

THE LAW OFFICE OF KORY SALOMONE, P.C.

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February 8, 2021

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

**Re: Madonna Conservation Subdivision
130 Old Mount Kisco Road
Section 108.01, Bock 1, Lot 22**

Honorable Chairman and Members of the Planning Board:

I. INTRODUCTION

This firm represents Frank Madonna (the "Applicant"), owner of the property located at 130 Old Mount Kisco Road (the "Subject Property"). The purpose of this letter is to transmit an application for a two-lot conservation subdivision and to request placement on your February 22, 2021 agenda.

II. DESCRIPTION OF SITE AND ZONING

The Subject Property is known as 130 Old Mount Kisco Road and is identified on the Assessment Map of the Town of North Castle as Parcel # 108.01-1-22. The relevant portion of the tax map is attached hereto as **Exhibit A**.

The Subject Property is located in the R-1A zoning district, a residential zoning district with a minimum lot size of one acre. The existing site is approximately 3.2 acres and is currently improved with a single-family home. Aerial images of the site are attached hereto as **Exhibit B**.

III. PROPOSED SUBDIVISION

The Applicant is proposing to subdivide the Subject Property into a two-lot conservation subdivision in conformity with the regulations contained in § 355-31 of the North Castle Zoning Code. Pursuant to § 355-31, the "Planning Board is authorized to modify the zoning regulations

in residence districts with respect to lot area and dimensions, provided that: (A) [s]uch modifications shall result in design and development which promote the most appropriate use of the land, facilitate the adequate and economical provision of streets and utilities and preserve the natural and scenic qualities of open land.” It is respectfully submitted that the proposed conservation subdivision satisfies the stated purpose of § 355-31 (A) in that it promotes the appropriate residential use of the land and adjoining street and utilities and preserves the natural and scenic qualities of over 73,000 s.f. of the Subject Property.

The number of building lots permitted in a conservation subdivision shall in no case exceed the number which would be permitted, in the Planning Board’s judgment, if the land were subdivided into lots that conform with the zoning requirements. *See* § 355-31(D)(1). The minimum lot area for building lots in a conservation subdivision is one acre or ½ the minimum size required in the zoning district in which the lot is located, whichever requirement is less. *See* § 355-31(D)(3). Finally, pursuant to § 355-31(D)(4), “[w]here the minimum required lot area is less than one acre, the minimum lot frontage, width, depth and yard setback requirements for building lots within a conservation subdivision shall be as determined by the Planning Board, except that where a building lot within a conservation subdivision abuts an existing residential lot complying with conventional lot dimensional standards, any front, side, or rear yard adjoining such property shall comply with the normally applicable setback requirements of the zoning district in which the lot is located.”

In this case, the Applicant has prepared a conventional subdivision plan demonstrating that the Subject Property could be subdivided into two lots that are zoning compliant with the R-1A district requirements. *See* the Conventional Subdivision Plans enclosed herewith. Based on the ability to demonstrate that the Subject Property could be subdivided into two zoning compliant lots in the R-1A zoning district, the Applicant has prepared a two-lot conservation subdivision. In conformity with § 355-31(D)(3), the Applicant is permitted to reduce the minimum lot size in a conservation subdivision to ½ acre. As shown on the Conservation Subdivision Integrated Plot Plan, proposed Lot 1 is 21,801 s.f. Proposed Lot 2 is 121,463 s.f. Of that land area, approximately 73,700 s.f. is set aside as conservation easement area, leaving approximately 47,763 s.f. usable development area for a new single-family home.

Because the required minimum lot area in the proposed conservation subdivision is less than one acre, the minimum lot frontage, width, depth and setback requirements for the building lots are established by your Board. The exception to that rule is that where a building lot within a conservation subdivision abuts an existing residential lot complying with conventional lot dimensional standards. In that case, any front, side, or rear yard adjoining such property shall comply with the normally applicable setback requirements of the zoning district in which the lot is located. Here, the neighboring property located at 136 Old Mount Kisco Road is compliant with the R-1A zoning district requirements. Accordingly, the side yard setback adjoining 136 Old Mount Kisco Road must comply with the 25 ft. side yard setback requirement in the R-1A district.

As shown on the Integrated Plot Plan, the proposed home on Lot 2 is setback the required 25 ft. The Applicant is proposing to utilize the existing home on Lot 1. That house is setback 20.5 ft. from the side yard lot line, a deficiency of 4.5 ft. It is respectfully submitted that this deficiency

is classified as a pre-existing legal non-conformity. As the non-conformity is not being increased as a result of this subdivision, no variance is required.

In support of this application, the following plans are submitted herewith:

Conventional Subdivision Plans

1. Existing Conditions and Demolition Plan, prepared by Alfonzetti Engineering, P.C., dated February 5, 2021;
2. Integrated Plot Plan, prepared by Alfonzetti Engineering, P.C., dated February 5, 2021;
3. Utility Plan, prepared by Alfonzetti Engineering, P.C., dated February 5, 2021;
4. Erosion and Sediment Control Plan, prepared by Alfonzetti Engineering, P.C., dated February 5, 2021;
5. Profile View Plan, prepared by Alfonzetti Engineering, P.C., dated February 5, 2021; and
6. Site Details Plan, prepared by Alfonzetti Engineering, P.C., dated February 5, 2021.

Conservation Subdivision Plans

1. Existing Conditions and Demolition Plan, prepared by Alfonzetti Engineering, P.C., dated February 5, 2021;
2. Integrated Plot Plan, prepared by Alfonzetti Engineering, P.C., dated February 5, 2021;
3. Utility Plan, prepared by Alfonzetti Engineering, P.C., dated February 5, 2021;
4. Erosion and Sediment Control Plan, prepared by Alfonzetti Engineering, P.C., dated February 5, 2021; and
5. Proposed Driveway Profile and Site Details Plan, prepared by Alfonzetti Engineering, P.C., dated February 5, 2021.


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 22, 2021 agenda for our initial presentation and, if your Board deems appropriate, the scheduling of the required public hearing.

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

Very truly yours,



Kory Salomone

EXHIBIT A

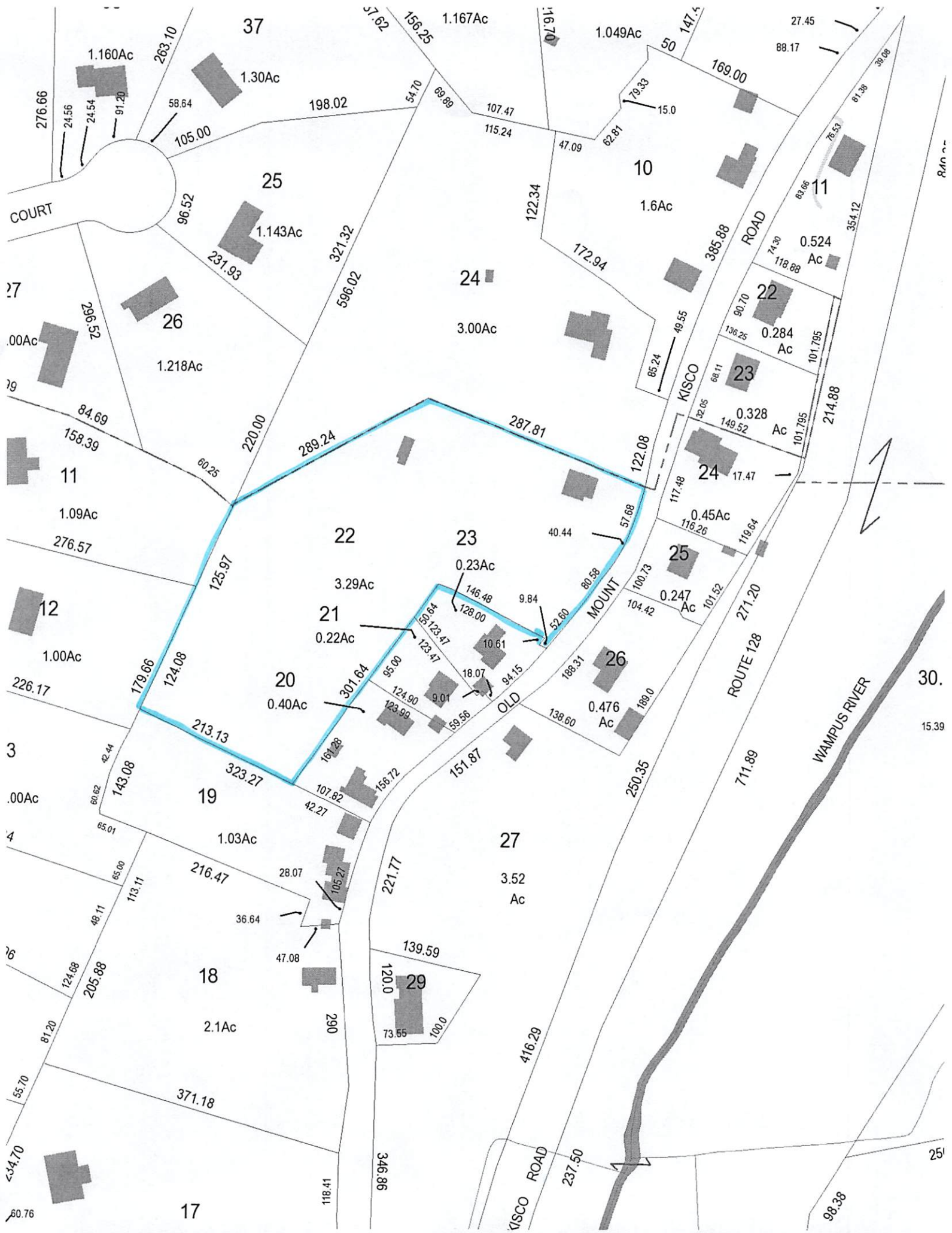
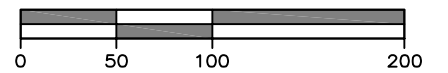
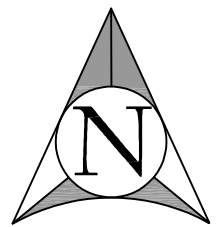
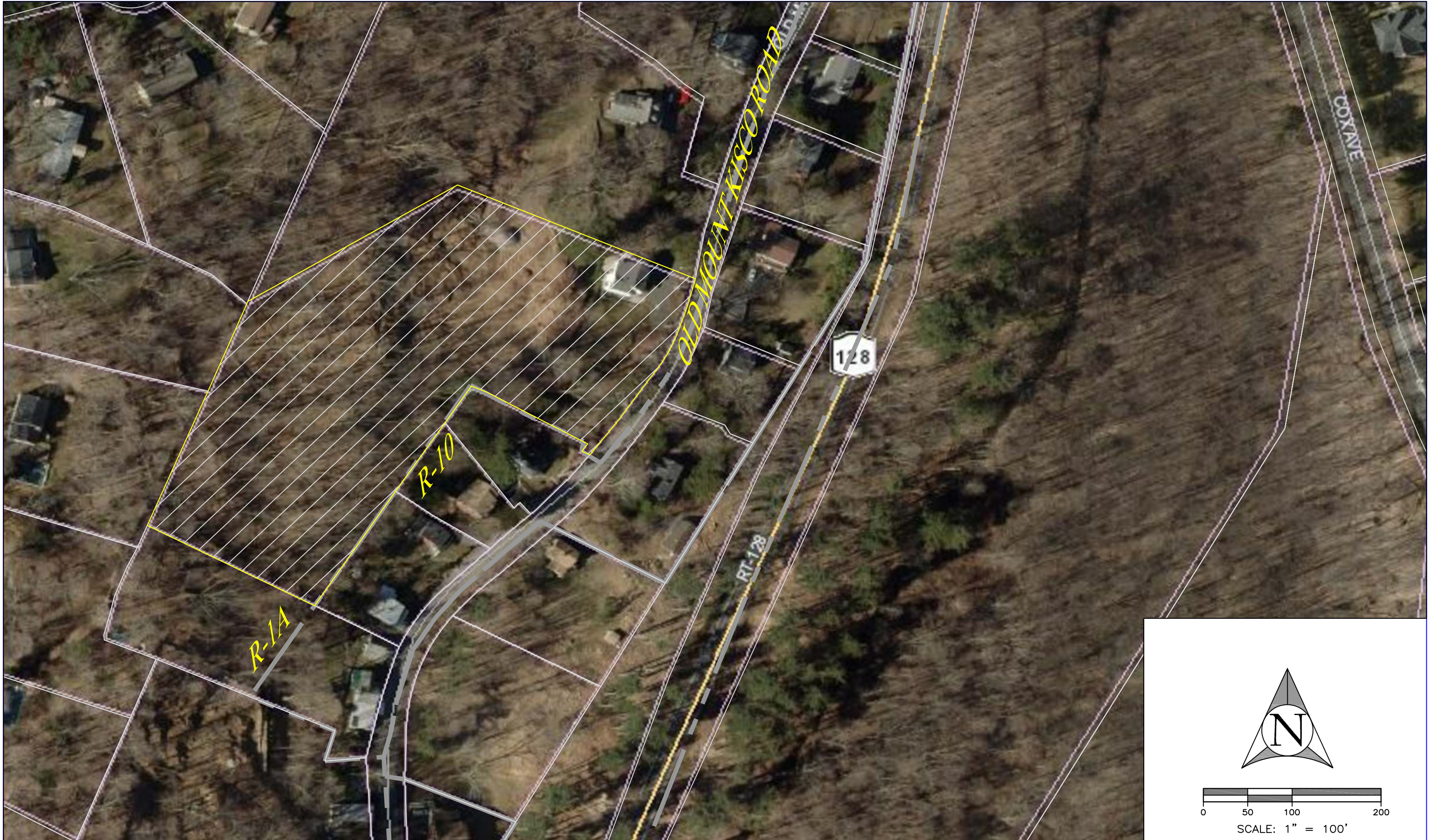


EXHIBIT B



SCALE: 1" = 100'

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**

Application for Preliminary Subdivision Approval

Application Name

MADONNA - 130 OLD MOUNT KISCO ROAD



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APPLICATIONS REQUIRING PLANNING BOARD APPROVAL
SCHEDULE OF APPLICATION FEES

<u>Type of Application</u>	<u>Application Fee</u>
Site Development Plan	\$200.00
Each proposed Parking Space	\$10
Special Use Permit (each)	\$200 (each)
Preliminary Subdivision Plat	\$300 1 st Lot \$200 (each additional lot)
Final Subdivision Plat	\$250 1 st 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



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PLANNING BOARD SCHEDULE OF ESCROW ACCOUNT DEPOSITS

<u>Type of Application</u> <u>Deposit*</u>	<u>Amount of Initial Escrow Account</u>
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

2/8/21
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, 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: 2/28/21

Signature of Property Owner:  Date: 2/8/21

Must have both signatures

II. IDENTIFICATION OF SUBJECT PROPERTY

Property Street Address: 130 Old Mount Kisco Road, Armonk, NY 10504

Location (in relation to nearest intersecting street):

700 feet (north, south, east or west) of Route 128-Mt. Kisco Road

Abutting Street(s): _____

Tax Map Designation (NEW): Section 108.01 Block 1 Lot 22

Tax Map Designation (OLD): Section 2 Block 02 Lot 9.A

Zoning District: R-1A Total Land Area 3.29 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 _____ 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:

108.01-1-20 (124 Old Mount Kisco Road)

III. DESCRIPTION OF PROPOSED DEVELOPMENT

Type of Subdivision proposed: Conventional _____ Conservation X

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 X Yes _____

If yes, please specify type: _____

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.)

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

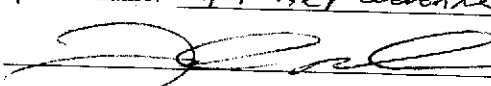
Instructions for Completing

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.

Part 1 – Project and Sponsor Information			
Name of Action or Project: 130 OLD MOUNT KISCO ROAD CONSERVATION SUBDIVISION			
Project Location (describe, and attach a location map): 130 OLD MOUNT KISCO ROAD, ARMONK, NY 10504			
Brief Description of Proposed Action: SUBDIVISION OF TAX LOT 108.01-1-22 INTO ONE CONSERVATION LOT AND TWO CONVENTIONAL LOTS WITH THE CONSTRUCTION OF TWO SINGLE FAMILY RESIDENCES.			
Name of Applicant or Sponsor: MADONNA ENTERPRISES, LLC		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?		3.289 acres	
b. Total acreage to be physically disturbed?		1.596 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:			
5. <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 checked="" 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: _____ _____	<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: <u>PRIVATE WELLS</u> _____	<input type="checkbox"/>	<input checked="" 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 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? Bog Turtle (As per mapper)	NO	YES
	<input type="checkbox"/>	<input checked="" 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
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)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:	<input 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"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Frank Medonne</u> Date: <u>2/8/21</u>		
Signature: <u></u> Title: <u>Owner</u>		

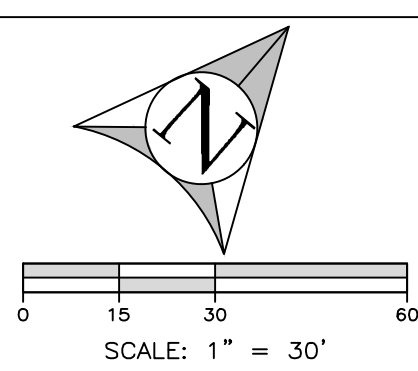


LOCATION MAP N.T.S.

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

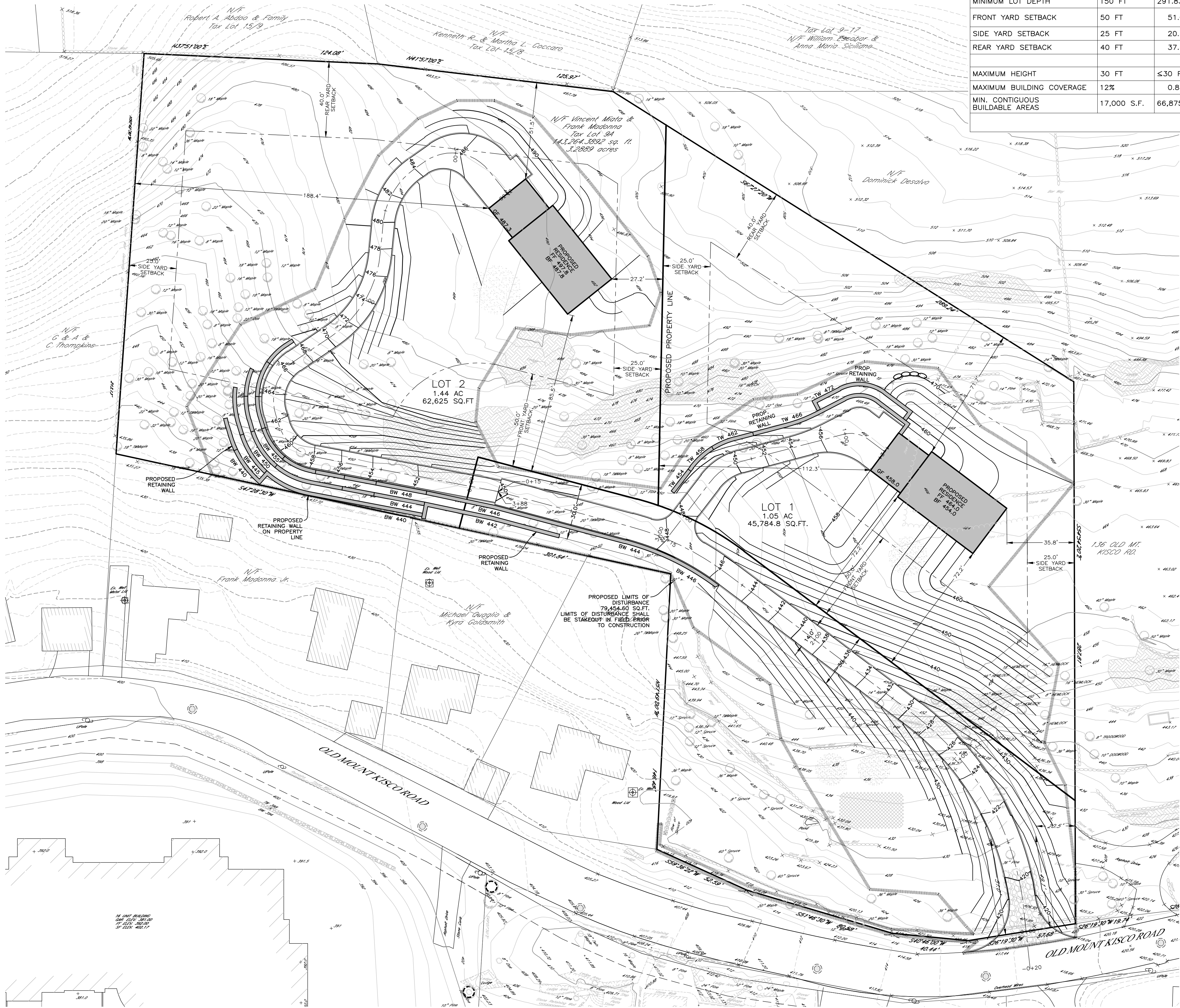


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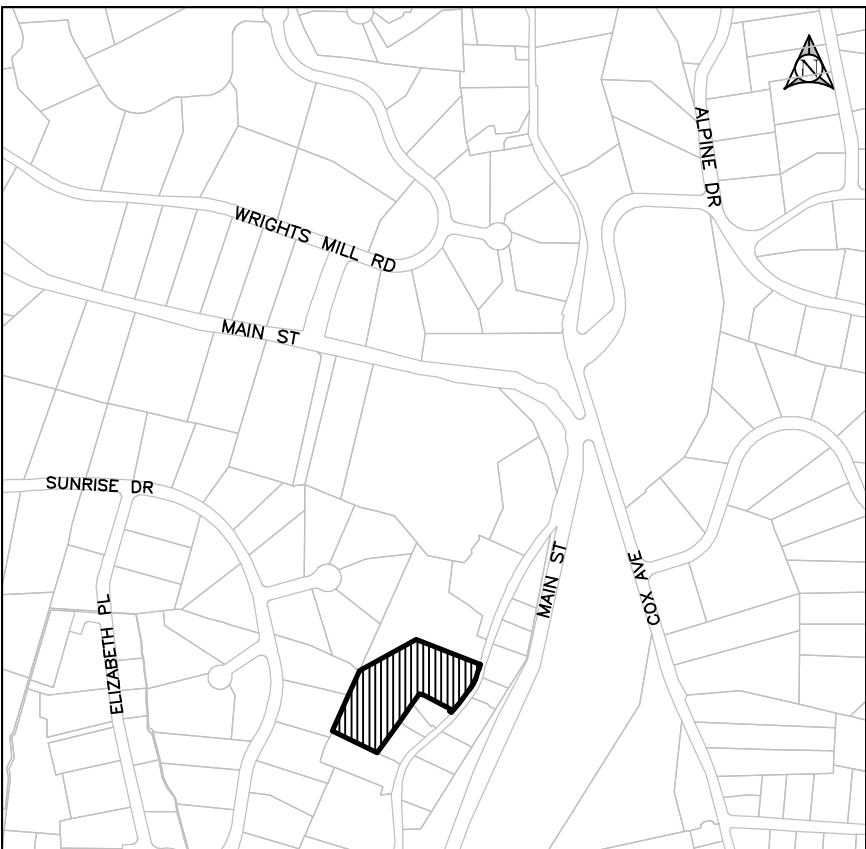


ALFONZETTI ENGINEERING, P.C.
1100 ROUTE 52, CARMEL, N.Y. 10512
845 - 228 - 9800

SITE DATA	
OWNER/APPLICANT: FRANK MADONNA	
SITE ADDRESS: 130 OLD MOUNT KISCO RD, ARMONK, NY 10504	
TAX MAP #: 108.01-1-22	
LOT AREA: 3.2889 ACRES	
ZONING: R-10	
DRAWING: EXISTING CONDITIONS AND DEMOLITION PLAN	
JANUARY 13, 2021	
PROJECT: 130 OLD MOUNT KISCO RD CONVENTIONAL SUBDIVISION TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK	



ZONING TABLE				
ZONE: ONE FAMILY RESIDENCE DISTRICT 'R-1A'				
TOTAL LOT AREA: 143,264.3892 S.F. / 3.2889 AC				
	REQUIRED/ PERMITTED	EXISTING	LOT 1	LOT 2
MINIMUM LOT AREA	1.0 AC	3.2889 A.C.	45,784.8 S.F.	62,625.0 S.F.
75% WETLAND AREA		0.000 S.F.	0.0 S.F.	0.000 S.F.
50% STEEP SLOPE AREA		28,049 S.F.	14,010.0 S.F.	25,782.0 S.F.
NET LOT AREA		115,265.4 S.F.	31,774.8 S.F.	36,843.0 S.F.
MINIMUM LOT FRONTAGE	125 FT	231.29 FT	271.9 FT	138.1 FT
MINIMUM LOT WIDTH	125 FT	311.46 FT	259.7 FT	290.2 FT
MINIMUM LOT DEPTH	150 FT	291.83 FT	150.0 FT	219.4 FT
FRONT YARD SETBACK	50 FT	51.0 FT	72.2 FT	85.5 FT
SIDE YARD SETBACK	25 FT	20.5 FT	35.8 FT	27.2 FT
REAR YARD SETBACK	40 FT	37.4 FT	71.7 FT	51.5 FT
MAXIMUM HEIGHT	30 FT	≤30 FT	≤30 FT	≤30 FT
MAXIMUM BUILDING COVERAGE	12%	0.87%	5.46%	3.99%
MIN. CONTIGUOUS BUILDABLE AREAS	17,000 S.F.	66,875 S.F.	23,260 S.F.	32,750 S.F.



LOCATION MAP N.T.S.

- CONSTRUCTION NOTES:
1. 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 433) PRIOR TO THE START OF CONSTRUCTION.
 2. THE INSTALLATION OF WATER AND SEWER SHALL BE INSPECTED UNDER THE DIRECTION OF A N.Y. STATE LICENSED PROFESSIONAL ENGINEER.
 3. 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).
 4. AS BUILT PLANS IF REQUIRED, SHALL BE CERTIFIED BY A N.Y. STATE LICENSED SURVEYOR OR PROFESSIONAL ENGINEER.
 5. ALL PROPERTY DISTURBED IN THE RIGHT-OF-WAY OR ON PRIVATE LANDS, SHALL BE RESTORED TO ACCEPTABLE CONDITIONS, AS REQUIRED BY THE GOVERNING AGENCY.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICATIONS AND PERMITS REQUIRED FOR CONSTRUCTION.
 7. THE ROAD AND UTILITIES SHALL BE STAKED IN THE FIELD BY A NEW YORK STATE LICENSED SURVEYOR OR ENGINEER.
 8. UNDERGROUND UTILITIES: GAS, ELECTRIC, CABLE, TELEPHONE, ETC. SHALL BE AS REQUIRED BY THE GOVERNING AGENCY AND THE APPROPRIATE UTILITY COMPANY.
 9. ALL PROPOSED OR DISTURBED SLOPES, 1H:3V OR GREATER SHALL BE STABILIZED WITH AN EROSION CONTROL BLANKET.
 10. 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.
 11. 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.

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:

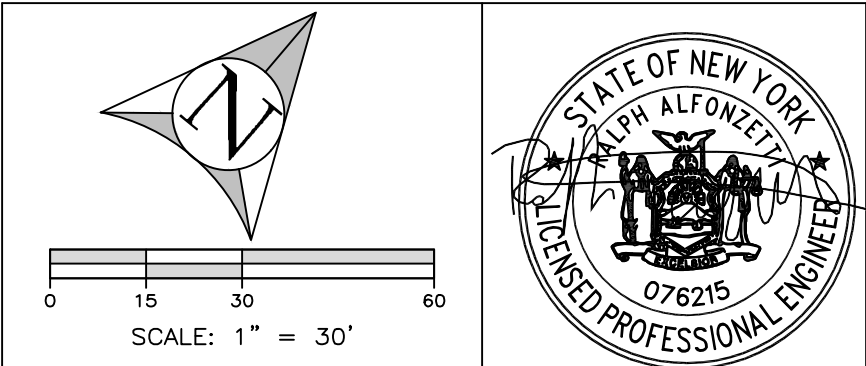
ENGINEERING DRAWINGS:
PLANS REVIEWED BY TOWN ENGINEER

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

DATE: _____
CHRISTOPHER CARTHY, CHAIRMAN
TOWN OF NORTH CASTLE PLANNING BOARD

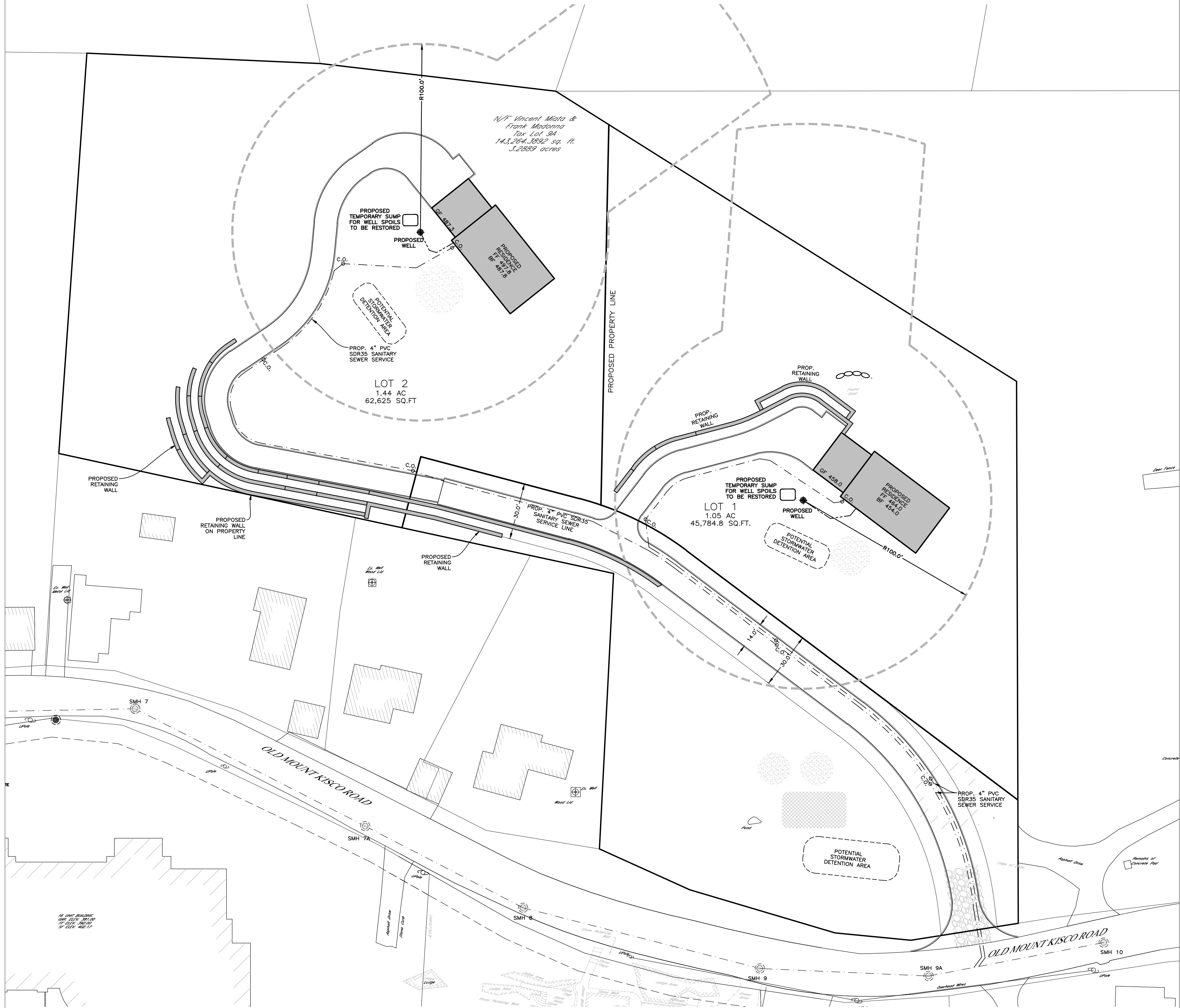


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ALFONZETTI ENGINEERING, P.C.
1100 ROUTE 52, CARMEL, N.Y. 10512
845 - 228 - 9800

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LOT AREA: 3.2889 ACRES	
ZONING: R-10	
DRAWING:	SHEET: 02 OF 06
INTEGRATED PLOT PLAN	
FEBRUARY 5, 2021	
PROJECT: 130 OLD MOUNT KISCO RD CONVENTIONAL SUBDIVISION TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK	



LOCATION MAP N.T.S.

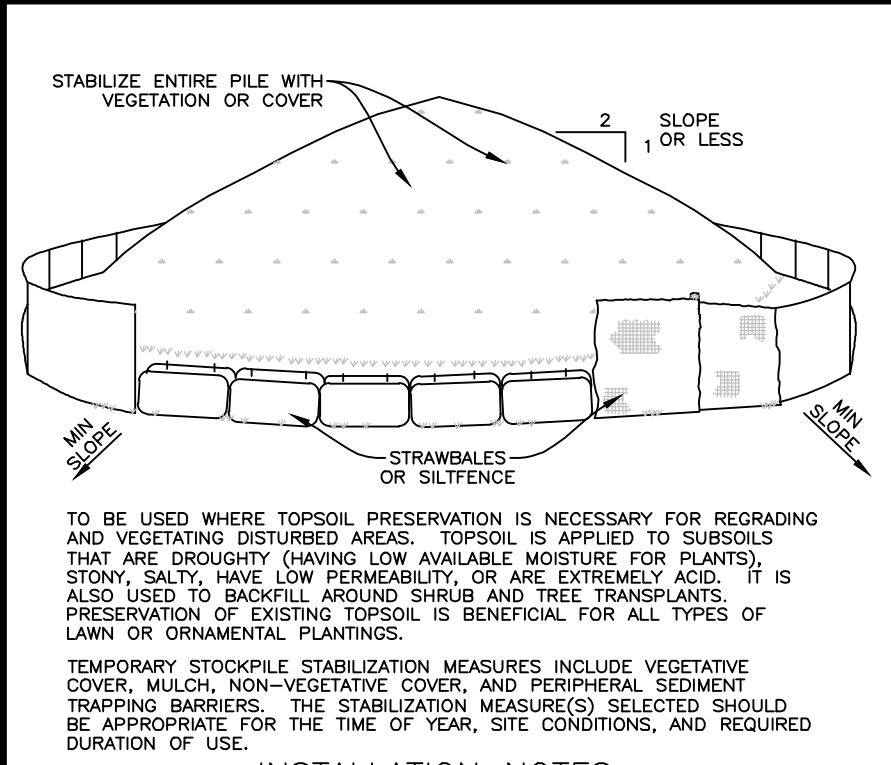


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SCALE: 1" = 30'

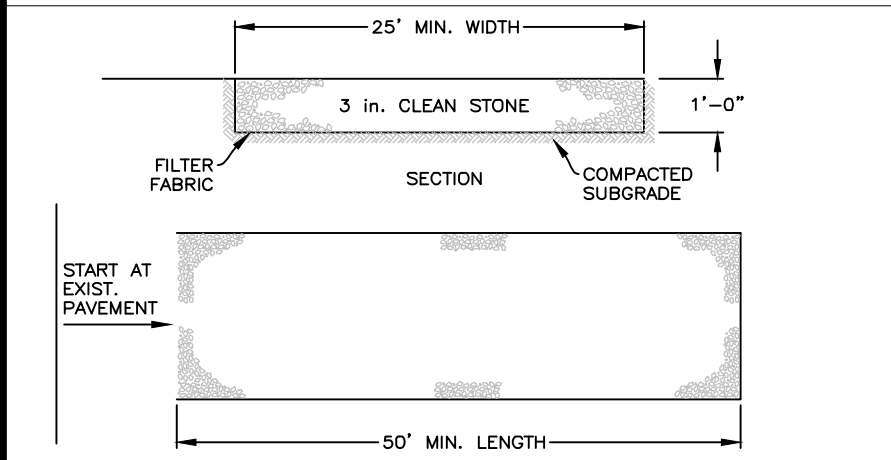
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1100 ROUTE 52, CARMEL, N.Y. 10512
845 - 228 - 9800

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ZONING: R-10	
DRAWING:	SHEET: 03 OF 06
PROJECT: 130 OLD MOUNT KISCO RD CONVENTIONAL SUBDIVISION TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK	



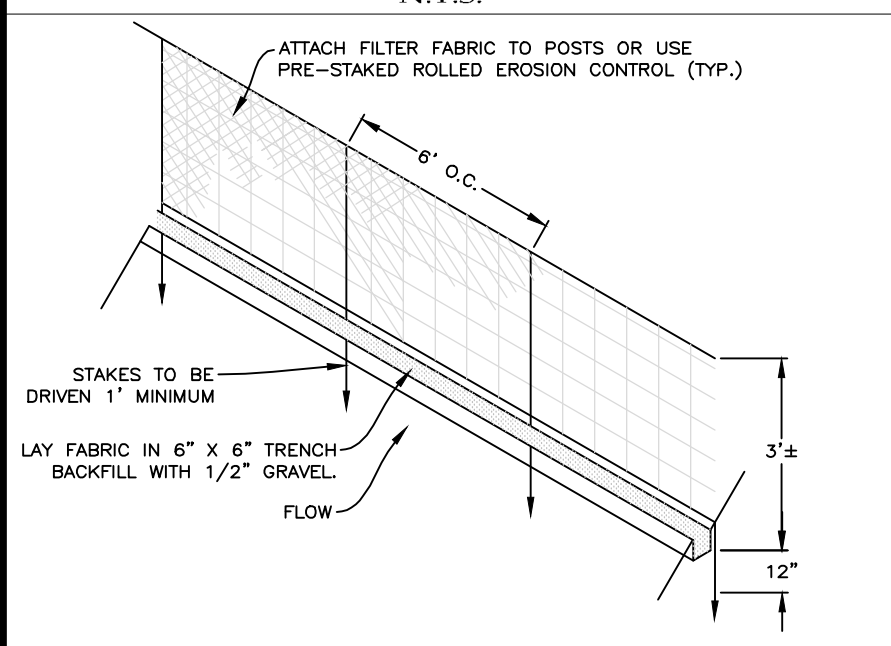
- INSTALLATION NOTES
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
 2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
 3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.

TEMPORARY MATERIAL STOCKPILE N.T.S.

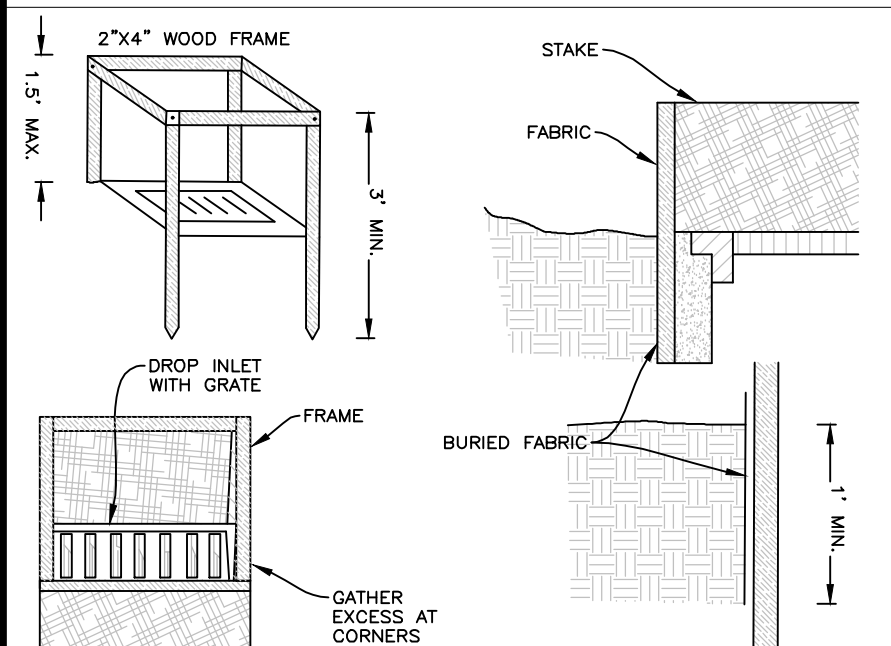


- INSTALLATION NOTES
1. STONE SIZE - USE 3" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
 3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
 4. WIDTH - 25 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR.
 5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
 6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
 8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE IN AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

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 CONTIGUOUS ROLLS TO MINIMIZE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. SPACE STAKES EVENLY AROUND INLET 5 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPACES GREATER THAN 5 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
4. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
5. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR COVER FLOW STABILITY. MAXIMUM DRAINAGE AREA 1 ACRE.

FILTER FABRIC INLET PROTECTION N.T.S.



EROSION CONTROL NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, AND MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD OR UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. PRIOR TO ANY EXCAVATION, SILT FENCE SHALL BE INSTALLED AT THE LOCATIONS NOTED ON THE EROSION CONTROL PLAN. ADDITIONAL SILT FENCING SHALL BE MAINTAINED IN EFFECTIVE CONDITION AND SHALL NOT BE REMOVED UNTIL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
3. INSTALL ANTI-TRACKING PAD AT ALL CONSTRUCTION ENTRANCES. ANTI-TRACKING PAD SHALL BE 2'-3" DIAMETER CRUSHED STONE 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 REMOVING DEVICES SHALL BE CLOSELY MONITORED AND SEDIMENT REMOVED PROMPTLY WHEN MAXIMUM LEVELS ARE REACHED OR AS ORDERED BY THE ENGINEER. SEDIMENT SHALL BE DISPOSED OF IN A MANNER THAT DOES NOT RESULT IN ADDITIONAL EROSION OR POLLUTION. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED ON A REGULAR BASIS, AND IMMEDIATELY AFTER EACH RAINFALL TO INSURE PROPER OPERATION AS DESIGNED. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
5. ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND PLACED IN A STABILIZED STOCKPILE OR FILL AREA. ALL TOPSOIL REQUIRED FOR FINAL GRADING AND STORED ON SITE SHALL BE LIMED, FERTILIZED, TEMPORARILY SEEDED AND MULCHED WITHIN 14 DAYS OR OTHERWISE STABILIZED. DO NOT STOCKPILE MATERIALS ON STEEP SLOPES OR DRAINAGE SWALES OR IN WETLAND AREAS. SURROUND ALL STOCKPILE AREAS WITH STAKED HAYBALES OR SILT FENCE.
6. ALL SLOPES CONSTRUCTED WITH FILL MATERIAL AND ALL SLOPES WITH GRADE 3:1 OR STEEPER SHALL BE TOPSOILED, SEEDED, MULCHED AND STABILIZED WITH STAKED TOBACCO NETTING, OR EROSION BLANKET AS NOTED, UNLESS OTHERWISE DIRECTED.
7. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 14 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING. MULCH SHALL BE USED IF THE SEASON 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 WETTED AS NECESSARY TO PROVIDE DUST CONTROL. A WATERING TRUCK WILL BE USED IN DRY SEASON TO WET DOWN DUST AREAS.
9. THE CONTRACTOR SHALL KEEP THE ROADWAYS WITHIN THE PROJECT CLEAR OF SOIL AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.
10. ALL CATCH BASINS AND DRAIN INLETS ARE TO BE PROTECTED WITH SEDIMENT FILTERS 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 TRENCH. AFTER BACK-FILLING, AREA IS TO BE TOPSOILED, SEEDED AND MULCHED.
12. SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.
13. ALL AREAS OF DISTURBED SOIL SHALL BE STABILIZED BY THE CONTRACTOR. IN ADDITION TO ALL SPECIFIED EROSION CONTROL DEVICES, THE CONTRACTOR SHALL TAKE 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 AND SEDIMENT CONTROLS" (BLUE BOOK).

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Call 811 before you dig

STATE OF NEW YORK
SEAL OF ALFONZETTI
076215
LICENSED PROFESSIONAL ENGINEER

SCALE: 1" = 30'

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

SITE DATA

OWNER/APPLICANT:
FRANK MADONNA

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

TAX MAP #:
108.01-1-22

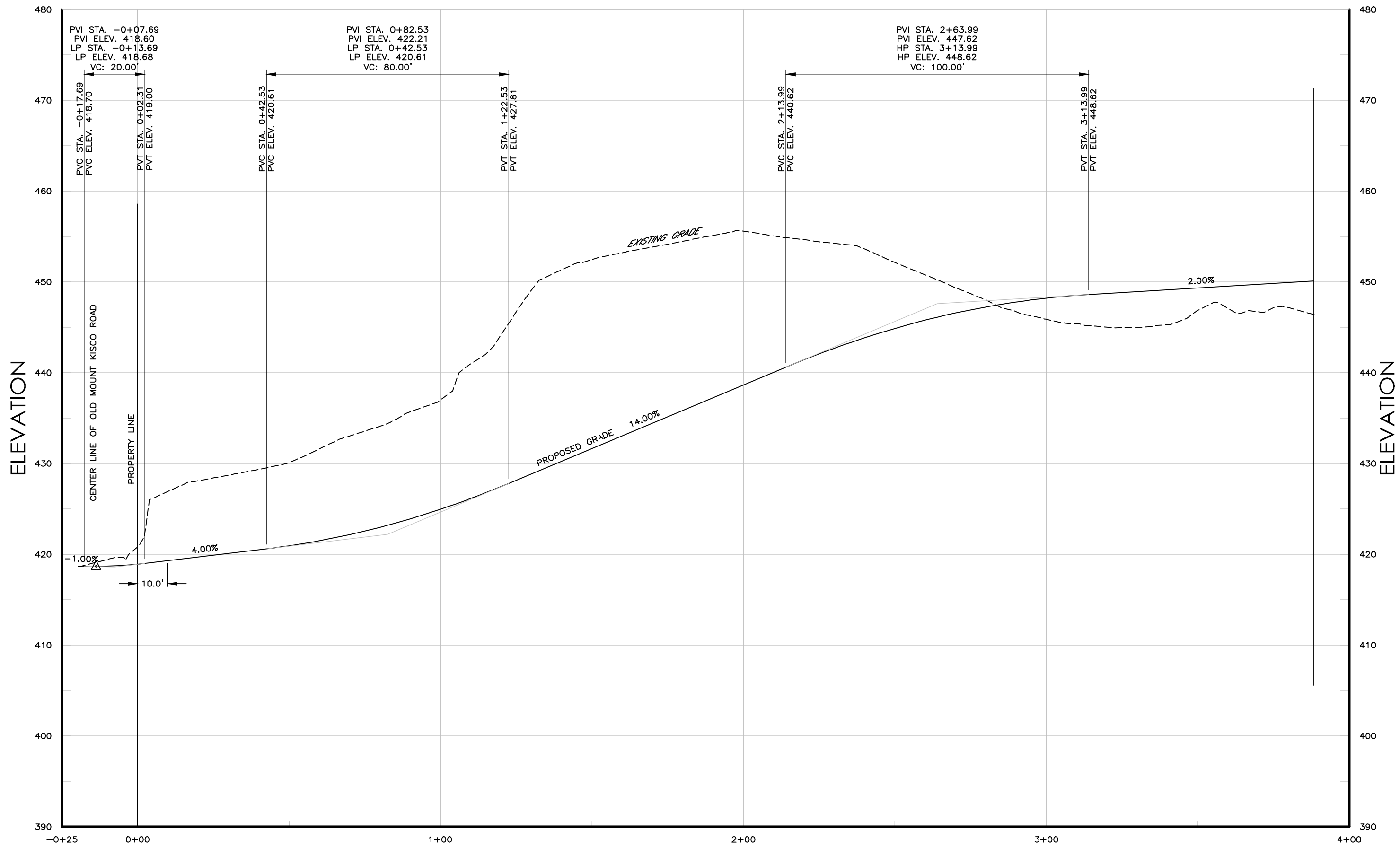
LOT AREA:
3.2889 ACRES

ZONING:
R-10

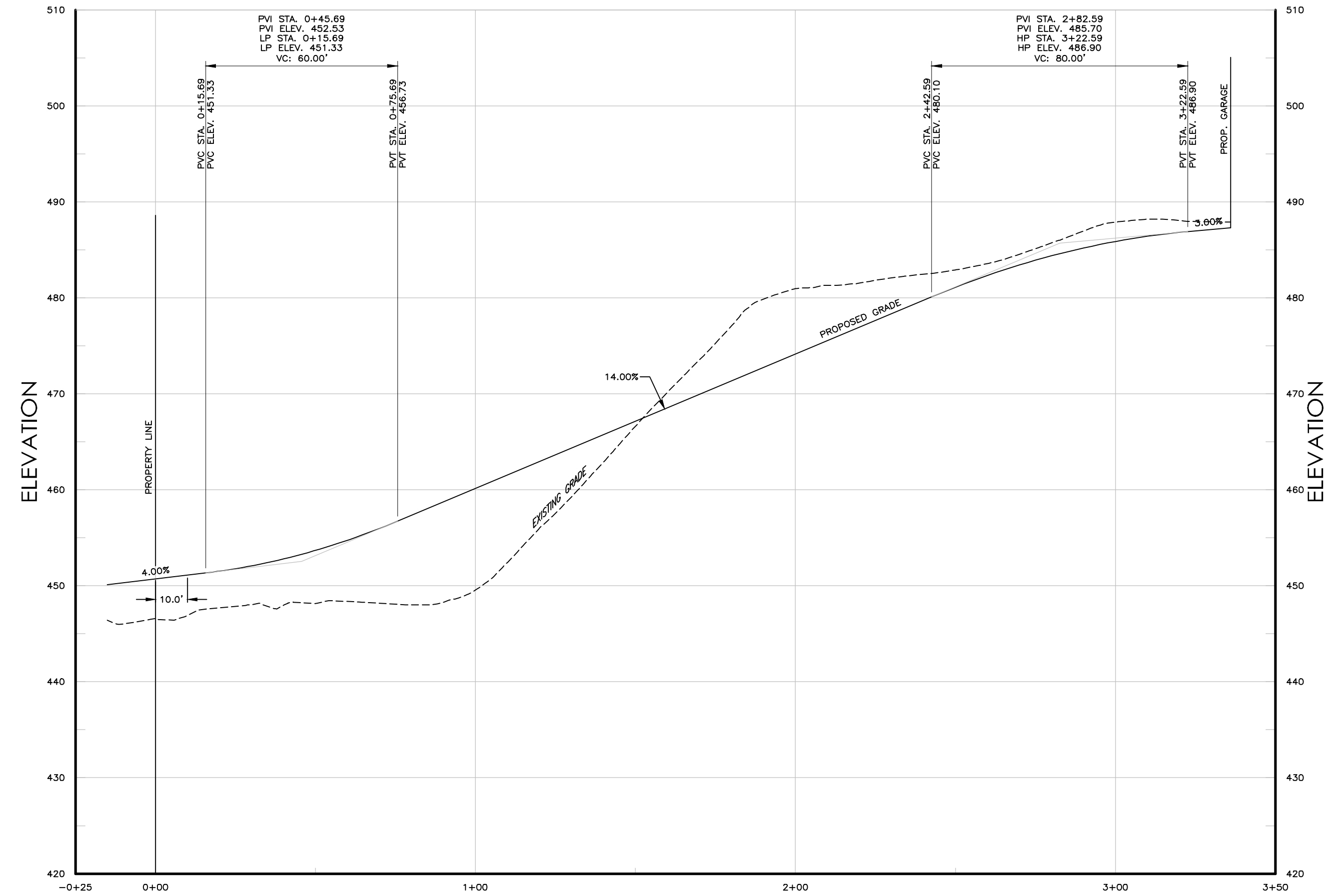
DRAWING:
EROSION AND SEDIMENT CONTROL PLAN
FEBRUARY 5, 2021

PROJECT:
130 OLD MOUNT KISCO RD
CONVENTIONAL SUBDIVISION
TOWN OF NORTH CASTLE,
WESTCHESTER COUNTY, NEW YORK

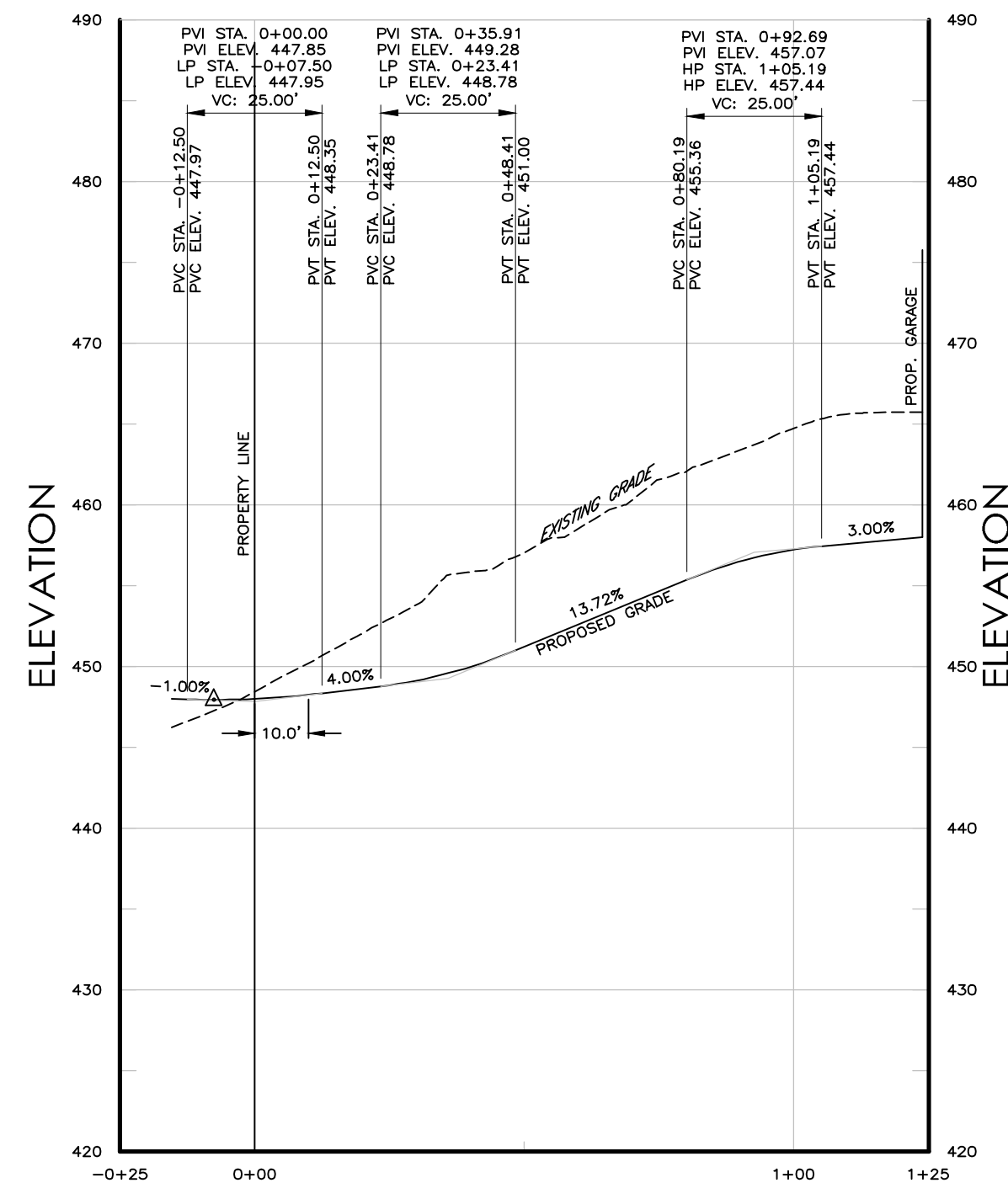
SHEET:
04
06



PROPOSED PRIVATE ROAD PROFILE
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 10'



PROPOSED LOT 2 DRIVEWAY PROFILE
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 10'



PROPOSED LOT 1 DRIVEWAY PROFILE
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 10'

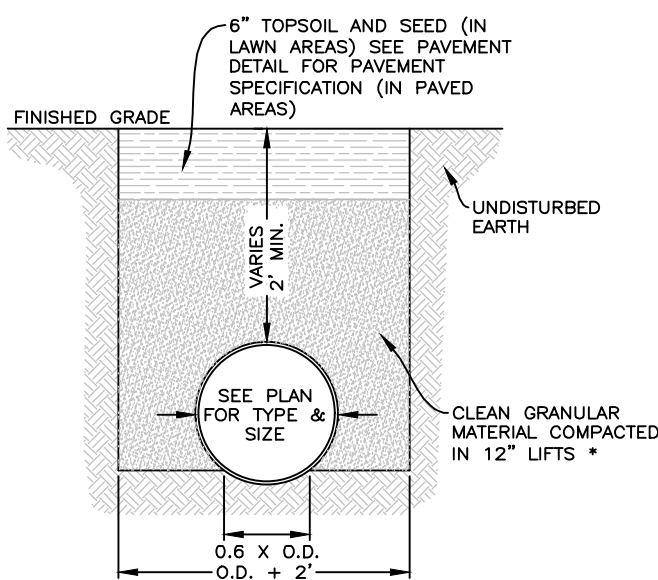


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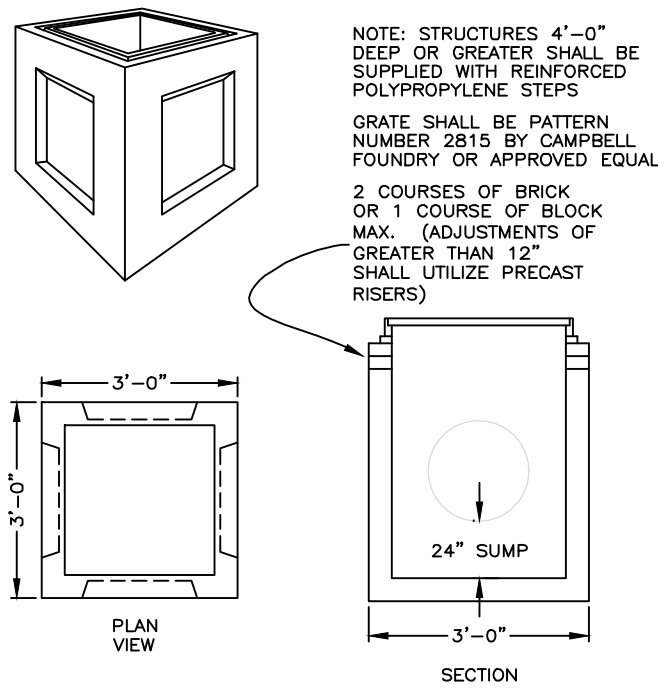


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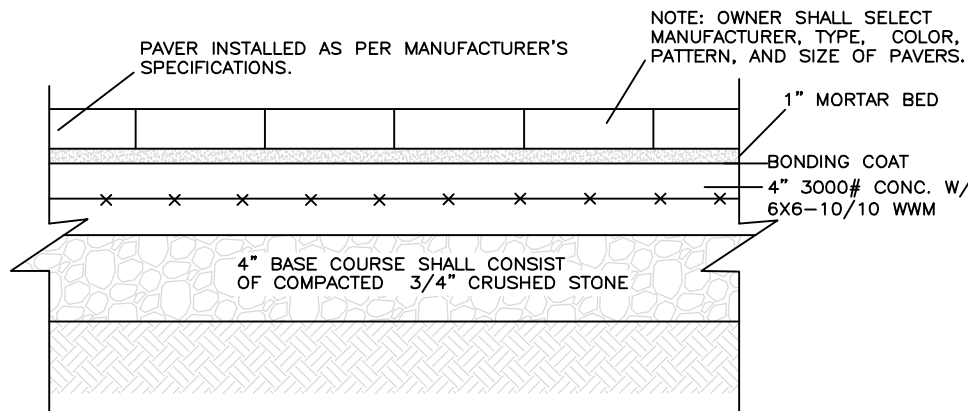
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DRAWING: PROFILE VIEW PLAN FEBRUARY 5, 2021	
PROJECT: 130 OLD MOUNT KISCO RD CONVENTIONAL SUBDIVISION TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK	



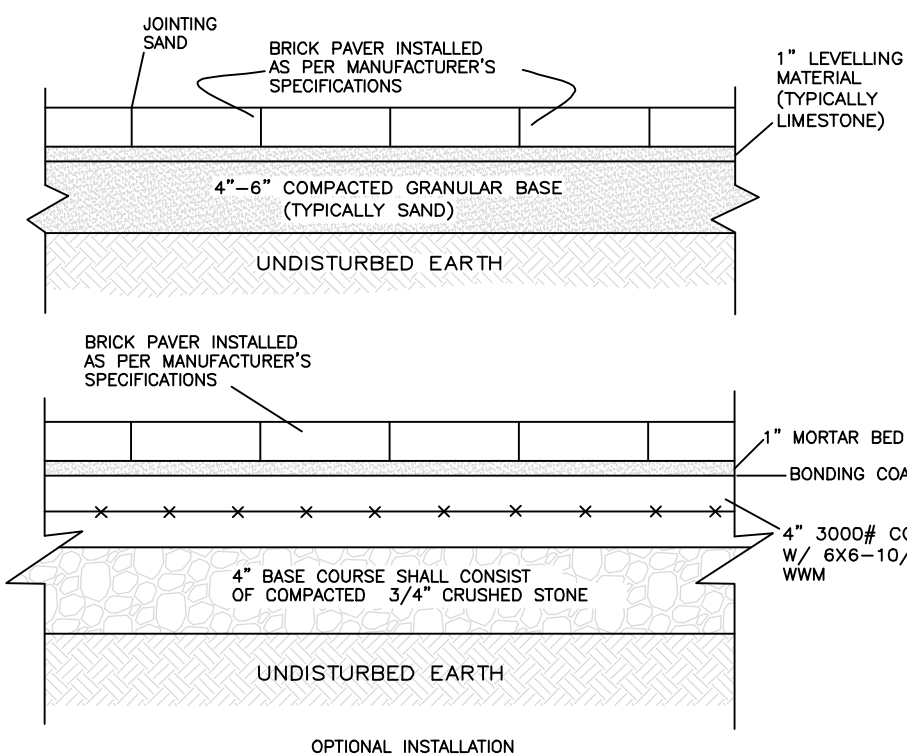
**DRAIN PIPE
TRENCH DETAIL**
N.T.S.



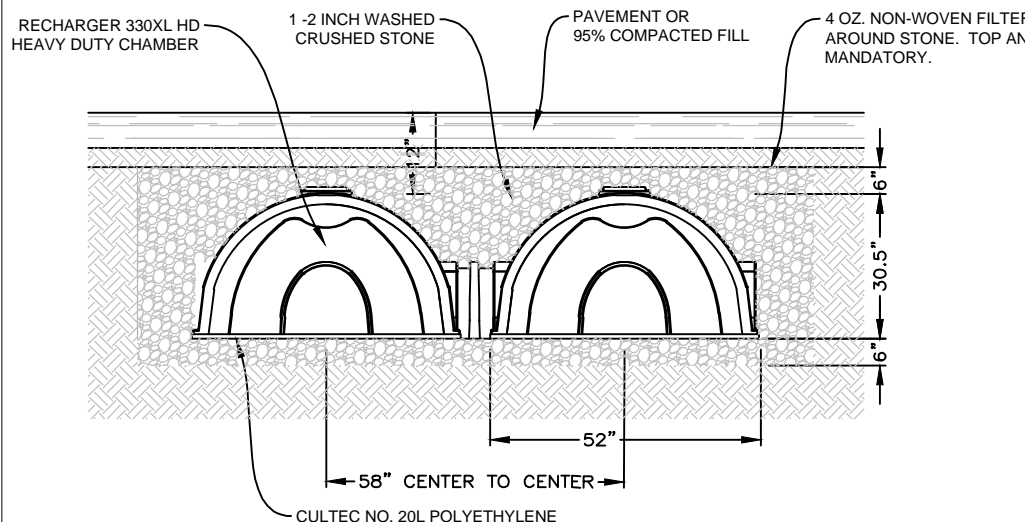
YARD DRAIN
N.T.S.



WALKWAY DETAIL
N.T.S.

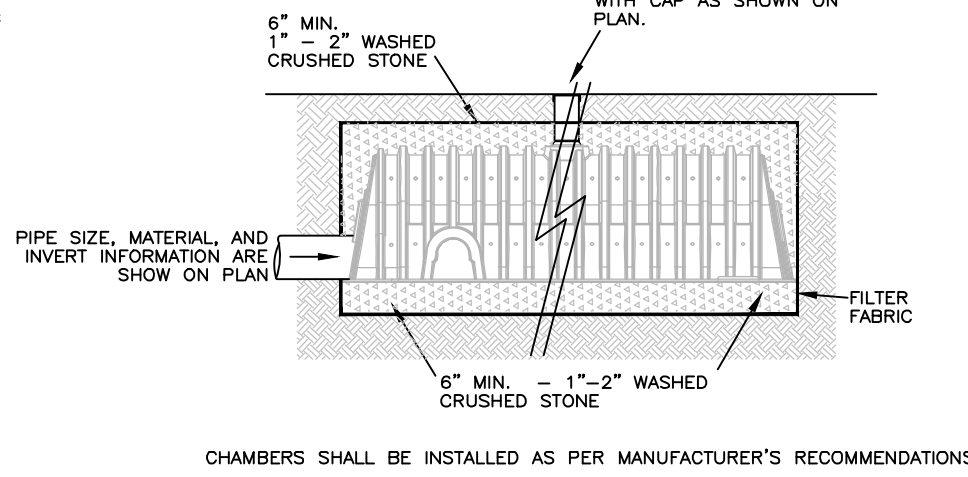


TYPICAL TERRACE/PATIO
N.T.S.

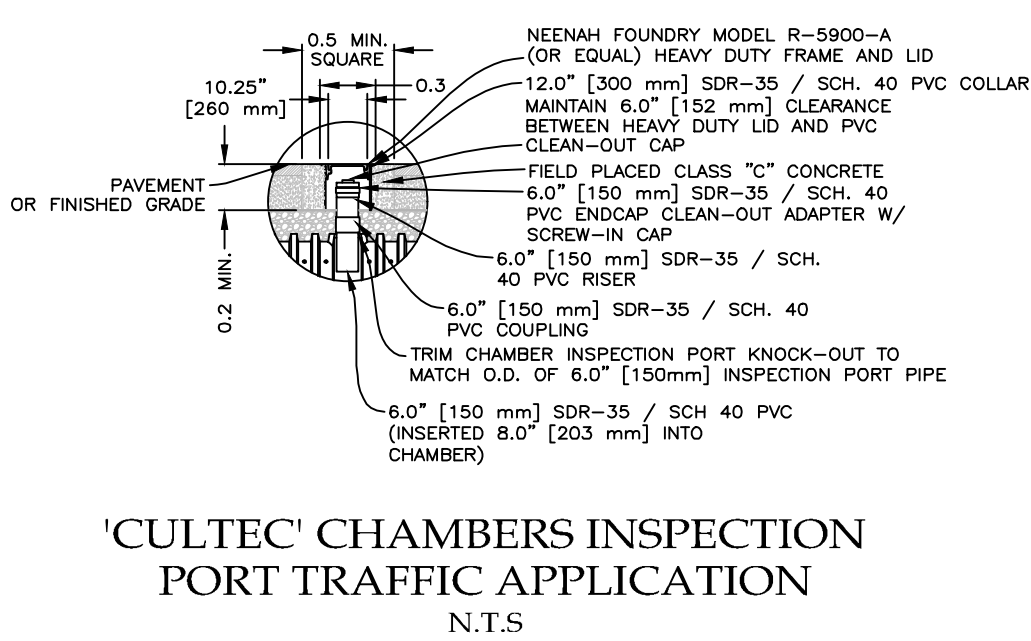


STORMWATER CHAMBER CROSS SECTION
N.T.S.

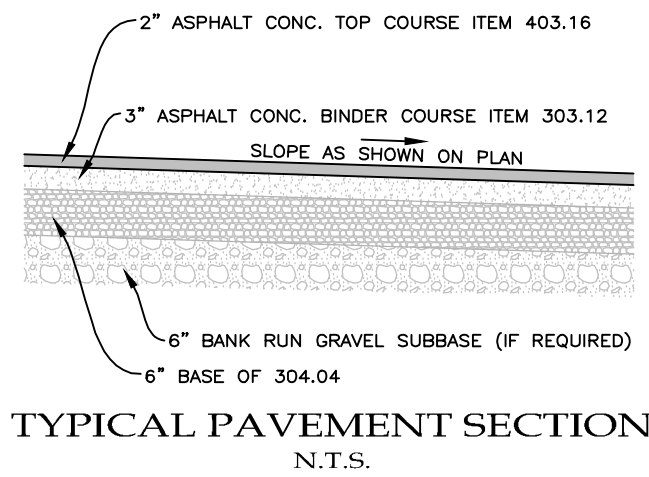
**STORMWATER CHAMBER
INSTALLATION**
N.T.S.



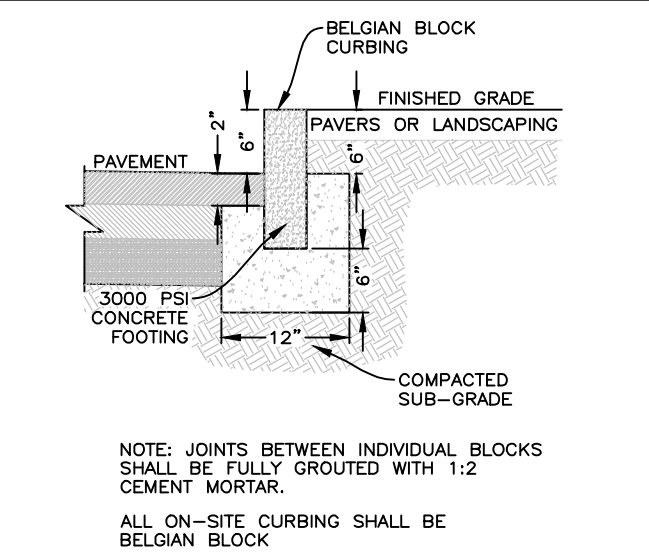
**STORMWATER CHAMBER
INSTALLATION**
N.T.S.



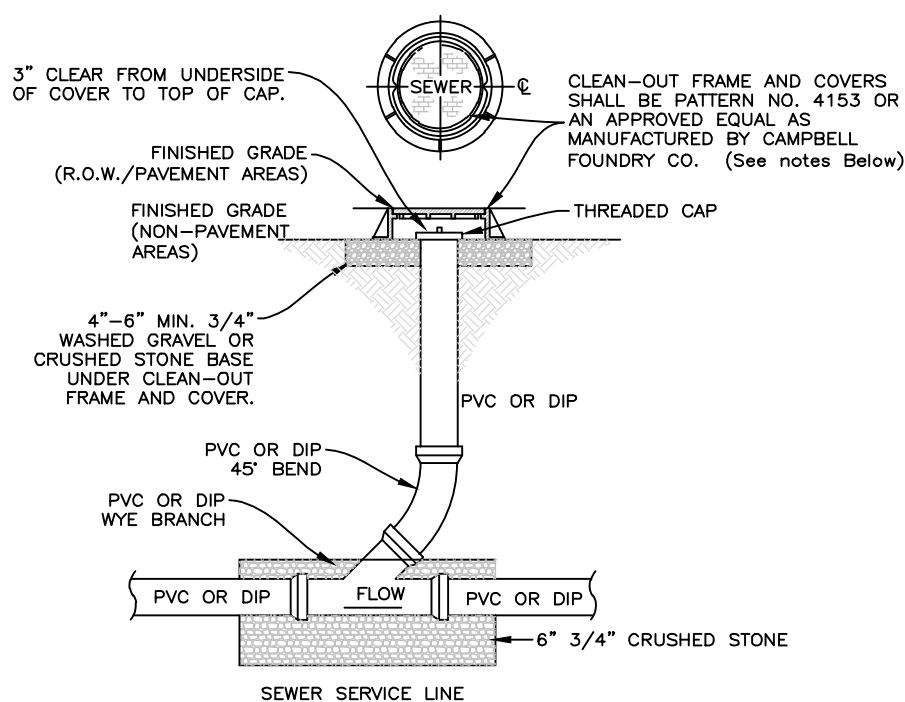
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PORT TRAFFIC APPLICATION**
N.T.S.



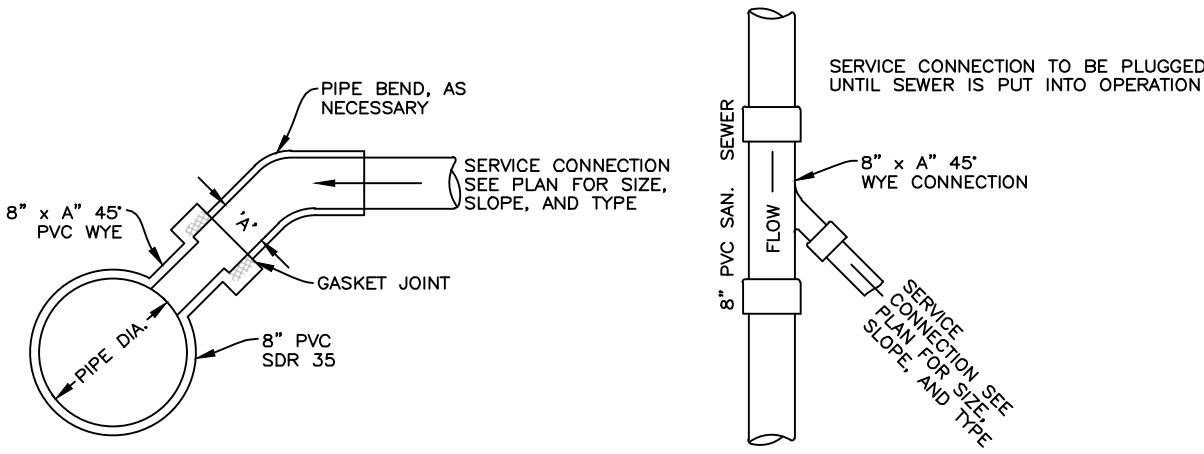
TYPICAL PAVEMENT SECTION
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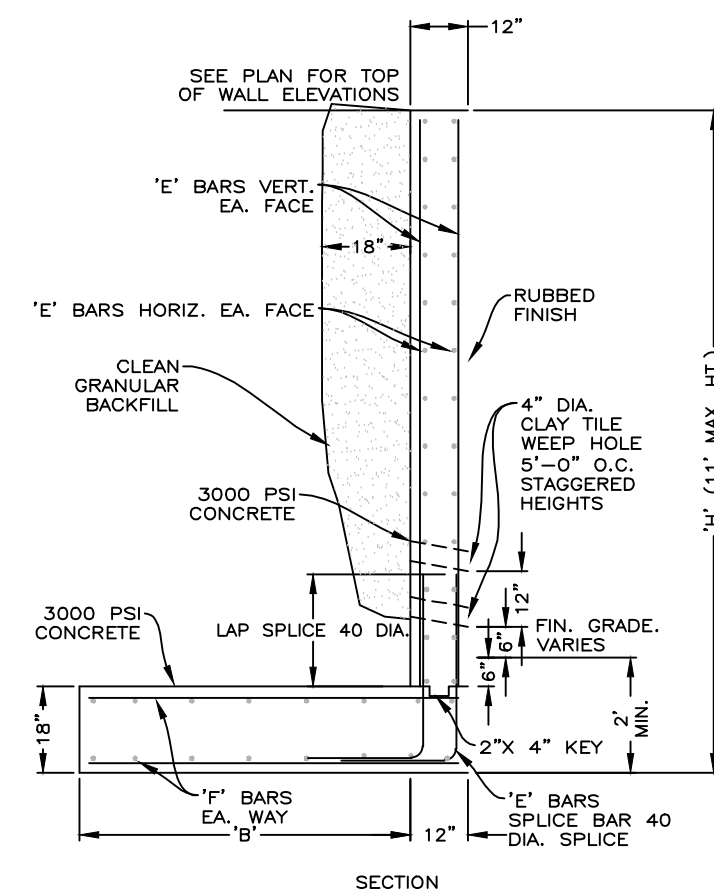
BELGIAN BLOCK CURB
N.T.S.



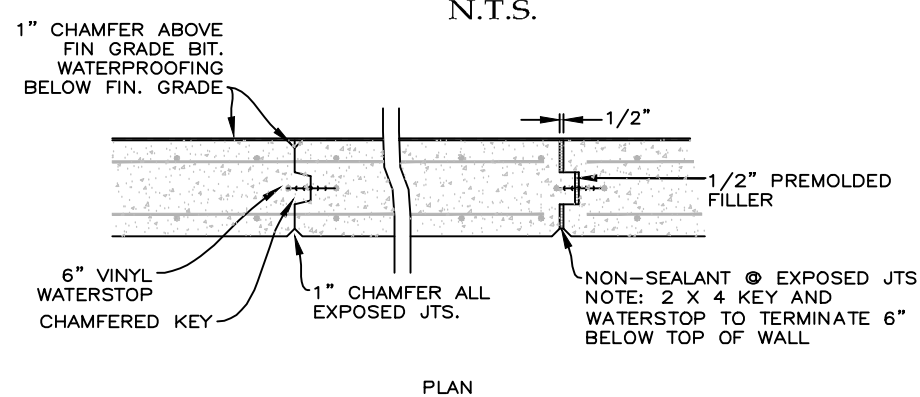
**CLEANOUT ASSEMBLY
DETAIL**
N.T.S.



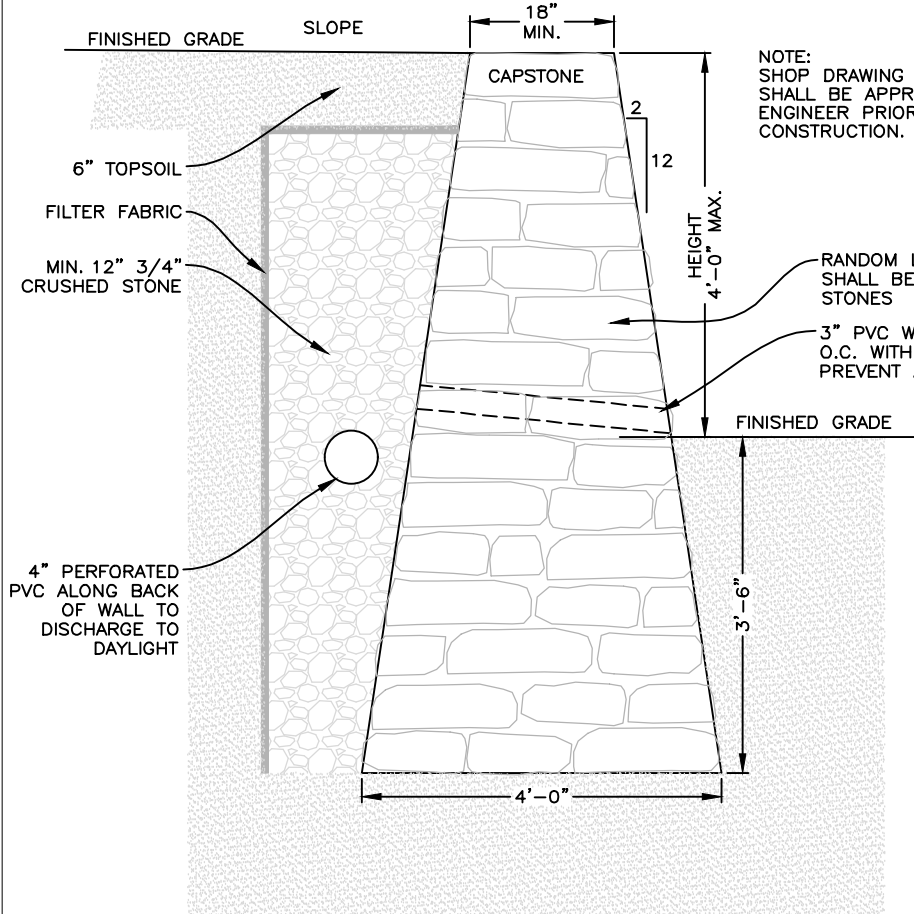
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PVC PIPE**
N.T.S.



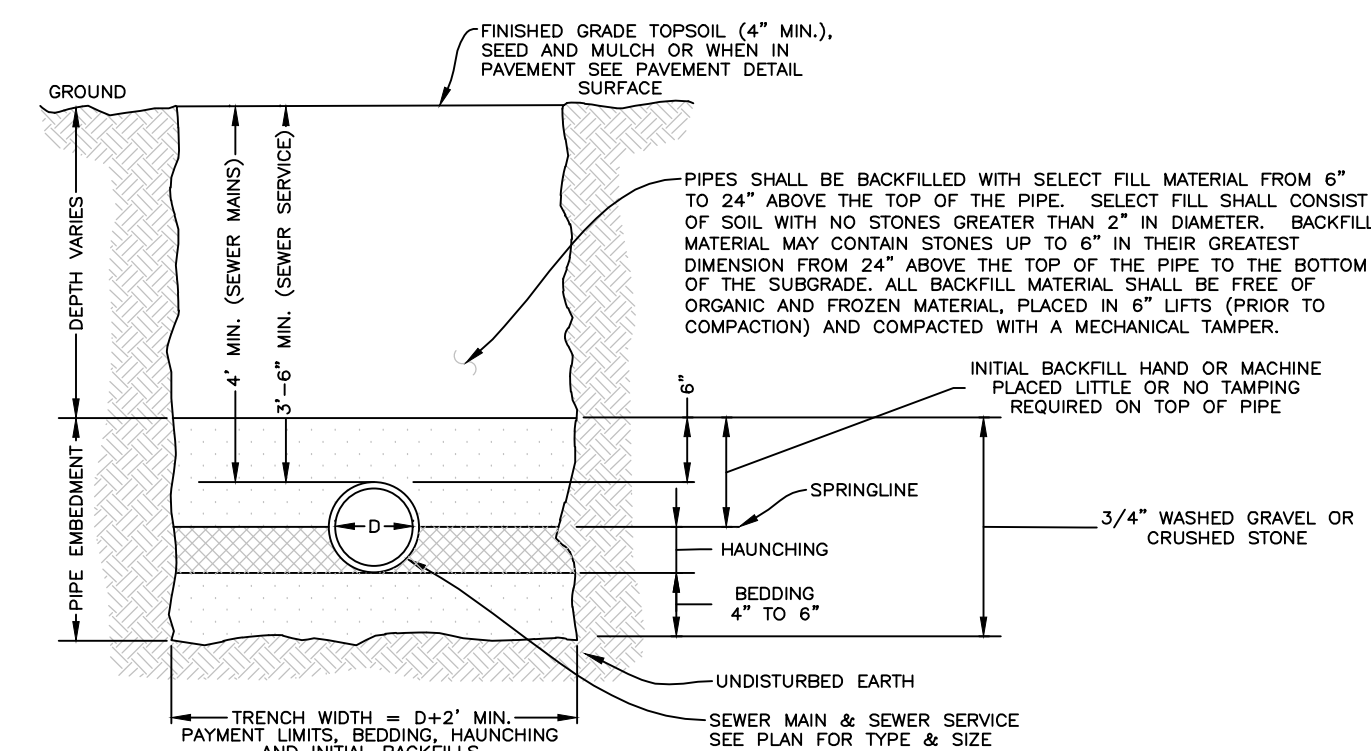
RETAINING WALL DETAIL
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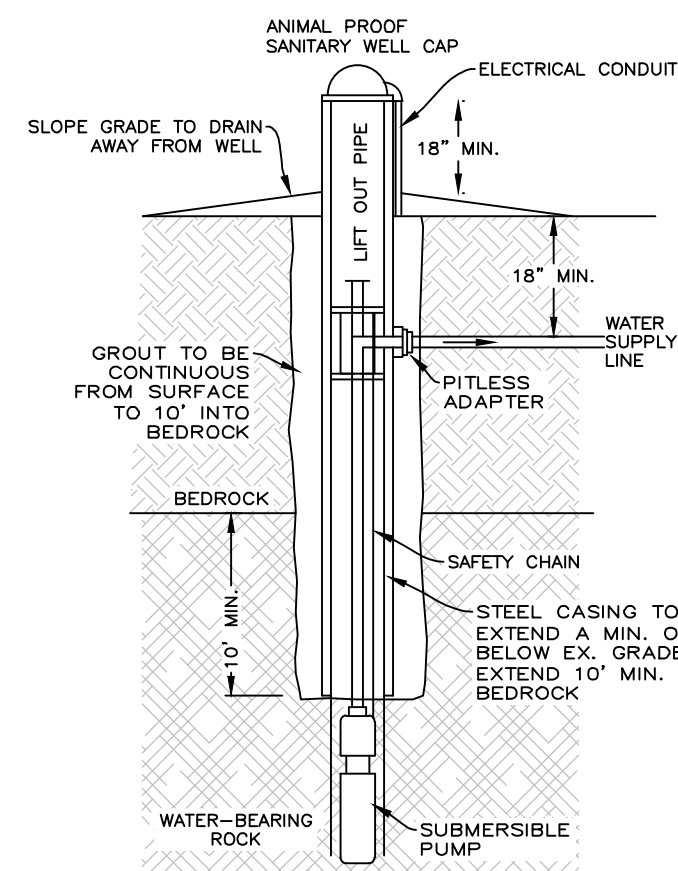
**CONSTRUCTION/EXPANSION
JOINT DETAILS**
N.T.S.



**TYPICAL BOULDER
RETAINING WALL**
N.T.S.



**SEWERMAIN/ SEWER
SERVICE TRENCH DETAIL**
N.T.S.



WELL DETAIL
N.T.S.



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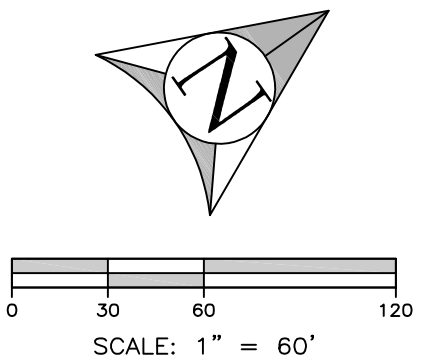
ALFONZETTI ENGINEERING, P.C.
1100 ROUTE 52, CARMEL, N.Y. 10512
845 - 228 - 9800

SITE DATA

OWNER/APPLICANT:
FRANK MADONNA
SITE ADDRESS:
130 OLD MOUNT KISCO
RD, ARMONK, NY 10504
TAX MAP #:
108.01-1-22
LOT AREA:
3.2889 ACRES
ZONING: R-10

SITE DETAILS PLAN
FEBRUARY 5, 2021

PROJECT: 130 OLD MOUNT KISCO RD
CONVENTIONAL SUBDIVISION
TOWN OF NORTH CASTLE,
WESTCHESTER COUNTY, NEW YORK



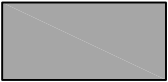

ALFONZETTI ENGINEERING, P.C.
1100 ROUTE 52, CARMEL, N.Y. 10512
845 - 228 - 9800

PROJECT: 130 OLD MOUNT KISCO ROAD
CONVENTIONAL SUBDIVISION
TOWN OF NORTH CASTLE,
WESTCHESTER COUNTY, NEW YORK

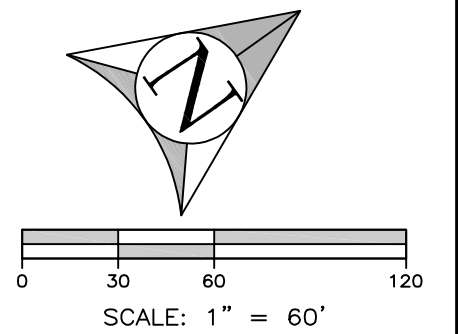
DRAWING: WIDTH-DEPTH CALCULATION MAP
FEBRUARY 5, 2021



LEGEND

-  STEEP SLOPES (25% +)
-  MINIMUM CONTIGUOUS BUILDABLE AREA

MINIMUM CONTIGUOUS BUILDABLE AREA REQUIRED: 17,000 SQ.FT.



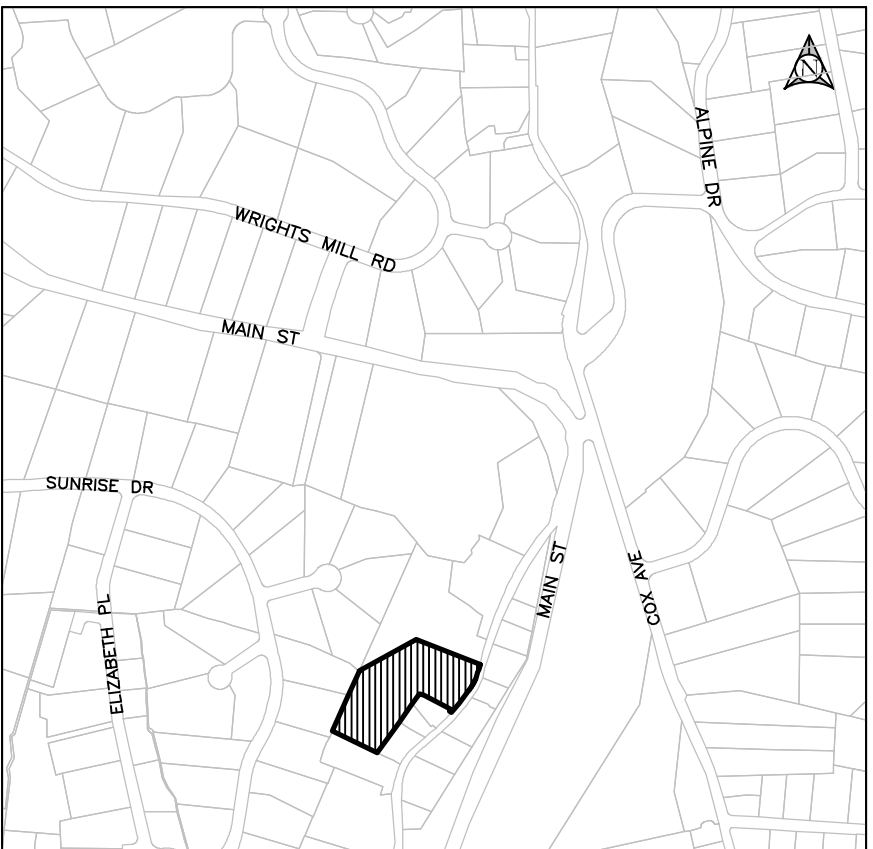
ALFONZETTI ENGINEERING, P.C.
1100 ROUTE 52, CARMEL, N.Y. 10512
845 - 228 - 9800

PROJECT: 130 OLD MOUNT KISCO ROAD
CONVENTIONAL SUBDIVISION
TOWN OF NORTH CASTLE,
WESTCHESTER COUNTY, NEW YORK

DRAWING: PROPOSED SUBDIVISION
CONTIGUOUS BUILDABLE AREA MAP
FEBRUARY 5, 2021



ZONING TABLE				
ZONE: ONE FAMILY RESIDENCE DISTRICT 'R-1A'				
TOTAL LOT AREA: 143,264.3892 S.F. / 3.2889 AC				
	REQUIRED/ PERMITTED	EXISTING	LOT 1	LOT 2
MINIMUM LOT AREA	1.0 AC	3.2889 A.C.	21,801.13 S.F.	121,463.2592 S.F.
75% WETLAND AREA		0.0 S.F.	0.0 S.F.	0.0 S.F.
50% STEEP SLOPE AREA		28,049.0 S.F.	2,429.1 S.F.	19,513.2 S.F.
NET LOT AREA		115,263.4 S.F.	19,372.03 S.F.	101,950.0592 S.F.
MINIMUM LOT FRONTAGE	AS PER PLANNING BOARD	231.29 FT	120.23 FT	111.06 FT
MINIMUM LOT WIDTH	AS PER PLANNING BOARD	311.46 FT	131.91 FT	283.41 FT
MINIMUM LOT DEPTH	AS PER PLANNING BOARD	291.83 FT	148.74 FT	240.64 FT
FRONT YARD SETBACK	AS PER PLANNING BOARD	49.1 FT*	49.1 FT	221.6 FT
SIDE YARD SETBACK	25 FT	20.5 FT	20.5 FT*	25.7 FT
REAR YARD SETBACK	AS PER PLANNING BOARD	37.4 FT	73.3 FT	77.2 FT
MAXIMUM HEIGHT	30 FT	≤30 FT	≤30 FT	≤30 FT
MAXIMUM BUILDING COVERAGE	12%	0.87%	4.74%	2.06%
MIN. CONTIGUOUS BUILDABLE AREAS	AS PER PLANNING BOARD	66,875 S.F.	11,937 S.F.	25,992 S.F.
*EXISTING NON CONFORMING				



LOCATION MAP N.T.S.

- CONSTRUCTION NOTES:
1. 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 783 (FORMERLY CODE 433) PRIOR TO THE START OF CONSTRUCTION.
 2. THE INSTALLATION OF WATER AND SEWER SHALL BE INSPECTED UNDER THE DIRECTION OF A N.Y. STATE LICENSED PROFESSIONAL ENGINEER.
 3. 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).
 4. AS BUILT PLANS IF REQUIRED, SHALL BE CERTIFIED BY A N.Y. STATE LICENSED SURVEYOR OR PROFESSIONAL ENGINEER.
 5. ALL PROPERTY DISTURBED IN THE RIGHT-OF-WAY OR ON PRIVATE LANDS, SHALL BE RESTORED TO ACCEPTABLE CONDITIONS, AS REQUIRED BY THE GOVERNING AGENCY.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICATIONS AND PERMITS REQUIRED FOR CONSTRUCTION.
 7. THE ROAD AND UTILITIES SHALL BE STAKED IN THE FIELD BY A NEW YORK STATE LICENSED SURVEYOR OR ENGINEER.
 8. UNDERGROUND UTILITIES: GAS, ELECTRIC, CABLE, TELEPHONE, ETC. SHALL BE AS REQUIRED BY THE GOVERNING AGENCY AND THE APPROPRIATE UTILITY COMPANY.
 9. ALL PROPOSED OR DISTURBED SLOPES, 1H:3V OR GREATER SHALL BE STABILIZED WITH AN EROSION CONTROL BLANKET.
 10. 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.
 11. 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.

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:

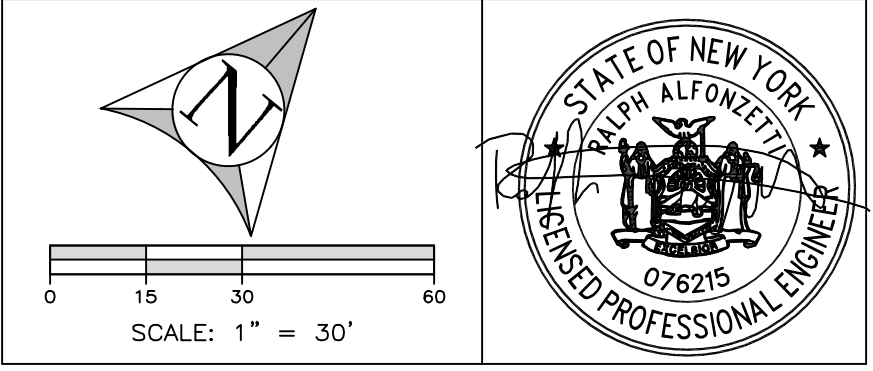
ENGINEERING DRAWINGS,
PLANS REVIEWED BY TOWN
ENGINEER

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

DATE: _____
CHRISTOPHER CATHY, CHAIRMAN
TOWN OF NORTH CASTLE PLANNING BOARD

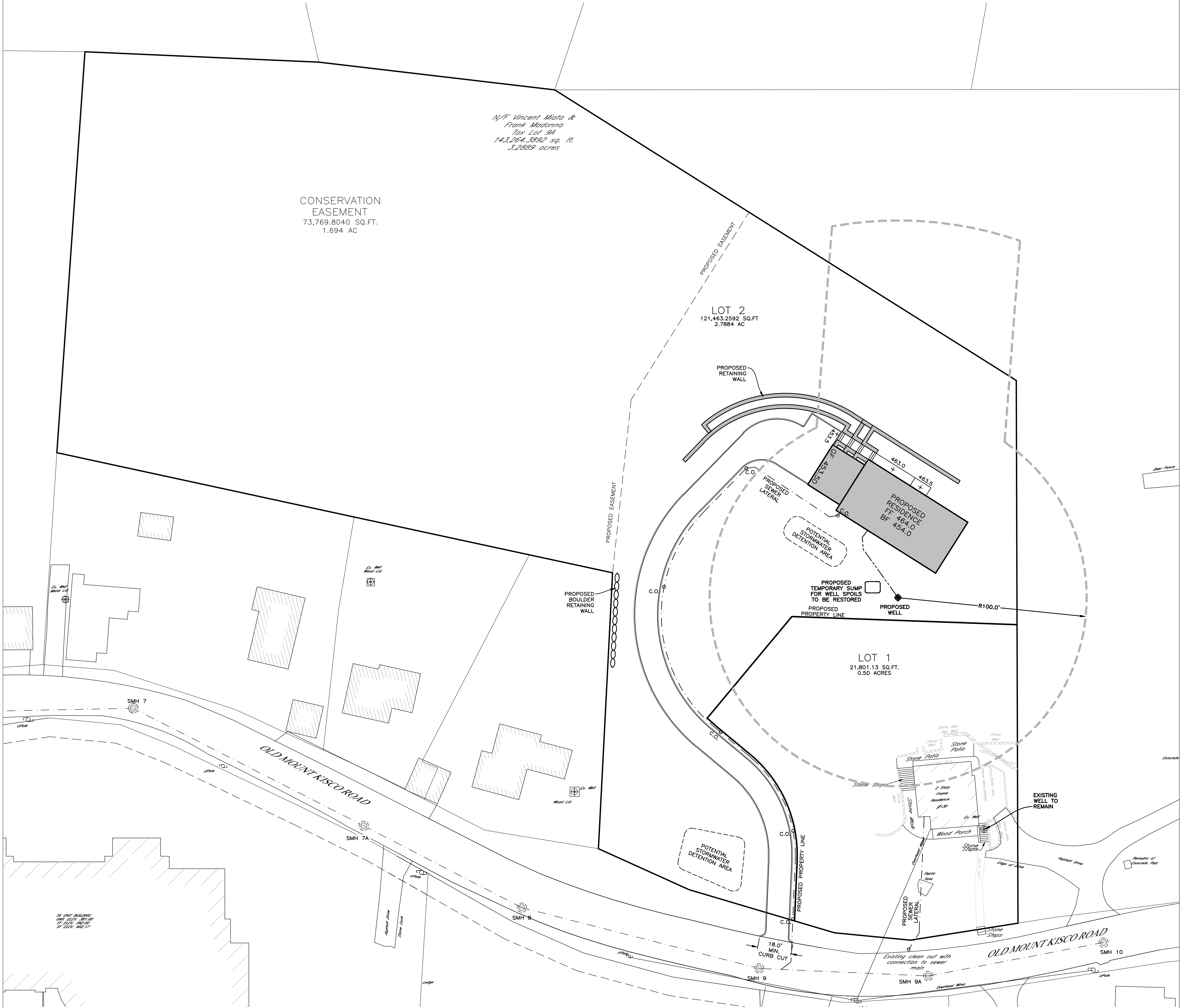


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845 - 228 - 9800

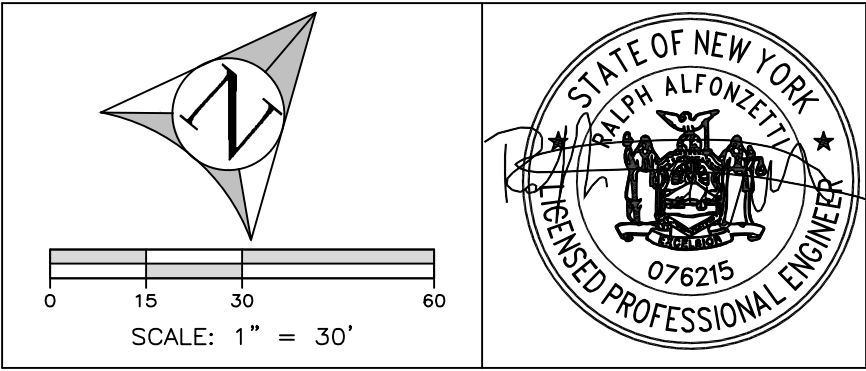
SITE DATA	
OWNER/APPLICANT: FRANK MADONNA	
SITE ADDRESS: 130 OLD MOUNT KISCO RD., ARMONK, NY 10504	
TAX MAP #: 108.01-1-22	
LOT AREA: 3.2889 ACRES	
ZONING: R-10	
DRAWING:	SHEET: 02 OF 05
INTEGRATED PLOT PLAN	
FEBRUARY 5, 2021	
PROJECT: 130 OLD MOUNT KISCO RD CONSERVATION SUBDIVISION TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK	



LOCATION MAP N.T.S.

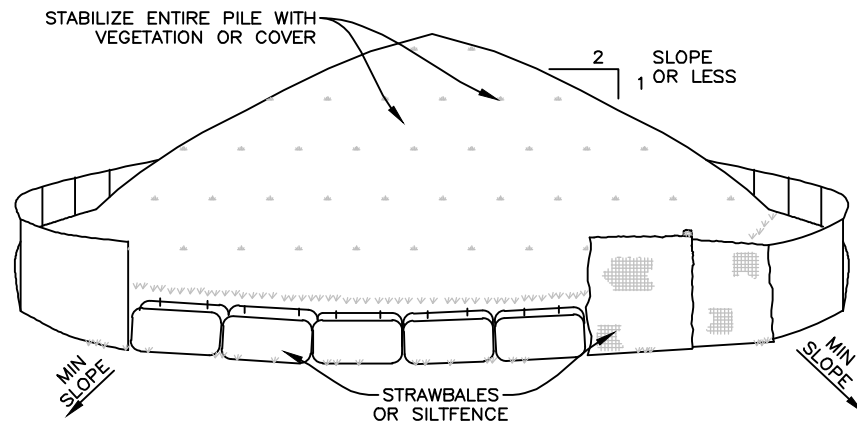


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ALFONZETTI ENGINEERING, P.C.
1100 ROUTE 52, CARMEL, N.Y. 10512
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TAX MAP #: 108.01-1-22	
LOT AREA: 3.2889 ACRES	
ZONING: R-10	
DRAWING: UTILITY PLAN FEBRUARY 5, 2021	SHEET: 03 OF 05
PROJECT: 130 OLD MOUNT KISCO RD CONSERVATION SUBDIVISION TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK	



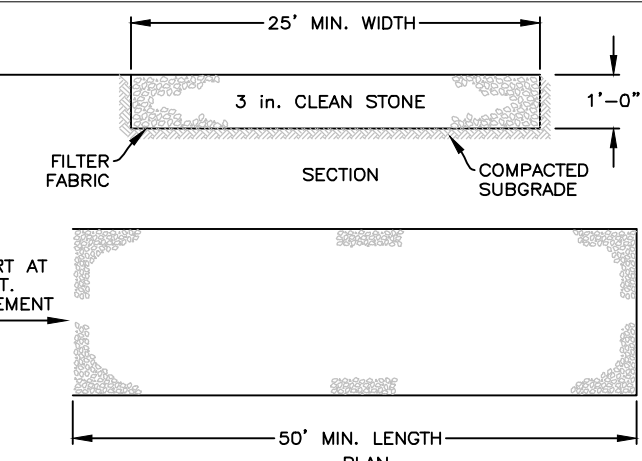
TO BE USED WHERE TOPSOIL PRESERVATION IS NECESSARY FOR REGRADING AND VEGETATING DISTURBED AREAS. TOPSOIL IS APPLIED TO SUBSOILS THAT ARE DROUGHTY (HAVING LOW AVAILABLE MOISTURE FOR PLANTS), STONY, SALTY, HAVE LOW PERMEABILITY, OR ARE EXTREMELY ACID. IT IS ALSO USED TO BACKFILL AROUND SHRUB AND TREE TRANSPLANTS. PRESERVATION OF EXISTING TOPSOIL IS BENEFICIAL FOR ALL TYPES OF LAWN OR ORNAMENTAL PLANTINGS.

TEMPORARY STOCKPILE STABILIZATION MEASURES INCLUDE VEGETATIVE COVER, MULCH, NON-VEGETATIVE COVER, AND PERIPHERAL SEDIMENT TRAPPING BARRIERS. THE STABILIZATION MEASURE(S) SELECTED SHOULD BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND REQUIRED DURATION OF USE.

INSTALLATION NOTES

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.

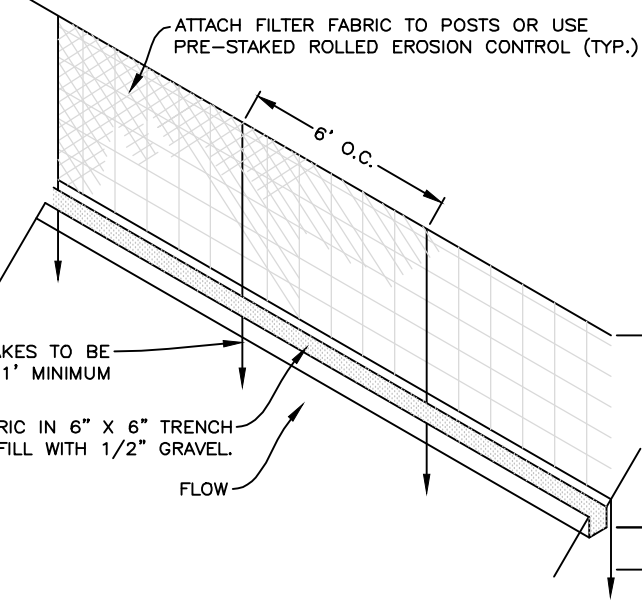
TEMPORARY MATERIAL STOCKPILE N.T.S.



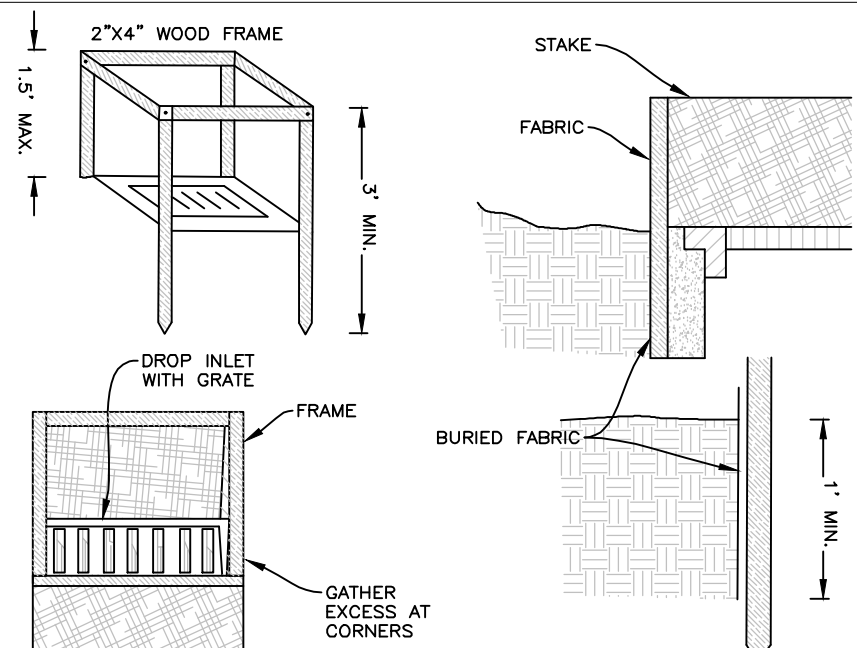
INSTALLATION NOTES

1. STONE SIZE - USE 3" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - 25 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE IN AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

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 CONTIGUOUS ROLLS TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. SPACE STAKES EVENLY AROUND INLET 5 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPACES GREATER THAN 5 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
4. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
5. A 2\"/>

CONSTRUCTION SPECIFICATIONS N.T.S.

CONSTRUCTION SPECIFICATIONS N.T.S.

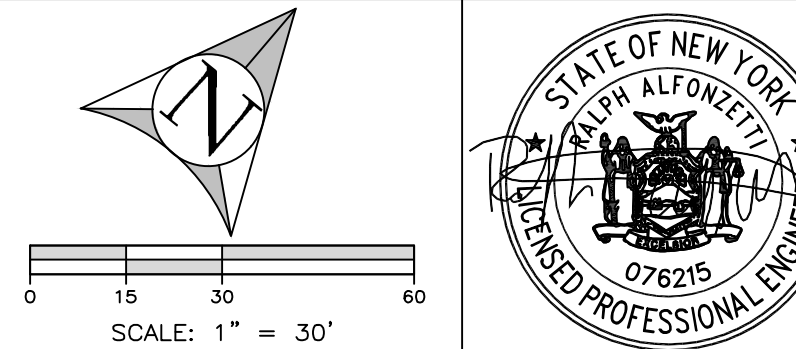


EROSION CONTROL NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, AND MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD OR UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. PRIOR TO ANY EXCAVATION, SILT FENCE SHALL BE INSTALLED AT THE LOCATIONS NOTED ON THE EROSION CONTROL PLAN. ADDITIONAL SILT FENCING SHALL BE MAINTAINED IN EFFECTIVE CONDITION AND SHALL NOT BE REMOVED UNTIL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
3. INSTALL ANTI-TRACKING PAD AT ALL CONSTRUCTION ENTRANCES. ANTI-TRACKING PAD SHALL BE 2\"/>
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 REMOVING DEVICES SHALL BE CLOSELY MONITORED AND SEDIMENT REMOVED PROMPTLY WHEN MAXIMUM LEVELS ARE REACHED OR AS ORDERED BY THE ENGINEER. SEDIMENT SHALL BE DISPOSED OF IN A MANNER THAT DOES NOT RESULT IN ADDITIONAL EROSION OR POLLUTION. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED ON A REGULAR BASIS, AND IMMEDIATELY AFTER EACH RAINFALL TO INSURE PROPER OPERATION AS DESIGNED. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
5. ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND PLACED IN A STABILIZED STOCKPILE OR FILL AREA. ALL TOPSOIL REQUIRED FOR FINAL GRADING AND STORED ON SITE SHALL BE LIMED, FERTILIZED, TEMPORARILY SEEDED AND MULCHED WITHIN 14 DAYS OR OTHERWISE STABILIZED. DO NOT STOCKPILE MATERIALS ON STEEP SLOPES OR DRAINAGE SWALES OR IN WETLAND AREAS. SURROUND ALL STOCKPILE AREAS WITH STAKED HAYBALES OR SILT FENCE.
6. ALL SLOPES CONSTRUCTED WITH FILL MATERIAL AND ALL SLOPES WITH GRADE 3:1 OR STEEPER SHALL BE TOPSOILED, SEEDED, MULCHED AND STABILIZED WITH STAKED TOBACCO NETTING, OR EROSION BLANKET AS NOTED, UNLESS OTHERWISE DIRECTED.
7. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 14 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING. MULCH SHALL BE USED AT THE SEASON 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 WETTED AS NECESSARY TO PROVIDE DUST CONTROL. A WATERING TRUCK WILL BE USED IN DRY SEASON TO WET DOWN DUST AREAS.
9. THE CONTRACTOR SHALL KEEP THE ROADWAYS WITHIN THE PROJECT CLEAR OF SOIL AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.
10. ALL CATCH BASINS AND DRAIN INLETS ARE TO BE PROTECTED WITH SEDIMENT FILTERS 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 TRENCH. AFTER BACK-FILLING, AREA IS TO BE TOPSOILED, SEEDED AND MULCHED.
12. SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.
13. ALL AREAS OF DISTURBED SOIL SHALL BE STABILIZED BY THE CONTRACTOR. IN ADDITION TO ALL SPECIFIED EROSION CONTROL DEVICES, THE CONTRACTOR SHALL TAKE 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 AND SEDIMENT CONTROLS" (BLUE BOOK).

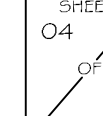


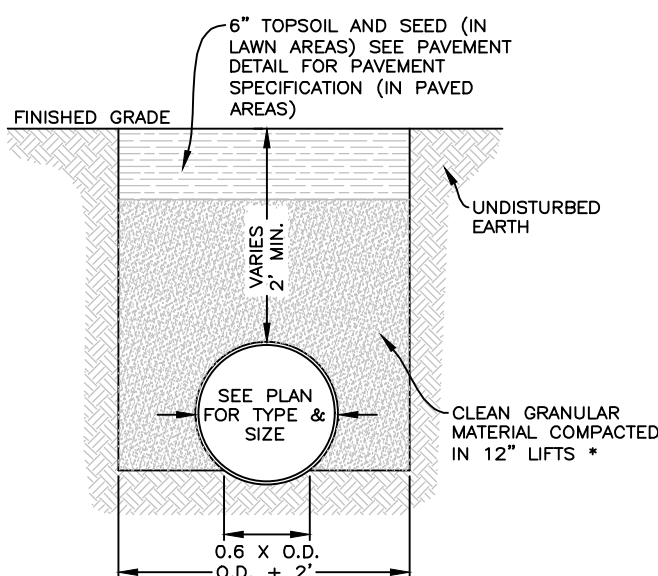
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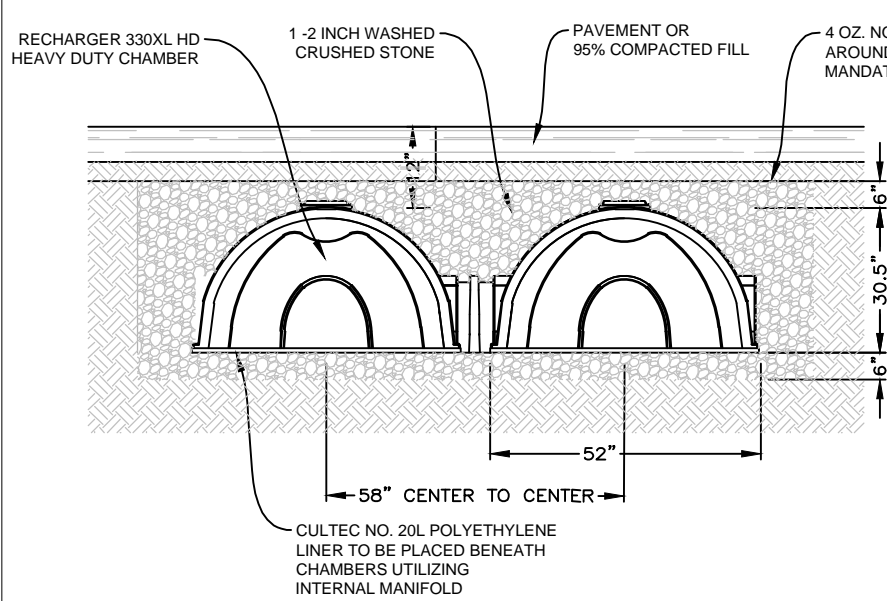
ALFONZETTI ENGINEERING, P.C.
1100 ROUTE 52, CARMEL, N.Y. 10512
845 - 228 - 9800

SITE DATA	
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SITE ADDRESS: 130 OLD MOUNT KISCO RD, ARMONK, NY 10504	
TAX MAP #: 108.01-1-22	
LOT AREA: 3.2889 ACRES	
ZONING: R-10	
DRAWING: EROSION AND SEDIMENT CONTROL PLAN FEBRUARY 5, 2021	
PROJECT: 130 OLD MOUNT KISCO RD CONSERVATION SUBDIVISION TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK	



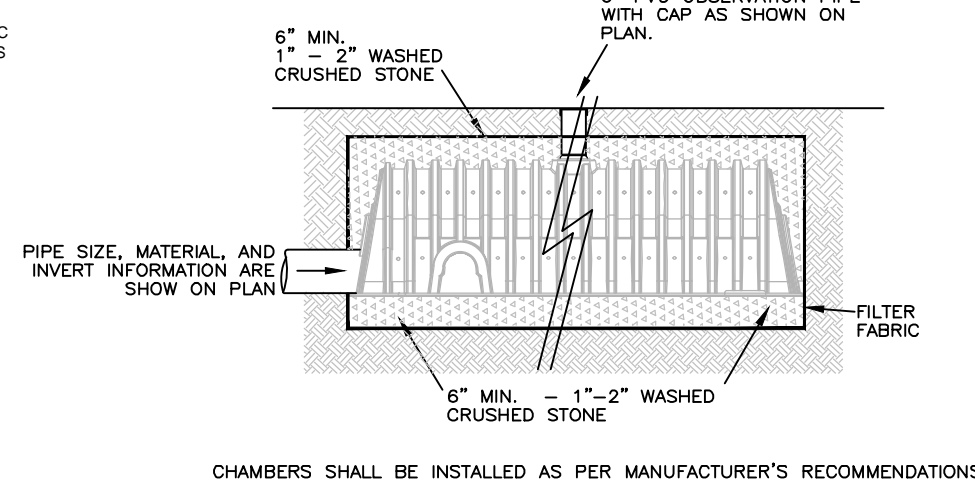


**DRAIN PIPE
TRENCH DETAIL**
N.T.S.



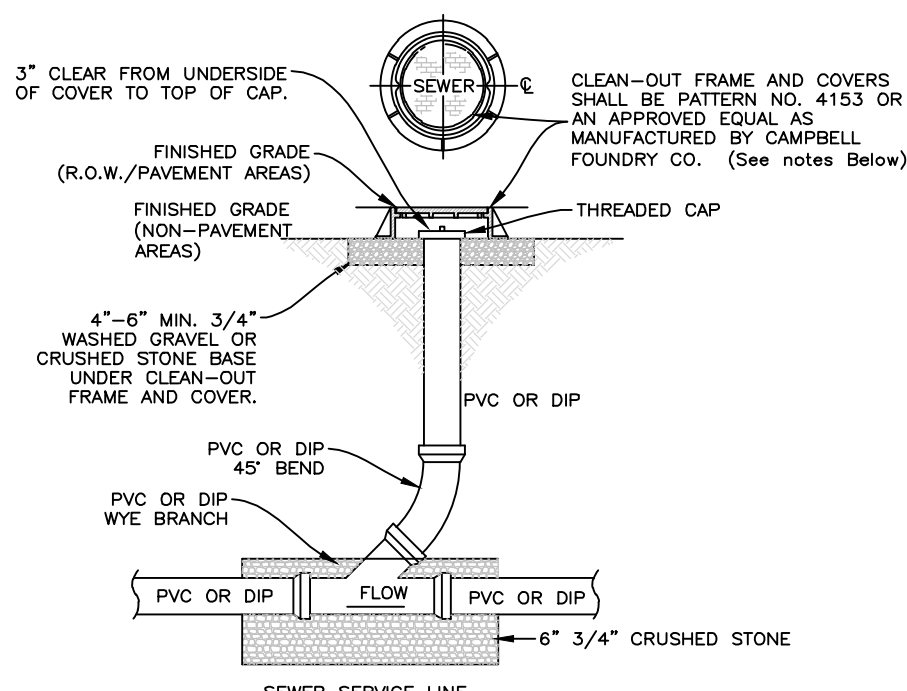
GENERAL NOTES
RECHARGER 330XL HD BY CULTEC, INC. OF BROOKFIELD, CT.
STORAGE PROVIDED = 11.32 CF/FT PER DESIGN UNIT.
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
USE RECHARGER 330XL HD HEAVY DUTY FOR TRAFFIC AND/OR H-25 APPLICATIONS.
CHAMBERS SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS

STORMWATER CHAMBER CROSS SECTION
N.T.S.



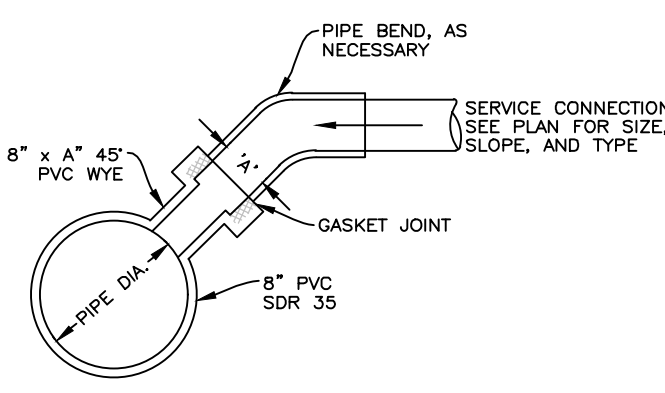
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CHAMBERS SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS

**STORMWATER CHAMBER
INSTALLATION**
N.T.S.

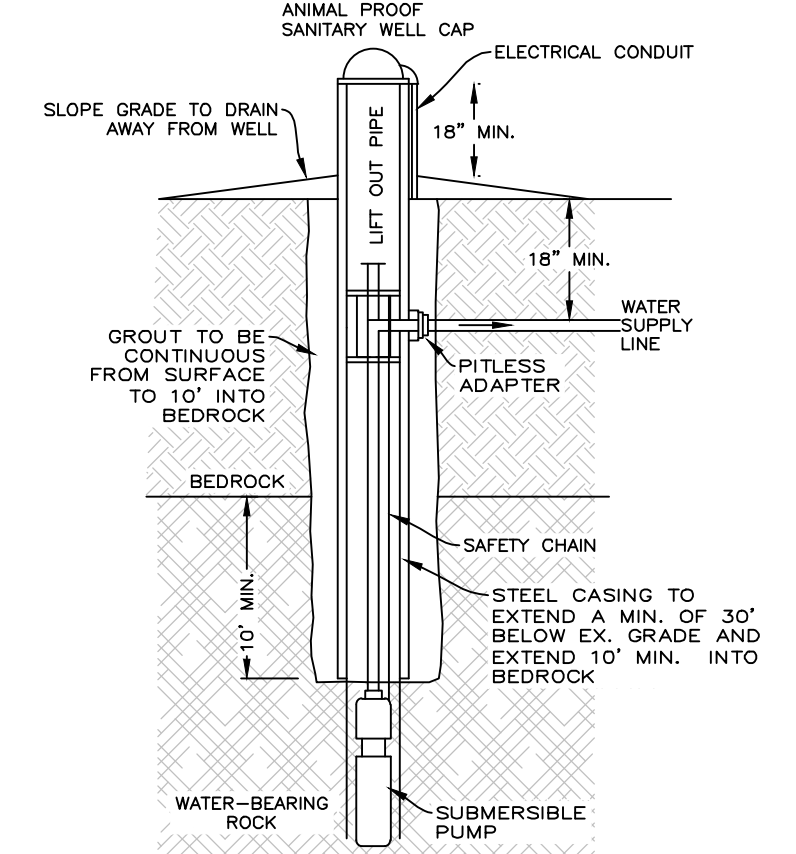


GENERAL NOTES
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CHAMBERS SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS

**CLEANOUT ASSEMBLY
DETAIL**
N.T.S.

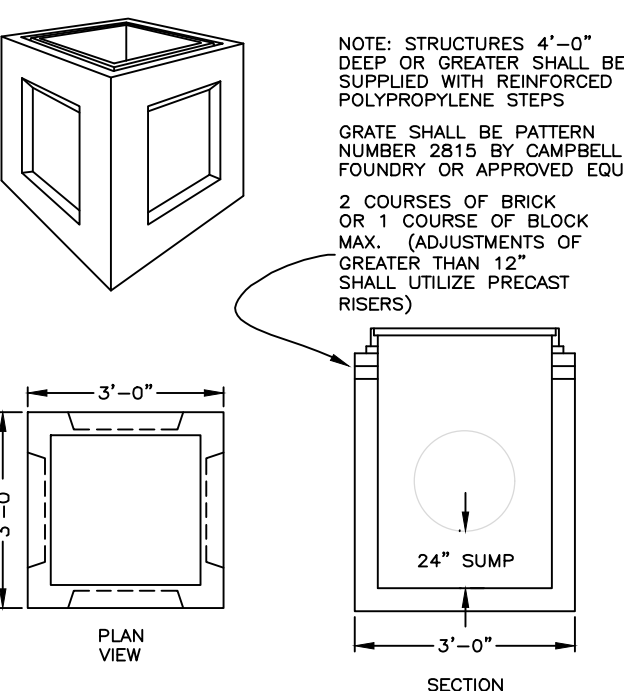


**SEWER CONNECTION FOR
PVC PIPE**
N.T.S.

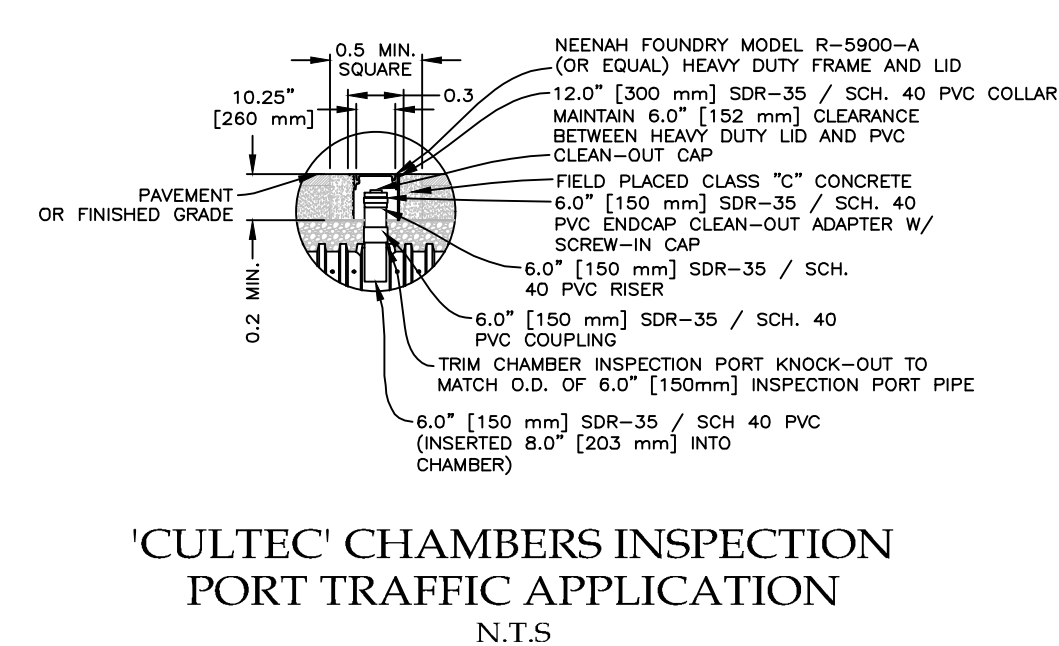


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USE RECHARGER 330XL HD HEAVY DUTY FOR TRAFFIC AND/OR H-25 APPLICATIONS.
CHAMBERS SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS

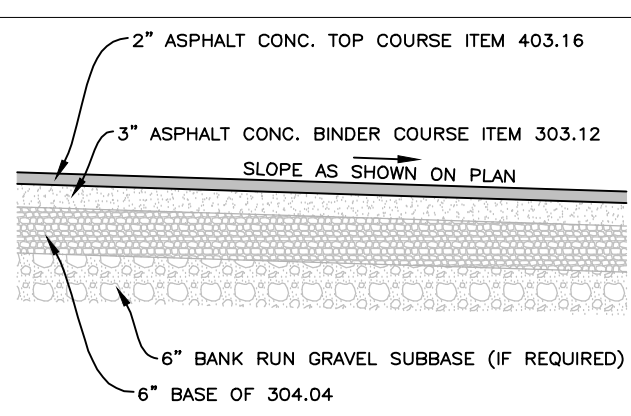
WELL DETAIL
N.T.S.



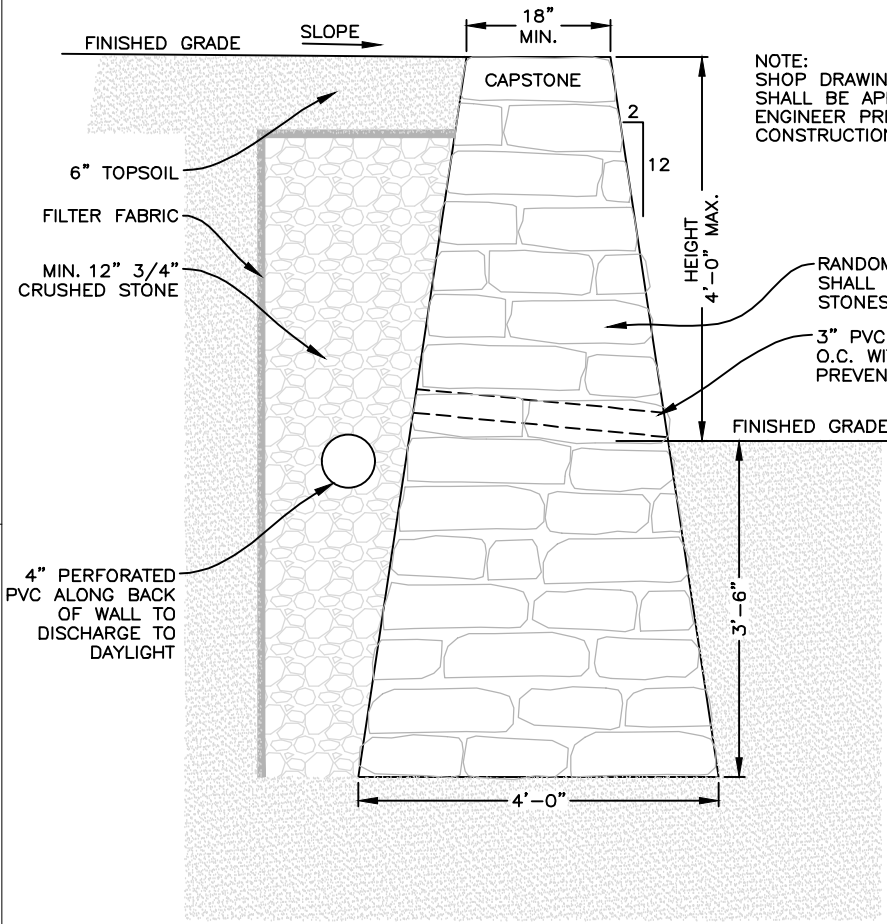
YARD DRAIN
N.T.S.



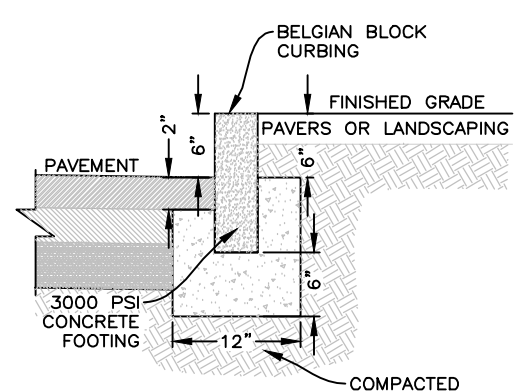
**'CULTEC' CHAMBERS INSPECTION
PORT TRAFFIC APPLICATION**
N.T.S.



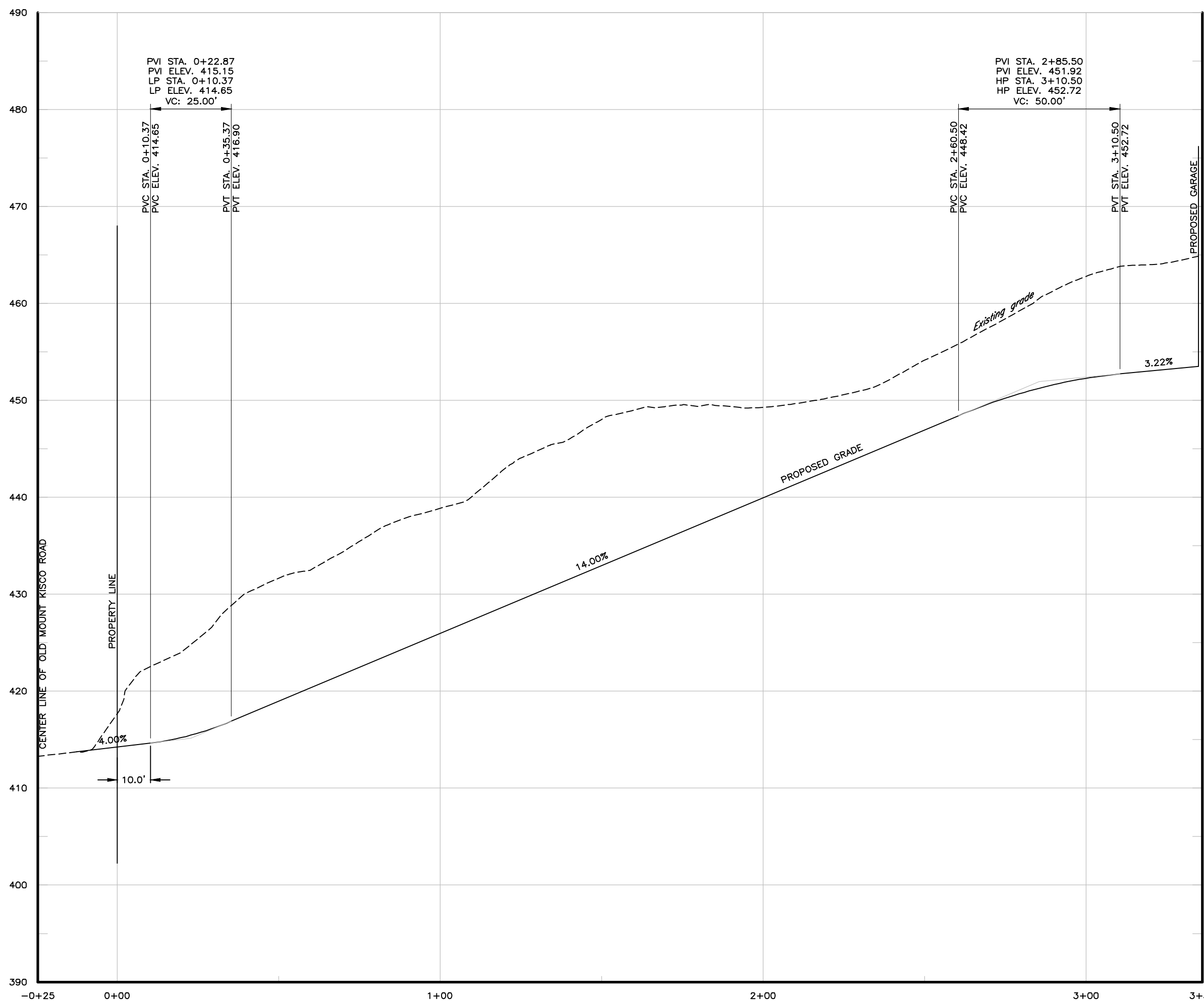
TYPICAL PAVEMENT SECTION
N.T.S.



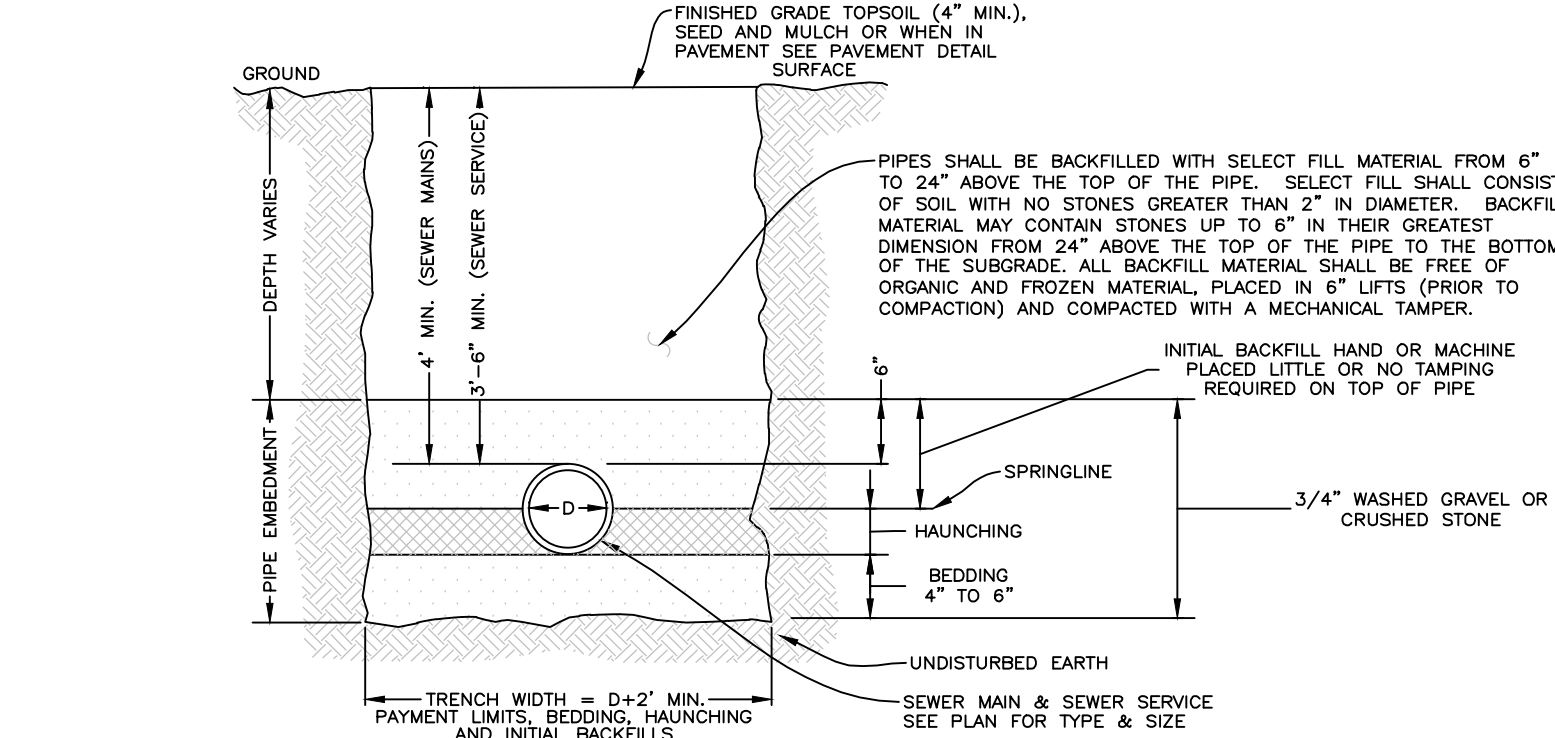
**TYPICAL BOULDER
RETAINING WALL**
N.T.S.



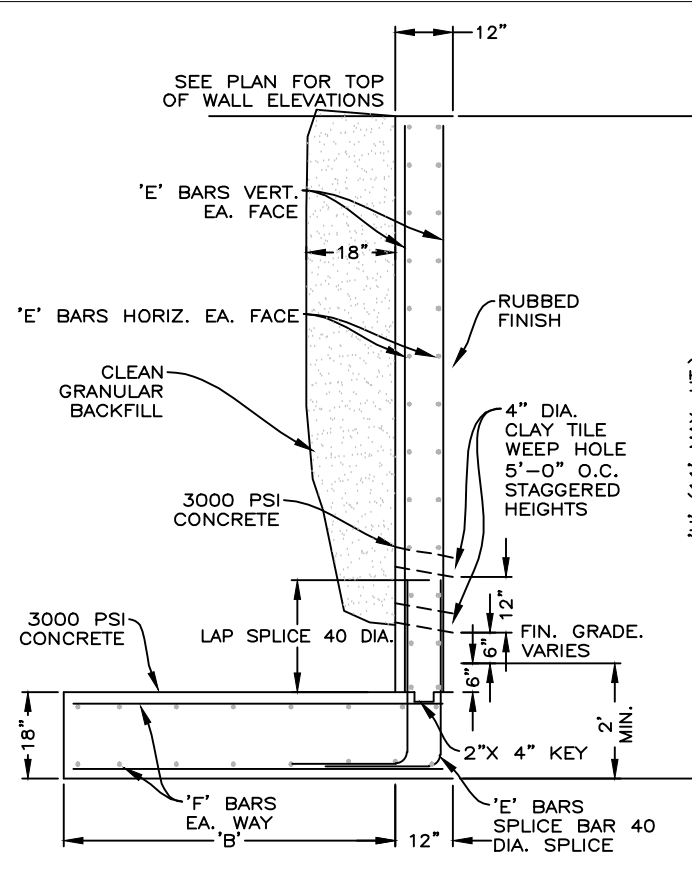
BELGIAN BLOCK CURB
N.T.S.



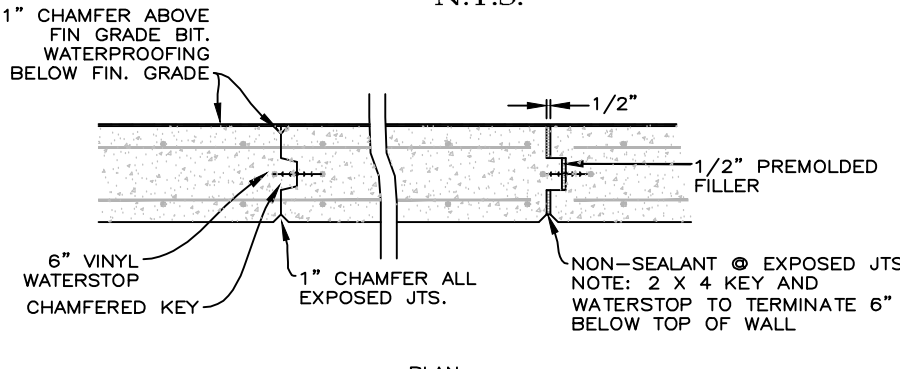
PROPOSED LOT 2 DRIVEWAY PROFILE
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 10'



**SEWERMAIN/ SEWER
SERVICE TRENCH DETAIL**
N.T.S.

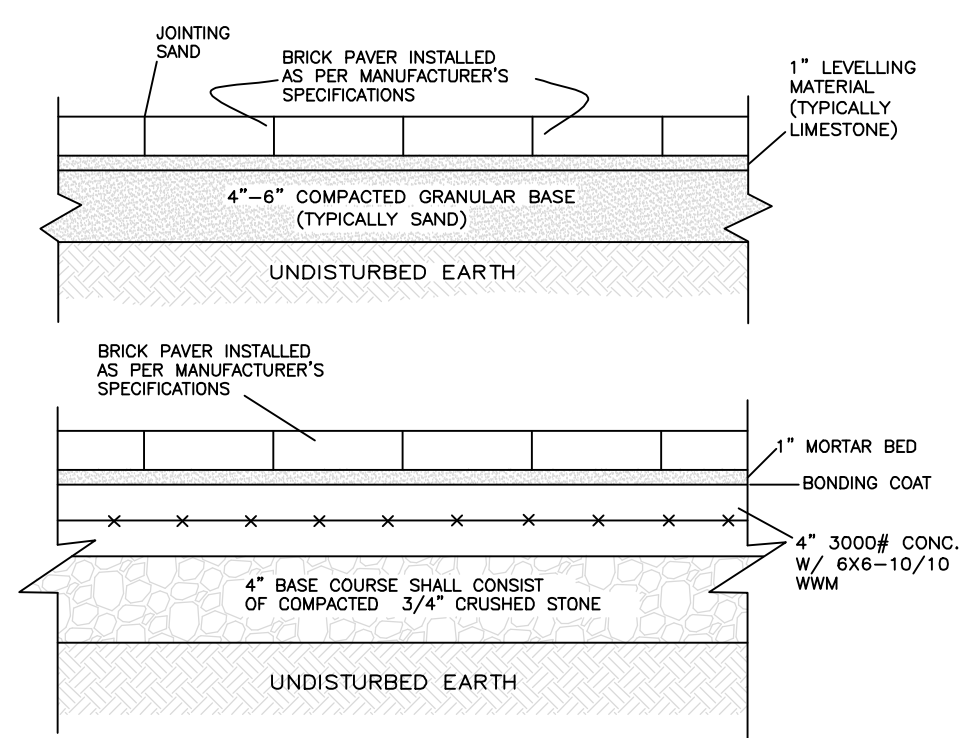
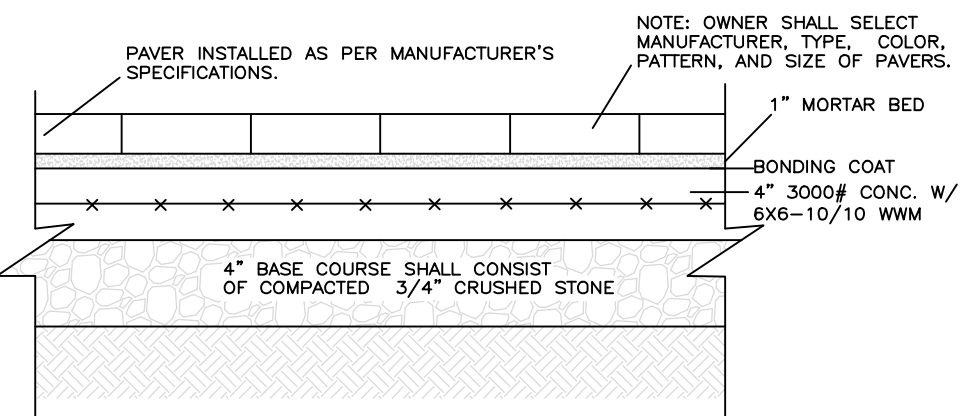


RETAINING WALL DETAIL
N.T.S.



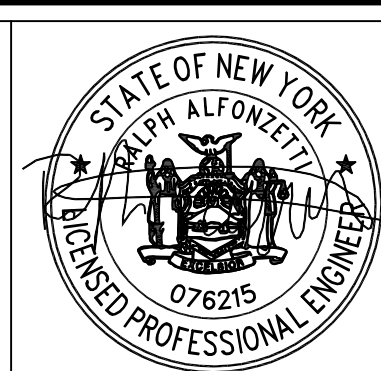
**CONSTRUCTION/EXPANSION
JOINT DETAILS**
N.T.S.

WALKWAY DETAIL
N.T.S.



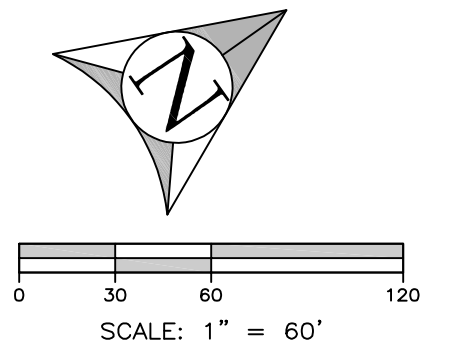
TYPICAL TERRACE/PATIO
N.T.S.

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."



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

SITE DATA
OWNER/APPLICANT: FRANK MADONNA
SITE ADDRESS: 130 OLD MOUNT KISCO RD, ARMONK, NY 10504
TAX MAP #: 108.01-1-22
LOT AREA: 3.2889 ACRES
ZONING: R-10
PROJECT: 130 OLD MOUNT KISCO RD CONSERVATION SUBDIVISION
TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK



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

PROJECT:

130 OLD MOUNT KISCO ROAD
CONSERVATION SUBDIVISION

TOWN OF NORTH CASTLE,
WESTCHESTER COUNTY, NEW YORK

DRAWING:

WIDTH-DEPTH CALCULATION MAP
FEBRUARY 5, 2021



LEGEND

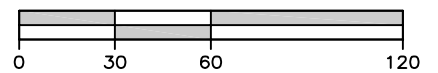
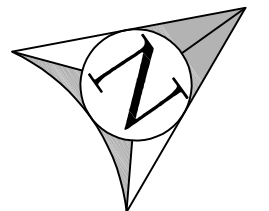


STEEP SLOPES (25% +)



MINIMUM CONTIGUOUS
BUILDABLE AREA

MINIMUM CONTIGUOUS BUILDABLE
AREA REQUIRED: 17,000 SQ.FT.



SCALE: 1" = 60'

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

PROJECT:

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

DRAWING:

PROPOSED SUBDIVISION
CONTIGUOUS BUILDABLE AREA MAP
FEBRUARY 5, 2021