



## CROZIER GEDNEY ARCHITECTS, PC

41 Elm Place ~ Rye, New York 10580

914.967.6060

[WWW.CROZIERGEDNEY.COM](http://WWW.CROZIERGEDNEY.COM)

March 8, 2021

Mr. Christopher Carthy, Chairman  
Town of North Castle Planning Board (PB)  
17 Bedford Road  
Armonk, NY 10504

**Re: Rozov Property Application #2021-011  
1503 Old Orchard Road  
R-1A Zone, 7.92 Acres  
Section 123.05, Block 1, Lot 64**

Dear Chairman Carthy & Members of the Planning Board,

Our office has been retained to assist Yadin and Ursula Rozov with the redevelopment of the above property, which they recently purchased. The PB may recall that this property is the former Levi Strauss estate that has fallen into a state of disrepair. The owners' goal is to restore the property to its former glory to provide a residence for the Rozov family.

The purpose of this submission to the PB is to introduce the new owners (Rozovs) and submit an application to reapprove an expired Site Plan and Wetland Permit previously granted by the PB to construct the lakeside cabin. A Site Plan application has been prepared by Nathaniel J. Holt, PE for the PB's consideration. The project team of Crozier Gedney Architects PC, Nathaniel J. Holt, PE, J.D. Barrett & Associates-Landscape Architects and Site Planners and Thomas Merritts Surveyors, along with the Rozov's have prepared a concept vision for the redevelopment of the entire property for presentation as well. The following plans and information have been prepared for the PB's review, including:

- Engineering Plans, prepared by Nathaniel J. Holt, PE, dated March 8, 2021, including:
  - Application for Site Development Plan Approval and
  - Application for Special Use Permit Approval
    - Sheet 1 of 6: Existing Conditions Plan w/Coverage
    - Sheet 2 of 6: Site Plan
    - Sheet 3 of 6: Improvement Plan
    - Sheet 4 of 6: Sediment and Erosion Control Plan
    - Sheet 5 of 6: Standard Details
    - Sheet 6 of 6: Standard Details and Notes

- Site Plans, prepared by J.D. Barrett & Associates, LLC, dated March 8, 2021, including:
  - Sheet 1 of 4 Existing Conditions Plans
  - Sheet 2 of 4 Site Photos Plan
  - Sheet 3 of 4 Conceptual Master Plan
  - Sheet 4 of 4 Historic photos of the Levi Strauss Mansion
  - Survey Entitled: Survey (property- prepared by TC Merritts Land Surveyors dated 1.4.2021).

### **Overview**

The subject property occurs in the R-1A zone and occupies approximately 7.92 acres. It is positioned on the west side of Old Orchard Road. The property contains the main house, caretaker's quarters, lakeside cabin, former stables and accessory structure outbuildings. The property is serviced by city sewer and a new domestic well for potable water is proposed. The property is a former quarry site and features a +/- 1.6 acre lake surrounded by a small fringe wetland system. The main house sits atop a rock cut escapement overlooking the lake approximately 40' lower in elevation. The setting is dramatic and beautiful. Mature trees and plantings are scattered throughout the property, as are remnants of former driveways, patios, paths and walls. The conceptual master plan provided herein will provide an overview to the PB describing how the Rozovs wish to restore the property.

### **Lakeside Cabin**

The purpose of this application to the PB is two-fold. One, to reapprove an expired Site Plan and Wetland Approval previously granted by the PB to construct the lakeside cabin as described above. The second purpose is to reintroduce the property and new owners' vision for redevelopment to the PB.

### **Lakeside Cabin History**

As noted above, the former owner of the property, Mr. Justin Etzin, had obtained Site Plan Approval from the PB to construct a lakeside cabin on the property to replace an original cabin on the property in the same location at the north shore of the lake. Mr. Etzin proceeded to install a concrete foundation on which a new log cabin would be constructed. Unfortunately, the log cabin kit was delivered to the site before all approvals were obtained. However, due to what can only be defined as poor craftsmanship and knowledge as to how to assemble the cabin it collapsed during a severe weather event. By the time that the Rozov's purchased the cabin deteriorated condition worsened to the point where it was no longer salvageable. Subsequently, and with the support of the Building Inspector Robert Melillo, determined that it would be best to demolish and remove the original cabin and start fresh with a new, similar log cabin kit. The latter is now the subject of the Site Plan Application Permit now before the PB to allow a new cabin to be set on the existing concrete foundation. The new cabin has been ordered and will be delivered to the site in the coming weeks. Inasmuch, the project team is working as quickly as possible to assemble the Site Plan Application and to have the Building Permit reissued so that the cabin can be installed on the foundation as soon as it arrives on site in order to avoid any damage to the new cabin.

## Summary

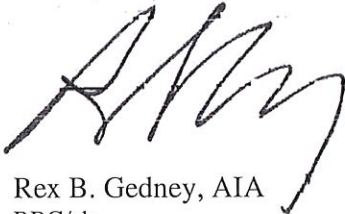
The new owners have prepared a Master Plan for their property which they wish to share with the Planning Board. The Rozovs and the project team look forward to the opportunity to discuss their plans for the entire site however, the priority at this point is to obtain the approvals to construct the cabin as soon as possible and to avoid having the kit sit exposed to the weather while the ultimate plans for the property are finalized. As mentioned above, the goal is to restore the property and salvageable buildings to their former glory.

On behalf of the owners and project team, we welcome this opportunity to work with the North Castle PB on this exciting project. It is recognized that the Planning Board typically conducts a Site Visit before rendering a decision. To that end, this office will make arrangements so that we can provide safe access to the property. We thank the PB in advance for their assistance with the project.

The participants for the March 22, 2021 Planning Board meeting shall be as follows:

Yadin Rozov	<a href="mailto:Yadin.rozov@gmail.com">Yadin.rozov@gmail.com</a>
Ursula Rozov	<a href="mailto:urozov@gmail.com">urozov@gmail.com</a>
Rex Gedney	<a href="mailto:rex@croziergedney.com">rex@croziergedney.com</a>
Jeri Barrett	<a href="mailto:jeri@jdbarrett.com">jeri@jdbarrett.com</a>
Dan Holt	<a href="mailto:dan@holtengineering.net">dan@holtengineering.net</a>
Chris Amundson	<a href="mailto:chris@stoneoakgrouppltd.com">chris@stoneoakgrouppltd.com</a>

Respectfully submitted,



Rex B. Gedney, AIA  
RBG/ch

cc: Yadin & Ursula Rozov  
Chris Amundson  
Dan Holt, P.E.  
Jeri Barrett, R.L.A.



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

PLANNING DEPARTMENT  
Adam R. Kaufman, AICP  
Director of Planning

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

## Application for Site Development Plan Approval

### Application Name

Yadin Rozov Lakeside Cabin

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## Application for Special Use Permit Approval

### Application Name

Yadin Rozov Lakeside Cabin

*Yadin Rozov Lakeside Cabin*

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

Name of Property Owner: HTR Old Quarry Lake LLC

Mailing Address: c/o Rozov - 1 Anchor Drive, Rye, New York 10580

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ e-mail yadin.rozov@gmail.com  
urozov@gmail.com

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Name of Applicant (if different): Yadin Rozov

Address of Applicant: 1 Anchor Drive, Rye, New York 10580

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ e-mail yadin.rozov@gmail.com  
urozov@gmail.com

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

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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

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Name of Professional Preparing Site Plan:  
NATHANIEL HOLT, PE

Address: 592 ROUTE 22, SUITE GC PAWLING 12564

Telephone: 914 760 1800 Fax: 772 204 9553 e-mail DAN@HOLTENGINEERING.NET

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Name of Other Professional: REX GEDNEY, RA

Address: 41 ELM PLACE, RYE 10580

Telephone: 914 967 6060 Fax: \_\_\_\_\_ e-mail REX@CROWLERGEDNEY.COM

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Name of Attorney (if any): \_\_\_\_\_

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: MJ; Agent Date: 3/8/2021

Signature of Property Owner: MJ; Agent Date: 3/8/2021

MUST HAVE BOTH SIGNATURES

# WETLANDS AND DRAINAGE APPLICATION TOWN OF NORTH CASTLE BUILDING DEPARTMENT

DATE: 3 / 8 / 2021 \$50 (min.) for Residential Apps. FEE: \$ \_\_\_\_\_  
\$250 (min.) for Commercial Apps.

1. NAME & ADDRESS OF APPLICANT: Yadin Rozov OWNER (IF DIFFERENT): HTR Old Quarry LLC  
1 Anchor Drive c/o Rozov  
Rye, New York 10580 1 Anchor Drive  
TELEPHONE: ( ) - TELEPHONE: ( ) -  
Rye, New York 10580

2. STREET ADDRESS OF PROPERTY: 1503 OLD ORCHARD ST  
SECTION: 123.05 BLOCK: 1 LOT: 64

3. DESCRIPTION OF PROPOSED WORK & MATERIALS: PLANS & SPECIFICATIONS ANNEXED HERETO. STATE NAME AND OCCUPATION OF PREPARER:  
RECONSTRUCTION OF A LOG CABIN WHICH WAS  
PREVIOUSLY PERMITTED AND PARTIALLY CONSTRUCTED  
BUT IS IN DETERIORATED CONDITION WHEN WORK STOPPED

4. IMPACT STATEMENT (IF REQUIRED) PREPARED BY: NA

DATED: \_\_\_/\_\_\_/\_\_\_ APPLICANT'S SIGNATURE: \_\_\_\_\_

**NOTE:** WETLANDS APPLICATIONS WILL BE REVIEWED BY THE TOWN BOARD, THE PLANNING BOARD, THE CONSERVATION BOARD, OR THE TOWN ENGINEER AT THE DISCRETION OF THE TOWN ENGINEER.

Do you have any intention of tearing down a house to build a new house within the next SIX (6) months?  
 Yes  No

Do you have any intention to expand a house over 1500 square feet within the next SIX (6) months?  
 Yes  No

If the Planning Board has granted you approval previously, on what dates were you approved? (List Below)  
JUNE 19, 2017



**II. IDENTIFICATION OF SUBJECT PROPERTY**

Street Address: 1503 OLD ORCHARD ST

Location (in relation to nearest intersecting street):

500 feet (~~north~~, south, ~~east~~ or ~~west~~) of JOHNSON PLACE

Abutting Street(s): NA

Tax Map Designation (NEW): Section 123.05 Block 1 Lot 64

Tax Map Designation (OLD): Section \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Zoning District: R-1A Total Land Area 7.92 AC.

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

Fire District(s) N-WHITE PLAINS School District(s) VALHALLA

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:

\_\_\_\_\_

**III. DESCRIPTION OF PROPOSED DEVELOPMENT**

Type of Special Use Permit:

Accessory Apartment \_\_\_\_\_

Accessory Structure over 800 square feet X

Gross Floor Area: Existing \_\_\_\_\_ S.F. Proposed \_\_\_\_\_ S.F.

Number of Parking Spaces: Existing \_\_\_\_\_ Proposed \_\_\_\_\_

Earthwork Balance: Cut 0 C.Y. Fill 0 C.Y. 0

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 X

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

Town-regulated wetlands? No \_\_\_\_\_ Yes X

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

State-regulated wetlands? No X Yes \_\_\_\_\_

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

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#### IV. SUBMISSION REQUIREMENTS

The special use permit 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.**

preliminary review purposes).

- Once a completed preliminary special use permit 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 special use permit 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 SPECIAL USE PERMIT SITE PLAN

The following checklist is provided to enable the Applicant to determine if he/she has provided enough information on the special use permit plan for the Planning Board to review his/her proposal. Applicants are advised to review Chapter 355 Article VII of the North Castle Town Code for a complete enumeration of pertinent requirements and standards prior to making application for special use permit approval.

The application for special use permit 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 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.

**Existing Conditions Data:**

- Location use and design of existing buildings, identifying first floor elevation, and other structures.
- Location of existing facilities for water supply, sanitary sewage disposal, storm water drainage, and gas and electric service, with pipe sizes, grades, rim and inverts, direction of flow, etc. indicated.
- Location of all other existing site improvements, including pavement, walks, curbing, retaining walls and fences.
- Location, type, direction, power and time of use of existing outdoor lighting.
- 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.

**Proposed Development Data:**

- Proposed location of lots, streets, and public areas, and property to be affected by proposed easements, deed restrictions and covenants.
- Proposed location, use and architectural design of all buildings, including proposed floor plans and elevations.
- Proposed means of vehicular and pedestrian access to and egress from the site onto adjacent streets.
- Proposed sight distance at all points of vehicular access.
- Proposed streets, with profiles indicating grading and cross-sections showing the width of the roadway; the location and width of sidewalks; and the location and size of utility lines.
- Proposed location and design of any pedestrian circulation on the site and off-street parking and loading areas, including handicapped parking and ramps, and including details of construction, surface materials, pavement markings and directional signage.
- Proposed location and design of facilities for water supply, sanitary sewage disposal, storm water drainage, and gas and electric service, with pipe sizes, grades, rim and inverts, direction of flow, etc. indicated.
- Proposed location of all structures and other uses of land, such as walks, retaining walls, fences, designated open space and/or recreation areas and including details of design and construction.
- Location, type, direction, power and time of use of proposed outdoor lighting.

- ✓  Location of proposed landscaping and buffer screening areas, including the type (scientific and common names), size and amount of plantings.
- ✓  The proposed location, size, design and use of all temporary structures and storage areas to be used during the course of construction.
- ✓  Proposed grade elevations, clearly indicating how such grades will meet existing grades of adjacent properties or the street.
- ✓  Proposed soil erosion and sedimentation control measures.
- ✓  For all proposed 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 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 plans involving disturbance to Town-regulated wetlands, the data required to ensure compliance with Chapter 340 of the North Castle Town Code.

The special use permit application package shall also include a narrative document that demonstrates compliance with the following:

- ✓  The location and size of the use, the nature and intensity of the operations involved in it or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located and that it complies with all special requirements for such use.
- ✓  The location, nature and height of buildings, walls, fences and the nature and extent of existing or proposed plantings on the site are such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings.
- ✓  Operations in connection with any special use will not be more objectionable to nearby properties by reason of noise, fumes, vibration or other characteristics than would be the operations of any permitted uses not requiring a special permit.
- ✓  Parking areas will be of adequate size for the particular use, properly located and suitably screened from adjoining residential uses, and the entrance and exit drives shall be laid out so as to achieve maximum convenience and safety.
- ✓  Where required, The provisions of the Town Flood Hazard Ordinance shall be met.
- ✓  The proposed special permit use will not have a significant adverse effect on the environment.

## Short Environmental Assessment Form

### Part 1 - Project Information

#### Instructions for Completing

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

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

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: PROPOSED SITE IMPROVEMENTS; 1503 OLD ORCHARD STREET			
Project Location (describe, and attach a location map): 1503 OLD ORCHARD STREET TOWN OF NORTH CASTLE NY			
Brief Description of Proposed Action: RECONSTRUCTION OF A DAMAGED BATHHOUSE, REALIGNMENT OF AN EXISTING DRIVEWAY, REMOVAL OF EXISTING GRAVEL DRIVEWAY, CONSTRUCTION OF A NEW TERRACE AND OUTDOOR KITCHEN			
Name of Applicant or Sponsor: Yadin Rozov		Telephone: 1 yadin.rozov@gamil.com	
Address: 1 Anchor Drive			
City/PO: Rye	State: NY	Zip Code: 10580	
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 governmental Agency? If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____			7.93 acres
b. Total acreage to be physically disturbed? _____			0.8 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____			7.93 acres
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			





18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO   <input checked="" type="checkbox"/>	YES   <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO   <input checked="" type="checkbox"/>	YES   <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO   <input checked="" type="checkbox"/>	YES   <input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Yadin Rozov</u>		
Signature: <u><i>YR; Agent</i></u>		
Date: <u>3/8/3021</u>		



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PLANNING BOARD  
Christopher Carthy,  
Acting Chair

### RESOLUTION

**Action:** Special Use Permit for Accessory Structure, Site Plan, Wetlands Permit and Tree Removal Permit Approvals  
**Application Name:** Etzin  
**Owner/Applicant:** Consul General of the Republic of the Seychelles  
**Designation:** 123.05-1-64  
**Zone:** R-1A (Residential 1 acre) District  
**Acreage:** 7.92 acres  
**Location:** 1503 Old Orchard Street  
**Date of Approval:** June 19, 2017  
**Expiration Date:** June 19, 2018

WHEREAS, an application dated August 15, 2016 for Special Use Permit approval was submitted to the Planning Board and the requisite fee was paid; and

WHEREAS, the application consists of the following plans:

- Plan labeled "FP1," entitled "First Floor Plan," dated June 9, 2016, last revised June 14, 2016, prepared by eloghomes.com.
- Plan labeled "FP1," entitled "Second Floor Plan," dated June 9, 2016, last revised June 14, 2016, prepared by eloghomes.com.
- Plan labeled "EL1," entitled "Elevations," dated June 9, 2016, prepared by eloghomes.com.
- Plan labeled "EL2," entitled "Elevations," dated June 9, 2016, prepared by eloghomes.com.
- Plan labeled "EL3," entitled "Elevations," dated June 9, 2016, last revised June 14, 2016, prepared by eloghomes.com.
- Plan labeled "EL4," entitled "Elevations," dated June 9, 2016, prepared by eloghomes.com.
- Plan labeled "1 of 9," entitled "Existing Conditions w/Coverage," dated July 27, 2016, last revised October 31, 2016, prepared by Nathaniel J. Holt, PE Consulting Engineers.
- Plan labeled "2 of 9," entitled "Site Plan," dated July 27, 2016, last revised October 31, 2016, prepared by Nathaniel J. Holt, PE Consulting Engineers.
- Plan labeled "3 of 9," entitled "Demolition Plan," dated July 27, 2016, last revised October 31, 2016, prepared by Nathaniel J. Holt, PE Consulting Engineers.
- Plan labeled "4 of 9," entitled "Improvement Plan," dated July 27, 2016, last revised October 31, 2016, prepared by Nathaniel J. Holt, PE Consulting Engineers.
- Plan labeled "5 of 9," entitled "Sediment and Erosion Control Plan," dated July 27, 2016, last revised October 31, 2016, prepared by Nathaniel J. Holt, PE Consulting Engineers.
- Plan labeled "6 of 9," entitled "Standard Details," dated July 27, 2016, last revised October 31, 2016, prepared by Nathaniel J. Holt, PE Consulting Engineers.

Etzin

*Special Use Permit for Accessory Structure, Site Plan, Wetlands Permit and Tree Removal  
Permit Approvals*

June 19, 2017

Page 2 of 12

- Plan labeled "7 of 9," entitled "Standard Details," dated July 27, 2016, last revised October 31, 2016, prepared by Nathaniel J. Holt, PE Consulting Engineers.
- Plan labeled "8 of 9," entitled "Existing Hydrology Plan," dated July 27, 2016, last revised October 31, 2016, prepared by Nathaniel J. Holt, PE Consulting Engineers.
- Plan labeled "9 of 9," entitled "Future Hydrology Plan," dated July 27, 2016, last revised October 31, 2016, prepared by Nathaniel J. Holt, PE Consulting Engineers.
- Plan labeled "L-101.0," entitled "Layout Plan," dated July 29, 2016, prepared by Yost Design Landscape Architecture.
- Plan labeled "L-101.1," entitled "Front Layout/Planting Plan," dated July 29, 2016, prepared by Yost Design Landscape Architecture.
- Plan labeled "L-101.2," entitled "Rear Layout/Planting Plan," dated July 29, 2016, prepared by Yost Design Landscape Architecture.
- Plan labeled "L-101.3," entitled "Cabin Layout/Planting Plan," dated July 29, 2016, prepared by Yost Design Landscape Architecture.

WHEREAS, the application is for the construction of a detached bath house, elimination of the existing septic system serving the bathhouse, connection of the bath house to the municipal sewer, elimination of gravel drives, construction of a new terrace at the rear of the existing principal house and the construction of an outdoor kitchen patio at the rear of the existing principal house on a 7.92-acre lot located within the R-1A Zoning District; and

WHEREAS, Special Use Permit approval is necessary because the Planning Board has jurisdiction over all accessory structures over 800 square feet; and

WHEREAS, Section 355-21 of the Town Code permits private gardenhouses, toolhouses, greenhouses, gatehouses, garages or similar private accessory uses not over 1 story and 15 feet in height and limited to 800 square feet in area, except that the Planning Board may, by special permit, authorize the construction of accessory buildings not over 2 stories or 22 feet in height, provided that any such individual accessory building does not exceed 25% of the floor area of the main building, and further provided that all such accessory buildings meet all required setbacks for main buildings in the district in which they are located and are not located within any front yard; and

WHEREAS, the submitted architectural plans depict a proposed building height in excess of 22 feet in height; and

WHEREAS, the Applicant received a variance for the proposed building height from the Zoning Board of Appeals on April 6, 2017; and

Etzin

*Special Use Permit for Accessory Structure, Site Plan, Wetlands Permit and Tree Removal  
Permit Approvals*

June 19, 2017

Page 3 of 12

WHEREAS, the proposed cabana is a slight variation of the 3 bedroom, two-bath eIoghomes.com Teton home; and

WHEREAS, based upon the Teton plans and a review of the submitted plans, the Planning Department determined that the proposed accessory structure could be considered a dwelling; and

WHEREAS, a second dwelling is not permitted in the R-1A Zoning District; and

WHEREAS, the Planning Board on November 21, 2017 determined that the proposed accessory structure was not a dwelling; and

WHEREAS, the submitted Gross Floor Area Calculations Worksheet indicates that the proposed gross floor area on the property exceeds the maximum permitted amount; and

WHEREAS, the Applicant received a variance for the proposed amount of gross floor area from the Zoning Board of Appeals on April 6, 2017; and

WHEREAS, the site plan depicts the removal of 13 Town-regulated trees; and

WHEREAS, the site plan does not depict Town-regulated steep slope disturbance; and

WHEREAS, the site plan depicts 3,867 square feet of disturbance within the Town-regulated wetland buffer; and

WHEREAS, the Applicant has prepared a mitigation plan that will remove impervious surface, eliminate invasive species and plant a meadow and provide new wetland plantings; and

WHEREAS, the Conservation Board recommended approval of the requested wetlands permit on November 15, 2016; and

WHEREAS, the Applicant received Architectural Review Board approval on May 17, 2017; and

WHEREAS, a short Environmental Assessment Form submitted August 15, 2016, was prepared by the Applicant and submitted to the Planning Board for its review and consideration; and

WHEREAS, the proposed action is a Type II Action under the State Environmental Quality Review Act (SEQRA); and

WHEREAS, Type II Actions have been determined not to have a significant impact on the environment do not require any further processing pursuant to SEQRA; and

Etzin

*Special Use Permit for Accessory Structure, Site Plan, Wetlands Permit and Tree Removal  
Permit Approvals*

June 19, 2017

Page 4 of 12

WHEREAS, the application for special permit approval requires referral to the Westchester County Planning Board pursuant to § 239-m of New York State General Municipal Law (GML); and

WHEREAS, the application was referred to the County Planning Board on September 27, 2016; and

WHEREAS, a duly advertised public hearing was conducted on June 19, 2017 at which time all those wishing to be heard were given the opportunity to be heard; and

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

NOW, THEREFORE, BE IT RESOLVED, that the application for special use permit, site plan, wetlands permit and tree removal permit approvals as shown on plan labeled "FP1," entitled "First Floor Plan," dated June 9, 2016, last revised June 14, 2016, prepared by eloghomes.com; plan labeled "FP1," entitled "Second Floor Plan," dated June 9, 2016, last revised June 14, 2016, prepared by eloghomes.com; plan labeled "EL1," entitled "Elevations," dated June 9, 2016, prepared by eloghomes.com; plan labeled "EL2," entitled "Elevations," dated June 9, 2016, prepared by eloghomes.com; plan labeled "EL3," entitled "Elevations," dated June 9, 2016, last revised June 14, 2016, prepared by eloghomes.com; plan labeled "EL4," entitled "Elevations," dated June 9, 2016, prepared by eloghomes.com; plan labeled "1 of 9," entitled "Existing Conditions w/Coverage," dated July 27, 2016, last revised October 31, 2016, prepared by Nathaniel J. Holt, PE Consulting Engineers; plan labeled "2 of 9," entitled "Site Plan," dated July 27, 2016, last revised October 31, 2016, prepared by Nathaniel J. Holt, PE Consulting Engineers; plan labeled "3 of 9," entitled "Demolition Plan," dated July 27, 2016, last revised October 31, 2016, prepared by Nathaniel J. Holt, PE Consulting Engineers; plan labeled "4 of 9," entitled "Improvement Plan," dated July 27, 2016, last revised October 31, 2016, prepared by Nathaniel J. Holt, PE Consulting Engineers; plan labeled "5 of 9," entitled "Sediment and Erosion Control Plan," dated July 27, 2016, last revised October 31, 2016, prepared by Nathaniel J. Holt, PE Consulting Engineers; plan labeled "6 of 9," entitled "Standard Details," dated July 27, 2016, last revised October 31, 2016, prepared by Nathaniel J. Holt, PE Consulting Engineers; plan labeled "7 of 9," entitled "Standard Details," dated July 27, 2016, last revised October 31, 2016, prepared by Nathaniel J. Holt, PE Consulting Engineers; plan labeled "8 of 9," entitled "Existing Hydrology Plan," dated July 27, 2016, last revised October 31, 2016, prepared by Nathaniel J. Holt, PE Consulting Engineers; plan labeled "9 of 9," entitled "Future Hydrology Plan," dated July 27, 2016, last revised October 31, 2016, prepared by Nathaniel J. Holt, PE Consulting Engineers; plan labeled "L-101.0," entitled "Layout Plan," dated July 29, 2016, prepared by Yost Design Landscape Architecture; plan labeled "L-101.1," entitled "Front Layout/Planting Plan," dated July 29, 2016, prepared by Yost Design Landscape Architecture; plan labeled "L-101.2," entitled "Rear Layout/Planting Plan," dated July 29, 2016, prepared by Yost Design Landscape Architecture; and plan labeled "L-101.3," entitled "Cabin Layout/Planting Plan,"

Etzin

*Special Use Permit for Accessory Structure, Site Plan, Wetlands Permit and Tree Removal Permit Approvals*

June 19, 2017

Page 5 of 12

dated July 29, 2016, prepared by Yost Design Landscape Architecture, as described herein, be and are hereby conditionally approved, subject to the following conditions and modifications; and

BE IT FURTHER RESOLVED, that the Planning Board finds that the location and size of the use, the nature and intensity of the operations involved in it or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.

BE IT FURTHER RESOLVED, that the Planning Board finds that the location, nature and height of buildings, walls, fences and the nature and extent of existing or proposed plantings on the site are such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings.

BE IT FURTHER RESOLVED, that the Planning Board finds that operations in connection with the special use will not be more objectionable to nearby properties by reason of noise, fumes, vibration or other characteristics than would be the operations of any permitted uses not requiring a special permit.

BE IT FURTHER RESOLVED, that the Planning Board finds that parking areas will be of adequate size for the particular use, properly located and suitably screened from adjoining residential uses, and the entrance and exit drives shall be laid out so as to achieve maximum convenience and safety; and

BE IT FURTHER RESOLVED, that the Planning Board finds that the proposed special permit use will not have a significant adverse effect on the environment; and

BE IT FURTHER RESOLVED, that pursuant to Article VII of Chapter 355 of the Town Code, this special use permit, site plan, wetlands permit and tree removal permit approvals shall be deemed to authorize only the particular use(s) shown on the approved site plan and shall expire if work is not initiated in accordance therewith within one (1) year, or if the use(s) for which site plan approval was granted ceases for more than one (1) year from the date of the issuance of the certificate of occupancy, or if all required improvements are not completed within eighteen (18) months of the date of this approval, or if all such required improvements are not maintained and all conditions and standards of this approval are complied with throughout the duration of the use(s)

Etzin

*Special Use Permit for Accessory Structure, Site Plan, Wetlands Permit and Tree Removal Permit Approvals*

June 19, 2017

Page 6 of 12

**Prior to the Signing of the Site Plan:**

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

- \_\_\_\_\_ 1. The engineering and landscaping plans shall be coordinated to the satisfaction of the Town Engineer to clarify whether the optional rain garden will be constructed. If a rain garden is proposed, the associated disturbance, sizing calculations and construction details shall be provided to the satisfaction of the Town Engineer.
  
- \_\_\_\_\_ 2. The applicant shall demonstrate conformance with the New York State Department of Environmental Conservation (NYSDEC) General Permit 0-15-002 for Stormwater Discharges from Construction Activity to the satisfaction of the Town Engineer. In addition, the applicant shall submit draft copies of the required Notice of Intent (NOI) and SWPPP MS4 Acceptance Form for review to the satisfaction of the Town Engineer.
  
- \_\_\_\_\_ 3. The limit of disturbance shall be adjusted to include all areas associated with site removals, temporary construction access, bath house construction, grading, tree removal and planting/mitigation areas, to the satisfaction of the Town Engineer. If the total disturbance will exceed one (1) acre, the applicant will be required to submit a Stormwater Pollution Prevention Plan (SWPPP) that includes post-construction stormwater quality and quantity practices, per NYSDEC GP-0-15-002 to the satisfaction of the Town Engineer.
  
- \_\_\_\_\_ 4. The applicant shall provide verification from the New York City Department of Environmental Protection (NYCDEP) confirming whether or not the construction of the proposed impervious surface associated with the house within the 100 foot limiting distance of the wetland will require NYCDEP approval of an Individual Residential Stormwater Permit (IRSP) to the satisfaction of the Town Engineer.
  
- \_\_\_\_\_ 5. The applicant shall perform deep and percolation soil testing to be witnessed by the Town Engineer. The test locations and results shall be shown on the plan to the satisfaction of the Town Engineer.
  
- \_\_\_\_\_ 6. The applicant shall provide documentation confirming that the existing fencing and roads on NYCDEP land is permitted to remain to the satisfaction of the Town Attorney.



Etzin

*Special Use Permit for Accessory Structure, Site Plan, Wetlands Permit and Tree Removal  
Permit Approvals*

June 19, 2017

Page 7 of 12

- \_\_\_\_\_ 7. Design of the proposed sewer ejector system and low pressure force main shall be submitted for review by the Town Engineer. Provisions for emergency operation shall be included and detailed on the plan.
- \_\_\_\_\_ 8. The invert elevation of the culvert pipe under the driveway shall be revised to provide positive pitch and adequate cover to the satisfaction of the Town Engineer.
- \_\_\_\_\_ 9. The discharge location of the emergency overflow and associated pipe invert elevations shall be shown on the plan to the satisfaction of the Town Engineer. The system shall discharge to a protected outlet.
- \_\_\_\_\_ 10. All trees to be protected shall be shown on the site plans to the satisfaction of the Town Engineer.
- \_\_\_\_\_ 11. Existing and proposed topography shall be shown in the area of the driveway improvements to the satisfaction of the Town Engineer.
- \_\_\_\_\_ 12. The limit of curbing installation and driveway reconstruction shall be shown on the plan to the satisfaction of the Town Engineer.
- \_\_\_\_\_ 13. The Applicant shall provide design calculations for the stormwater practices proposed to the satisfaction of the Town Engineer.
- \_\_\_\_\_ 14. The plan shall show all utility services for the proposed outdoor kitchen to the satisfaction of the Town Engineer.
- \_\_\_\_\_ 15. The Applicant shall submit final construction plans for site improvements to the Town Engineer for his approval of driveways, parking areas, storm drainage system, water and sewer connections, sidewalks, erosion and sediment controls and any other information requested by the Town Engineer to the satisfaction of the Town Engineer.
- \_\_\_\_\_ 16. The applicant shall provide confirmation of the status of any existing access easements the New York City Department of Environmental Protection (NYCDEP) may have over the subject property to the satisfaction of the Town Engineer and Town Attorney. Specifically, the plan illustrates the limits of an "Ingress and Egress Easement per FM 26994 and Control No. 423450623". Permission from the NYCDEP may be required to remove or maintain the existing access road, as proposed, to the satisfaction of the Town Engineer and Town Attorney.

Etzin

*Special Use Permit for Accessory Structure, Site Plan, Wetlands Permit and Tree Removal Permit Approvals*

June 19, 2017

Page 8 of 12

- \_\_\_\_\_ 17. The plan shall include a profile for the proposed low-pressure sanitary force main illustrating all connections, inverts, cover, etc. and the locations of any required anti-siphon or air-release valves to the satisfaction of the Town Engineer.
- \_\_\_\_\_ 18. The construction sequence should be revised to require that the limit of disturbance be staked prior to the commencement of land clearing and grubbing activities to the satisfaction of the Town Engineer.
- \_\_\_\_\_ 19. The proposed relocation of the flagstone path shall be coordinated between the Landscape Architect and Engineer plans to the satisfaction of the Town Engineer.
- \_\_\_\_\_ 20. Payment of all outstanding fees, including professional review fees.
- \_\_\_\_\_ 21. The applicant shall submit to the Planning Board Secretary six (6) sets of plans (with required signature block located in the lower right corner of all plan sheets) incorporating all required amendments to the plans as identified in this resolution of approval to the satisfaction of the Town Planner, Town Engineer and Town Attorney".
- \_\_\_\_\_ 22. Return of the "Planning Board Notification" sign in reusable condition with stand. If such sign is not returned as previously described a payment of \$25.00 made payable to the Town of North Castle shall be required.

**Prior to the Issuance of a Building Permit:**

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

- \_\_\_\_\_ 1. The Applicant shall provide documentation that the Sewer and Water Department and the Westchester County Health Department have approved the proposed sewer connection to the satisfaction of the Building Department.
- \_\_\_\_\_ 2. The proposed bath house shall be designed with a heat pump and non-full sized appliances in an effort to prevent the categorization of the bath house as a dwelling unit to the satisfaction of the Building Department.
- \_\_\_\_\_ 3. The applicant shall provide proof of coverage under NYSDEC General Permit, GP-0-15-002, for Stormwater Discharges from Construction Activities to the satisfaction of the Town Engineer.

Etzin

*Special Use Permit for Accessory Structure, Site Plan, Wetlands Permit and Tree Removal  
Permit Approvals*

June 19, 2017

Page 9 of 12

- \_\_\_\_\_ 4. The applicant shall provide NYCDEP approval of an Individual Residential Stormwater Permit or confirmation that said Permit is not required to the satisfaction of the Town Engineer.
- \_\_\_\_\_ 5. The approved site plan shall be signed by both the Planning Board Chair and Town Engineer.
- \_\_\_\_\_ 6. The submission of a complete set of building plans for review and approval by the Town Building Inspector prior to the issuance of a building permit.
- \_\_\_\_\_ 7. Payment of all outstanding fees, including professional review fees.

**Prior to the Issuance of a Certificate of Occupancy:**

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

- \_\_\_\_\_ 1. The submission to the Town Building Inspector of an "As Built" site plan.
- \_\_\_\_\_ 2. Payment of all outstanding fees, including professional review fees.

**Other Conditions:**

1. Compliance with all applicable local laws and ordinances of the Town of North Castle and any conditions attached to permits issued thereunder.
2. Prior to the start of construction and throughout the construction period, area of disturbance lines shall be clearly delineated in the field with snow fence or another demarcation acceptable to the Building Department and Town Engineer, which shall be placed around the entire proposed construction area. Except as necessary to provide mitigation plantings, no encroachment beyond these limits by workers or machinery shall be permitted.
3. Grading and clearing and other construction-related activities shall take place only within the delineated area of disturbance lines. These area of disturbance lines represent the maximum limits of construction activities. Every attempt shall be made to further reduce grading and clearing activities within the area of disturbance lines by maintaining natural vegetation and topography wherever practicable.

Etzin

*Special Use Permit for Accessory Structure, Site Plan, Wetlands Permit and Tree Removal  
Permit Approvals*

June 19, 2017

Page 10 of 12

4. Prior to the commencement of any site work, the Applicant shall stake the location of the proposed construction for inspection and approval by the Building Department and Town Engineer.
5. For each phase of construction, soil erosion and sedimentation control measures shown on the plans shall be in place prior to the start of any site work (excluding mechanized tree work) as described in the sequence of construction, to the satisfaction of the Town Engineer. The Town Engineer shall have inspected the installation of all required soil erosion and sedimentation control measures prior to the authorization to proceed with any phase of site work.
6. Throughout the construction period, a qualified professional retained by the Applicant shall, on at least a weekly basis, prior to any predicted rain event and after any runoff-producing rain event, inspect the soil erosion and sedimentation control measures to ensure their proper functioning. Soil shall be removed from the silt fence when bulges develop in the fence in accordance with Westchester County recommendations. Records shall be kept onsite and made available for review by Town personnel. Inspections shall be in accordance with the NYSDEC Phase II regulations.
7. If the Applicant, during the course of construction, encounters such conditions as flood areas, underground water, soft or silty areas, improper drainage, or any other unusual circumstances or conditions that were not foreseen in the original planning, he shall report such conditions immediately to the Building Department and Town Engineer. The Applicant may submit, if he so desires, his recommendations as to the special treatment to be given such areas to secure adequate, permanent and satisfactory construction. The Building Department, without unnecessary delay, shall investigate the condition or conditions, and shall either approve the Applicant's recommendations to correct the conditions, order a modification thereof, or issue his own specifications for the correction of the conditions. In the event of the Applicant's disagreement with the decision of the Building Department, or in the event of a significant change resulting to the site plan or any change that involves the wetlands regulated areas, the matter shall be decided by the Planning Board. Any such conditions observed by the Planning Board or its agents shall be similarly treated.
8. Compliance with all applicable local laws and ordinances of the Town of North Castle and any conditions attached to permits issued thereunder.
9. The applicant shall provide sedimentation and erosion control measures to the satisfaction of the Town Engineer and in accordance with the measures set forth in the New York State Standards and Specifications for Erosion & Sediment Control.

Etzin

*Special Use Permit for Accessory Structure, Site Plan, Wetlands Permit and Tree Removal  
Permit Approvals*

June 19, 2017

Page 11 of 12

10. All landscaping shown on this plan shall be maintained in a vigorous growing condition throughout the duration of the use. All plants not so maintained shall be replaced with new plants of comparable size and quality at the beginning of the next immediately following growing season.

Etzin

**Special Use Permit for Accessory Structure, Site Plan, Wetlands Permit and Tree Removal  
Permit Approvals**

June 19, 2017

Page 12 of 12

\*\*\*\*\*

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

28<sup>th</sup> June 2017. DSK

Date Consul General of the Republic of the Seychelles

\*\*\*\*\*

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

7/7/17

Date

Valerie B. Desimone

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

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

07/10/17  
Date

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

STEPHENS BARONI REILLY & LEWIS LLP  
As to Form and Sufficiency

7/10/17  
Date

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

NORTH CASTLE PLANNING BOARD

7/10/17  
Date

Christopher Carthy  
Christopher Carthy, Acting Chair

**NET LOT AREA CALCULATION**

FORMULA:  
 TOTAL LOT AREA LESS STEEP SLOPE AREA x 50%  
 LESS WETLAND AREA x 75%  
 LESS AREA NOT MEETING REQ. LOT WIDTH  
 EQUALS NET LOT AREA

APPLY FORMULA:  
 7.92 AC LESS .97AC x 0.50 (SLOPES)  
 LESS 1.67AC x 0.75 (WETLANDS)  
 LESS .075AC (LOT WIDTH)  
 EQUALS 6.1AC NET LOT ACREAGE



1 VIEW SOUTH EAST TOWARD LAKE, CABIN, AND MAIN HOUSE



2 VIEW EAST TOWARD MAIN HOUSE - WINTER



AERIAL



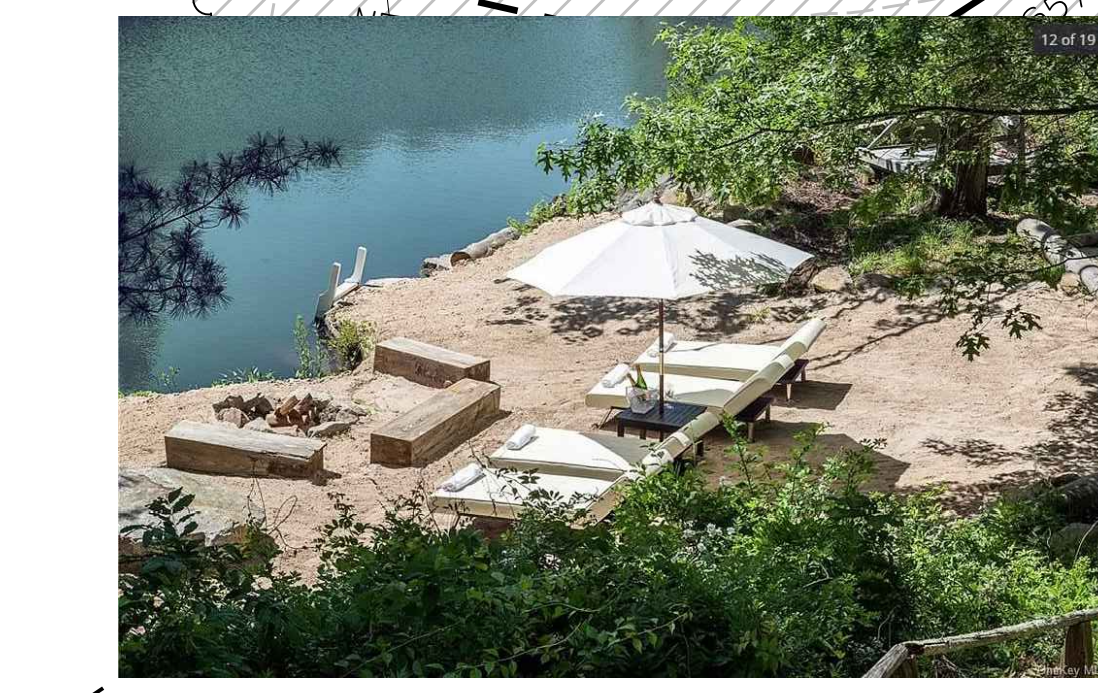
3 VIEW EAST TOWARD MAIN HOUSE - SUMMER



4 VIEW NORTH OVER BACK YARD AND LAKE



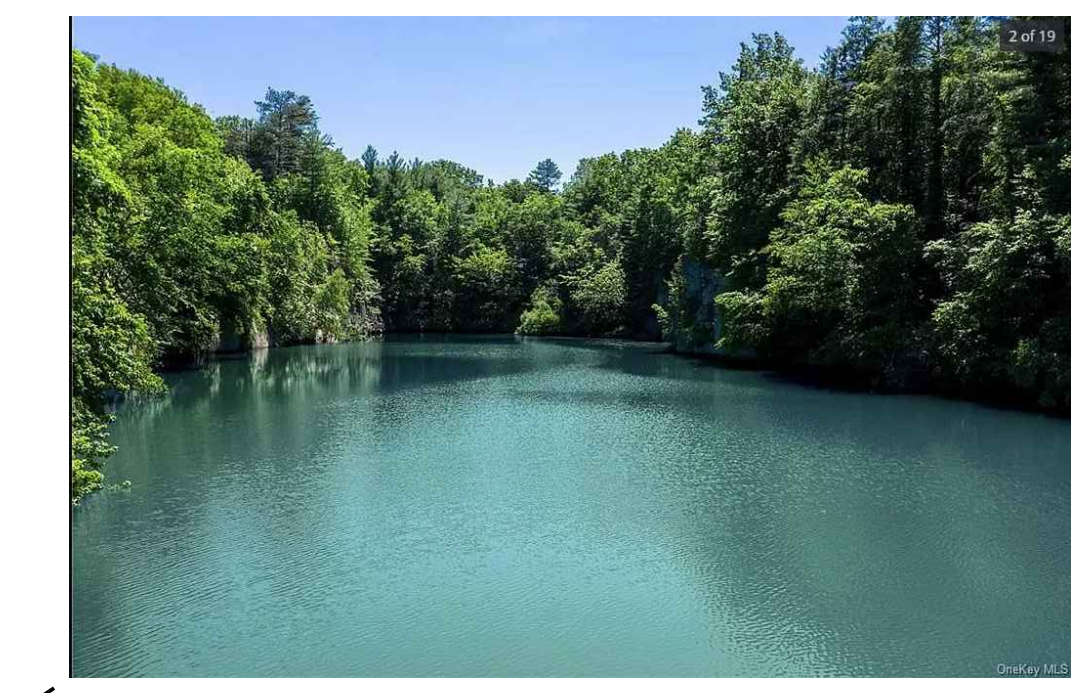
5 VIEW NORTH EAST OVER LAKE. NOTE FORMER PATIO AREA AT LOWER RIGHT TO BE RECLAIMED TO PATIO WITH GAZEBO OVERLOOKING LAKE.



6 VIEW WEST OVER BEACH AREA



7 VIEW SOUTH WEST OVER FOOT BRIDGE AND TRAILS CIRCLING THE LAKE



8 VIEW SOUTH OVER LAKE

- LEGEND**
- PROPERTY LINE
  - BUILDING SETBACK LINE
  - WETLAND SETBACK LINE
  - DEP ACCESS EASEMENT
  - STRUCTURE
  - ROCK OUTCROP
  - EXISTING CONTOUR
  - ▨ 25%+ SLOPE
  - TREE LINE
  - AREA OF LOT NOT MEETING MIN. WIDTH REQUIREMENT

**DRAWING INDEX**

SHEET 1 OF 3	EXISTING CONDITIONS PLAN
SHEET 2 OF 3	SITE PHOTOS PLAN
SHEET 3 OF 3	CONCEPTUAL MASTER PLAN

**EXISTING CONDITIONS PLAN**

Prepared For:  
 ROZOV PROPERTY  
 1503 OLD ORCHARD STREET  
 NORTH CASTLE, NEW YORK 10604  
 Sec. 123.05 Bkl Lot 64

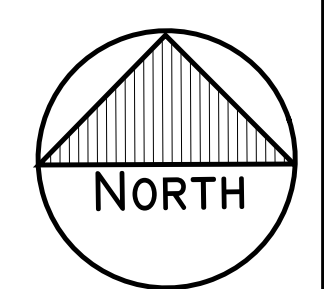
Prepared by:  
 Landscape Architect/Environmental Planner:  
 J. D. BARRETT & ASSOCIATES, LLC  
 109 SPORT HILL ROAD,  
 EASTON, CONNECTICUT 06612  
 Tel. 203.312.5805 Fax 203.312.0449

Engineer:  
 HOLT ENGINEERING AND CONSULTING  
 592 RTE 22  
 PAWLING, NEW YORK 12564  
 Tel. 914.760.1800

Architect:  
 GROZIER GEDNEY ARCHITECTS, P.C.  
 41 ELM PLACE  
 RYE, NEW YORK 10580  
 Tel. 914.461.6060

General Contractor:  
 CHRIS AMUNDSON  
 STONE OAK GROUP LTD  
 144 BUCKSHOLLOW RD  
 MAHOPAC, NEW YORK 10541  
 Tel. 914.441.4633

Surveyor:  
 TC MERRITTS LAND SURVEYORS  
 344 BEDFORD ROAD  
 PLEASANTVILLE, NEW YORK 10514  
 Tel. 914.764.8003



Scale : 1" = 30'

Date : March 8, 2021



1 VIEW WEST OVER PROPERTY FRONT YARD TOWARD EAST FACADE OF EXISTING ORIGINAL MAIN HOUSE



2 FRONTAL VIEW OF EAST FACADE OF ORIGINAL HOUSE



3 CLOSE UP VIEW OF ARCHITECTURAL DETAILS



4 NORTHERN MOST EXTENSION OF FRONT (EAST) FACADE OF FORMER RESIDENCE



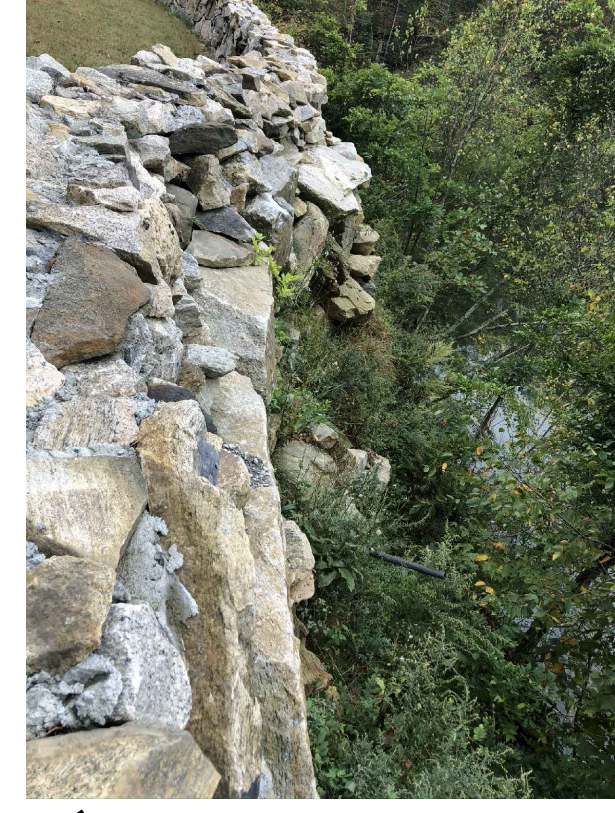
5 CLOSE UP VIEW OF FRONT (EAST) FACADE



6 VIEW NORTH TO REAR OF ORIGINAL HOUSE. NOTE THAT YARD HAS BEEN LEVELED, SUPPORTED BY RETAINING WALL AT LEFT OF PHOTO



7 VIEW TO SOUTH WEST FACADE OF EXISTING MAIN STRUCTURE. NOTE THAT PORTION OF SOUTH WING (AT RIGHT OF PHOTO) IS TO BE REMOVED. NEW GARAGE ADDED TO SOUTH FACE OF HOUSE



8 VIEW SOUTH OVER EXISTING STONE/RUBBLE RETAINING WALL AT BACK YARD AND LAKE EDGE.



9 VIEW NORTH OVER EXISTING STONE RETAINING WALL AT BACK YARD AND LAKE EDGE.



10 VIEW OF EXCAVATED FORMER PATIO AREA WHICH OVERLOOKS LAKE. NEW PATIO AND GAZEBO OVERLOOK ARE PROPOSED.



11 VIEW SOUTH TO EXISTING GARAGE AT LEFT OF PHOTO AT SOUTH CENTRAL PROPERTY. GARAGE TO BE RENOVATED.



12 VIEW TO EXISTING ACCESSORY STRUCTURES (BARN/GARAGE/CARETAKERS RESIDENCE) AT EAST PROPERTY ALONG ENTRY DRIVEWAY.



13 VIEW TO EXISTING ACCESSORY STRUCTURES (BARN/GARAGE/CARETAKERS RESIDENCE) AT EAST PROPERTY ALONG ENTRY DRIVEWAY. STRUCTURE TO BE RENOVATED.



14 VIEWS OF FLAT TO GENTLY SLOPING FRONT YARD AREA. ROCK OUTCROP AT LEFT OF PHOTO



15 VIEWS OF FLAT TO GENTLY SLOPING FRONT YARD AREA



16 VIEW TO DAMAGED LAKESIDE CABIN. REQUIRES RECONSTRUCTION. EXISTING DILAPIDATED STRUCTURE HAS BEEN REMOVED



17 DAMAGED LAKESIDE CABIN REQUIRES RECONSTRUCTION. DILAPIDATED CABIN AND CABIN DECK HAVE BEEN REMOVED



18 VIEW OF CARETAKERS STRUCTURE UNDER RENOVATIONS. NOTE THE ADJACENT AREAS HAVE NOW BEEN CLEANED OF PREVIOUSLY STORED CONSTRUCTION MATERIALS AND CONSTRUCTION DEBRIS



19 VIEW SOUTHWEST OVER QUARRY LAKE. DEBRIS IN FOREGROUND HAS BEEN REMOVED



20 VIEW SOUTH OVER QUARRY LAKE FROM LAKESIDE CABIN AREA TO FORMER BEECH AREA. BEECH AREAS TO BE RESTORED.



21 VIEW WEST ACROSS QUARRY LAKE TO ROCK EMBANKMENTS CONTAINING THE LAKE



22 VIEW NORTH OVER QUARRY LAKE FROM REAR YARD AT RETAINING WALL.



23 VIEW OF ADDITIONAL DEBRIS PILES NOW REMOVED. DAMAGED CABIN IN BACKGROUND HAS NOW BEEN REMOVED DOWN TO THE FOUNDATION.



24 VIEW TO ACCUMULATED DEADWOOD. ALL DEADWOOD LOGS AND DEBRIS HAVE BEEN CLEANED UP AND REMOVED FROM THE PROPERTY.



25 VIEW TO CABIN FOUNDATION TOTALLY REMOVED OF DAMAGED STRUCTURE. NOTE THAT ADJACENT SITE AREAS HAVE NOW BEEN CLEARED OF SCATTERED DEBRIS AND WASTE.



26 VIEW TO LAKESIDE (FRONT) OF CABIN DURING DEMOLITION. FIREPLACE IS DOUBLE SIDED WITH IN DOOR AND OUT DOOR FIRE PLACES. A NEW DECK WILL REPLACE THE DAMAGED DECK RECENTLY DEMOLISHED AND REMOVED FROM THE PROPERTY



27 VIEW TO SIDE AREA ADJACENT TO THE CABIN AFTER REMOVING CONSTRUCTION DEBRIS AND DEADWOOD.

### SITE PHOTO PLAN

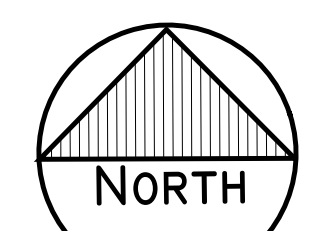
Prepared For:  
ROZOV PROPERTY  
1503 OLD ORCHARD STREET  
NORTH CASTLE, NEW YORK 10604  
Sec. 123.05 Bk1 Lot 64  
Prepared by:  
Landscape Architect/Environmental Planner:  
J. D. BARRETT & ASSOCIATES, LLC  
104 SPORT HILL ROAD,  
EASTON, CONNECTICUT 06612  
Tel. 203.372.5805 Fax 203.372.0449

Engineer:  
HOLT ENGINEERING AND CONSULTING  
542 RTE 22  
PAWLING, NEW YORK 12564  
Tel. 914. 760. 1800

Architect:  
CROZIER GEDNEY ARCHITECTS, P.C.  
41 ELM PLACE  
RYE, NEW YORK 10580  
Tel. 914. 467. 6060

General Contractor:  
CHRIS AMUNDSON  
STONE OAK GROUP LTD  
144 BUCKSHOLLOW RD  
NAHOTA, NEW YORK 10541  
Tel. 914.441.4633

Surveyor:  
TC MERRITT'S LAND SURVEYORS  
344 BEDFORD ROAD  
PLEASANTVILLE, NEW YORK 10514  
Tel. 914.764.9003  
Scale: 1" = 60'  
Date: March 8, 2021





**LEGEND**

- |                                       |   |
|---------------------------------------|---|
| 1 RENOVATED GUEST HOUSE               | 16 BOAT LAUNCH                                  |
| 2 RENOVATED STABLE                    | 17 RENOVATED BEACH                              |
| 3 RENOVATED MAIN HOUSE                | 18 MULCHED PATHWAYS                             |
| 4 RENOVATED GARAGE                    | 19 ROCK OUTCROPS                                |
| 5 VANISHING EDGE POOL W/ CABANA       | 20 SOLAR ARRAYS                                 |
| 6 NEW CABIN AND DECK                  | 21 PLANTING MASSES                              |
| 7 RENOVATED PUMP/ WELL HOUSE          | 22 CABIN PARKING                                |
| 8 REALIGNED DRIVEWAY W/ FRONT DROPOFF | 23 MAIN HOUSE PARKING                           |
| 9 CHICKEN COOP                        | 24 MAIN HOUSE ENTRY COURT WITH SPECIALTY PAVING |
| 10 NEW REAR PATIOS                    | 25 DEP DRIVEWAY EASEMENT                        |
| 11 GAZEBO OVERLOOK                    | 26 DANGEROUS TREES TO BE REMOVED                |
| 12 GARDEN WALLS WITH COACH LIGHTS     | 27 PROPOSED GEOTHERMAL WELL SYSTEM              |
| 13 STEPPING PATHS THROUGH LAWN        | 28 POTENTIAL STORMWATER MANAGEMENT AREA         |
| 14 OPEN LAWN AREA                     | 29 AREA OF HOUSE EXPANSION                      |
| 15 GRAVEL DRIVEWAY TO CABIN           | 30 AREA OF HOUSE REMOVAL                        |



AERIAL



LAKE  
"QUARRY LAKE"  
TAX LOT 123.05-1-64  
(STATE TAX ID: 3-7-27A)  
PARCEL A, FM 26994  
AREA=343,357 SQ. FT.  
=7.9283 ACRES

TAX LOT 123.05-1-15  
(STATE TAX ID: 3-7-20-J)  
N/E LAURA O'DONNELL

**CONCEPTUAL MASTER PLAN**

Prepared For:  
ROZOV PROPERTY  
1503 OLD ORCHARD STREET  
NORTH CASTLE, NEW YORK 10604  
Sec. 123.05 Bk1 Lot 64

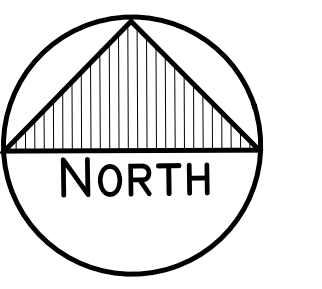
Prepared by:  
Landscape Architect/Environmental Planner:  
J. D. BARRETT & ASSOCIATES, LLC  
104 SPORT HILL ROAD,  
EASTON, CONNECTICUT 06612  
Tel. 203.312.5805 Fax 203.312.0444

Engineer:  
HOLT ENGINEERING AND CONSULTING  
542 RTE 22  
FAULING, NEW YORK 12564  
Tel. 914.769.1800

Architect:  
CROZIER GEDNEY ARCHITECTS, P.C.  
41 ELM PLACE  
RYE, NEW YORK 10580  
Tel. 914.961.6060

General Contractor:  
CHRIS AMUNDSON  
STONE OAK GROUP LTD  
144 BUCKSHOLLOW RD  
MAHOPAC, NEW YORK 10541  
Tel. 914.447.4633

Surveyor:  
TC MERRITT'S LAND SURVEYORS  
344 BEDFORD ROAD  
PLEASANTVILLE, NEW YORK 10514  
Tel. 914.769.2003  
Scale: 1" = 30'  
Date: March 8, 2021



# HISTORIC PHOTOS

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STRAUSS ESTATE  
1503 OLD ORCHARD STREET  
NORTH CASTLE, NEW YORK

(PHOTOS PROVIDED BY NEIGHBOR)



Prepared For :

**ROZOV PROPERTY**  
1503 OLD ORCHARD STREET  
NORTH CASTLE, NEW YORK 10604  
Sec. 123.05 B1K1 Lot 64

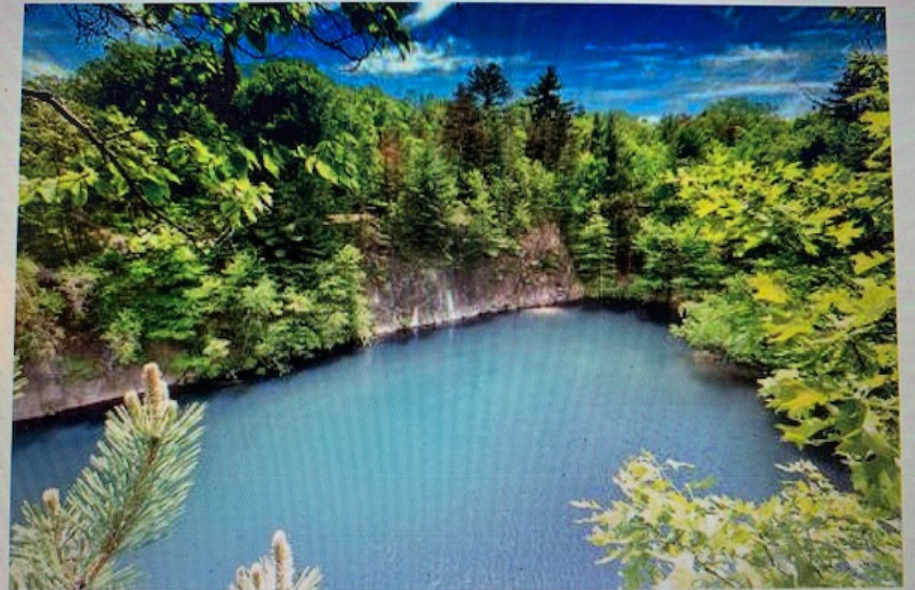
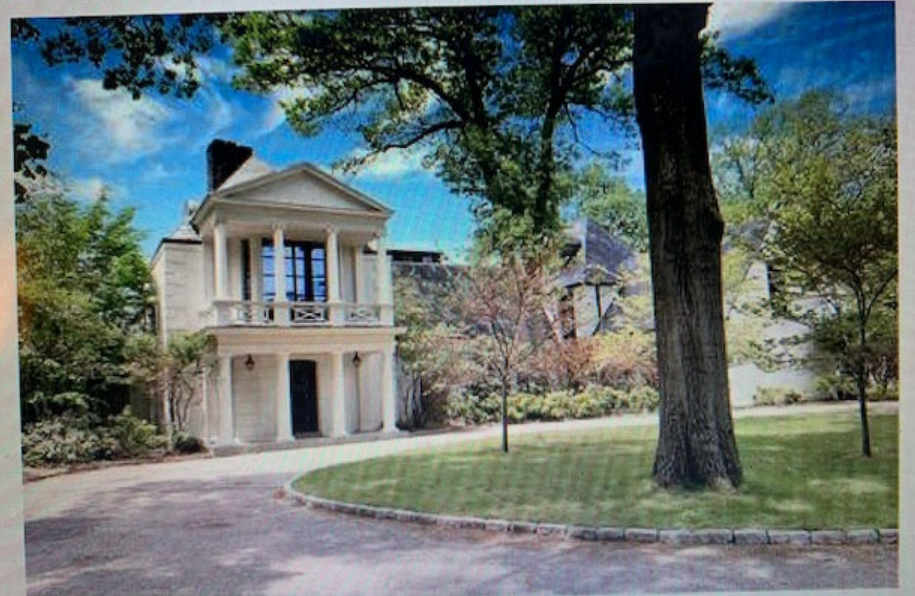
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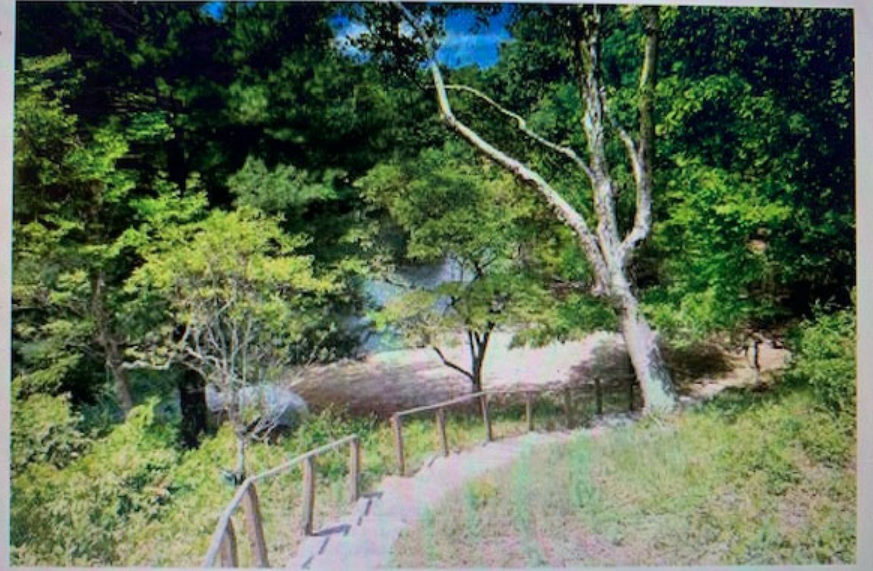
Landscape Architect/Environmental Planner:

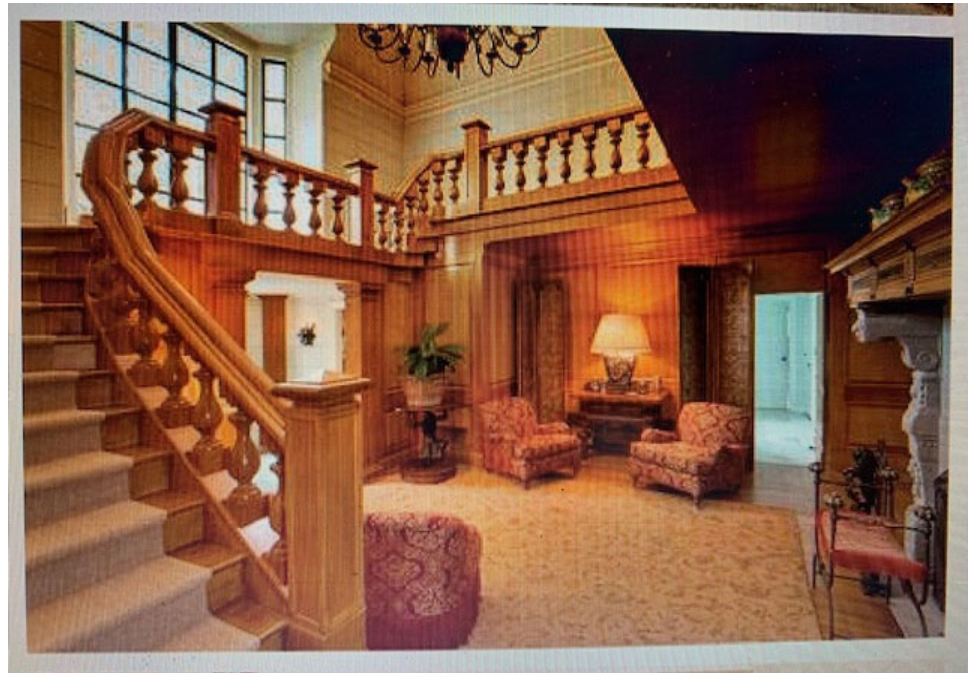
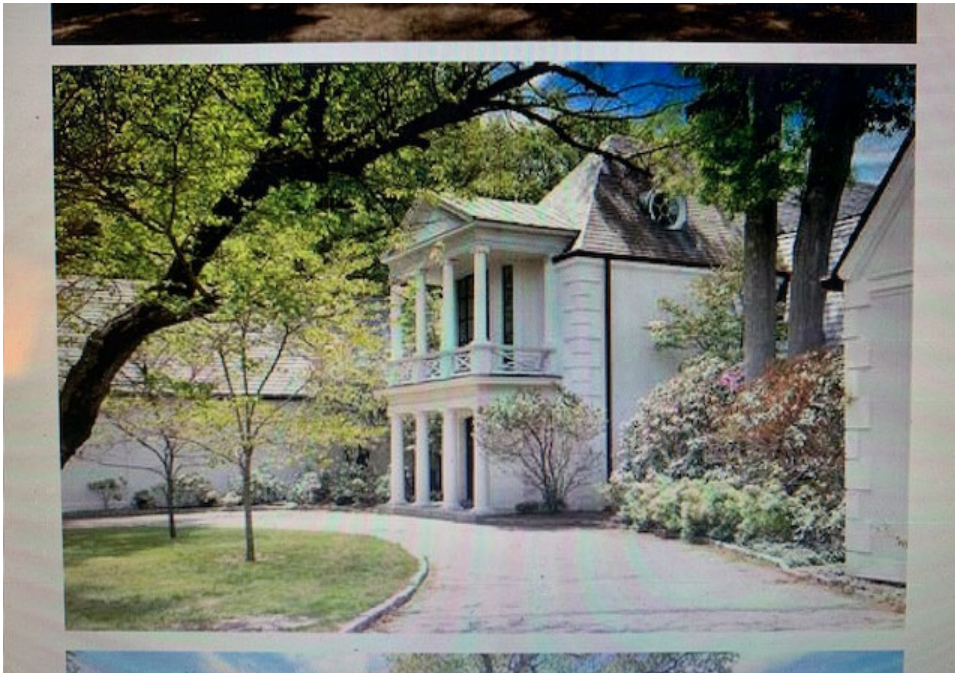
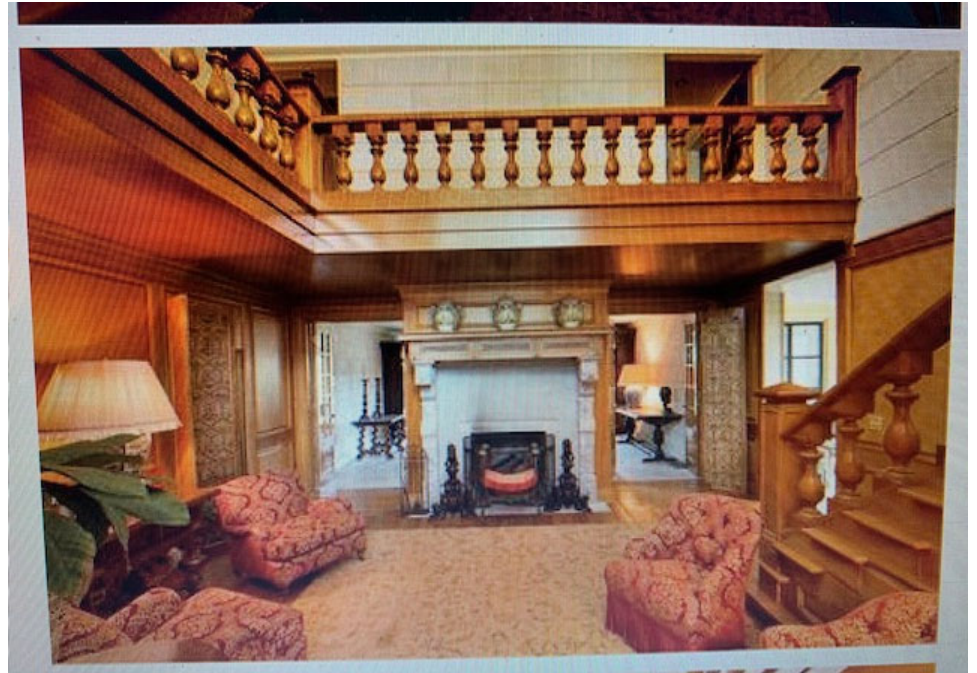
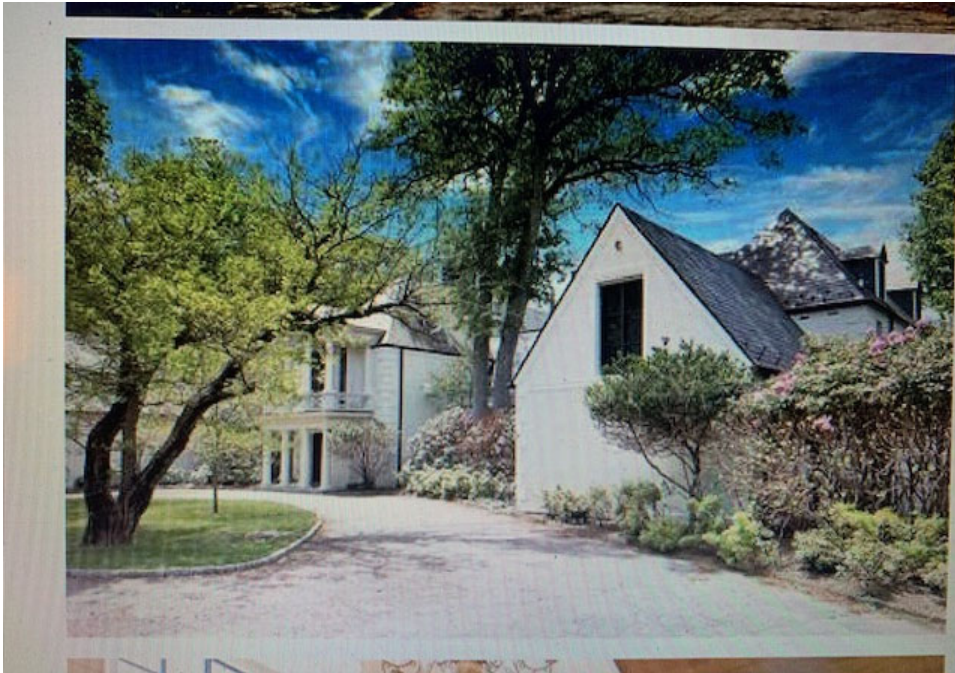
**J. D. BARRETT & ASSOCIATES, LLC**  
109 SPORT HILL ROAD.

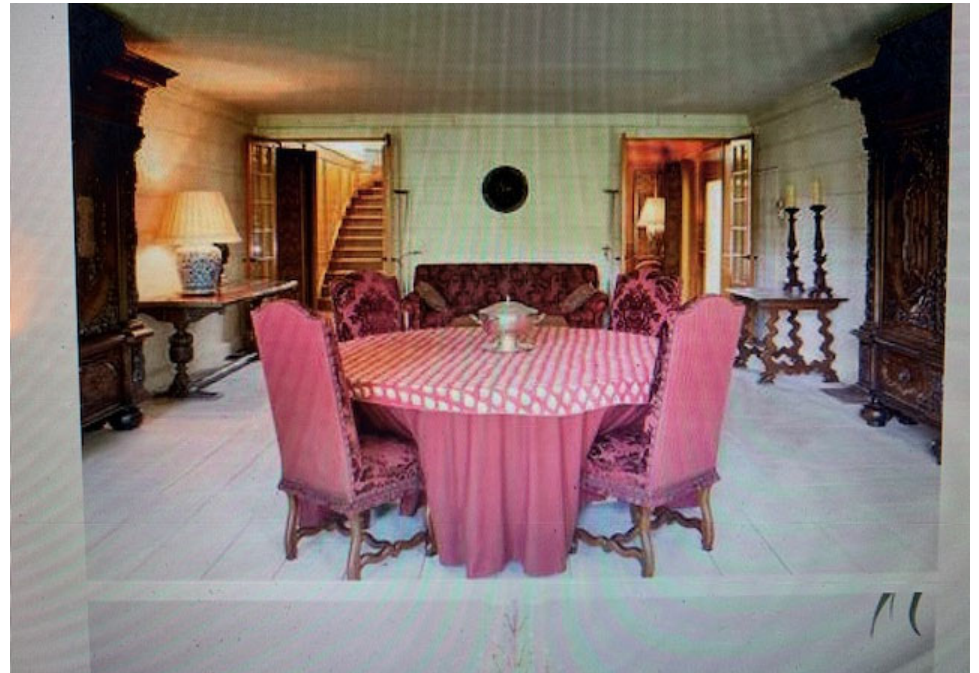
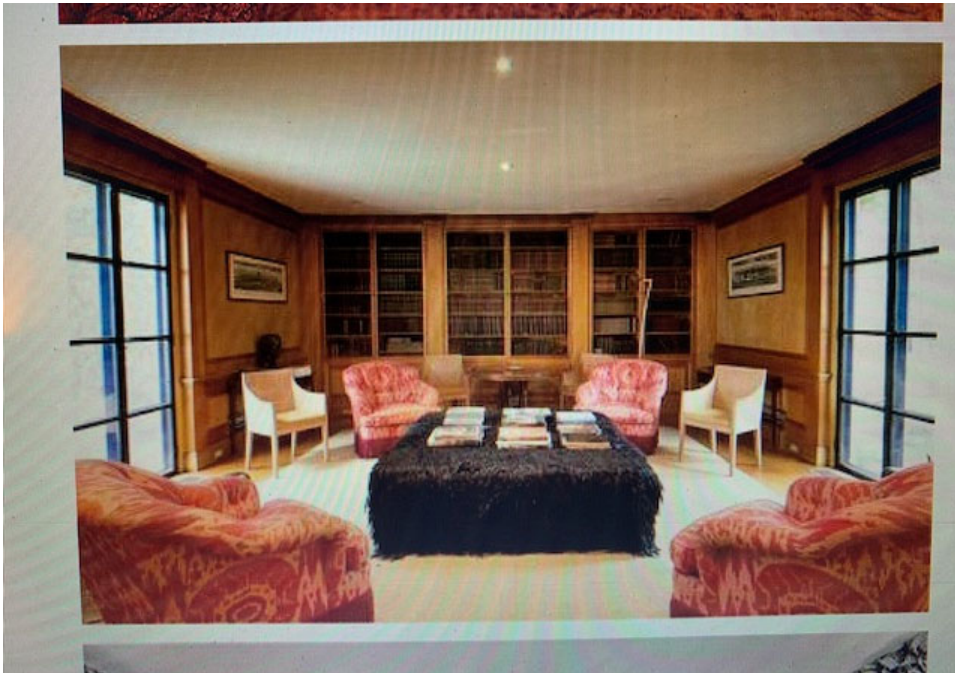
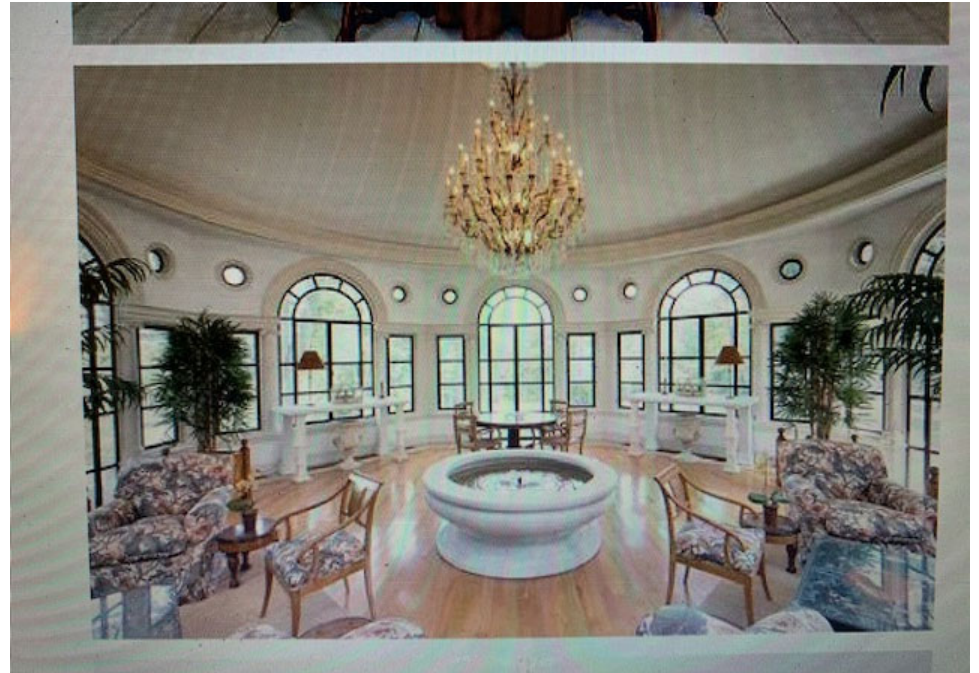
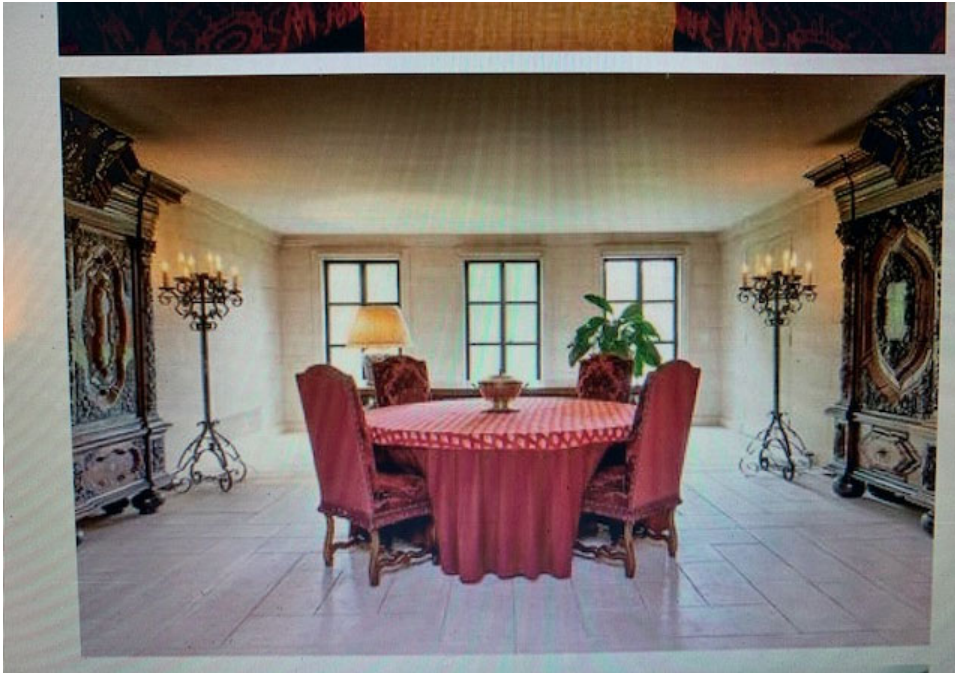
**EASTON, CONNECTICUT 06612**  
Tel. 203.372.5805 Fax 203.372.0499

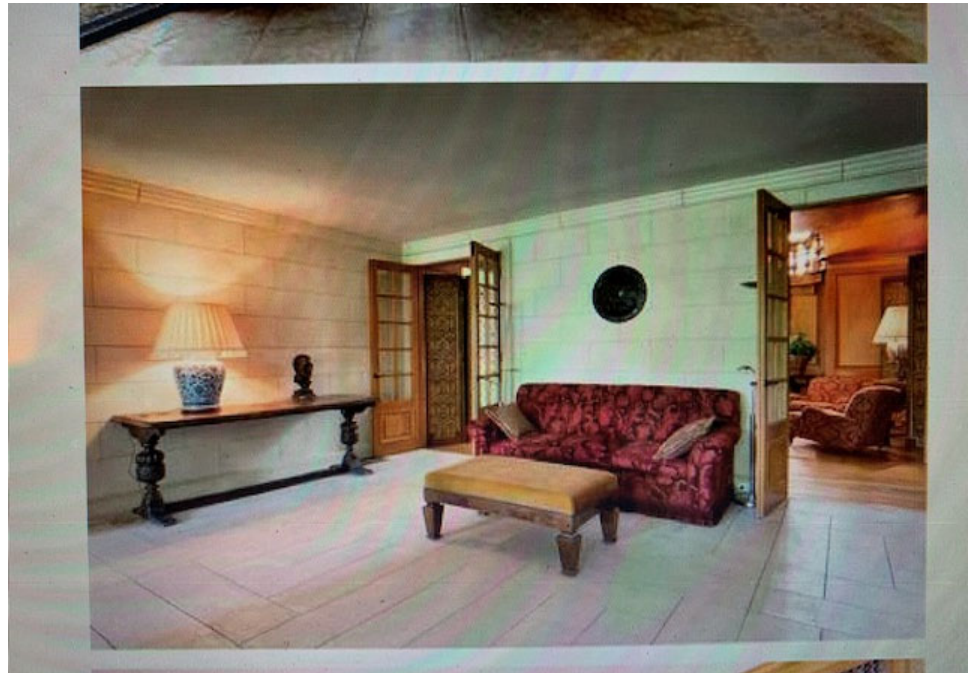
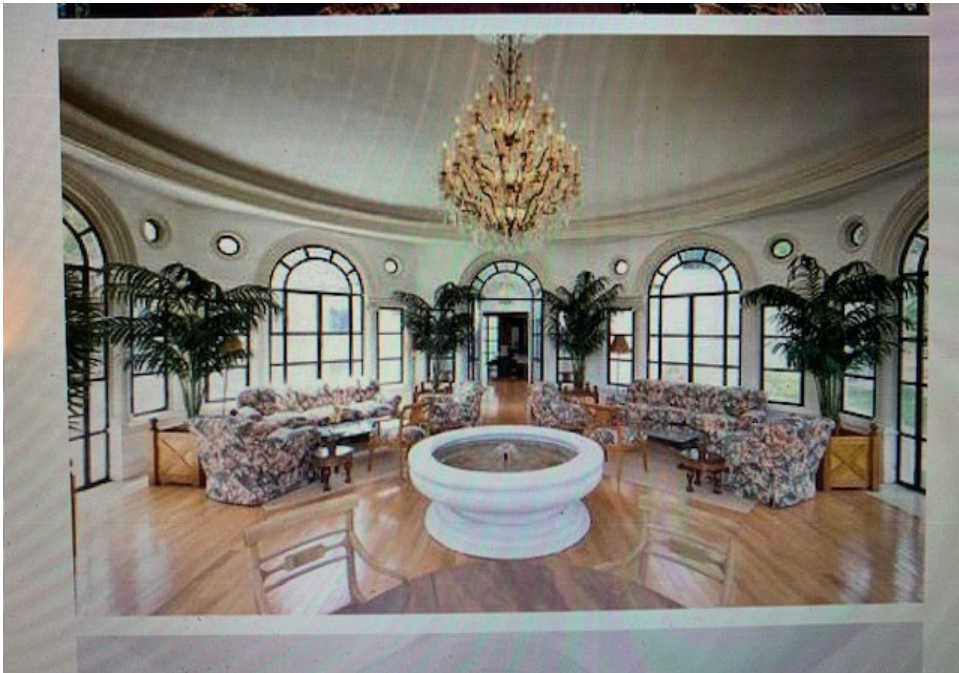
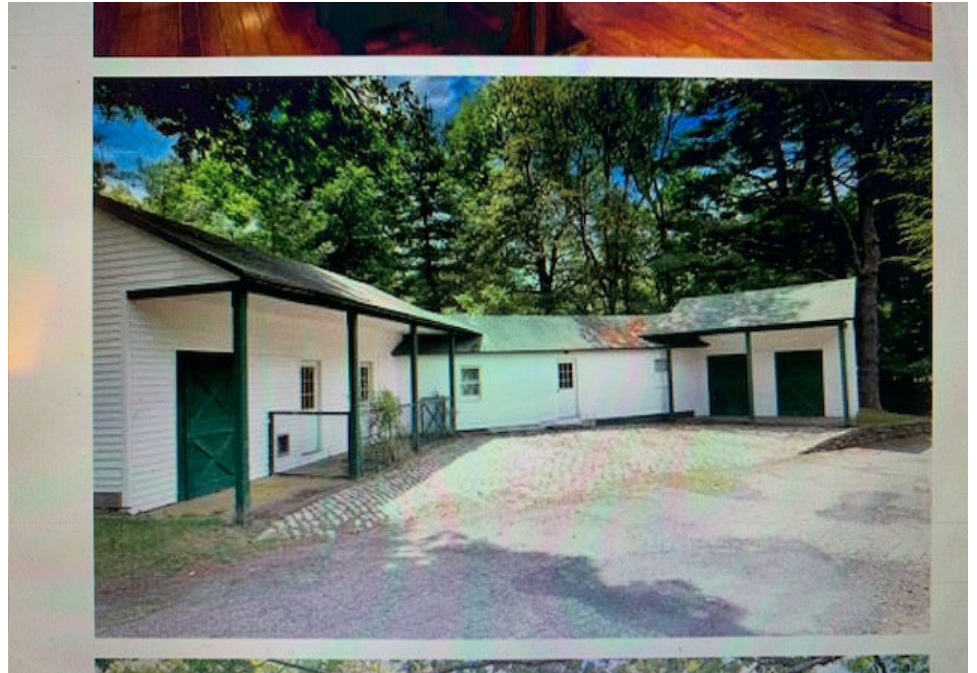
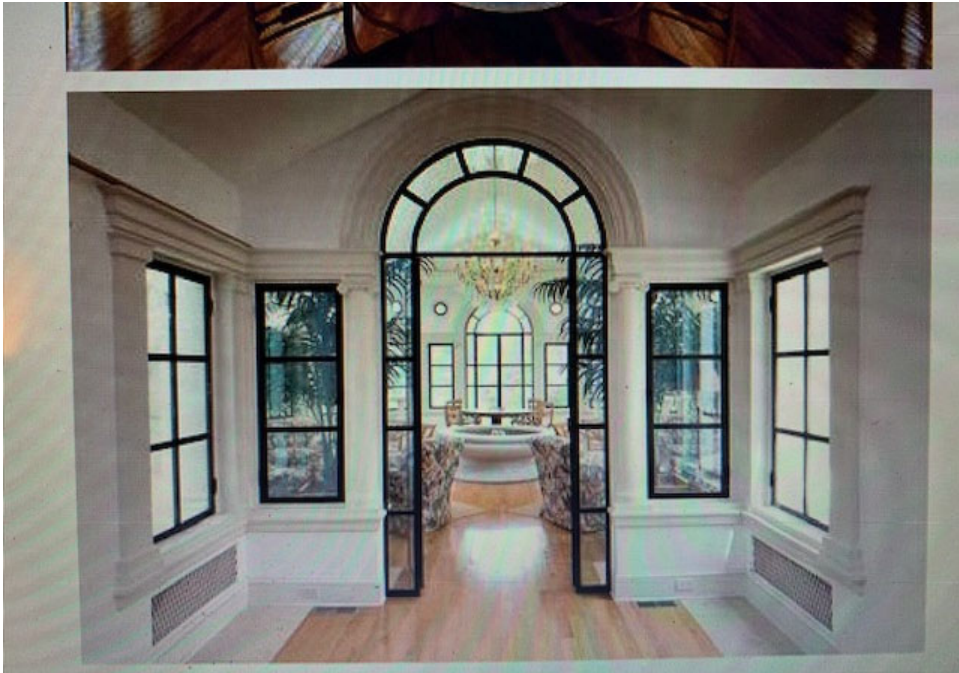
Date : March 8, 2021

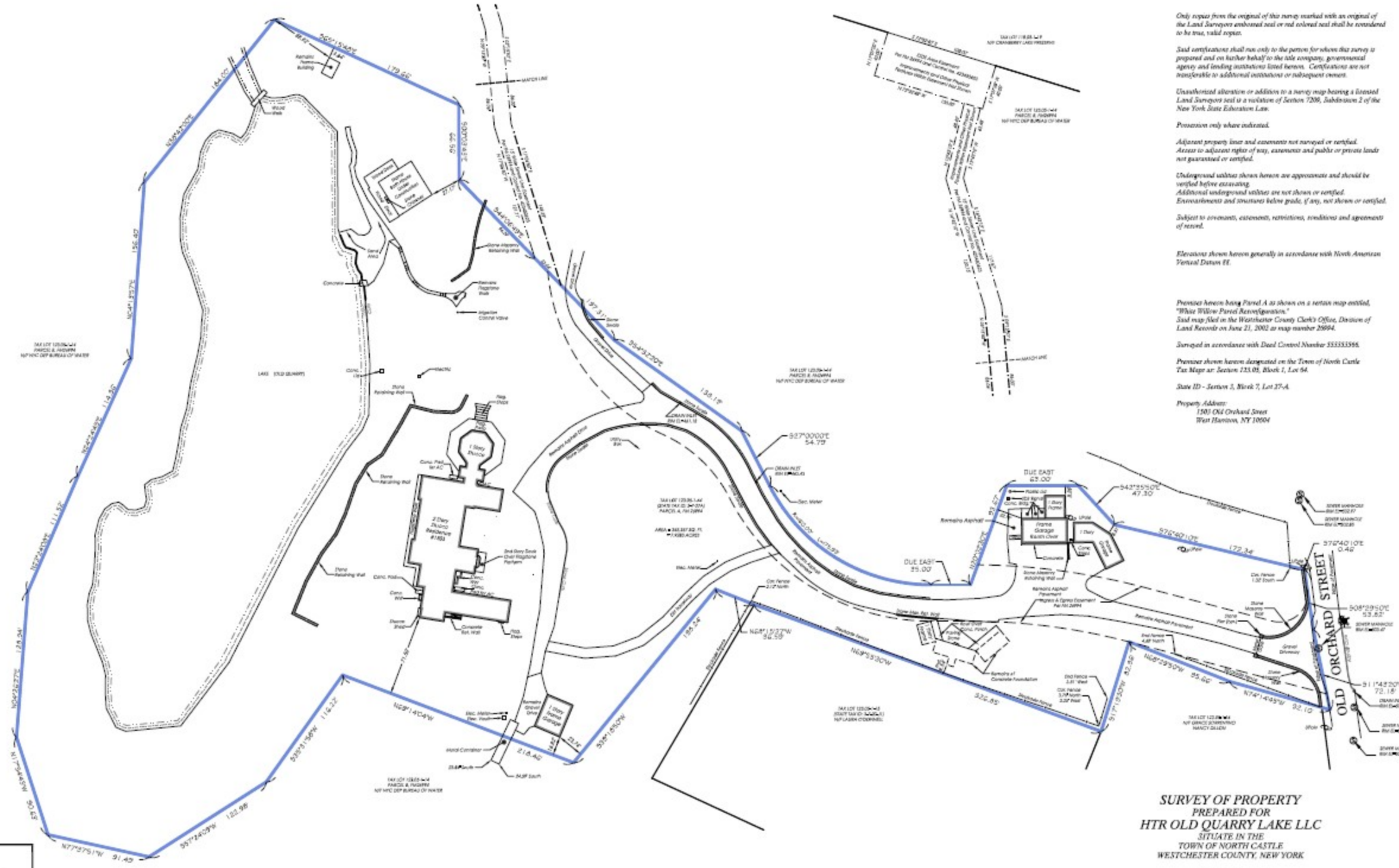












Only copies from the original of this survey marked with an original of the Land Surveyor embossed seal or red colored seal shall be considered to be true, valid copies.

Said certificate shall run only to the person for whom this survey is prepared and on behalf of the title company, governmental agency and lending institutions listed herein. Certificates are not transferable to additional institutions or subsequent owners.

Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyor seal is a violation of Section 7206, Subdivision 2 of the New York State Education Law.

Possession only where indicated.

Adjacent property lines and easements not surveyed or certified. Areas to adjacent rights of way, easements and public or private lands not guaranteed or certified.

Undiscovered utilities shown herein are approximations and should be verified before excavating. Additional undiscovered utilities are not shown or certified. Easements and structures below grade, if any, not shown or certified.

Subject to easements, covenants, restrictions, conditions and agreements of record.

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

Premises herein being Parcel A as shown on a return map entitled, "White Willow Parcel Reconfiguration." Said map filed in the Westchester County Clerk's Office, Division of Land Records on June 21, 2002 as map number 28994.

Surveyed in accordance with Deed Control Number 333333398.

Premises shown herein designated on the Town of North Castle Tax Map as Section 123.01, Block 1, Lot 64.

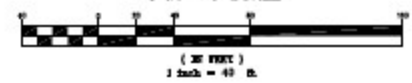
State ID - Section 3, Block 7, Lot 37-A.

Property Address:  
1501 Old Orchard Street  
West Harrison, NY 10504

**SURVEY OF PROPERTY**  
PREPARED FOR  
**HTR OLD QUARRY LAKE LLC**  
SITUATE IN THE  
TOWN OF NORTH CASTLE  
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 40'

GRAPHIC SCALE



Certified to:  
**HTR Old Quarry Lake LLC**  
Surety Title Insurance Company  
Title No. 71126403

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ELECTRONIC TRANSMISSION WITHOUT PERMISSION  
IS A VIOLATION OF APPLICABLE LAWS.



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

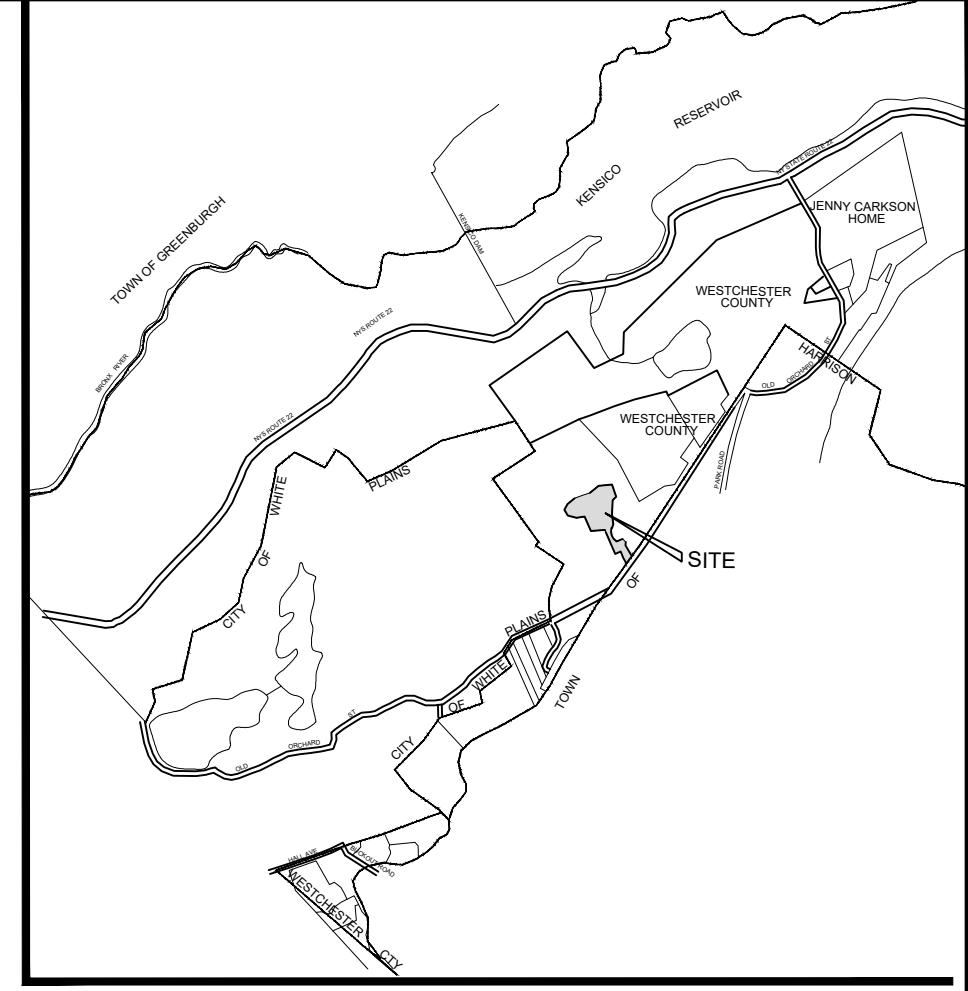


Surveyed: June 11, 2015  
Map Prepared: June 15, 2015  
Map Revised: October 12, 2015 to show additional topography and road  
Map Revised: July 3, 2018 to show bath levels at road  
Map Revised: January 4, 2021 to show survey update and reification

By:   
Scott B. Gray, New York State Licensed Land Surveyor No. 039972

Project: 15-202	Field Survey By: ANFT - ANPT
Drawn By: CMP	Checked By: 38G

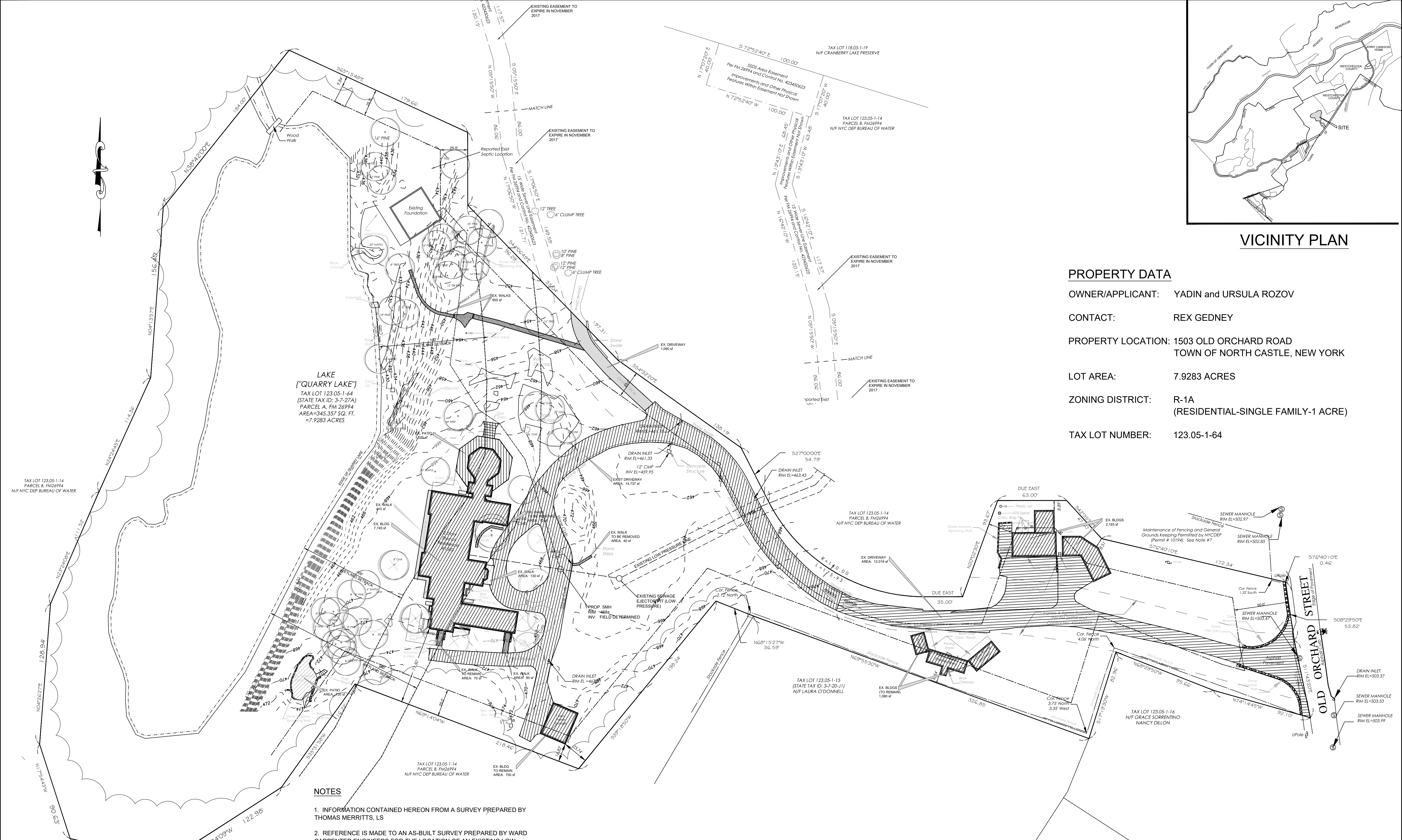




**VICINITY PLAN**

**PROPERTY DATA**

OWNER/APPLICANT: YADIN and URSULA ROZOV  
 CONTACT: REX GEDNEY  
 PROPERTY LOCATION: 1503 OLD ORCHARD ROAD  
 TOWN OF NORTH CASTLE, NEW YORK  
 LOT AREA: 7.9283 ACRES  
 ZONING DISTRICT: R-1A  
 (RESIDENTIAL-SINGLE FAMILY-1 ACRE)  
 TAX LOT NUMBER: 123.05-1-64

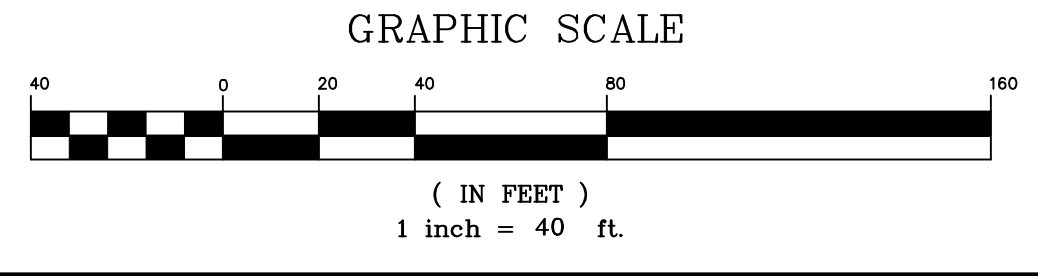


**NOTES**

1. INFORMATION CONTAINED HEREON FROM A SURVEY PREPARED BY THOMAS MERRITTS, LS
2. REFERENCE IS MADE TO AN AS-BUILT SURVEY PREPARED BY WARD CARPENTER ENGINEERS FOR THE LOCATION OF AN EXISTING LOW PRESSURE SEWER SERVICE
3. ALL PROPOSED UTILITIES TO BE INSTALLED UNDERGROUND. UTILITY SERVICES SHOWN ON THE PLAN ARE THE PROJECTED LOCATIONS.
4. PRIOR TO THE START OF WORK THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING WATER AND SEWER SERVICES.
5. THE EXISTING OWTS SERVICING THE CABANA SHALL BE ABANDONED IN ACCORDANCE WITH THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH RULES AND REGULATIONS
6. SEE LANDSCAPE AND WETLAND BUFFER MITIGATION PLANS PREPARED BY BLYTHE YOST
7. ACTIVITIES CONTAINED WITHIN NYCDP PERMIT #10194 WERE COMPLETED IN APRIL 2016

- LEGEND**
- 4.38.14 EXISTING "SPOT" GRADE
  - OHW OVERHEAD UTILITY WIRES
  - IB IRON BAR & CAP
  - IBC IRON BAR
  - DUE DRAINAGE & UTILITY EASEMENT
  - (MH) EX. MANHOLE
  - ☒ EX. CATCH BASIN

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ORIGINALLY APPROVED BY THE TOWN OF NORTH CASTLE PLANNING BOARD ON JUNE 19, 2017  
 RESOLUTION DATED: JUNE 19, 2017

RE-APPROVED BY RESOLUTION  
 DATED: \_\_\_\_\_

DATE: \_\_\_\_\_  
 CHRISTOPHER CARTHY, CHAIR  
 TOWN OF NORTH CASTLE  
 PLANNING BOARD

ENGINEERING DRAWING PLANS REVIEWED  
 BY TOWN ENGINEER

DATE: \_\_\_\_\_  
 JOSEPH CERMELE, PE  
 KELLARD SESSIONS, CONSULTING  
 CONSULTING TOWN ENGINEERS

**LEGEND**

- 4.39.14 EXISTING "SPOT" GRADE
- OHW OVERHEAD UTILITY WIRES
- IB IRON BAR & CAP
- IBC IRON BAR
- DUE DRAINAGE & UTILITY EASEMENT
- (MH) EX. MANHOLE
- EX. CATCH BASIN
- DISTURBANCE LIMIT LINE
- PHASE 1 LIMIT LINE
- PHASE 2 LIMIT LINE

**ZONING CONFORMANCE TABLE - R 1A ZONING DISTRICT**

MIN. LOT SIZE	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	1.0 ACRES	7.928 ACRES	7.928 ACRES
MIN. FRONTAGE	125 ft	126 ft	126 ft
MIN. WIDTH	125 ft	±360 ft	±360 ft
MIN. DEPTH	150 ft	±1,040 ft	±1,040 ft
<b>MIN. PRINCIPAL BUILDING SETBACKS</b>			
FRONT YARD	50 ft	744 ft	744 ft
SIDE YARD	25 ft	71.5 ft	71.5 ft
REAR YARD	40 ft	66.01 ft	66.01 ft
MAX. HEIGHT (PRINCIPAL) (FEET)	30 ft	<30 ft/1-1/2STORY	2 STORIES
MAX. BUILDING COVERAGE (%)	12%	2.2%	2.2%
MIN. DWELLING UNIT SIZE	1,200 SF	7,745 SF	7,745 SF
MIN. REQUIRED OFF-STREET PARKING	2 SPACES FOR EACH DWELLING UNIT	MULTIPLE GARAGES & SPACES	MULTIPLE GARAGES & SPACES

**GENERAL NOTES**

- EXISTING CONDITIONS, TOPOGRAPHIC MAPPING AND PROPERTY LINE INFORMATION FROM A FIELD SURVEY PREPARED BY THOMAS MERRITTS, LS, ENTITLED "TOPOGRAPHIC SURVEY OF PROPERTY SITUATE IN THE TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK, DATED LAST REVISED DECEMBER 28, 2017.
- ELEVATIONS ARE IN THE NGVD 1929 VERTICAL DATUM.
- ALTHOUGH EXISTING UTILITIES AND OTHER FEATURES SHOWN ON THESE PLANS WERE COMPILED FROM A FIELD SURVEY, IT SHOULD NOT BE ASSUMED THAT THEY ARE EXACT LOCATIONS OF ALL UTILITIES WHICH MAY EXIST AT THE TIME OF THE SURVEY. THE POTENTIAL EXISTS FOR OTHER UTILITIES AND PIPES OR SURFACE IMPROVEMENTS PRESENT ON THE PROPERTY WHICH ARE NOT SHOWN ON THESE PLANS. THEREFORE, PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES OR OTHER IMPROVEMENTS, LIKEWISE, ANY DISCREPANCIES BETWEEN THE PLANS AND THE ACTUAL LOCATION OF THE IMPROVEMENTS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
- NO CONSTRUCTION ACTIVITIES SHALL OCCUR BEYOND THE "LIMIT OF DISTURBANCE LINES" DEPICTED ON THESE PLANS.
- UNLESS OTHERWISE PROVIDED FOR, THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING ANY AND ALL CONTROL POINTS OR BENCH MARKS WHICH MAY BE NEEDED TO COMPLETE THE WORK.
- THE CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL TAKE ANY AND ALL PRECAUTIONS TO PROTECT ALL WALKS, TREES, PAVEMENTS CURBING, ETC. OF ANY IMPROVEMENTS DESIGNATED TO REMAIN. SHOULD THE CONTRACTOR DAMAGE ANY EXISTING IMPROVEMENTS NOT DESIGNATED FOR REMOVAL, THEN THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE AND TOTAL REPAIR.
- ALL SURFACES DISTURBED BY THIS WORK SHALL BE RESTORED TO THEIR ORIGINAL CONDITION (OR BETTER) TO THE SATISFACTION OF EITHER THE TOWN ENGINEER OR ENGINEER OF RECORD.
- SAWCUTS TO EXISTING PAVEMENTS SHALL BE MADE WITH A DEMOLITION SAW AND SHALL BE CLEAN STRAIGHT LINES.
- ANY FILL MATERIAL DELIVERED TO THE SITE SHALL BE CLEAN FILL FREE OF ALL DELETERIOUS MATERIALS. THE CONTRACTOR SHALL PROVIDE THE TOWN OF NORTH CASTLE AND THE ENGINEER OF RECORD CERTIFYING THAT THE MATERIAL IS CLEAN AND FREE TO CONTAMINATION.
- PRIOR TO THE START OF ANY WORK THE CONTRACTOR SHALL SURVEY/LOCATE THE LIMITS OF DISTURBANCE SHOWN ON THESE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF ALL STAKES DEMARKING THE DISTURBANCE LIMIT LINE.

**DEMOLITION**

- PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND OR APPROVALS FROM THE TOWN OF NORTH CASTLE (IE BUILDING DEPARTMENT, HIGHWAY DEPARTMENT, ETC) OR OTHER AGENCIES WITH JURISDICTION.
- CONSTRUCTION DEMOLITION DEBRIS THAT IS NOT TO BE RECYCLED INTO THE WORK SHALL BE REMOVED AND LEGALLY DISPOSED OF IN AN OFF-SITE FACILITY. MANIFESTS SHALL BE PROVIDED TO THE TOWN OF NORTH CASTLE AND THE ENGINEER OF RECORD FOR EACH LOAD OF MATERIAL REMOVED FROM THE SITE.
- THE BACKFILLING OF ANY TRENCHES VACATED UPON THE REMOVAL OF ANY EXISTING UTILITIES SHALL BE PROPERLY BACKFILLED AND COMPACTED IN ACCORDANCE WITH THESE PLANS.

**GRADING, DRAINAGE AND UTILITIES NOTES**

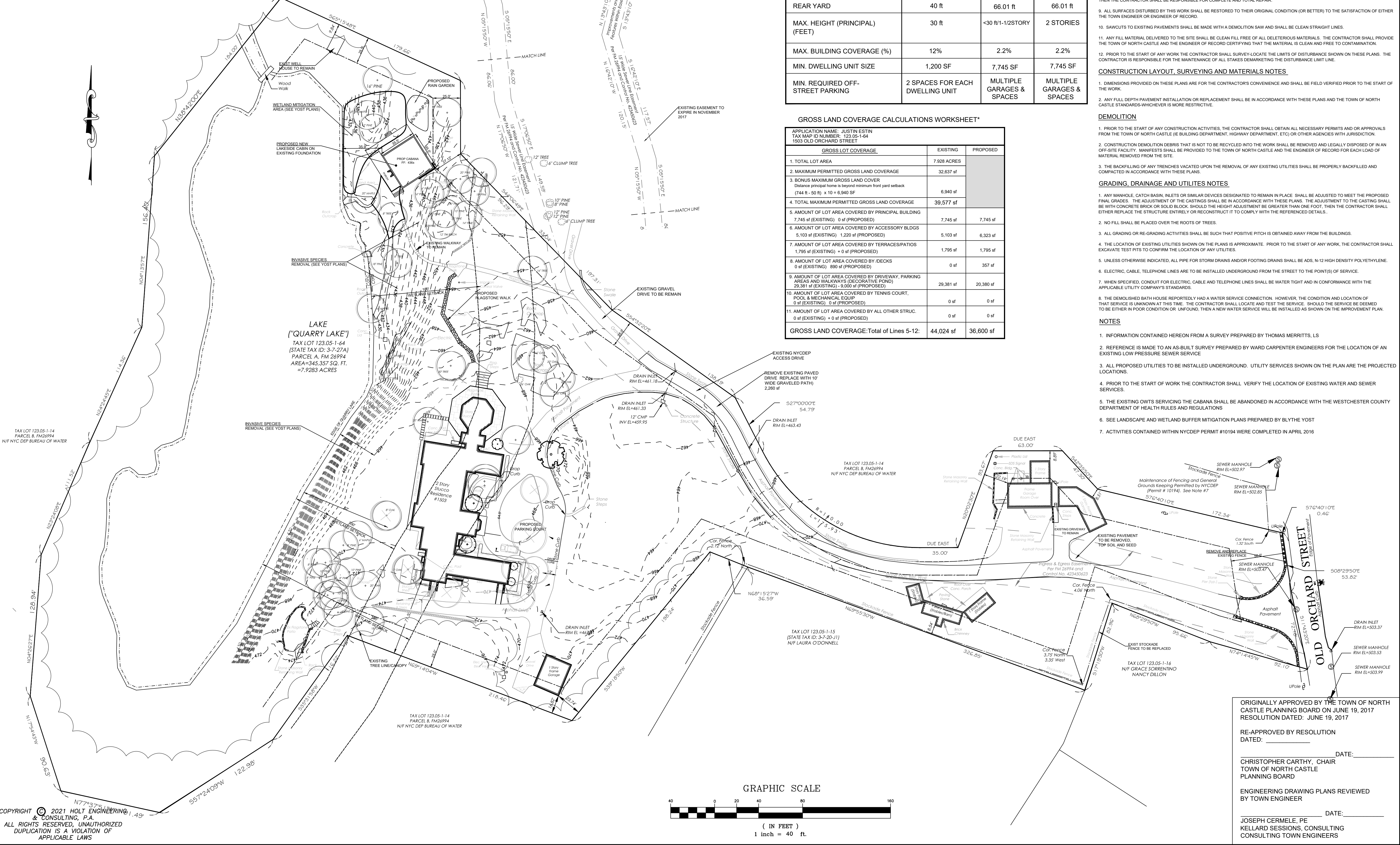
- ANY MANHOLE, CATCH BASIN, INLETS OR SIMILAR DEVICES DESIGNATED TO REMAIN IN PLACE SHALL BE ADJUSTED TO MEET THE PROPOSED FINAL GRADES. THE ADJUSTMENT OF THE CASTINGS SHALL BE IN ACCORDANCE WITH THESE PLANS. THE ADJUSTMENT TO THE CASTING SHALL BE WITH CONCRETE BRICK OR SOLID BLOCK. SHOULD THE HEIGHT ADJUSTMENT BE GREATER THAN ONE FOOT, THEN THE CONTRACTOR SHALL EITHER REPLACE THE STRUCTURE ENTIRELY OR RECONSTRUCT IT TO COMPLY WITH THE REFERENCED DETAILS.
- NO FILL SHALL BE PLACED OVER THE ROOTS OF TREES.
- ALL GRADING OR RE-GRADING ACTIVITIES SHALL BE SUCH THAT POSITIVE PITCH IS OBTAINED AWAY FROM THE BUILDINGS.
- THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS IS APPROXIMATE. PRIOR TO THE START OF ANY WORK, THE CONTRACTOR SHALL EXCAVATE TEST PITS TO CONFIRM THE LOCATION OF ANY UTILITIES.
- UNLESS OTHERWISE INDICATED, ALL PIPE FOR STORM DRAINS AND/OR FOOTING DRAINS SHALL BE ADS, N-12 HIGH DENSITY POLYETHYLENE.
- ELECTRIC, CABLE, TELEPHONE LINES ARE TO BE INSTALLED UNDERGROUND FROM THE STREET TO THE POINT(S) OF SERVICE.
- WHEN SPECIFIED, CONDUIT FOR ELECTRIC, CABLE AND TELEPHONE LINES SHALL BE WATER TIGHT AND IN CONFORMANCE WITH THE APPLICABLE UTILITY COMPANY'S STANDARDS.
- THE DEMOLISHED BATH HOUSE REPORTEDLY HAD A WATER SERVICE CONNECTION. HOWEVER, THE CONDITION AND LOCATION OF THAT SERVICE IS UNKNOWN AT THIS TIME. THE CONTRACTOR SHALL LOCATE AND TEST THE SERVICE. SHOULD THE SERVICE BE DETERMINED TO BE EITHER IN POOR CONDITION OR UNFOUND, THEN A NEW WATER SERVICE WILL BE INSTALLED AS SHOWN ON THE IMPROVEMENT PLAN.

**NOTES**

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- SEE LANDSCAPE AND WETLAND BUFFER MITIGATION PLANS PREPARED BY BLYTHE YOST
- ACTIVITIES CONTAINED WITHIN NYCDPE PERMIT #10194 WERE COMPLETED IN APRIL 2016

**GROSS LAND COVERAGE CALCULATIONS WORKSHEET\***

GROSS LOT COVERAGE	EXISTING	PROPOSED
1. TOTAL LOT AREA	7,928 ACRES	
2. MAXIMUM PERMITTED GROSS LAND COVERAGE	32,637 sf	
3. BONUS MAXIMUM GROSS LAND COVER Distance principal home is beyond minimum front yard setback (744 ft - 50 ft) x 10 = 6,940 SF	6,940 sf	
4. TOTAL MAXIMUM PERMITTED GROSS LAND COVERAGE	39,577 sf	
5. AMOUNT OF LOT AREA COVERED BY PRINCIPAL BUILDING 7,745 sf (EXISTING) 0 sf (PROPOSED)	7,745 sf	7,745 sf
6. AMOUNT OF LOT AREA COVERED BY ACCESSORY BLDGS 5,103 sf (EXISTING) 1,220 sf (PROPOSED)	5,103 sf	6,323 sf
7. AMOUNT OF LOT AREA COVERED BY TERRACES/PATIOS 1,795 sf (EXISTING) 0 sf (PROPOSED)	1,795 sf	1,795 sf
8. AMOUNT OF LOT AREA COVERED BY DECKS 0 sf (EXISTING) 890 sf (PROPOSED)	0 sf	357 sf
9. AMOUNT OF LOT AREA COVERED BY DRIVEWAY, PARKING AREAS AND WALKWAYS (DECORATIVE POND) 29,381 sf (EXISTING) - 9,800 sf (PROPOSED)	29,381 sf	20,380 sf
10. AMOUNT OF LOT AREA COVERED BY TENNIS COURT, POOL & MECHANICAL EQUIP 0 sf (EXISTING) 0 sf (PROPOSED)	0 sf	0 sf
11. AMOUNT OF LOT AREA COVERED BY ALL OTHER STRUC. 0 sf (EXISTING) 0 sf (PROPOSED)	0 sf	0 sf
<b>GROSS LAND COVERAGE: Total of Lines 5-12:</b>	<b>44,024 sf</b>	<b>36,600 sf</b>



SHEET: 2 of 6

NATHANIEL J. HOLT, PE  
CONSULTING ENGINEERS  
592 ROUTE 22  
PAWLING, NEW YORK 12564  
PHONE: (914) 760-1800 FX: (772) 204-9553

**NATHANIEL J. HOLT, PE**  
CONSULTING ENGINEERS

**SITE PLAN**

**PROPOSED LAKESIDE CABIN**  
for  
**YADIN AND URSULA ROZOV**  
1503 OLD ORCHARD STREET, TOWN OF NORTH CASTLE, NY

ORIGINALLY APPROVED BY THE TOWN OF NORTH CASTLE PLANNING BOARD ON JUNE 19, 2017 RESOLUTION DATED: JUNE 19, 2017

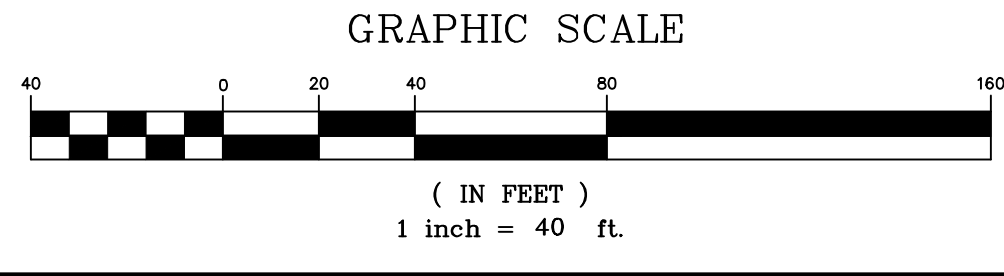
RE-APPROVED BY RESOLUTION DATED: \_\_\_\_\_ DATE: \_\_\_\_\_

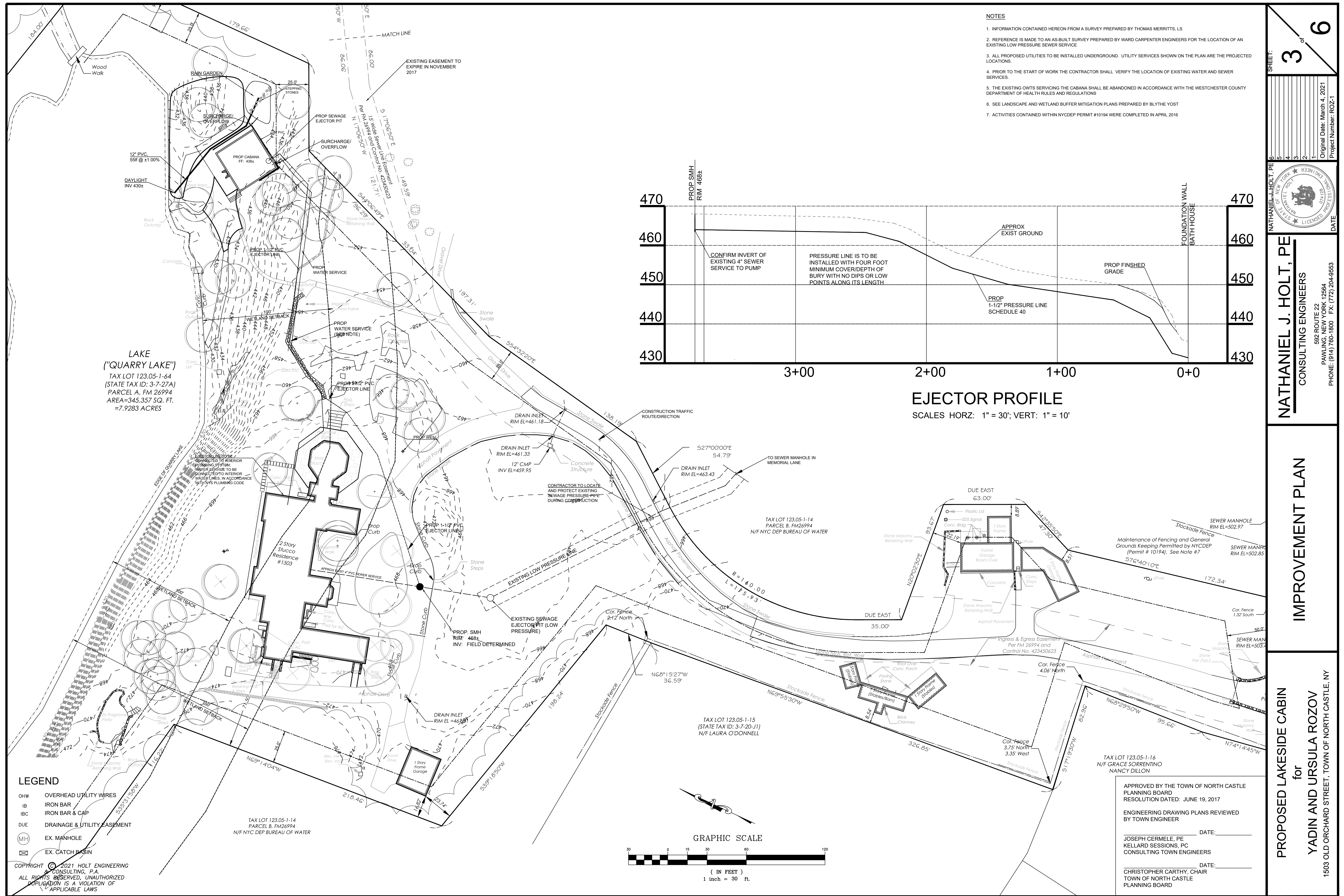
CHRISTOPHER CARTHY, CHAIR  
TOWN OF NORTH CASTLE  
PLANNING BOARD

ENGINEERING DRAWING PLANS REVIEWED BY TOWN ENGINEER \_\_\_\_\_ DATE: \_\_\_\_\_

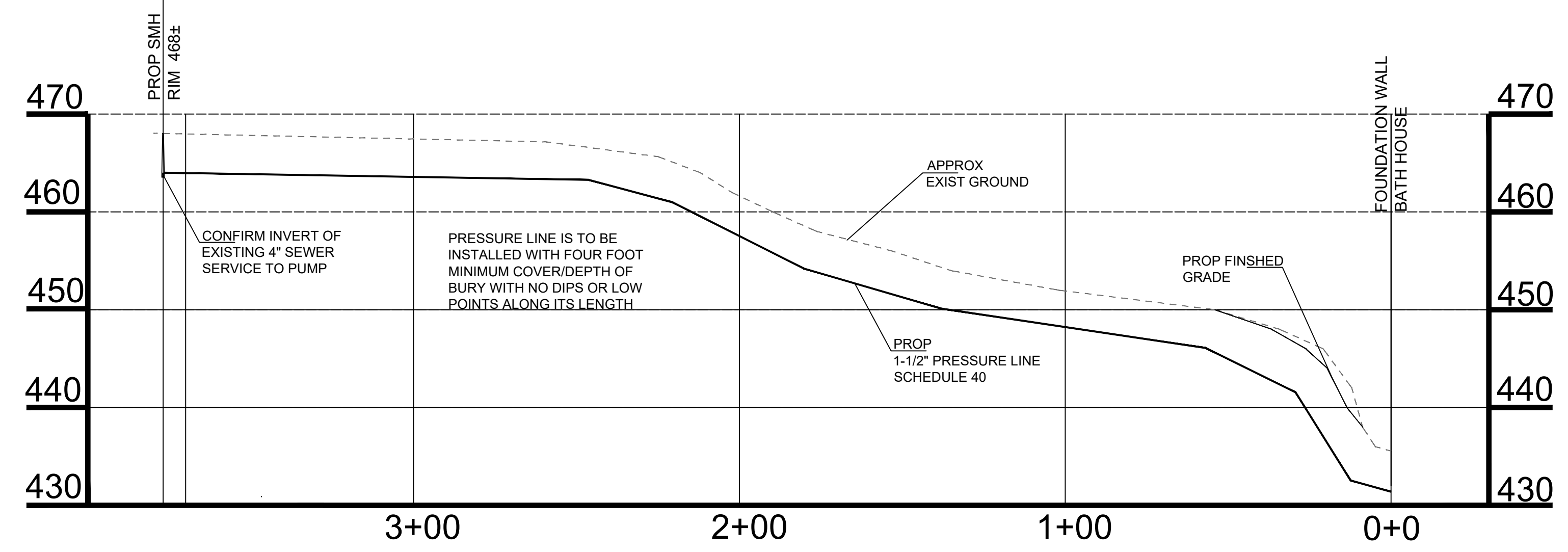
JOSEPH CERMELE, PE  
KELLARD SESSIONS, CONSULTING  
CONSULTING TOWN ENGINEERS

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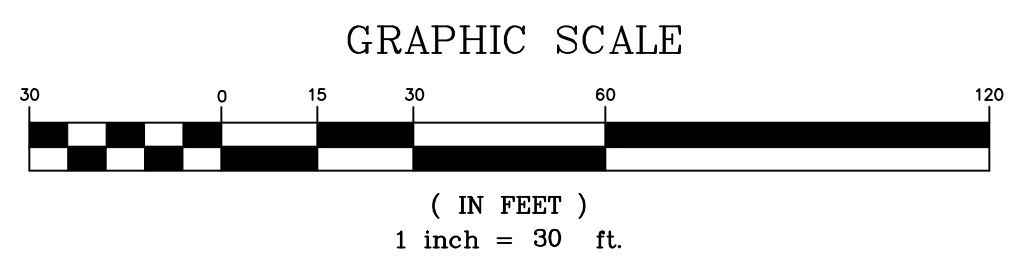
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  5. THE EXISTING OWTS SERVICING THE CABANA SHALL BE ABANDONED IN ACCORDANCE WITH THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH RULES AND REGULATIONS
  6. SEE LANDSCAPE AND WETLAND BUFFER MITIGATION PLANS PREPARED BY BLYTHE YOST
  7. ACTIVITIES CONTAINED WITHIN NYCDPE PERMIT #10194 WERE COMPLETED IN APRIL 2016



**EJECTOR PROFILE**  
 SCALES HORZ: 1" = 30'; VERT: 1" = 10'

- LEGEND**
- OHW OVERHEAD UTILITY WIRES
  - IB IRON BAR
  - IBC IRON BAR & CAP
  - DUE DRAINAGE & UTILITY EASEMENT
  - (MH) EX. MANHOLE
  - EX. CATCH BASIN

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APPROVED BY THE TOWN OF NORTH CASTLE PLANNING BOARD  
 RESOLUTION DATED: JUNE 19, 2017  
 ENGINEERING DRAWING PLANS REVIEWED BY TOWN ENGINEER

DATE: \_\_\_\_\_  
 JOSEPH CERMELE, PE  
 KELLARD SESSIONS, PC  
 CONSULTING TOWN ENGINEERS

DATE: \_\_\_\_\_  
 CHRISTOPHER CARTHY, CHAIR  
 TOWN OF NORTH CASTLE  
 PLANNING BOARD

SHEET: **3** of **6**

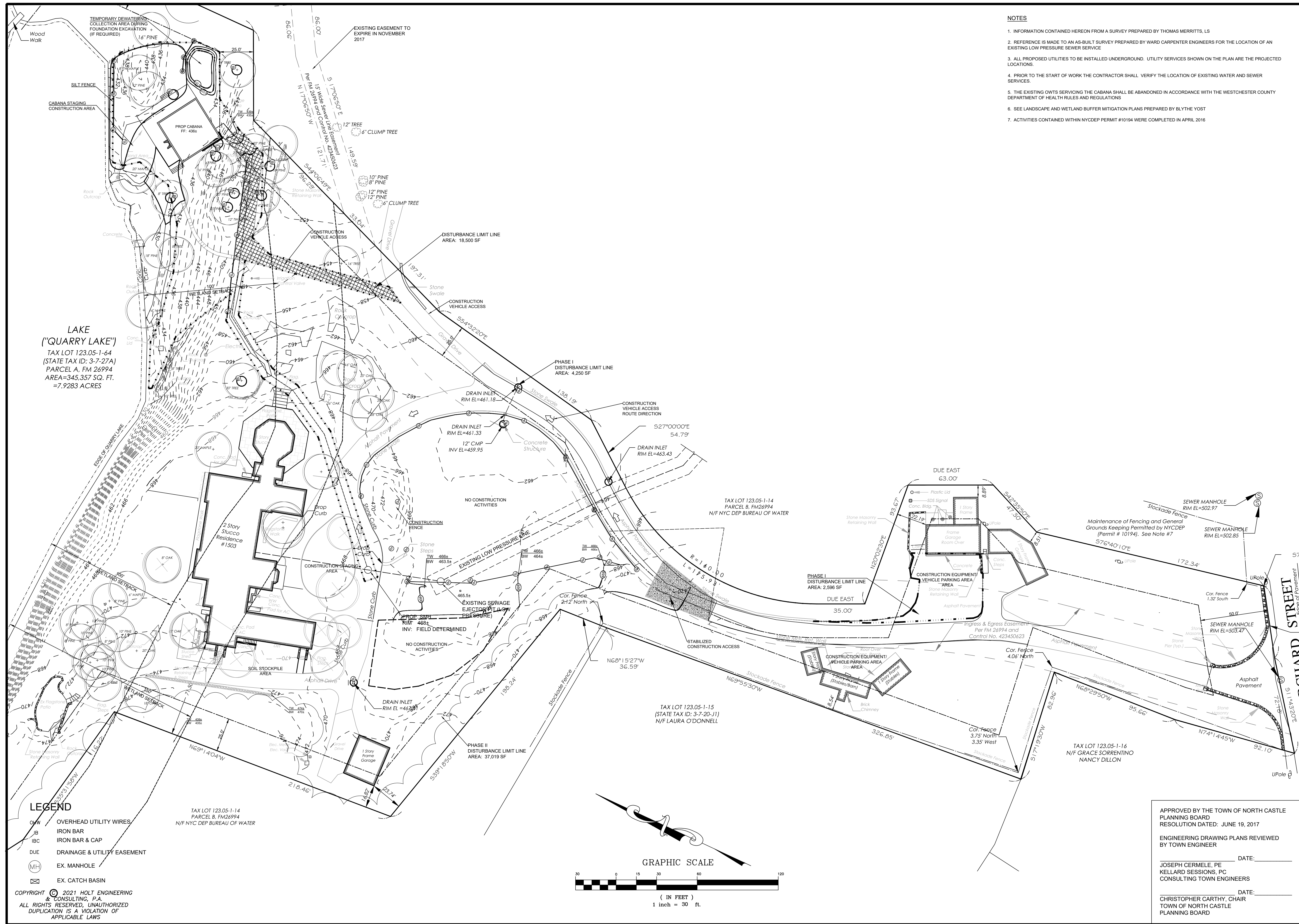
NATHANIEL J. HOLT, PE  
 CONSULTING ENGINEERS  
 592 ROUTE 22  
 PAWLING, NEW YORK 12564  
 PHONE: (914) 760-1800 FX: (772) 204-9553

Original Date: March 4, 2021  
 Project Number: ROZ-1

**NATHANIEL J. HOLT, PE**  
 CONSULTING ENGINEERS

**IMPROVEMENT PLAN**

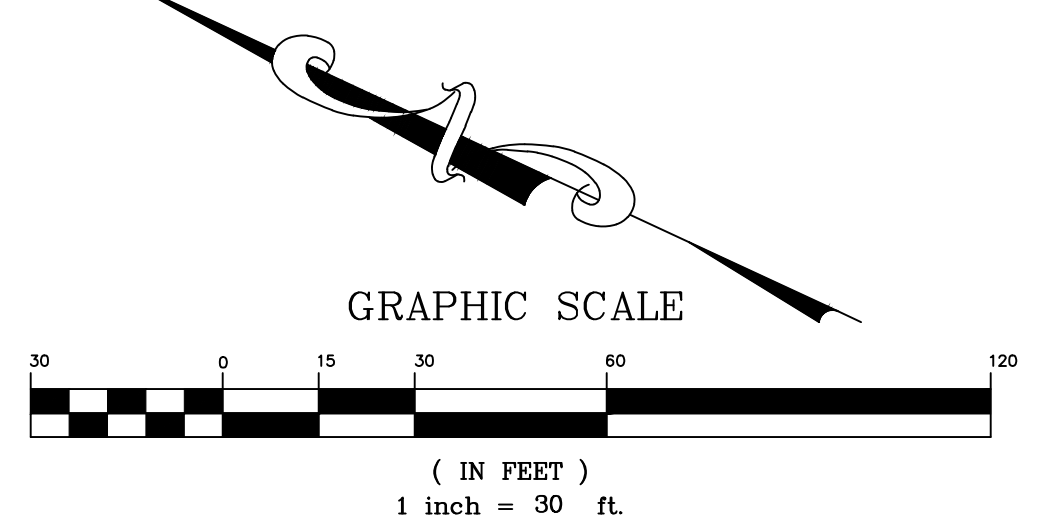
**PROPOSED LAKESIDE CABIN**  
 for  
**YADIN AND URSULA ROZOV**  
 1503 OLD ORCHARD STREET, TOWN OF NORTH CASTLE, NY



- NOTES**
1. INFORMATION CONTAINED HEREON FROM A SURVEY PREPARED BY THOMAS MERRITTS, L.S.
  2. REFERENCE IS MADE TO AN AS-BUILT SURVEY PREPARED BY WARD CARPENTER ENGINEERS FOR THE LOCATION OF AN EXISTING LOW PRESSURE SEWER SERVICE.
  3. ALL PROPOSED UTILITIES TO BE INSTALLED UNDERGROUND. UTILITY SERVICES SHOWN ON THE PLAN ARE THE PROJECTED LOCATIONS.
  4. PRIOR TO THE START OF WORK THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING WATER AND SEWER SERVICES.
  5. THE EXISTING OWTS SERVICING THE CABANA SHALL BE ABANDONED IN ACCORDANCE WITH THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH RULES AND REGULATIONS.
  6. SEE LANDSCAPE AND WETLAND BUFFER MITIGATION PLANS PREPARED BY BLYTHE YOST.
  7. ACTIVITIES CONTAINED WITHIN NYCDEP PERMIT #10194 WERE COMPLETED IN APRIL 2016.

**LAKE ("QUARRY LAKE")**  
 TAX LOT 123.05-1-64  
 (STATE TAX ID: 3-7-27A)  
 PARCEL A, FM 26994  
 AREA=345.357 SQ. FT.  
 =7.9283 ACRES

- LEGEND**
- OWW OVERHEAD UTILITY WIRES
  - IB IRON BAR
  - IBC IRON BAR & CAP
  - DUE DRAINAGE & UTILITY EASEMENT
  - MH EX. MANHOLE
  - CB EX. CATCH BASIN



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 PLANNING BOARD  
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 BY TOWN ENGINEER

JOSEPH CERMELE, PE \_\_\_\_\_ DATE: \_\_\_\_\_  
 KELLARD SESSIONS, PC  
 CONSULTING TOWN ENGINEERS

CHRISTOPHER CARTHY, CHAIR \_\_\_\_\_ DATE: \_\_\_\_\_  
 TOWN OF NORTH CASTLE  
 PLANNING BOARD

SHEET: **4** of **6**

NATHANIEL J. HOLT, PE  
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 592 ROUTE 22  
 PAWLING, NEW YORK 12564  
 PHONE: (914) 760-1800 FX: (772) 204-9553

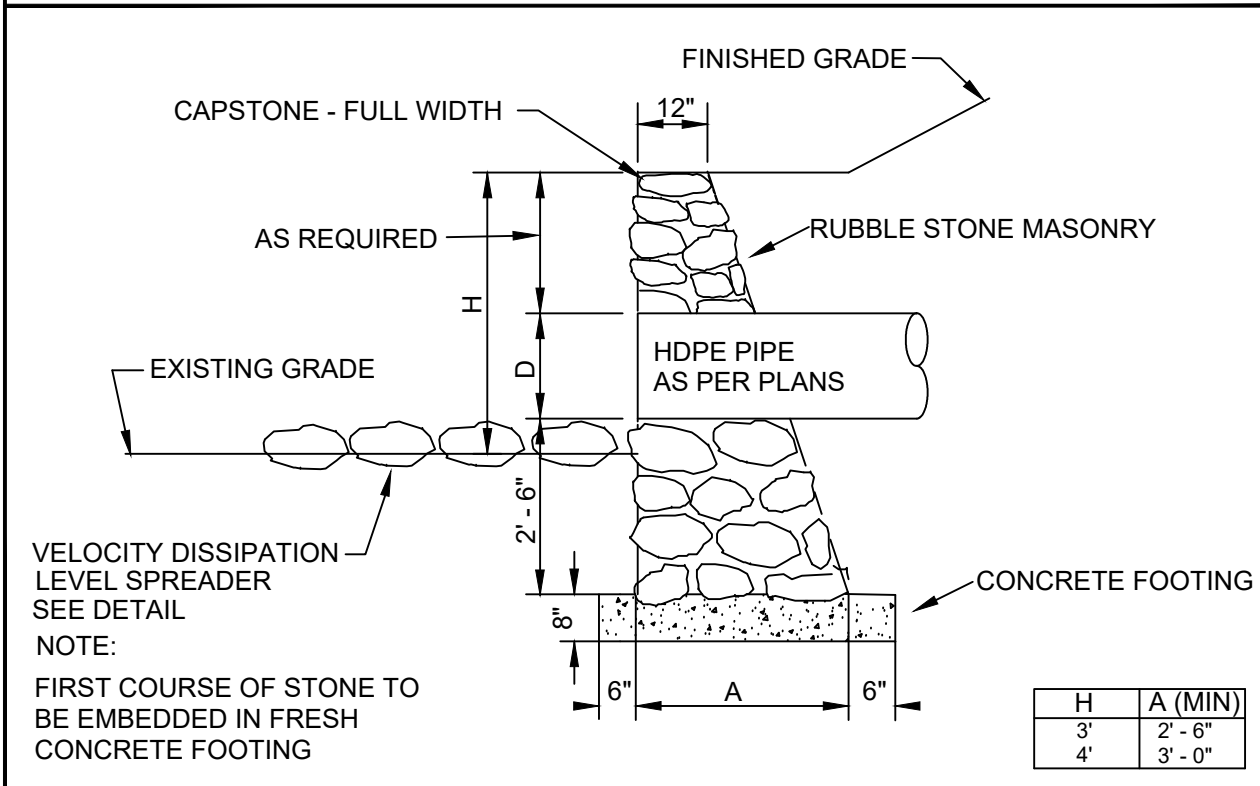
**SEDIMENT AND EROSION CONTROL PLAN**

for  
**PROPOSED LAKESIDE CABIN**  
 YADIN AND URSULA ROZOV  
 1503 OLD ORCHARD STREET, TOWN OF NORTH CASTLE, NY

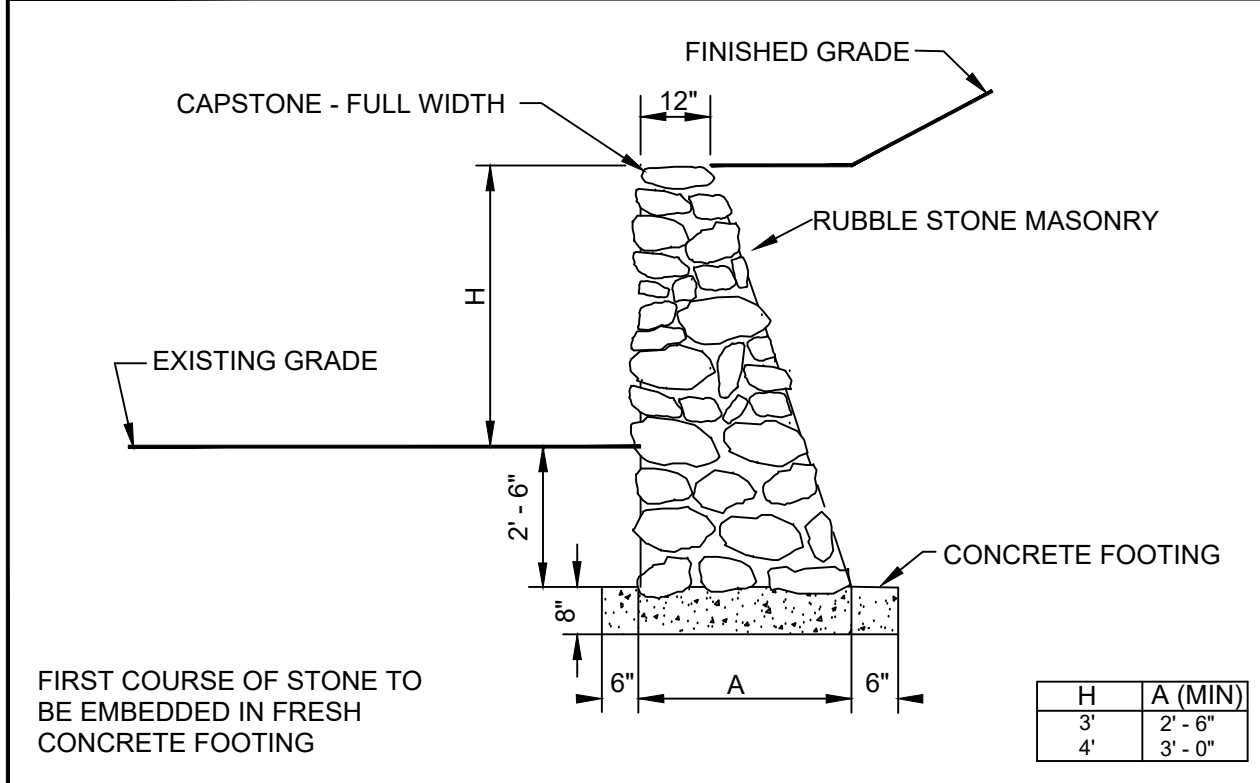
Original Date: March 4, 2021  
 Project Number: ROZ-1

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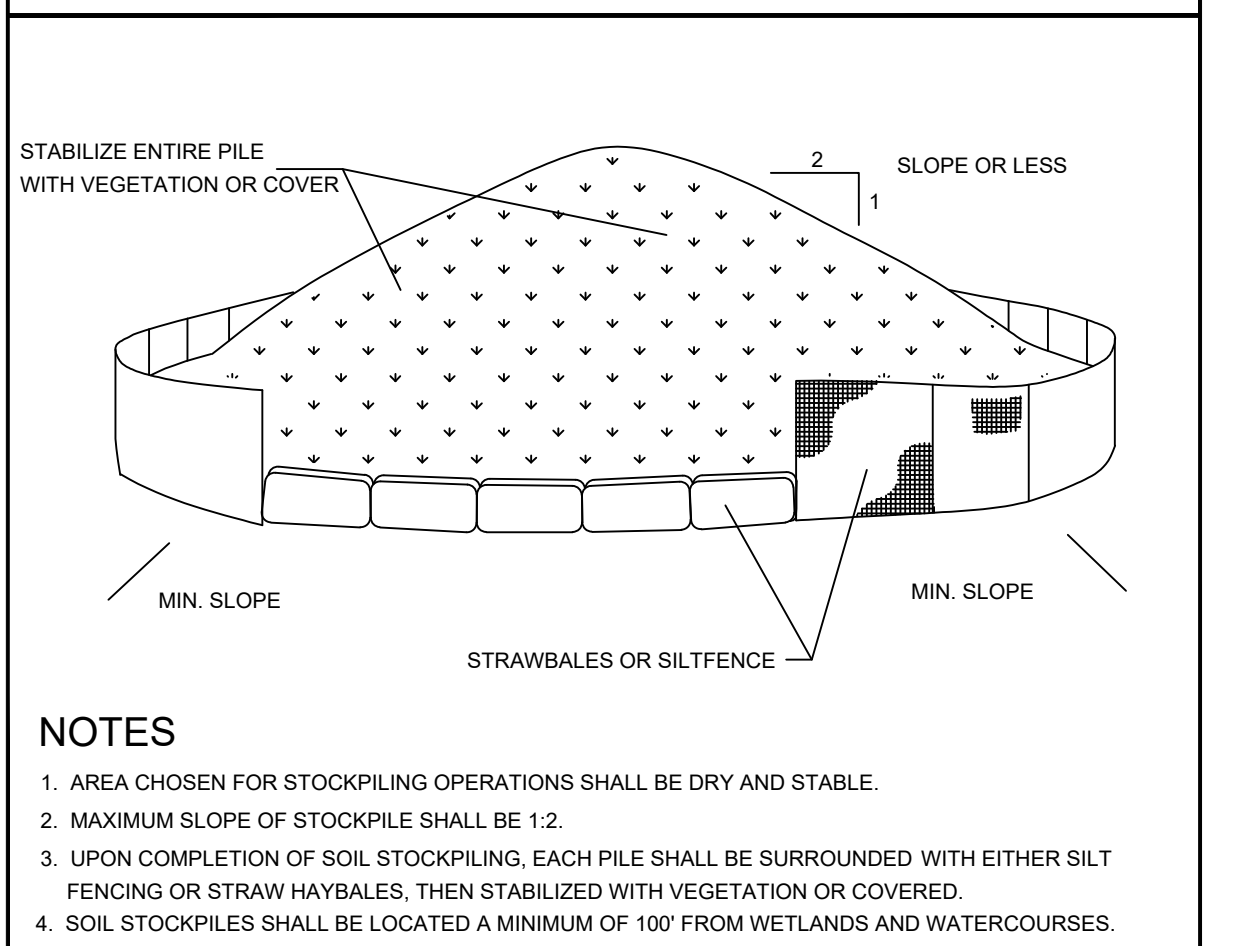
**STONE HEADWALL DETAIL**  
N.T.S.



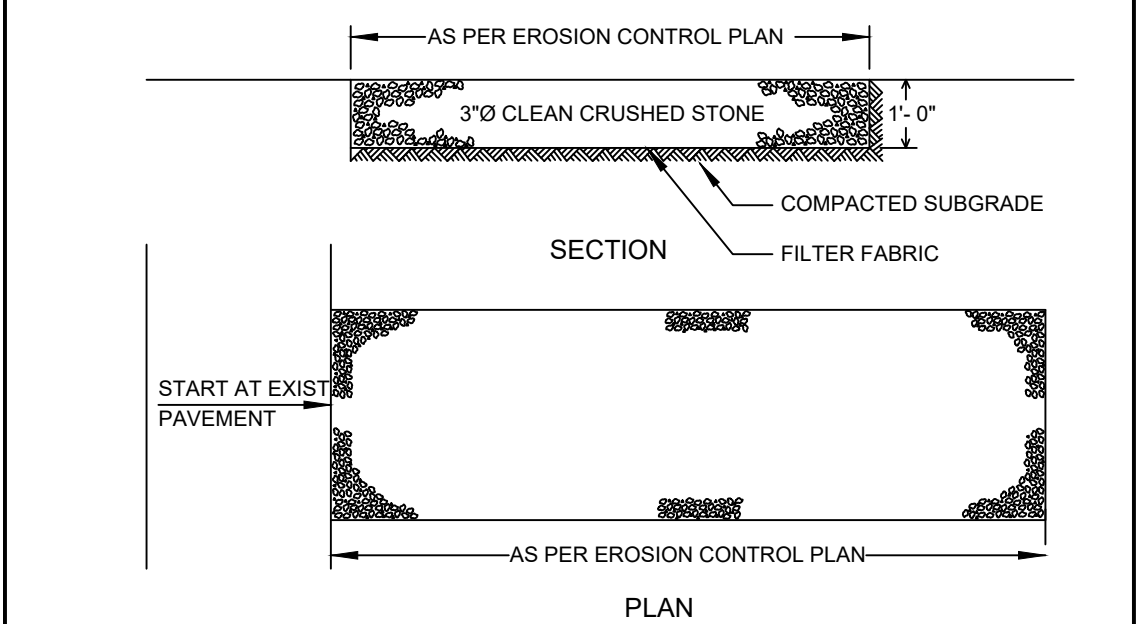
**RUBBLE STONE WALL DETAIL**  
N.T.S.



**SOIL STOCKPILING DETAIL**  
N.T.S.

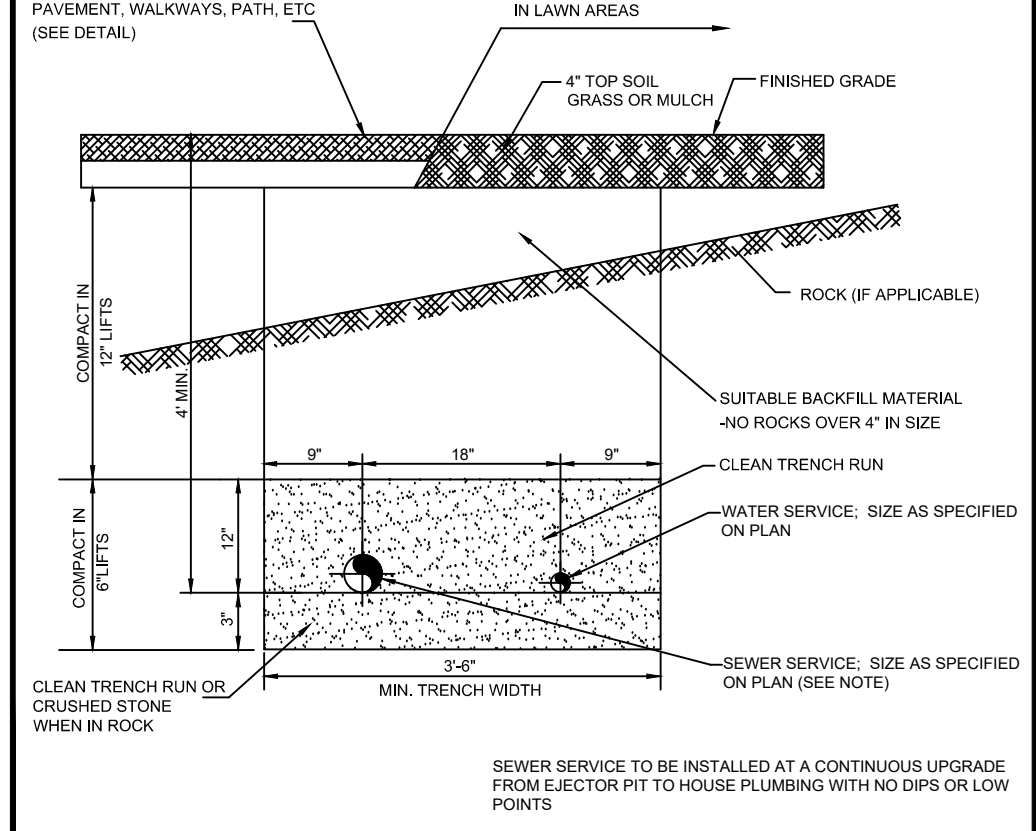


**STABILIZED CONSTRUCTION ENTRANCE**  
N.T.S.

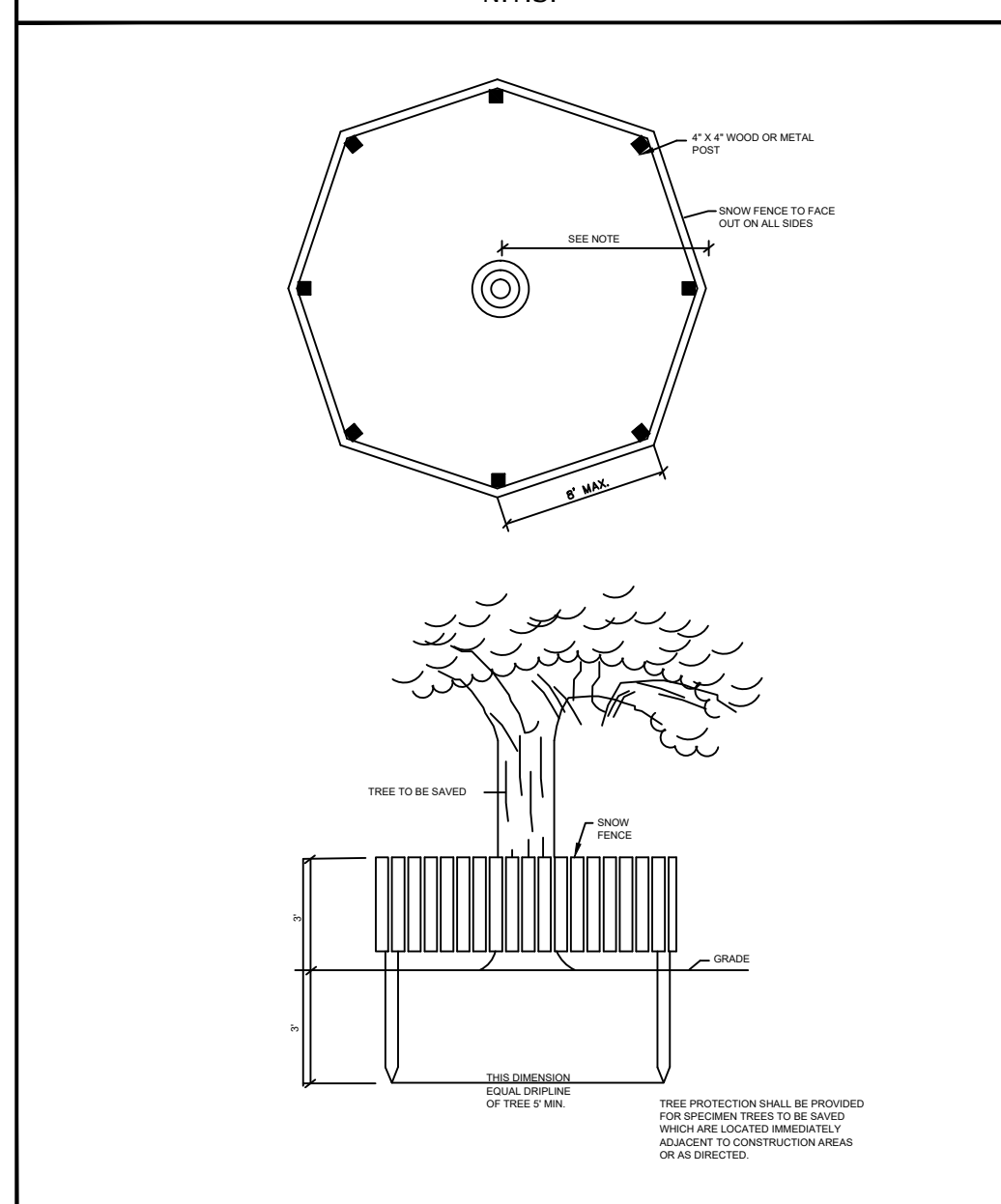


- INSTALLATION NOTES**
- STONE SIZE - USE 3" CRUSHED STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
  - LENGTH - AS PER PLAN.
  - THICKNESS - AS DETAILED.
  - WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH OF DRIVEWAY.
  - FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
  - SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD THE CONSTRUCTION SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL A MOUNTABLE BERM WITH SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL A MOUNTABLE BERM WITH SHALL BE PERMITTED.
  - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT SEDIMENT FROM FLOWING ONTO PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP-DRESSING AS CONDITIONS DEMAND. THE REPAIR AND/OR REMOVAL OF ANY MEASURES USED TO TRAP SEDIMENT - ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO THE RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
  - WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO THE RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE COMPLETED ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
  - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE COMPLETED AFTER EACH RAIN EVENT

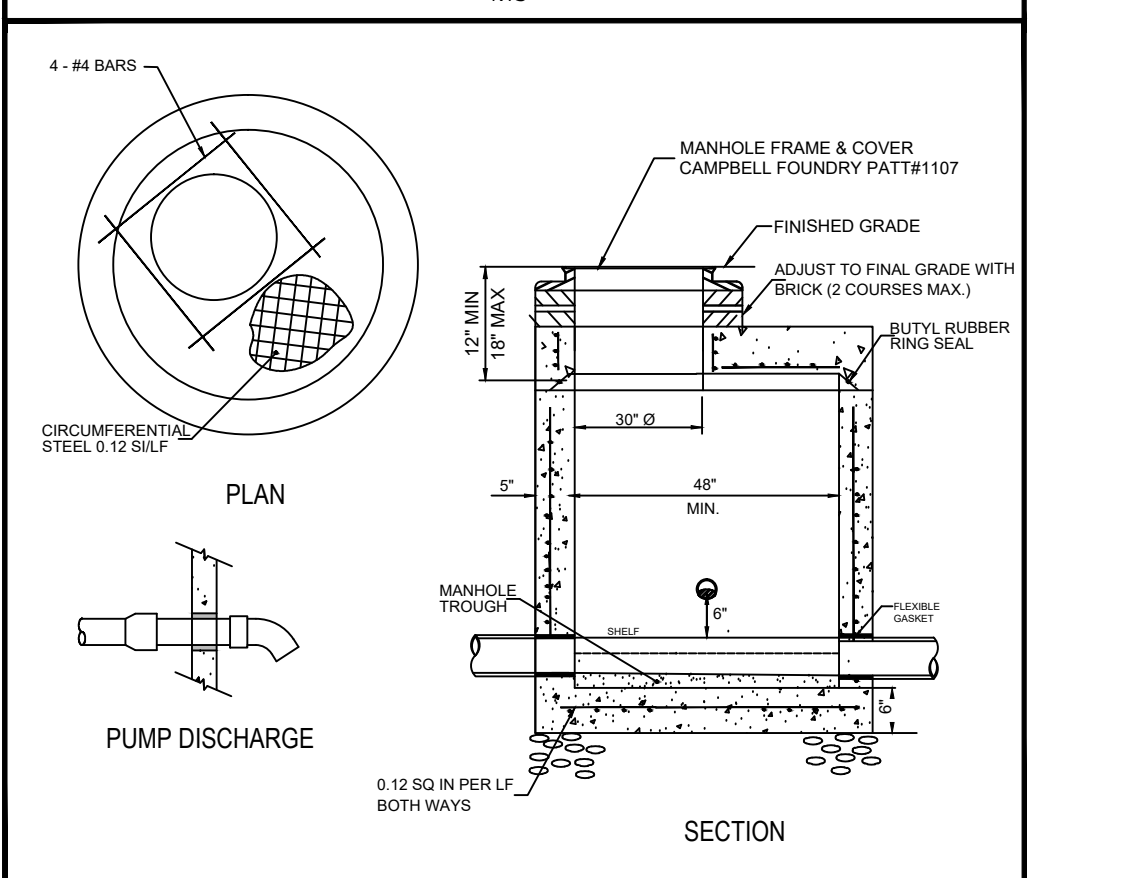
**TYPICAL UTILITY SERVICE DETAIL**  
N.T.S.



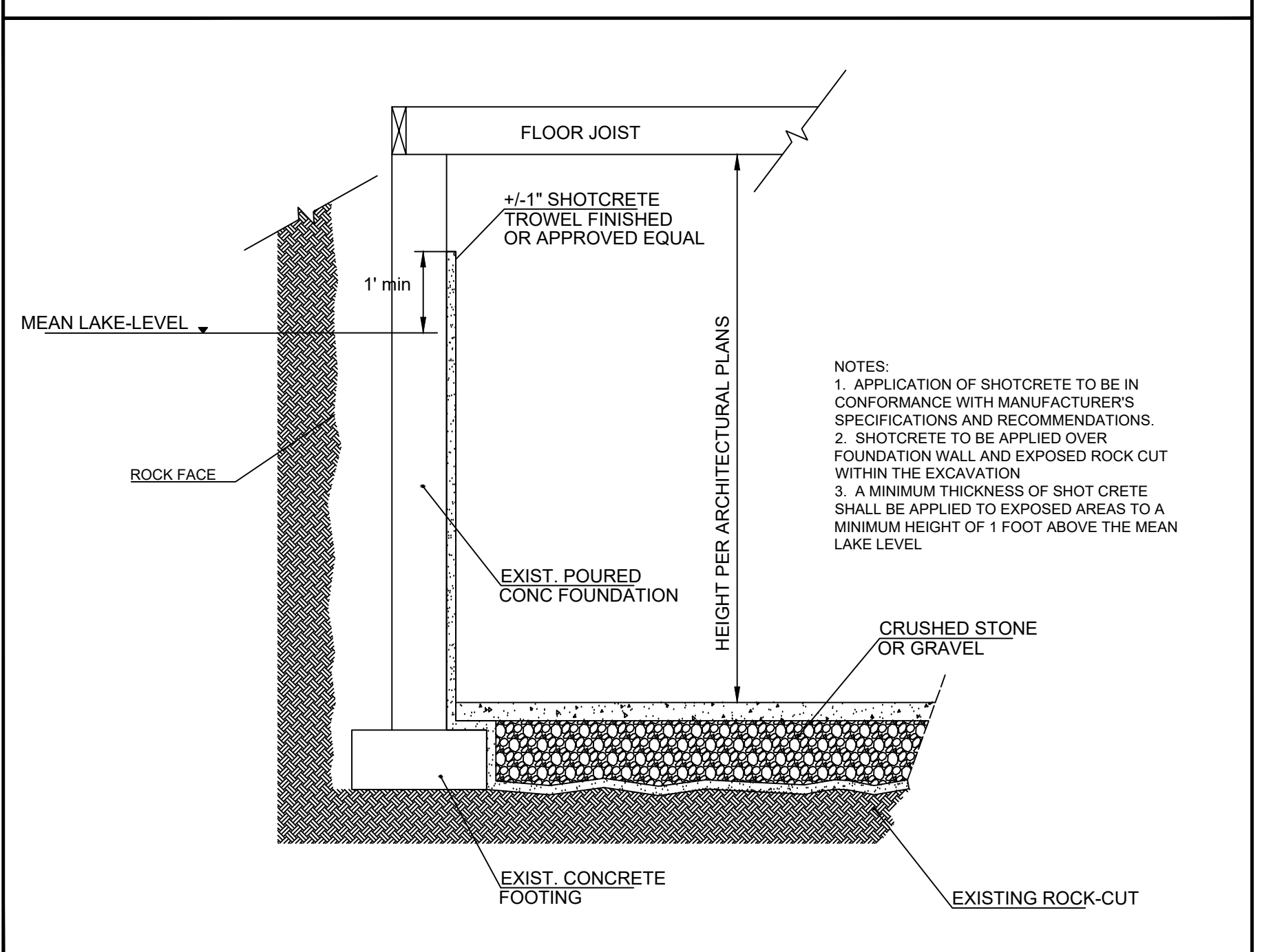
**TREE PROTECTION DETAIL**  
N.T.S.



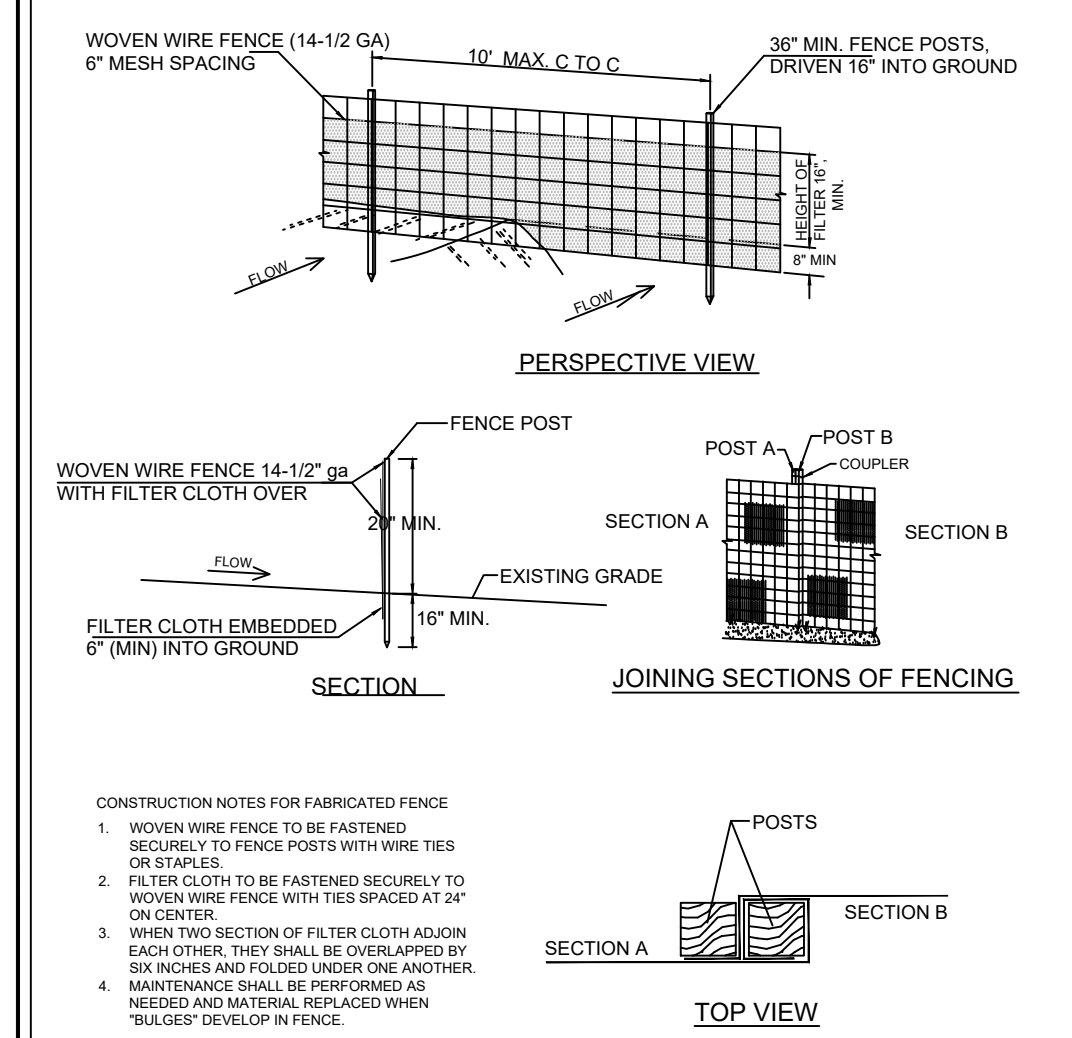
**SEWER MANHOLE**  
N.T.S.



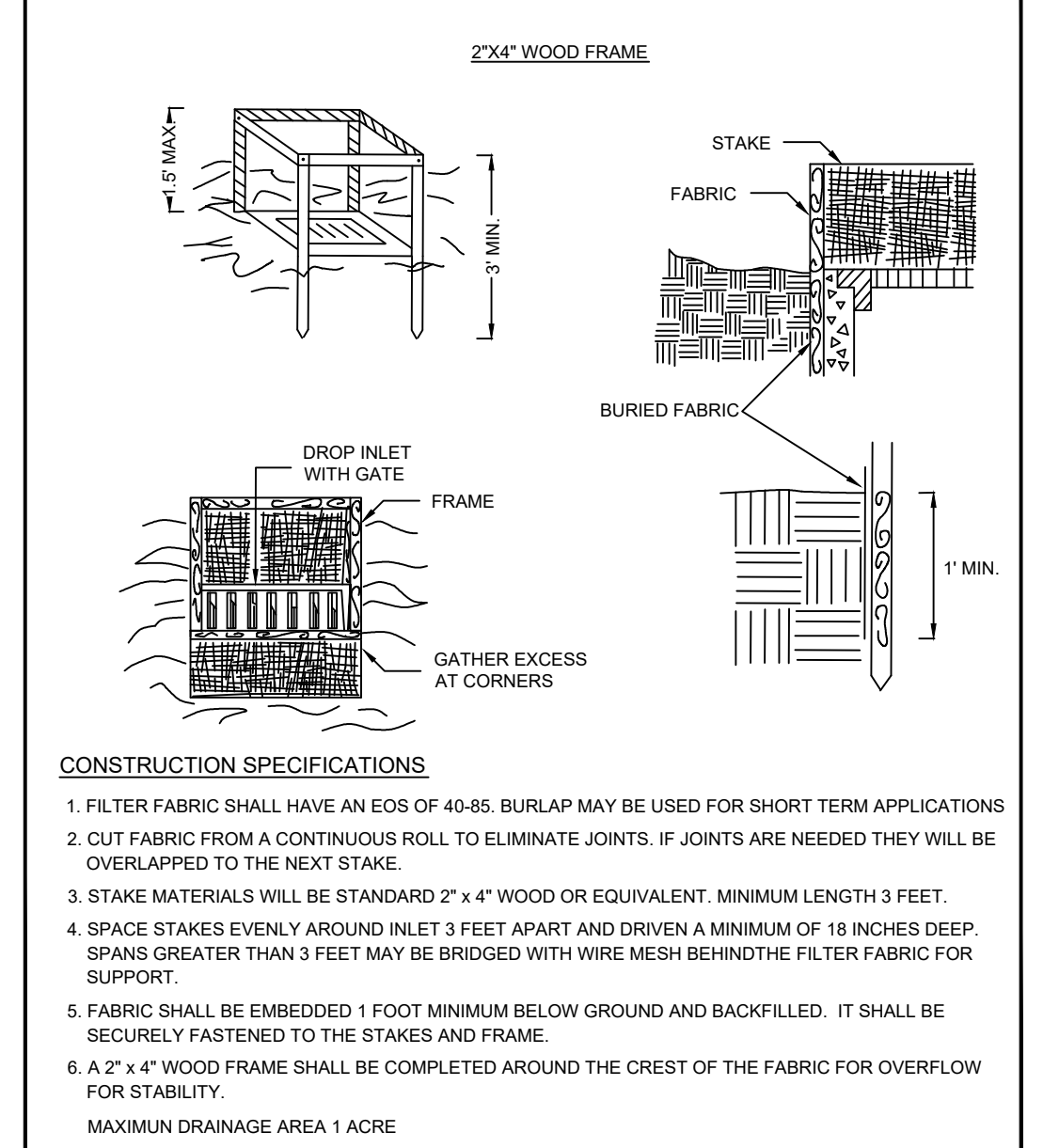
**CABIN CELLAR WATERPROOFING PLAN**  
N.T.S.



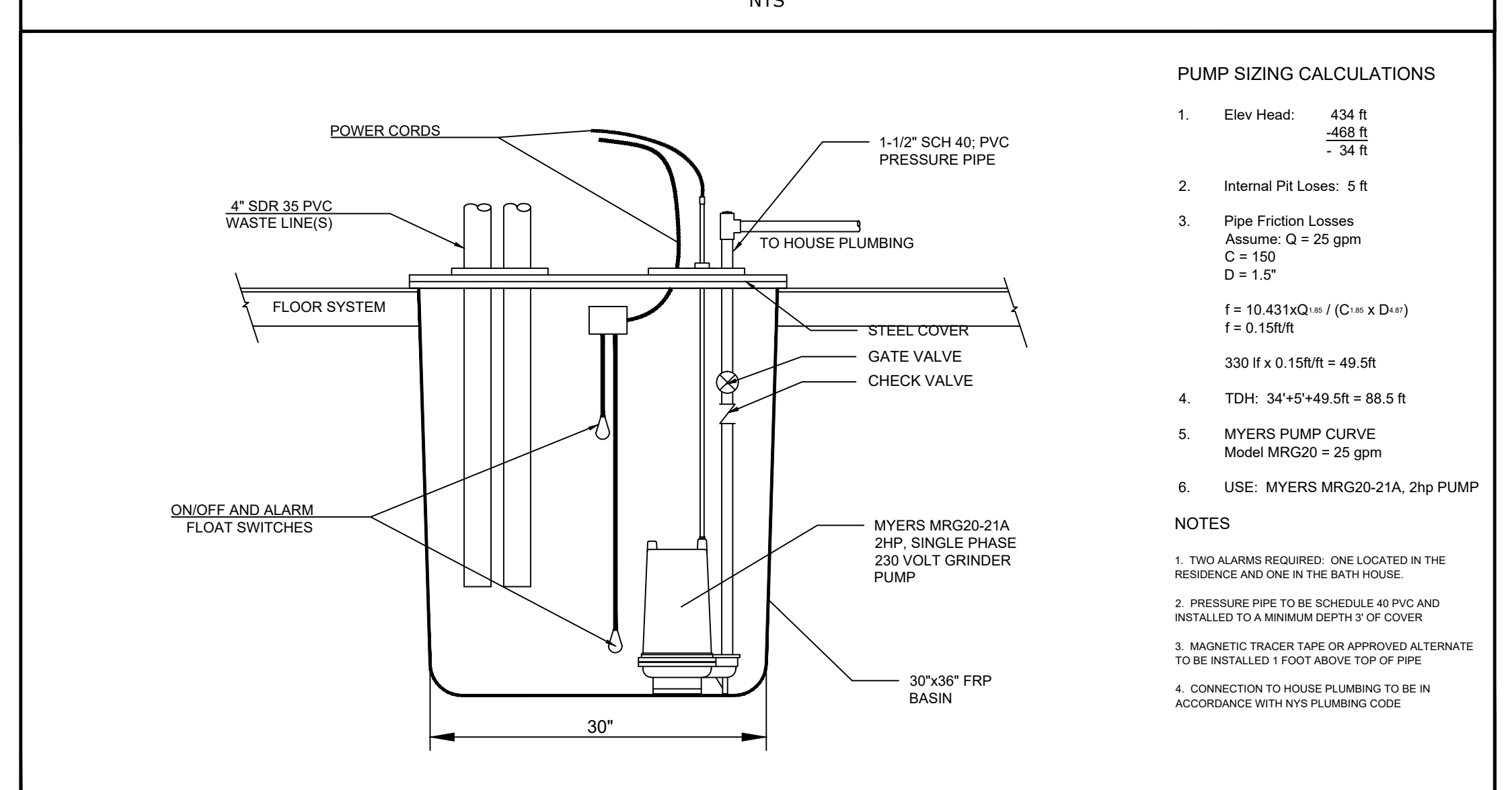
**SILT FENCE**  
N.T.S.



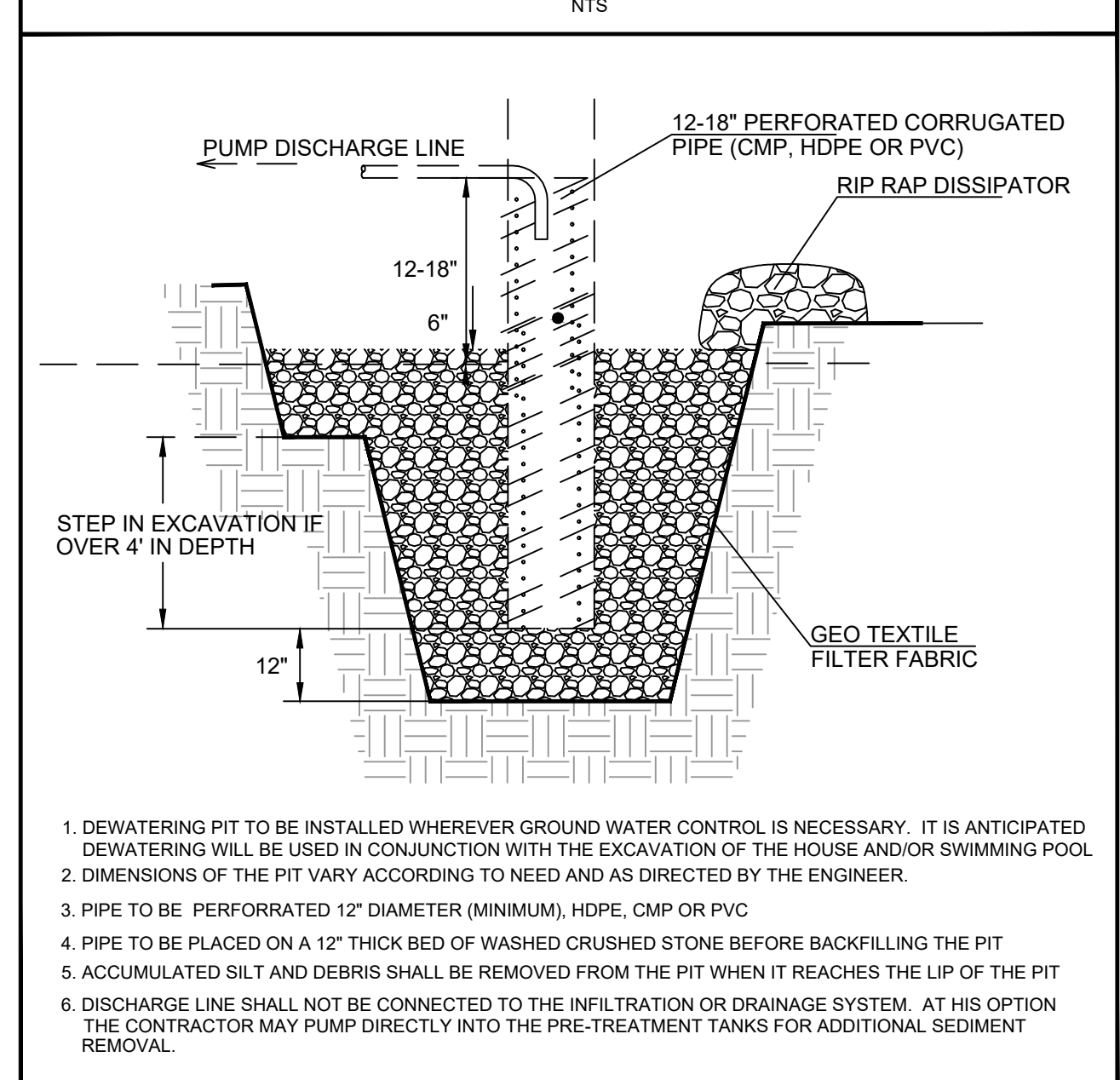
**FILTER FABRIC INLET PROTECTION DETAIL**  
N.T.S.



**EJECTOR PUMP**  
N.T.S.



**DEWATERING PIT\***  
N.T.S.



APPROVED BY THE TOWN OF NORTH CASTLE PLANNING BOARD  
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ENGINEERING DRAWING PLANS REVIEWED BY TOWN ENGINEER

\_\_\_\_\_  
DATE: \_\_\_\_\_  
JOSEPH CERMELE, PE  
KELLARD SESSIONS, CONSULTING CONSULTING TOWN ENGINEERS

\_\_\_\_\_  
DATE: \_\_\_\_\_  
CHRISTOPHER CARTHAY, CHAIR  
TOWN OF NORTH CASTLE PLANNING BOARD

## EROSION CONTROL PROTOCOL

<p><b>PURPOSE</b></p> <p>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.</p> <p><b>REQUIRED PROCEDURES</b></p> <ol style="list-style-type: none"> <li>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.</li> <li>ALL TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL REMAIN IN PLACE AND MAINTAINED REGULARLY IN PROPERTY FUNCTIONING CONDITION UNTIL ALL AREAS DISTURBED DURING CONSTRUCTION HAVE BEEN SUITABLY STABILIZED WITH PAVEMENT, PERMANENT STRUCTURES AND/OR FINAL VEGETATIVE COVER.</li> </ol> <p><b>CONSTRUCTION GUIDELINES</b></p> <ol style="list-style-type: none"> <li>WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED BY FENCING, FLAGGING OR SIMILAR METHODS.</li> <li>ONLY THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY TIME DURING CONSTRUCTION.</li> <li>SITE CONSTRUCTION ACTIVITIES SHALL START WHENEVER POSSIBLE AT THE NEAREST POINT UPSTREAM OF THE SILT TRAPS AND PROCEED TO ACTIVITIES FURTHER UPSTREAM.</li> <li>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.</li> </ol>	<p><b>SITE STABILIZATION GUIDELINES</b></p> <ol style="list-style-type: none"> <li>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.</li> <li>EROSION AND SEDIMENT CONTROL MEASURES INCLUDING, BUT NOT LIMITED TO SILT TRENCHES, SILT TRAPS, STACKED HAY BALES OR BRUSH CHECK DAMS SHALL ALSO BE EMPLOYED WHERE NECESSARY.</li> <li>DISTURBED AREAS ARE TO BE STABILIZED AS FOLLOWS:             <ul style="list-style-type: none"> <li>- TOP SOILED WITH NOT LESS THAN FOUR INCHES OF SUITABLE TOPSOIL MATERIAL</li> <li>- SEEDED WITH THE FOLLOWING GRASS MIXTURE                 <ul style="list-style-type: none"> <li>45% KENTUCKY BLUE GRASS</li> <li>45% CREEPING RED FESCUE</li> <li>10% PERENNIAL RYE GRASS</li> </ul> </li> </ul> </li> </ol> <p>SEED SHALL BE APPLIED AT A RATE OF NOT LESS THAN TWO POUNDS PER 1,000 SQUARE FEET.</p> <ol style="list-style-type: none"> <li>MULCH SHALL BE APPLIED AT A RATE OF NOT LESS THAN ONE INCH AND NOT MORE THAN THREE INCHES OF STRAW AT TWO TONS PER ACRE AND ANCHORED IN A SUITABLE MANNER</li> </ol>
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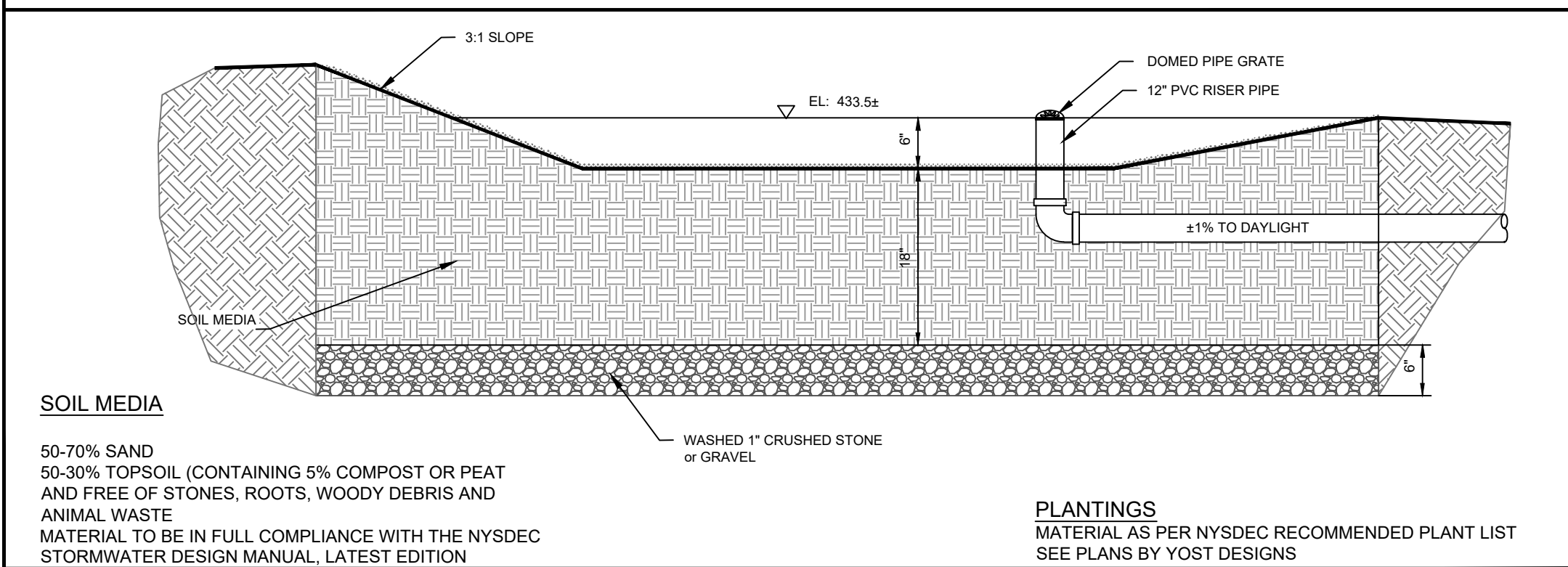
## INSPECTION PROGRAM FOR INFILTRATION SYSTEM

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	
INSPECT OBSERVATION WELLS AND OUTLET CONTROL STRUCTURES FOR PROPER DRAWDOWN BETWEEN STORM EVENTS	MONTHLY AND AFTER LARGE SNOW STORMS OR RAIN FALL 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 JET VACUUM
APPLY MULTIPLE PASSES WITH A JET VACUUM UNTIL BACKWASH WATER RUNS CLEAR		
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

## RAIN GARDEN NTS



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## SEQUENCE OF CONSTRUCTION

<p><b>GENERAL</b></p> <p>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.</p> <p><b>CLEARING, GRUBBING AND DEMOLITION</b></p> <p>THE PROJECT INVOLVES REDEVELOPMENT OF LANDS THAT WERE EITHER PARTIALLY OR COMPLETELY PREVIOUSLY DISTURBED (IE: THE PROPOSED POOL WILL REPLACE THE EXISTING PATIO, THE PROPOSED CABANA WILL REPLACE THE ONE THAT WAS STORM DAMAGED AND THE DRIVEWAY WILL RESULT IN A DECREASE IN IMPERVIOUS AREA), THEREFORE IT IS ANTICIPATED THAT THERE WILL BE LITTLE NEED FOR CLEARING AND GRUBBING OPERATIONS. REGARDLESS, THERE SHALL BE NO ON-SITE BURIAL OF ANY DEMOLITION MATERIAL.</p> <p>SIMILARLY, AS MOST OF THE PROPOSED SITE DEVELOP WILL OCCUR IN AREAS ALREADY DEVELOPED, THERE WILL BE MINIMAL TOPSOIL STRIPPING AND/OR STORAGE. HOWEVER, ANY TOPSOIL THAT IS STRIPPED SHALL BE STOCKPILED FOR RE-USE.</p> <p>THE CONTRACTOR SHALL ESTABLISH HIS STAGING AREA AND CONSTRUCTION TRAILER(S) AS MAY BE REQUIRED TO MEET HIS NEEDS. MATERIAL AND EQUIPMENT STORAGE SHALL BE KEPT OUTSIDE OF THE 100 FOOT WETLAND BUFFER.</p> <p><b>SEDIMENT AND EROSION CONTROL</b></p> <p>SEDIMENT AND EROSION CONTROL MEASURES SHALL BE AN ON-GOING PROCESS THROUGHOUT CONSTRUCTION AND UNTIL STABILIZATION HAS BEEN ACHIEVED.</p> <p><b>EXCAVATION AND ROUGH GRADING</b></p> <p>AS DESIGNED, MOST OF THE EARTHWORK ACTIVITIES WILL BE BALANCED AND THEREFORE LITTLE STORAGE OR STOCKPIILING OF EXCAVATED MATERIAL IS ANTICIPATED. HOWEVER, THE EXCAVATION ASSOCIATED WITH THE PROPOSED SWIMMING POOL WILL GENERATE AND ESTIMATED 500 CUBIC YARDS OF EARTH; HOWEVER, MOST OF WHICH IS EXPECTED TO BE BEDROCK. AT THE CONTRACTORS OPTION, HE MAY REMOVE THE ROCK FROM THE SITE AND RE-IMPORT WHEN IT IS NECESSARY TO CONSTRUCT WALLS, BULK FILL AREAS, ETC.</p> <p><b>BUILDING CONSTRUCTION</b></p> <p>THE ONLY PROPOSED BUILDING CONSTRUCTION IS THAT OF THE CABANA. HOWEVER, THAT STRUCTURE WILL BE PLACED OVER A SHALLOW CRAWL SPACE AND THEREFORE NO CONSIDERABLE AMOUNT OF EXCAVATION IS ANTICIPATED. NOTE THAT THE AREA IN WHICH THE CABANA IS TO BE LOCATED IS MINIMAL AND THEREFORE THE CONTRACTOR MAY BE REQUIRED TO ESTABLISH A STAGING AREA ON MORE SUITABLE GROUNDS. 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.</p> <p>BUILDING CONSTRUCTION WILL CONTINUE INDEPENDENTLY FROM THE SITE WORK.</p> <p><b>STORMWATER SYSTEM</b></p> <p>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 PREVENT CONSTRUCTION EQUIPMENT FROM DRIVING OVER IT.</p> <p><b>SEWER AND WATER SERVICES</b></p> <p>SEWER SERVICE INVOLVES THE ABANDONMENT OF AN EXISTING ON-SITE SEPTIC SYSTEM AND THE CONSTRUCTION OF A NEW SEPTIC SYSTEM IN AN ALTERNATE LOCATION. THE ABANDONMENT OF THE EXISTING SYSTEM SHALL BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH. A PERMIT HAS BEEN ISSUED FOR THE CONSTRUCTION OF THE NEW SYSTEM. THE CONTRACTOR SHALL BE REQUIRED TO PROTECT THE ABSORPTION AREA OF THE NEW SYSTEM UNTIL SUCH TIME AS THE WORK IS TO COMMENCE. SIMILARLY, UPON COMPLETION OF THE SEPTIC SYSTEM, THE CONTRACTOR SHALL PROTECT THE AREA FROM OTHER CONSTRUCTION ACTIVITIES WHICH MAY OTHERWISE AFFECT THE ABILITY OF THE ABSORPTION AREA TO FUNCTION AS DESIGNED.</p> <p>WATER SERVICE TO THE SITE WILL BE ACCOMPLISHED FROM AN EXISTING ON-SITE DRILLED WELL.</p>	<p><b>OTHER SERVICES</b></p> <p>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.</p> <p><b>PAVEMENT</b></p> <p>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.</p> <p><b>GENERAL SEQUENCE OF ACTIVITIES</b></p> <ol style="list-style-type: none"> <li>UTILIZE THE EXISTING DRIVEWAY CURB CUT TO ACCESS PARKING AREAS FOR THE CONSTRUCTION CREWS.</li> <li>INSTALL A STABILIZED CONSTRUCTION ENTRANCE AT THE POINT OF THE NEW DRIVEWAY.</li> <li>PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES, THE APPLICANT SHALL STAKE THE LIMIT OF CONSTRUCTION DISTURBANCE AREA TO THE SATISFACTION OF THE TOWN ENGINEER.</li> <li>INSTALL EROSION CONTROL PRACTICES AND TREE PROTECTION.</li> <li>ESTABLISH A CONSTRUCTION STAGING AREA WITHIN THE DELINEATED AREAS.</li> <li>NOT WITHSTANDING THAT A QUALIFIED INSPECTOR IS CONDUCTING WEEKLY INSPECTIONS, PRIOR TO ANY FURTHER CONSTRUCTION RELATED ACTIVITIES, THE MANAGER SHALL CONTACT THE DESIGN ENGINEER TO PERFORM AN INSPECTION OF THE EROSION CONTROL MEASURES. AT THIS POINT ANY MEASURES FOUND TO HAVE BEEN DAMAGED BY THE CLEARING AND GRUBBING OPERATIONS, OR WITH THE GENERAL INSTALLATION OF THE MEASURES SHALL BE CORRECTED IMMEDIATELY. SIMILARLY, IF SO DIRECTED BY THE DESIGN ENGINEER, ADDITIONAL MEASURES SHALL BE INSTALLED ON AN "AS NEEDED OR AS DIRECTED" BASIS.</li> <li>PERIODIC WEEKLY INSPECTIONS OF THE PRACTICE WILL BE CONDUCTED BY THE MANAGER. WHEN ACCUMULATED SILT AND DEBRIS REACHES ONE HALF THE AVAILABLE VOLUME OF THE PRACTICE (IE: CATCHBASINS, INLETS PRETREATMENT DEVICES) THE MATERIAL SHALL BE REMOVED.</li> <li>A QUALIFIED INSPECTOR SHALL CONDUCT AT LEAST TWO SITE INSPECTIONS EVERY SEVEN CALENDAR DAYS. THE TWO INSPECTIONS SHALL BE SEPARATED BY A MINIMUM OF TWO FULL CALENDAR DAYS.</li> <li>UPON COMPLETION OF THE CLEARING AND GRUBBING ACTIVITIES, THE CONTRACTOR SHALL STRIP TOPSOIL FROM THE AREAS TO BE GRADED, ALL ACTIVITIES SHALL REMAIN WITHIN THE DISTURBANCE LIMIT LINES.</li> <li>NO DEMOLITION MATERIAL IS TO BE BURIED ON SITE.</li> <li>THE CONTRACTOR SHALL STAKE OUT THE AREA OF DISTURBANCE ASSOCIATED WITH THE WORK, WHICH IN GENERAL SHALL INCLUDE THE NEW DRIVEWAY, SOIL STOCK PILE AREAS, THE RAIN GARDEN AND MITIGATION AREAS.</li> <li>WHEN COMPLETED, THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCING AROUND THOSE AREAS THAT ARE TO REMAIN UNDISTURBED. PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND THE TOWN OF NORTH CASTLE'S RESPONSIBLE AGENT TO INSPECT THE FENCING.</li> <li>STRIPPING OF TOPSOIL SHALL BE LIMITED TO THOSE AREAS WITHIN THE WORK AREA. TOPSOIL SHALL ONLY BE STORED IN DESIGNATED AREAS. STABILIZATION OF THE STORED TOPSOIL SHALL BE AS INDICATED ON THE PLANS.</li> <li>COMMENCE WITH THE CONSTRUCTION OF THE BATH HOUSE, RAIN GARDEN AND UTILITIES.</li> <li>STABILIZE DISTURBED AREAS AS THE WORK IS COMPLETED.</li> <li>DEMOLIBIZE PHASE 1: REMOVE CONSTRUCTION DEBRIS, EROSION CONTROLS, ETC.</li> <li>CONSTRUCT NEW DRIVEWAY, REMOVE PORTION OF DRIVEWAY TO BE ELIMINATED. CONSTRUCT NEW COURT YARD (SUB BASE COURSE ONLY)</li> <li>CONSTRUCT NEW TERRACE, REMOVE INVASIVE VEGETATION.</li> <li>INSTALL INFILTRATION SYSTEM</li> <li>STABILIZE DISTURBED AREAS, COMPLETE LANDSCAPING.</li> <li>FINALIZE DRIVEWAY (TOP COURSE) AND WALKS.</li> <li>CONSTRUCTION MATERIAL AND DEBRIS CLEANUP.</li> </ol>
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## ADDENDUM TO SEQUENCE OF CONSTRUCTION

<p><b>PHASE 1.</b></p> <ol style="list-style-type: none"> <li>EXISTING DRIVEWAYS TO BE UTILIZED TO THE EXTENT POSSIBLE FOR ALL CONSTRUCTION ACTIVITIES.</li> <li>UPON REMOVAL OF DESIGNATED TREES, CONTRACTOR TO ESTABLISH A CONSTRUCTION ACCESS DRIVEWAY OVER THE ROUTE INDICATED ON THE PLANS.</li> <li>CREATE DEWATERING PIT IN LOCATION DESIGNATED FOR THE RAIN GARDEN</li> <li>CONSTRUCT BATH HOUSE FOUNDATION.</li> <li>COMPLETE CONSTRUCTION OF THE BATH HOUSE.</li> <li>CONSTRUCT BATHHOUSE</li> <li>AT THE CONTRACTOR'S DISCRETION INSTALL WATER, ELECTRIC AND SEWER SERVICE AS LOCATED ON THE PLANS.</li> <li>UPON COMPLETION OF THE BATH HOUSE STRUCTURE, THE CONTRACTOR SHALL COMMENCE WITH LANDSCAPING AND STABILIZATION OF DISTURBED AREAS.</li> <li>DELIVERY OF FINISH MATERIALS FOR THE BATH HOUSE SHALL BE CONTINUE OVER THE CONSTRUCTION ACCESS.</li> <li>COMPLETE BATH HOUSE CONSTRUCTION, REMOVE SEDIMENT AND EROSION CONTROLS, INSTALL PATH BETWEEN BATH HOUSE AND RESIDENCE.</li> <li>REMOVE PAVEMENT AT EXISTING COTTAGE. REMOVE PAVEMENT SERVICING THE NYCDPEP AND REPLACE WITH GRAVEL TO MATCH EXISTING.</li> </ol> <p><b>PHASE 2.</b></p> <ol style="list-style-type: none"> <li>NO SITE WORK IN PHASE 2 SHALL COMMENCE UNTIL ALL DISTURBED AREAS ARE STABILIZED TO THE SATISFACTION OF THE TOWN ENGINEER. (MODIFICATIONS TO THE EXISTING RESIDENCE MAY PROCEED AT THE OWNER'S DISCRETION).</li> <li>REMOVE INVASIVE SPECIES (SEE PLANS BY YOST DESIGNS)</li> <li>CONSTRUCT TERRACE, OUT DOOR KITCHEN AND ASSOCIATED IMPROVEMENTS</li> <li>STABILIZE AND LANDSCAPE AREA BEHIND THE HOUSE.</li> <li>CONSTRUCT NEW DRIVEWAY AND COURT YARD</li> <li>STABILIZE AND LANDSCAPE DISTURBED AREAS</li> </ol>
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SHEET: 6 of 6

Original Date: March 4, 2021  
Project Number: ROZ-1

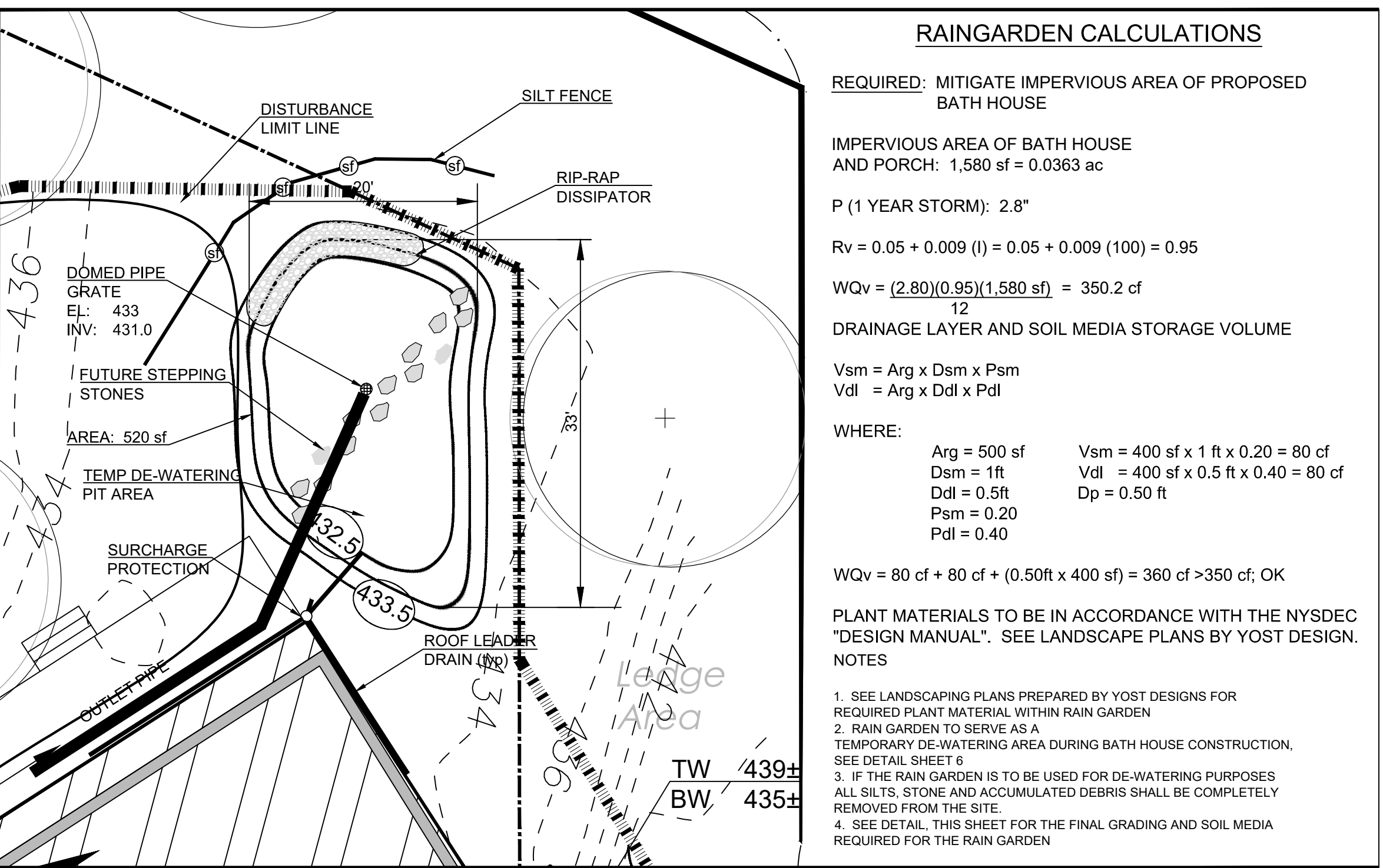
DATE

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## STANDARD DETAILS & NOTES

PROPOSED LAKESIDE CABIN  
for  
YADIN AND URSULA ROZOV  
1503 OLD ORCHARD STREET, TOWN OF NORTH CASTLE, NY



## RAIN GARDEN PLAN

1" = 10'

APPROVED BY THE TOWN OF NORTH CASTLE  
PLANNING BOARD  
RESOLUTION DATED: JUNE 19, 2017

ENGINEERING DRAWING PLANS REVIEWED  
BY TOWN ENGINEER

\_\_\_\_\_  
JOSEPH CERMELE, PE  
KELLARD SESSIONS, PC  
CONSULTING TOWN ENGINEERS

\_\_\_\_\_  
DATE: \_\_\_\_\_

\_\_\_\_\_  
CHRISTOPHER CARTHY, CHAIR  
TOWN OF NORTH CASTLE  
PLANNING BOARD