



FARERI COMPANIES

4/7/2021

4 MacDonald Ave. Suite 1
Armonk, NY 10504
TEL (914) 273-4500
FAX (914) 273-4526

Christopher Carthy
Chairman

CC:

Steven Sauro – Member
Michael Pollock – Member
James Jensen – Member
Lawrence Ruisi – Member

Adam R. Kaufman, AICP
Director of Planning

Dear Christopher:

Please accept our application for site plan and subdivision approval for *Armonk Close* located at *154 Bedford Road, Armonk, NY 10504*. Enclosed is a check for \$7,187.50 for required fees, and a second check for \$1,720.00 for the application fees.

The property is 1.26 acres, located on Bedford Road, known as the Old Lumberyard. The property is presently zoned RMFSS (Residential Multi-Family Single Structure). The property is 275 ft. of frontage by 200 ft. in depth. We are seeking subdivision into two lots, each approximately .63 acres. Each lot will have 10 residential units, total of 20 units with a FAR of .67. The existing approval presently is approved for 36 units with a FAR of .9.

The AFFH requirement has been reduced from 20% to 10%. The new plan of 20 units contains 18 market rate units and 2 AFFH units. The plan will provide 57 parking spaces (52 required). Of the spaces, 32 will be garage spaces and an additional 25 outdoor parking spaces. The plan submitted is in conformity to the present zoning codes; but, may require a height variance, which was previously granted on a previous approval.

Included in this application you will find a preliminary subdivision map prepared by *Ward Carpenter Engineers, Inc.*; a concept site plan prepared by *Nathaniel J. Holt, PE*; and architectural plans prepared by *Joseph R. Crocco Architects*.

The Commissioner of Planning for Westchester County, and the Westchester County Executive has approved an Amended & Restated Declaration of Restrictive Covenants. The Town Board will hopefully be approving the Amended & Restated Declaration of Restrictive Covenants on Wednesday, April 14, 2021. If the Town Board should not act favorably, we would ask that the fees be returned and this application be withdrawn. We are seeking your cooperation for site plan and subdivision approval as soon as possible, as we have a required completion date.

We have been working with the Town Consultants and Planning Director for the last several months, and have presented a conceptual plan to your board on February 2nd, 2021. We hope that we can be on the planning board agenda for April 26th, 2021, and we hope at that time you would consider scheduling a public hearing.

Sincerely and thank you

Michael E. Fareri

154 BEDFORD ROAD LLC
4 MACDONALD AVE
ARMONK, NY 10504

HUDSON VALLEY BANK, N.A.
664 MAIN STREET
MT. KISCO, N.Y. 10549

1229

50-930/219-07

4/7/2021

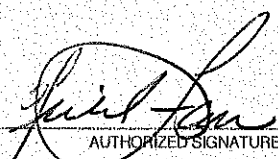
PAY TO THE ORDER OF Town of North Castle

\$ **7,187.50

Seven Thousand One Hundred Eighty-Seven and 50/100***** DOLLARS

Town of North Castle
15 Bedford Road
Armonk, New York 10504

MEMO


AUTHORIZED SIGNATURE

⑈001229⑈ ⑆021909300⑆ 0704509⑈301⑈

Details on Back
Security Features Included

154 BEDFORD ROAD LLC

1229

Town of North Castle

4/7/2021

7,187.50

CASH - HVB - CHEC

7,187.50

154 BEDFORD ROAD LLC

1229

Town of North Castle

4/7/2021

7,187.50

CASH - HVB - CHEC

7,187.50

154 BEDFORD ROAD LLC
4 MACDONALD AVE
ARMONK, NY 10504

HUDSON VALLEY BANK, N.A.
664 MAIN STREET
MT. KISCO, N.Y. 10549

1230

50-930/219
07

4/7/2021

PAY TO THE ORDER OF Town of North Castle

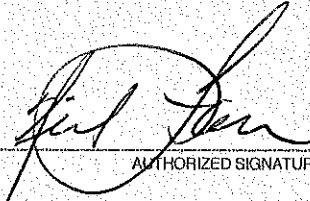
\$ **1,720.00

One Thousand Seven Hundred Twenty and 00/100*****

DOLLARS

Town of North Castle
15 Bedford Road
Armonk, New York 10504

MEMO



AUTHORIZED SIGNATURE

⑈001230⑈ ⑆021909300⑆ 0704509⑈301⑈

Details on Back Security Features Included

154 BEDFORD ROAD LLC

1230

Town of North Castle

4/7/2021

Application fee

1,720.00

CASH - HVB - CHEC

1,720.00

154 BEDFORD ROAD LLC

1230

Town of North Castle

4/7/2021

Application fee

1,720.00

CASH - HVB - CHEC

1,720.00



April 12
April 26
C. Kaufman

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.northeastlenv.com

PLANNING BOARD SCHEDULE OF ESCROW ACCOUNT DEPOSITS

| <u>Type of Application Deposit*</u> | <u>Amount of Initial Escrow Account</u> | |
|---|--|--|
| Concept Study | \$500.00 | \$ 500 ⁰⁰ Paid |
| Site Plan Waiver for Change of Use | \$500.00 | - 0 - |
| Site Development Plan for: | | |
| Multifamily Developments | \$3,000.00 plus \$100.00 per proposed dwelling unit | \$ 3000 ⁰⁰ 20(100) \$ 2000 ⁰⁰ |
| Commercial Developments | \$3,000.00 plus \$50.00 for each required parking space | - 0 - |
| 1 or 2 Family Projects | \$2,000.00 | - 0 - |
| Special Use Permit | \$2,000.00 plus \$50.00 for each required parking space | - 0 - |
| Subdivision: | | |
| Lot Line Change resulting in no new lots | \$1,500.00 | - 0 - |
| All Others | \$3,000.00 plus \$200.00 per proposed new lot in excess of two (2) | - 0 - |
| Preparation or Review of Environmental Impact Statement | \$15,000.00 | - 0 - |

* 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

4/5/21
Date:

PAGE 2 5500⁰⁰
PAGE 1 1720⁰⁰
TOTAL 142 7220⁰⁰
PAID 500
BALANCE \$ 6720



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

1/4/21 Due \$6720⁰⁰

PLANNING DEPARTMENT
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 Director of Planning

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

APPLICATIONS REQUIRING PLANNING BOARD APPROVAL
SCHEDULE OF APPLICATION FEES

| <u>Type of Application</u> | <u>Application Fee</u> | |
|---|------------------------------|-------------------------|
| Site Development Plan | \$200.00 | 200 ⁰⁰ |
| Each proposed Parking Space | \$10 | 57 570 ⁰⁰ |
| Special Use Permit (each) | \$200 (each) | - 0 - |
| Preliminary Subdivision Plat | \$300 1 st Lot | 300 ⁰⁰ |
| | \$200 (each additional lot) | 200 ⁰⁰ |
| Final Subdivision Plat | \$250 1 st Lot | 250 ⁰⁰ |
| | \$100 (each additional lot) | 100 ⁰⁰ |
| Tree Removal Permit | \$75 | - 0 - |
| Wetlands Permit | \$50 (each) | - 0 - |
| Short Environmental Assessment Form | \$50 | - 0 - |
| Long Environmental Assessment Form | \$100 | 100 ⁰⁰ |
| Recreation Fee | \$10,000 Each Additional Lot | Paid |
| 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 - 0 - \$200.00 shall be submitted for each informal appearance before the board. | | |

Any amendment to previously approved applications requires new application forms and Fees

Total Price \$ 1720⁰⁰



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.northeastleny.com

Application for Site Development Plan Approval

Application Name

ARMONK CLOSE



Town of North Castle Planning Department

17 Bedford Road Armonk, New York 10504

(914) 273-3542 (914) 273-3554 (fax)

PRELIMINARY SUBDIVISION COMPLETENESS REVIEW FORM

This form represents the standard requirements for a completeness review for all preliminary subdivision plans. Failure to provide all of the information requested will result in a determination that the preliminary subdivision application is incomplete. The review of the subdivision plat for completeness will be based on the requirements of the Town of North Castle Town Code.

Project Name on Plan:

ARMONK CLOSE

Initial Submittal Revised Preliminary

Street Location:

154-170 BEDFORD ROAD

Zoning District: RMF-SS Property Acreage: 1.26 Tax Map Parcel ID: 108,03-1-42

Date: _____

DEPARTMENTAL USE ONLY

Date Filed: _____ Staff Name: _____

Preliminary Plan Completeness Review Checklist

Items marked with a "☒" are complete, items left blank "☐" are incomplete and must be completed, "NA" means not applicable.

1. Proposed subdivision name or identifying title
2. Name and address of the property owner and subdivider (if other than owner)
3. The name and address of the surveyor and/or engineer preparing the plan
4. Scale
5. The approximate true North point
6. Date
7. Signature and seal of a licensed professional engineer or licensed land surveyor

PRELIMINARY SUBDIVISION COMPLETENESS REVIEW FORM

Page 2

- 8. Approximate location and dimensions of all property lines
- 9. Total acreage of the proposed subdivision
- 10. Location of any zoning, special district or municipal boundary lines affecting the subdivision
- 11. Names of owners of record or properties adjoining and directly across the street from the proposed subdivision
- 12. Location of all existing structures and pertinent features, including railroads, water bodies, watercourses, wetlands, substantial rock outcroppings, wooded areas and stone walls, that may influence the design of the subdivision
- 13. Accurate topography at a vertical contour interval of not more than two feet
- 14. The location and status of existing streets, easements and rights-of-way (if any), proposals for the layout of new streets, including widths and approximate curve radii, and any proposed easements, rights-of-way and/or reservations
- 15. The names of existing streets
- 16. The proposed arrangement of lots, including identifying section, lot and block numbers and approximate area and dimensions of each
- 17. The location, size and nature of any area proposed to be reserved for park purposes
- 18. A site location sketch, at a scale of one inch equals 800 feet, showing the general situation of the applicant's property with respect to surrounding properties and streets
- 19. Where the preliminary plat includes only a portion of an applicant's contiguous holding, the applicant shall also indicate, on a sketch at a scale of not less than one inch equals 200 feet, the probable future street system, lot arrangement and location of park and other reservations for the remaining portion of the tract. Such sketch shall be for the purpose of guiding the Planning Board in reviewing the proposed preliminary plat and shall include topographic data with a vertical contour interval of not more than 10 feet, plus any other information determined necessary by the Planning Board
- 20. A block for the preliminary approval signature of the Planning Board Chairman, for purposes of accurate records of approval
- 21. Submission of a Zoning Conformance Table depicting the plan's compliance with the minimum requirements of the Zoning District
- 22. If a tree removal permit is being sought, submission of a plan depicting the location and graphical removal status of all Town-regulated trees within the proposed area of disturbance. In addition, the tree plan shall be accompanied by a tree inventory includes a unique ID number, the species, size, health condition and removal status of each tree.

PRELIMINARY SUBDIVISION COMPLETENESS REVIEW FORM

Page 3

23. If a wetlands permit is being sought, identification of the wetland and the 100-foot wetland buffer.

More information about the items required herein can be obtained from the North Castle Planning Department. A copy of the Town Code can be obtained from Town Clerk or on the North Castle homepage: <http://www.northcastlenny.com>

_____ On this date, all items necessary for a technical review of the proposed preliminary subdivision plat have been submitted and constitute a COMPLETE APPLICATION.

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

Name of Property Owner: 154 BEDFORD RD LLC
Mailing Address: 4 MACDONALD AVE. ARMONK, NY
Telephone: (914) 273-4500 Fax: NA e-mail MICHAEL@FARERI
COMPANIES.COM

Name of Applicant (if different): MICHAEL FARERI
Address of Applicant: SAME
Telephone: SAME Fax: SAME e-mail _____
Interest of Applicant, if other than Property Owner:
AGENT

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:
NATHANIEL J. HOLT PE
Address: 592 RT 22. SUITE 4C PAULING 12564
DAN@HOLT
Telephone: (914) 760-1800 Fax: (772) 204-9553 e-mail ENGINEERING.NET

Name of Other Professional: JOSEPH R. CROCCO ARCH. RA
Address: 4 MACDONALD AVE, ARMONK, NY
Telephone: (914) 273-2774 Fax: (914) 273-2776 e-mail JR.CROCCO@
OPTONLINE.NET

Name of Attorney (if any): NA
Address: _____
Telephone: _____ Fax: _____ e-mail _____

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 for the cost of professional review services required for this application.

It is further acknowledged by the Applicant that all bills for the professional 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: *Fatih Saygı* Date: 4/5/21
Signature of Property Owner: *Fatih Saygı* Date: 4/5/21

MUST HAVE BOTH SIGNATURES

II. IDENTIFICATION OF SUBJECT PROPERTY

Street Address. 154-170 BEDFORD ROAD

Location (in relation to nearest intersecting street):

500 feet ~~(north, south, east or west)~~ of MACDONALD AVE

Abutting Street(s): NA

Tax Map Designation (NEW): Section 108, 03 Block 1 Lot 42

Tax Map Designation (OLD): Section 2 Block 13 Lot 2027

Zoning District: RMF-SS Total Land Area 1.26 AC.

Land Area in North Castle Only (if different) 1.26

Fire District(s) _____ School District(s) _____

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 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 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) _____

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 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 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

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

4 MACDONALD DRIVE

III. DESCRIPTION OF PROPOSED DEVELOPMENT

Proposed Use: RESIDENTIAL MULTI-FAMILY SINGLE STRUC.

Gross Floor Area: Existing 0 S.F. Proposed 36,456 S.F. LOT -1 = 18,228 SF

Proposed Floor Area Breakdown: LOT -2 = 18,228 SF

Retail 0 S.F.; Office 0 S.F.;

Industrial 0 S.F.; Institutional 0 S.F.;

Other Nonresidential 0 S.F.; Residential 0 S.F.;

Number of Dwelling Units: 20

Number of Parking Spaces: Existing 0 Required 51 Proposed 57

Number of Loading Spaces: Existing NA Required NA Proposed _____

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 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 _____

(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 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 Yes _____

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

IV. SUBMISSION REQUIREMENTS

The site development plan 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 site development plan application package (for distribution to the Town Planner for preliminary review purposes).
- Once a completed preliminary site plan 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 site development plan 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 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 SITE DEVELOPMENT PLAN

The following checklist is provided to enable the Applicant to determine if he/she has provided enough information on the site development plan for the Planning Board to review his/her proposal. Applicants are advised to review ARTICLE VIII, Site Development Plan of the North Castle Town Code for a complete enumeration of pertinent requirements and standards prior to making application for site development plan approval.

The application for site development plan 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**. In addition, the project will not be scheduled on a Planning Board agenda until the Applicant receives an initialed "site plan checklist" from the Planning Department.

The information to be included on a site development plan shall include:

Legal Data:

- _____ Name of the application or other identifying title.
- _____ Name and address of the Property Owner and the Applicant, (if different).
- _____ Name, address and telephone number of the architect, engineer or other legally qualified 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, school, special district and municipal boundaries.
- _____ Size of the property to be developed, as well as property boundaries showing dimensions and bearings as determined by a current survey; dimensions of yards along all property lines; name and width of existing streets; and lines of existing lots, reservations, easements and areas dedicated to public use.
- _____ 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 plan's proposed compliance with those requirements, including lot area, frontage, lot width, lot depth, lot coverage, yards, off-street parking, off-street loading and other pertinent requirements.
- _____ Locator map, at a convenient scale, 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 notation identifying the revisions.
- _____ A signature block for Planning Board endorsement of approval.



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

Armonk Close

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

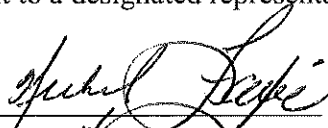
| |
|---|
| Name of Property Owner: <u>154 Bedford Rd LLC</u> |
| Mailing Address: <u>4 MacDonald Ave, Armonk, NY 10504</u> |
| Telephone: <u>(914) 273-4500</u> Fax: <u>N/A</u> e-mail <u>michael@fareri.companies.com</u> |
| Name of Applicant (if different): <u>Michael Fareri</u> |
| Address of Applicant: <u>4 Mac Donald Ave Armonk, NY</u> |
| Telephone: <u>(914) 273-4500</u> Fax: <u>N/A</u> e-mail <u>michael@fareri.companies.com</u> |
| Interest of Applicant, if other than Property Owner: <u>Agent</u> |
| Is the Applicant (if different from the property owner) a Contract Vendee? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| If yes, please submit affidavit stating such. If no, application cannot be reviewed by Planning Board |
| Name of Professional Preparing Site Plan: <u>Nathaniel J. Hoh PE</u> |
| Address: <u>592 Rt 22, Pawling, NY 12564</u> |
| Telephone: <u>(914) 766-1800</u> Fax: <u>(712) 204-9553</u> e-mail <u>dan@hohengineering.net</u> |
| Name of Other Professional: <u>Joseph R. Crocco Arch. RA</u> |
| Address: <u>4 MacDonald Ave Armonk, NY 10504</u> |
| Telephone: <u>(914) 273-2774</u> Fax: <u>(914) 273-2776</u> e-mail <u>jcrocco@optonline.net</u> |
| Name of Attorney (if any): <u>N/A</u> |
| Address: _____ |
| Telephone: _____ Fax: _____ e-mail _____ |

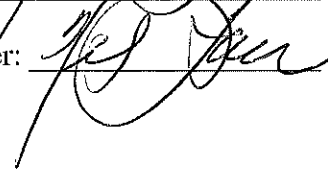
Applicant Acknowledgement

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: 4/5/21

Signature of Property Owner:  Date: 4/5/21

Must have both signatures

II. IDENTIFICATION OF SUBJECT PROPERTY

Property Street Address: 154-170 Bedford Road

Location (in relation to nearest intersecting street):

500 feet (north, south, east or west) of MacDonald Ave

Abutting Street(s): N/A

Tax Map Designation (NEW): Section 108.03 Block 1 Lot 42

Tax Map Designation (OLD): Section 2 Block 13 Lot 2007

Zoning District: RMF-SS Total Land Area 1.26 ac.

Land Area in North Castle Only (if different) _____

Fire District(s) _____ School District(s) _____

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 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 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) _____

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 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 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

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

4 MacDonald Ave

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 Yes _____

Has the center line of each proposed street been staked? No _____ Yes _____

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

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

If yes, please specify type: _____

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

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

Areas of special flood hazard? No 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 _____

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

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(continued next page)

V. INFORMATION TO BE INCLUDED ON PRELIMINARY SUBDIVISION PLAT

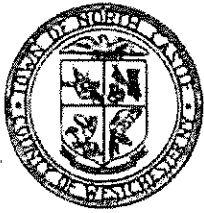
The following checklist is provided to enable the Applicant to determine if he/she has provided enough information on the preliminary subdivision plat and preliminary construction plans for the Planning Board to review his/her proposal. Applicants are advised to review Chapter 275 of the North Castle 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.
- _____ 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.



Town of North Castle Planning Department
17 Bedford Road Armonk, New York 10504
(914) 273-3542 (914) 273-3554 (fax)

PRELIMINARY SUBDIVISION COMPLETENESS REVIEW FORM

This form represents the standard requirements for a completeness review for all preliminary subdivision plans. Failure to provide all of the information requested will result in a determination that the preliminary subdivision application is incomplete. The review of the subdivision plat for completeness will be based on the requirements of the Town of North Castle Town Code.

Project Name on Plan:

ARMONK CLOSE

Initial Submittal Revised Preliminary

Street Location:

154-170 BEDFORD ROAD

Zoning District: RMF-SS Property Acreage: 1.26 Tax Map Parcel ID: 108,03-1-42

Date: _____

DEPARTMENTAL USE ONLY

Date Filed: _____ Staff Name: _____

Preliminary Plan Completeness Review Checklist

Items marked with a "☒" are complete, items left blank "☐" are incomplete and must be completed, "NA" means not applicable.

1. Proposed subdivision name or identifying title
2. Name and address of the property owner and subdivider (if other than owner)
3. The name and address of the surveyor and/or engineer preparing the plan
4. Scale
5. The approximate true North point
6. Date
7. Signature and seal of a licensed professional engineer or licensed land surveyor

PRELIMINARY SUBDIVISION COMPLETENESS REVIEW FORM

Page 2

- 8. Approximate location and dimensions of all property lines
- 9. Total acreage of the proposed subdivision
- 10. Location of any zoning, special district or municipal boundary lines affecting the subdivision
- 11. Names of owners of record or properties adjoining and directly across the street from the proposed subdivision
- 12. Location of all existing structures and pertinent features, including railroads, water bodies, watercourses, wetlands, substantial rock outcroppings, wooded areas and stone walls, that may influence the design of the subdivision
- 13. Accurate topography at a vertical contour interval of not more than two feet
- 14. The location and status of existing streets, easements and rights-of-way (if any), proposals for the layout of new streets, including widths and approximate curve radii, and any proposed easements, rights-of-way and/or reservations
- 15. The names of existing streets
- 16. The proposed arrangement of lots, including identifying section, lot and block numbers and approximate area and dimensions of each
- 17. The location, size and nature of any area proposed to be reserved for park purposes
- 18. A site location sketch, at a scale of one inch equals 800 feet, showing the general situation of the applicant's property with respect to surrounding properties and streets
- 19. Where the preliminary plat includes only a portion of an applicant's contiguous holding, the applicant shall also indicate, on a sketch at a scale of not less than one inch equals 200 feet, the probable future street system, lot arrangement and location of park and other reservations for the remaining portion of the tract. Such sketch shall be for the purpose of guiding the Planning Board in reviewing the proposed preliminary plat and shall include topographic data with a vertical contour interval of not more than 10 feet, plus any other information determined necessary by the Planning Board
- 20. A block for the preliminary approval signature of the Planning Board Chairman, for purposes of accurate records of approval
- 21. Submission of a Zoning Conformance Table depicting the plan's compliance with the minimum requirements of the Zoning District
- 22. If a tree removal permit is being sought, submission of a plan depicting the location and graphical removal status of all Town-regulated trees within the proposed area of disturbance. In addition, the tree plan shall be accompanied by a tree inventory includes a unique ID number, the species, size, health condition and removal status of each tree.

PRELIMINARY SUBDIVISION COMPLETENESS REVIEW FORM

Page 3

23. If a wetlands permit is being sought, identification of the wetland and the 100-foot wetland buffer.

More information about the items required herein can be obtained from the North Castle Planning Department. A copy of the Town Code can be obtained from Town Clerk or on the North Castle homepage: <http://www.northcastleny.com>

_____ On this date, all items necessary for a technical review of the proposed preliminary subdivision plat have been submitted and constitute a COMPLETE APPLICATION.



FARERI COMPANIES

4/7/2021

4 MacDonald Ave. Suite 1
Armonk, NY 10504
TEL (914) 273-4500
FAX (914) 273-4526

Christopher Carthy
Chairman

CC:

Steven Sauro – Member
Michael Pollock – Member
James Jensen – Member
Lawrence Ruisi – Member

Adam R. Kaufman, AICP
Director of Planning

Dear Christopher:

Please accept our application for site plan and subdivision approval for *Armonk Close* located at *154 Bedford Road, Armonk, NY 10504*. Enclosed is a check for \$7,187.50 for required fees, and a second check for \$1,720.00 for the application fees.

The property is 1.26 acres, located on Bedford Road, known as the Old Lumberyard. The property is presently zoned RMFSS (Residential Multi-Family Single Structure). The property is 275 ft. of frontage by 200 ft. in depth. We are seeking subdivision into two lots, each approximately .63 acres. Each lot will have 10 residential units, total of 20 units with a FAR of .67. The existing approval presently is approved for 36 units with a FAR of .9.

The AFFH requirement has been reduced from 20% to 10%. The new plan of 20 units contains 18 market rate units and 2 AFFH units. The plan will provide 57 parking spaces (52 required). Of the spaces, 32 will be garage spaces and an additional 25 outdoor parking spaces. The plan submitted is in conformity to the present zoning codes; but, may require a height variance, which was previously granted on a previous approval.

Included in this application you will find a preliminary subdivision map prepared by *Ward Carpenter Engineers, Inc.*; a concept site plan prepared by *Nathaniel J. Holt, PE*; and architectural plans prepared by *Joseph R. Crocco Architects*.

The Commissioner of Planning for Westchester County, and the Westchester County Executive has approved an Amended & Restated Declaration of Restrictive Covenants. The Town Board will hopefully be approving the Amended & Restated Declaration of Restrictive Covenants on Wednesday, April 14, 2021. If the Town Board should not act favorably, we would ask that the fees be returned and this application be withdrawn. We are seeking your cooperation for site plan and subdivision approval as soon as possible, as we have a required completion date.

We have been working with the Town Consultants and Planning Director for the last several months, and have presented a conceptual plan to your board on February 2nd, 2021. We hope that we can be on the planning board agenda for April 26th, 2021, and we hope at that time you would consider scheduling a public hearing.

Sincerely and thank you

Michael E. Fareri

154 BEDFORD ROAD LLC
4 MACDONALD AVE
ARMONK, NY 10504

HUDSON VALLEY BANK, N.A.
664 MAIN STREET
MT. KISCO, N.Y. 10549

1229

50-930/219-07

4/7/2021

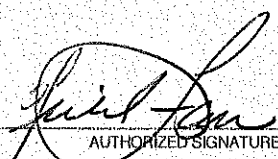
PAY TO THE ORDER OF Town of North Castle

\$ **7,187.50

Seven Thousand One Hundred Eighty-Seven and 50/100***** DOLLARS

Town of North Castle
15 Bedford Road
Armonk, New York 10504

MEMO


AUTHORIZED SIGNATURE

⑈001229⑈ ⑆021909300⑆ 0704509⑈301⑈

Details on Back
Security Features Included

154 BEDFORD ROAD LLC

1229

Town of North Castle

4/7/2021

7,187.50

CASH - HVB - CHEC

7,187.50

154 BEDFORD ROAD LLC

1229

Town of North Castle

4/7/2021

7,187.50

CASH - HVB - CHEC

7,187.50

154 BEDFORD ROAD LLC
4 MACDONALD AVE
ARMONK, NY 10504

HUDSON VALLEY BANK, N.A.
664 MAIN STREET
MT. KISCO, N.Y. 10549

1230

50-930/219
07

4/7/2021

PAY TO THE ORDER OF Town of North Castle

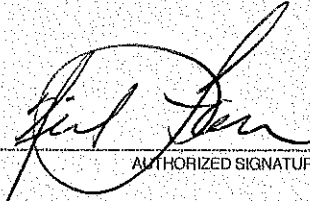
\$ **1,720.00

One Thousand Seven Hundred Twenty and 00/100*****

DOLLARS

Town of North Castle
15 Bedford Road
Armonk, New York 10504

MEMO



AUTHORIZED SIGNATURE

⑈001230⑈ ⑆021909300⑆ 0704509⑈301⑈

Details on Back Security Features Included

154 BEDFORD ROAD LLC

1230

Town of North Castle

4/7/2021

Application fee

1,720.00

CASH - HVB - CHEC

1,720.00

154 BEDFORD ROAD LLC

1230

Town of North Castle

4/7/2021

Application fee

1,720.00

CASH - HVB - CHEC

1,720.00



April 12
April 26
C. Kaufman

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.northeastlenv.com

PLANNING BOARD SCHEDULE OF ESCROW ACCOUNT DEPOSITS

| <u>Type of Application Deposit*</u> | <u>Amount of Initial Escrow Account</u> | |
|---|--|--|
| Concept Study | \$500.00 | \$ 500 ⁰⁰ Paid |
| Site Plan Waiver for Change of Use | \$500.00 | - 0 - |
| Site Development Plan for: | | |
| Multifamily Developments | \$3,000.00 plus \$100.00 per proposed dwelling unit | \$ 3000 ⁰⁰ 20(100) \$ 2000 ⁰⁰ |
| Commercial Developments | \$3,000.00 plus \$50.00 for each required parking space | - 0 - |
| 1 or 2 Family Projects | \$2,000.00 | - 0 - |
| Special Use Permit | \$2,000.00 plus \$50.00 for each required parking space | - 0 - |
| Subdivision: | | |
| Lot Line Change resulting in no new lots | \$1,500.00 | - 0 - |
| All Others | \$3,000.00 plus \$200.00 per proposed new lot in excess of two (2) | - 0 - |
| Preparation or Review of Environmental Impact Statement | \$15,000.00 | - 0 - |

* 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

4/5/21
Date:

PAGE 2 5500⁰⁰
PAGE 1 1720⁰⁰
TOTAL 142 7220⁰⁰
PAID 500
BALANCE \$ 6720



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

1/4/21 Due #6720⁰⁰

PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

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

APPLICATIONS REQUIRING PLANNING BOARD APPROVAL
SCHEDULE OF APPLICATION FEES

| <u>Type of Application</u> | | <u>Application Fee</u> | |
|---|----|------------------------------|-------------------|
| Site Development Plan | | \$200.00 | 200 ⁰⁰ |
| Each proposed Parking Space | 57 | \$10 | 570 ⁰⁰ |
| Special Use Permit (each) | | \$200 (each) | - 0 - |
| Preliminary Subdivision Plat | | \$300 1 st Lot | 300 ⁰⁰ |
| | | \$200 (each additional lot) | 200 ⁰⁰ |
| Final Subdivision Plat | | \$250 1 st Lot | 250 ⁰⁰ |
| | | \$100 (each additional lot) | 100 ⁰⁰ |
| Tree Removal Permit | | \$75 | - 0 - |
| Wetlands Permit | | \$50 (each) | - 0 - |
| Short Environmental Assessment Form | | \$50 | - 0 - |
| Long Environmental Assessment Form | | \$100 | 100 ⁰⁰ |
| Recreation Fee | | \$10,000 Each Additional Lot | Per 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 - 0 - \$200.00 shall be submitted for each informal appearance before the board. | | | |

Any amendment to previously approved applications requires new application forms and Fees

Total Price #, 1720⁰⁰



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.northeastleny.com

Application for Site Development Plan Approval

Application Name

ARMONK CLOSE



Town of North Castle Planning Department

17 Bedford Road Armonk, New York 10504

(914) 273-3542 (914) 273-3554 (fax)

**PRELIMINARY SUBDIVISION
COMPLETENESS REVIEW FORM**

This form represents the standard requirements for a completeness review for all preliminary subdivision plans. Failure to provide all of the information requested will result in a determination that the preliminary subdivision application is incomplete. The review of the subdivision plat for completeness will be based on the requirements of the Town of North Castle Town Code.

Project Name on Plan:

ARMONK CLOSE

Initial Submittal Revised Preliminary

Street Location:

154-170 BEDFORD ROAD

Zoning District: RMF-SS Property Acreage: 1.26 Tax Map Parcel ID: 108,03-1-42

Date: _____

DEPARTMENTAL USE ONLY

Date Filed: _____ Staff Name: _____

Preliminary Plan Completeness Review Checklist

Items marked with a "☒" are complete, items left blank "☐" are incomplete and must be completed, "NA" means not applicable.

- 1. Proposed subdivision name or identifying title
- 2. Name and address of the property owner and subdivider (if other than owner)
- 3. The name and address of the surveyor and/or engineer preparing the plan
- 4. Scale
- 5. The approximate true North point
- 6. Date
- 7. Signature and seal of a licensed professional engineer or licensed land surveyor

PRELIMINARY SUBDIVISION COMPLETENESS REVIEW FORM

Page 2

- 8. Approximate location and dimensions of all property lines
- 9. Total acreage of the proposed subdivision
- 10. Location of any zoning, special district or municipal boundary lines affecting the subdivision
- 11. Names of owners of record or properties adjoining and directly across the street from the proposed subdivision
- 12. Location of all existing structures and pertinent features, including railroads, water bodies, watercourses, wetlands, substantial rock outcroppings, wooded areas and stone walls, that may influence the design of the subdivision
- 13. Accurate topography at a vertical contour interval of not more than two feet
- 14. The location and status of existing streets, easements and rights-of-way (if any), proposals for the layout of new streets, including widths and approximate curve radii, and any proposed easements, rights-of-way and/or reservations
- 15. The names of existing streets
- 16. The proposed arrangement of lots, including identifying section, lot and block numbers and approximate area and dimensions of each
- 17. The location, size and nature of any area proposed to be reserved for park purposes
- 18. A site location sketch, at a scale of one inch equals 800 feet, showing the general situation of the applicant's property with respect to surrounding properties and streets
- 19. Where the preliminary plat includes only a portion of an applicant's contiguous holding, the applicant shall also indicate, on a sketch at a scale of not less than one inch equals 200 feet, the probable future street system, lot arrangement and location of park and other reservations for the remaining portion of the tract. Such sketch shall be for the purpose of guiding the Planning Board in reviewing the proposed preliminary plat and shall include topographic data with a vertical contour interval of not more than 10 feet, plus any other information determined necessary by the Planning Board
- 20. A block for the preliminary approval signature of the Planning Board Chairman, for purposes of accurate records of approval
- 21. Submission of a Zoning Conformance Table depicting the plan's compliance with the minimum requirements of the Zoning District
- 22. If a tree removal permit is being sought, submission of a plan depicting the location and graphical removal status of all Town-regulated trees within the proposed area of disturbance. In addition, the tree plan shall be accompanied by a tree inventory includes a unique ID number, the species, size, health condition and removal status of each tree.

PRELIMINARY SUBDIVISION COMPLETENESS REVIEW FORM

Page 3

23. If a wetlands permit is being sought, identification of the wetland and the 100-foot wetland buffer.

More information about the items required herein can be obtained from the North Castle Planning Department. A copy of the Town Code can be obtained from Town Clerk or on the North Castle homepage: <http://www.northcastlenny.com>

_____ On this date, all items necessary for a technical review of the proposed preliminary subdivision plat have been submitted and constitute a COMPLETE APPLICATION.

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

Name of Property Owner: 154 BEDFORD RD LLC
Mailing Address: 4 MACDONALD AVE. ARMONK, NY
Telephone: (914) 273-4500 Fax: NA e-mail MICHAEL@FARERI
COMPANIES.COM

Name of Applicant (if different): MICHAEL FARERI
Address of Applicant: SAME
Telephone: SAME Fax: SAME e-mail _____
Interest of Applicant, if other than Property Owner:
AGENT

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:
NATHANIEL J. HOLT PE
Address: 592 RT 22. SUITE 4C PAULING 12564
DAN@HOLT
Telephone: (914) 760-1800 Fax: (772) 204-9553 e-mail ENGINEERING.NET

Name of Other Professional: JOSEPH R. CROCCO ARCH. RA
Address: 4 MACDONALD AVE, ARMONK, NY
Telephone: (914) 273-2774 Fax: (914) 273-2776 e-mail JRCROCCO@
OPTONLINE.NET



Name of Attorney (if any): NA
Address: _____
Telephone: _____ Fax: _____ e-mail _____

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 for the cost of professional review services required for this application.

It is further acknowledged by the Applicant that all bills for the professional 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: 4/5/21
Signature of Property Owner:  Date: 4/5/21

MUST HAVE BOTH SIGNATURES

II. IDENTIFICATION OF SUBJECT PROPERTY

Street Address. 154-170 BEDFORD ROAD

Location (in relation to nearest intersecting street):

500 feet (~~north, south, east or west~~) of MACDONALD AVE

Abutting Street(s): NA

Tax Map Designation (NEW): Section 108, 03 Block 1 Lot 42

Tax Map Designation (OLD): Section 2 Block 13 Lot 2027

Zoning District: RMF-SS Total Land Area 1.26 AC.

Land Area in North Castle Only (if different) 1.26

Fire District(s) _____ School District(s) _____

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 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 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) _____

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 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 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

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

4 MACDONALD DRIVE

III. DESCRIPTION OF PROPOSED DEVELOPMENT

Proposed Use: RESIDENTIAL MULTI-FAMILY SINGLE STRUC.

Gross Floor Area: Existing 0 S.F. Proposed 36,456 S.F. LOT -1 = 18,228 SF

Proposed Floor Area Breakdown: LOT -2 = 18,228 SF

Retail 0 S.F.; Office 0 S.F.;

Industrial 0 S.F.; Institutional 0 S.F.;

Other Nonresidential 0 S.F.; Residential 0 S.F.;

Number of Dwelling Units: 20

Number of Parking Spaces: Existing 0 Required 51 Proposed 57

Number of Loading Spaces: Existing NA Required NA Proposed _____

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 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 _____

(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 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 Yes _____

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

IV. SUBMISSION REQUIREMENTS

The site development plan 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 site development plan application package (for distribution to the Town Planner for preliminary review purposes).
- Once a completed preliminary site plan 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 site development plan 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 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 SITE DEVELOPMENT PLAN

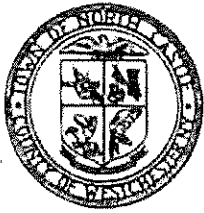
The following checklist is provided to enable the Applicant to determine if he/she has provided enough information on the site development plan for the Planning Board to review his/her proposal. Applicants are advised to review ARTICLE VIII, Site Development Plan of the North Castle Town Code for a complete enumeration of pertinent requirements and standards prior to making application for site development plan approval.

The application for site development plan 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**. In addition, the project will not be scheduled on a Planning Board agenda until the Applicant receives an initialed "site plan checklist" from the Planning Department.

The information to be included on a site development plan shall include:

Legal Data:

- _____ Name of the application or other identifying title.
- _____ Name and address of the Property Owner and the Applicant, (if different).
- _____ Name, address and telephone number of the architect, engineer or other legally qualified 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, school, special district and municipal boundaries.
- _____ Size of the property to be developed, as well as property boundaries showing dimensions and bearings as determined by a current survey; dimensions of yards along all property lines; name and width of existing streets; and lines of existing lots, reservations, easements and areas dedicated to public use.
- _____ 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 plan's proposed compliance with those requirements, including lot area, frontage, lot width, lot depth, lot coverage, yards, off-street parking, off-street loading and other pertinent requirements.
- _____ Locator map, at a convenient scale, 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 notation identifying the revisions.
- _____ A signature block for Planning Board endorsement of approval.



Town of North Castle Planning Department
17 Bedford Road Armonk, New York 10504
(914) 273-3542 (914) 273-3554 (fax)

PRELIMINARY SUBDIVISION COMPLETENESS REVIEW FORM

This form represents the standard requirements for a completeness review for all preliminary subdivision plans. Failure to provide all of the information requested will result in a determination that the preliminary subdivision application is incomplete. The review of the subdivision plat for completeness will be based on the requirements of the Town of North Castle Town Code.

Project Name on Plan:

ARMONK CLOSE

Initial Submittal Revised Preliminary

Street Location:

154-170 BEDFORD ROAD

Zoning District: RMF-SS Property Acreage: 1.26 Tax Map Parcel ID: 108,03-1-42

Date: _____

DEPARTMENTAL USE ONLY

Date Filed: _____ Staff Name: _____

Preliminary Plan Completeness Review Checklist

Items marked with a "☒" are complete, items left blank "☐" are incomplete and must be completed, "NA" means not applicable.

1. Proposed subdivision name or identifying title
2. Name and address of the property owner and subdivider (if other than owner)
3. The name and address of the surveyor and/or engineer preparing the plan
4. Scale
5. The approximate true North point
6. Date
7. Signature and seal of a licensed professional engineer or licensed land surveyor

PRELIMINARY SUBDIVISION COMPLETENESS REVIEW FORM

Page 2

- 8. Approximate location and dimensions of all property lines
- 9. Total acreage of the proposed subdivision
- 10. Location of any zoning, special district or municipal boundary lines affecting the subdivision
- 11. Names of owners of record or properties adjoining and directly across the street from the proposed subdivision
- 12. Location of all existing structures and pertinent features, including railroads, water bodies, watercourses, wetlands, substantial rock outcroppings, wooded areas and stone walls, that may influence the design of the subdivision
- 13. Accurate topography at a vertical contour interval of not more than two feet
- 14. The location and status of existing streets, easements and rights-of-way (if any), proposals for the layout of new streets, including widths and approximate curve radii, and any proposed easements, rights-of-way and/or reservations
- 15. The names of existing streets
- 16. The proposed arrangement of lots, including identifying section, lot and block numbers and approximate area and dimensions of each
- 17. The location, size and nature of any area proposed to be reserved for park purposes
- 18. A site location sketch, at a scale of one inch equals 800 feet, showing the general situation of the applicant's property with respect to surrounding properties and streets
- 19. Where the preliminary plat includes only a portion of an applicant's contiguous holding, the applicant shall also indicate, on a sketch at a scale of not less than one inch equals 200 feet, the probable future street system, lot arrangement and location of park and other reservations for the remaining portion of the tract. Such sketch shall be for the purpose of guiding the Planning Board in reviewing the proposed preliminary plat and shall include topographic data with a vertical contour interval of not more than 10 feet, plus any other information determined necessary by the Planning Board
- 20. A block for the preliminary approval signature of the Planning Board Chairman, for purposes of accurate records of approval
- 21. Submission of a Zoning Conformance Table depicting the plan's compliance with the minimum requirements of the Zoning District
- 22. If a tree removal permit is being sought, submission of a plan depicting the location and graphical removal status of all Town-regulated trees within the proposed area of disturbance. In addition, the tree plan shall be accompanied by a tree inventory includes a unique ID number, the species, size, health condition and removal status of each tree.

PRELIMINARY SUBDIVISION COMPLETENESS REVIEW FORM

Page 3

23. If a wetlands permit is being sought, identification of the wetland and the 100-foot wetland buffer.

More information about the items required herein can be obtained from the North Castle Planning Department. A copy of the Town Code can be obtained from Town Clerk or on the North Castle homepage: <http://www.northcastleny.com>

_____ On this date, all items necessary for a technical review of the proposed preliminary subdivision plat have been submitted and constitute a COMPLETE APPLICATION.

Short Environmental Assessment Form

Part I - Project Information

Instructions for Completing

Part I - Project Information. The applicant or project sponsor is responsible for the completion of Part I. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part I 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.

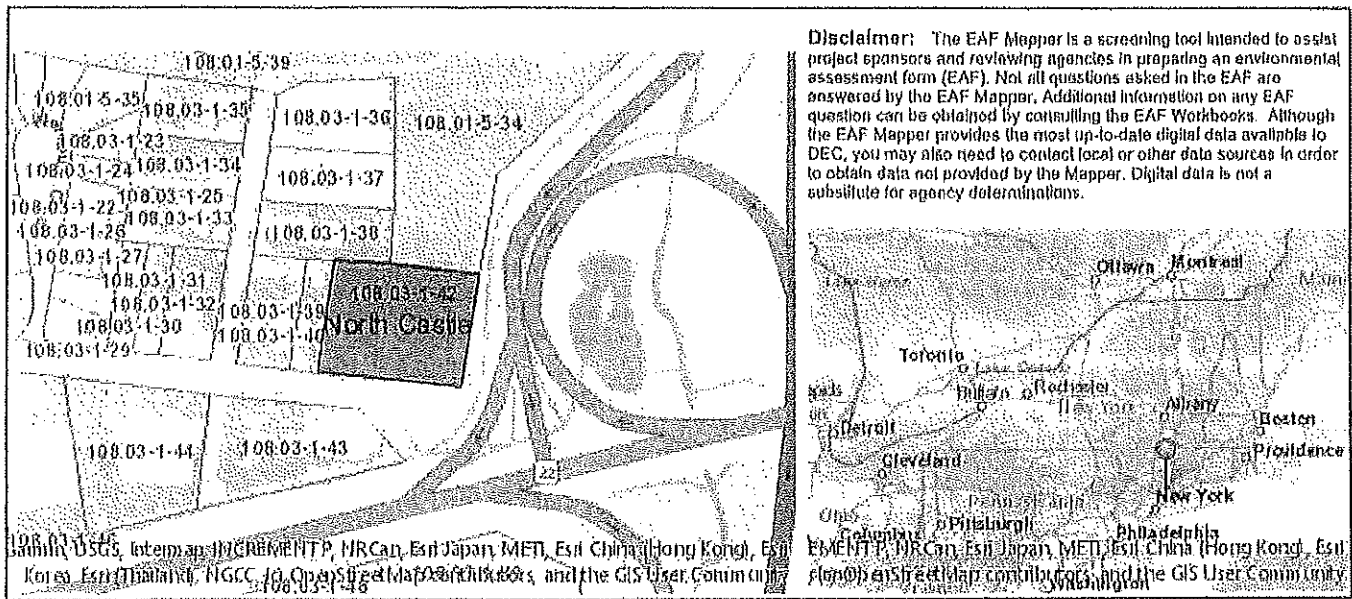
Complete all items in Part I. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| | | | | |
|--|--|--|--------------------------------|--|
| Part I - Project and Sponsor Information | | | | |
| Multi-Family Residence | | | | |
| Name of Action or Project: Armonk Close | | | | |
| Project Location (describe, and attach a location map): 154 Bedford Road, Armonk, NY | | | | |
| Brief Description of Proposed Action: Construction of Two Multi-Family Structures with a Total of 22 Single Family Units | | | | |
| Name of Applicant or Sponsor: Michael Farot | | Telephone: 914-273-4500 E-Mail: michael@lararicompanies.com | | |
| Address: 4 MacDonald Avenue | | | | |
| City/PO: Armonk | | State: NY | Zip Code: 10504 | |
| 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 type="checkbox"/> | YES <input checked="" 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: | | | NO <input type="checkbox"/> | YES <input checked="" type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? | | _____ 1.26 acres | | |
| b. Total acreage to be physically disturbed? | | _____ 1.26 acres | | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | _____ 1.26 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 checked="" 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 <input type="checkbox"/> | YES <input checked="" type="checkbox"/> | |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | NO <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | YES <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> | |
| 9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____ | NO <input type="checkbox"/> | YES <input checked="" type="checkbox"/> | |
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ | NO <input type="checkbox"/> | YES <input checked="" type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ | NO <input type="checkbox"/> | YES <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? 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? | NO <input checked="" type="checkbox"/> <input type="checkbox"/> | YES <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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____ | NO <input type="checkbox"/> <input type="checkbox"/> | YES <input checked="" type="checkbox"/> <input type="checkbox"/> | |

| | | |
|--|-------------------------------------|-------------------------------------|
| 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? | NO | YES |
| Bog Turtle | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 16. Is the project site located in the 100-year flood plain? | 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? | NO | YES |
| If Yes, | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a. Will storm water discharges flow to adjacent properties? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If Yes, briefly describe: | | |
| Stormwater Mitigation System to include On-Site Infiltration Designed to Offset the Increase in Impervious Area up to and including the 100 Year Event | | |
| 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)? | NO | YES |
| If Yes, explain the purpose and size of the impoundment: | <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? | NO | YES |
| If Yes, describe: | <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? | NO | YES |
| If Yes, describe: | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>MICHAEL FARERI</u> Date: <u>December 3, 2020</u></p> <p>Signature: <u><i>Michael Fareri</i></u> Title: <u>Owner</u></p> | | |

PRINT FORM



- Part 1 / Question 7 [Critical Environmental Area] No
- Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites] No
- Part 1 / Question 12b [Archeological Sites] Yes
- Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
- Part 1 / Question 15 [Threatened or Endangered Animal] Yes
- Part 1 / Question 15 [Threatened or Endangered Animal - Name] Bog Turtle
- Part 1 / Question 16 [100 Year Flood Plain] No
- Part 1 / Question 20 [Remediation Site] Yes

NEW RESIDENTIAL STRUCTURE FOR: ARMONK CLOSE 154 BEDFORD ROAD ARMONK, NEW YORK

ALL DRAWINGS & WRITTEN MAT. APPEARING HEREIN CONSTITUTE ORIGINAL & UNPUBLISHED WORK OF THE ARCHITECT & MAY NOT BE REPRODUCED, COPIED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT. THEREFORE, ALL DIMENSIONS & CONDITIONS AT THE SITE PLEASE NOTIFY ARCHITECT OF ANY DISCREPANCIES.

UNAUTHORIZED ADDITION OR ALTERATION OF THIS PLAN IS A VIOLATION OF SECTION 2004(2) OF THE NEW YORK STATE EDUCATION LAW.

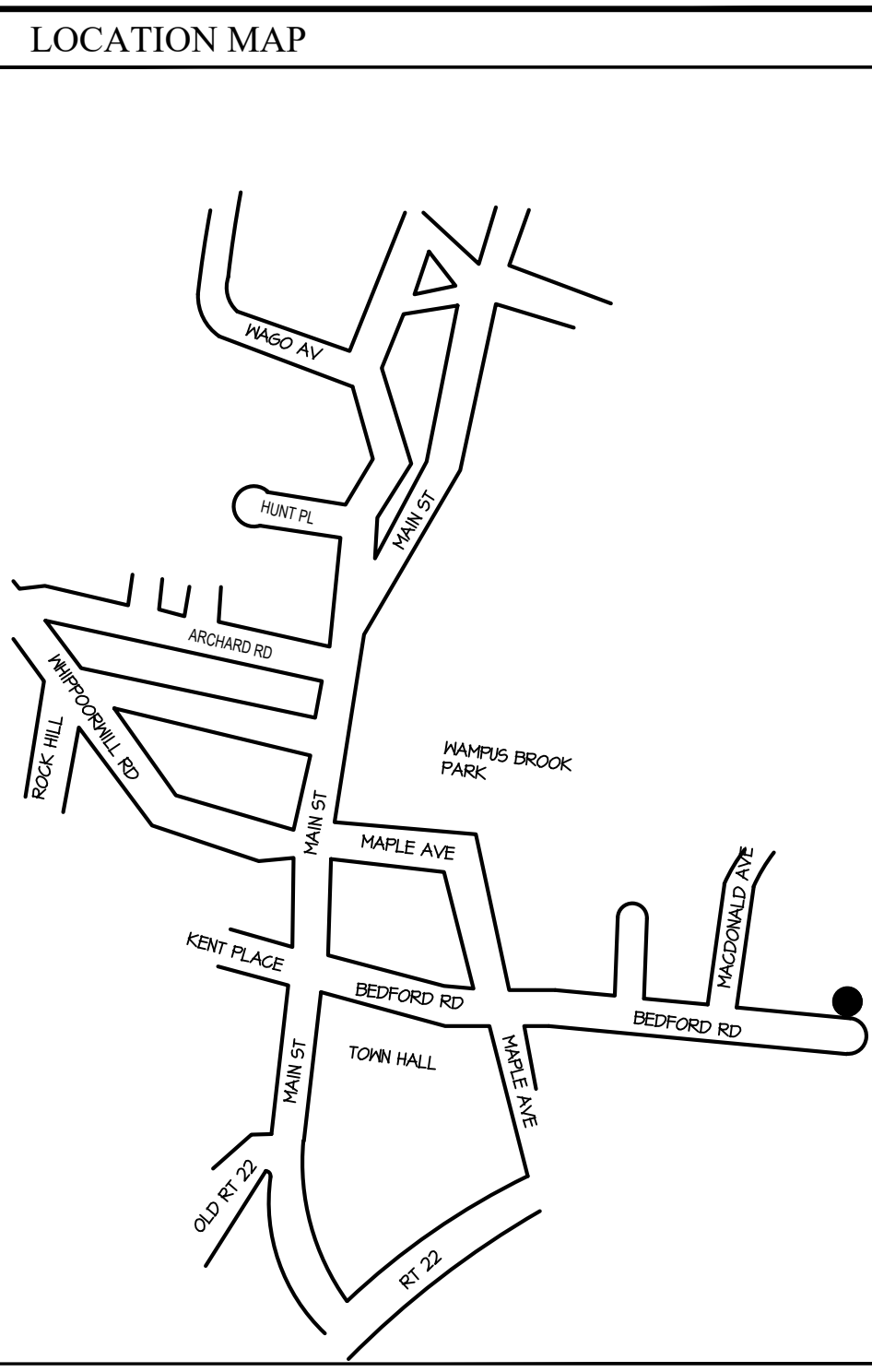
THE ARCHITECT WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHER'S FAILURE TO OBTAIN AND/OR FOLLOW THE ARCHITECT'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

| REVISION | DATE |
|-------------------|----------|
| 1. CLIENT REVIEW | 04.02.21 |
| 2. PB SUBMISSION | 04.09.21 |
| 3. REVISED FOR PB | 05.27.21 |

| SQUARE FOOTAGE CALCULATION BREAKDOWN | | | |
|--------------------------------------|----------|-----------------|----------------|
| ROOM NAME | BEDROOMS | SQUARE FOOTAGE | MIN. APT. SIZE |
| UNITS 1 & 2 | | | |
| FIRST FLOOR | | | |
| UNIT #1 | 2 | 1,003 SQ.FT. | 1,100 SQ.FT. |
| STORAGE | | • 16 SQ.FT. • | |
| TOTAL: | | 1,119 SQ.FT. | |
| COMMON AREA | | •• 84 SQ.FT. •• | |
| SECOND FLOOR | | | |
| UNIT #2 | 2 | 1,031 SQ.FT. | 1,100 SQ.FT. |
| STORAGE | | • 81 SQ.FT. • | |
| TOTAL: | | 1,116 SQ.FT. | |
| COMMON AREA | | •• 55 SQ.FT. •• | |
| GRAND TOTAL: | | 2,237 SQ.FT. | |
| UNITS 3 & 4 | | | |
| FIRST FLOOR | | | |
| UNIT #3 AFFH. | 2 | 1,003 SQ.FT. | 1,100 SQ.FT. |
| DECKS & STORAGE | | • 204 SQ.FT. • | |
| TOTAL: | | 1,212 SQ.FT. | |
| COMMON AREA | | •• 84 SQ.FT. •• | |
| SECOND FLOOR | | | |
| UNIT #4 | 2 | 1,031 SQ.FT. | 1,100 SQ.FT. |
| STORAGE | | • 184 SQ.FT. • | |
| TOTAL: | | 1,236 SQ.FT. | |
| COMMON AREA | | •• 55 SQ.FT. •• | |
| GRAND TOTAL: | | 2,448 SQ.FT. | |
| UNIT 5 | | | |
| FIRST FLOOR | | | |
| STORAGE | | • 210 SQ.FT. • | |
| TOTAL: | | 417 SQ.FT. | |
| SECOND FLOOR | | | |
| THIRD FLOOR | | | |
| TOTAL: | 3 | 438 SQ.FT. | 1,300 SQ.FT. |
| UNIT 6 | | | |
| FIRST FLOOR | | | |
| STORAGE | | • 210 SQ.FT. • | |
| TOTAL: | | 417 SQ.FT. | |
| SECOND FLOOR | | | |
| THIRD FLOOR | | | |
| TOTAL: | 3 | 438 SQ.FT. | 1,300 SQ.FT. |
| UNIT 7 | | | |
| FIRST FLOOR | | | |
| STORAGE | | • 210 SQ.FT. • | |
| TOTAL: | | 417 SQ.FT. | |
| SECOND FLOOR | | | |
| THIRD FLOOR | | | |
| TOTAL: | 3 | 438 SQ.FT. | 1,300 SQ.FT. |
| UNIT 8 | | | |
| FIRST FLOOR | | | |
| STORAGE | | • 210 SQ.FT. • | |
| TOTAL: | | 417 SQ.FT. | |
| SECOND FLOOR | | | |
| THIRD FLOOR | | | |
| TOTAL: | 3 | 438 SQ.FT. | 1,300 SQ.FT. |
| UNIT 9 | | | |
| FIRST FLOOR | | | |
| STORAGE | | • 210 SQ.FT. • | |
| TOTAL: | | 417 SQ.FT. | |
| SECOND FLOOR | | | |
| THIRD FLOOR | | | |
| TOTAL: | 3 | 438 SQ.FT. | 1,300 SQ.FT. |
| UNIT 10 | | | |
| FIRST FLOOR | | | |
| STORAGE | | • 210 SQ.FT. • | |
| TOTAL: | | 417 SQ.FT. | |
| SECOND FLOOR | | | |
| THIRD FLOOR | | | |
| TOTAL: | 3 | 438 SQ.FT. | 1,300 SQ.FT. |

| SQUARE FOOTAGE CALCULATION BREAKDOWN | | | |
|--------------------------------------|----------|----------------|----------------|
| ROOM NAME | BEDROOMS | SQUARE FOOTAGE | MIN. APT. SIZE |
| UNITS 11 | | | |
| FIRST FLOOR | | | |
| STORAGE | | • 210 SQ.FT. • | |
| TOTAL: | | 438 SQ.FT. | |
| SECOND FLOOR | | | |
| THIRD FLOOR | | | |
| TOTAL: | 3 | 438 SQ.FT. | 1,300 SQ.FT. |
| UNIT 12 | | | |
| FIRST FLOOR | | | |
| STORAGE | | • 210 SQ.FT. • | |
| TOTAL: | | 417 SQ.FT. | |
| SECOND FLOOR | | | |
| THIRD FLOOR | | | |
| TOTAL: | 3 | 438 SQ.FT. | 1,300 SQ.FT. |
| UNIT 13 | | | |
| FIRST FLOOR | | | |
| STORAGE | | • 210 SQ.FT. • | |
| TOTAL: | | 417 SQ.FT. | |
| SECOND FLOOR | | | |
| THIRD FLOOR | | | |
| TOTAL: | 3 | 438 SQ.FT. | 1,300 SQ.FT. |
| UNIT 14 | | | |
| FIRST FLOOR | | | |
| STORAGE | | • 210 SQ.FT. • | |
| TOTAL: | | 417 SQ.FT. | |
| SECOND FLOOR | | | |
| THIRD FLOOR | | | |
| TOTAL: | 3 | 438 SQ.FT. | 1,300 SQ.FT. |
| UNIT 15 | | | |
| FIRST FLOOR | | | |
| STORAGE | | • 210 SQ.FT. • | |
| TOTAL: | | 417 SQ.FT. | |
| SECOND FLOOR | | | |
| THIRD FLOOR | | | |
| TOTAL: | 3 | 438 SQ.FT. | 1,300 SQ.FT. |
| UNIT 16 | | | |
| FIRST FLOOR | | | |
| STORAGE | | • 210 SQ.FT. • | |
| TOTAL: | | 417 SQ.FT. | |
| SECOND FLOOR | | | |
| THIRD FLOOR | | | |
| TOTAL: | 3 | 438 SQ.FT. | 1,300 SQ.FT. |
| UNIT 17 & 18 | | | |
| FIRST FLOOR | | | |
| STORAGE | | • 210 SQ.FT. • | |
| TOTAL: | | 417 SQ.FT. | |
| SECOND FLOOR | | | |
| THIRD FLOOR | | | |
| TOTAL: | 3 | 438 SQ.FT. | 1,300 SQ.FT. |
| UNIT 19 & 20 | | | |
| FIRST FLOOR | | | |
| STORAGE | | • 210 SQ.FT. • | |
| TOTAL: | | 417 SQ.FT. | |
| SECOND FLOOR | | | |
| THIRD FLOOR | | | |
| TOTAL: | 3 | 438 SQ.FT. | 1,300 SQ.FT. |

| AREA BREAKDOWN | | | |
|-------------------------|----------|----------------|----------------|
| ROOM NAME | BEDROOMS | SQUARE FOOTAGE | MIN. APT. SIZE |
| UNITS 11 | | | |
| FIRST FLOOR | | | |
| STORAGE | | • 210 SQ.FT. • | |
| TOTAL: | | 438 SQ.FT. | |
| SECOND FLOOR | | | |
| THIRD FLOOR | | | |
| TOTAL: | 3 | 2,624 SQ.FT. | 1,300 SQ.FT. |
| UNIT 12 | | | |
| FIRST FLOOR | | | |
| STORAGE | | • 210 SQ.FT. • | |
| TOTAL: | | 417 SQ.FT. | |
| SECOND FLOOR | | | |
| THIRD FLOOR | | | |
| TOTAL: | 3 | 2,542 SQ.FT. | 1,300 SQ.FT. |
| UNIT 13 | | | |
| FIRST FLOOR | | | |
| STORAGE | | • 210 SQ.FT. • | |
| TOTAL: | | 417 SQ.FT. | |
| SECOND FLOOR | | | |
| THIRD FLOOR | | | |
| TOTAL: | 3 | 2,542 SQ.FT. | 1,300 SQ.FT. |
| UNIT 14 | | | |
| FIRST FLOOR | | | |
| STORAGE | | • 210 SQ.FT. • | |
| TOTAL: | | 417 SQ.FT. | |
| SECOND FLOOR | | | |
| THIRD FLOOR | | | |
| TOTAL: | 3 | 2,542 SQ.FT. | 1,300 SQ.FT. |
| UNIT 15 | | | |
| FIRST FLOOR | | | |
| STORAGE | | • 210 SQ.FT. • | |
| TOTAL: | | 417 SQ.FT. | |
| SECOND FLOOR | | | |
| THIRD FLOOR | | | |
| TOTAL: | 3 | 2,542 SQ.FT. | 1,300 SQ.FT. |
| UNIT 16 | | | |
| FIRST FLOOR | | | |
| STORAGE | | • 210 SQ.FT. • | |
| TOTAL: | | 417 SQ.FT. | |
| SECOND FLOOR | | | |
| THIRD FLOOR | | | |
| TOTAL: | 3 | 2,542 SQ.FT. | 1,300 SQ.FT. |
| UNIT 17 & 18 | | | |
| FIRST FLOOR | | | |
| STORAGE | | • 210 SQ.FT. • | |
| TOTAL: | | 417 SQ.FT. | |
| SECOND FLOOR | | | |
| THIRD FLOOR | | | |
| TOTAL: | 3 | 2,542 SQ.FT. | 1,300 SQ.FT. |
| UNIT 19 & 20 | | | |
| FIRST FLOOR | | | |
| STORAGE | | • 210 SQ.FT. • | |
| TOTAL: | | 417 SQ.FT. | |
| SECOND FLOOR | | | |
| THIRD FLOOR | | | |
| TOTAL: | 3 | 2,542 SQ.FT. | 1,300 SQ.FT. |



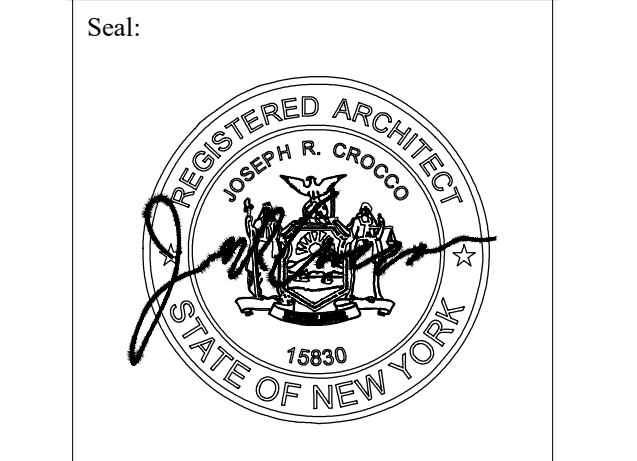
| MATERIAL LEGEND & SYMBOLS | | | |
|---------------------------|---|----------|---|
| [Symbol] | FOUNDATION WALL | [Symbol] | EARTH |
| [Symbol] | 12" FORMED CONC. FOUNDATION WALL ON 2'-0" X 1'-0" DEEP CONC. FTG. | [Symbol] | CONPACTED GRANULAR FILL |
| [Symbol] | INTERIOR WALL | [Symbol] | INSULATION (BATT, LOOSE, OR FRICTION) |
| [Symbol] | 2x4 WOOD STUD WALL @ 16" O.C. WITH 1/2" GYP. BRD. BOTH SIDES | [Symbol] | INSULATION (RIGID) |
| [Symbol] | INTERIOR WALL | [Symbol] | CONCRETE |
| [Symbol] | 2x6 WOOD STUD WALL @ 16" O.C. WITH 1/2" GYP. BRD. BOTH SIDES | [Symbol] | LIMBER (ROUGH) |
| [Symbol] | EXTERIOR WALL | [Symbol] | LIMBER (FINISHED) |
| [Symbol] | 2x4 OR 2x6 WOOD STUD WALL @ 16" O.C. WITH 5/8" TYPE 'X' GYP. BRD. BOTH SIDES | [Symbol] | PLYWOOD |
| [Symbol] | EXTERIOR WALL | [Symbol] | HARD-WIRED SMOKE DETECTOR |
| [Symbol] | 2x6 WOOD STUD WALL @ 16" O.C. WITH 1/2" (R19) F.G. INSUL. & 1/2" PLYWOOD SHEATHING EXT. 1/2" GYP. BRD. INT. | [Symbol] | HARD-WIRED HEAT DETECTOR |
| [Symbol] | CERAMIC TILE | [Symbol] | CARBON MONOXIDE DETECTOR |
| [Symbol] | INDICATES ELEVATION/SECTION NUMBER | [Symbol] | 100 CFM EXHAUST FAN VENTED TO FRESH AIR |
| [Symbol] | INDICATES DRAWING NUMBER | [Symbol] | DRYER EXHAUST TO FRESH AIR |
| [Symbol] | INDICATES DETAIL PLAN NUMBER | | |
| [Symbol] | INDICATES DRAWING NUMBER | | |

| INDEX OF DRAWINGS | |
|-------------------|------------------------------------|
| TJ | TITLE SHEET |
| AJ1 | BUILDING #1 GARAGE & FIRST FLOOR |
| AJ2 | BUILDING #1 SECOND AND THIRD FLOOR |
| AJ3 | BUILDING #2 GARAGE & FIRST FLOOR |
| AJ4 | BUILDING #2 SECOND AND THIRD FLOOR |
| AJ1 | BUILDING #1 ELEVATIONS |
| AJ2 | BUILDING #2 ELEVATIONS |
| AJ3 | SECTIONS |

NATHANIEL J. HOLT, PE
552 ROUTE 22
PAWLING, NEW YORK 12564
TEL. 914 760 1800

| FLOOR AREA RATIO CALCULATION | |
|---|---|
| BUILDING #1 | BUILDING #2 |
| LOT SIZE= 21456 | LOT SIZE= 21456 |
| ALLOWABLE FAR= .4 OR 24,710.4 | ALLOWABLE FAR= .4 OR 24,710.4 |
| BUILDING SQ/FT= BLD#1= 18,301 | BUILDING SQ/FT= BLD#2= 18,301 |
| 18,301 BUILDING SQ/FT / 21456 LOT AREA= .87 | 18,301 BUILDING SQ/FT / 21456 LOT AREA= .87 |

| CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA | | | | | | | | |
|---|------------|-------------------------|------------------------|------------------|-------------------|--------------------|----------------------------------|---------------|
| GROUND SNOW LOAD | WIND SPEED | SEISMIC DESIGN CATEGORY | SUBJECT TO DAMAGE FROM | | | WINTER DESIGN TEMP | ICE SHIELD UNDERLAYMENT REQUIRED | FLOOD HAZARDS |
| | | | WEATHERING | FROST LINE DEPTH | TERMITES | DECAY | | |
| 45 PSF | 10 MPH | C | SEVERE | 3'-6" | MODERATE TO HEAVY | MODERATE TO SEVERE | 7 | YES NO |



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NEW RESIDENTIAL STRUCTURE FOR
154 BEDFORD ROAD
ARMONK, NEW YORK
TOWN OF NORTHCASTLE BUILDING DEPT.

Dwg. Name: **TITLE SHEET**

Project No: 21003
Date: JAN. 19, 2021

Sheet Number: **T1.1**

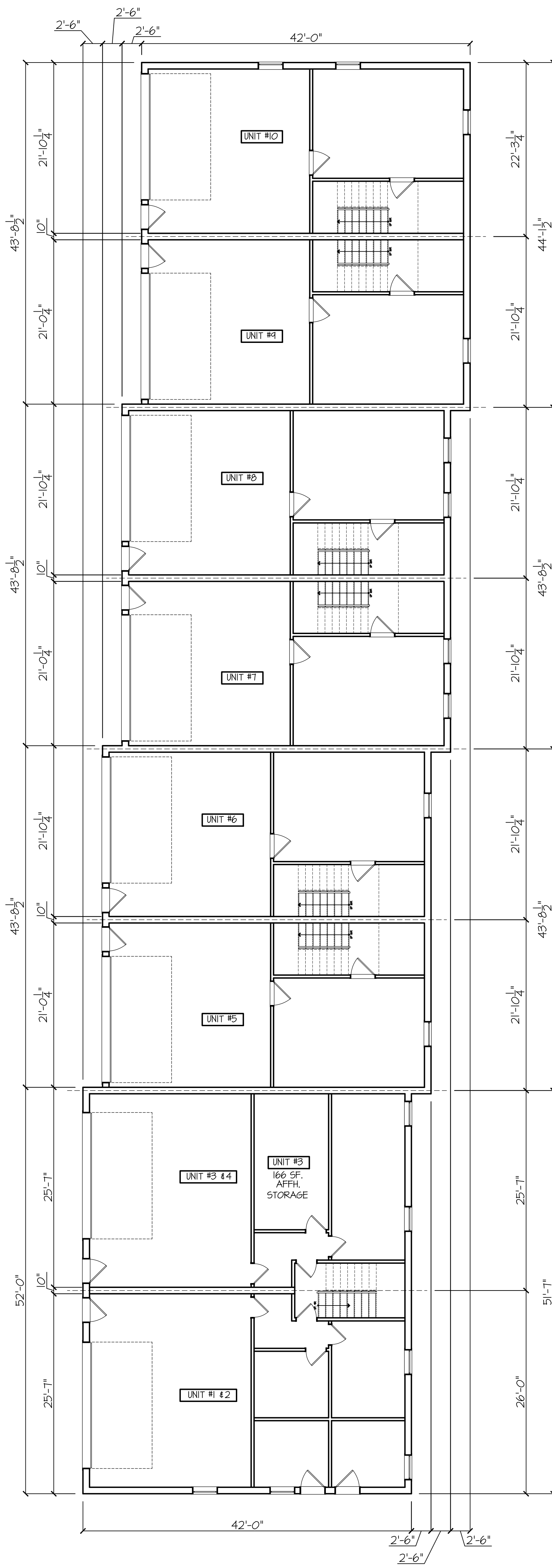
APPROVED BY THE TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION DATED: _____ DATE _____

CHRISTOPHER CARTHY, CHAIR
TOWN OF NORTH CASTLE PLANNING BOARD

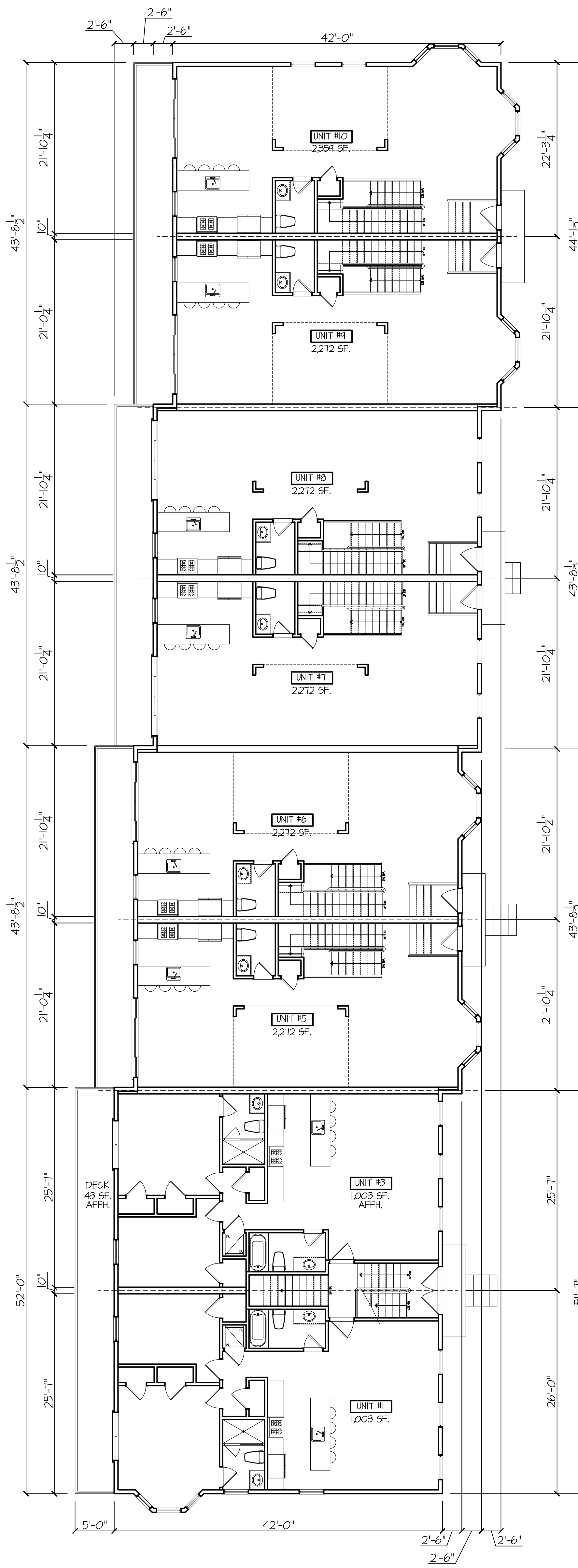
ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION: _____ DATE _____

JOSEPH CERIELE, P.E.
KELLARD SESSIONS CONSULTING P.C.
CONSULTING TOWN ENGINEERS

| APARTMENT BREAKDOWN | | | |
|---------------------|-----------------------------|-----------|----------|
| APARTMENT SIZE | PROVIDED TOTAL (MR. & AFFH) | BREAKDOWN | |
| | | MR. | AFFH |
| 2 BEDROOM | 8 | 6 | 2 |
| 3 BEDROOM | 12 | 12 | 0 |
| TOTAL | 20 | 18 | 2 |



1 BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

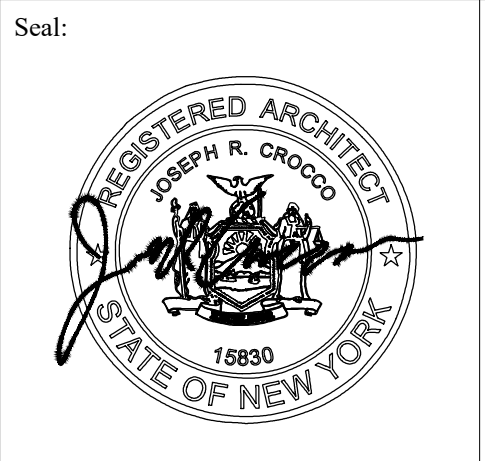
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| REVISION | DATE |
|----------------------------|----------|
| 1. CLIENT REVIEW | 04.02.21 |
| 2. PB SUBMISSION | 04.09.21 |
| 3. REV. DUE TO PB COMMENTS | 05.27.21 |



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NEW RESIDENTIAL STRUCTURE FOR
 154 BEDFORD ROAD
 ARMONK, NEW YORK
 TOWN OF NORTHCASTLE BUILDING DEPT.

Dwg. Name:
BLD. #1 GARAGE & FIRST FLOOR

Project No:
 21003

Date:
 JAN. 19, 2021

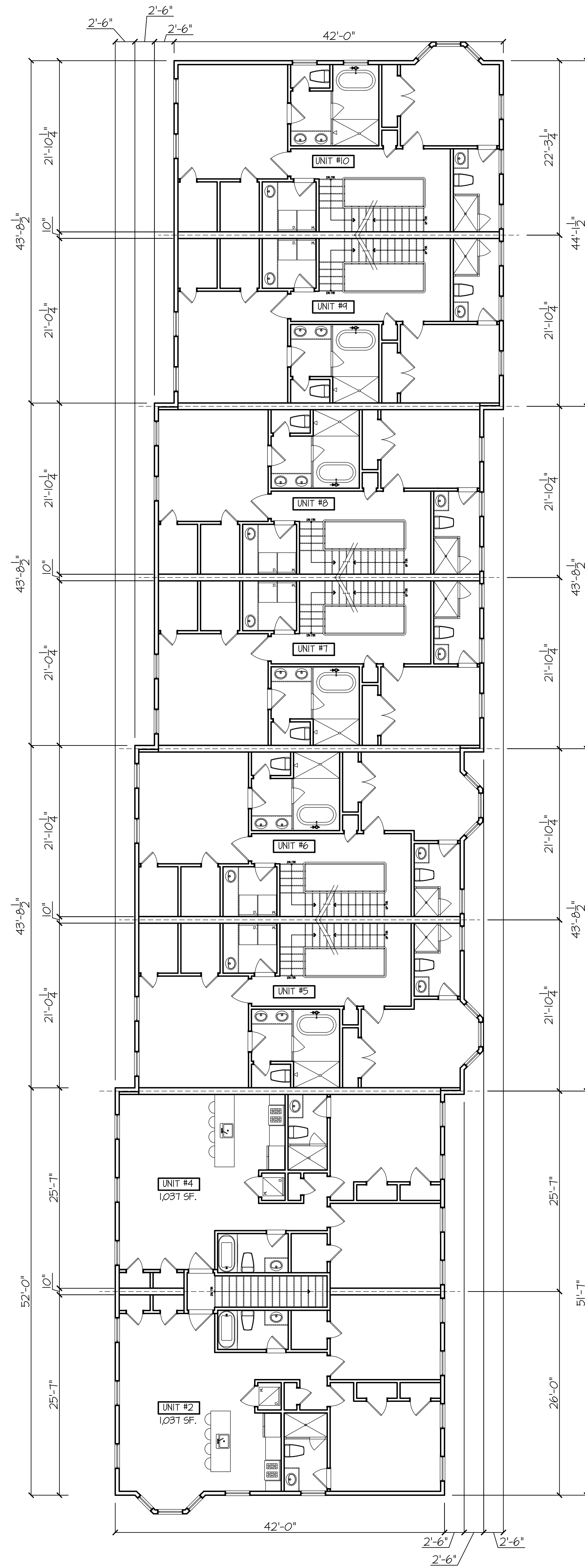
Sheet Number:
A1.1

APPROVED BY THE TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION DATED: _____ DATE _____

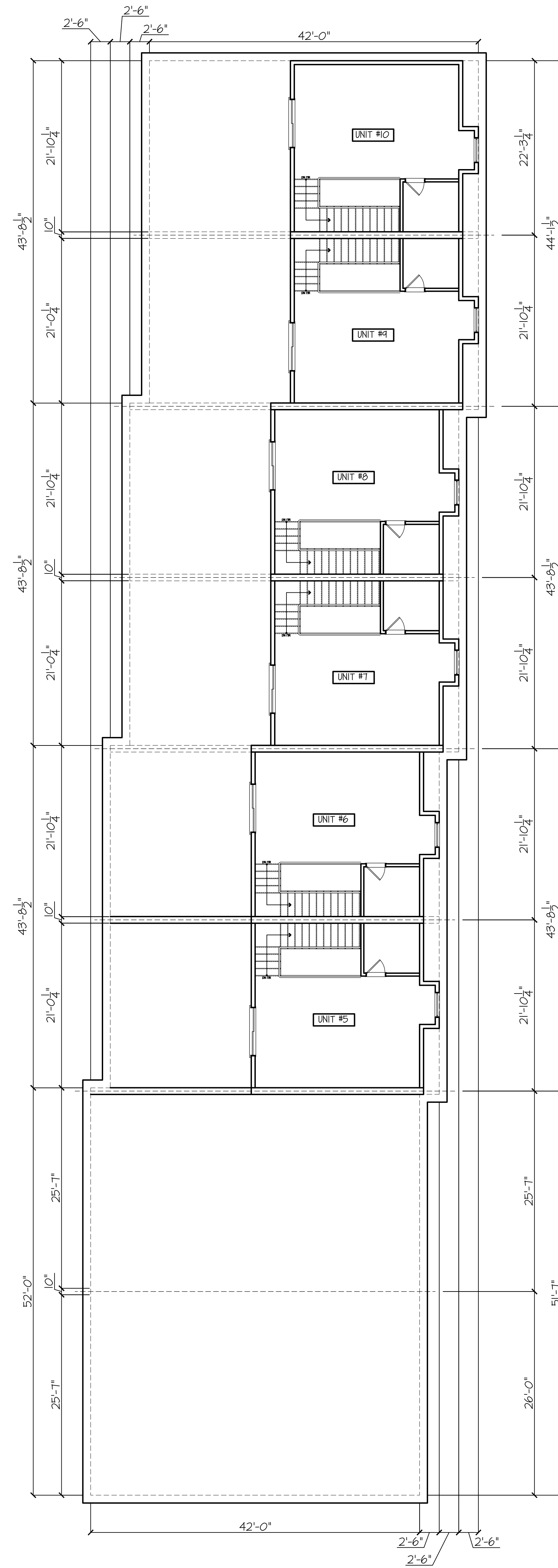
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 TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION: _____ DATE _____

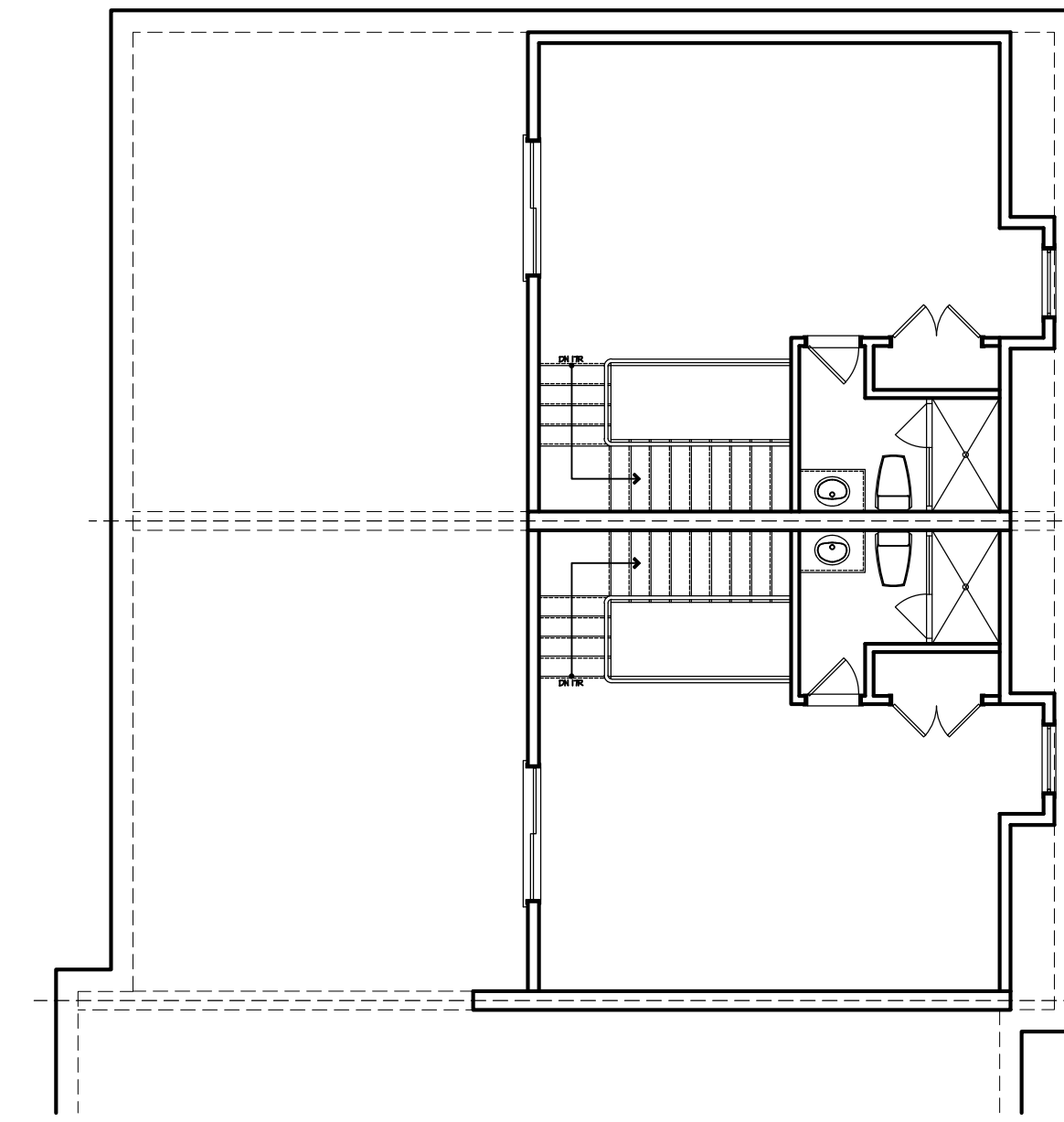
JOSEPH CERIELE, P.E.
 KELLARD SESSIONS CONSULTING P.C.
 CONSULTING TOWN ENGINEERS



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



3 THIRD FLOOR PLAN (OPTION)
SCALE: 1/8" = 1'-0"

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| REVISION | DATE |
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NEW RESIDENTIAL STRUCTURE FOR

154 BEDFORD ROAD
 ARMONK, NEW YORK
 TOWN OF NORTHCASTLE BUILDING DEPT.

Dwg. Name:
BLD. #1 SECOND & THIRD FLOOR

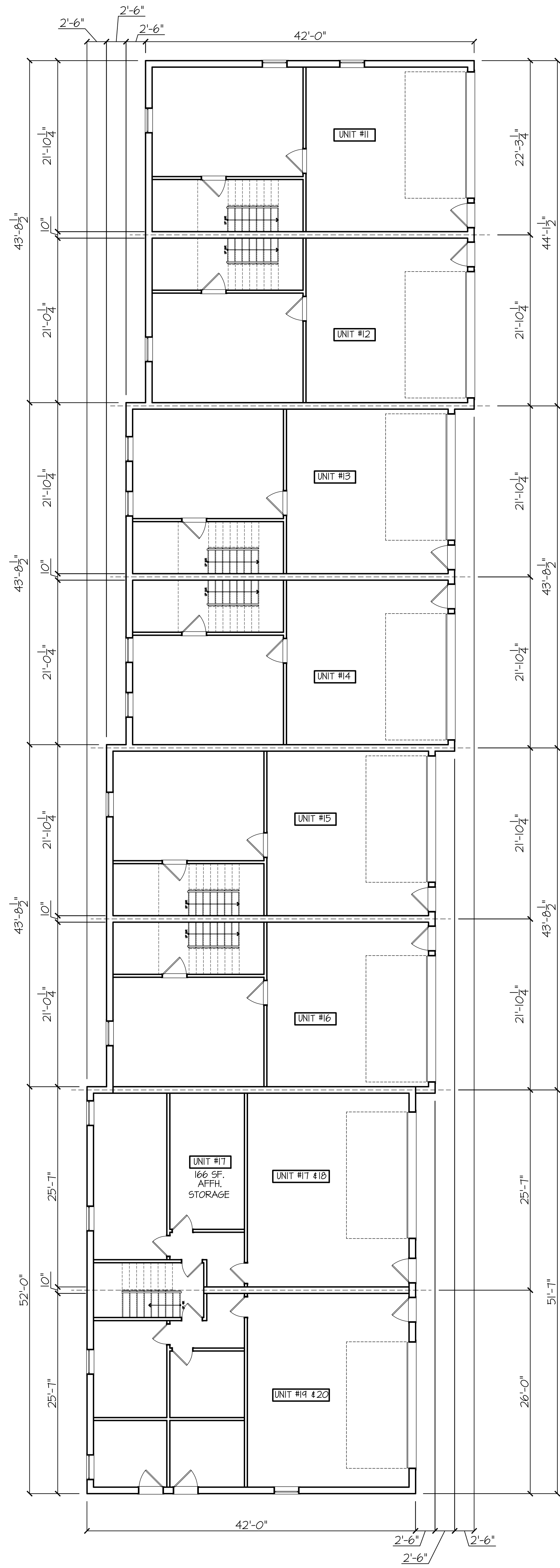
Project No:
 21003

Date:
 JAN. 19, 2021

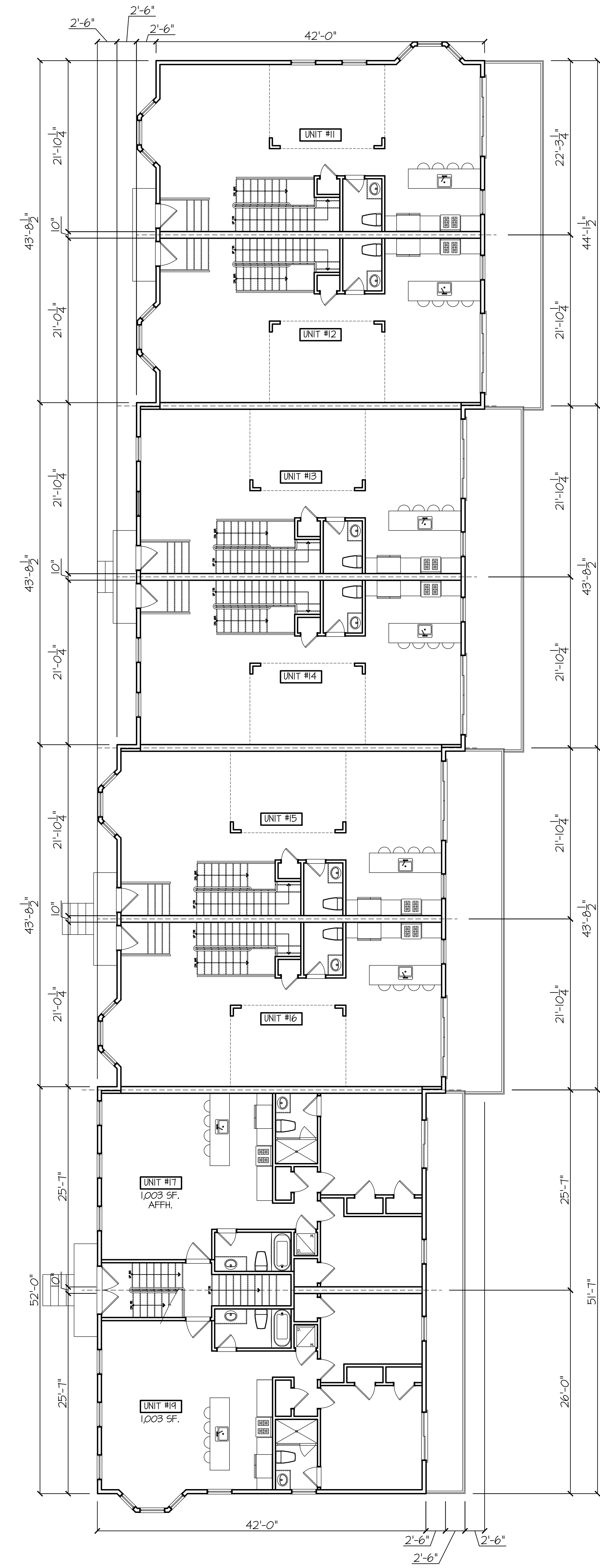
Sheet Number:
A1.2

APPROVED BY THE TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION DATED: _____ DATE _____
 CHRISTOPHER CARTHY, CHAIR
 TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION: _____ DATE _____
 JOSEPH CERIELE, P.E.
 KELLARD SESSIONS CONSULTING P.C.
 CONSULTING TOWN ENGINEERS



1 BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

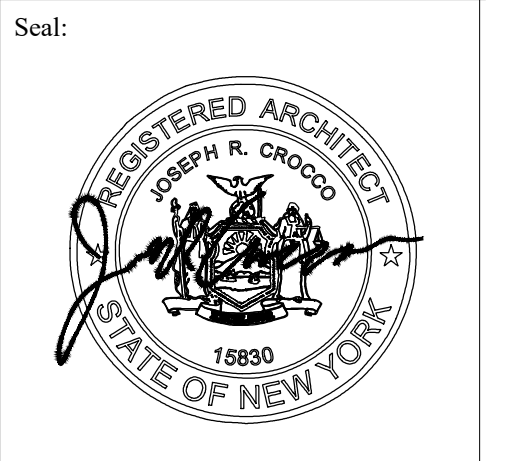
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| REVISION | DATE |
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| 1. CLIENT REVIEW | 04.02.21 |
| 2. PB SUBMISSION | 04.09.21 |
| 3. REV. DUE TO PB COMMENTS | 05.27.21 |



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NEW RESIDENTIAL STRUCTURE FOR
154 BEDFORD ROAD
ARMONK, NEW YORK
TOWN OF NORTHCASTLE BUILDING DEPT.

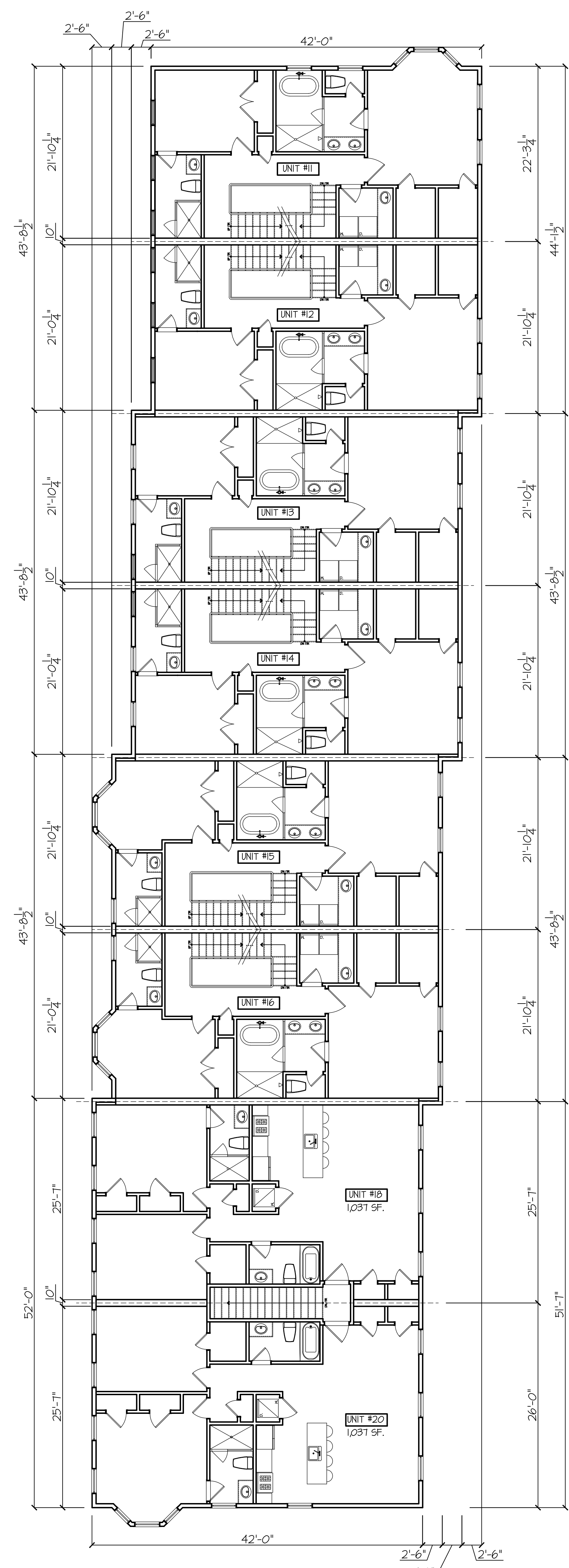
Dwg. Name:
BLD. #2 GARAGE & FIRST FLOOR

Project No:
21003

Date:
JAN. 19, 2021

Sheet Number:
A1.3

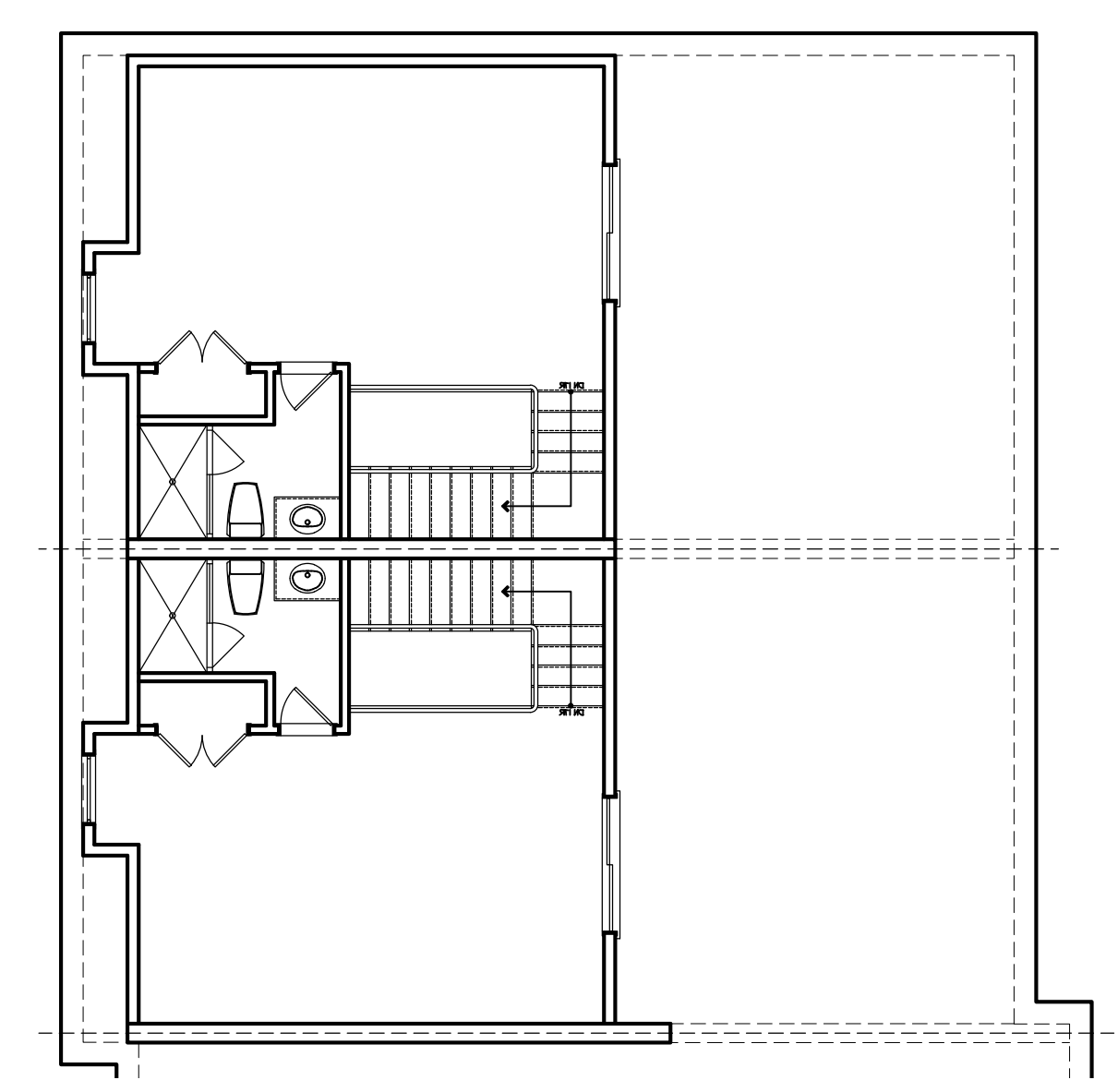
APPROVED BY THE TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION DATED: _____ DATE _____
CHRISTOPHER CARTHY, CHAIR
TOWN OF NORTH CASTLE PLANNING BOARD
ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION: _____ DATE _____
JOSEPH CERIELE, P.E.
KELLARD SESSIONS CONSULTING P.C.
CONSULTING TOWN ENGINEERS



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



3 THIRD FLOOR PLAN (OPTION)
SCALE: 1/8" = 1'-0"

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| 1. CLIENT REVIEW | 04.02.21 |
| 2. PB SUBMISSION | 04.09.21 |
| 3. REV. DUE TO PB COMMENTS | 05.27.21 |



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NEW RESIDENTIAL STRUCTURE FOR
154 BEDFORD ROAD
ARMONK, NEW YORK
TOWN OF NORTHCASTLE BUILDING DEPT.

Dwg. Name:
BLD. #2 SECOND & THIRD FLOOR

Project No:
21003

Sheet Number:
A1.4

APPROVED BY THE TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION DATED: _____ DATE _____

CHRISTOPHER CARTHY, CHAIR
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION: _____ DATE _____

JOSEPH CERIELE, P.E.
KELLARD SESSIONS CONSULTING P.C.
CONSULTING TOWN ENGINEERS

Date:
JAN. 19, 2021

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| 1. CLIENT REVIEW | 04.02.21 |
| 2. PB SUBMISSION | 04.09.21 |
| 3. REV. DUE TO PB COMMENTS | 05.28.21 |

TOP OF ROOF
ELEV. +485

MID POINT OF ROOF
ELEV. +490

FIN. THIRD FLOOR
ELEV. +490

FIN. SECOND FLOOR
ELEV. +985

FIN. FIRST FLOOR
ELEV. +990

FIN. ENTRANCE LEVEL
ELEV. +985
AVG. GRADE
ELEV. +987

FIN. GARAGE FLOOR
ELEV. +980



TOP OF ROOF
ELEV. +485

FIN. THIRD FLOOR
ELEV. +490

FIN. SECOND FLOOR
ELEV. +985

FIN. FIRST FLOOR
ELEV. +990

FIN. ENTRANCE LEVEL
ELEV. +985

FIN. GARAGE FLOOR
ELEV. +980

1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

TOP OF ROOF
ELEV. +485

FIN. THIRD FLOOR
ELEV. +490

FIN. SECOND FLOOR
ELEV. +985

FIN. FIRST FLOOR
ELEV. +990

FIN. ENTRANCE LEVEL
ELEV. +985

FIN. GARAGE FLOOR
ELEV. +980



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

TOP OF ROOF
ELEV. +485

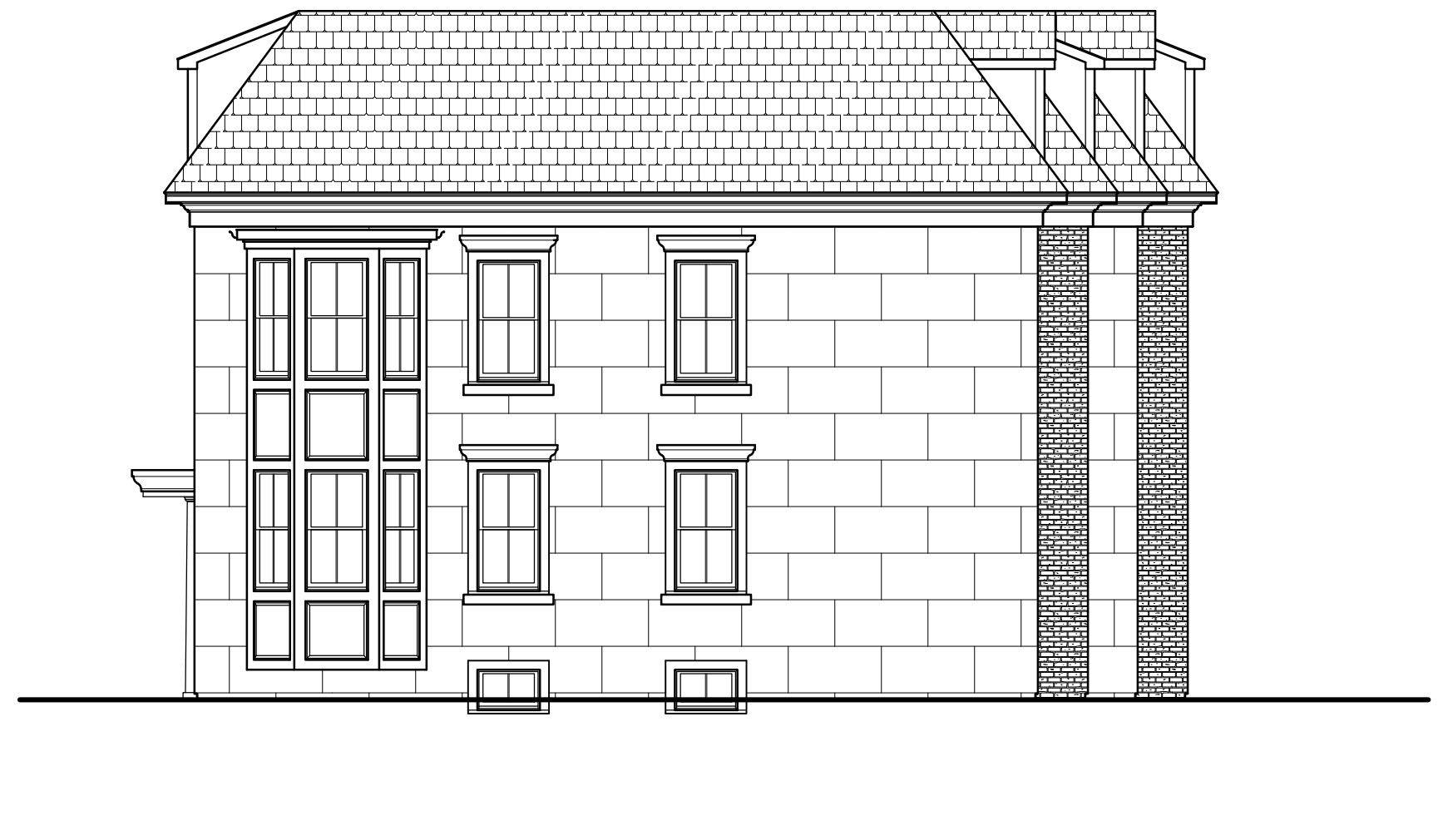
FIN. THIRD FLOOR
ELEV. +490

FIN. SECOND FLOOR
ELEV. +985

FIN. FIRST FLOOR
ELEV. +990

FIN. ENTRANCE LEVEL
ELEV. +985

FIN. GARAGE FLOOR
ELEV. +980



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

TOP OF ROOF
ELEV. +485

FIN. THIRD FLOOR
ELEV. +490

FIN. SECOND FLOOR
ELEV. +985

FIN. FIRST FLOOR
ELEV. +990

FIN. ENTRANCE LEVEL
ELEV. +985

FIN. GARAGE FLOOR
ELEV. +980



TOP OF ROOF
ELEV. +485

FIN. THIRD FLOOR
ELEV. +490

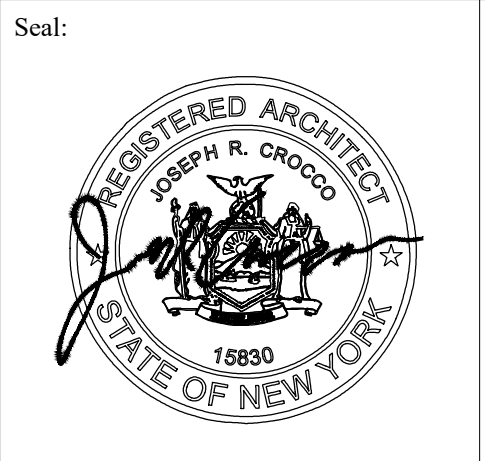
FIN. SECOND FLOOR
ELEV. +985

FIN. FIRST FLOOR
ELEV. +990

FIN. ENTRANCE LEVEL
ELEV. +985

FIN. GARAGE FLOOR
ELEV. +980

4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



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NEW RESIDENTIAL STRUCTURE FOR

154 BEDFORD ROAD
ARMONK, NEW YORK
TOWN OF NORTHCASTLE BUILDING DEPT.

Dwg. Name:
BLD. #1 ELEVATIONS

Project No:
21003

Sheet Number:
A2.1

Date:
JAN. 19, 2021

APPROVED BY THE TOWN OF NORTH CASTLE PLANNING BOARD
RESOLUTION DATED: _____ DATE _____

CHRISTOPHER CARTHY, CHAIR
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION:

DATE _____

JOSEPH CERIELE, P.E.
KELLARD SESSIONS CONSULTING P.C.
CONSULTING TOWN ENGINEERS

TOP OF ROOF
ELEV. 445
 FIN. THIRD FLOOR
ELEV. 400
 FIN. SECOND FLOOR
ELEV. 365
 FIN. FIRST FLOOR
ELEV. 330
 FIN. ENTRANCE LEVEL
ELEV. 330
 FIN. GARAGE FLOOR
ELEV. 280



TOP OF ROOF
ELEV. 445
 FIN. THIRD FLOOR
ELEV. 400
 FIN. SECOND FLOOR
ELEV. 365
 FIN. FIRST FLOOR
ELEV. 330
 FIN. ENTRANCE LEVEL
ELEV. 330
 FIN. GARAGE FLOOR
ELEV. 280

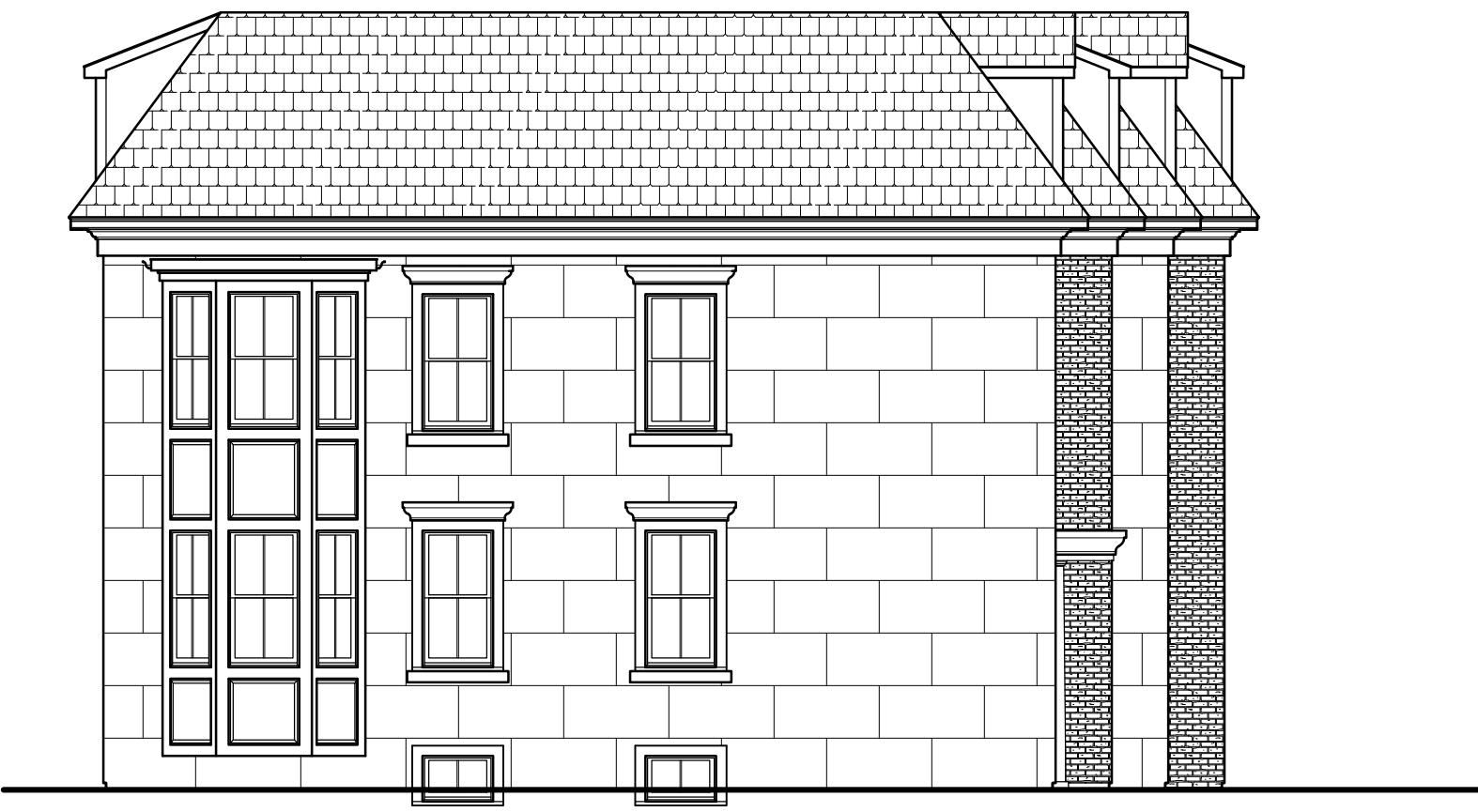
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

TOP OF ROOF
ELEV. 445
 FIN. THIRD FLOOR
ELEV. 400
 FIN. SECOND FLOOR
ELEV. 365
 FIN. FIRST FLOOR
ELEV. 330
 FIN. ENTRANCE LEVEL
ELEV. 330
 FIN. GARAGE FLOOR
ELEV. 280



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

TOP OF ROOF
ELEV. 445
 FIN. THIRD FLOOR
ELEV. 400
 FIN. SECOND FLOOR
ELEV. 365
 FIN. FIRST FLOOR
ELEV. 330
 FIN. ENTRANCE LEVEL
ELEV. 330
 FIN. GARAGE FLOOR
ELEV. 280



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

TOP OF ROOF
ELEV. 445
 FIN. THIRD FLOOR
ELEV. 400
 FIN. SECOND FLOOR
ELEV. 365
 FIN. FIRST FLOOR
ELEV. 330
 FIN. ENTRANCE LEVEL
ELEV. 330
 FIN. GARAGE FLOOR
ELEV. 280



TOP OF ROOF
ELEV. 445
 FIN. THIRD FLOOR
ELEV. 400
 FIN. SECOND FLOOR
ELEV. 365
 FIN. FIRST FLOOR
ELEV. 330
 FIN. ENTRANCE LEVEL
ELEV. 330
 FIN. GARAGE FLOOR
ELEV. 280

4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

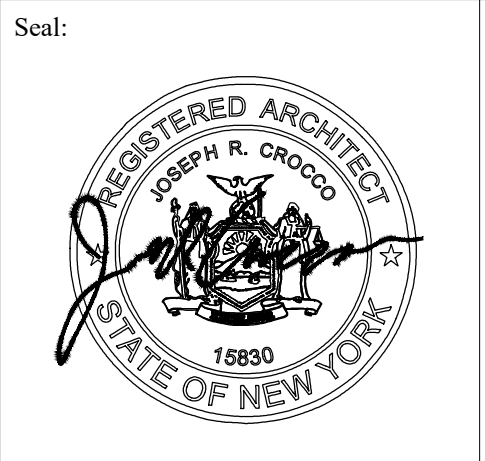
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| REVISION | DATE |
|----------------------------|----------|
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NEW RESIDENTIAL
 STRUCTURE
 FOR
 154 BEDFORD ROAD
 ARMONK, NEW YORK
 TOWN OF NORTHCASTLE BUILDING DEPT.

Dwg. Name:
BLD. #2 ELEVATIONS

Project No:
 21003

Date:
 JAN. 19, 2021

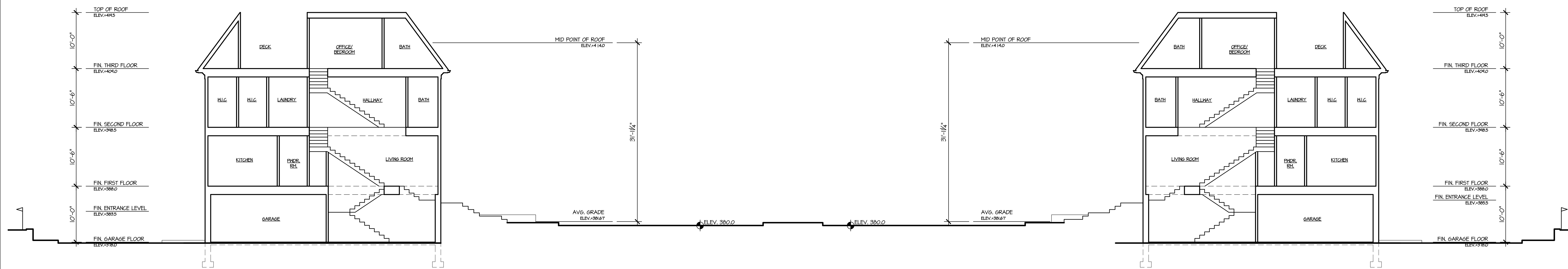
Sheet Number:
A2.2

APPROVED BY THE TOWN OF NORTH CASTLE PLANNING
 BOARD
 RESOLUTION DATED: _____ DATE _____
 CHRISTOPHER CARTHY, CHAIR
 TOWN OF NORTH CASTLE PLANNING BOARD

 ENGINEERING PLANS REVIEWED FOR
 CONFORMANCE TO RESOLUTION: _____ DATE _____
 JOSEPH CERIELE, P.E.
 KELLARD SESSIONS CONSULTING P.C.
 CONSULTING TOWN ENGINEERS



1 SECTION THROUGH DUPLEX UNIT
SCALE: 1/8" = 1'-0"



2 SECTION THROUGH TOWNHOUSE
SCALE: 1/8" = 1'-0"

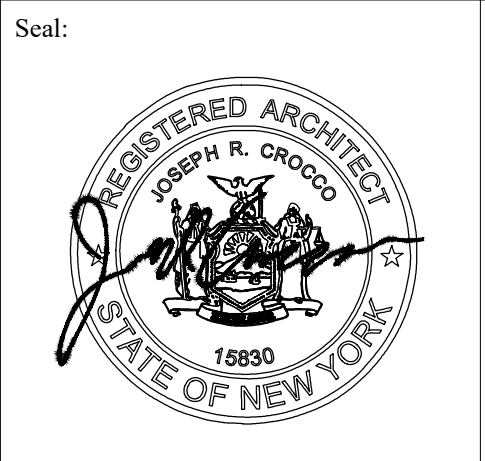
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DO NOT SCALE DIMS. USE GIVEN DIMENSIONS ONLY. IF NOT SHOWN, VERIFY CORRECT DIMENSIONS WITH THE ARCHITECT. THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS & CONDITIONS AT THE SITE. PLEASE NOTIFY ARCHITECT OF ANY DISCREPANCIES.

UNAUTHORIZED ADDITION OR ALTERATION OF THIS PLAN IS A VIOLATION OF SECTION 1209(2) OF THE NEW YORK STATE EDUCATION LAW.

THE ARCHITECT WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE ARCHITECT'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

| REVISION | DATE |
|------------------|----------|
| 1. CLIENT REVIEW | 04.02.21 |
| 2. PB SUBMISSION | 04.09.21 |



Joseph R. Crocco
architects
new york connecticut new jersey massachusetts
4 mcgdonald avenue, suite 5
armonk, new york 10604
(914) 273-2774 fax (914) 273-2776

NEW RESIDENTIAL STRUCTURE FOR
154 BEDFORD ROAD
ARMONK, NEW YORK
TOWN OF NORTHCASTLE BUILDING DEPT.

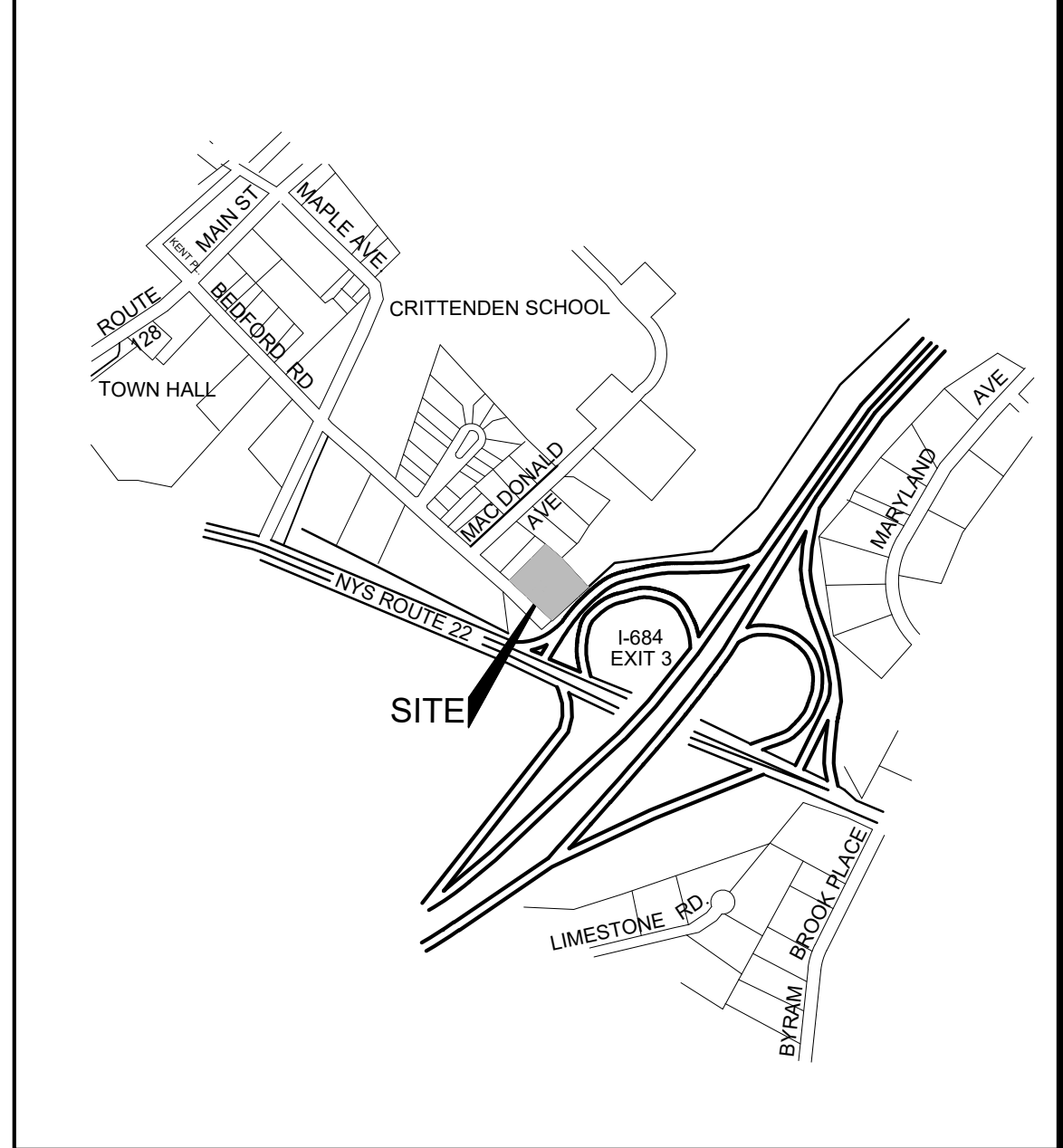
Dwg. Name: **SECTIONS**

Project No: 21003
Sheet Number: **A3.1**

Date: JAN. 19, 2021

APPROVED BY THE TOWN OF NORTH CASTLE PLANNING BOARD
RESOLUTION DATED: _____ DATE _____
CHRISTOPHER CARTHY, CHAIR
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION.
DATE _____
JOSEPH CERIELE, P.E.
KELLARD SESSIONS CONSULTING P.C.
CONSULTING TOWN ENGINEERS



Vicinity Map
NTS



Interstate Highway 684
(Variable Width Right of Way)

Preliminary Subdivision Map
prepared for
154 Bedford Road LLC
in the Town of
North Castle
Westchester County, N.Y.
Scale 1"=20'
Mar. 31, 2021

The premises being Lots 41 and 42, Block 1, Section 108.03 as shown on the Official Tax Assessment Maps of the Town of North Castle. Also shown on a map entitled "Map of Property belonging to Edwin R. Hopkins" dated March 16, 1886 and filed March 10, 1887 as County Clerk Map No. 101.

Site Utilities designed by:
Nathaniel J. Holt, P.E.
New York State License No. 074128
Nathaniel J. Holt, PE
Consulting Engineers
592 Route 22
Pawling, New York 12564
914-760-1800



William H. Drees, P.E.
Ward Carpenter Engineers, Inc.
76 Mamaroneck Avenue
White Plains, N.Y. 10601

"Unauthorized alterations or additions to a survey map is a violation of section 7209, sub-division 2, of the New York State Education Law".

We, Ward Carpenter Engineers Inc., the surveyors who made this map do hereby certify that the survey of property shown hereon was completed March 23, 2021 and that this map was completed on March 31, 2021.

Westchester County Department of Health
Mount Kisco, New York

Approved pursuant to Chapter 873, Article X, Sections 873.951 and 873.1021 of the Westchester County Sanitary Code subject to the provision of public water supply and public sanitary sewer facilities to serve all structures intended for human occupancy constructed herein.

Each purchaser of property shown hereon shall be furnished a true copy of this plat showing this endorsement. Any erasures, changes, additions or alterations of any kind, except the addition of signatures of other approving authority and the date thereof made on this plan after this approval, shall invalidate this approval.

Date: _____
Approved by the Assistant Commissioner of Health on Behalf of the Department of Health.

Approved for filing in the Division of Land Records

Approved by a Resolution of the North Castle Planning Board

Date: _____
Owner: 154 Bedford Road LLC
Officer: _____

Chairman: _____ Date: _____
Engineering Drawings and Conservation Plans Approved by Town Engineer
Joseph M. Cermele, P.E.
Kellard Sessions Consulting, P.C.
Consulting Town Engineers

Owner: 154 Bedford Road LLC
4 MacDonal Avenue
Armonk, NY 10504

All taxes due to date have been paid.

Town of North Castle Tax Assessment Designation
Section 108.03
Block 1
Lot 42

Date: _____
Patricia Calombo
Town of North Castle-Receiver of Taxes

Westchester County Index System
Sheet 123
Block 8795

Total Lot Area = 54,912 sq. ft. or 1.2606 acres

HOLT ENGINEERING & CONSULTING, P.C.

Nathaniel J. Holt, P.E.
dan@holtengineering.net

May 28, 2021

Town of North Castle
Planning Department
Bedford Road
Armonk, New York 10504

Attn: Christopher Carthy
Chairman

RE: Armonk Close
154 Bedford Road

Dear Chairman Carthy and Members of the Planning Board:

As outlined in review comments from Adam Kaufman and Joe Cermele, we have expanded the Conceptual Site Plan to create the attached Site Development Plans. The revisions and responses to those comments are outlined below:

Joseph Cermele, PE, dated April 22, 2021

General Comment

Although the current plan is different from the previously approved Site Plan for the property, the extent of proposed impervious area on the current plan is essentially identical. That is: previous the mitigation plan will be identical to the current proposal. With this submission, the mitigation plan consists of the same number of infiltration units as the previous approval. With the next submission, a Full Stormwater Pollution Prevention Plan and Reports will be submitted for review.

1. A Preliminary Plat has been prepared by the Ward Carpenter Engineers which contains the basic information typically required for filing.
2. No response necessary.
3. The Zoning Compliance Chart has been revised and/or corrected as noted.

4. The Parking Tabulation Chart has been revised as contained in Mr. Kaufman's memorandum of April 21, 2021.
5. The Attached Site Plans contain the required construction details as they relate to the proposed off-site sidewalks.
6. A conversation has taken place between the Joseph Crocco's office and Mr. Mellilo regarding fire access and fire hydrants. It has been agreed that the fire access to this property is Bedford Road and that one is not required on the property. In addition, based upon Mr. Mellilo's recommendation, the water main will be extended beyond its current location and will terminate with a new fire hydrant on the northerly side of Bedford Road and centrally located in front of the property.
7. The attached plans contain construction details of the proposed Site Improvements. One such detail is that of the proposed Dumpster Enclosure. Landscape screening of the enclosure are being addressed by the Office of Blythe Yost, LA.
8. The comment acknowledged/accepted the proposed garage access driveways, therefore no response is necessary.
9. A Landscape and Screening plan is/has been prepared by the Offices of Blythe Yost, LA.
10. A Site Lighting Plan is being developed by others.
11. A driveway profile will be provided as required.
12. An application to the Westchester County for the proposed extension of the water and sewer mains is being prepared. A copy of the submission will be provided.
13. Construction Details of the proposed sewer and water systems are included within this submission. Note that this office had been in contact with Mr. Misiti to discuss the alignment of the proposed sewer and water mains to service this property. Upon recommendations from Mr. Mellilo, a new sketch was prepared and provided to Mr. Misiti. The current plan was found acceptable.
14. The comment regarding the SWPPP is acknowledged. See also General Comment above.
15. The comment regarding the SWPPP and the use of previous test data is acknowledged and appreciated.

16. A Sediment and Erosion Control Plan is included within the submitted Site Plans. When completed, the SWPPP will contain the required information outlined by Mr. Cermele.
17. The attached Site Plan provides Construction Details associated with the project.

Adam Kaufman, Director of Planning (responses limited to to the Site Plans)

1. As noted above, the Parking Analysis Chart has been revised to reflect Mr. Kaufman's comment.
2. The Site Plans reflect the required Building Envelopes
3. The Side Yard Setbacks have been measured to the proposed decks as required.
4. The Zoning Compliance Chart has been revised as required.
- 5&6. Comments regarding the required minimum lot widths are noted.
- 8&9. Zoning Compliance Chart has been revised as noted.
20. A detail of the proposed dumpster has been provided.
26. See response #1 above.

This office will continue to address future comments as necessary

Very truly yours



Nathaniel J. Holt, PE
Holt Engineering & Consulting, PA

cc: Michael Fareri
Joseph Cermele, PE

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.

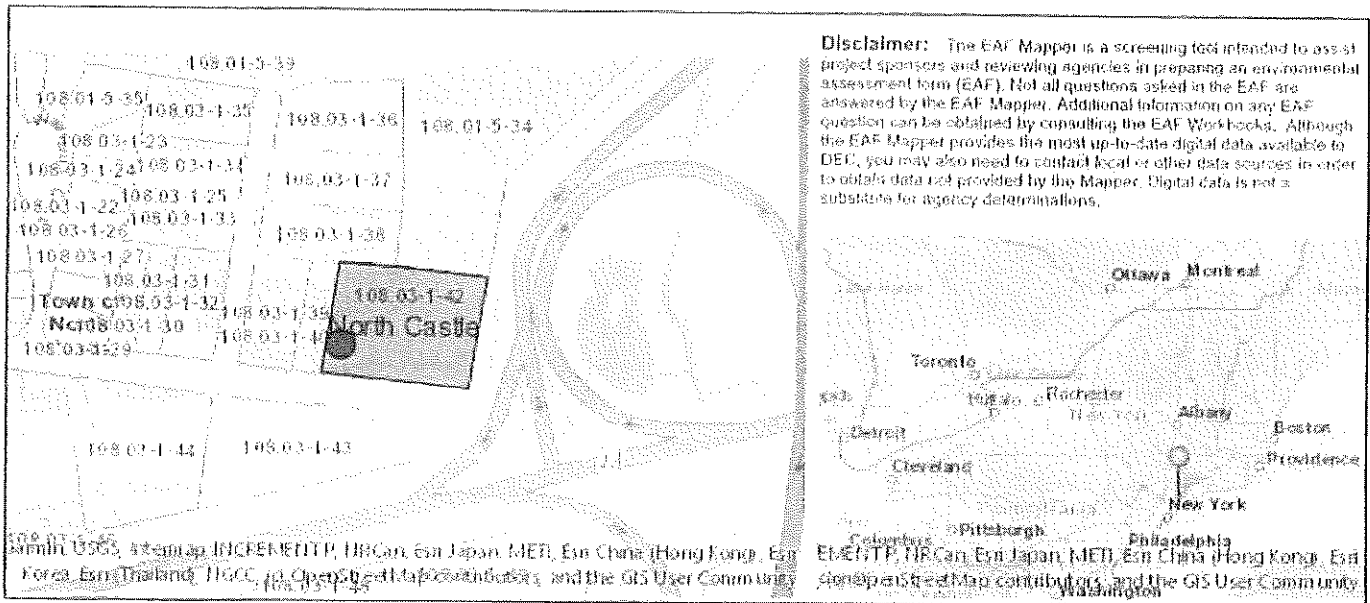
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency, attach additional pages as necessary to supplement any item.

| Part 1 - Project and Sponsor Information | | | |
|--|--|-------------------------|--|
| MULTIFAMILY RESIDENCES | | | |
| Name of Action or Project: ARMONK CLOSE | | | |
| Project Location (describe, and attach a location map): 156 BEDFORD ROAD, ARMONK, NY | | | |
| Brief Description of Proposed Action: SITE PLAN AND SUBDIVISION PLAN THAT PROPOSES TWO NEW MULTIFAMILY BUILDINGS ON TWO LOTS WITH A TOTAL OF 20 TOTAL UNITS (12 3 BEDROOM UNITS AND 8 2 BEDROOM UNITS) IN THE R-M-SS ZONING DISTRICT. 10 PERCENT OF THE APARTMENT WILL BE AFFH UNITS AND WILL BE LOCATED ON SITE. | | | |
| Name of Applicant or Sponsor: MICHAEL FARERI | | Telephone: 914-273-4600 | |
| Address: 4 MACDONALD AVENUE | | E-Mail: | |
| City/PO: ARMONK | | State: NY | Zip Code: 10504 |
| 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 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: | | | YES <input checked="" type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? _____ 1.26 acres b. Total acreage to be physically disturbed? _____ 1.26 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 1.26 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 checked="" 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 | | | |

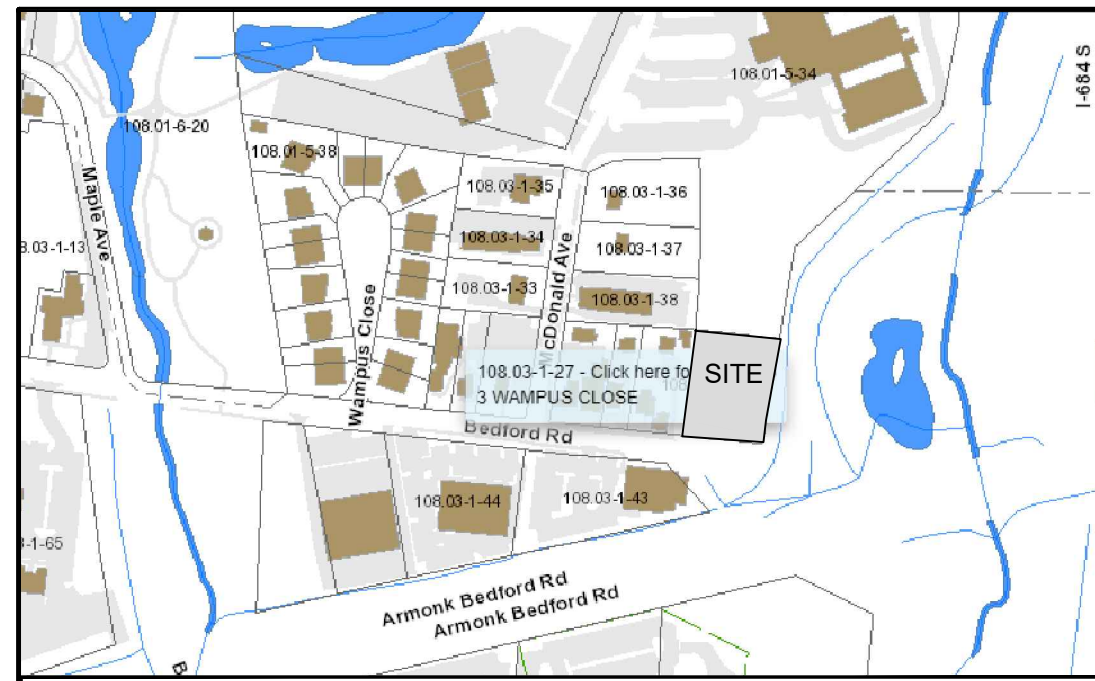
| | | | |
|---|-------------------------------------|-------------------------------------|--------------------------|
| 5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan? | NO | YES | N/A |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | <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? If Yes, identify: _____ | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies. _____ _____ | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ | NO | YES | |
| | <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? 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? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input 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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____ | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | <input type="checkbox"/> | <input type="checkbox"/> | |
| | <input type="checkbox"/> | <input type="checkbox"/> | |

| | | |
|---|-------------------------------------|-------------------------------------|
| 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 checked="" 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? | NO | YES |
| Bog Turtle | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 16. Is the project site located in the 100-year flood plain? | 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? | NO | YES |
| If Yes, | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a. Will storm water discharges flow to adjacent properties? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If Yes, briefly describe: | | |
| _____ | | |
| _____ | | |
| 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)? | NO | YES |
| If Yes, explain the purpose and size of the impoundment: | <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? | NO | YES |
| If Yes, describe: | <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? | NO | YES |
| If Yes, describe: | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| _____ | | |
| _____ | | |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE. | | |
| Applicant/sponsor/name: MICHAEL FARERI | Date: MAY 27, 2021 | |
| Signature:  | Title: OWNER/APPLICANT | |

PRINT FORM



| | |
|---|---|
| Part 1 / Question 7 (Critical Environmental Area) | No |
| Part 1 / Question 12a (National or State Register of Historic Places or State Eligible Sites) | No |
| Part 1 / Question 12b (Archeological Sites) | Yes |
| Part 1 / Question 13a (Wetlands or Other Regulated Waterbodies) | Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook. |
| Part 1 / Question 15 (Threatened or Endangered Animal) | Yes |
| Part 1 / Question 15 (Threatened or Endangered Animal - Name) | Bog Turtle |
| Part 1 / Question 16 (100 Year Flood Plain) | No |
| Part 1 / Question 20 (Remediation Site) | Yes |



LOCATION PLAN

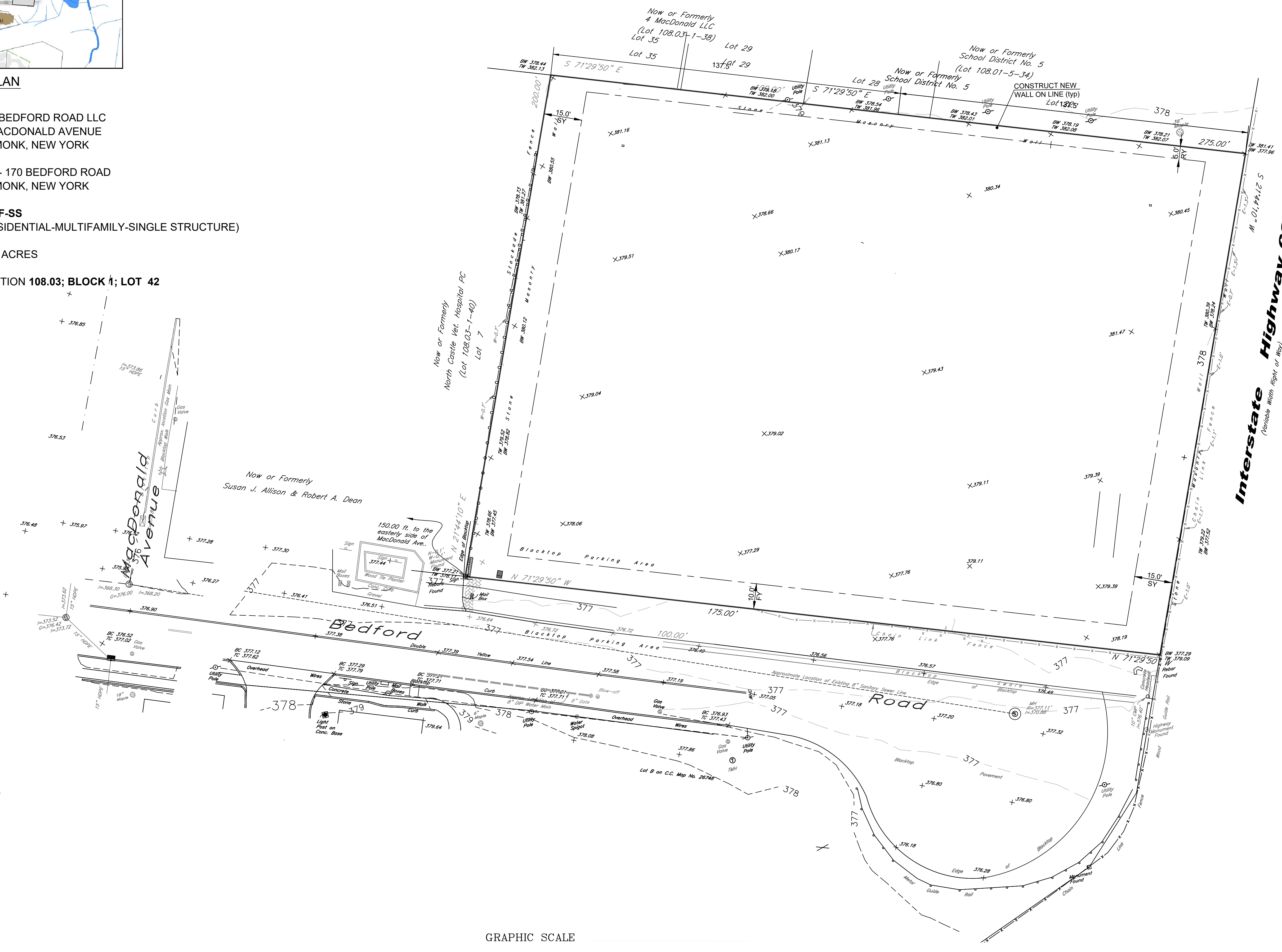
OWNER/APPLICANT: 154 BEDFORD ROAD LLC
4 MACDONALD AVENUE
ARMONK, NEW YORK

PROPERTY LOCATION: 154 - 170 BEDFORD ROAD
ARMONK, NEW YORK

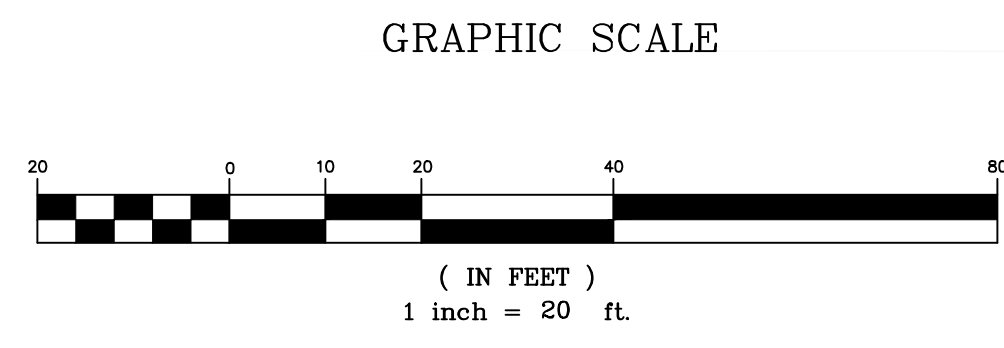
ZONING DISTRICT: R-MF-SS
(RESIDENTIAL-MULTIFAMILY-SINGLE STRUCTURE)

AREA: 1.26 ACRES

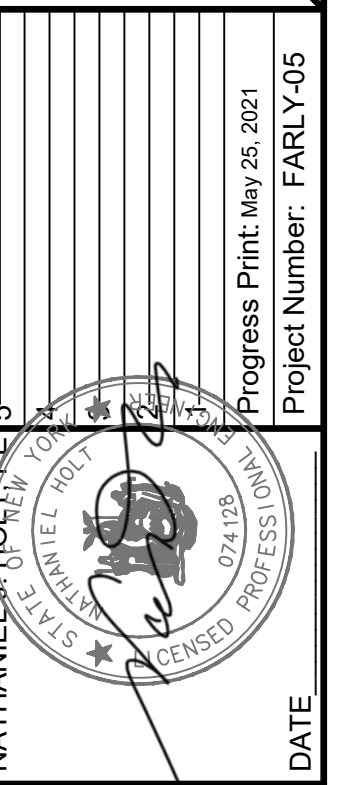
TAX LOT NUMBER: SECTION 108.03; BLOCK 4; LOT 42



- LEGEND**
- + 98.64 EXISTING "SPOT" GRADE
 - OHW OVERHEAD UTILITY WIRES
 - IB IRON BAR
 - IBC IRON BAR & CAP
 - DUE DRAINAGE & UTILITY EASEMENT
 - (MH) EX. MANHOLE
 - EX. CATCH BASIN
 - EX. WHEEL STOP
 - PROPOSED WHEEL STOP
 - PROPOSED HANDICAP PARKING
 - PROPOSED HANDICAP RAMP
 - 1 PROPOSED STOP SIGN
 - 2 PROPOSED HANDICAP SIGN
 - 3 PROPOSED NO STANDING SIGN
 - 4 PROPOSED NO PARKING SIGN
 - 5 PROPOSED VISITOR'S PARKING SIGN



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DUPLICATION IS A VIOLATION OF
APPLICABLE LAWS



NATHANIEL J. HOLT, PE
CONSULTING ENGINEERS
592 ROUTE 22
PAWLING, NEW YORK 12564
PHONE: (914) 780-1800 FX: (772) 204-9553

EXISTING CONDITIONS
PLAN

ARMONK CLOSE
154 BEDFORD ROAD, ARMONK, NY

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AVERAGE GRADE CALCULATION

| POINTS | AVG OF POINTS | x | DISTANCE BETWEEN POINTS | = | TOTAL |
|--------|--------------------|---|-------------------------|--------|--------------|
| A-B | (386.5 + 386)/2 | | 21' | | 8,111.25 |
| B-C | (386 + 382.5)/2 | | 21' | | 8,048.25 |
| C-D | (378.5 + 378)/2 | | 186.6' | | 70,581.45 |
| D-E | (378.5 + 382)/2 | | 25.5' | | 9,696.35 |
| E-F | (378 + 378)/2 | | 12' | | 4,536 |
| F-G | (386.25 + 382)/2 | | 4' | | 1,217 |
| G-A | (386.5 + 386.25)/2 | | 190.8' | | 73,720.4 |
| | | | | 460.9' | 175,910.7 sf |
| | | | | | AVG: 381.67' |

ZONING COMPLIANCE CHART

| MINIMUM DIMENSIONS | LOT 1 | | LOT 2 | |
|-------------------------|------------------|------------------|---------------|-----------|
| | LOT SIZE | 20,000 sf | 27,456 sf | 27,456 sf |
| FRONTAGE | 100 ft | 137.5 sf | 137.5 sf | |
| WIDTH | 150 ft | 137.5 sf | 137.5 sf | |
| DEPTH | 150 ft | 200 sf | 200 sf | |
| MINIMUM YARDS | | | | |
| FRONT | 10 ft | 10.67 ft | 10 ft | |
| SIDE | 15 ft | 23.3 ft (min) | 23.3 ft (min) | |
| REAR | 5 ft | 5 ft | 5 ft | |
| MAXIMUM BUILDING HEIGHT | | | | |
| HEIGHT | 30 ft | 31'-11 1/2" | 32'-2 1/2" | |
| STORIES | 3 | 2-1/2 | 2-1/2 | |
| MAXIMUM BUILDING COVER | | | | |
| | 28.1% (7,728 sf) | 28.1% (7,728 sf) | 15,456 sf | 21,965 sf |
| FAR | 18,228 sf | 18,228 sf | 0.66 | 0.9 |
| | | | 36,456 sf | 49,420 sf |

PARKING TABULATION CHART

| REQUIRED | MARKET RATE UNITS | | TOTALS | |
|--------------|--|----------|--------------|---|
| | REQUIRED | PROVIDED | REQUIRED | PROVIDED |
| CALCULATIONS | 2 SPACES PER DWELLING UNIT + 1/2 PER GARAGE OVER 2 + 10% VISITOR | | | |
| | 3 BEDROOM UNITS (11 DU x 2 SP/DU + 0.5 SP/DU x 11 DU) = 27.5 SPACES 2 BEDROOM UNITS (7 DU x 2.0 SP/DU) = 14 SPACES VISITOR (27.5 SP + 14 SP) x 0.1 = 4.15 SPACES | | 45.65 SPACES | |
| AFFH | 3 BEDROOM UNITS (1 DU x 1.0 SP/DU) + (0.5 SP/BR x 3 BR) = 2.5 SPACES 2 BEDROOM UNITS (1 DU x 1 SP/DU) + (0.5 SP/DU) = 1.5 SPACES | | 4 SPACES | |
| | | | | 32 GARAGED 25 EXTERIOR (INCLUDES 2 HC) 3 STREET |
| | | | 50 TOTAL | 60 TOTAL |

SHEET: 2 OF 8

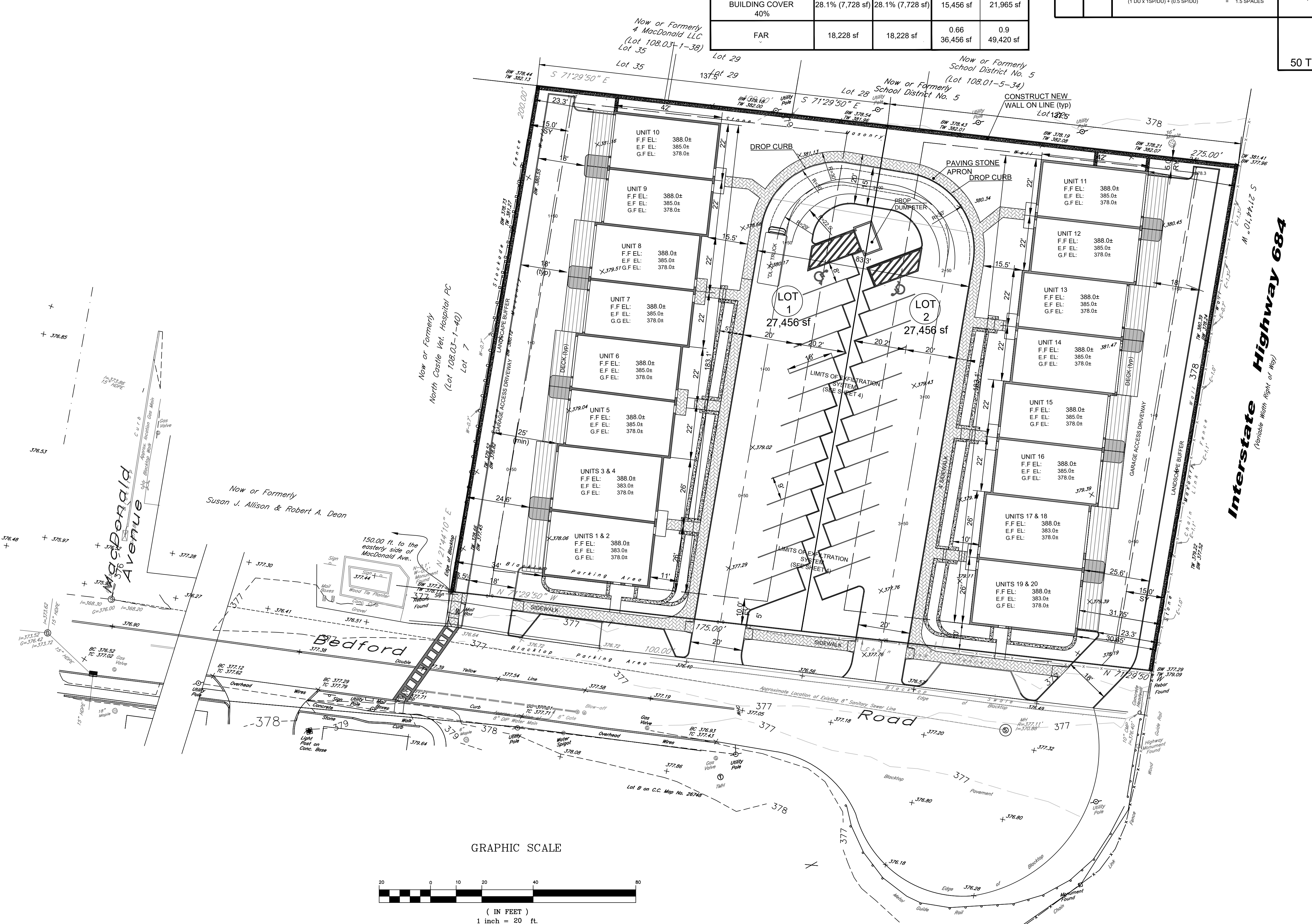
NATHANIEL J. HOLT, PE
CONSULTING ENGINEERS

592 ROUTE 22
PAWLING, NEW YORK 12564
PHONE: (914) 780-1800 FX: (772) 204-9553

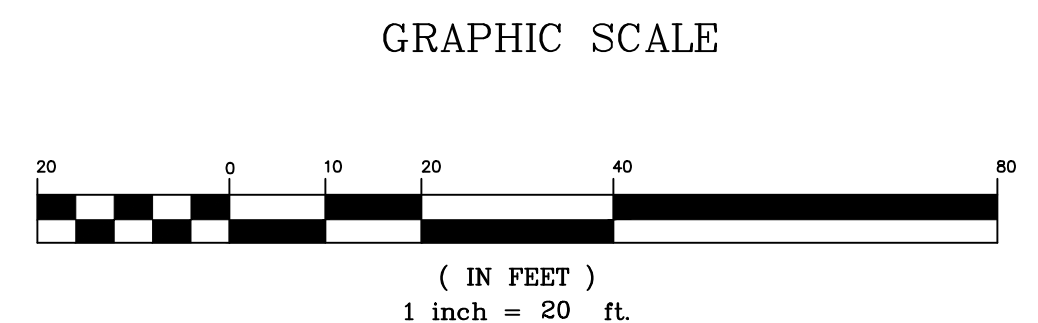
DATE

PROJECT NUMBER: FARLY-05

PROGRESS PRINT: MAY 25, 2021



- LEGEND**
- +38.04 EXISTING "SPOT" GRADE
 - OHW OVERHEAD UTILITY WIRES
 - IB IRON BAR
 - IBC IRON BAR & CAP
 - DUE DRAINAGE & UTILITY EASEMENT
 - (MH) EX. MANHOLE
 - EX. CATCH BASIN
 - EX. WHEEL STOP
 - PROPOSED WHEEL STOP
 - PROPOSED HANDICAP PARKING
 - PROPOSED HANDICAP RAMP
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 - PROPOSED NO PARKING SIGN
 - PROPOSED VISITOR'S PARKING SIGN

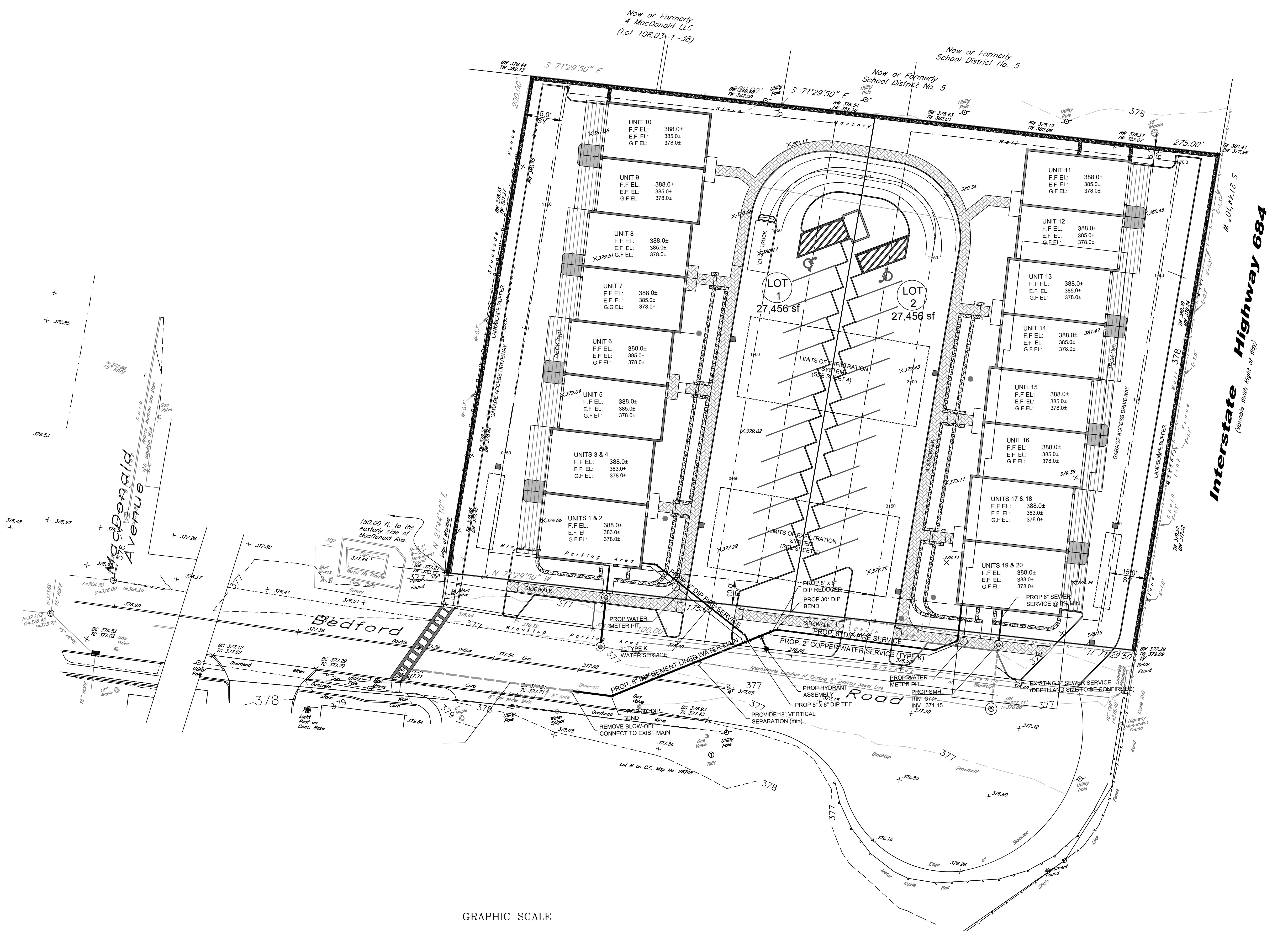


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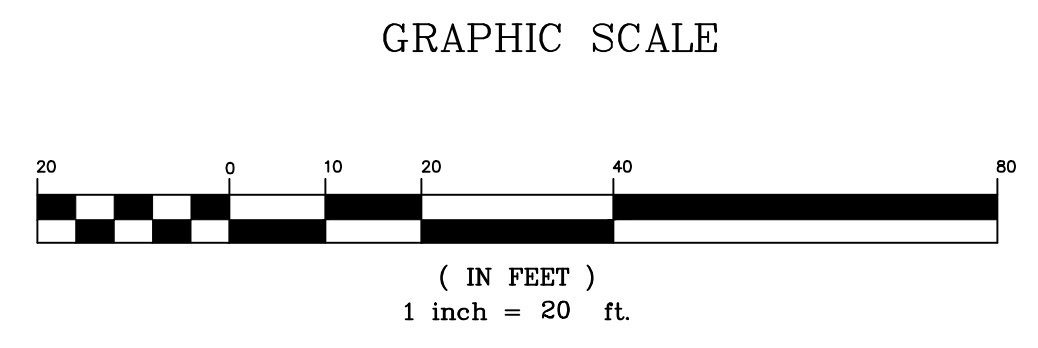
NATHANIEL J. HOLT, PE
CONSULTING ENGINEERS

ARMONK CLOSE
154 BEDFORD ROAD, ARMONK, NY

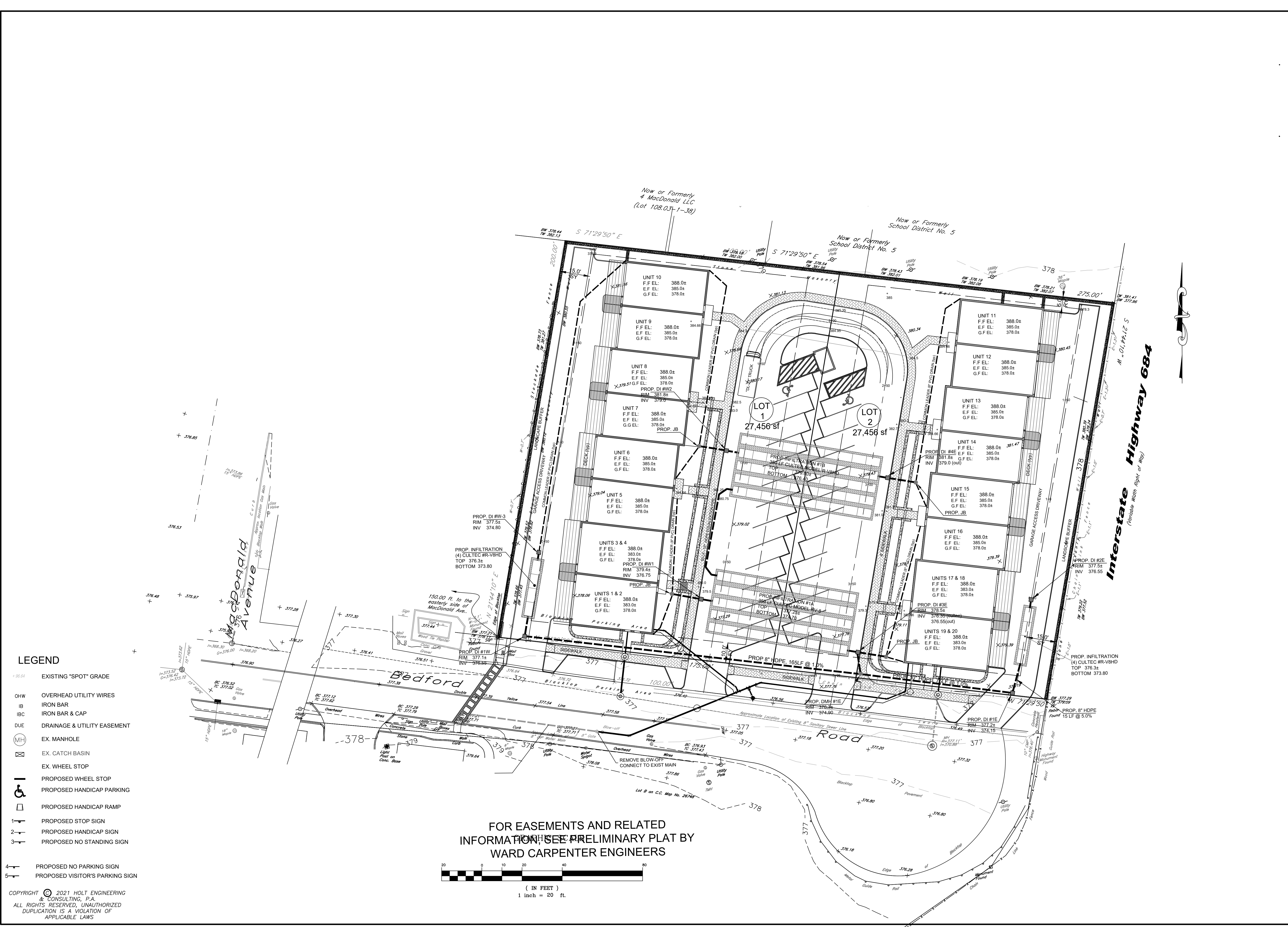
SITE PLAN



- LEGEND**
- + 98.04 EXISTING "SPOT" GRADE
 - OHW OVERHEAD UTILITY WIRES
 - IB IRON BAR
 - IBC IRON BAR & CAP
 - DUE DRAINAGE & UTILITY EASEMENT
 - (MH) EX. MANHOLE
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 - 5 PROPOSED VISITOR'S PARKING SIGN



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CONSTRUCTION MANAGEMENT PLAN

THIS CONSTRUCTION MANAGEMENT PLAN SHALL BE POSTED ON-SITE AT ALL TIMES WITH THE BUILDING PERMIT.

SITE PREPARATION

1. THE SITE IS CURRENTLY CLEARED AND WAS PREVIOUSLY GRADED UNDER AN EARLIER PERMIT. PRIOR TO ANY ADDITIONAL CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A SITE MEETING WITH THE CONSULTING TOWN ENGINEER TO REVIEW THE PROPOSED SEDIMENT AND EROSION CONTROL MEASURES AND ADJUST ACCORDINGLY BASED UPON THAT SITE MEETING.
2. THE CONTRACTOR SHALL ALSO STAKEOUT THE LOCATION OF THE CONSTRUCTION ACCESS DRIVEWAY FOR APPROVAL. THE ACCESS SHALL BE INSTALLED PRIOR TO MOBILIZATION OF ANY CONSTRUCTION EQUIPMENT.

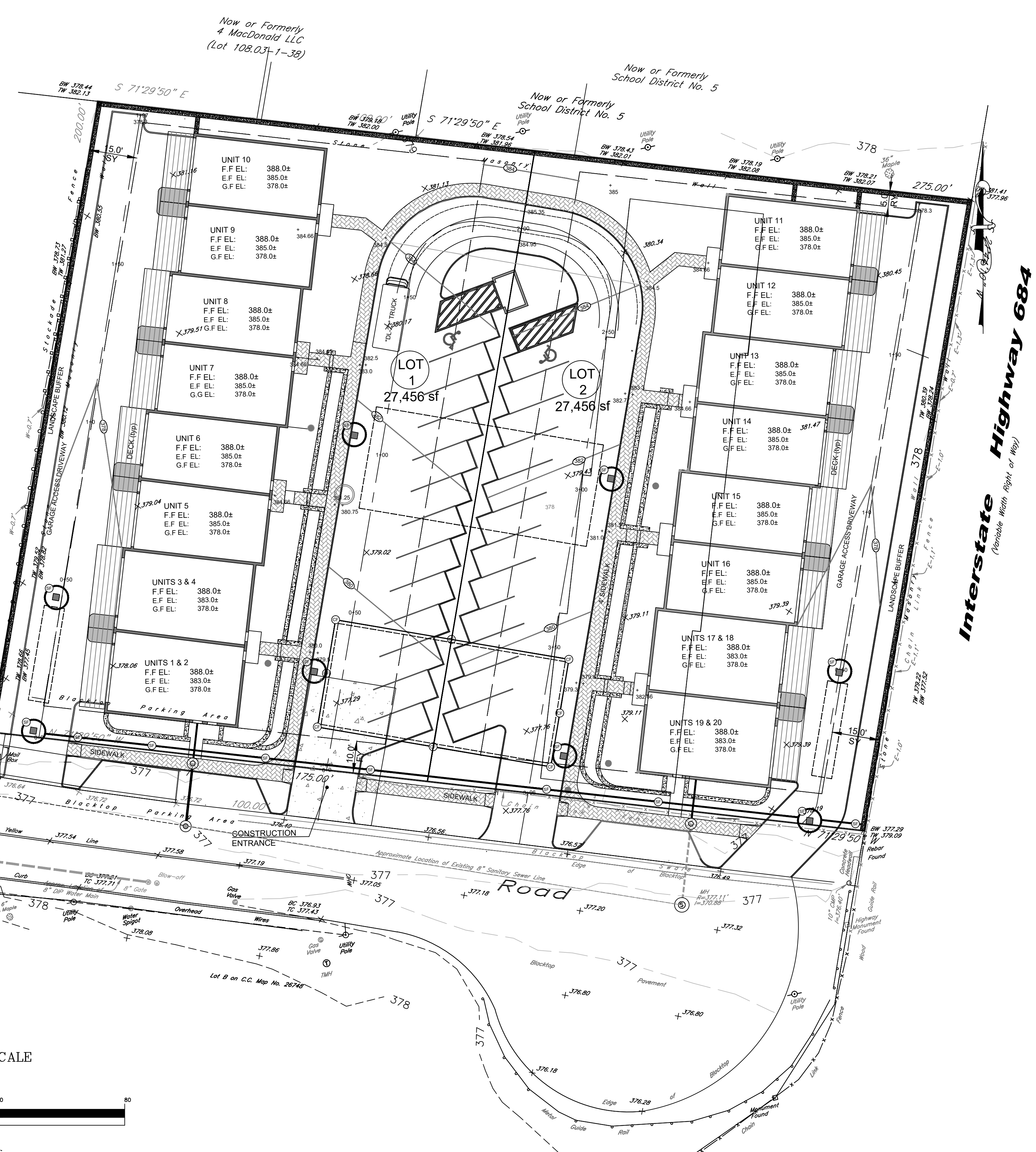
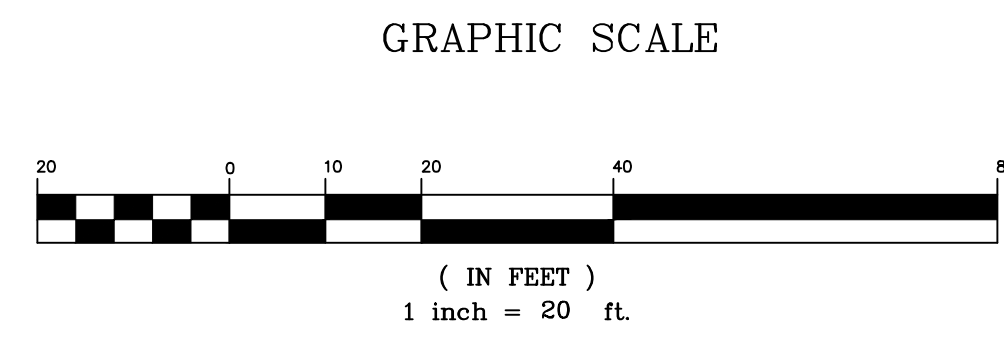
SOIL AND EROSION CONTROL MEASURES

1. SILT FENCING SHALL BE INSTALLED AS INDICATED ON THESE PLANS.
2. SOILS SHALL BE PERMANENTLY STABILIZED IN EACH AREA AFTER COMPLETION OF WORK IN THAT AREA DURING THE FINAL CONSTRUCTION PHASE OF THE PROJECT. THE SITE WILL BE SEEDED AND COVERED WITH HAY. THE SILT FENCING WILL BE REMOVED ONLY AFTER THE GRASS HAS GROWN IN SUFFICIENTLY TO PREVENT EROSION, AS DETERMINED BY THE ENVIRONMENTAL OFFICER. THE SITE MUST BE FULLY STABILIZED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
3. STABILIZATION MEASURES OF EXPOSED SOILS MUST BE INITIATED IMMEDIATELY AS NEEDED WITH SITE CONDITIONS TO CONTROL EROSION. CONTROL MEASURES INCLUDE SOIL COVERING PRACTICES (EG APPLICATION OF HAY, MULCH, MATTING, SODDING, TARPULINS AND PLANTING OF VEGETATION SUCH AS FAST GROWING RYE GRASS); OR SURFACE ROUGHENING TO REDUCE STORMWATER SURFACE FLOW. SILT FENCES SHOULD BE USED FOR EROSION AND SEDIMENTATION CONTROL. IN LIEU OF STRAW HAYBALES, AS PER THE NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL. CLOTH SOIL STABILIZATION MATS WILL BE USED AS APPROPRIATE IN CONFORMANCE WITH REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND THE DEPARTMENT OF PUBLIC WORKS. TO PROTECT ADJACENT PROPERTIES, CAPTURE SEDIMENT ON-SITE BY USING STRUCTURAL AND SOURCE CONTROL PRACTICES SUCH AS: FILTER FENCES, EARTH BERMS AND SEDIMENT TRAPS. SOIL STORAGE PILES SHOULD BE COVERED WITH TARPULINS, OR SEEDED AND CIRCLED WITH SILT FENCE UNTIL THE SOIL IS EITHER REPLACED OR REMOVED. BACKFILL BASEMENT WALLS AS SOON AS POSSIBLE AND ROUGH GRADE THE LOT. THIS WILL ELIMINATE THE LARGE SOIL MOUNDS WHICH ARE HIGHLY ERODIBLE AND PREPARE THE LOT FOR TEMPORARY COVER. AFTER BACKFILLING, GRADE OR REMOVE EXCESS SOIL FROM THE SITE QUICKLY.
4. ANY CONCENTRATED FLOW OF SURFACE WATER OR FORMATION OF EROSION GULLIES SHALL BE CONTROLLED BY RE-GRADEING OF SURFACE TOPOGRAPHY, THE INSTALLATION OF DETENTION CHANNELS, BASINS, CHECK DAMS OR A LEVEL WATER FLOW SPREADER.
5. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION AT THE END OF EVERY DAY THAT CONSTRUCTION ACTIVITY OCCURS. THE CONSTRUCTION SITE SHALL BE CLOSED WITH SILT FENCING RE-INSTALLED ACROSS THE ACCESS DRIVE AT THE END OF EACH DAY. THE SITE AND CONTROL PRACTICES SHALL BE CHECKED FOLLOWING EVERY RUNOFF PRODUCING RAINFALL BUY IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
6. SEDIMENT WILL BE REMOVED FROM THE SEDIMENT CONTAINMENT DEVICE AND BLOCK AND GRAVEL INLET PROTECTION DEVICE WHEN STORAGE CAPACITY HAS BEEN APPROXIMATELY 50% FILLED. GRAVEL WILL BE CLEANED OR REPLACED WITH THE SEDIMENT POOL NO LONGER DRAINS PROPERLY. SEDIMENT WILL BE REMOVED FROM BEHIND THE SEDIMENT FENCE WHEN IT BECOMES ABOUT 6 INCHES DEEP AT THE FENCE. THE SEDIMENT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
7. ANY WATER FLOWING OFF THE SITE SHALL BE CLEAN AND FREE OF SEDIMENT AND SUSPENDED MATERIALS.

CONSTRUCTION VEHICLES, EQUIPMENT AND SITE MAINTENANCE

1. CONSTRUCTION PARKING. ALL CONSTRUCTION VEHICLES AND EQUIPMENT SHALL BE PARKED ON-SITE. PARKING FOR CONSTRUCTION WORKERS SHALL BE LOCATED ON THE SHOULDER OF MAMARONECK AVENUE. THE OWNER OR CONTRACTOR SHALL BE RESPONSIBLE TO INSTRUCT AND ENFORCE THE PARKING RULES FOR ALL EMPLOYEES OR SUBCONTRACTORS.
2. CONSTRUCTION VEHICLES ARE NOT PERMITTED TO IDLE WHEN NOT IN USE FOR A PERIOD OF 30 MINUTES OR MORE.
3. CONCRETE TRUCKS AND MASONRY MIXERS MUST BE RINSED ON-SITE. NO OFF-SITE WASHING IS PERMITTED.
4. ALL DEBRIS SHALL BE PLACED IN CONTAINERS PROVIDED. NO BURYING OR BURNING SHALL BE PERMITTED.
5. ALL CONSTRUCTION DEBRIS AND REMAINING SOIL SHALL BE REMOVED FROM THE SITE AT THE END OF CONSTRUCTION.
6. WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE CITY'S NOISE ORDINANCE. CONSTRUCTION ACTIVITIES SHALL OCCUR ONLY BETWEEN THE HOURS OF 7:00 AM AND 7:00 PM ON WEEKDAYS, AND BETWEEN THE HOURS OF 9:00 AM AND 7:00 PM ON SATURDAYS.
7. INITIAL CONSTRUCTION STAGING AREA TO BE CLEARED OF VEGETATION TO ESTABLISH SIGHT LINES AS SHOWN HEREON. EXISTING PAVED DRIVEWAY TO BE REMOVED, TOP SOILED AND SEEDED AT THIS TIME.

- LEGEND**
- +38.04 EXISTING "SPOT" GRADE
 - OHW OVERHEAD UTILITY WIRES
 - IB IRON BAR
 - IBC IRON BAR & CAP
 - DUE DRAINAGE & UTILITY EASEMENT
 - (MH) EX. MANHOLE
 - EX. CATCH BASIN
 - EX. WHEEL STOP
 - PROPOSED WHEEL STOP
 - PROPOSED HANDICAP PARKING
 - PROPOSED HANDICAP RAMP
 - 1 PROPOSED STOP SIGN
 - 2 PROPOSED HANDICAP SIGN
 - 3 PROPOSED NO STANDING SIGN
 - 4 PROPOSED NO PARKING SIGN
 - 5 PROPOSED VISITOR'S PARKING SIGN



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SHEET: 5 of 8

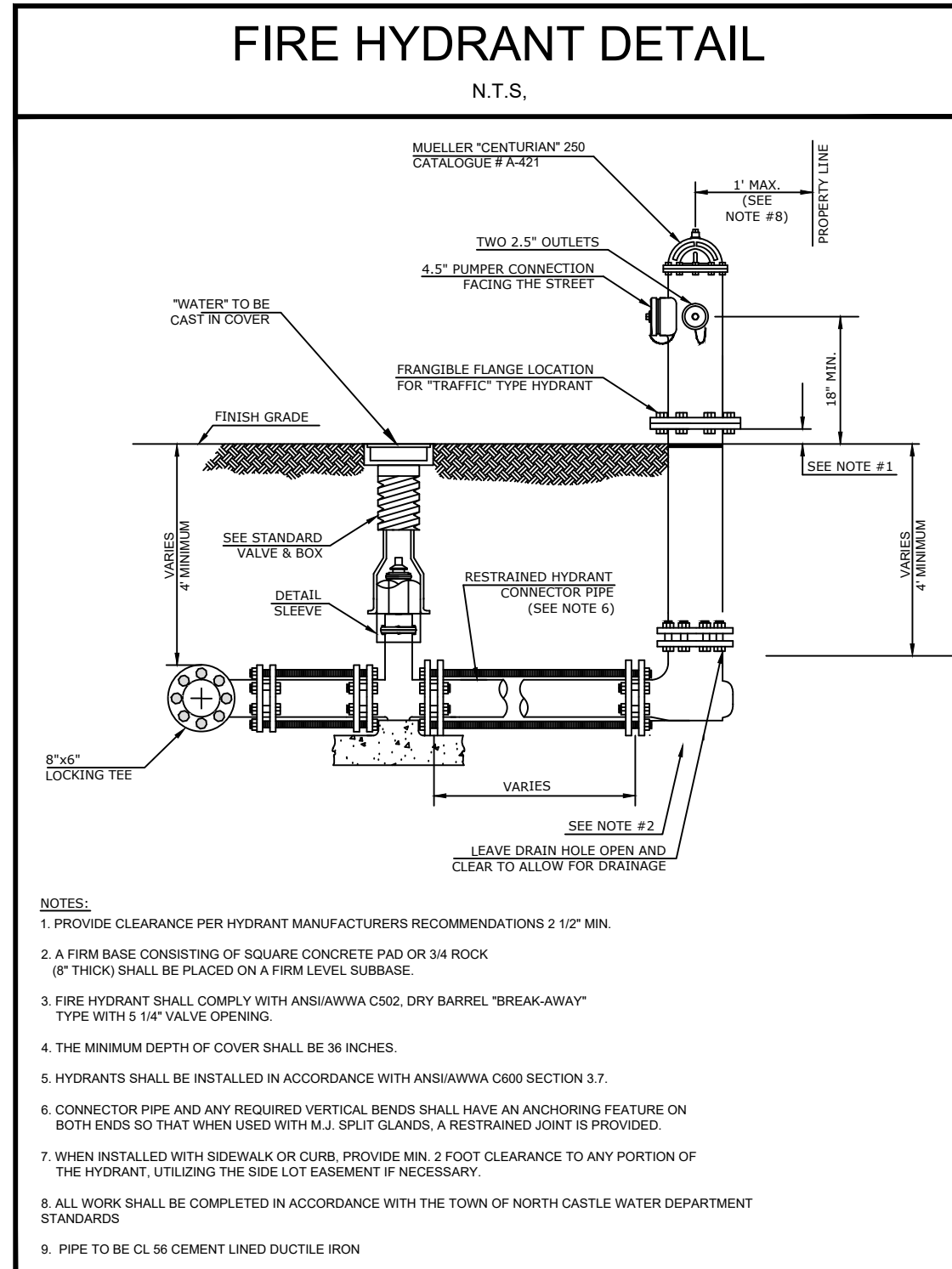
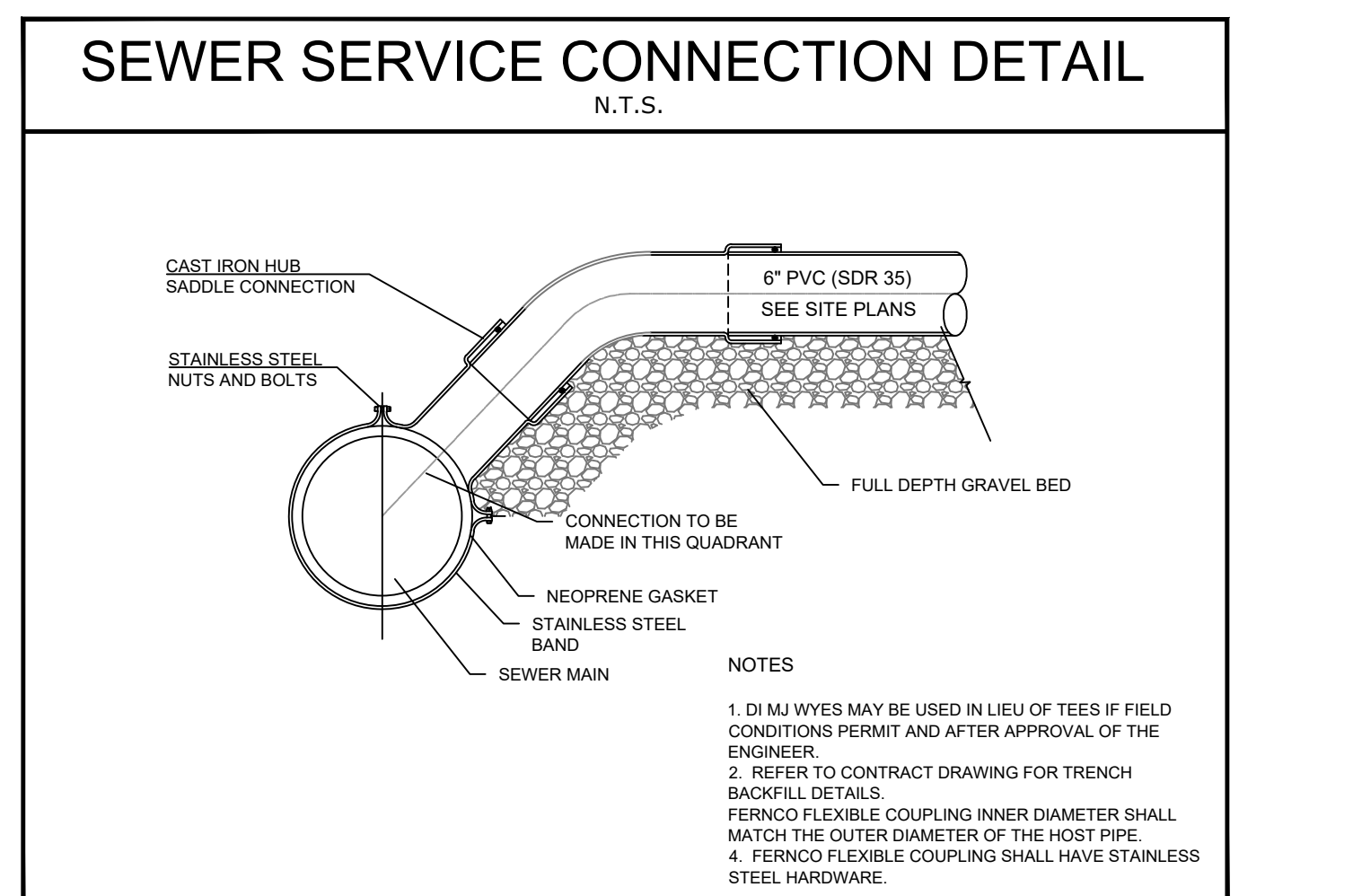
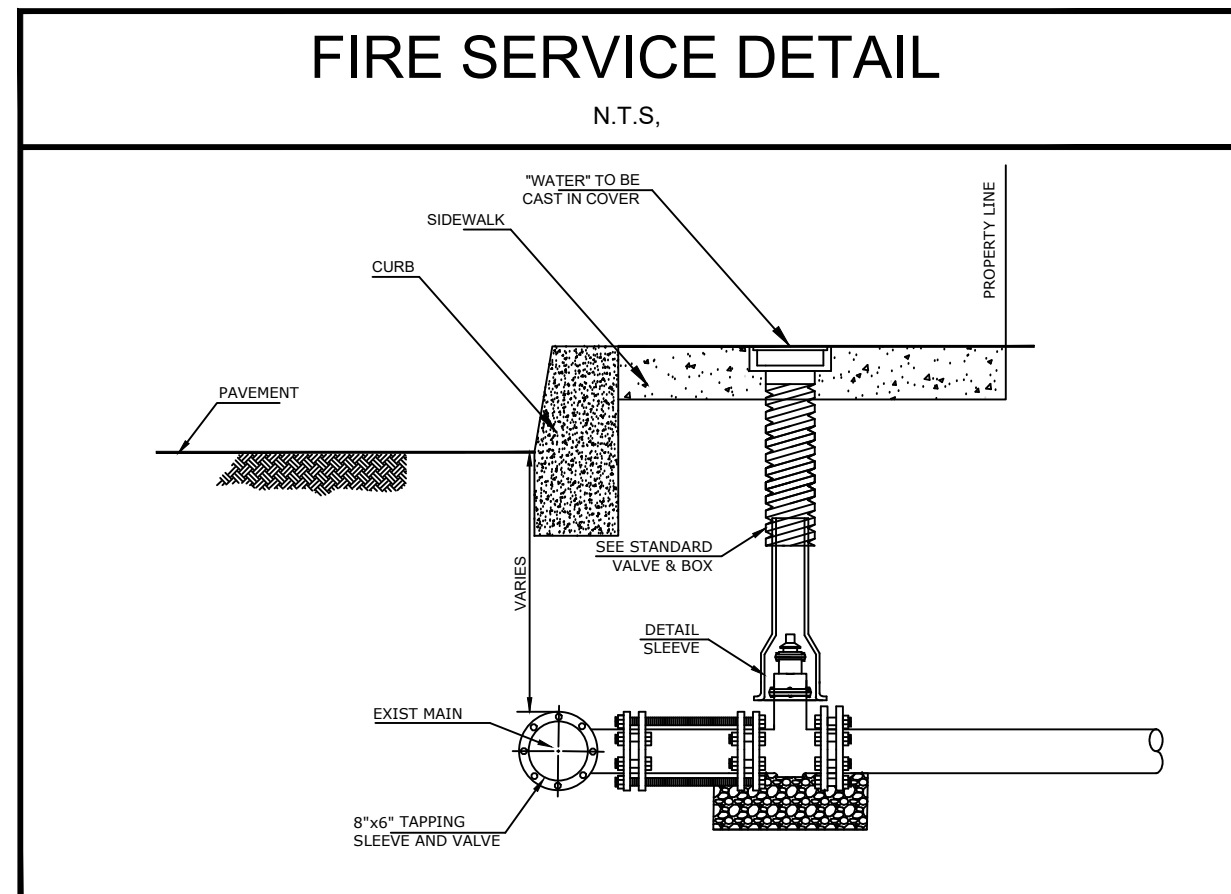
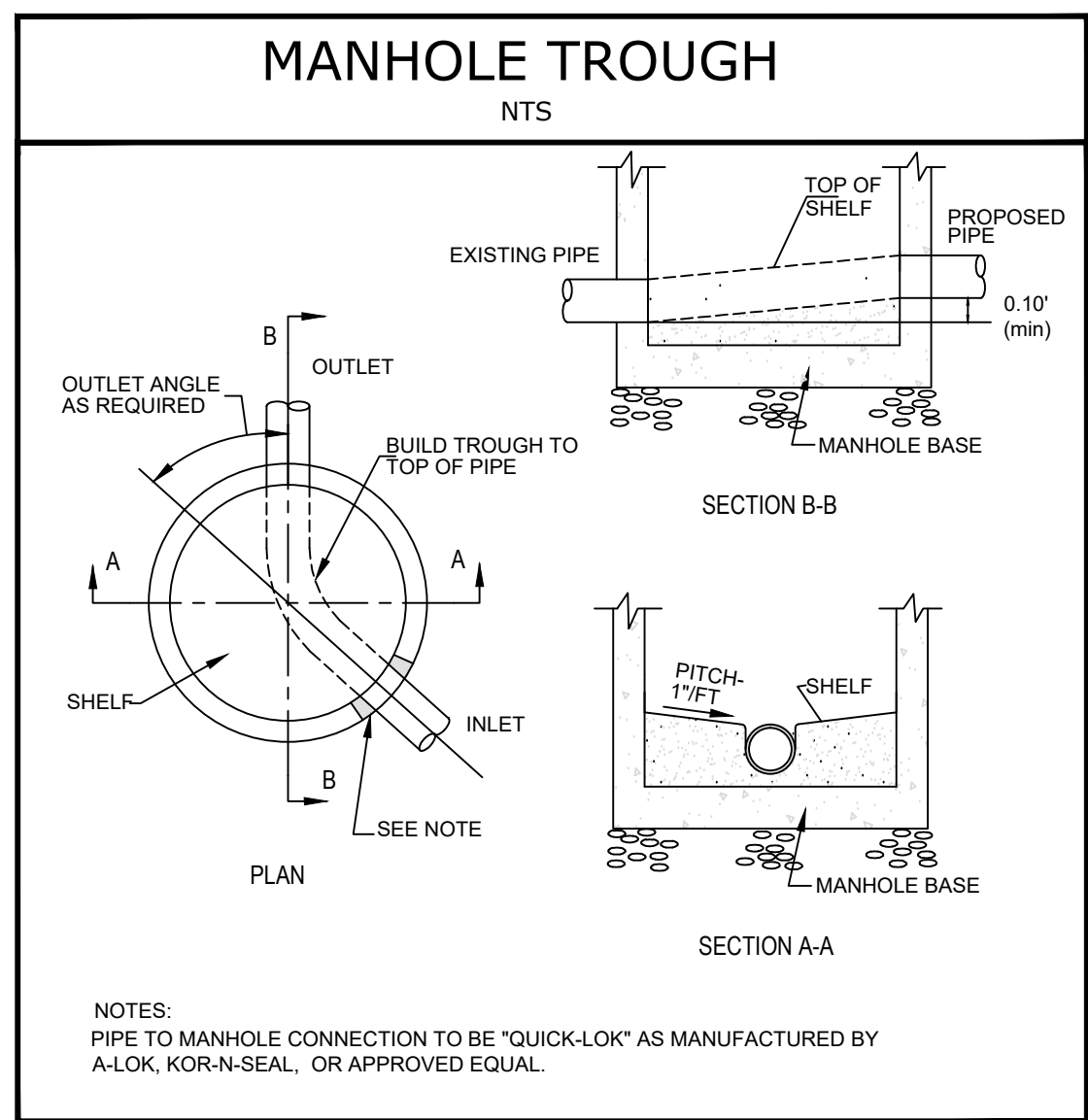
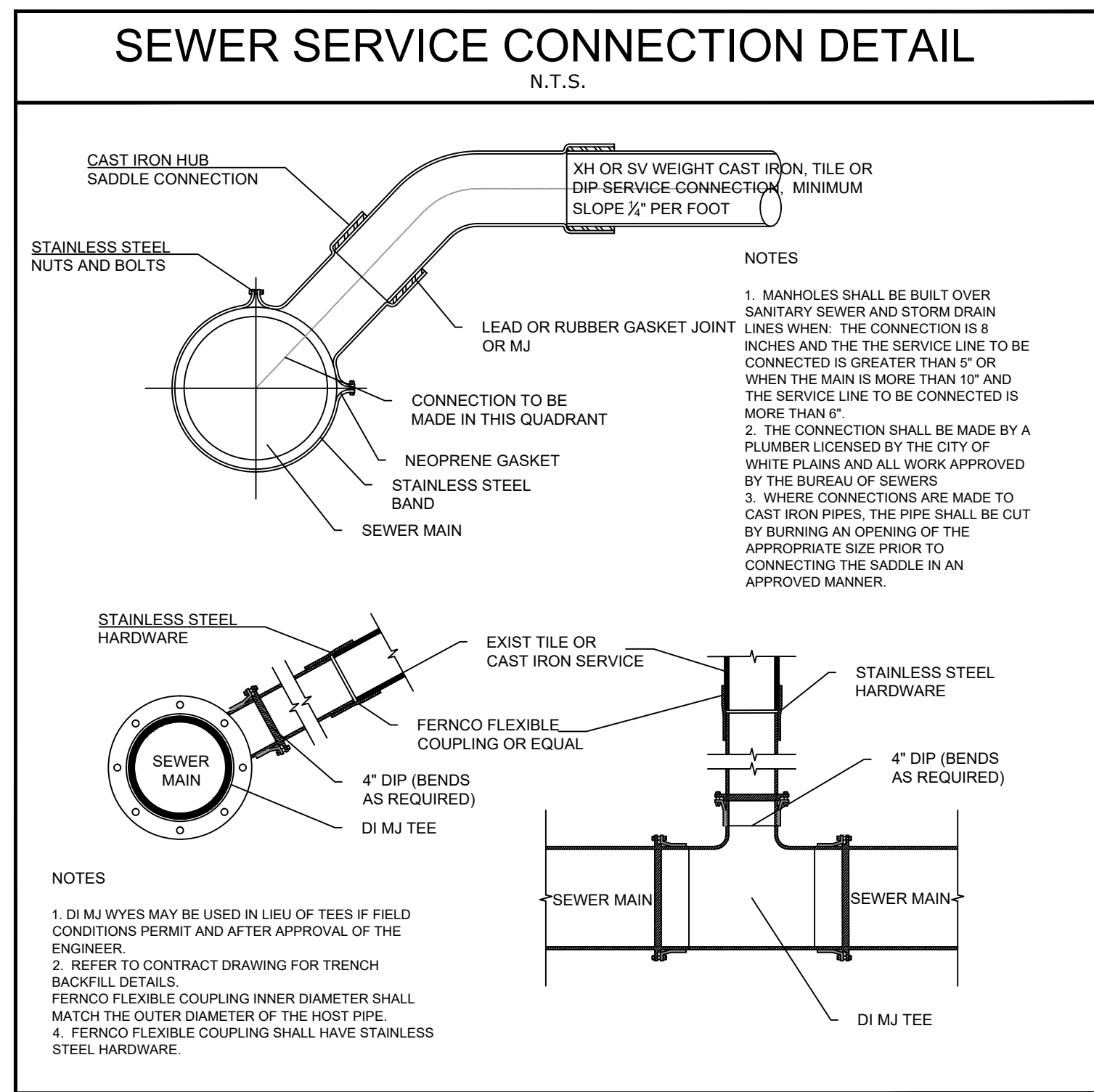
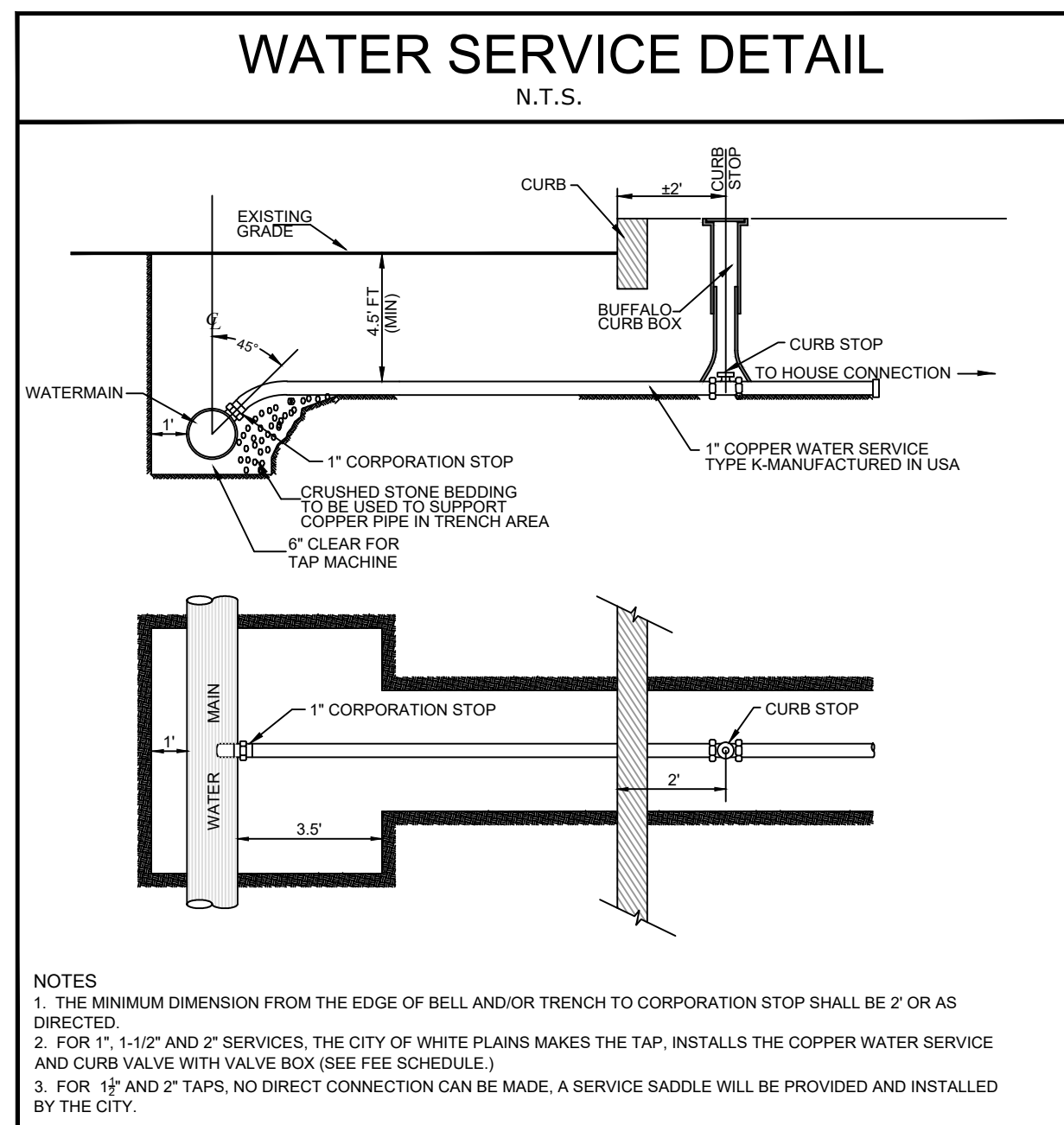
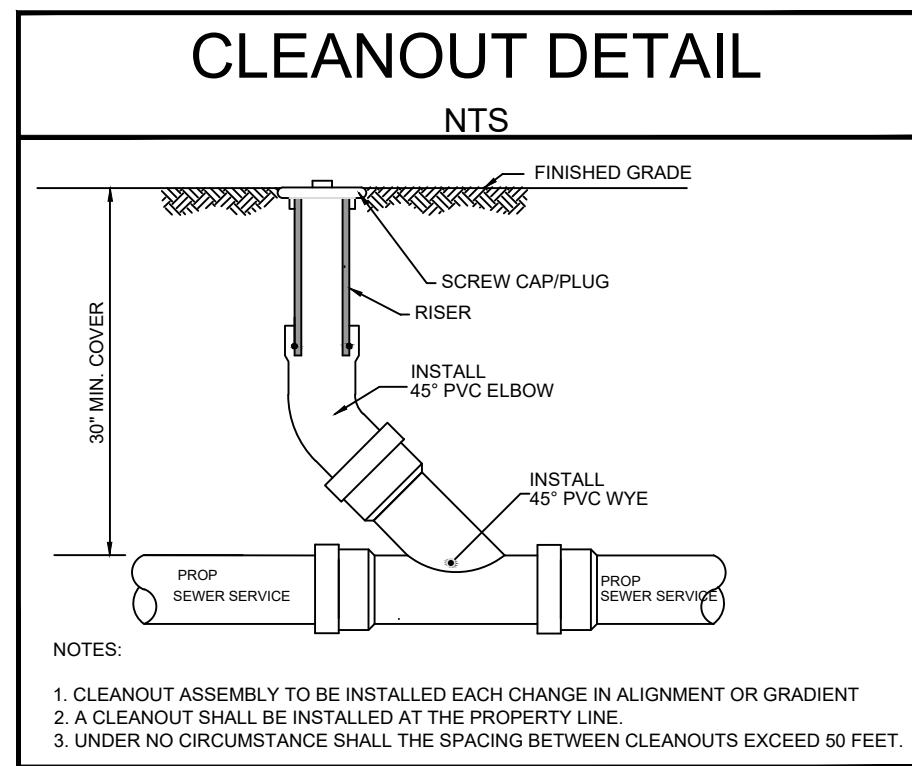
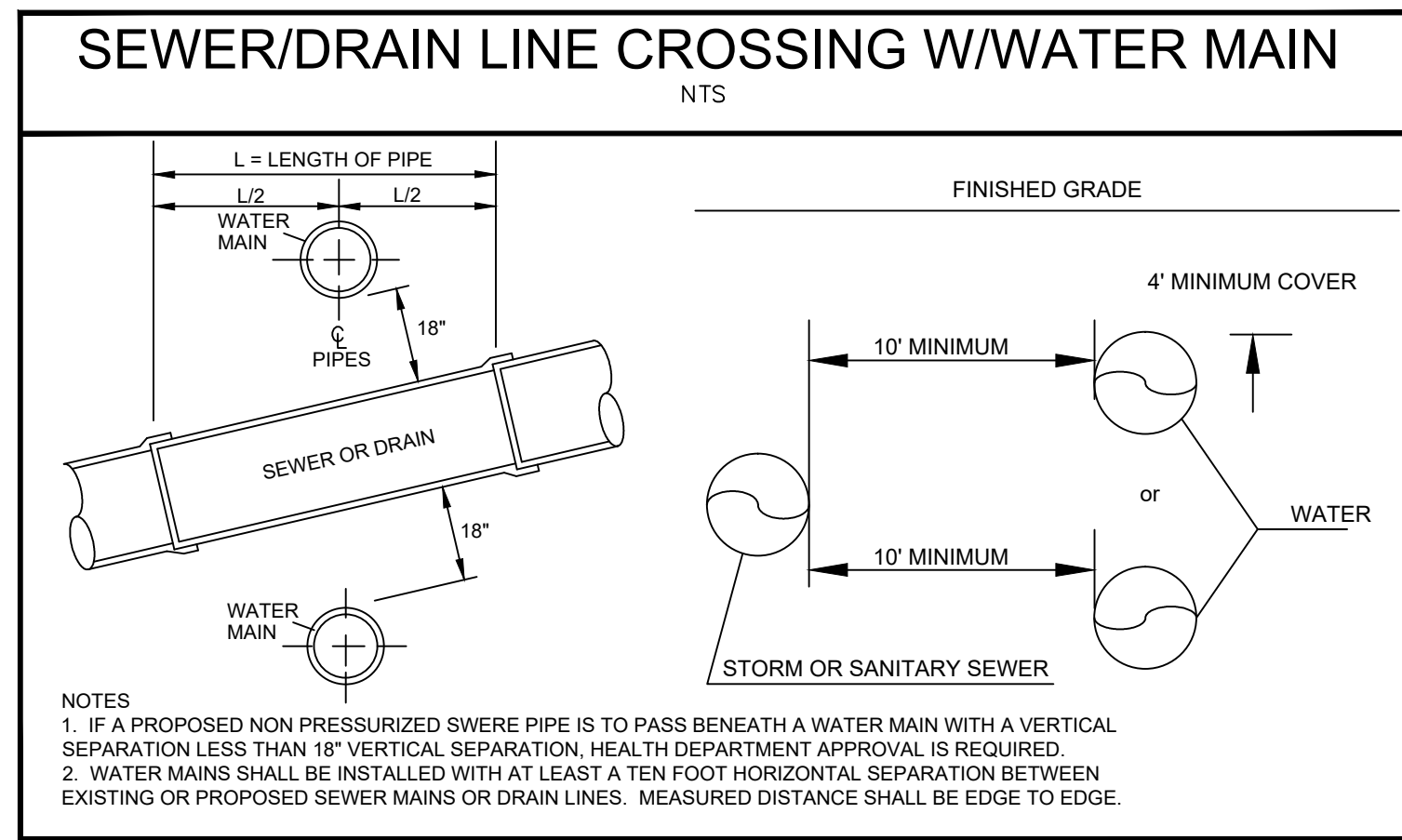
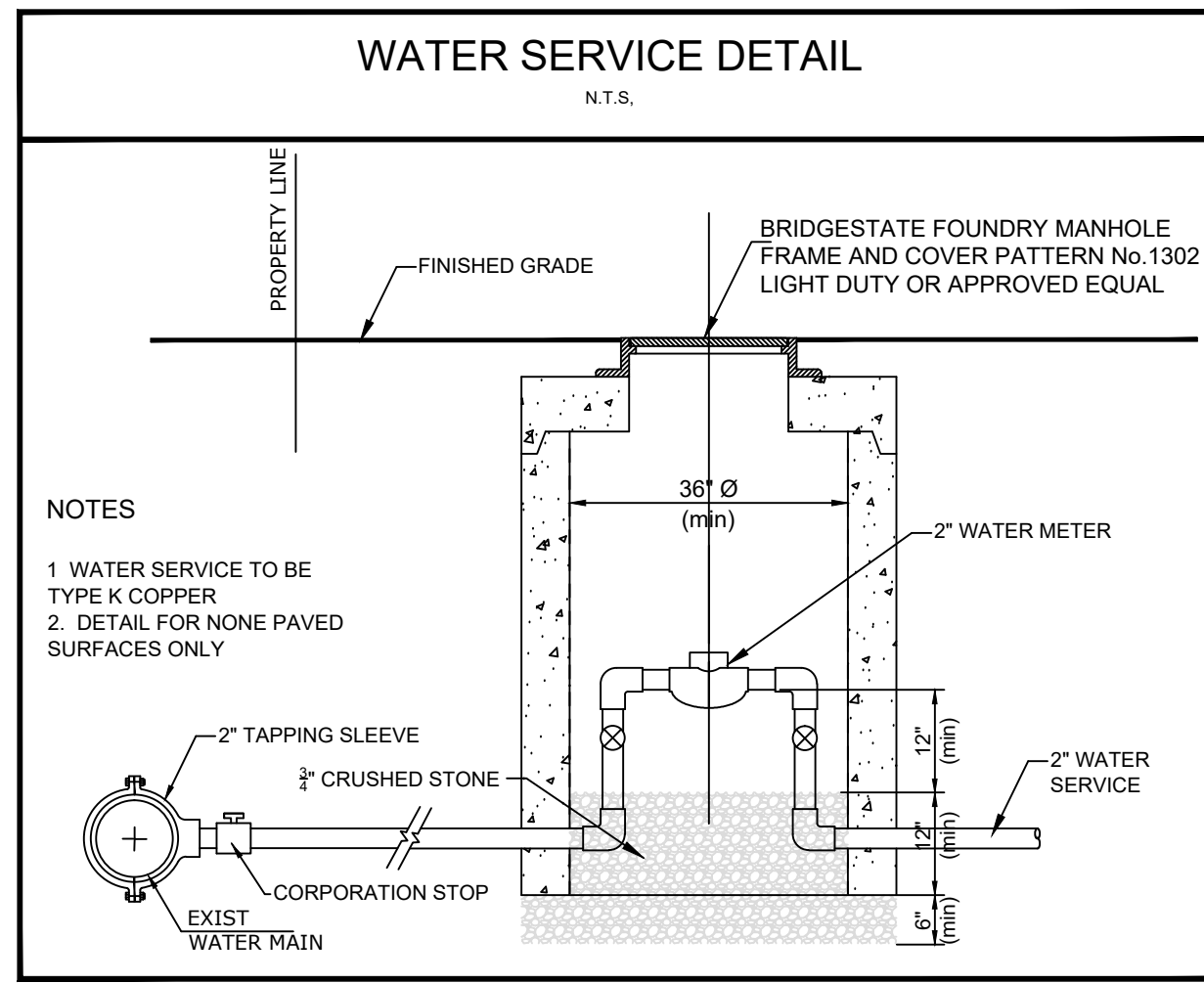
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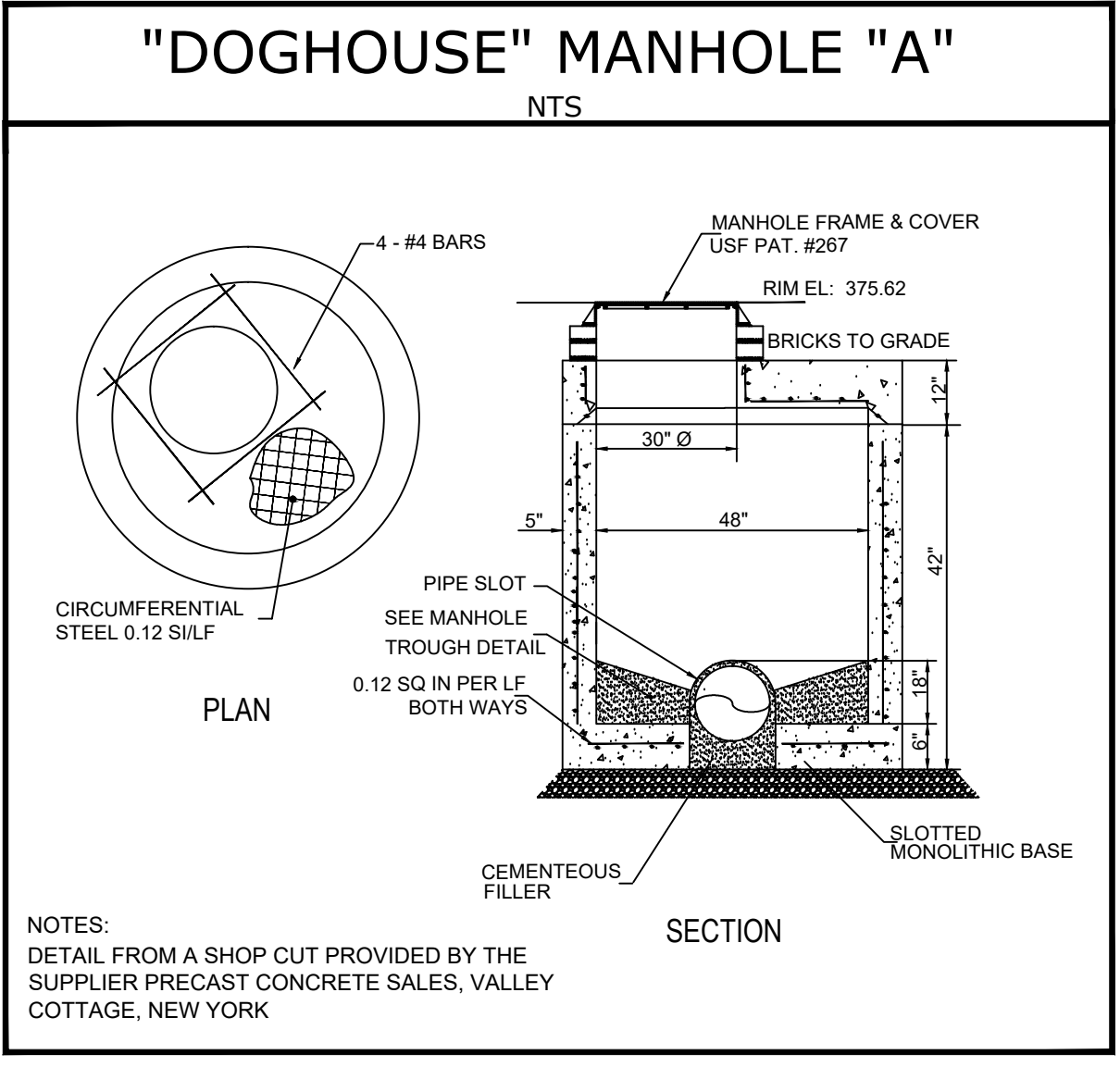
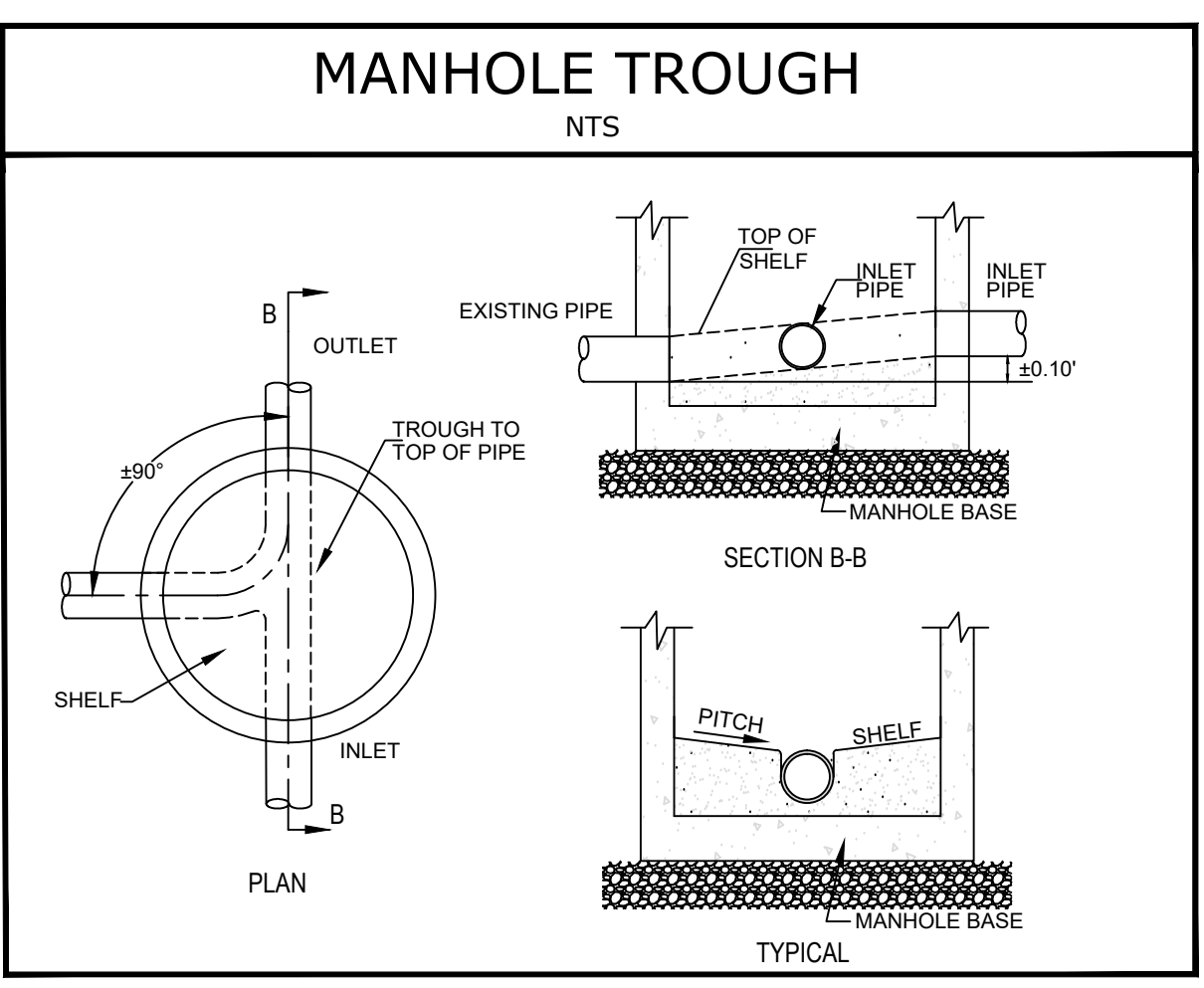
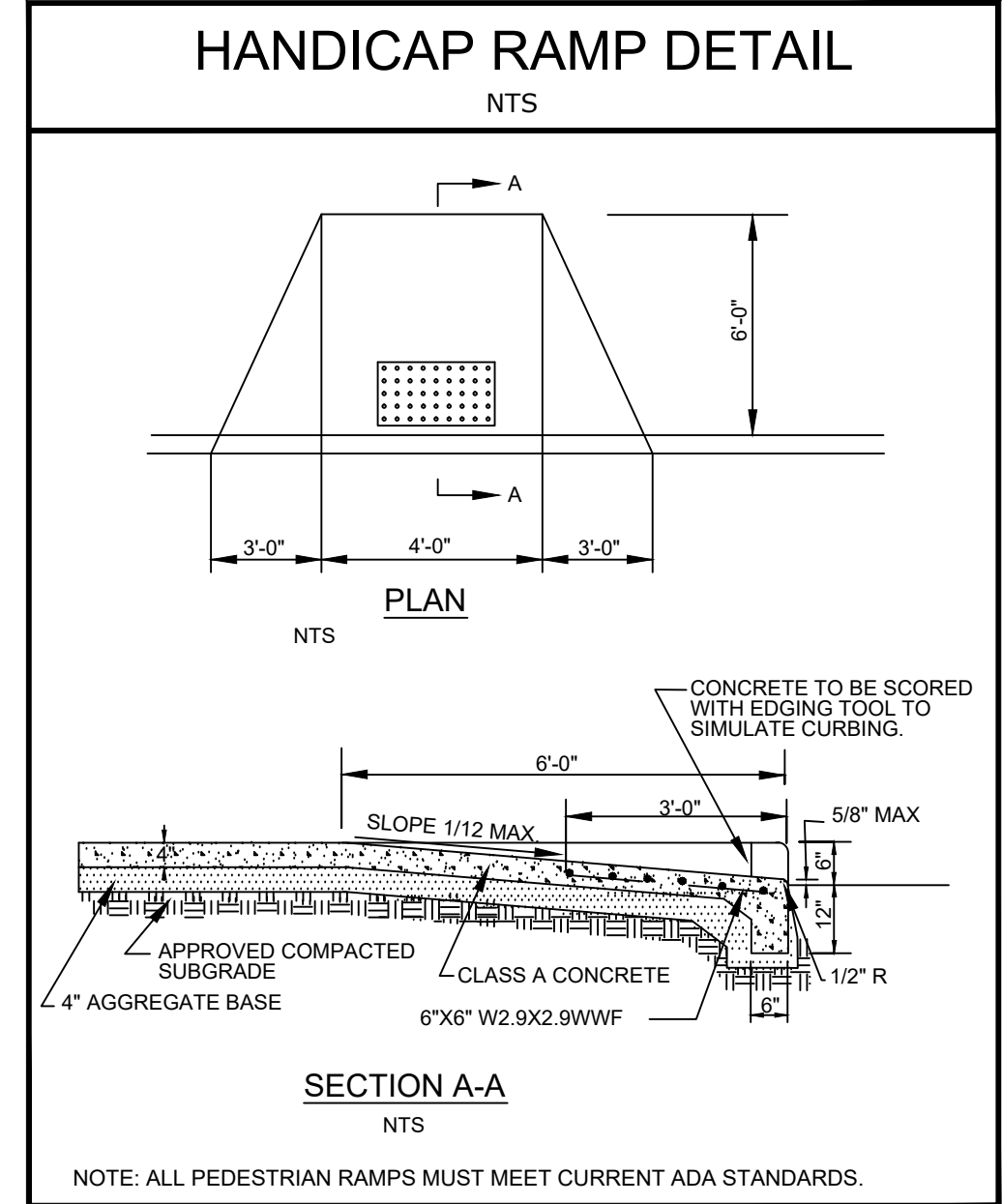
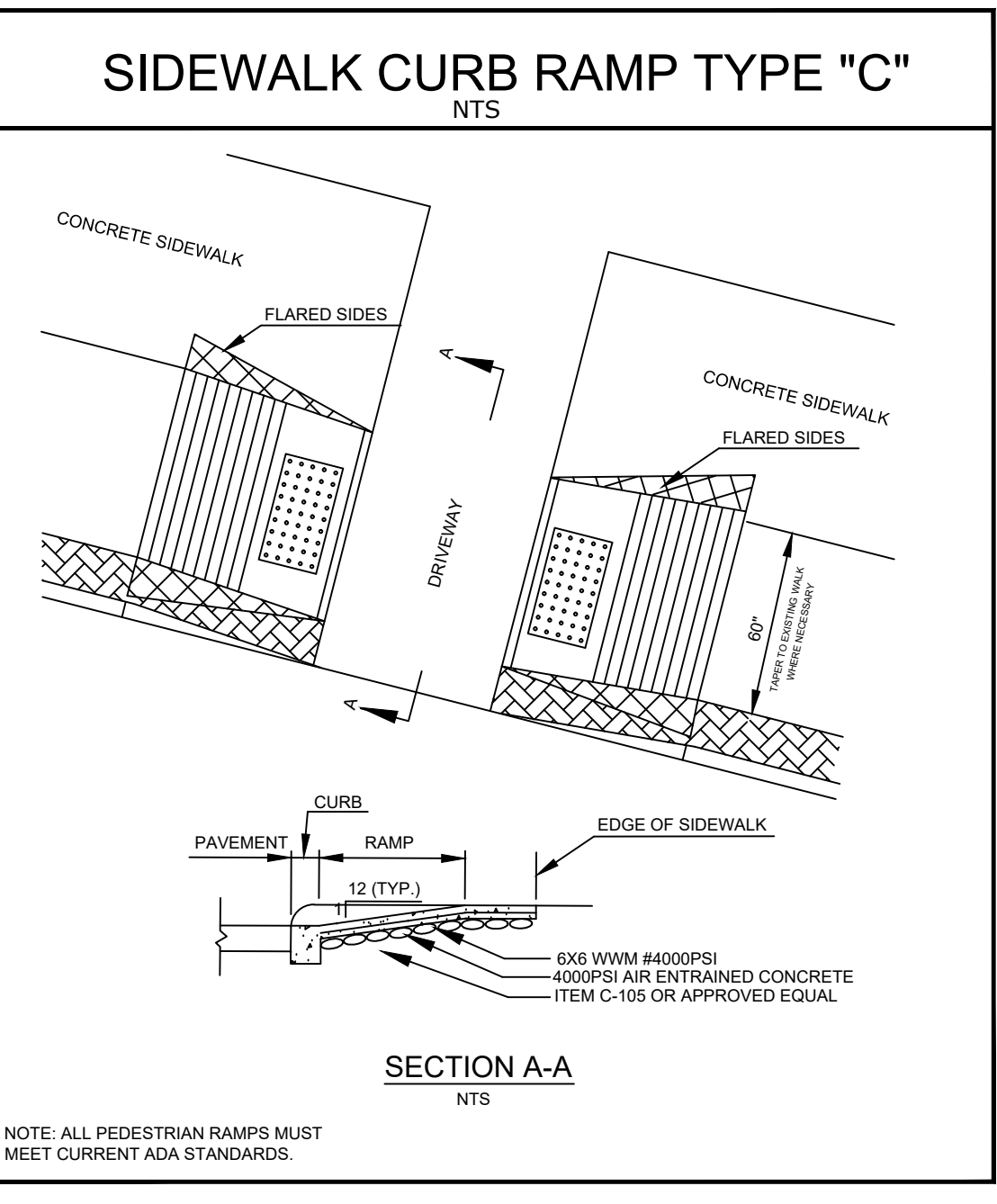
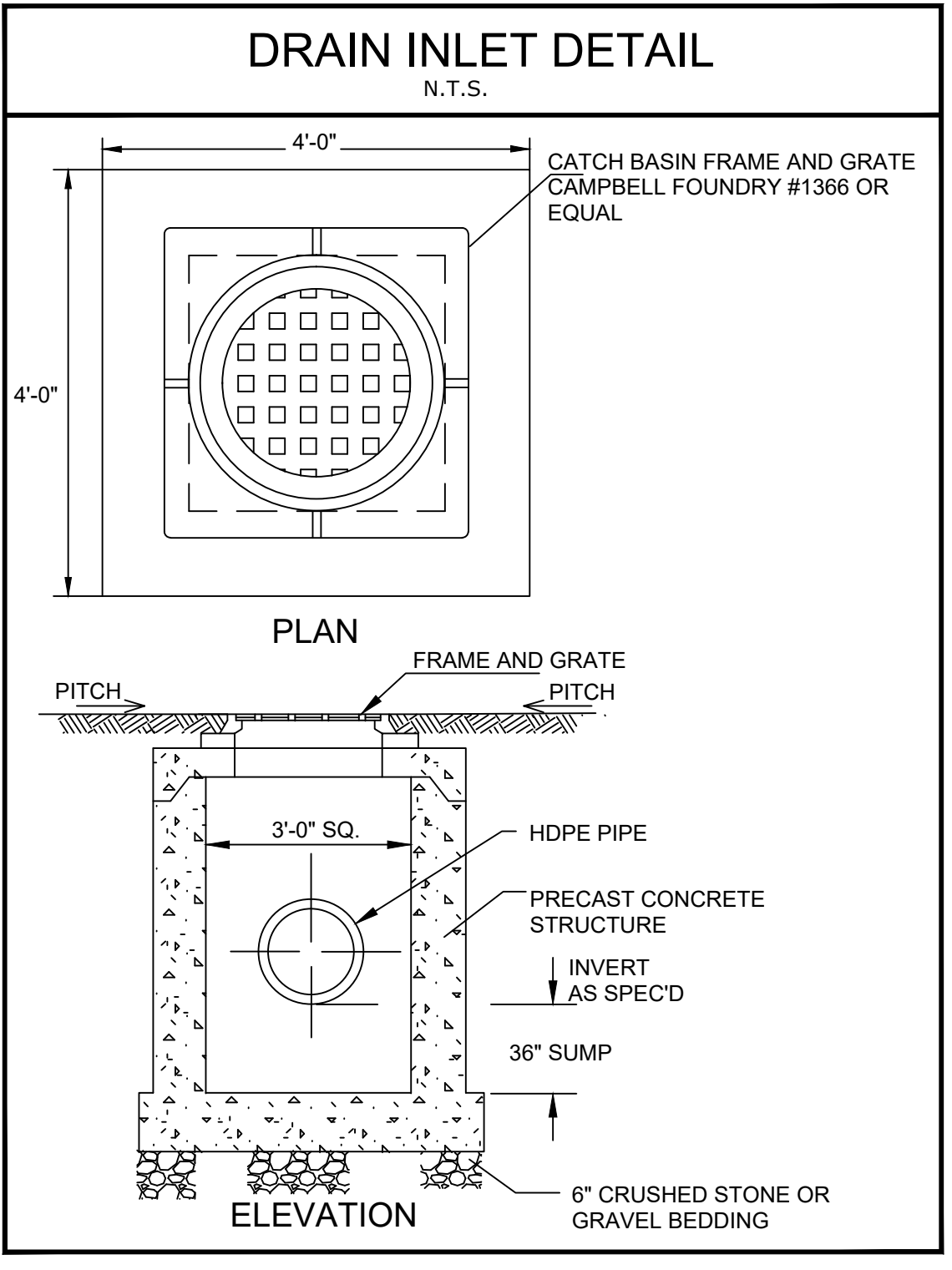
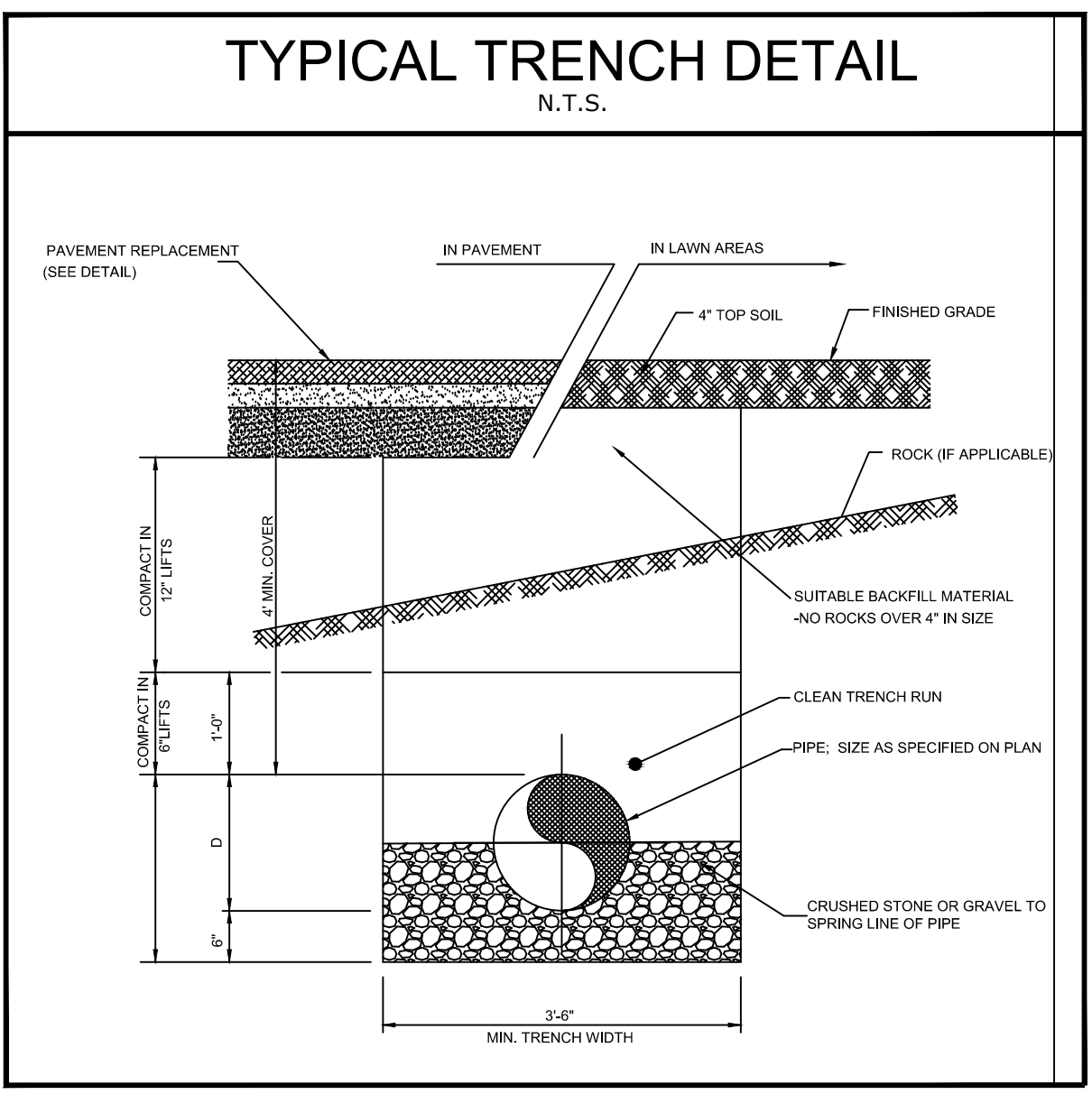
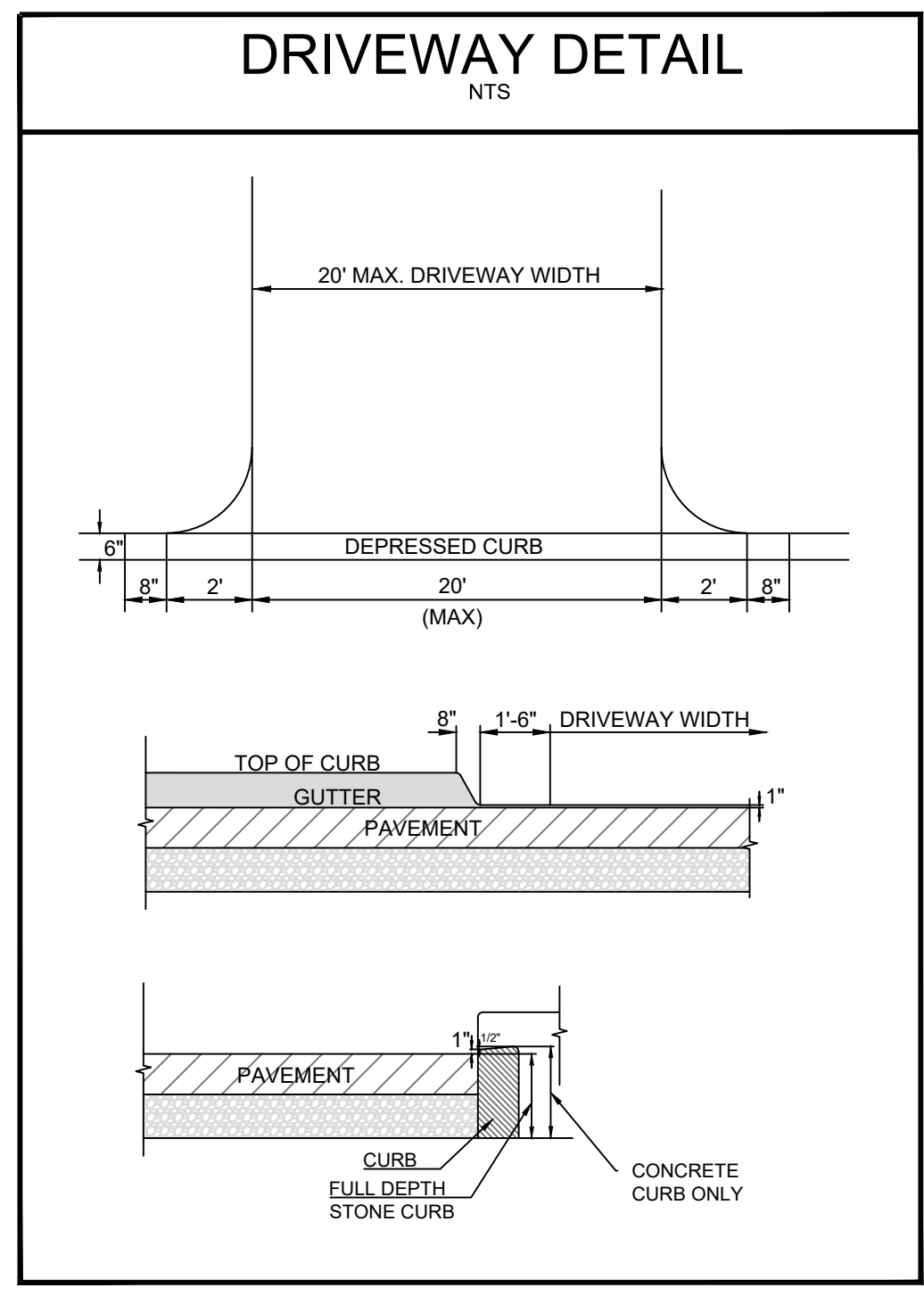
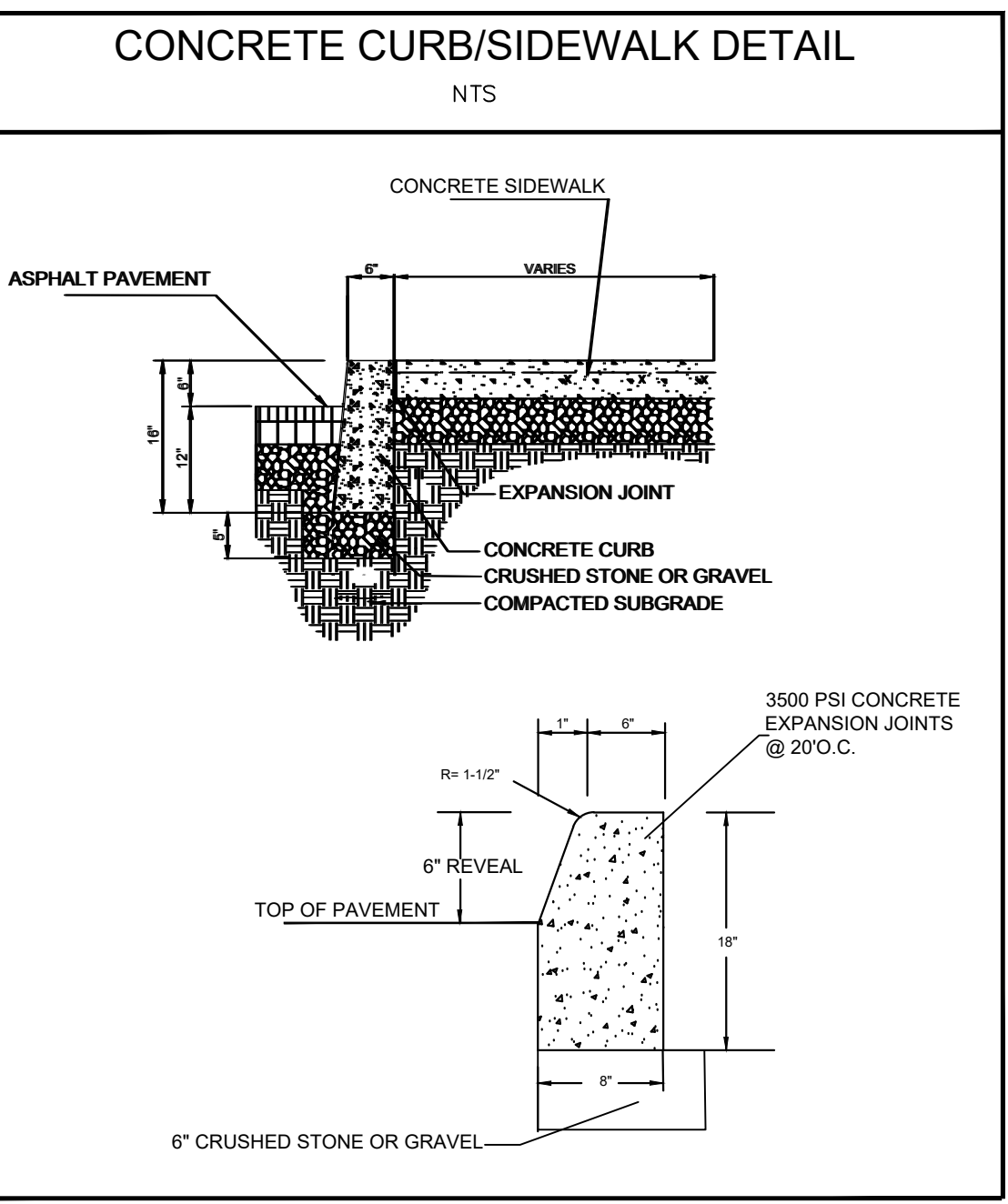
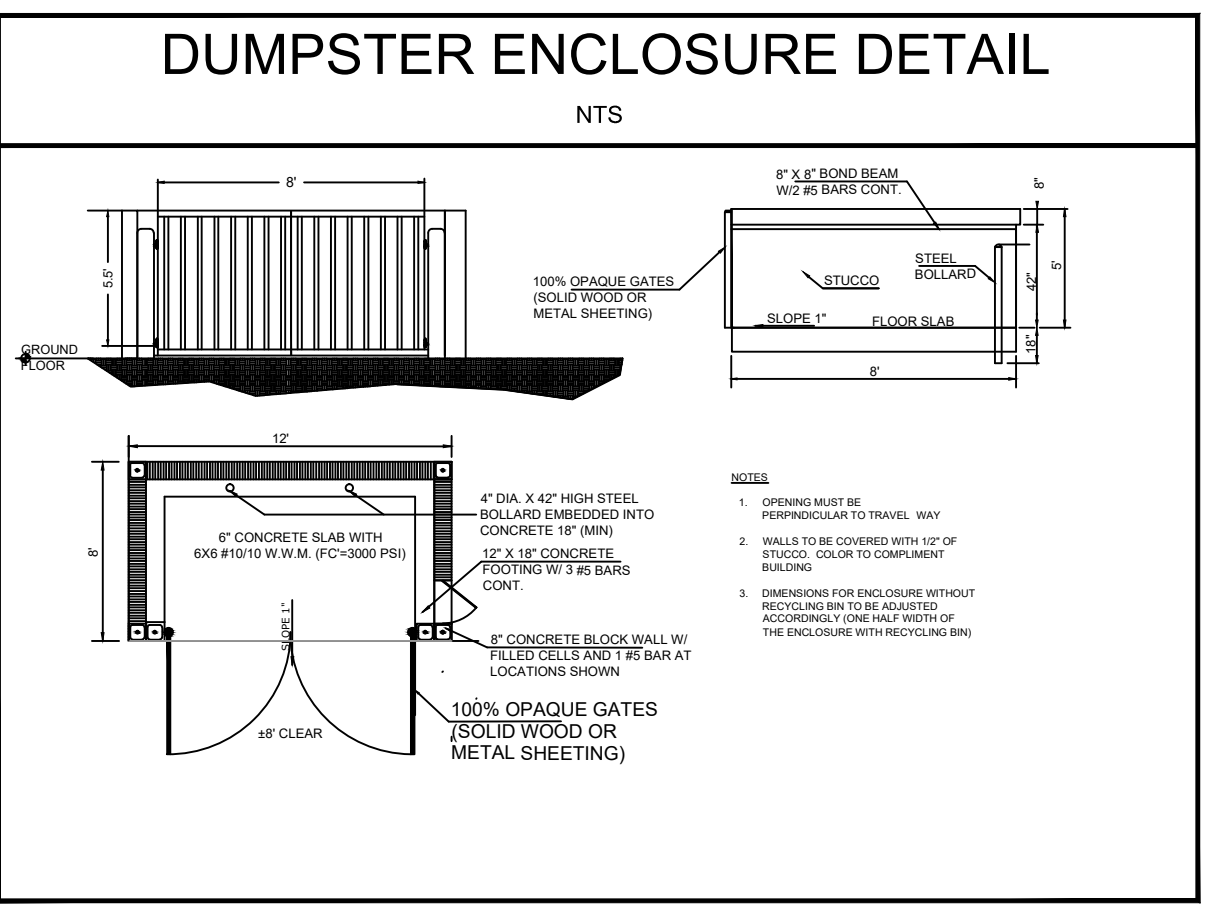
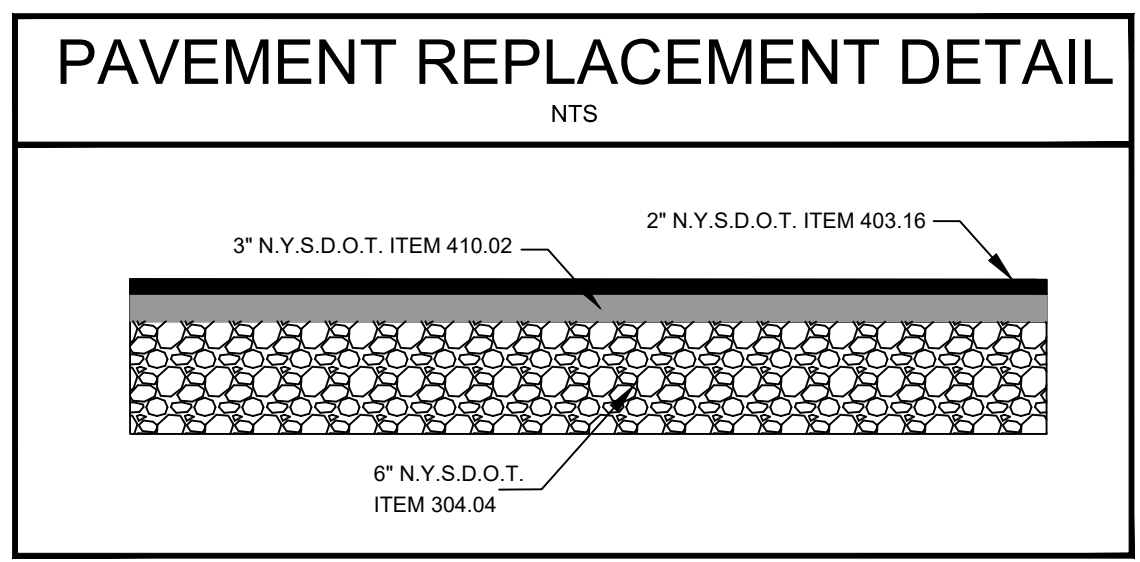
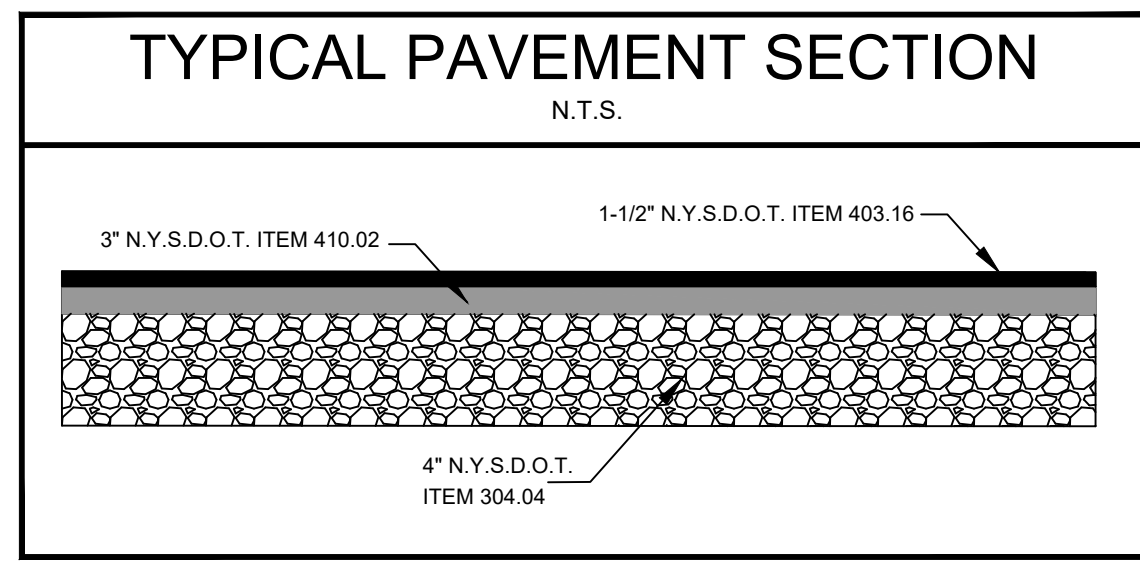
NATHANIEL J. HOLT, PE
 CONSULTING ENGINEERS

SEDIMENT & EROSION CONTROL PLAN

ARMONK CLOSE
 154 BEDFORD ROAD, ARMONK, NY

DATE





EROSION CONTROL PROTOCOL

PURPOSE

ALL CONSTRUCTION ACTIVITIES INVOLVING THE REMOVAL OF OR DEPOSITION OF SOILS ARE TO BE PROTECTED WITH APPROPRIATE MEASURES TO INHIBIT EROSION AND TO CONTAIN SEDIMENT DEPOSITION WITHIN THE AREA UNDER DEVELOPMENT. THOSE METHODS DEEMED HIGHLY EFFECTIVE ARE DESCRIBED BELOW AND SHOWN ON THESE DRAWINGS.

REQUIRED PROCEDURES

- PRIOR TO THE START OF ANY SITE CONSTRUCTION, ALL CONSTRUCTION ENTRANCES TO THE SITE SHALL BE INSTALLED AND STABILIZED. ANY TEMPORARY SILTATION BASINS AND/OR OTHER APPROVED SEDIMENT CONTROL MEASURES SHALL BE IN PLACE WHERE DEEMED TO BE THE MOST EFFECTIVE.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL REMAIN IN PLACE AND MAINTAINED REGULARLY IN PROPER FUNCTIONING CONDITION UNTIL ALL AREAS DISTURBED DURING CONSTRUCTION HAVE BEEN SUITABLY STABILIZED WITH PAVEMENT, PERMANENT STRUCTURES AND/OR FINAL VEGETATIVE COVER.

CONSTRUCTION GUIDELINES

- WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED BY FENCING, FLAGGING OR SIMILAR MEANS.
- ONLY THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY TIME DURING CONSTRUCTION.
- SITE CONSTRUCTION ACTIVITIES SHALL START WHENEVER POSSIBLE AT THE NEAREST POINT UPSTREAM OF THE SILT TRAPS AND PROCEED TO ACTIVITIES FURTHER UPSTREAM.
- WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE PERIOD OF EXPOSURE SHALL BE KEPT TO A MINIMUM, INSTALLING PERMANENT AND FINAL VEGETATION, PAVING, STRUCTURES, ETC AT THE EARLIEST POSSIBLE OPPORTUNITY.

SITE STABILIZATION GUIDELINES

1. ALL TOPSOIL SHALL BE STRIPPED FROM THE AREA BEING DEVELOPED AND STOCKPILED NOT LESS THAN 100 FEET FROM ANY BODY OF SURFACE WATER AND SHALL BE IMMEDIATELY SEEDED WITH PERENNIAL RYE.

2. EROSION AND SEDIMENT CONTROL MEASURES INCLUDING, BUT NOT LIMITED TO SILT TRENCHES, SILT TRAPS, STAKED HAY BALES OR BRUSH CHECK DAMS SHALL ALSO BE EMPLOYED WHERE NECESSARY.

3. DISTURBED AREAS ARE TO BE STABILIZED AS FOLLOWS:

- TOP SOILED WITH NOT LESS THAN FOUR INCHES OF SUITABLE TOPSOIL MATERIAL
- SEEDED WITH THE FOLLOWING GRASS MIXTURE:
 - 45% KENTUCKY BLUE GRASS
 - 45% CREEPING RED FESCUE
 - 10% PERENNIAL RYE GRASS

SEED SHALL BE APPLIED AT A RATE NOT LESS THAN TWO POUNDS PER 1,000 SQUARE FEET.

4. MULCH SHALL BE APPLIED AT A RATE NOT LESS THAN ONE INCH AND NOT MORE THAN THREE INCHES OF STRAW AT TWO TONS PER ACRE AND ANCHORED IN A SUITABLE MANNER.

SEQUENCE OF CONSTRUCTION

GENERAL

IT IS THE INTENT OF THIS NARRATIVE TO OUTLINE THE GENERAL STEPS ASSOCIATED WITH THE DEVELOPMENT OF THIS PROPERTY. IT MUST BE RECOGNIZED THAT EACH JOB HAS CONDITIONS WHICH MAY WARRANT SOME DEVIATION FROM THE STEPS OUTLINED HEREIN. TO THE EXTENT PRACTICAL, THE CONSTRUCTION DRAWINGS PROVIDE THE CONTRACTOR WITH AN UNDERSTANDING OF THE WORK NECESSARY AND THE LOGICAL STEPS WHICH ARE TO BE FOLLOWED THROUGH THE PROCESS. IN THOSE INSTANCES WHERE THE ACTUAL FIELD CONDITIONS DIFFER FROM WHAT IS DEPICTED ON THE DRAWINGS, THE CONTRACTOR SHALL BE REQUIRED TO CONTACT THE OWNER OR THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING FURTHER.

CLEARING, GRUBBING AND DEMOLITION

THE PROJECT SITE IS DEFINED AS A REDEVELOPMENT PROJECT AS IT WAS PREVIOUSLY DEVELOPED WITH A COMMERCIAL TYPE USE (LUMBER YARD), HOWEVER, SEVERAL YEARS AGO THE OPERATIONS SHUT DOWN AND SINCE THEN DIFFERENT USES WERE CONSIDERED, BUT NEVER MATERIALIZED. MORE RECENTLY, AT THE REQUEST OF THE TOWN OF NORTH CASTLE AND CITING SAFETY CONCERNS, THE OWNER OF THE PROPERTY DEMOLISHED ALL OF THE BUILDINGS ON THE PROPERTY. TODAY THERE ARE REMNANTS OF THE FLOOR SLABS, PAVEMENTS, ETC. ALL MATERIALS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF. NO ON-SITE BURIAL OF ANY DEMOLITION MATERIAL IS PERMITTED.

THE PROJECT SITE CONTAINS LITTLE TO NO TOPSOIL AS IT WAS PREVIOUSLY REMOVED TO FACILITATE THE CONSTRUCTION OF THE LUMBER YARD. THEREFORE THERE WILL BE NO STOCKPILING OF TOPSOIL ON SITE.

THE CONTRACTOR SHALL ESTABLISH HIS STAGING AREA AND CONSTRUCTION TRAILER(S) AS MAY BE REQUIRED TO MEET HIS NEEDS.

SEDIMENT AND EROSION CONTROL

SEDIMENT AND EROSION CONTROL MEASURES SHALL BE AN ON-GOING PROCESS THROUGHOUT CONSTRUCTION AND UNTIL STABILIZATION HAS BEEN ACHIEVED. UPON COMPLETION OF THE DEMOLITION ACTIVITIES, THE CONTRACTOR SHALL INSTALL THE REQUISITE SILT FENCE AND CONSTRUCTION ENTRANCE INTO THE PROPERTY. SEE SEPARATE EROSION CONTROL PROTOCOL DISCUSSION ON THIS SHEET.

ROUGH GRADING

IN BOTH THE EXISTING AND PROPOSED CONDITION, THE SITE IS RELATIVELY FLAT REQUIRING NO EXCESSIVE AMOUNTS OF EARTH MOVEMENT. GRADING, IN THE FORM OF CREATING POSITIVE MOVEMENT OF STORMWATER FLOWS TO DRAINAGE INLETS WILL BE ALL THAT IS REQUIRED.

BULK EXCAVATION

THE PROPOSED STRUCTURE WILL INCLUDE A FULL BASEMENT WHICH REQUIRES THAT THE ENTIRE AREA BE EXCAVATED AND THE EXCESS MATERIAL BE REMOVED FROM THE SITE. SIMILARLY, THE INSTALLATION OF THE PROPOSED STORMWATER MITIGATION SYSTEM (INFILTRATION, DRAIN INLETS, PIPE, ETC) WILL REQUIRE THE REMOVAL OF MOST OF THE EARTH GENERATED. DUE TO THE LIMITED AVAILABLE AREA IN WHICH TO STOCKPILE THIS MATERIAL, IT IS ANTICIPATED THAT A TRUCK(S) WILL BE LOADING WITH THIS EXCESS MATERIAL AND HAULED OFF-SITE.

BUILDING CONSTRUCTION

CONTRACTOR MAY START WITH THE CONSTRUCTION OF THE BUILDING FOUNDATION TO ESTABLISHED LINE AND GRADE. SUITABLE EARTH EXCAVATED FOR THE ESTABLISHMENT OF THE BASEMENT MAY BE STOCKPILED FOR GENERAL FILL PURPOSES.

BUILDING CONSTRUCTION WILL CONTINUE INDEPENDENTLY FROM THE SITE WORK.

STORMWATER SYSTEM

WHEN THE ROUGH GRADING HAS BEEN ESTABLISHED, THE CONTRACTOR SHALL CONSTRUCT THE STORMWATER SYSTEM. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROTECT ALL INLETS WITH SILT FENCE AND THE INFILTRATION AREA SHALL BE FENCED TO PREVENT CONSTRUCTION EQUIPMENT FROM DRIVING OVER IT.

SEWER AND WATER SERVICES

SEWER SERVICE TO THE PROPERTY SHALL BE ACCOMPLISHED THROUGH THE CONSTRUCTION OF A 6 INCH DIAMETER SERVICE LINE FROM THE EXISTING MAIN LOCATED WITHIN BEDFORD ROAD. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL BE REQUIRED TO TEST THE LINE FOR LEAKAGE AND UPON SATISFACTORY RESULTS, REPAIR THE STREET IN ACCORDANCE WITH THE APPROVED PLANS.

WATER SERVICE TO THE SITE WILL BE ACCOMPLISHED BY A CONNECTION TO THE EXISTING WATER MAIN LOCATED IN BEDFORD ROAD. THE CONTRACTOR SHALL FIRST BE REQUIRED TO REMOVE THE EXISTING BLOW-OFF ASSEMBLY AND EXTENDING THE MAIN WITH A NEW SECTION OF DUCTILE IRON PIPE WHICH WILL TERMINATE AS A HYDRANT ASSEMBLY. THE WATER SERVICE TO THE SITE WILL BE EXTENDED FROM THIS NEW SECTION OF PIPE. BEFORE PLACING THE MAIN INTO SERVICE IT SHALL BE TESTED FOR PRESSURE AND LEAKAGE FOLLOWED BY DISINFECTION.

OTHER SERVICES

ELECTRIC, TELEPHONE, CABLE, ETC WILL ALL BE BROUGHT INTO THE SITE UNDER GROUND. THE CONTRACTOR SHALL ARRANGE TO HAVE THESE SERVICES INSTALLED BEFORE FINAL PAVEMENT IS INSTALLED.

PAVEMENT

WHEN THE ROUGH GRADE HAS BEEN ESTABLISHED AND STABILIZED, THE CONTRACTOR MAY COMMENCE WITH THE ESTABLISHMENT OF THE PAVED AREAS (SIDEWALKS AND PARKING), AND CURBING. PRESUMABLY, THE INSTALLATION OF THE TOP COURSE OF PAVEMENT WILL BE DELAYED UNTIL ALL OTHER WORK IS COMPLETE.

SEQUENCE OF ACTIVITIES

- REMOVE AND LEGALLY DISPOSE OF ALL DEBRIS AND ACCUMULATED BUILDING MATERIALS PRESENTLY ON THE SITE.
- COMPLETE THE DEMOLITION OF ALL PRE-EXISTING BUILDING WALLS, FOUNDATIONS, FOOTINGS, PAVEMENTS, ETC. REMOVE ALL DEMOLITION MATERIAL FROM THE SITE.
- INSTALL SECURITY FENCE AND ESTABLISH A CONSTRUCTION STAGING AREA.
- INSTALL SEDIMENT AND EROSION CONTROL MEASURES AS SHOWN ON THE PLANS OR AS MAY OTHERWISE BE DIRECTED. INSTALL CONSTRUCTION ACCESS DRIVE.
- EXCAVATE FOR BUILDING FOUNDATION. HAUL EXCESS MATERIAL OFF-SITE.
- INITIATE CONSTRUCTION OF BUILDING FOOTINGS AND FOUNDATION.
- EXCAVATE AND CONSTRUCT FOOTINGS AND FOUNDATIONS FOR PROPOSED GARAGES.
- EXTEND WATER AND SEWER SERVICES INTO THE SITE.
- EXTEND ELECTRIC, CABLE, TELEPHONE, ETC SERVICES INTO THE SITE
- ESTABLISH SUBGRADE
- INSTALL DRAIN INLETS AND INFILTRATION UNITS BETWEEN THE GARAGES AND THE BUILDING.
- INSTALL SITE LIGHTING
- PLACE AND COMPACT SUB BASE COURSE MATERIAL IN REAR OF SITE.
- INSTALL DRAIN INLETS AND INFILTRATION UNITS IN THE FRONT OF THE BUILDING.
- PLACE AND COMPACT SUB BASE COURSE IN FRONT PARKING AREA
- INSTALL CURBING
- INSTALL ASPHALTIC BASE COURSE
- IMPORT TOPSOIL, INSTALL PLANT MATERIAL, SEED AND MULCH
- INSTALL TOP COURSE, STRIPING, SIGNAGE
- FINAL CLEANUP

ESTIMATED TIME FOR COMPLETION: 10 MONTHS.

INSPECTION PROGRAM FOR INFILTRATION SYSTEM

| ACTIVITY | SCHEDULE |
|---|---|
| INSPECT INLET, PRETREATMENT STRUCTURE AND OUTLET CONTROL STRUCTURE TO ENSURE GOOD CONDITION. | SEASONALLY/QUARTERLY DURING THE FIRST YEAR; BIANNUALLY THEREAFTER |
| INSPECT SURFACE AND SUBSURFACE SYSTEMS. INSPECT PAVEMENTS FOR STRUCTURAL INTEGRITY | |
| INSPECT NON PAVED AREAS FOR EROSION OR IMPROPER VEGETATIVE COVER | |
| INSPECT INLET, PRETREATMENT STRUCTURE AND OUTLET CONTROL STRUCTURE FOR ACCUMULATION OF SILTS AND DEBRIS | SEMI ANNUALLY FOR THE FIRST YEAR; ANNUALLY THEREAFTER |
| INSPECT HEADER PIPE FOR ACCUMULATION OF SILTS AND DEBRIS | |
| INSPECT YARD DRAINS, CATCH BASINS AND INLETS FOR BLOCKAGE OR ACCUMULATION OF DEBRIS | MONTHLY AND AFTER LARGE SNOW STORMS OR RAIN FALL EVENTS |
| INSPECT OBSERVATION WELLS AND OUTLET CONTROL STRUCTURES FOR PROPER DRAWDOWN BETWEEN STORM EVENTS | |

MAINTENANCE PROGRAM FOR INFILTRATION SYSTEM

| ACTIVITY | FREQUENCY | EQUIPMENT |
|--|---|----------------------------|
| CLEAN SPILLS IN PAVEMENT AREA WHICH ARE TRIBUTARY TO THE INFILTRATION SYSTEM | SEASONALLY OR AS NEEDED | BROOMS |
| SWEEP ALL PAVEMENTS AND WALKS CLEAN OF SANDS, SILTS AND DEBRIS | | HAND SHOVELS |
| MAINTAIN (REPAIR) PAVED SURFACES | | JET VACUUM |
| MAINTAIN AND REPLANT VEGETATIVE COVER. REPLACE MULCH | | |
| CLEAR DEBRIS FROM NON PAVED AREAS | | |
| CLEAN PIPES | | |
| JET VACUUM ACCUMULATED SILT AND DEBRIS FROM THE HEADER PIPES. USE A HIGH PRESSURE NOZZLE WITH REAR FACING JETS TO WASH SEDIMENT AND DEBRIS INTO THE INLET OR PRE-TREATMENT SUMP. | WHEN 25% OF THE PIPE VOLUME HAS BECOME FILLED WITH DEBRIS | JET VACUUM |
| REMOVE SEDIMENT AND DEBRIS FROM PRE-TREATMENT SUMP | WHEN SEDIMENT ACCUMULATION REACHES ONE HALF THE SUMP CAPACITY | VACUUM TRUCK |
| APPLY MULTIPLE PASSES WITH A JET VACUUM UNTIL BACKWASH WATER RUNS CLEAR | | JET VACUUM |
| CLEAR PIPES AND CHAMBERS OF SILT AND DEBRIS. REMOVE SEDIMENT AND DEBRIS FROM SUMPS IN PRETREATMENT AND OUTLET CONTROL STRUCTURES. | SEMI ANNUALLY IN THE FIRST YEAR; YEARLY THEREAFTER | HAND SHOVELS JET VACUUM |

















SURVEYOR:

154 BEDFORD ROAD
ARMONK, NY 10504

DATE: APRIL 30, 2021
DRAWN BY: AVM
JOB NO: 100117
SCALE: 1/16"=1'
FILENAME: 2021_0505 154 Bedford Road

REVISIONS:

Blythe M Yost ASLA | Registered Landscape Architect

PLANTING PLAN

SHEET NO.

L-701

SHEET: 1 of 1

PLANTING SCHEDULE

| QTY | BOTANICAL NAME | COMMON NAME | SIZE | COMMENTS |
|-------------------|-----------------------------------|-------------------------|------------|----------------------|
| TREES | | | | |
| 4 | Acer rubrum 'October Glory' | October Glory Maple | 3.5-4" Cal | |
| 14 | Carpinus betulus 'Fastigiata' | Fastigiata Sweet Gum | 3.5-4" Cal | |
| 2 | Prunus 'Okame' | Okame Cherry | 10-12' | |
| 44 | Thuja 'Green Giant' | Green Giant Arborvitae | 7-8' | 4.5' o.c. |
| 4 | Tilia cordata | Little Leaf Linden | 2.5-3" Cal | |
| SHRUBS | | | | |
| 206 | Buxus 'Winter Gem' | Winter Gem Boxwood | 24-30" | |
| 85 | Spiraea 'Anthony Waterer' | Anthony Waterer Spiraea | 5 Gallon | |
| 120 | Itea virginica 'Little Henry' | Virginia Sweetshrub | 3 Gallon | |
| 13 | Juniperus horizontalis 'Wiltonii' | Creeping Juniper | 3 Gallon | 48" o.c. Female Only |
| 1 | Pennisetum alopecuroides 'Hameln' | Mountain Fire Andromeda | 3-4' | |
| PERENNIALS | | | | |
| 30 | Astilbe 'Peach Blossom' | Peach Blossom Astilbe | 1 Gallon | 3' o.c. |
| 240 | Liriope muscari 'Variegata' | Variegated Liriope | 3 Gallon | 3' o.c. |
| GRASSES | | | | |
| 72 | Pennisetum alopecuroides 'Hameln' | Dwarf Fountain Grass | 1 Gallon | |

PLANTING NOTES

1. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED; INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY LA PRIOR TO INSTALLATION.
3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
4. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISIONS SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE YEAR FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
6. IN SO FAR AS IT IS PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT, IRRIGATE & CARE FOR STOCK NOT PLANTED.
7. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60 (REV. 1980) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
8. ALL PLANTS SHALL BE PLANTED IN AMENDED TOP SOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROGRESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
9. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
10. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.
11. NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
12. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PIT.
13. ALL INJURED ROOTS SHALL BE PRUNED UTILIZING CLEAN, SHARP TOOLS TO MAKE CLEAN ENDS BEFORE PLANTING.
14. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
15. ALL PLANTING BEDS SHALL BE MULCHED WITH 2" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH.
16. ALL DISTURBED AREAS TO BE TREATED WITH 3" TOP SOIL & SEEDING IN ACCORDANCE WITH PERMANENT STABILIZATION METHODS.

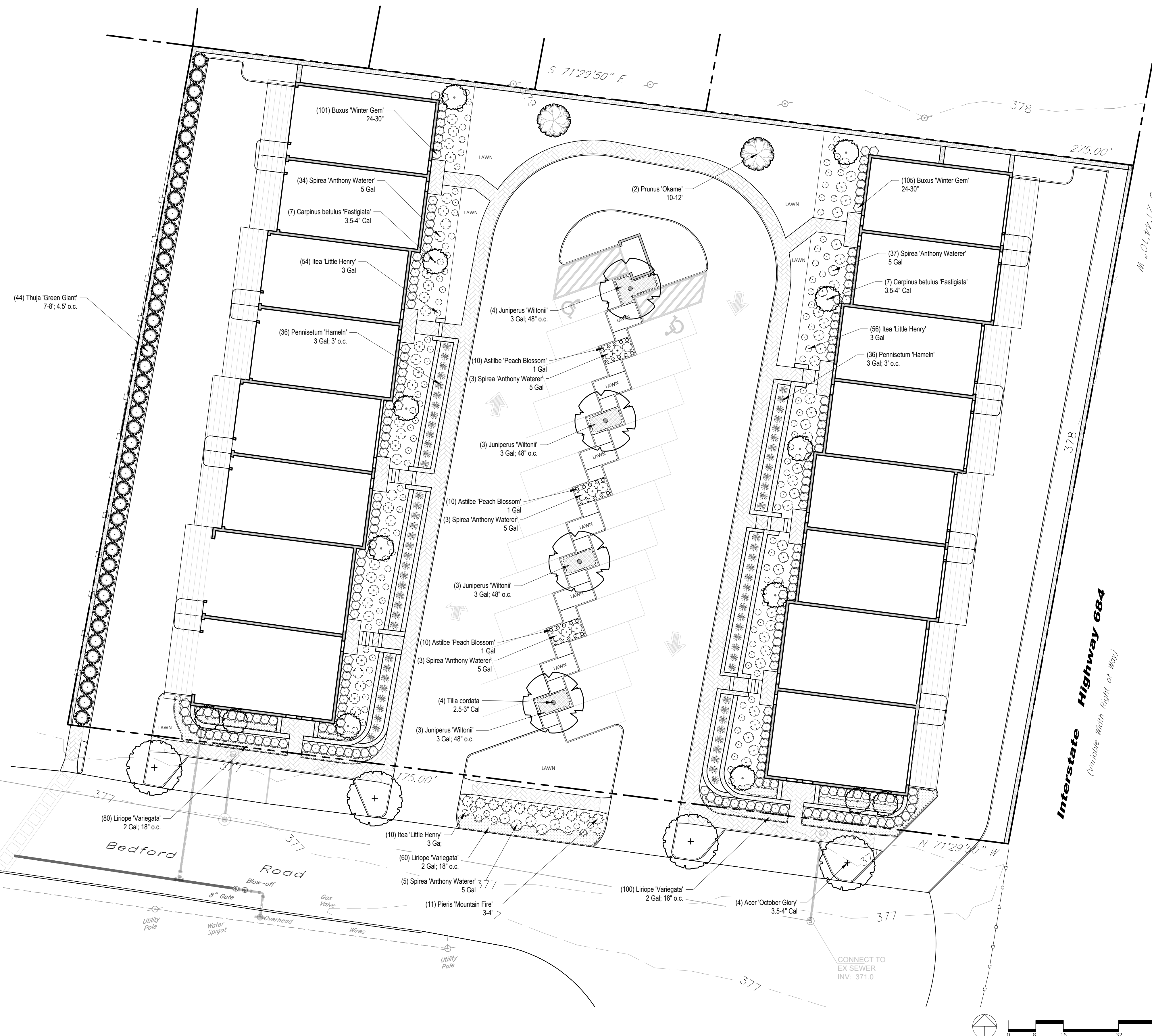
PLANTING IMAGES



Thuja 'Green Giant'

Acer rubrum 'October Glory'

Carpinus betulus 'Fastigiata'



Prunus 'Okame'



Tilia cordata



Pieris 'Mountain Fire'



Buxus 'Winter Gem'



Itea virginica 'Little Henry'



Spiraea 'Anthony Waterer'



Juniperus horizontalis 'Wiltonii'



Liriope muscari 'Variegata'



Astilbe 'Peach Blossom'



Pennisetum alopecuroides 'Hameln'