADONNA	<div>DATE: 01/25/2021</div> <div>01</div> <div>03</div>
SITE ADDRESS: 124 OLD MOUNT KISCO RD., ARMONK, NY 10504	
TAX MAP #: 108.01-1-20	
LOT AREA: 0.398 ACRES	
ZONING: R-10	
DRAWING: EXISTING CONDITIONS AND DEMOLITION PLAN JANUARY 25, 2021	PROJECT: 124 OLD MOUNT KISCO ROAD SUBDIVISION TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK
PROJECT:	





- CONSTRUCTION NOTES:**
- THE CONTRACTOR SHALL LOCATE AND VERIFY IN THE FIELD ALL UTILITIES: SEWER, WATER, GAS, ELECTRICAL, ETC. PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL CALL CODE 753 (FORMERLY CODE 53) PRIOR TO THE START OF CONSTRUCTION.
  - THE INSTALLATION OF WATER AND SEWER SHALL BE INSPECTED UNDER THE DIRECTION OF A N.Y. STATE LICENSED PROFESSIONAL ENGINEER.
  - EROSION AND SEDIMENT CONTROL MEASURES, SHALL BE REQUIRED AS INDICATED ON THIS PLAN OR THE EROSION CONTROL PLAN OR AS DIRECTED BY THE GOVERNING AGENCY IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS" (BLUE BOOK).
  - AS BUILT PLANS IF REQUIRED, SHALL BE CERTIFIED BY A N.Y. STATE LICENSED SURVEYOR OR PROFESSIONAL ENGINEER.
  - ALL PROPERTY DISTURBED IN THE RIGHT-OF-WAY OR ON PRIVATE LANDS, SHALL BE RESTORED TO ACCEPTABLE CONDITIONS, AS REQUIRED BY THE GOVERNING AGENCY.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICATIONS AND PERMITS REQUIRED FOR CONSTRUCTION.
  - THE ROAD AND UTILITIES SHALL BE STAKED IN THE FIELD BY A NEW YORK STATE LICENSED SURVEYOR OR ENGINEER.
  - UNDERGROUND UTILITIES: GAS, ELECTRIC, CABLE, TELEPHONE, ETC. SHALL BE AS REQUIRED BY THE GOVERNING AGENCY AND THE APPROPRIATE UTILITY COMPANY.
  - ALL PROPOSED OR DISTURBED SLOPES, 1H:3V OR GREATER SHALL BE STABILIZED WITH AN EROSION CONTROL BLANKET.
  - IN LIEU OF BLASTING, ROCK RIPPING WILL BE USED WHEREVER POSSIBLE. IF BLASTING IS REQUIRED, BLASTING WILL OCCUR IN ACCORDANCE WITH REGULATIONS AND STANDARDS PRESCRIBED BY THE GOVERNING AGENCY. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY PERMITS IF BLASTING IS REQUIRED.
  - NO REPRESENTATION OF THE SUB-SURFACE SOIL CONDITIONS ON THIS SITE ARE MADE OR IMPLIED. IT IS THE DEVELOPER/CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL IMPROVEMENTS ARE PLACED ON SOIL WITH A SUITABLE BEARING CAPACITY.
  - OVERNIGHT EXCAVATIONS WILL NOT BE PERMITTED.
  - TRENCHING & SHORING SHALL BE DONE IN FULL COMPLIANCE WITH THE LATEST OSHA FEDERAL REGULATIONS FOR EXCAVATIONS.

**Call 811**  
Before you dig

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."

**STATE OF NEW YORK**  
**SEAL OF ALFONZETTI ENGINEERING, P.C.**  
076215  
REGISTERED PROFESSIONAL ENGINEER

**SCALE: 1" = 10'**

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

**SITE DATA**

OWNER/APPLICANT:  
FRANK MADONNA

SITE ADDRESS:  
124 OLD MOUNT KISCO RD., ARMONK, NY 10504

TAX MAP #:  
108.01-1-20

LOT AREA:  
0.398 ACRES

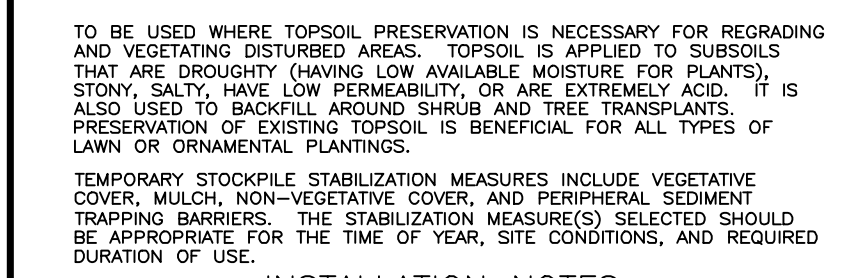
ZONING:  
R-10

**ENGINEERING DRAWINGS**  
PLANS REVIEWED BY TOWN ENGINEER

**INTEGRATED PLOT PLAN**  
JANUARY 25, 2021

**PROJECT:**  
124 OLD MOUNT KISCO ROAD SUBDIVISION  
TOWN OF NORTH CASTLE,  
WESTCHESTER COUNTY, NEW YORK



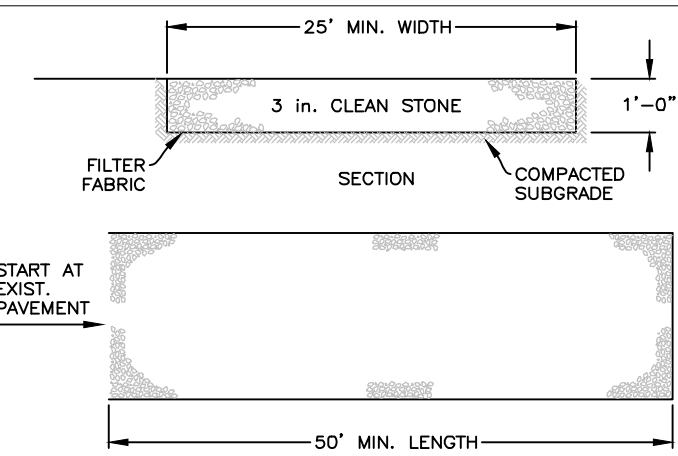


INSTALLATION NOTES

A CHOSEN FOR STOCKPILE OPERATIONS SHALL BE DRY AND  
MINIMUM SLOPE OF STOCKPILE SHALL BE 1:2.

ON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE STABILIZED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH W

TEMPORARY  
MATERIAL STOCKPILE  
N.T.S.

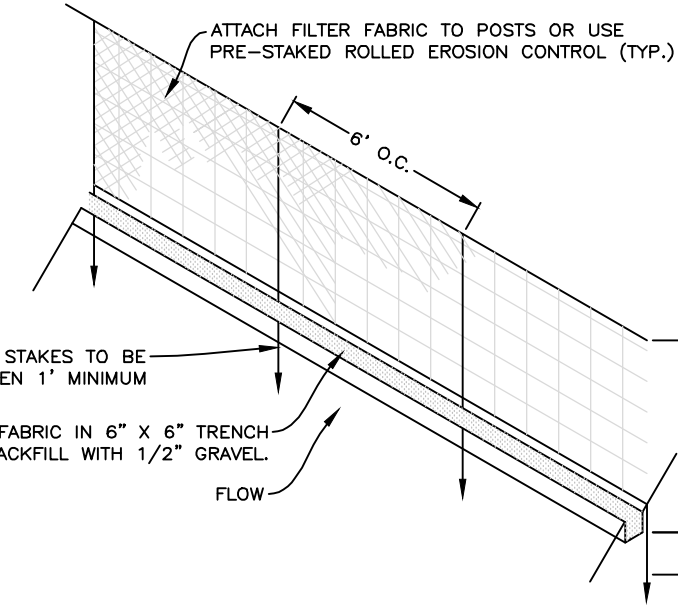


TO BE PROVIDED AT ALL POINTS OF EQUIPMENT  
INGRESS OR EGRESS ONTO PUBLIC RIGHTS-OF-WAY

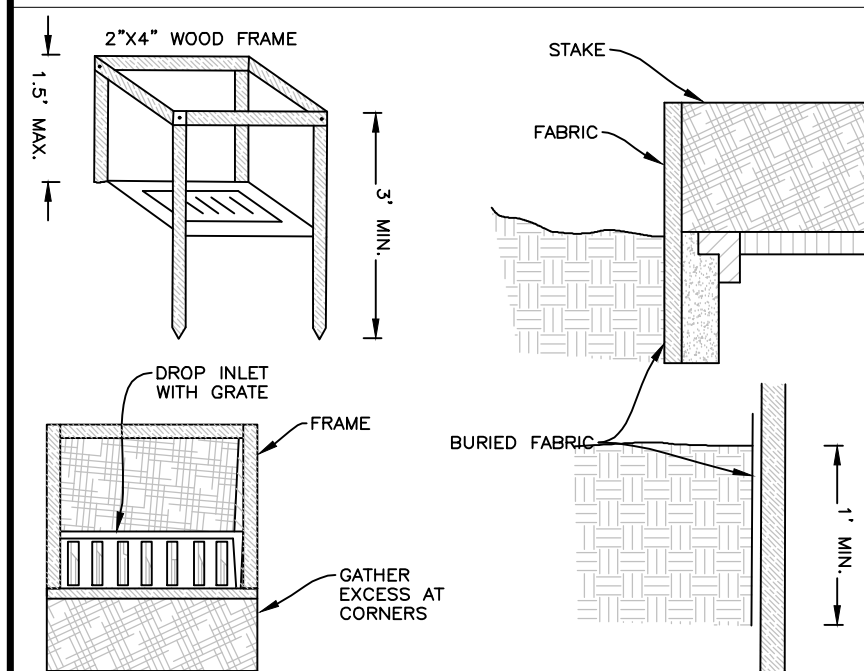
## INSTALLATION NOTES

1. STONE SIZE - USE 3" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. SLOPE - MINIMUM REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD BE REQUIRED).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - 25 FEET MINIMUM, BUT NOT LESS THAN THE FULL WIDTH OF THE LOT.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO THE PLACEMENT OF THE STONE OR RECLAIMED OR RECYCLED CONCRETE SINGLE FAMILY RESIDENCE LOT.
6. DRAINAGE - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF ANY OTHER PRACTICAL MEANS ARE AVAILABLE, THEY SHALL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHEREBY IT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY THIS WAY YOU REQUIRE PERIODIC TOP DRESSING WITH STONE AS NECESSARY TO MAINTAIN THE PROPOSED SLOPE AND OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT TRAPPED SHALL BE REMOVED IMMEDIATELY.
8. CLEANING - THE ENTRANCE SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY WHEN WASHING IS REQUIRED. ALL SEDIMENT SHALL BE REMOVED TO THE STREET DRAINAGE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NECESSARY MAINTENANCE SHALL BE PROVIDED.

STABILIZED  
CONSTRUCTION ENTRANCE  
(ANTI-TRACKING PAD)  
N.T.S.



SILT FENCE  
N.T.S.



1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
  2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
  3. STAKE MATERIALS WILL BE STANDARD 2" X 4" WOOD OR EQUIVALENT. STAKES WILL BE SPACED AT 3 FEET.
  4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPACES GREATER THAN 3 FEET MAY BE WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
  5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND CAPPED, IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
  6. A MINIMUM 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST FOR PROPER COVER LOAD STABILITY.
- MAXIMUM DRAINAGE AREA 1 ACRE

FILTER FABRIC INLET PROTECTION  
N.T.S.



LOCATION MAP

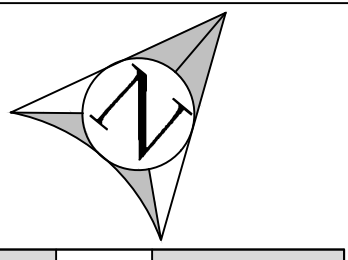
N.T.S.

EROSION CONTROL NOTES:

2. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD OR UNTIL PERMANENT PROTECTION IS ESTABLISHED.
3. PRIOR TO ANY EXCAVATION, SILT FENCE SHALL BE INSTALLED AT THE EXCAVATION SITE. THE SILT FENCE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. IF THE SILT FENCE IS REQUIRED BY THE ENGINEER IN THE FIELD, SILT FENCING SHALL BE INSTALLED IMMEDIATELY UPON NOTIFICATION. DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY AND NOT BE REMOVED UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
3. INSTALL ANTI-TRACKING PAD AT ALL CONSTRUCTION ENTRANCES.
  - A. ANTI-TRACKING PAD SHALL BE A MINIMUM OF 6' DEEP
4. TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. THE SEDIMENT LEVEL IN ALL SEDIMENT TRAP STRUCTURES SHALL BE MAINTAINED AT OR BELOW THE DESIGN LEVEL PROMPTLY WHEN MAXIMUM LEVELS ARE REACHED OR AS ORDERED BY THE ENGINEER. WHEN THE SEDIMENT TRAPS ARE FULL, THE BARRIER THAT DOES NOT RESULT IN ADDITIONAL EROSION OR POLLUTION, ALL SEDIMENT CONTROL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER THROUGHOUT THE CONSTRUCTION PERIOD. AFTER EACH RAINFALL TO INSURE PROPER OPERATION AS DESIGNED. ANY REQUIRED MAINTENANCE SHALL BE COMPLETED IMMEDIATELY FOLLOWING THE RAINFALL.
5. ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND PLACED IN A STABILIZED STOCKPILE OR PILE AREA. TOPSOIL SHALL BE STORED ON A SURFACE OF EITHER GEOTEXTILE OR OTHER LINED, FERTILIZED, TEMPORARILY SEEDED AND MULCHED WITHIN 14 DAYS OR OTHERWISE STABILIZED. DO NOT STOCKPILE MATERIALS ON STEEP SLOPES OR UNSTABLE SOILS. ALL STOCKPILES SHALL SURROUND ALL STOCKPILES WITH STACKED HAYBALES OR SILT FENCE.
6. ALL SLOPES CONSTRUCTED WITH FILL MATERIAL AND ALL SLOPES WITH GRADE OR CUT MATERIAL SHALL BE PROTECTED WITH A WATER TIGHT CURB OR STAKED TOBACCO NETTING, OR EROSION BLANKET AS NOTED, UNLESS OTHERWISE SPECIFIED.
7. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 14 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE SEEDING AND MULCHING TO PREVENT EROSION. IF THE SEEDING PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, DISTURBED AREAS SHALL BE LIMED AND FERTILIZED PRIOR TO TEMPORARY SEEDING.
8. ALL DISTURBED AREAS WITHIN 500 FEET OF A BUILDING SHALL BE WEETED AS SOON AS POSSIBLE TO PREVENT WATERSHED RUNOFF INTO THE BUILDING DRY SEASON TO WET DOWN DUST AREAS.
9. THE CONTRACTOR SHALL KEEP THE ROADWAYS WITHIN THE PROJECT CLEAR OF OBSTRUCTIONS AND OPENINGS FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.
10. ALL CATCH BASINS AND DRAIN INLETS ARE TO BE PROTECTED WITH SEDIMENT BARRIERS THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE STABILIZED.
11. UTILITY LINE EXCAVATED MATERIAL SHALL BE TEMPORARILY STOCKPILED ON THE HIGH SIDE OF EXCAVATION SO RUNOFF IS DIRECTED AWAY FROM CHANNELS, BENCHES, AND SLOPES.
12. SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY VEGETATION.
13. ALL AREAS OF DISTURBED SOIL SHALL BE STABILIZED BY THE CONTRACTOR IN ADDITION TO ALL SPECIFIED EROSION CONTROL DEVICES. THE CONTRACTOR SHALL MAKE ALL STEPS PRUDENT AND NECESSARY TO STABILIZE THE SITE AT ALL TIMES.
14. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION CONTROL.



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SCALE: 1" = 10'



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

## SITE DATA

OWNER/APPLICANT:  
FRANK MADONNA

SITE ADDRESS:  
124 OLD MOUNT KISCO  
RD, ARMONK, NY 10504

TAX MAP #:  
108.01-1-20

LOT AREA:  
0.396 ACRES

ZONING: R-10

DRAWING: EROSION CONTROL PLAN  
JANUARY 25, 2021

PROJECT: 124 OLD MOUNT KISCO  
ROAD SUBDIVISION  
TOWN OF NORTH CASTLE,  
WESTCHESTER COUNTY, NEW YORK

FIRE DISTRICT: ARMONK INDEPENDENT FIRE  
COMPANY NORTH CASTLE FIRE DISTRICT No. 2

SCHOOL DISTRICT: BYRAM HILLS

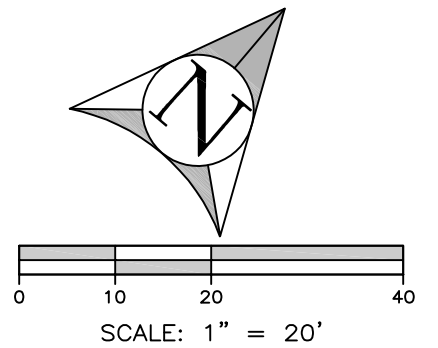
APPROVED BY TOWN OF NORTH CASTLE  
PLANNING BOARD  
RESOLUTION. DATED:

ENGINEERING DRAWINGS,  
PLANS REVIEWED BY TOWN  
ENGINEER

JOSEPH M. CERMELE, P.E.  
KELLARD SESSIONS CONSULTING  
CONSULTING TOWN ENGINEERS

CHRISTOPHER CARTHY, CHAIRMAN  
TOWN OF NORTH CASTLE PLANNING BOARD





ALFONZETTI ENGINEERING, P.C.  
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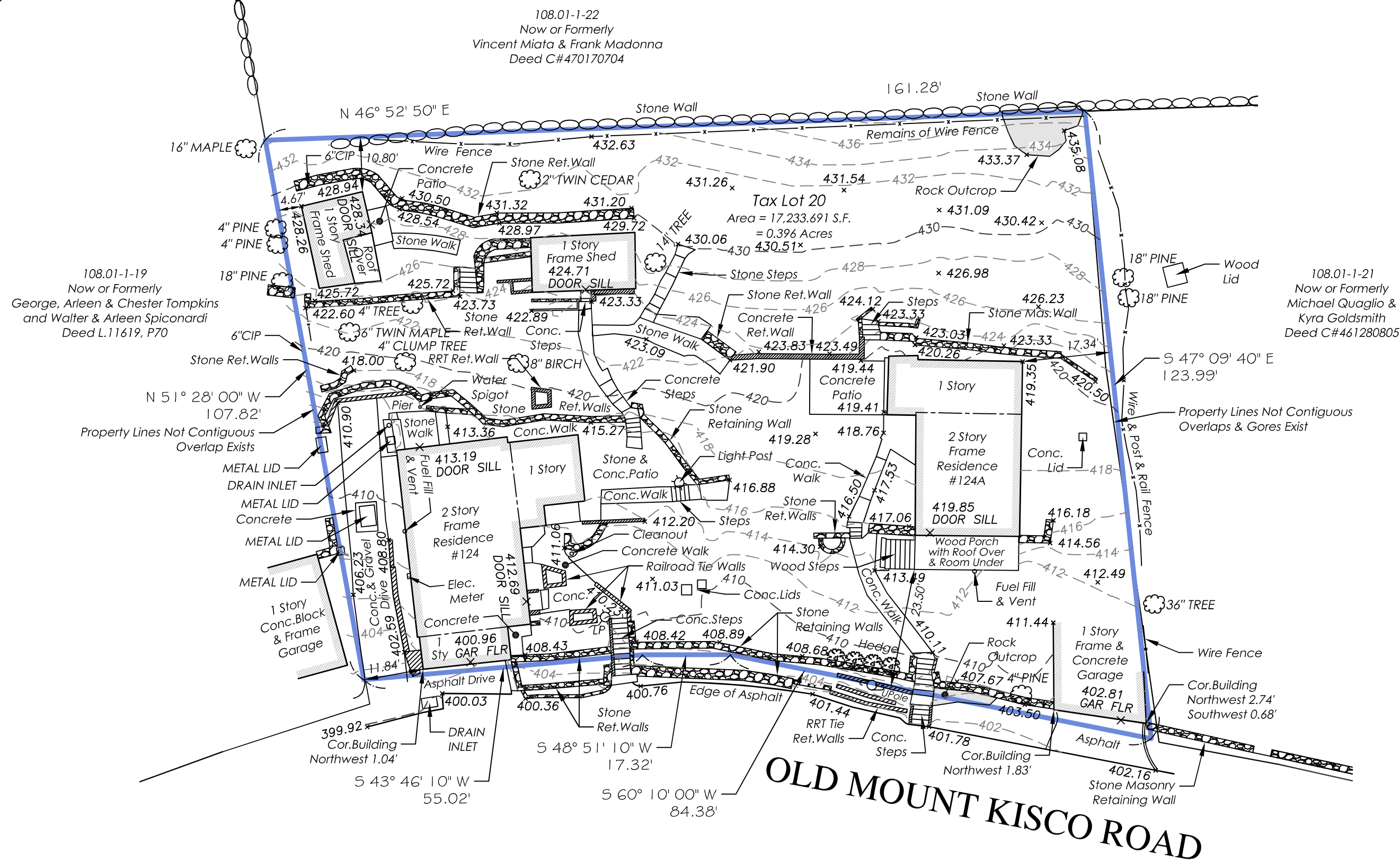
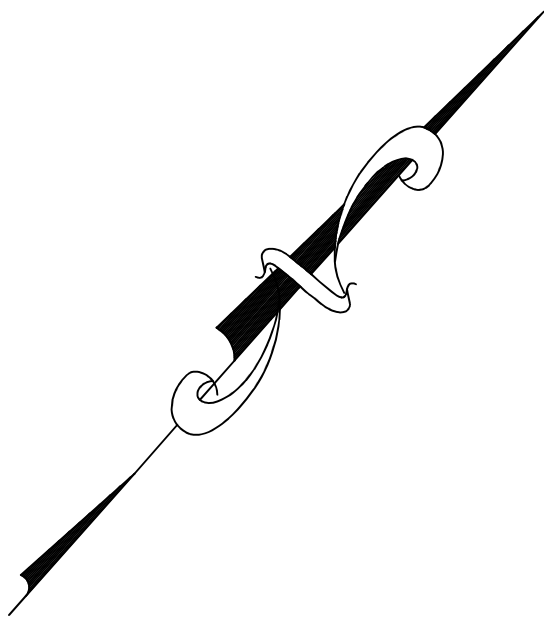
PROJECT:

124 OLD MOUNT KISCO ROAD SUBDIVISION  
TOWN OF NORTH CASTLE,  
WESTCHESTER COUNTY, NEW YORK

DRAWING:

WIDTH-DEPTH CALCULATION MAP  
JANUARY 25, 2021





Only copies from the original of this topography map marked with an original of the Land Surveyors embossed seal or red colored seal shall be considered to be true, valid copies.

Unauthorized alteration or addition to a map bearing a licensed Land Surveyors 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.

This map is prepared to show topography only and is not to be used for title transfer purposes. Map may not be certified to title companies and/or banks.

Tree species shown hereon to be verified by a licensed arborist and are not certified by surveyor.

Elevations shown hereon generally in accordance with North American Vertical Datum 88.

Surveyed in accordance with Deed Control Number 591013059.

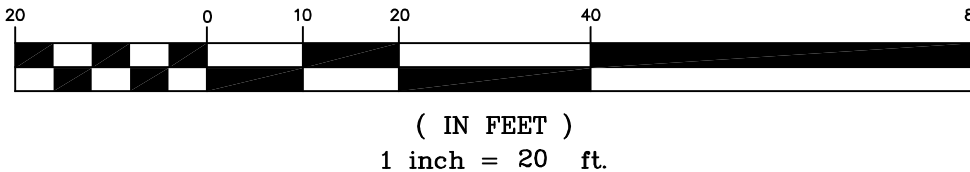
Premises shown hereon designated on the Town of North Castle Tax Maps as: Section 108.01, Block 1, Lot 20.

Property Address: 124 Old Mount Kisco Road  
Armonk, NY 10504

TOPOGRAPHY OF PROPERTY  
PREPARED FOR  
FRANK MADONNA, Jr.  
SITUATE IN THE  
TOWN OF NORTH CASTLE  
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 20'

GRAPHIC SCALE



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IS A VIOLATION OF APPLICABLE LAWS.



TC MERRITTS LAND SURVEYORS  
394 BEDFORD ROAD • PLEASANTVILLE • NY 10570  
(914) 769-8003 • (203) 622-8899

Surveyed: February 14, 2020  
Map Prepared: February 18, 2020

By: *Donal T. Merritt*  
New York State Licensed Land Surveyor No. 050604

Project: Ref.06-218 20-039	Field Survey By: CR/AP
Drawn By: DA	Checked By: DM