

# Cover Page

**Project Name:** Lot Line Change at 16 Upland Lane

**Description:** Equal property exchange of 0.050 Acres between 16 Upland Lane, Armonk, NY, 10504 (Zef Curanovic) and 7 North Lake Road, Armonk, NY, 10504 (Michael Marrone)

**Contact Info**

Zef Curanovic – (917) - 299-0818

Michael Marrone- (914) – 273 – 9703



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

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

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

## Application for Preliminary Subdivision Approval

Application Name

LOT LINE CHANGE AT 16 UPLAND LANE



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)

### Important General Information

- Prior to submitting an application, the "Notice to Applicants" should be reviewed.
- To appear before the Planning Board, all required application materials shall be submitted not later than **12:00 P.M., Monday, fourteen (14) days** prior to the date of the Planning Board meeting at which the application is scheduled to be heard or as otherwise noted by the Planning Board Secretary. Continuing Business can be submitted 12 days prior to the Next Planning Board meeting by the close of business. Except where noted.

If all required application materials, including the pertinent application fee and escrow monies are not submitted by that deadline, the application shall be automatically removed from the agenda.

At the discretion of the Planning Board Chairman, the application may be rescheduled, if appropriate, for the next available Planning Board meeting or the application may be removed from future agendas altogether. Without prior authorization from the Planning Board, application submissions shall not be accepted at Planning Board meetings.

- At the time of submission, all required application materials shall be submitted. **Piecemeal submissions shall not** be accepted. Substitution of previously submitted materials shall not be permitted.
- All submissions shall be dated, with revision dates identified on new submissions.
- All submissions shall be accompanied by a cover letter describing the project and/or any changes as compared to previous submissions.
- For distribution purposes and mailing to the Planning Board Members and others (as required), multiple copies of application materials shall be collated into separate sets, each containing one copy of every submitted document. All application materials shall be submitted in a form that fits into a **12" x 17" envelope**. Plans shall be **folded** and **rubber banded** as necessary.
- To be considered complete for Planning Board hearing purposes, an application package shall contain the information identified in Parts IV and V of this application form.
- For purposes of completing this application form, all responses provided shall be printed, except as otherwise specified.



**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)**

**AT THE TIME OF SUBMISSION TO THE PLANNING DEPARTMENT  
PLEASE MAKE SURE THE FOLLOWING IS PROVIDED**

- ✓ SUBMISSION OF A SINGLE PDF FILE (PLANS, APPLICATION FORM, OTHER PAPERWORK) ON A DISK, THUMBDRIVE OR EMAIL
  
- ✓ COVER LETTER DESCRIBING THE PROJECT OR CHANGES TO THE PROJECT
  
- ✓ ALL PLANS ARE SIGNED AND SEALED BY A LICENSED NYS PROFESSIONAL
  
- ✓ ALL PLANS SHALL BE COLLATED AND FOLDED INTO 8 INDIVIDUAL SETS



**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)

## **NOTICE TO APPLICANTS**

In the Town of North Castle, the Planning Board is responsible for the review and approval of all applications concerning site plans, subdivisions and lot line changes; some applications concerning special use permits, wetlands permits and tree removal permits; and the environmental review of those applications over which it has jurisdiction. The Planning Board may also have an advisory role in connection with some applications before the Town Board, such as those involving other categories of special use permits and zoning amendments.

The Planning Board is composed of five volunteer members – all residents of North Castle – who are appointed by the Town Board for five-year terms. As part of the review of some applications, the Planning Board is assisted on an as-needed basis by other lay boards of the Town, such as the Conservation Board (CB), the Zoning Board of Appeals (ZBA), the Open Space Committee and the Architectural Review Board (ARB). As part of the review of most applications, the Planning Board is also assisted by the Director of Planning, the Town Engineer, the Town Attorney and other special consultants when required.

### **FEES:**

If you submit an application for Planning Board review, you will be required to reimburse the Town for the cost of professional review services, including legal and engineering services, incurred in connection with the review of your application. The charges for professional planning review services have been \$120/hour. If other types of professional consultant review services are required, those charges will be in accord with fees usually charged for such services and pursuant to a contractual agreement between the Town and such professional.

At the time of submission of an application, the Planning Board will require the establishment of an escrow account from which withdrawals shall be made to reimburse the Town for the cost of consultant fees and professional staff services.

### **ESCROW ACCOUNT:**

Escrow Accounts are established for each application. Monies will be deducted from the account for professional review services rendered. Monthly escrow disbursement summaries will be mailed for your reference regarding your project. When the balance in such escrow account is reduced to one-third (1/3) of its initial amount, a letter will be mailed to the applicant and the applicant shall deposit additional funds into such account to restore its balance to the amount of the initial deposit. Additional information on these requirements is provided in the North Castle Town Code (see Sections 355-79B and 275-36.C).



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

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

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

**PROCEDURE:**

Prior to submitting an application to the Planning Board for review and approval, prospective applicants should schedule an appointment with the Planning Board Secretary at (914) 273-3542 for a consultation with the Town Planner and the Town Engineer. When the appointment is made, a verbal description of the proposal should be provided to the Planning Board Secretary. The Town of North Castle is providing the services of the Director of Planning and the Town Engineer for *initial* consultation at no cost to the applicant so that it is possible to conduct the application review as efficiently as possible for the benefit of the applicant as well as the Planning Board.

After meeting with the Town Planner and Town Engineer, prospective applicants should prepare one complete set of application documents and plans. This set will be reviewed for completeness by the Town Planner. If determined to be incomplete, the Planning Department will submit a checklist indicating which items have not been adequately addressed. If determined to be complete, the checklist will be initialed and the Applicant should submit the remainder of the required application packages.

Once the checklist has been initialed and all application packages have been submitted, the Planning Board Secretary will schedule the application for the first available opening on the Planning Board's meeting agenda. However, if the required application material packages, including the pertinent application fee are not received at the Planning Board office by 12:00 PM, Monday, 14 days prior to the date of the Planning Board meeting at which you are scheduled to appear (or otherwise scheduled by the Planning Board Secretary), your application will be automatically removed from the agenda. At the discretion of the Planning Board Chairman, your application may be rescheduled, if appropriate, for the next available Planning Board meeting or the application may be removed from future agendas altogether. Additional requirements pertinent to each type of application are provided on the individual application forms, which you should carefully review prior to submitting your application.

When an application is deemed complete and submitted for review, it will be forwarded to the Planning Board Members and its professional advisors in advance of the meeting to allow adequate time for review, preparation of written reports and site inspections as necessary. Your application may also be forwarded to other boards and staff of the Town as well as to agencies outside of the Town, if required. Compliance with State Environmental Quality Review (SEQR) procedures is also required as part of the processing of all applications.

At your first appearance before the Planning Board, the Applicant will describe the project and the Planning Board will discuss any preliminary issues. The Planning Board discussion may be continued at future meetings, or if the Planning Board review has progressed sufficiently, the Application may be scheduled for a public hearing (if one is required) The public hearing may occur at a single Planning Board meeting, or it may be adjourned and continued at another Planning Board meeting. Because the nature and complexity of each application varies



**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)**

considerably, it is not possible to predict in advance the length of time needed to secure Planning Board approval. There are certain steps that you can take, however, to expedite the review process. These include, but are not limited to, the following:

- Be thoroughly familiar with the requirements pertinent to your application. Carefully review relevant provisions of the North Castle Town Code and the application form for your particular type of application. Be sure to check on what other types of approvals may be required in addition to that of the Planning Board. Approvals by other Town boards or departments as well as agencies outside of the Town may be required before you will be allowed to proceed with your project.
- Make sure that your application materials are accurately prepared and contain all required information. The information that we initially request is required, so make sure that your submission is complete. If supplementary information is requested as the review process continues, make sure that it is submitted in a timely fashion so the Planning Board can continue to move your application along.
- Follow up to make sure that your application materials are being submitted on time, or deliver them to the Planning office yourself.
- Attend the Planning Board meeting at which your application will be discussed and be on time for the meeting. If you cannot appear personally, make sure that your representative will be there and is thoroughly familiar with your application.

If the Application is approved by the Planning Board, a resolution of approval will be adopted by the Planning Board. It is the Applicant's responsibility to address any and all conditions of approval. Permits from the Building Department cannot be issued until all conditions have been addressed and the plans have been signed by the Planning Board Chair and the Town Engineer.

**ON LINE AGENDAS & PLANNING DEPARTMENT MEMORANDA CAN BE  
REVIEWED AT**

**[WWW.NORTHCASTLENY.COM](http://WWW.NORTHCASTLENY.COM)**



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)

### INFORMATION REGARDING PUBLIC HEARINGS

1. The North Castle Assessor's Office shall prepare a list of neighbors to be notified for the neighbor notifications and public hearings - **A minimum of one week's notice is required**. The fee is \$50.00 which includes the list of neighbors and two sets of labels for mailing. The Assessor's Office may be reached Monday – Friday from 8:30 a.m.– 4:30 p.m. at 273-3324. You may also e-mail your request to [assessor@northcastleny.com](mailto:assessor@northcastleny.com)

When requesting your list please reference the list of application types below so that you can tell the Assessor's office how many feet on all sides of the property to create the list for.

**Subdivisions** - All lots zoned R-10, R-5 and R-2F shall notice all neighbors within 200 feet from all sides of their property. All other zoning districts shall notice neighbors within 500 feet from all sides of their property. Public hearing notice must be published in the newspaper.

**Special Use Permit for Structures over 800 sq ft. & Accessory Apartment** - All Zoning Districts shall notice all neighbors within 250 feet from all sides of their property. Public hearing notice must be published in the newspaper.

**Site Plan, Non Residential** - All Zoning Districts shall notice all neighbors within 250 feet from all sides of their property. Public hearing notice must be published in the newspaper.

**Site Plan, Residential/ Neighbor Notification** – All zoning districts R-3/4A or smaller shall notice all neighbors within 250' from all sides of their property. All zoning districts zoned R-1A or larger shall notice all neighbors within 500' from all sides of the property. No public hearing required, no publication in the newspaper required.

**Wetlands Permit** - All Zoning Districts shall notice all abutting property owners. Public hearing notice must be published in the newspaper.

2. The Director of Planning will prepare a Public Notice. The applicant and or professional will review, sign, date and return to the Planning Department Secretary. If there are any changes necessary, please edit and return for corrections. The corrections will be made and emailed back to the applicant who will forward it to the Journal Newspaper, when applicable.

**If notification to the newspaper is not required, please continue to #3.**





**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)

You may email your public notice to [legals@lohud.com](mailto:legals@lohud.com). Please request an affidavit of publication which must be submitted to the Planning Board secretary prior to the public hearing. The Journal News requires three days prior notice before 12 noon, not counting weekends and holidays, for ad placement. Make sure the notice placement of the ad in the Greater Westchester Area. This notice cannot be published any sooner than 20 days prior to the meeting and must be published no less than 10 days prior to the meeting.

If you have any questions regarding your publication you may call 888-516-9220:  
Email Address: [legals@lohud.com](mailto:legals@lohud.com)

It is suggested that you purchase the newspaper for your records the day the notice is published.

3. Send out the Public Hearing Notice/ Neighbor Notification by First Class Mail. Notice shall be mailed by the applicant in official envelopes provided by the North Castle Planning Department; the list of noticed neighbors will be prepared by the Assessor's Office. This must be sent out no less than 10 days prior to the meeting and no more than 20 days prior to the meeting date. A Certificate of Mailing (PS Form 3817 or 3877) shall be filled out and post marked by the Post Office on the day of mailing. Neighbor Notifications – no publication in the newspaper required.
4. The Friday before the meeting or no later than 12:00 p.m. the day of the meeting the following **must** be submitted.
  - List of Neighbors prepared by the Assessor's Office
  - Certificate of Mailing – PS form 3817 or 3877 post marked by the US Post Office
  - Affidavit of publication from the Newspaper (only if published in the newspaper)



Name and Address of Sender

Check type of mail or service

Adult Signature Required       Priority Mail Express  
 Adult Signature Restricted Delivery       Registered Mail  
 Certified Mail       Return Receipt for Merchandise  
 Certified Mail Restricted Delivery       Signature Confirmation  
 Collect on Delivery (COD)       Signature Confirmation Restricted Delivery  
 Insured Mail  
 Priority Mail

**Affix Stamp Here**  
*(if issued as an international certificate of mailing or for additional copies of this receipt).*  
**Postmark with Date of Receipt.**

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.														
2.														
3.														
4.														
5.														
6.														
7.														
8.														
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)												

Handling Charge - if Registered and over \$50,000 in value

Adult Signature Required

Adult Signature Restricted Delivery

Restricted Delivery

Return Receipt

Signature Confirmation

Signature Confirmation Restricted Delivery

Special Handling



**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)

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

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

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



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

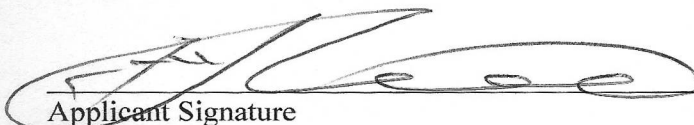
PLANNING DEPARTMENT  
Adam R. Kaufman, AICP  
Director of Planning

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

**PLANNING BOARD SCHEDULE OF ESCROW ACCOUNT DEPOSITS**

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

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

  
Applicant Signature

5/25/2021  
Date:

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


Name of Property Owner: <u>ZEF CURANOVIC</u>
Mailing Address: <u>575 ANNA CT, YORKTOWN HEIGHTS, NY, 10598</u>
Telephone: <u>(917) 299-0818</u> Fax: <u>(914)-962-1891</u> e-mail <u>Zcuranovic@aol.com</u>
Name of Applicant (if different): _____
Address of Applicant: _____
Telephone: _____ Fax: _____ e-mail _____
Interest of Applicant, if other than Property Owner: _____
Is the Applicant (if different from the property owner) a Contract Vendee? Yes <input type="checkbox"/> No <input type="checkbox"/>
If yes, please submit affidavit stating such. If no, application cannot be reviewed by Planning Board
Name of Professional Preparing Site Plan: <u>BIG APPLE LAND SURVEYORS</u>
Address: <u>65 MEADOW LN, NEW ROCHELLE, NY, 10805</u>
Telephone: <u>(914) 365- 1847</u> Fax: <u>(914) 365- 1849</u> e-mail <u>Bigapplels@yahoo.com</u>
Name of Other Professional: _____
Address: _____
Telephone: _____ Fax: _____ e-mail _____
Name of Attorney (if any): <u>Andrew M. Romano</u>
Address: <u>20 South Broadway, Yonkers, NY, 10701 SUITE 902</u>
Telephone: <u>(914) 965-4221</u> Fax: <u>(914) 965-8409</u> e-mail <u>Aromanolaw@gmail.com</u>

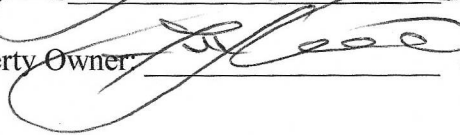
### Applicant Acknowledgement

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

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

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

Signature of Applicant:  Date: 5/25/2021

Signature of Property Owner:  Date: 5/25/2021

Must have both signatures

**II. IDENTIFICATION OF SUBJECT PROPERTY**

Property Street Address: 16 UPLAND LANE, ARMONK, NY, 10504

Location (in relation to nearest intersecting street):

~600 feet (north, south, **east** or west) of Hardscrabble Circle

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

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

Tax Map Designation (OLD): Section 32 Block 33 Lot \_\_\_\_\_

Zoning District: \_\_\_\_\_ Total Land Area 4.002 Acres

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

Fire District(s) Armonk Fire Department School District(s) Byram Hills

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

The boundary of any city, town or village?

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

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

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

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

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

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

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

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

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

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

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

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

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

\_\_\_\_\_

**III. DESCRIPTION OF PROPOSED DEVELOPMENT**

Type of Subdivision proposed: Conventional  Conservation \_\_\_\_\_

Total Number of Lots Proposed on Preliminary Subdivision Plat: 1

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

Are any new streets proposed? No  Yes \_\_\_\_\_

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

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

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

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

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

If yes, please specify type: \_\_\_\_\_

Earthwork Balance: Cut N/a C.Y. Fill N/a C.Y.

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

Areas of special flood hazard? No  Yes \_\_\_\_\_

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

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

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

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

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

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

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

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



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

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

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

(continued next page)

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

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

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

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

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

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

# *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:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:		Telephone:		
		E-Mail:		
Address:				
City/PO:		State:	Zip Code:	
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.			<b>NO</b>	<b>YES</b>
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:			<b>NO</b>	<b>YES</b>
3.a. Total acreage of the site of the proposed action? _____ acres				
b. Total acreage to be physically disturbed? _____ acres				
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 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 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				



<p>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: _____          _____          _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>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: _____          _____          _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>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: _____          _____          _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>

**I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor name: ZEE CURANOVIC ^

Date: 5/25/2021

Signature: [Handwritten Signature]





**SURVEYED**  
NOVEMBER 05, 2020

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

BLOCK: 3  
LOT (s): 22  
SECTION: 101.2  
COUNTY: WESTCHESTER  
DWG BY: Srđjan B.  
CHK'D BY:

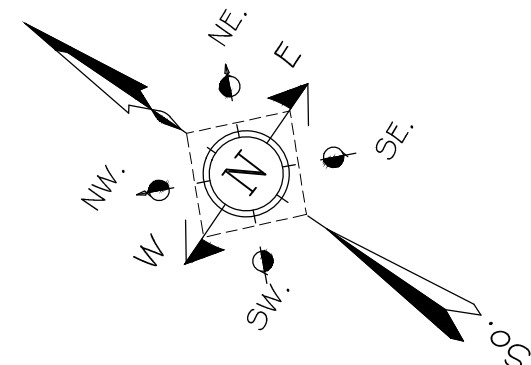
LOCATION SURVEY

( NOT FOR TITLE PURPOSES ) **LEGEND**

NO. NORTH	NO. SOUTH	NO. EAST	NO. WEST	NO. FIRE ESCAPE	NO. WINDOW WELL	NO. CEILING DOOR	NO. ENT. UNDER	NO. ENT. ENTRANCE	NO. LOW AREA	NO. AWEWAY	NO. CLEAR	NO. RT. RIGHT	
NO. HOST	NO. UTILITY POLE	NO. CATCH BASIN	NO. WATER VALVE	NO. GAS VALVE	NO. PARKING METER	NO. TRAFFIC SIGN	NO. HYDRANT HYD.	NO. ELECTRIC BOX	NO. TREE PIT	NO. SEWER MANHOLE	NO. ELECTRIC MANHOLE	NO. TELEPHONE MANHOLE	NO. D.W.S. WATER

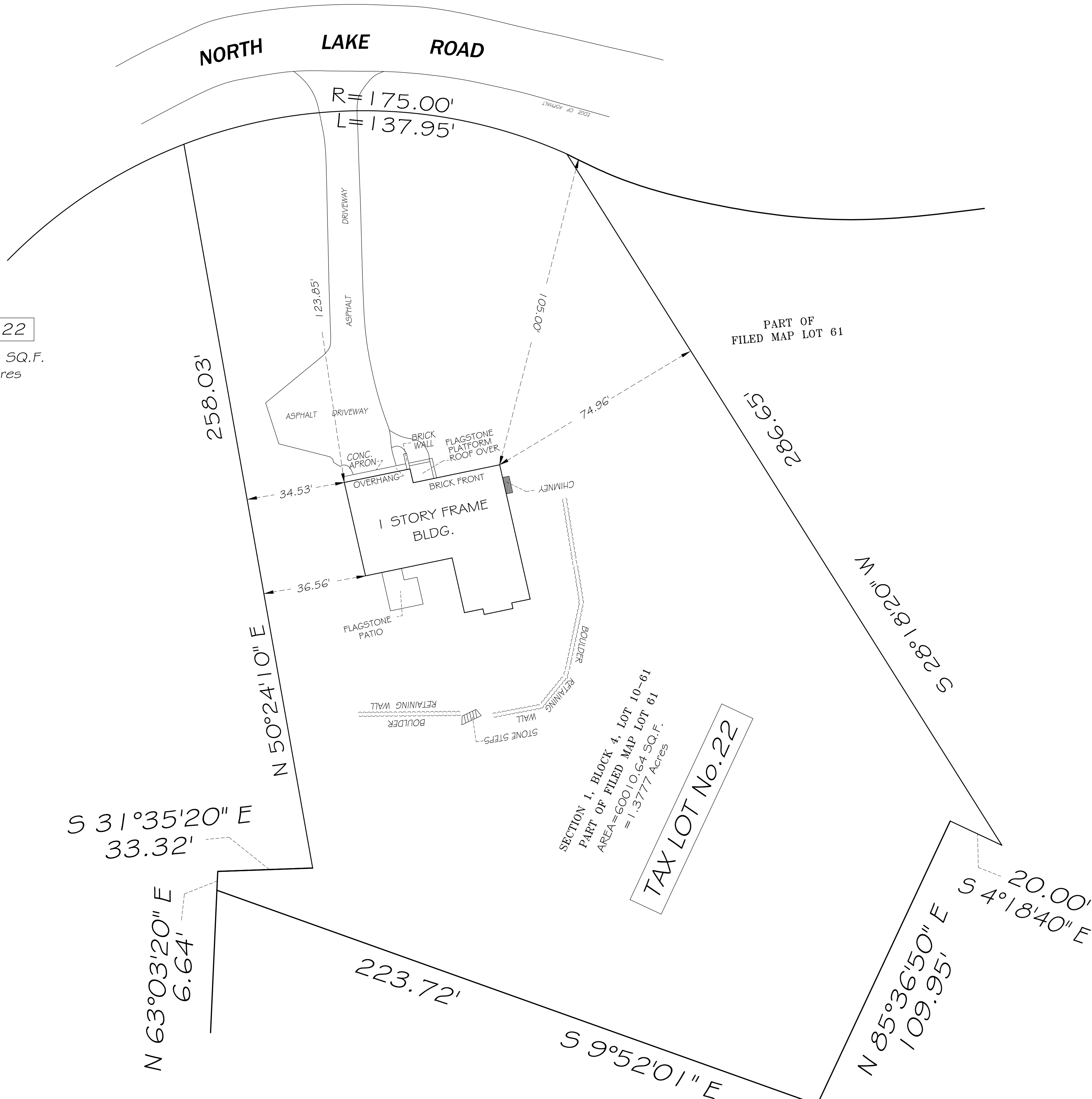
**JOB # 17563C-W**

TOWN OF NORTH CASTLE  
WESTCHESTER COUNTY  
STATE OF NEW YORK



SCALE: 1"=20'

**TAX LOT No.22**  
AREA=60010.64 SQ.F.  
= 1.3777 Acres



SECTION 1, BLOCK 4, LOT 10-18  
PART OF FILED MAP LOT 61  
AREA=60010.64 SQ.F.  
= 1.3777 Acres

**TAX LOT No.22**

**TAX LOT No.32.33**



**BIG APPLE LAND SURV. D.**  
VINCENT M. TEUTONICO  
N.Y.S. LIC. No.050307  
65 MEADOW LANE GROUND LEVEL  
NEW ROCHELLE, NY 10805  
OFF.(914)365-1847 ; FAX (914)365-1849  
E-mail: BIGAPPLELS@YAHOO.COM



SURVEYED

NOVEMBER 05, 2020

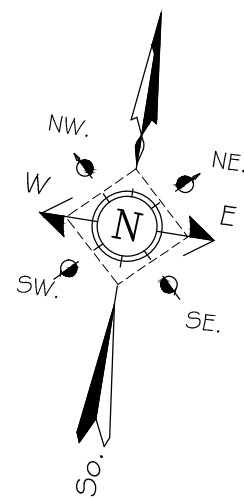
( NOT FOR TITLE PURPOSES )

LEGEND	LA	AREA	CL	RT
NORTH	SOUTH	EAST	WEST	ENTRANCE
FIRE ESCAPE	W.W. WELL	CELLAR DOOR	ENT. UNDER	ENT. OVER
LOW AREA	AREAWAY	CLEAR	RIGHT	
UTILITY POLE	CATCH BASIN	WATER VALVE	GAS VALVE	PARKING METER
TRAFFIC SIGN	HYDRANT	ELECTRIC BOX	TREE PIT	SEWER MANHOLE
ELECTRIC MANHOLE	TELEPHONE MANHOLE	D.W.S. WATER		

JOB # 17563D-W

TOWN OF NORTH CASTLE  
WESTCHESTER COUNTY  
STATE OF NEW YORK

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.



BLOCK: 3  
 LOT (s): 32.33  
 SECTION: 101.2  
 COUNTY: WESTCHESTER  
 DWG BY: Srdjan B.  
 CHK'D BY:

LOCATION SURVEY

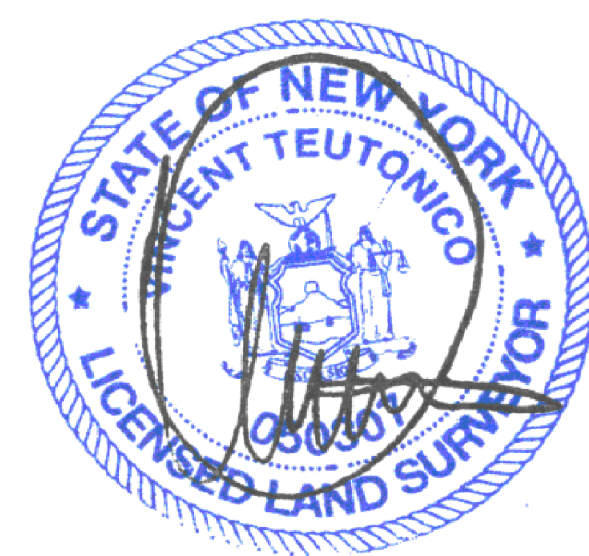
SCALE: 1"=25'

TAX LOT No. 32.33

TOTAL AREA = 174334 SQ.F.  
= 4.002 ACRES

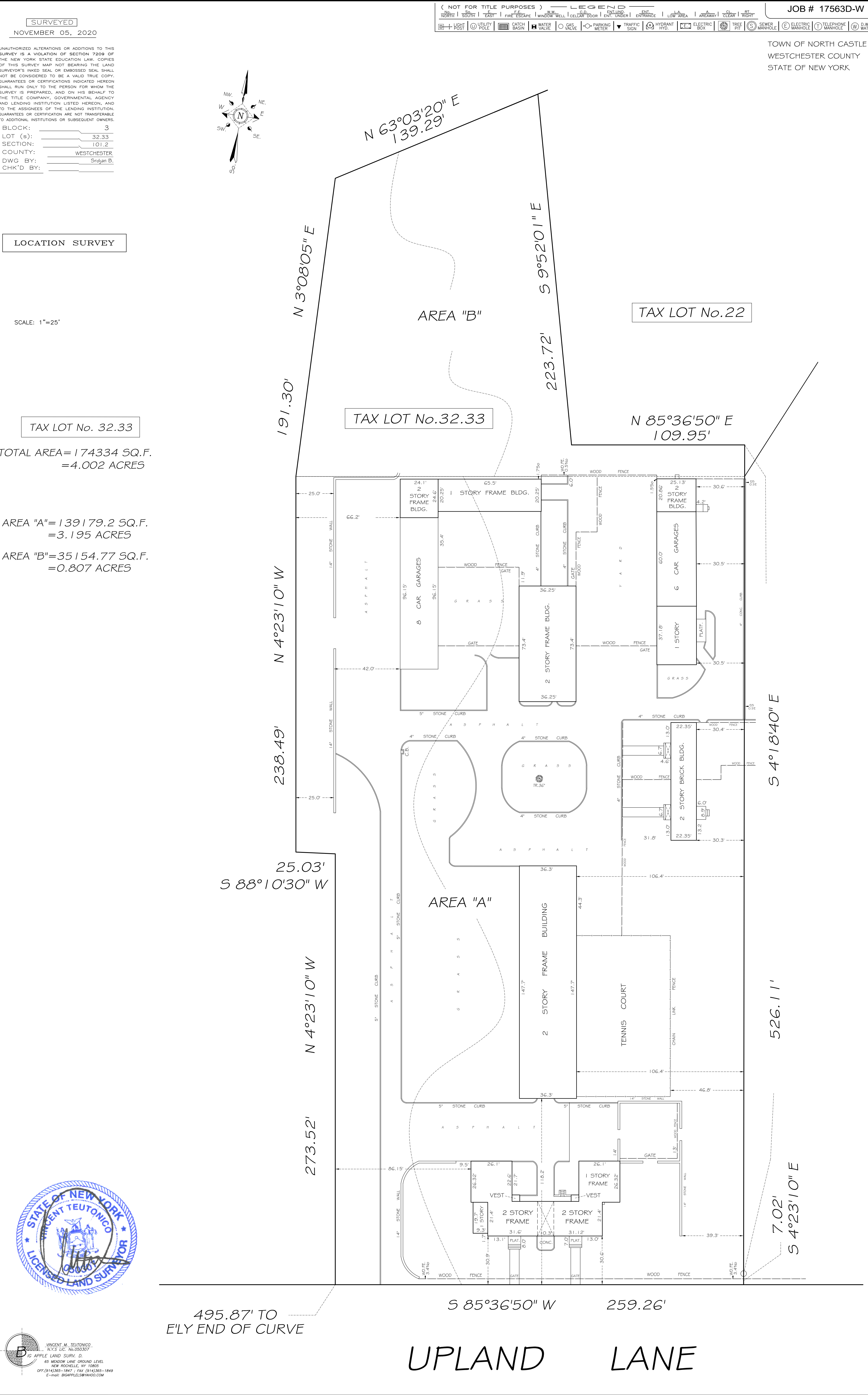
AREA "A" = 139179.2 SQ.F.  
= 3.195 ACRES

AREA "B" = 35154.77 SQ.F.  
= 0.807 ACRES



495.87' TO  
E'LY END OF CURVE

UPLAND LANE





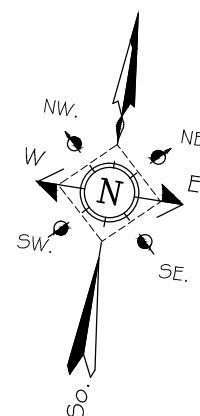


**SURVEYED**  
NOVEMBER 05, 2020

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

BLOCK: 3  
LOT (s): 32.33, 22  
SECTION: 101.2  
COUNTY: WESTCHESTER  
DWG BY: Srđjan B.  
CHK'D BY:

**PROPOSED  
SUBDIVISION SURVEY**



SCALE: 1"=30'

**TAX LOT No. 32.33**

TOTAL AREA= 174334 SQ.F.  
= 4.002 ACRES

AREA "A"= 139179.2 SQ.F.  
= 3.195 ACRES

AREA "B"= 35154.77 SQ.F.  
= 0.807 ACRES

**TAX LOT No. 22**

AREA= 60010.64 SQ.F.  
= 1.3777 Acres

25.03'  
S 88°10'30" W

N 4°23'10" W

238.49'

25.03'  
S 88°10'30" W

N 4°23'10" W

273.52'

N 4°23'10" W

495.87' TO  
ELY END OF CURVE

N 63°03'20" E  
145.93'

139.29'

N 3°08'05" E

191.30'

N 4°23'10" W

238.49'

25.03'  
S 88°10'30" W

N 4°23'10" W

273.52'

N 4°23'10" W

N 63°03'20" E  
145.93'

139.29'

N 3°08'05" E

191.30'

N 4°23'10" W

238.49'

25.03'  
S 88°10'30" W

N 4°23'10" W

273.52'

N 4°23'10" W

N 63°03'20" E  
145.93'

139.29'

N 3°08'05" E

191.30'

N 4°23'10" W

238.49'

25.03'  
S 88°10'30" W

N 4°23'10" W

273.52'

N 4°23'10" W

N 63°03'20" E  
145.93'

139.29'

N 3°08'05" E

191.30'

N 4°23'10" W

238.49'

25.03'  
S 88°10'30" W

N 4°23'10" W

273.52'

N 4°23'10" W

N 63°03'20" E  
145.93'

139.29'

N 3°08'05" E

191.30'

N 4°23'10" W

238.49'

25.03'  
S 88°10'30" W

N 4°23'10" W

273.52'

N 4°23'10" W

N 63°03'20" E  
145.93'

139.29'

N 3°08'05" E

191.30'

N 4°23'10" W

238.49'

25.03'  
S 88°10'30" W

N 4°23'10" W

273.52'

N 4°23'10" W

N 63°03'20" E  
145.93'

139.29'

N 3°08'05" E

191.30'

N 4°23'10" W

238.49'

25.03'  
S 88°10'30" W

N 4°23'10" W

273.52'

N 4°23'10" W

N 63°03'20" E  
145.93'

139.29'

N 3°08'05" E

191.30'

N 4°23'10" W

238.49'

25.03'  
S 88°10'30" W

N 4°23'10" W

273.52'

N 4°23'10" W

N 63°03'20" E  
145.93'

139.29'

N 3°08'05" E

191.30'

N 4°23'10" W

238.49'

25.03'  
S 88°10'30" W

N 4°23'10" W

273.52'

N 4°23'10" W

N 63°03'20" E  
145.93'

139.29'

N 3°08'05" E

191.30'

N 4°23'10" W

238.49'

25.03'  
S 88°10'30" W

N 4°23'10" W

273.52'

N 4°23'10" W

N 63°03'20" E  
145.93'

139.29'

N 3°08'05" E

191.30'

N 4°23'10" W

238.49'

25.03'  
S 88°10'30" W

N 4°23'10" W

273.52'

N 4°23'10" W

N 63°03'20" E  
145.93'

139.29'

N 3°08'05" E

191.30'

N 4°23'10" W

238.49'

25.03'  
S 88°10'30" W

N 4°23'10" W

273.52'

N 4°23'10" W

N 63°03'20" E  
145.93'

139.29'

N 3°08'05" E

191.30'

N 4°23'10" W

238.49'

25.03'  
S 88°10'30" W

N 4°23'10" W

273.52'

N 4°23'10" W

N 63°03'20" E  
145.93'

139.29'

N 3°08'05" E

191.30'

N 4°23'10" W

238.49'

25.03'  
S 88°10'30" W

N 4°23'10" W

273.52'

N 4°23'10" W

N 63°03'20" E  
145.93'

139.29'

N 3°08'05" E

191.30'

N 4°23'10" W

238.49'

25.03'  
S 88°10'30" W

N 4°23'10" W

273.52'

N 4°23'10" W

N 63°03'20" E  
145.93'

139.29'

N 3°08'05" E

191.30'

N 4°23'10" W

238.49'

25.03'  
S 88°10'30" W

N 4°23'10" W

273.52'

N 4°23'10" W

N 63°03'20" E  
145.93'

139.29'

N 3°08'05" E

191.30'

N 4°23'10" W

238.49'

25.03'  
S 88°10'30" W

N 4°23'10" W

273.52'

N 4°23'10" W

N 63°03'20" E  
145.93'

139.29'

N 3°08'05" E

191.30'

N 4°23'10" W

238.49'

25.03'  
S 88°10'30" W

N 4°23'10" W

273.52'

N 4°23'10" W

N 63°03'20" E  
145.93'

139.29'

N 3°08'05" E

191.30'

N 4°23'10" W

238.49'

25.03'  
S 88°10'30" W

N 4°23'10" W

273.52'

N 4°23'10" W

N 63°03'20" E  
145.93'

139.29'

N 3°08'05" E

191.30'

N 4°23'10" W

238.49'

25.03'  
S 88°10'30" W

N 4°23'10" W

273.52'

N 4°23'10" W

N 63°03'20" E  
145.93'

139.29'

N 3°08'05" E

191.30'

N 4°23'10" W

238.49'

25.03'  
S 88°10'30" W

N 4°23'10" W

273.52'

N 4°23'10" W

N 63°03'20" E  
145.93'

139.29'

N 3°08'05" E

191.30'

N 4°23'10" W

238.49'

25.03'  
S 88°10'30" W

N 4°23'10" W

273.52'

N 4°23'10" W

N 63°03'20" E  
145.93'

139.29'

N 3°08'05" E

191.30'

N 4°23'10" W

238.49'

25.03'  
S 88°10'30" W

N 4°23'10" W

273.52'

May 28, 2021

Mr. Adam R. Kaufman, AICP  
Director of Planning  
Town of North Castle  
17 Bedford Road  
Armonk, NY 10504

Re. Application for Preliminary Subdivision Approval  
LOT LINE CHANGE AT 16 UPLAND LANE  
AND 7 NORTH LAKE ROAD

We are co applicants for the above lot line change subdivision.

Anna Maria and Michael Marrone  
7 North Lake Road  
Armonk, NY 10504

