

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

Name of Property Owner: <u>John and Leslie S. Needham R/T</u>
Mailing Address: <u>14 Mianus River Road, Bedford, New York</u>
Telephone: <u>917-664-7967</u> Fax: _____ e-mail <u>jneedham@needhampartners.com</u>
Name of Applicant (if different): <u>Same as Owner</u>
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 checked="" type="checkbox"/>
If yes, please submit affidavit stating such. If no, application cannot be reviewed by Planning Board
Name of Professional Preparing Site Plan: <u>Peter J. Gregory, P.E. Provident Design Engineering, PLLC</u>
Address: <u>7 Skyline Drive, Hawthorne, New York 10532</u>
Telephone: <u>914-730-2276</u> Fax: _____ e-mail <u>pgregory@pderesults.com</u>
Name of Other Professional: <u>Kahlil Hamady, Hamady Architects, LLC/Chander P. Nangia (greenhouse)</u>
Address: <u>34 East Putnam Avenue, Suite 120, Greenwich, CT 06830/ 7423 Hollow Ridge Drive, Houston, TX 77096</u>
Telephone: <u>203-717-1090</u> Fax: _____ e-mail <u>kahlil@hamadyarchitectsllc.com</u>
Name of ^{Surveyor} Attorney (if any): <u>Stephen T. Johnson, P.L.S., H. Stanley Johnson and Company Land Surveyors, P.C.</u>
Address: <u>42 Smith Avenue, P.O. Box 93, Mount Kisco, New York 10549</u>
Telephone: <u>914-241-3872</u> Fax: <u>914-241-0438</u> e-mail <u>stjls@optonline.net</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 for the cost of professional review services required for this application.

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

Signature of Applicant: _____ *[Handwritten Signature]* _____ Date: 6/1/21

Signature of Property Owner: _____ *[Handwritten Signature]* _____ Date: 6/1/21

MUST HAVE BOTH SIGNATURES

II. IDENTIFICATION OF SUBJECT PROPERTY

Street Address: 14 Mianus River Road

Location (in relation to nearest intersecting street):

500 feet (north, south, east or west) of East Middle Patent Road

Abutting Street(s): Mianus River Road

Tax Map Designation (NEW): Section 96.03 Block 1 Lot 21.1

Tax Map Designation (OLD): Section _____ Block _____ Lot _____

Zoning District: R-4A Total Land Area 15.5 ac

Land Area in North Castle Only (if different) NA

Fire District(s) Banksville School District(s) Bedford

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) _____ Mianus River Gorge Preserve

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:

96.03 - 1 - 21.1

III. DESCRIPTION OF PROPOSED DEVELOPMENT

Proposed Use: Addition of greenhouse to previously approved "new accessory building with access driveway"

Gross Floor Area: Existing _____ S.F. Proposed 144.5 greenhouse S.F.

Proposed Floor Area Breakdown:

Retail _____ S.F.; Office _____ S.F.;

Industrial _____ S.F.; Institutional _____ S.F.;

Other Nonresidential 144.5 S.F.; Residential _____ S.F.;

Number of Dwelling Units: 0

Number of Parking Spaces: Existing _____ Required _____ Proposed _____

Number of Loading Spaces: Existing _____ Required _____ Proposed _____

Earthwork Balance: Cut 17 C.Y. Fill 5 C.Y.

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

Areas of special flood hazard? No Yes _____

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

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

No Yes _____

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

Town-regulated wetlands? No Yes _____

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

State-regulated wetlands? No Yes _____

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

V. INFORMATION TO BE INCLUDED ON SITE DEVELOPMENT PLAN

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

The application for site development plan approval will not be accepted for Planning Board review unless all items identified below are supplied and **so indicated with a check mark in the blank line provided**. If a particular item is not relevant to the subject property or the development proposal, **the letters "NA" should be entered instead**. In addition, the project will not be scheduled on a Planning Board agenda until the Applicant receives an initialed "site plan checklist" from the Planning Department.

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

Legal Data:

- Name of the application or other identifying title.
- Name and address of the Property Owner and the Applicant, (if different).
- Name, address and telephone number of the architect, engineer or other legally qualified professional who prepared the plan.
- Names and locations of all owners of record of properties abutting and directly across any and all adjoining streets from the subject property, including the tax map designation of the subject property and abutting and adjoining properties, as shown on the latest tax records.
- Existing zoning, fire, school, special district and municipal boundaries.
- Size of the property to be developed, as well as property boundaries showing dimensions and bearings as determined by a current survey; dimensions of yards along all property lines; name and width of existing streets; and lines of existing lots, reservations, easements and areas dedicated to public use.
- Reference to the location and conditions of any covenants, easements or deed restrictions that cover all or any part of the property, as well as identification of the document where such covenants, easements or deed restrictions are legally established.
- Schedule of minimum zoning requirements, as well as the plan's proposed compliance with those requirements, including lot area, frontage, lot width, lot depth, lot coverage, yards, off-street parking, off-street loading and other pertinent requirements.
- Locator map, at a convenient scale, showing the Applicant's entire property in relation to surrounding properties, streets, etc., within five hundred (500) feet of the site.
- North arrow, written and graphic scales, and the date of the original plan and all revisions, with notation identifying the revisions.
- A signature block for Planning Board endorsement of approval.

Existing Conditions Data:

- Location of existing use and design of buildings, identifying first floor elevation, and other structures.
- Location of existing parking and truck loading areas, with access and egress drives thereto.
- 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.
- NA Location, size and design of existing signs.
- NA Location, type, direction, power and time of use of existing outdoor lighting.
- NA Location of existing outdoor storage, if any.
- 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:

- NA 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 elevations and the proposed division of buildings into units of separate occupancy.
- 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.
- NA Proposed number of employees for which buildings are designed
- NA 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.
- NA 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.
- NA Location, size and design of all proposed signs.
- NA Location, type, direction, power and time of use of proposed outdoor lighting.
- NA Location and design of proposed outdoor garbage enclosure.
- NA Location of proposed outdoor storage, if any.
- Location of proposed landscaping and buffer screening areas, including the type (scientific and common names), size and amount of plantings.
- NA Type of power to be used for any manufacturing
- NA Type of wastes or by-products to be produced and disposal method
- NA In multi-family districts, floor plans, elevations and cross sections
- 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.
- NA For all proposed site development 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 site development 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.
- NA For all proposed site development 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

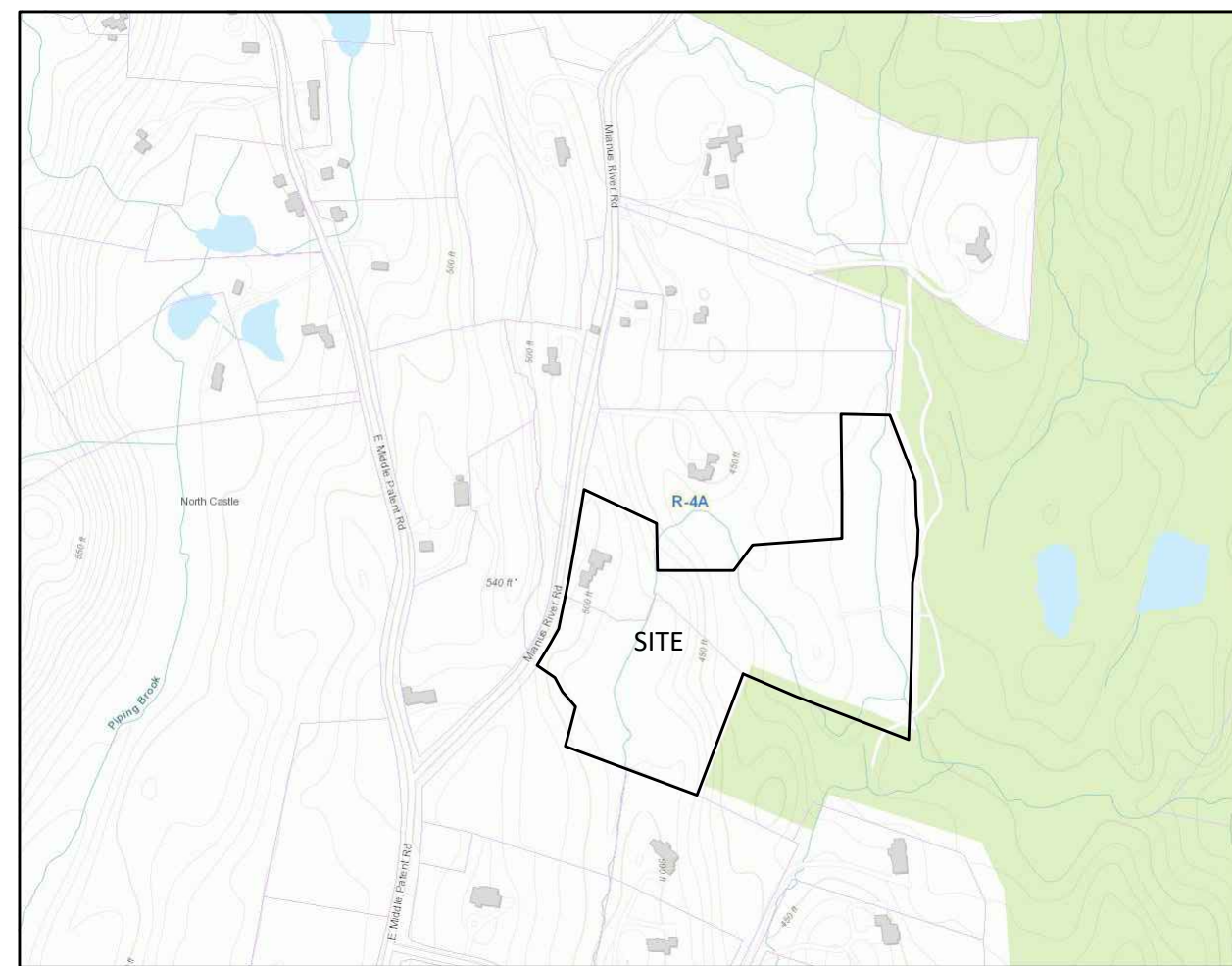
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

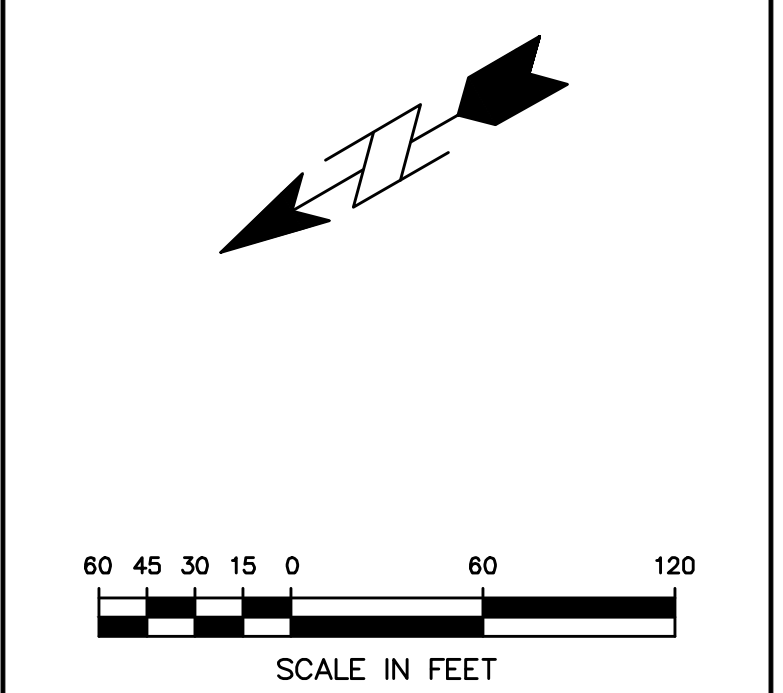
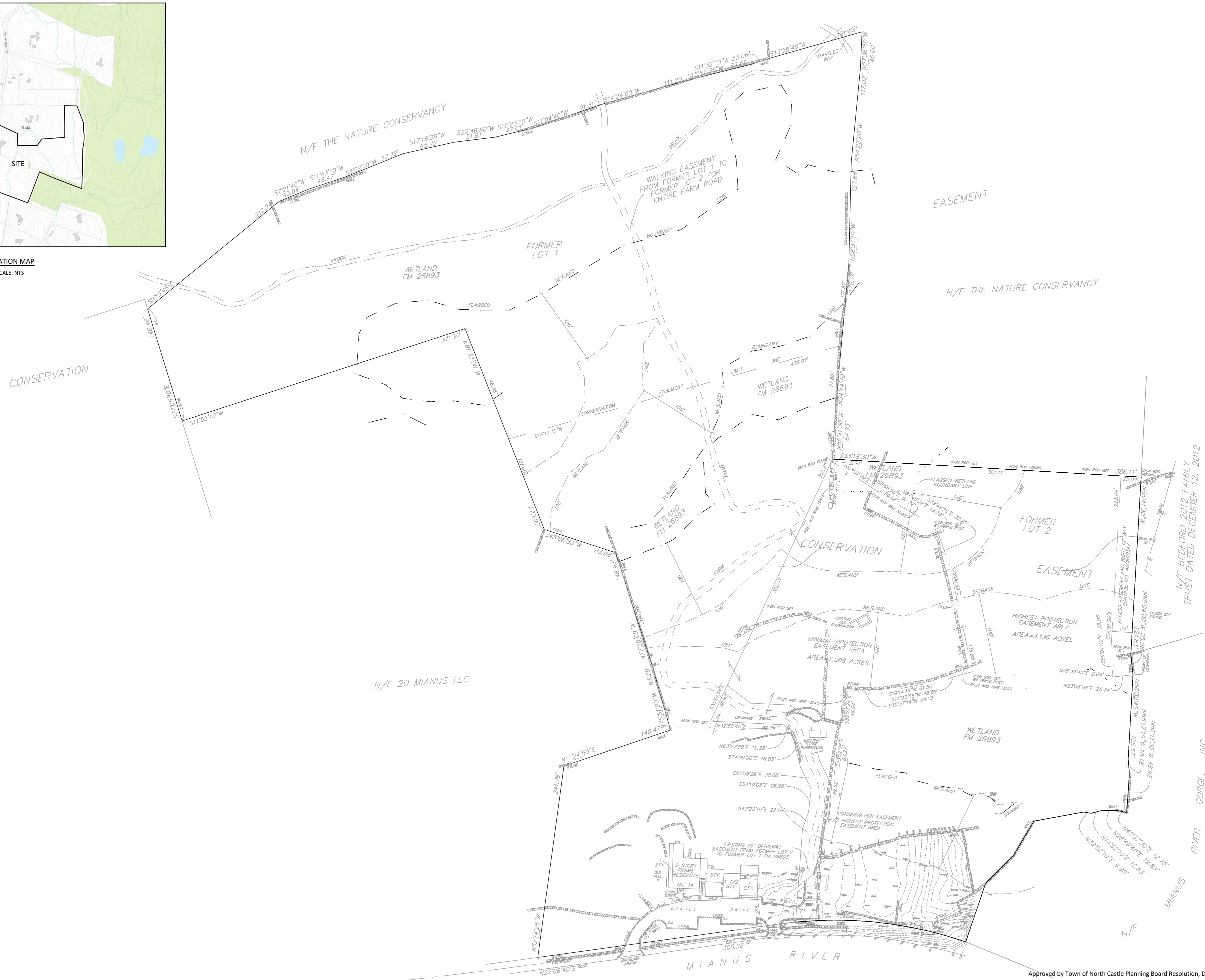
Part 1 - Project and Sponsor Information			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
1. Does the proposed action only involve 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.			NO
			YES
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:			NO
			YES
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)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input 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?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input 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?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: _____ Date: _____</p> <p>Signature: _____</p>		

NO.	REVISION	DATE
1	ZBA SUBMISSION	9-17-20
2	PLANNING BOARD RESPONSE	9-29-20
3	Town Engineer Review on Final	11-3-20
4	Building Orientation	12-15-20
5	GREENHOUSE	06-01-21



LOCATION MAP
SCALE: NTS



Surveyor
H. Stanley Johnson Land Surveyors, P.C.
42 Smith Avenue, P.O. Box 93
Mount Kisco, New York 10549
Tel: (914) 241-3872
Fax: (914) 241-0438

Architect
Hamady Architects LLC
34 East Putnam Avenue
Greenwich, Connecticut 06830
Tel: (203) 717-1090

Owner
Leslie S. Needham R/T
14 Mianus River Road
Bedford, New York 10506
Tel: 917-664-7967

Provident design engineering
7 SKYLINE DRIVE, HAWTHORNE, NEW YORK 10532
TEL: (914) 592-4040 WWW.PDERESULTS.COM
UNDER NEW YORK STATE EDUCATION LAW ARTICLE 145 (ENGINEERING), SECTION 7209 (2), IT IS A VIOLATION OF THIS LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.
© PROVIDENT DESIGN ENGINEERING, PLLC

Accessory Building
and Access Driveway
14 Mianus River Road
Town of North Castle

TITLE:
EXISTING CONDITIONS

PROJECT NOTES

- OWNER:**
LESLIE S. NEEDHAM R/T
14 MIANUS RIVER ROAD
BEDFORD, NEW YORK 10506
- PROJECT SITE ADDRESS:**
14 MIANUS RIVER ROAD
BEDFORD, NEW YORK 10506
(T) NORTH CASTLE
- TOWN OF NORTH CASTLE TAX MAP INFORMATION:**
SECTION 96.03 BLOCK 1 LOT 21.1
TOTAL AREA OF PARCEL = 20.689 ACRES
RESIDENTIAL ZONING DISTRICT R-4A
- WATERSHED:**
INLAND LONG ISLAND SOUND - MIANUS RIVER BASIN

Approved by Town of North Castle Planning Board Resolution, Dated:

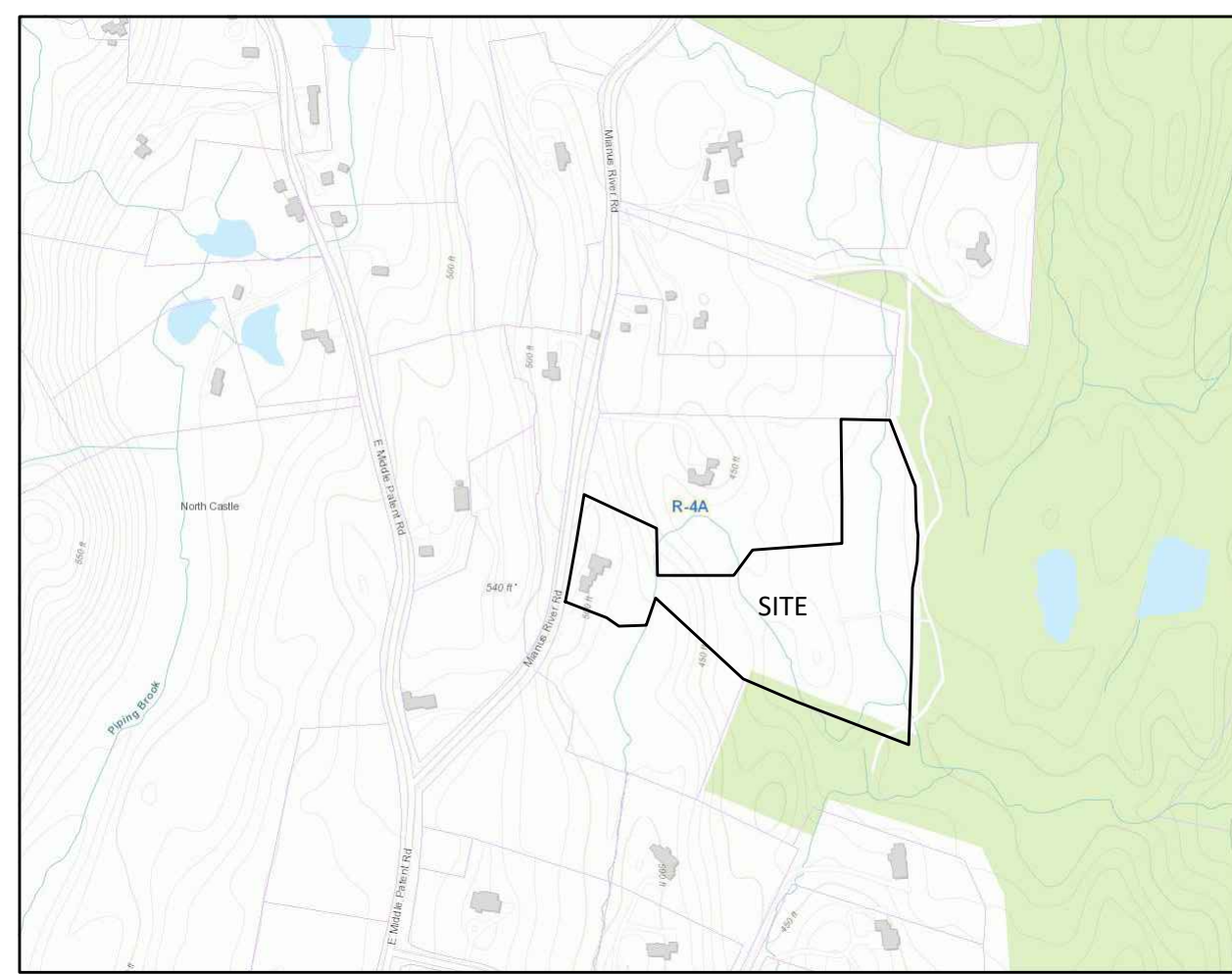
Christopher Carthy, Chairman, Town of North Castle Planning Board Date

Engineering Plans Reviewed for Conformance to Resolution:

Joseph M. Cermele, PE
Kellard Sessions Consulting Consulting Town Engineers Date

Scale: 1" = 60'
Date: 8/3/2020
Drawn By: JM
Checked By: PJG
Project No.: 20-031
Sheet No.: 1 of 3
Dwg. No.: **C-101**

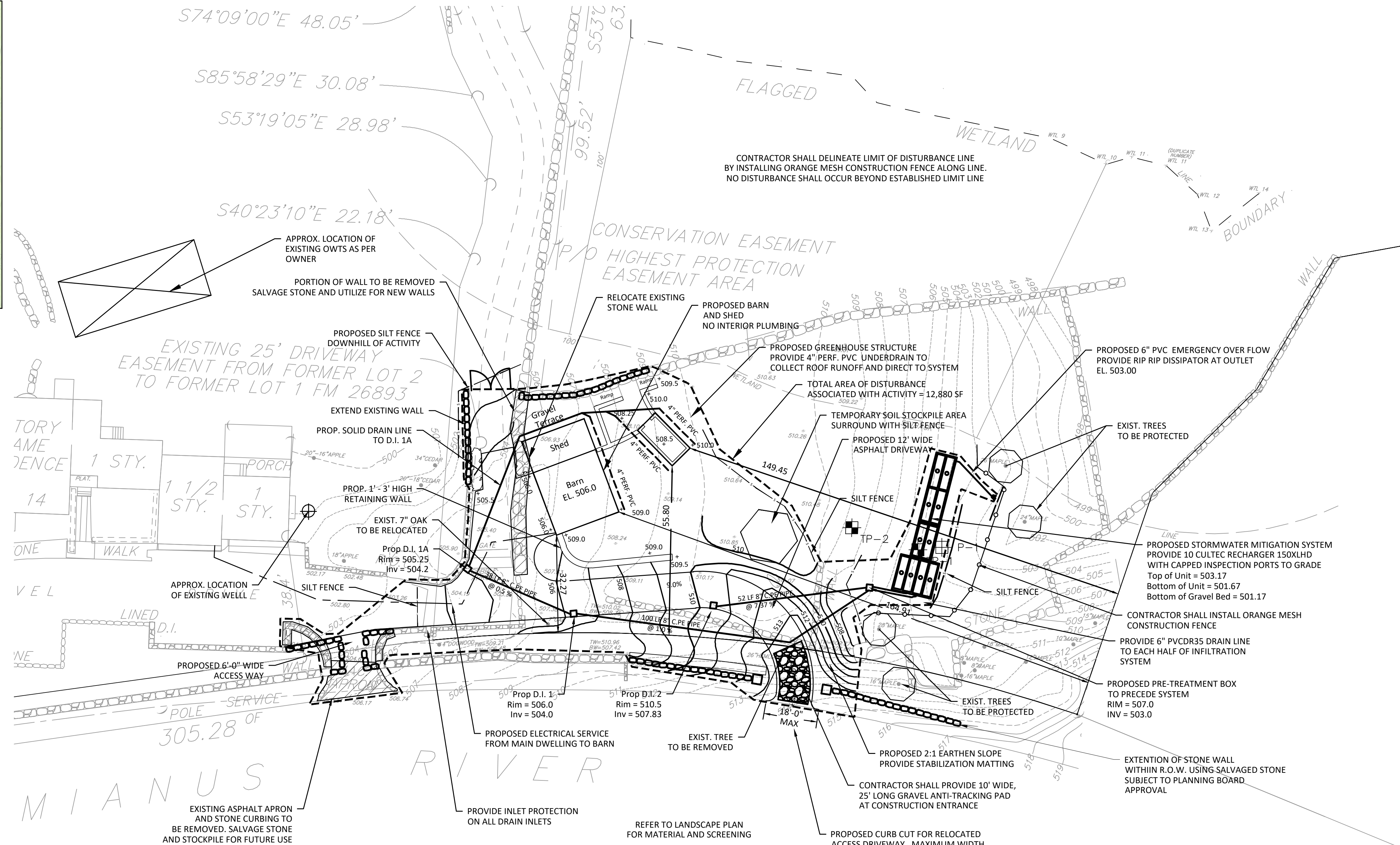
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LOCATION MAP
SCALE: NTS

ZONE: ONE FAMILY RESIDENCE DISTRICT ZONE 'R-4A'			
	PERMITTED /REQUIRED	LOT 21.1	
		EXISTING	PROPOSED BARN
MINIMUM LOT AREA:	4 AC	20.689 AC	20.689 AC
FRONT YARD SETBACK:	75 FT.	38.4 FT.	32.27 FT.*
SIDE YARD SETBACK:	50 FT.	50.2 FT.	162.10 FT.
REAR YARD SETBACK:	50 FT.	134.1 FT.	507.20 FT.
MAXIMUM HEIGHT:	30 FT.	< 30 FT.	< 30 FT.
MAXIMUM GROSS LAND COVERAGE:	74,326.96 SF	14,673.8 SF	17,391.90 SF

* Variance for required 43' front yard obtained from Zoning Board of Appeals on October 1, 2020.



SYMBOL FOR DEEP TEST HOLE

DEEP TEST HOLE RESULTS 9/22/2020

TEST PIT 1

DEPTH	G.L.	SOIL TYPE
504.0	0'-6"	MEADOW GRASS
503.5	0'-6"	ORGANIC
500.0	6'-48"	BR. FINE SANDY LOAM, TRACE SILTS
496.0	48"-96"	MOD. COMPACT FINE-MED SANDS

*96" TOTAL DEPTH

SYMBOL FOR INFILTRATION TEST

PERCOLATION TEST RESULTS DEPTH = 36" 9/22/2020

HOLE #	DROP MIN.	DROP INCH	RATE (MIN/IN)
1	15 min.	3.0 inches	5.0
	18 min.	3.0 inches	6.0
	21 min.	3.0 inches	7.0
	21 min.	3.0 inches	7.0

PROJECT NOTES

- OWNER:
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- PROJECT SITE ADDRESS:
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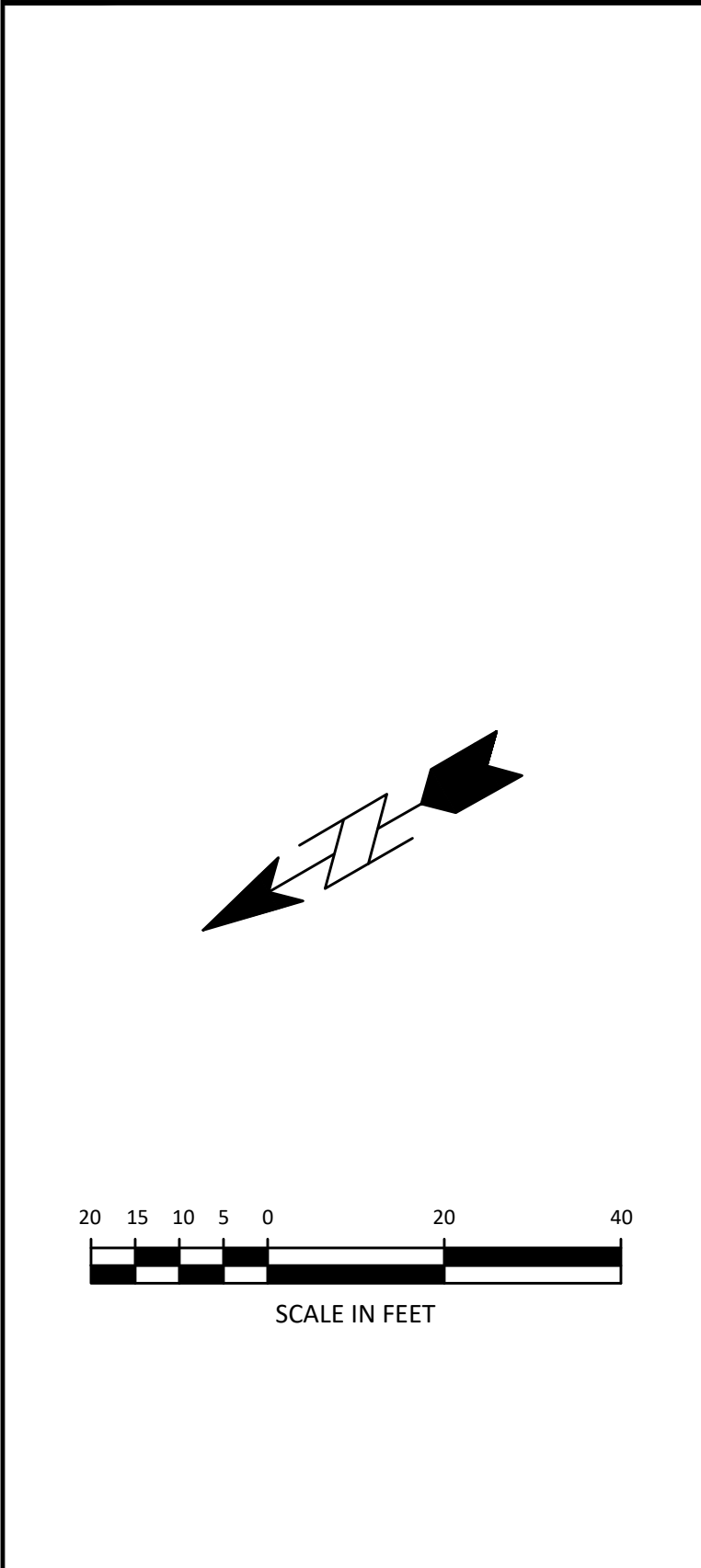
Approved by Town of North Castle Planning Board Resolution, Dated:

Christopher Carthy, Chairman, Town of North Castle Planning Board

Engineering Plans Reviewed for Conformance to Resolution:

Joseph M. Cermele, PE
Kellard Sessions Consulting
Consulting Town Engineers

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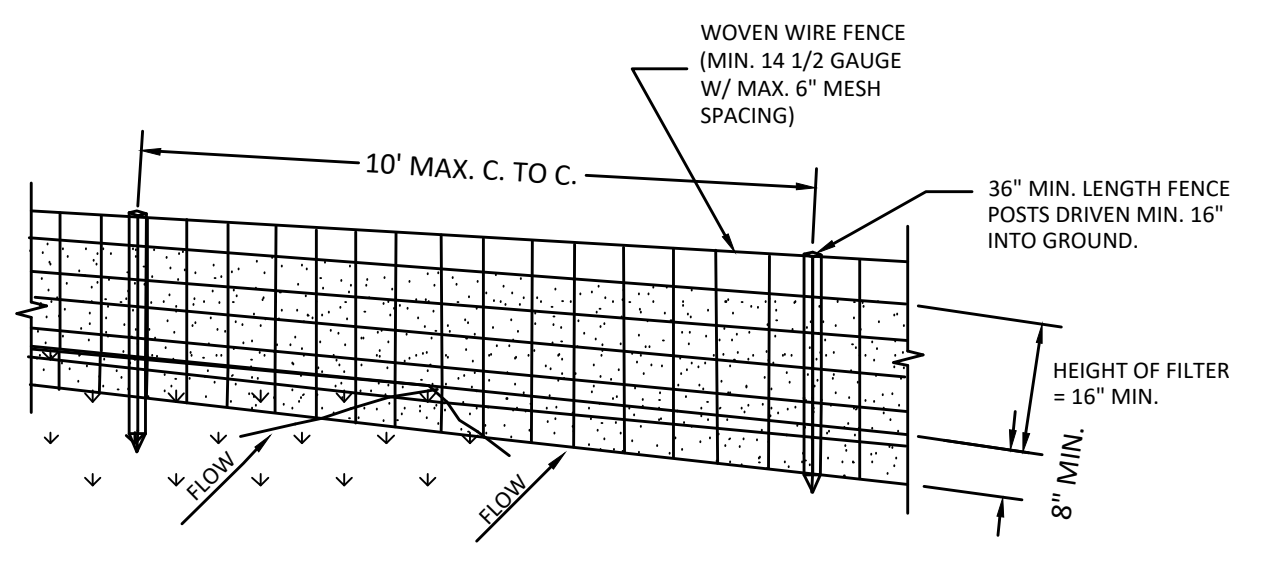
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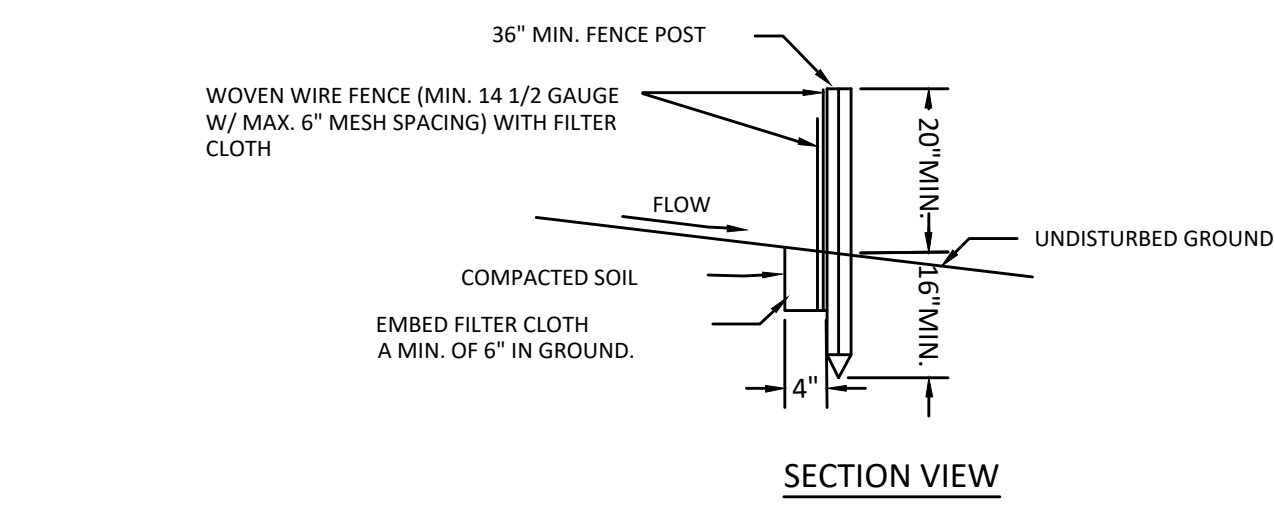
Accessory Building and Access Driveway
14 Mianus River Road
Town of North Castle

TITLE:
SITE PLAN

Scale:	1" = 20'
Date:	8/3/2020
Drawn By:	JM
Checked By:	PIG
Project No.:	20-031
Sheet No.:	2 of 3
Dwg. No.:	C-102



PERSPECTIVE VIEW

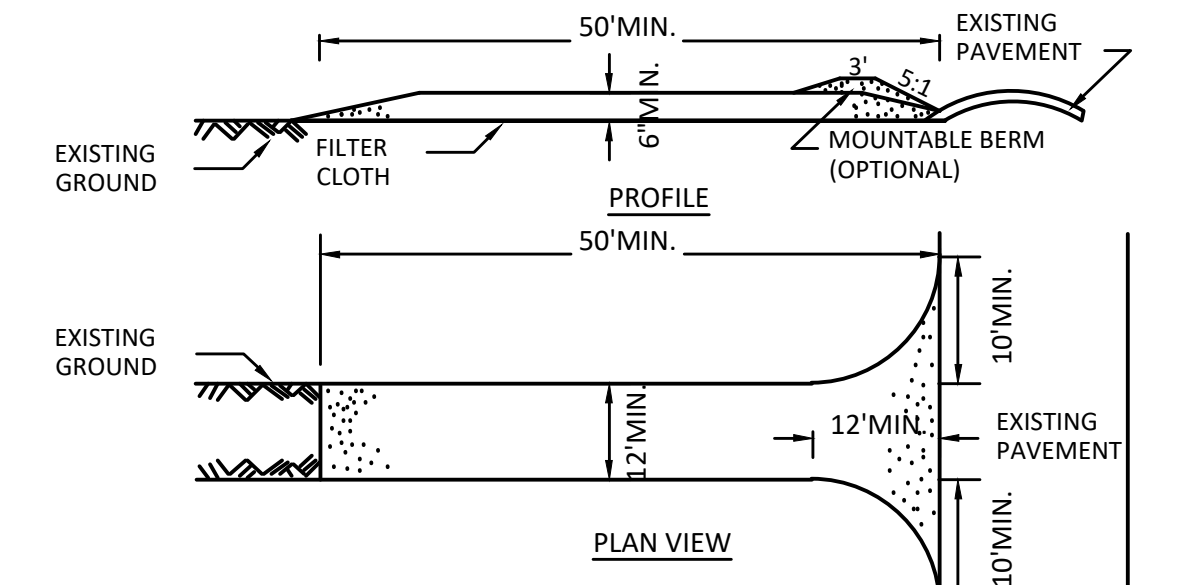


SECTION VIEW

CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND TOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

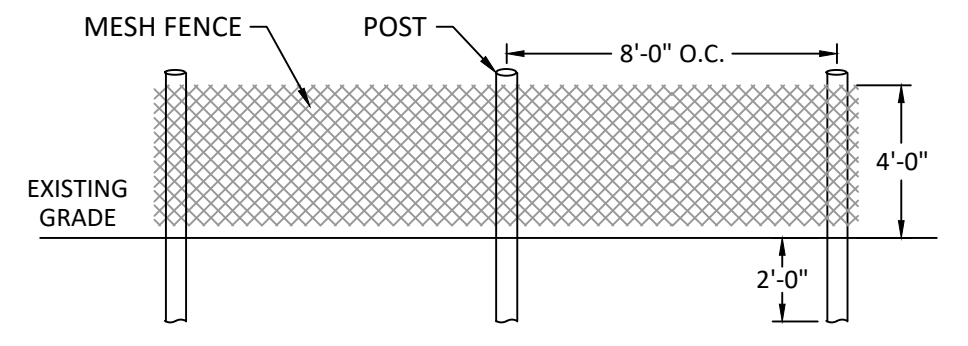
SILT FENCE NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

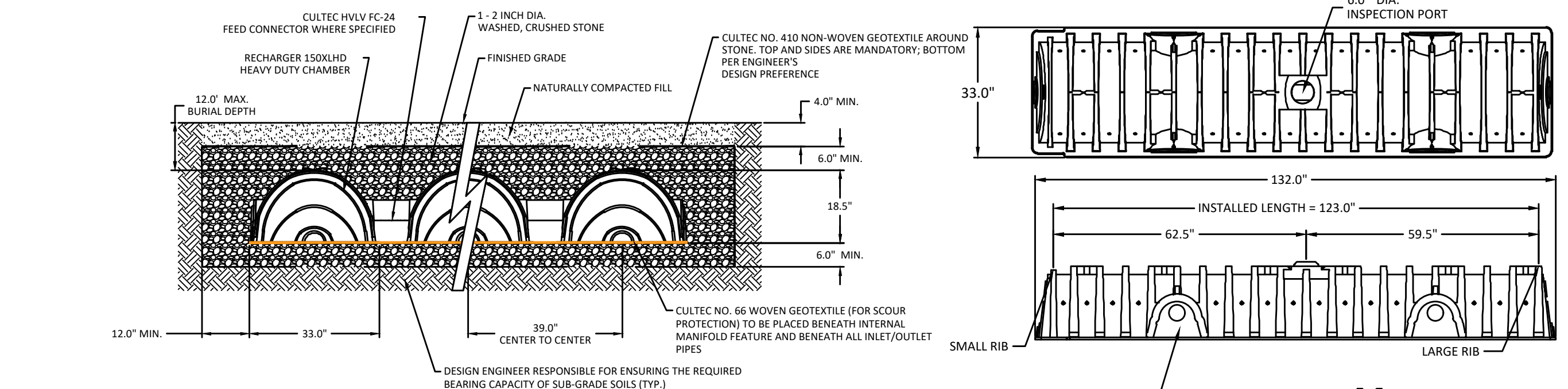
1. STONE SIZE - USE 1-4" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
2. THICKNESS - NOT LESS THAN SIX (6) INCHES.
3. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
4. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
5. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
6. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
7. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
8. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ACCESS NOT TO SCALE



- INSTALLATION NOTES:
 1) MESH TO BE PLACED ON "OUTSIDE" FACE OF POST TO RENDER NON-CLIMBABLE
 2) MESH COLOR TO BE BLAZE ORANGE

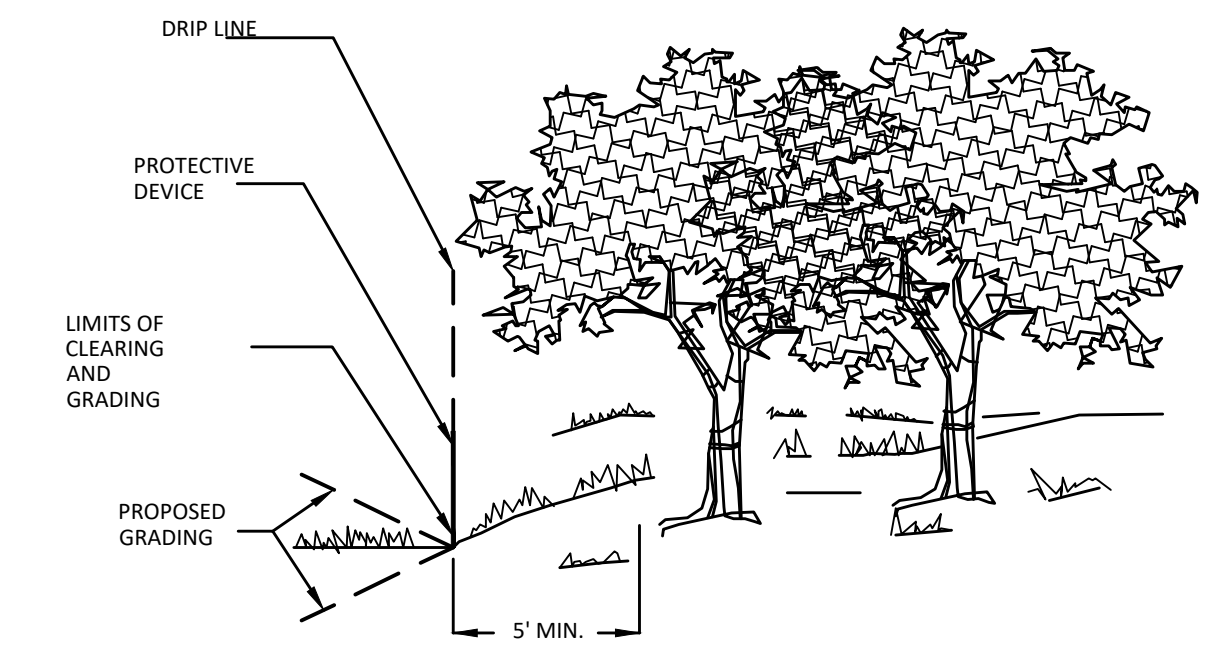
CONSTRUCTION FENCING NOT TO SCALE



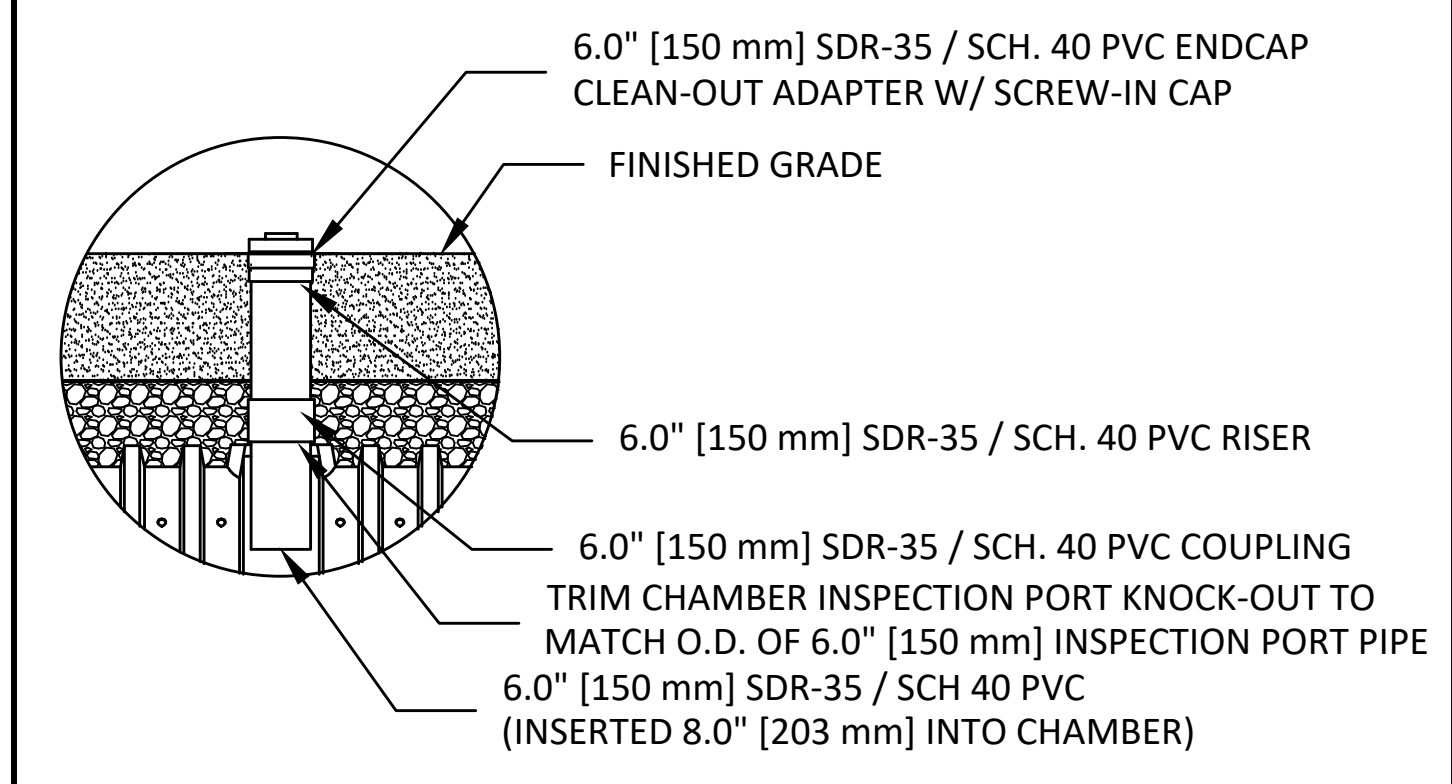
GENERAL NOTES
 RECHARGER 150XLHD BY CULTEC, INC. OF BROOKFIELD, CT. STORAGE PROVIDED = 4.89 CF/FT (0.45 m³/m) PER DESIGN UNIT. REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
 MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12' (3.65m). THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION.

ALL RECHARGER 150XLHD HEAVY DUTY UNITS ARE MARKED WITH A COLORED STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER. ALL RECHARGER 150XLHD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

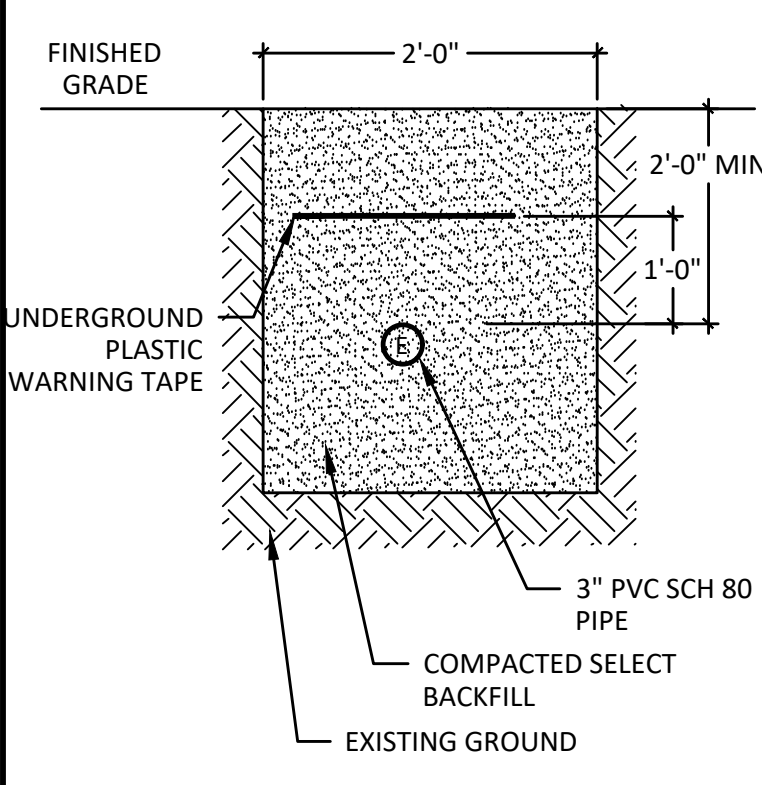
CULTEC RECHARGER 150XLHD HEAVY DUTY NOT TO SCALE



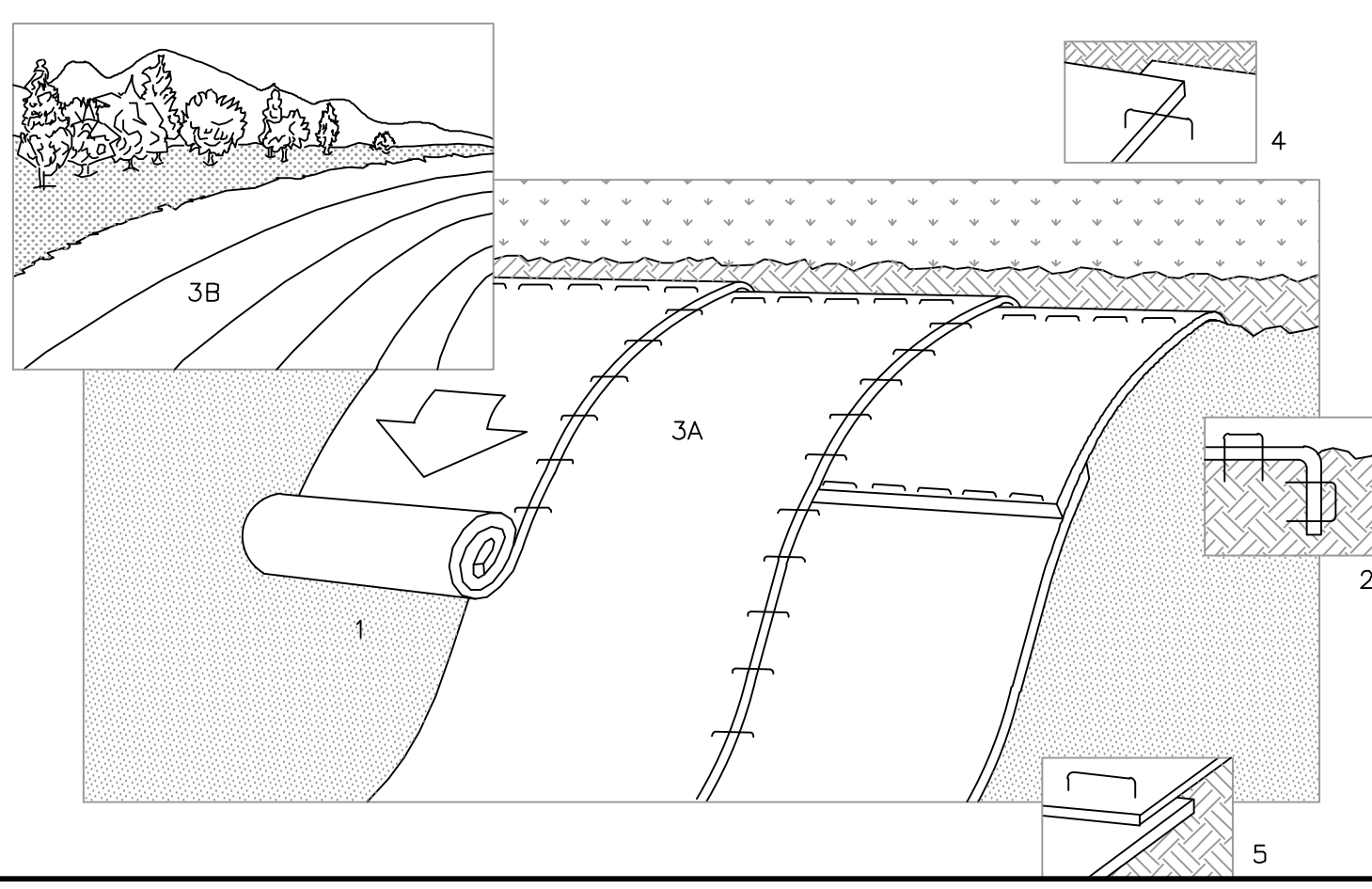
TREE PROTECTION NOT TO SCALE



INSPECTION PORT - ZOOM DETAIL



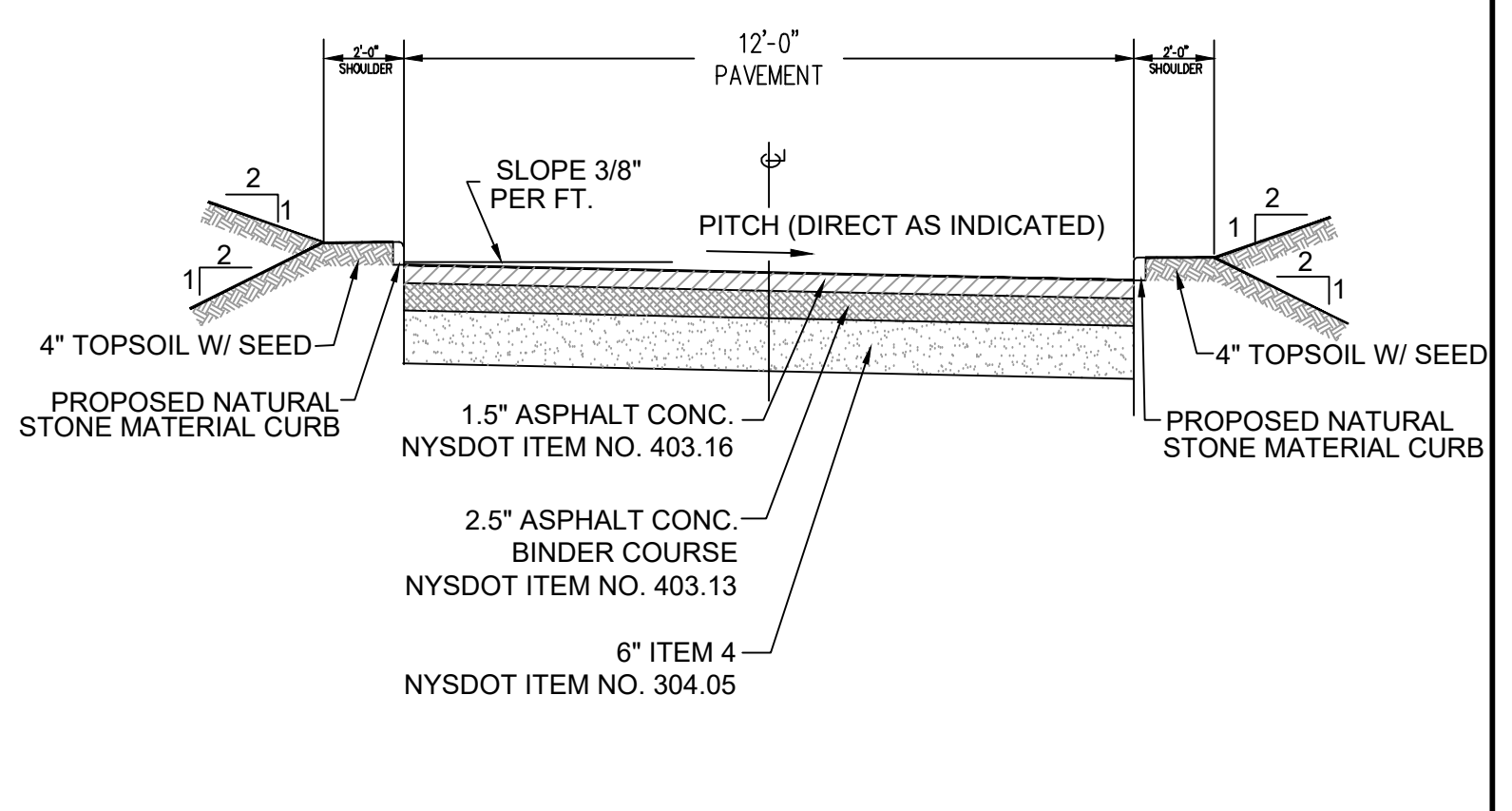
UTILITY TRENCH DETAIL NOT TO SCALE



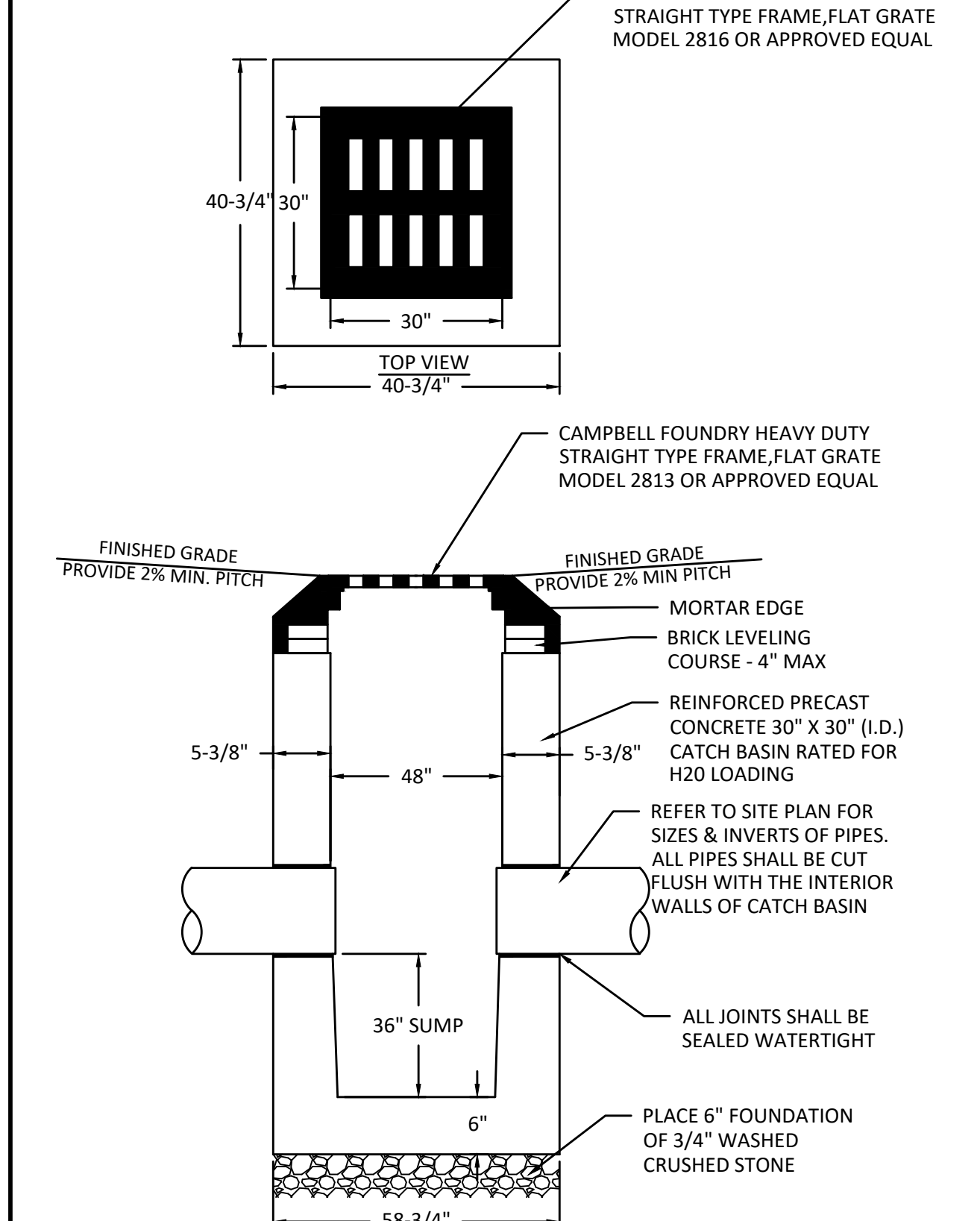
EROSION CONTROL MATTING FOR SLOPE STABILIZATION NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPICED DOWN THE SLOPE, PLACE BLANKETS END OVER STYLE WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
6. BLANKET TO BE ADS GEOSYNTHETICS EROSION CONTROL BLANKET 0051T



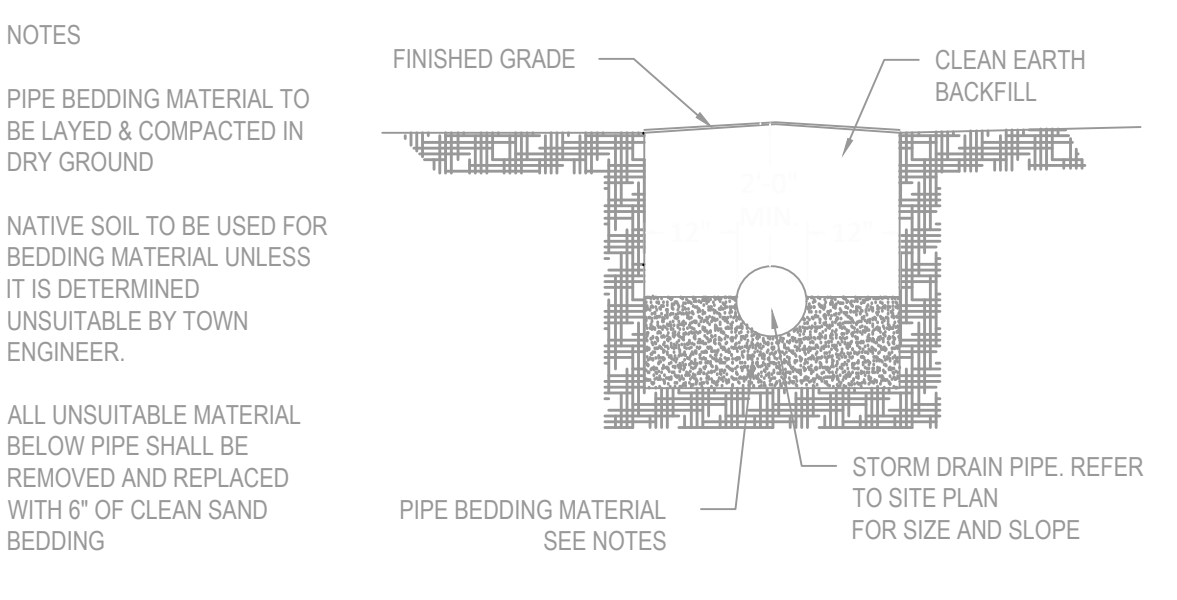
TYPICAL DRIVEWAY SECTION NOT TO SCALE



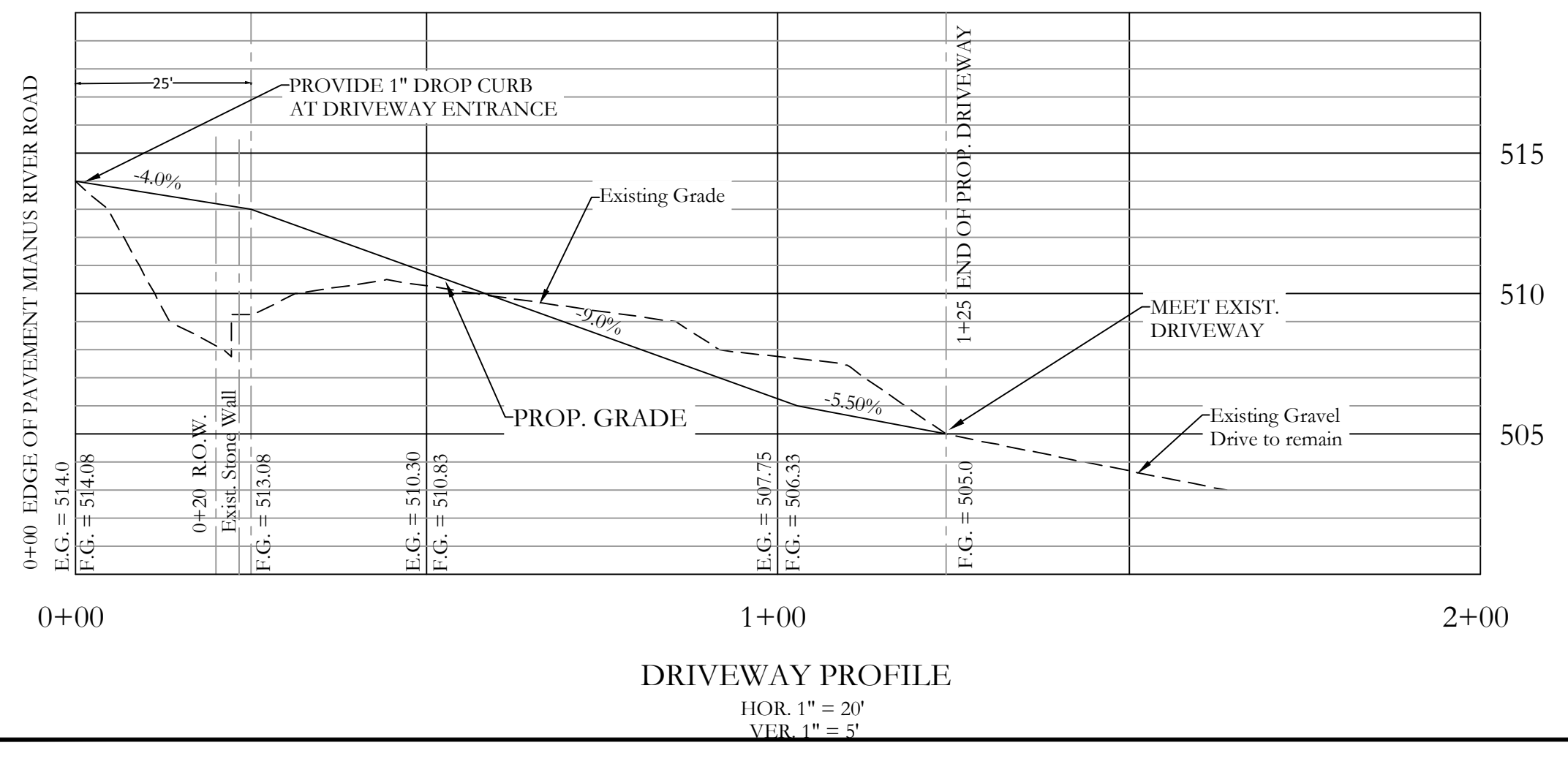
CONSTRUCTION SPECIFICATIONS

1. CONCRETE MINIMUM STRENGTH: 4,000 PSI AT 28 DAYS.
2. REINFORCEMENT: #4 REBAR / ASTM A615
3. AIR ENTRAINMENT: 5%
4. CONSTRUCTION JOINT: BUTYL RUBBER SEALANT
5. LOAD RATING: H20 / ASTM C857

DRAIN INLET NOT TO SCALE



STORM DRAIN TRENCH DETAIL NOT TO SCALE



DRIVEWAY PROFILE
 HOR. 1" = 20'
 VER. 1" = 5'

NO.	REVISION	DATE
1	ZBA SUBMISSION	9-17-20
2	PLANNING BOARD RESPONSE	9-29-20
3	Town Engineer Review on Final	11-3-20
4	Building Orientation	12-15-20
5	GREENHOUSE	06-01-21

Surveyor
 H. Stanley Johnson Land Surveyors, P.C.
 42 Smith Avenue, P.O. Box 93
 Mount Kisco, New York 10549
 Tel: (914) 241-3872
 Fax: (914) 241-0438

Architect
 Hamady Architects LLC
 34 East Putnam Avenue
 Greenwich, Connecticut 06830
 Tel: (203) 717-1090

Owner
 Leslie S. Needham R/T
 14 Mianus River Road
 Bedford, New York 10506
 Tel: 917-664-7967

Provident design engineering
 7 SKYLINE DRIVE, HAWTHORNE, NEW YORK 10532
 TEL: (914) 592-4040 WWW.PDERESULTS.COM
 UNDER NEW YORK STATE EDUCATION LAW ARTICLE 145 (ENGINEERING), SECTION 7209 (2), IT IS A VIOLATION OF THIS LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.
 © PROVIDENT DESIGN ENGINEERING, PLLC

Accessory Building and Access Driveway
 14 Mianus River Road
 Town of North Castle

TITLE: CONSTRUCTION DETAILS

Scale:
 Date: 9/29/20
 Drawn By: JM
 Checked By: PIG
 Project No.: 20-031
 Sheet No.: 3 of 3
 Dwg. No.: C-103

Seal:

G:\PROJECTS\2020\031_Needham_14 Mianus River Road_North Castle\AutoCAD\Construction\C1102_Site_Plan.dwg



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

GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: 14 Mianus River Road Barn & Driveway Date: 6/1/2021

Tax Map Designation or Proposed Lot No.: 96.03 - 1 - 21.1

Gross Lot Coverage

- | | | |
|-----|--|----------------------|
| 1. | Total lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>901,212.84</u> sf |
| 2. | Maximum permitted gross land coverage (per Section 355-26.C(1)(a)): | <u>74,326.96</u> sf |
| 3. | BONUS maximum gross land cover (per Section 355-26.C(1)(b)): | |
| | Distance principal home is beyond minimum front yard setback
<u>N/A</u> x 10 = | <u>0</u> sf |
| 4. | TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3 | <u>74,326.96</u> sf |
| 5. | Amount of lot area covered by principal building :
<u>3,746.00</u> existing + _____ proposed = | <u>3,746.00</u> sf |
| 6. | Amount of lot area covered by accessory buildings :
<u>410.70</u> existing + <u>870.50</u> proposed = | <u>1,281.20</u> sf |
| 7. | Amount of lot area covered by decks :
_____ existing + _____ proposed = | <u>0</u> sf |
| 8. | Amount of lot area covered by porches :
_____ existing + _____ proposed = | <u>0</u> sf |
| 9. | Amount of lot area covered by driveway, parking areas and walkways :
<u>9,421.20</u> existing + <u>2,524.70</u> proposed = | <u>11,945.90</u> sf |
| 10. | Amount of lot area covered by terraces :
_____ existing + _____ proposed = | <u>0</u> sf |
| 11. | Amount of lot area covered by tennis court, pool and mechanical equip :
<u>1,095.90</u> existing + _____ proposed = | <u>1,095.90</u> sf |
| 12. | Amount of lot area covered by all other structures :
_____ existing + _____ proposed = | <u>0</u> sf |
| 13. | Proposed gross land coverage : Total of Lines 5 – 12 = | <u>18,069</u> sf |

If Line 13 is less than or equal to Line 4, your proposal **complies** with the Town's maximum gross land coverage regulations and the project may proceed to the Residential Project Review Committee for review. If Line 13 is greater than Line 4 your proposal does not comply with the Town's regulations.

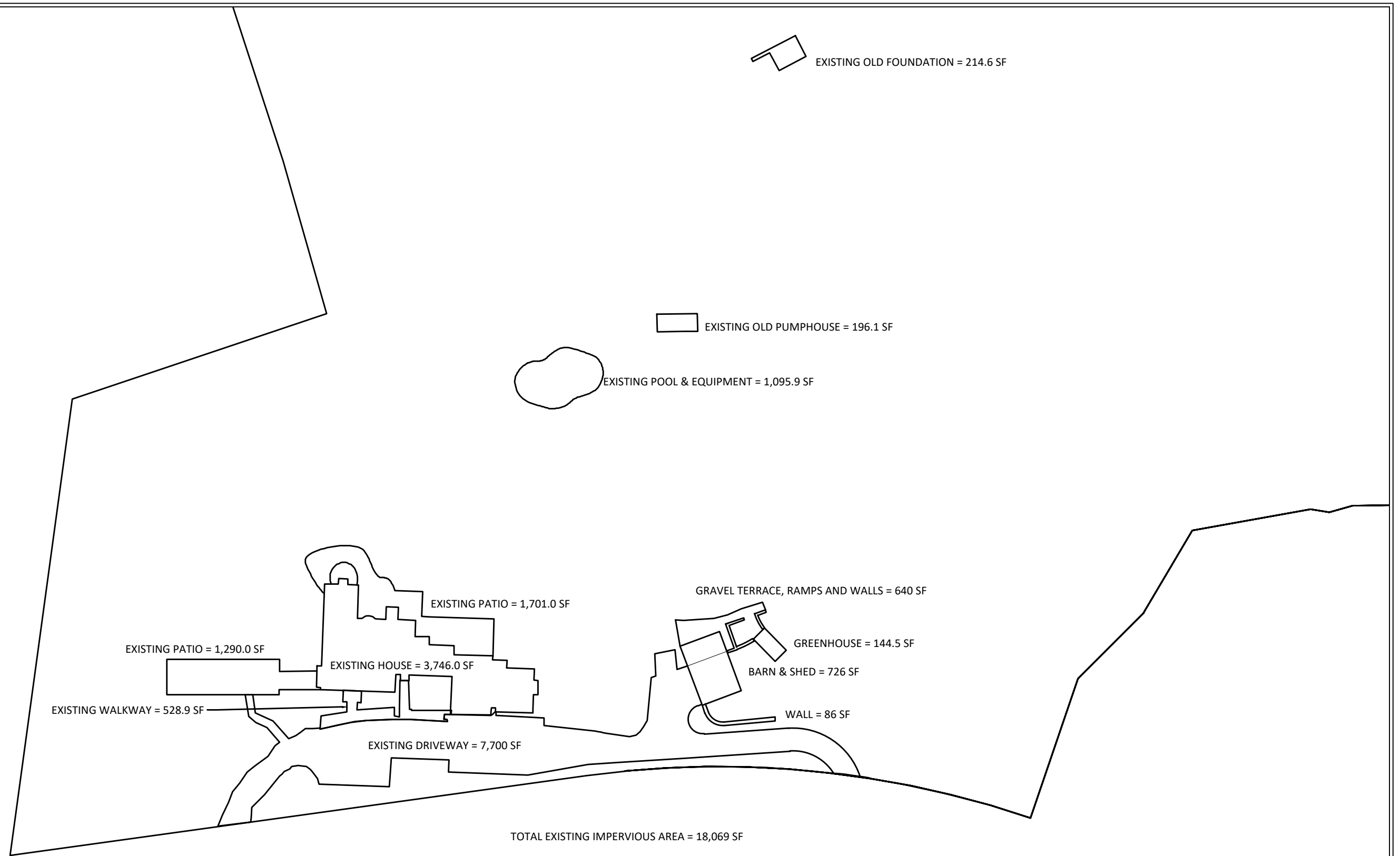
Peter Gregory

Signature and Seal of Professional Preparing Worksheet

6-01-21

Date

Q:\PROJECTS-20\20-031 Needham, 14 Mianus River Road, North Castle\AutoCAD\Exhibits\Impervious Coverage.dwg



7 SKYLINE DRIVE, HAWTHORNE, NEW YORK 10532
TEL: (914) 592-4040 WWW.PDERESULTS.COM

© PROVIDENT DESIGN ENGINEERING, PLLC

Mianus River Road Driveway Improvements
North Castle, Westchester County, New York

Project No. 20-031
Scale: NTS
November 2020
Rev. June 1, 2021

Proposed Impervious Coverage

Permit Plans

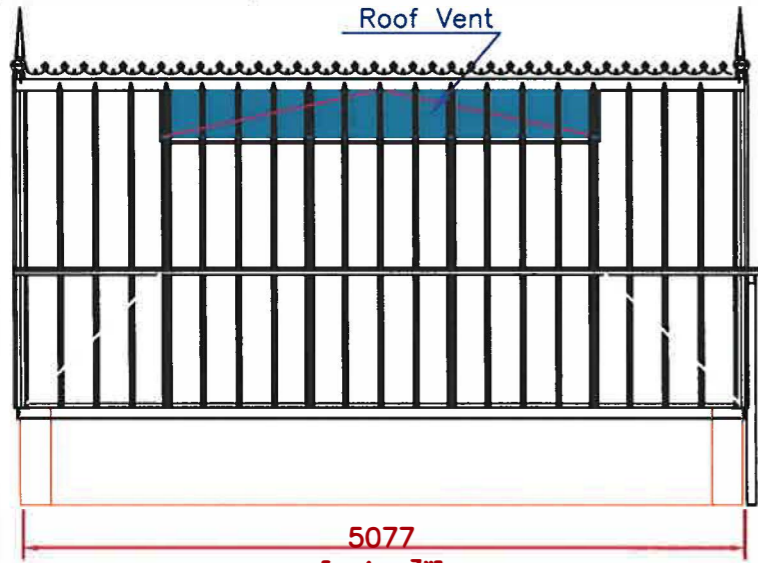
Please refer to Bench & Internal Layout drawing for Reservoir position if required. If no reservoir requested then down pipes will be taken to ground. Gullies to be provided by builder as shown. These should go to surface drainage or to a soakaway.

Approved by Town of North Castle Planning Board Resolution, Dated: _____
 Christopher Carlini, Chairman, Town of North Castle Planning Board
 Engineering Plans Reviewed for Conformance to Resolution
 Joseph M. Camacho, PE, Licensed Professional Engineer, Consulting Town Engineer

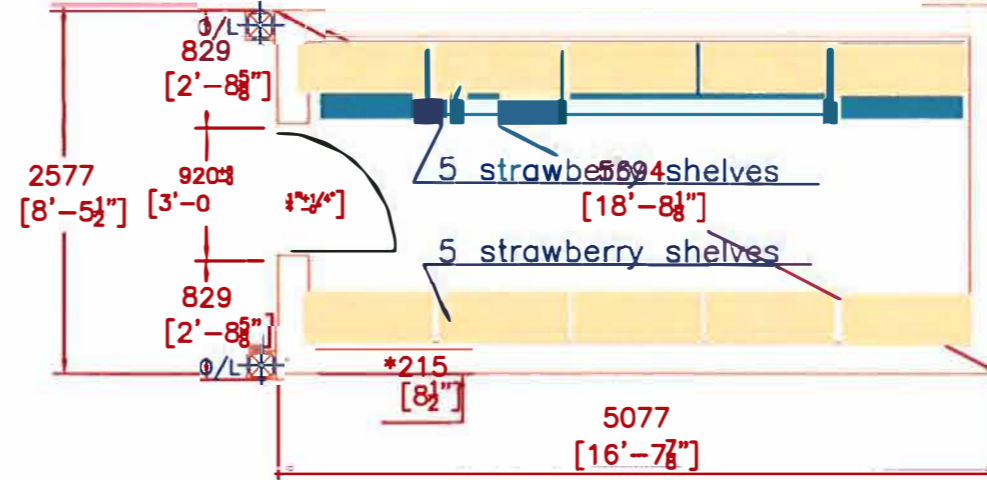


S
 Actual orientation (Please fill in)

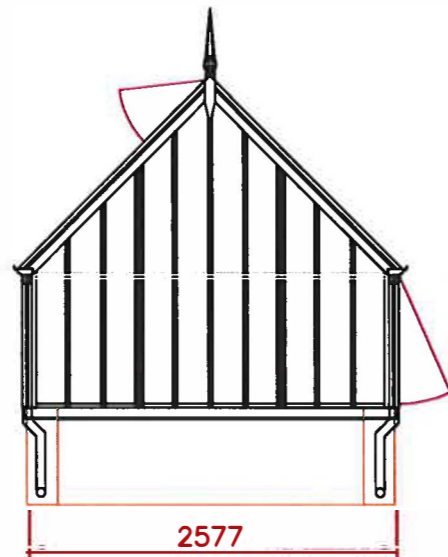
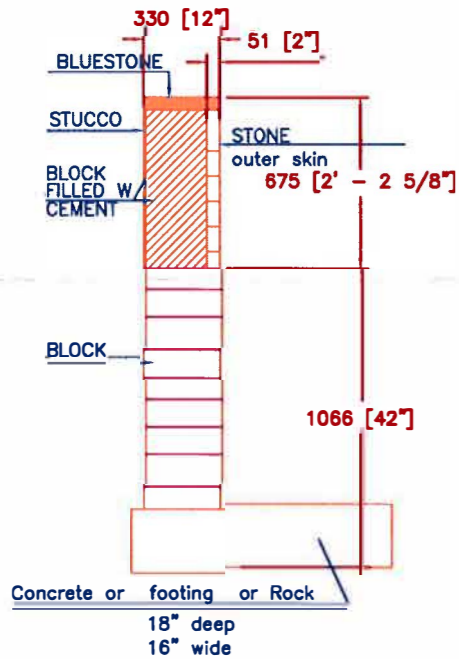
CHANDER P. NANGIA P.E.
 7423 HOLLOW RIDGE DR.
 HOUSTON, TX 77095



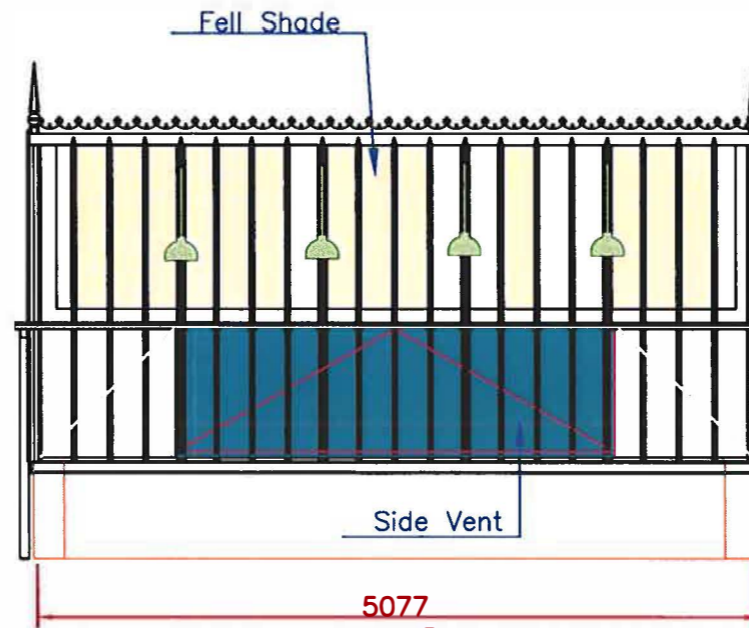
SIDE ELEVATION WITH ROOF VENTS



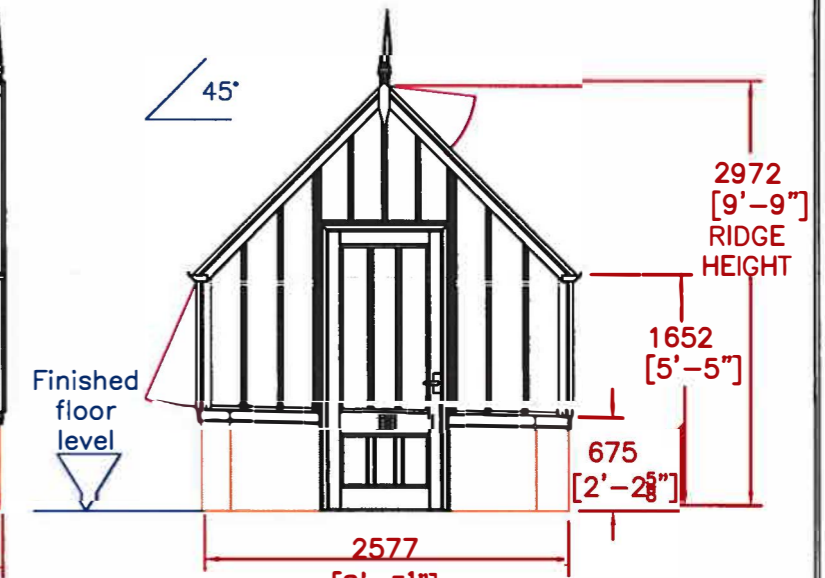
GROUND PLAN



BLANK GABLE ELEVATION



SIDE ELEVATION WITH SIDE VENTS



DOOR GABLE ELEVATION

O/L = GUTTER OUT-LET
 DIMENSIONS IN MILLIMETRES
 PLEASE SEE ATTACHED BUILDING NOTES.
 TOLERANCE: + OR - 5mm, EXCEPT AT DOORWAY.
 * 215mm - Nominal dimension, wall should be Solid with header course.
 * 102mm - Nominal dimension, single course wall Cold frames & Internal Planters Only.

The dimensions shown on this drawing are those of the required base wall. As our structures are manufactured to accommodate these dimensions the completed base MUST correspond exactly (by steel tape measure) to the measurements on this drawing. If the base wall is incorrect in any way, the expense of alterations and delays in installation etc., are the responsibility of the builder and/or the customer.

DRAIN/GULLEY

- Plant Bench
- Strawberry shelf
- Fell Shade
- Roof and Side Vent

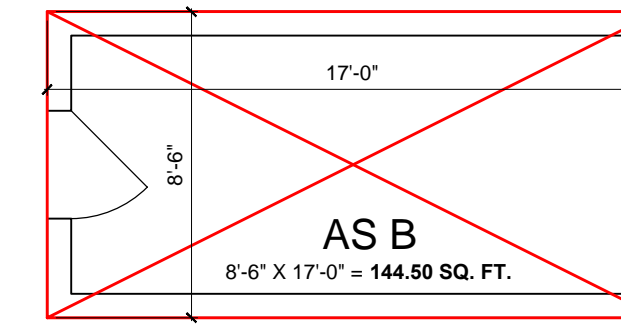
		TITLE KEW GREENHOUSE COLLECTION THE BURTON (Greenhouse Proposal Drawing)	
DRAWN GD	DATE 7/05/2021	SCALE 1/4"=1'	DWG NO. Burton Proposal - 1 of 3
CHECKED	CHECKED	CUSTOMER / ORDER No. Needham 14 Mianus River RD Bedford NY	
			REV

THIS DRAWING MUST BE REVIEWED BY THE GENERAL CONTRACTOR OR APPROPRIATE SUBCONTRACTORS.

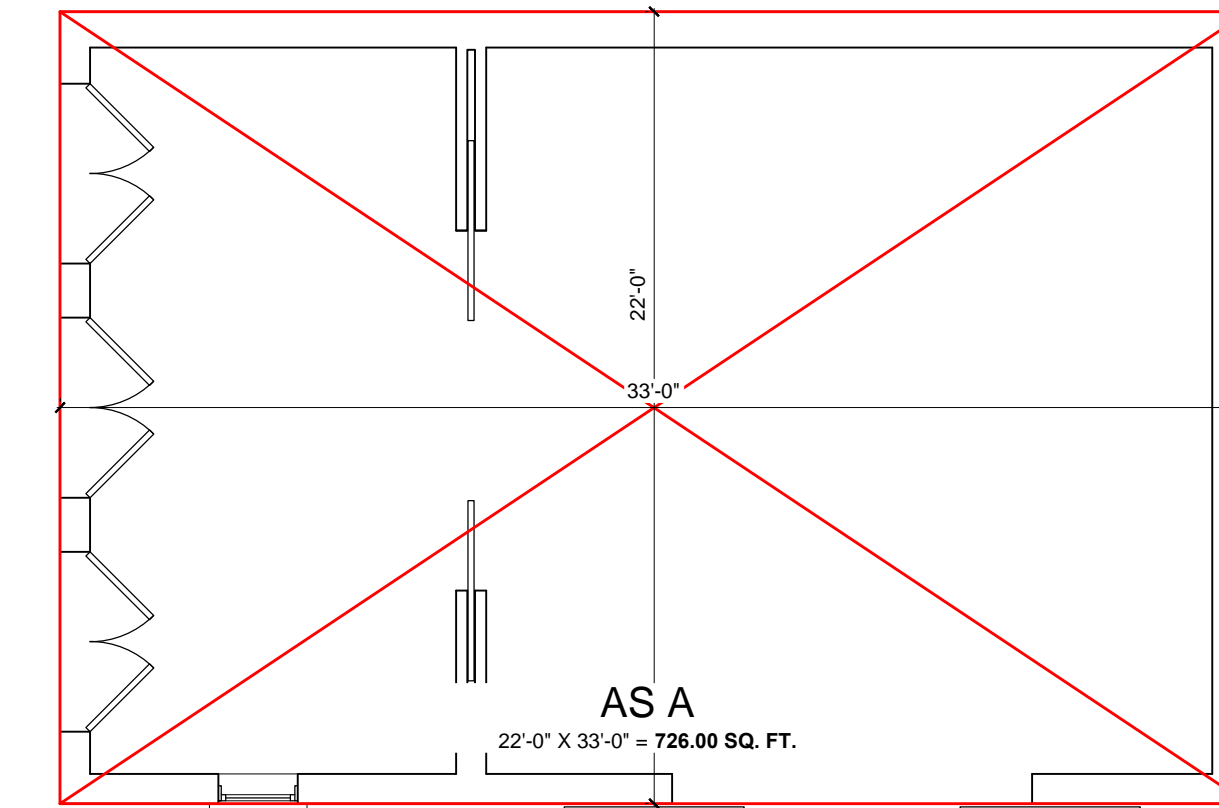
ANY ERRORS, OMISSIONS OR DISCREPANCIES MUST BE REPORTED TO HAMADY ARCHITECTS PRIOR TO THE START OF CONSTRUCTION.

© THIS DRAWING IS THE PROPERTY OF HAMADY ARCHITECTS. ALL USAGE MUST CONFORM TO NATIONAL, STATE, AND LOCAL COPYRIGHT LAWS AND REGULATIONS.

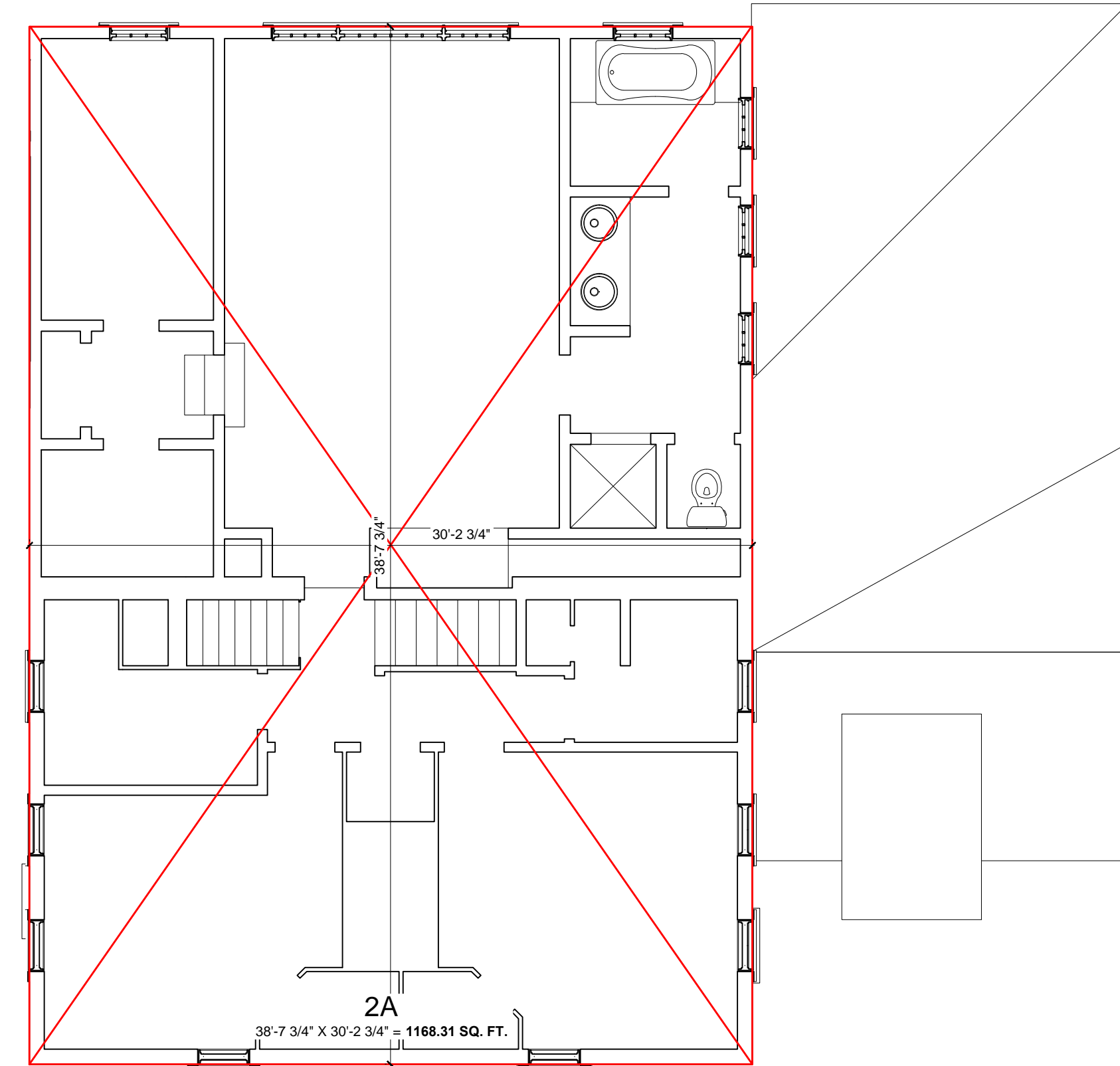
Approved by Town of North Castle Planning Board Resolution, Dated: _____
Christopher Carthy, Chairman, Town of North Castle Planning Board Date _____
Engineering Plans Reviewed for Conformance to Resolution: _____ Date _____
Thomas M. Laramie, PE, Richard Dastore Consulting Consulting Town Engineers



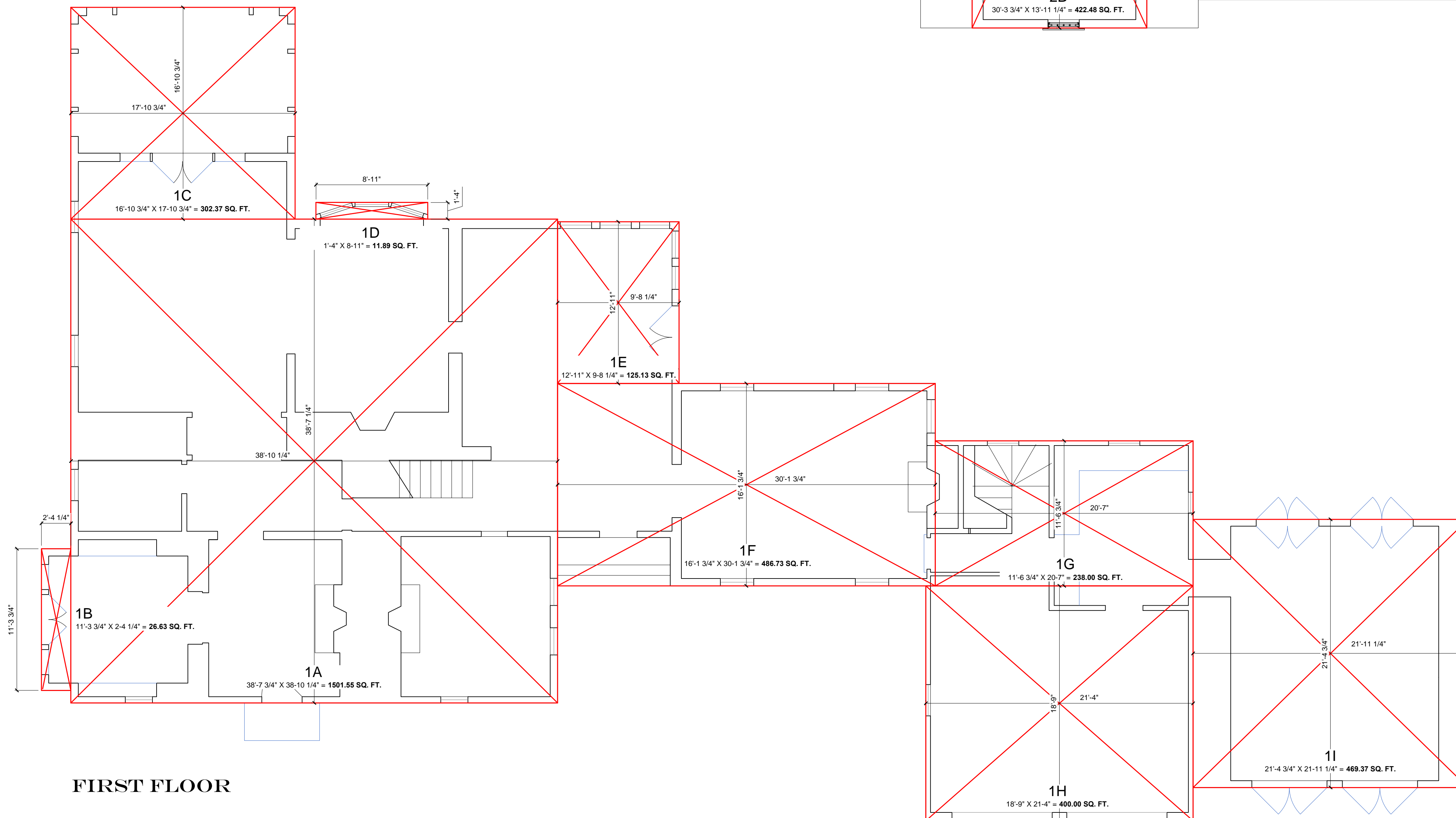
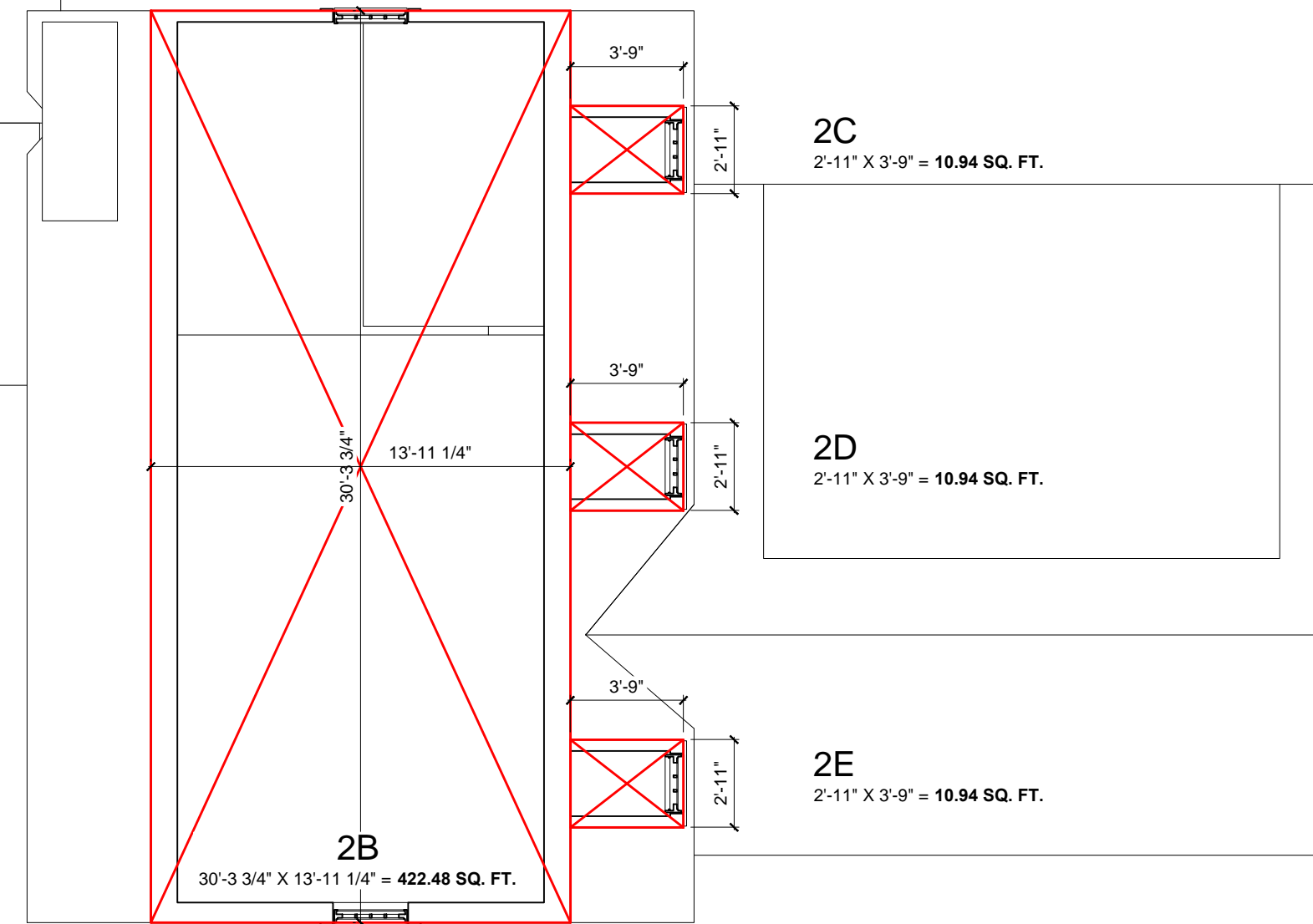
**NEW ACCESSORY STRUCTURE:
GREENHOUSE**



**NEW ACCESSORY STRUCTURE:
BARN**



SECOND FLOOR



FIRST FLOOR

GROSS FLOOR AREA CALCULATIONS	
FIRST FLOOR	
1A =	1501.55 SQ. FT.
1B =	26.63 SQ. FT.
1C =	302.37 SQ. FT.
1D =	11.89 SQ. FT.
1E =	125.13 SQ. FT.
1F =	486.73 SQ. FT.
1G =	238.00 SQ. FT.
1H =	400.00 SQ. FT.
1I =	469.37 SQ. FT.
FIRST FLOOR TOTAL =	3561.67 SQ. FT.
SECOND FLOOR	
2A =	1168.31 SQ. FT.
2B =	422.48 SQ. FT.
2C =	10.94 SQ. FT.
2D =	10.94 SQ. FT.
2E =	10.94 SQ. FT.
SECOND FLOOR TOTAL =	1624.61 SQ. FT.
ACCESSORY STRUCTURES	
AS-A NEW BARN =	726.00 SQ. FT.
AS-B NEW GREENHOUSE =	144.50 SQ. FT.
EXT'G PUMP HOUSE =	136.80 SQ. FT.
ACCESSORY STRUCTURE =	1007.30 SQ. FT.
TOTALS:	
FIRST FLOOR =	3561.67 SQ. FT.
SECOND FLOOR =	1624.61 SQ. FT.
ACCESSORY STRUCTURE =	862.80 SQ. FT.
TOTAL GROSS FLOOR AREA =	6193.58 SQ. FT.
ACCESSORY STRUCTURE FLOOR AREA % OF PRINCIPLE STRUCTURE	
1007.30 SQ. FT. / 5086.28 SQ. FT. =	19.80%
19.80% < 25% AREA OF PRINCIPLE STRUCTURE	



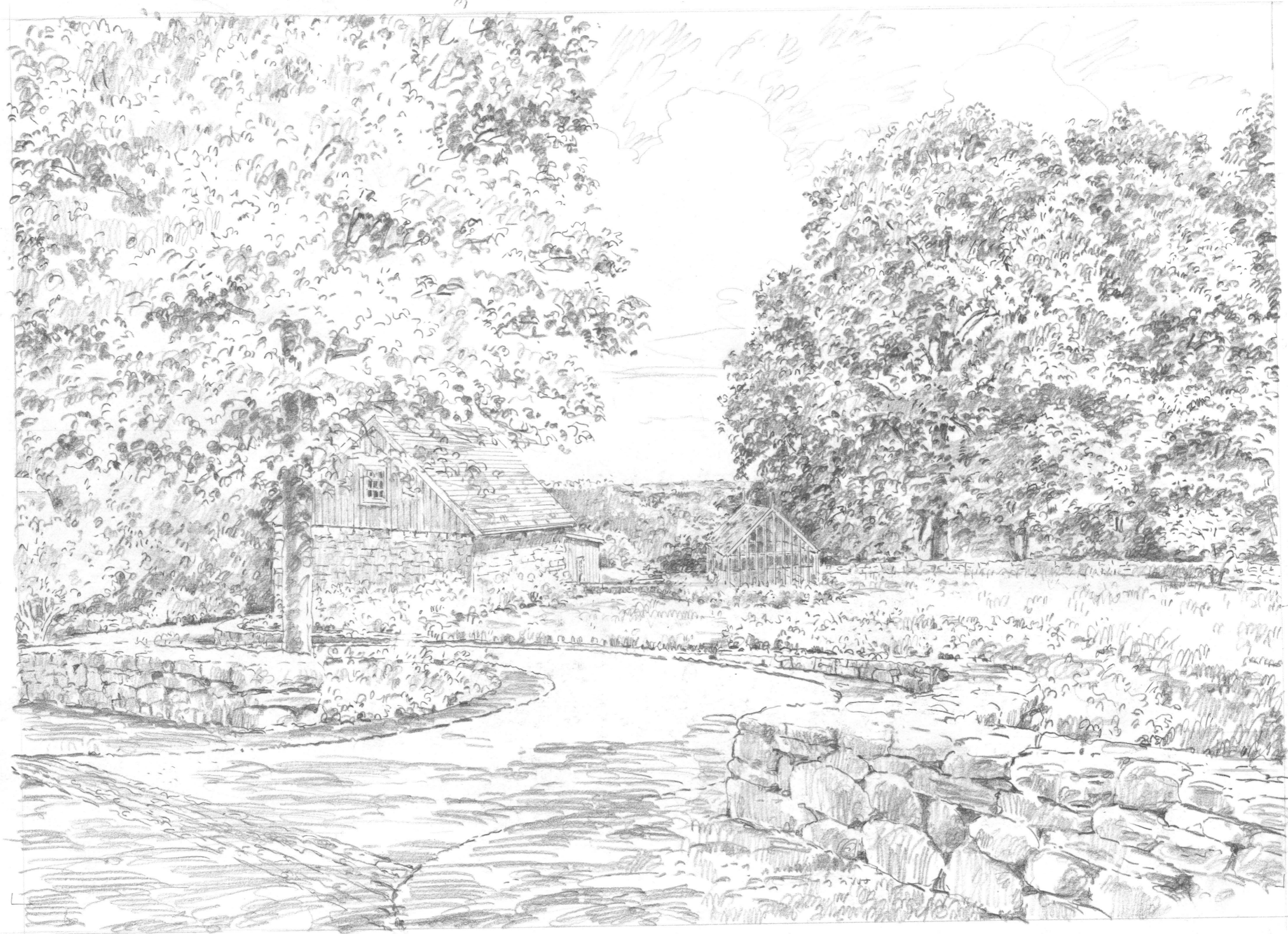
For Submission

DATE: May 25, 2021

New Accessory Building
at
River Hills
14 Mianus River Road
Bedford, New York

Gross
Floor Area
Calculations

SCALE: N.T.S.





B.

A.

D.

E.

C.

K.

L.