



**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

\_\_\_\_\_ 16 Carey Drive \_\_\_\_\_



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### **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.



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**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



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## **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).



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**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



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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**



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### 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.**



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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



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

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



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**PLANNING BOARD SCHEDULE OF ESCROW ACCOUNT DEPOSITS**

| <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

06/01/2021  
Date:

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

Name of Property Owner: CG HOMES SEVEN LLC  
Mailing Address: 320A GREENWICH STREET, NEW YORK, NY 10013  
Telephone: 917-575-8532 Fax: \_\_\_\_\_ e-mail greg.altshuler@gmail.com

Name of Applicant (if different): CG SEVEN HOMES LLC  
Address of Applicant: 320A GREENWICH STREET, NEW YORK, NY 10013  
Telephone: 917-575-8532 Fax: \_\_\_\_\_ e-mail greg.altshuler@gmail.com  
Interest of Applicant, if other than Property Owner:  
\_\_\_\_\_

Is the Applicant (if different from the property owner) a Contract Vendee?  
Yes  No   
If yes, please submit affidavit stating such. If no, application cannot be reviewed by Planning Board

Name of Professional Preparing Site Plan: ALFONZETTI ENGINEERING, P.C.  
Address: 1100 ROUTE 52, CARMEL, NY 10512  
Telephone: 845-228-9800 Fax: \_\_\_\_\_ e-mail info@alfonzettieng.com

Name of Other Professional: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ e-mail \_\_\_\_\_

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

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

**Signature of Applicant:** \_\_\_\_\_ Date: 06/01/2021

**Signature of Property Owner:** \_\_\_\_\_ Date: \_\_\_\_\_

**MUST HAVE BOTH SIGNATURES**

**II. IDENTIFICATION OF SUBJECT PROPERTY**

Street Address: 16 CAREY DRIVE, Bedford, NY 10506

Location (in relation to nearest intersecting street):

1,300 feet north south, east or west) of SMITH FARM ROAD

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

Tax Map Designation (NEW): Section 102.02 Block 1 Lot 6

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

Zoning District: R-2A Total Land Area 4.301 ACRES

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

Fire District(s) BANKSVILLE FD School District(s) BYRAM HILLS SD

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**

Proposed Use: SINGLE FAMILY HOME

Gross Floor Area: Existing 0 S.F. Proposed 5,066 S.F.

Proposed Floor Area Breakdown:

Retail N/A S.F.; Office N/A S.F.;

Industrial N/A S.F.; Institutional N/A S.F.;

Other Nonresidential N/A S.F.; Residential 5,066 S.F.;

Number of Dwelling Units: 1

Number of Parking Spaces: Existing 0 Required 0 Proposed 0

Number of Loading Spaces: Existing 0 Required 0 Proposed 0

Earthwork Balance: Cut 131 C.Y. Fill 425 C.Y.

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

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

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

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

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

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

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

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

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

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

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

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

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

(continued next page)



## V. INFORMATION TO BE INCLUDED ON SITE DEVELOPMENT PLAN

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

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

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

### **Legal Data:**

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

### **Existing Conditions Data:**

- X Location of existing use and design of buildings, identifying first floor elevation, and other structures.
- NA Location of existing parking and truck loading areas, with access and egress drives thereto.
- NA 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.
- X 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.
- X Existing topographical contours with a vertical interval of two (2) feet or less.
- X 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.
- X Proposed location, use and architectural design of all buildings, including proposed floor elevations and the proposed division of buildings into units of separate occupancy.
- NA Proposed means of vehicular and pedestrian access to and egress from the site onto adjacent streets.
- X Proposed sight distance at all points of vehicular access.
- NA Proposed number of employees for which buildings are designed
- X 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.
- X 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, size and design of all proposed signs.
- Location, type, direction, power and time of use of proposed outdoor lighting.
- Location and design of proposed outdoor garbage enclosure.
- 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.
- Type of power to be used for any manufacturing
- Type of wastes or by-products to be produced and disposal method
- 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.
- 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.
- 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

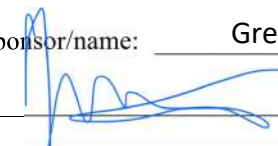
### Instructions for Completing

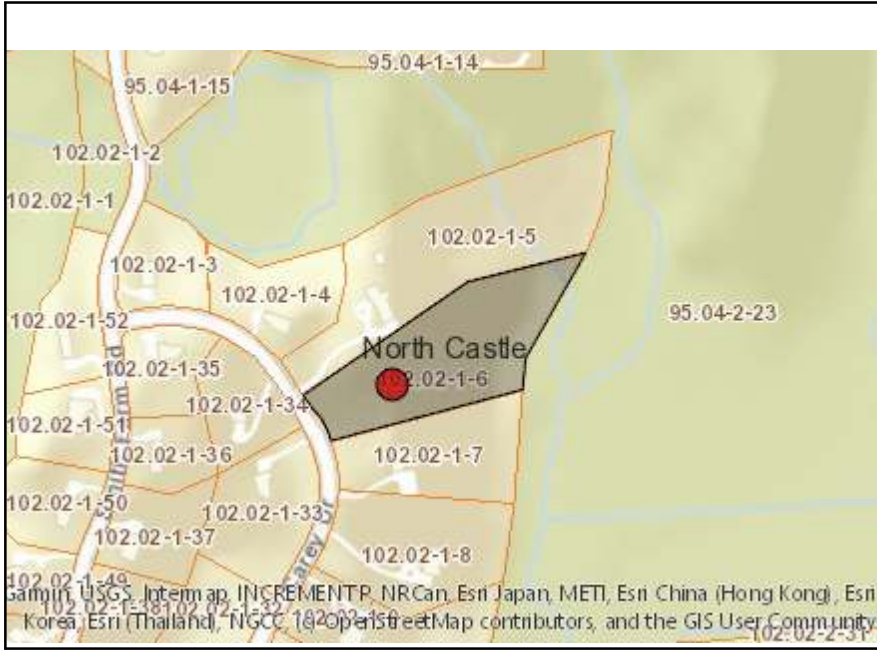
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

| <b>Part 1 – Project and Sponsor Information</b>  |  |                                  |  |
|--|--|----------------------------------|--|
| 16 CAREY DRIVE   |  |                                  |  |
| Name of Action or Project:<br>ALTSHULER RESIDENCE  |  |                                  |  |
| Project Location (describe, and attach a location map):<br>16 CAREY DRIVE, BEDFORD, NY 10506   |  |                                  |  |
| Brief Description of Proposed Action:<br>CONSTRUCT A NEW SINGLE FAMILY HOME ON AN EMPTY LOT.   |  |                                  |  |
| Name of Applicant or Sponsor:<br>CG SEVEN HOMES LLC  |  | Telephone: 917-575-8532          |  |
|  |  | E-Mail: GREG.ALTSHULER@GMAIL.COM |  |
| Address:<br>320A GREENWICH STREET  |  |                                  |  |
| City/PO:<br>NEW YORK   |  | State:<br>NY                     | Zip Code:<br>10013                         |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?<br>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<br><input type="checkbox"/>             |
|  |  |                                  | YES<br><input type="checkbox"/>            |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency?<br>If Yes, list agency(s) name and permit or approval: RPRC, PLANNING BOARD, WCDH  |  |                                  | NO<br><input type="checkbox"/>             |
|  |  |                                  | YES<br><input checked="" type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action?  |  | _____ 4.301 acres                |  |
| b. Total acreage to be physically disturbed?   |  | _____ .99 acres                  |  |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?   |  | _____ 4.301 acres                |  |
| 4. Check all land uses that occur on, are adjoining or near the proposed action:   |  |                                  |  |
| 5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)  |  |                                  |  |
| <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):   |  |                                  |  |
| <input type="checkbox"/> Parkland  |  |                                  |  |

|   |                                     |                                     |                          |
|---|-------------------------------------|-------------------------------------|--------------------------|
| 5. Is the proposed action,<br>a. A permitted use under the zoning regulations?<br>b. Consistent with the adopted comprehensive plan?  | NO                                  | YES                                 | N/A                      |
|   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?   | NO                                  | YES                                 |                          |
|   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?<br>If Yes, identify: _____   | NO                                  | YES                                 |                          |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels?<br>b. Are public transportation services available at or near the site of the proposed action?<br>c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?   | NO                                  | YES                                 |                          |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 9. Does the proposed action meet or exceed the state energy code requirements?<br>If the proposed action will exceed requirements, describe design features and technologies:<br>_____<br>_____   | NO                                  | YES                                 |                          |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 10. Will the proposed action connect to an existing public/private water supply?<br>If No, describe method for providing potable water: _____<br>PRIVATE WELL<br>_____  | NO                                  | YES                                 |                          |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 11. Will the proposed action connect to existing wastewater utilities?<br>If No, describe method for providing wastewater treatment: _____<br>SEPTIC SYSTEM<br>_____  | NO                                  | YES                                 |                          |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?<br><br>b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? | NO                                  | YES                                 |                          |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?<br>b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?<br>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____<br>_____<br>_____   | NO                                  | YES                                 |                          |
|   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
|   |                                     |                                     |                          |

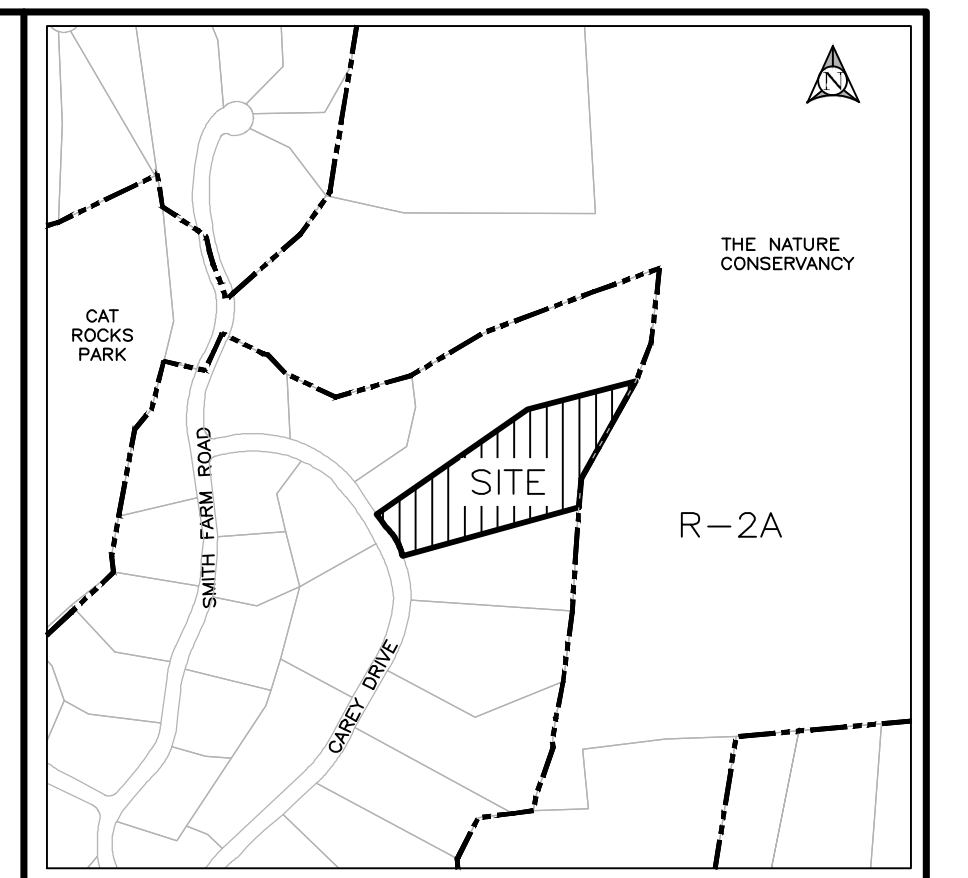
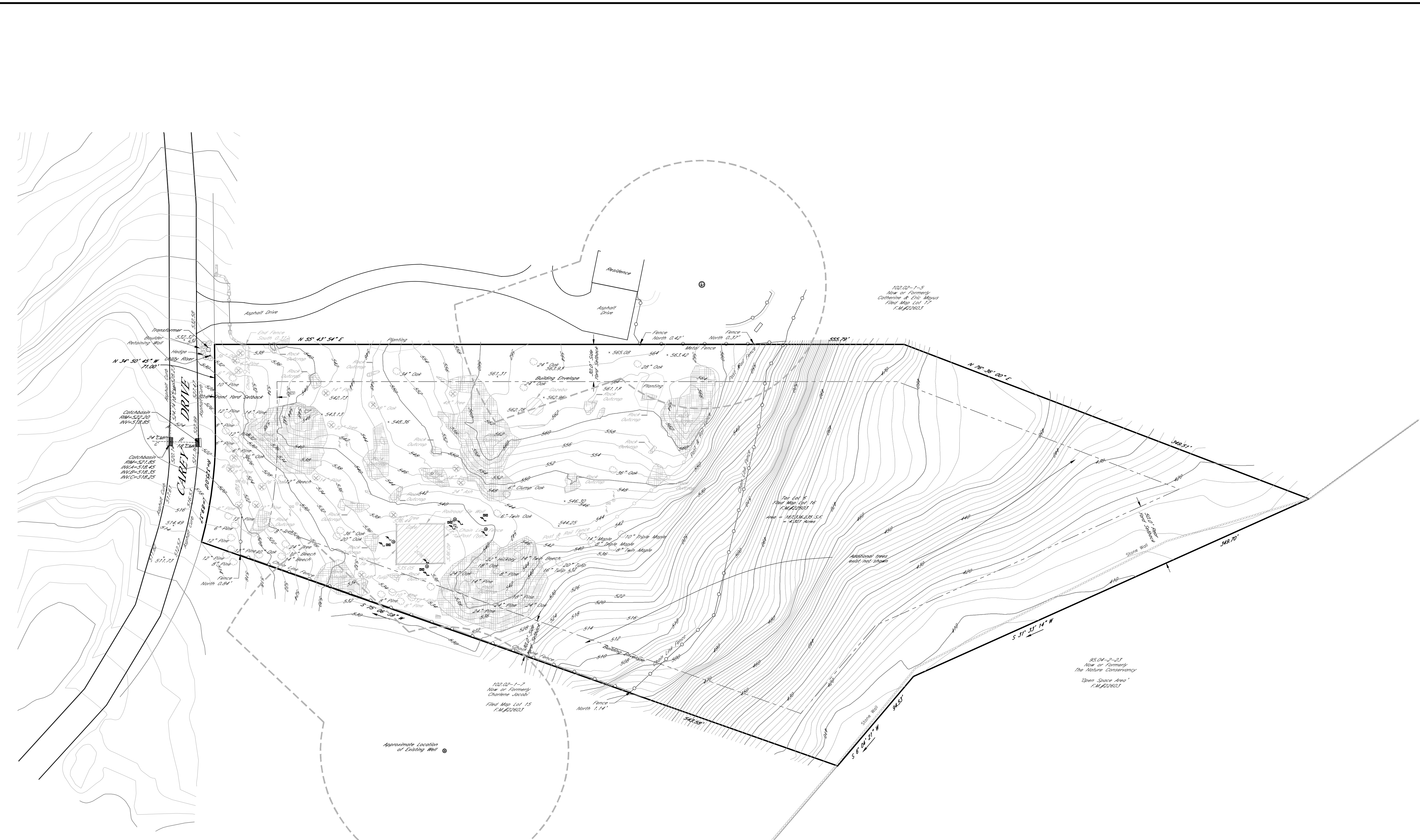
|   |                                     |                                     |
|---|-------------------------------------|-------------------------------------|
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:<br><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional<br><input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban |                                     |                                     |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?  | NO                                  | YES                                 |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 16. Is the project site located in the 100-year flood plan?   | NO                                  | YES                                 |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources?<br>If Yes,   | NO                                  | YES                                 |
| a. Will storm water discharges flow to adjacent properties?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?<br>If Yes, briefly describe:  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| _____<br>INFILTRATOR SYSTEM WITH OVERFLOWS TO EXISTING STORM DRAINS<br>_____  |                                     |                                     |
| 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?<br>If Yes, explain the purpose and size of the impoundment:   | NO                                  | YES                                 |
| _____<br>INFILTRATOR SYSTEM FOR STORMWATER RUNOFF<br>_____  | <input type="checkbox"/>            | <input checked="" 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?<br>If Yes, describe:   | NO                                  | YES                                 |
| _____<br>_____  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?<br>If Yes, describe:   | NO                                  | YES                                 |
| _____<br>_____  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b><br><br>Applicant/sponsor/name: <u>Greg Altshuler</u> Date: <u>6/1/2021</u><br>Signature:  Title: _____   |                                     |                                     |



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



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



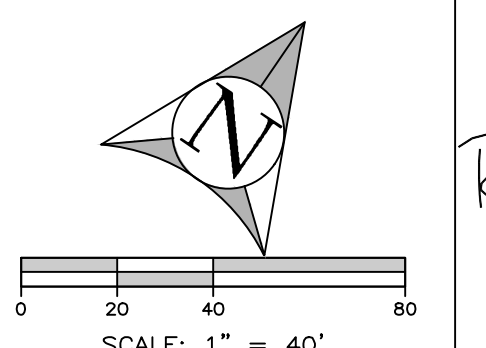
LOCATION MAP N.T.S.

**DEMO LEGEND**  
 [Hatched Box] TO BE REMOVED

**TREE LEGEND**

|               |                        |
|---------------|------------------------|
| [Hatched Box] | 21 TREES TO BE REMOVED |
| [Circle]      | 36" Oak                |
| [Circle]      | 6" Pine                |
| [Circle]      | 6" Pine                |
| [Circle]      | 14" Pine               |
| [Circle]      | 48" Tree               |
| [Circle]      | 48" Oak                |
| [Circle]      | 22" Tree               |
| [Circle]      | 6" Pine                |
| [Circle]      | 8" Pine                |
| [Circle]      | 18" Tree               |
| [Circle]      | 14" Pine               |
| [Circle]      | 26" Oak                |
| [Circle]      | 24" Ash                |
| [Circle]      | 12" Pine               |
| [Circle]      | 8" Pine                |
| [Circle]      | 20" Tree               |
| [Circle]      | 48" Tulip              |
| [Circle]      | 12" Pine               |
| [Circle]      | 10" Pine               |
| [Circle]      | 12" Pine               |
| [Circle]      | 8" Pine                |

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7(2)(b), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER ANY ITEM ON THIS PLAN IN ANY WAY. IF ANY ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



**CONSTRUCTION SEQUENCE:**

- THE PROPOSED IMPROVEMENTS ARE TO BE CONSTRUCTED IN ONE PHASE. THE CONSTRUCTION WILL BE IN A SEQUENCE THAT WILL MINIMIZE THE POTENTIAL FOR EROSION. CONSTRUCTION IS SCHEDULED TO BEGIN IN JULY OF 2021. THE GENERAL SEQUENCE OF CONSTRUCTION IS AS FOLLOWS:
1. SURVEY AND STAKE LIMITS OF DISTURBANCE AND EROSION CONTROL INSTALLATION.
  2. INSTALL EROSION CONTROLS (ANTI-TRACKING PAD, SILT FENCE, TEMPORARY SOIL STOCKPILE) AS SHOWN ON THE EROSION CONTROL PLAN AND PER THE RESPECTIVE EROSION CONTROL DETAILS.
  3. STAGING AREA SHALL BE IN THE LOCATION OF THE EXISTING HOUSE.
  4. STRIP TOPSOIL AND ROUGH GRADING. NOTE THAT DISTURBED SOIL THAT WILL NOT BE WORKED FOR A PERIOD GREATER THAN 14 DAYS MUST BE STABILIZED. STABILIZATION MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN SEVEN (7) DAYS.
  5. EXCAVATE FOR PROPOSED FOOTINGS/FOUNDATION. HOUSE FRAMING AND SUPERSTRUCTURE IS CONSTRUCTED.
  6. EXCAVATE AND INSTALL SUBSURFACE UTILITIES; WATER SERVICE, ELECTRIC TELEPHONE/CABLE/DRAINAGE. SEPTIC SYSTEM SHALL BE STAKED. SEPTIC SYSTEM AND WELL SHALL BE INSTALLED.
  7. PROTECT SEPTIC SYSTEM DURING CONSTRUCTION.
  8. FINAL GRADING, SEEDING, SODDING, AND OTHER SOIL STABILIZING LANDSCAPING FOR FINAL SITE STABILIZATION.
  9. REMOVE EROSION CONTROL: SILT FENCE AND ANTI-TRACKING PAD. DISCARD EROSION CONTROL DEVICES IN AN APPROPRIATE MANNER.

FIRE DISTRICT: BANKSVILLE FIRE DEPARTMENT  
 SCHOOL DISTRICT: BYRAM HILLS

APPROVED BY TOWN OF NORTH CASTLE  
 PLANNING BOARD  
 RESOLUTION, DATED: \_\_\_\_\_  
 ENGINEERING DRAWINGS,  
 PLANS REVIEWED BY TOWN  
 ENGINEER \_\_\_\_\_  
 DATE: \_\_\_\_\_

APPROVED BY TOWN OF NORTH CASTLE  
 PLANNING BOARD  
 RESOLUTION, DATED: \_\_\_\_\_  
 ENGINEERING DRAWINGS,  
 PLANS REVIEWED BY TOWN  
 ENGINEER \_\_\_\_\_  
 DATE: \_\_\_\_\_

**SITE DATA**

OWNER/APPLICANT:  
 ALTSHULER

SITE ADDRESS:  
 16 CAREY DRIVE,  
 BEDFORD, NEW YORK  
 10506

TAX MAP #: 102.02-1-6  
 LOT AREA: 4.30 ACRES  
 ZONING: R-2A

REVISED: JUNE 1, 2021

**EXISTING CONDITIONS**  
**# DEMO PLAN**  
 MAY 17, 2021

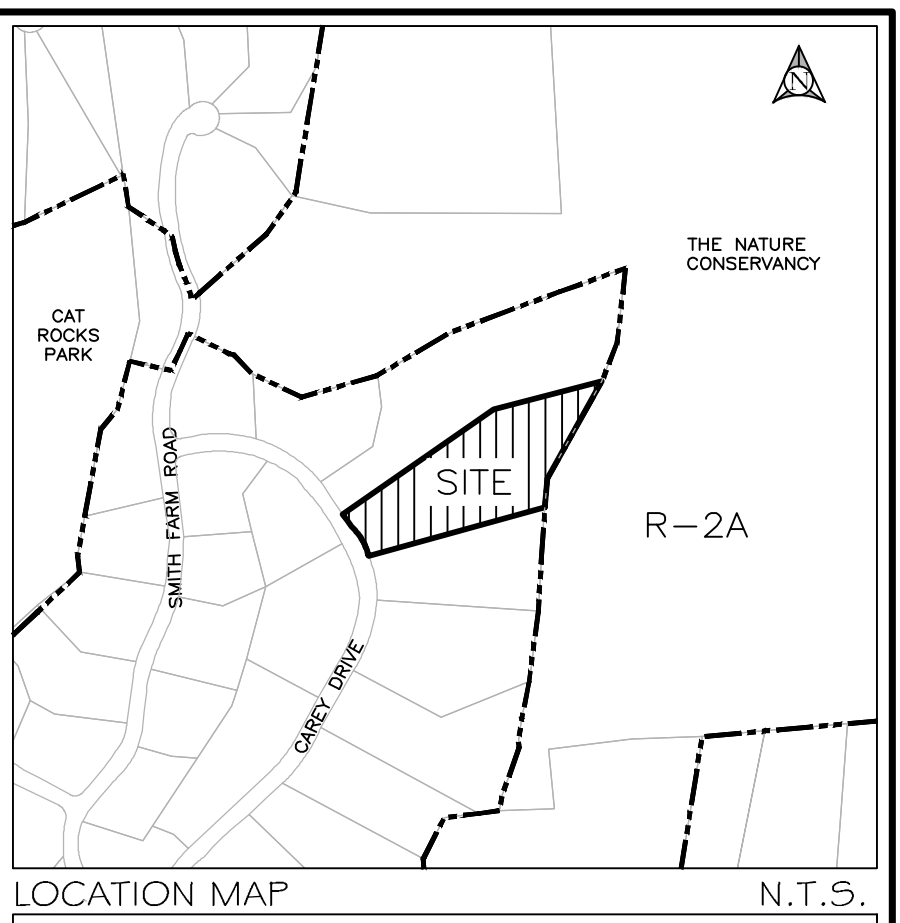
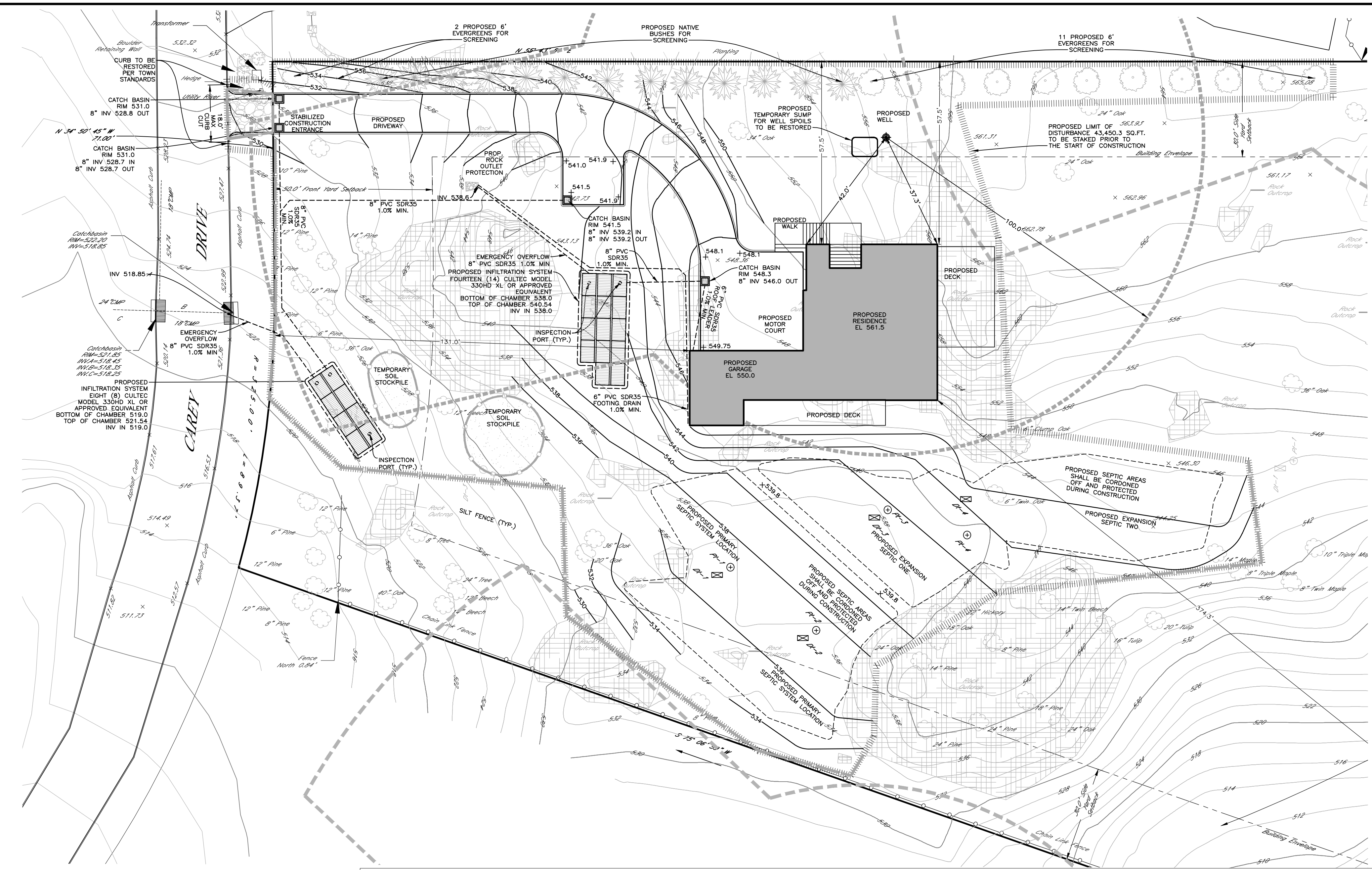
PROJECT:  
 16 CAREY DR, BEDFORD, NY 10506  
 TOWN OF NORTH CASTLE, WESTCHESTER COUNTY,  
 NEW YORK

SHEET: 01 OF 03



| USING STORMWATER CHAMBERS<br>CULTEC RECHARGER 330 XL HD       |               |        |
|---|---------------|--------|
| DRAINAGE STUDY AREA 1:<br>(RESIDENCE, WALKS, TOP OF DRIVEWAY) | S.F.          | 4866.7 |
| EXISTING IMPERVIOUS   |               | 152    |
| NET INCREASE IMPERVIOUS                                       |               | 4714.7 |
| DESIGN STORM (100 YR.):                                       | IN.           | 9.2    |
| HYDROLOGIC SOIL TYPE:   |               | B      |
| EXISTING CN:  |               | 55     |
| PROPOSED CN:  |               | 98     |
| REQUIRED STORAGE VOLUME CALCULATION                           |               |        |
| EX. RUNOFF DEPTH:   | IN.           | 3.63   |
| PR. RUNOFF DEPTH:   | IN.           | 8.96   |
| DELTA RUNOFF DEPTH:   | IN.           | 5.33   |
| REQUIRED STORAGE VOLUME:                                      | C.F.          | 2092.6 |
| CHAMBER INFORMATION   |               |        |
| LENGTH OF 1 CHAMBER:  | FT.           | 8.5    |
| WIDTH OF 1 CHAMBER:   | FT.           | 4.33   |
| HEIGHT OF CHAMBER:  | FT.           | 2.54   |
| WIDTH OF STONE SURROUNDING CHAMBER:                           | FT.           | 1      |
| DEPTH OF STONE UNDER CHAMBER:                                 | FT.           | 0.5    |
| STONE VOID RATIO:   |               | 0.33   |
| VOLUME PER CHAMBER (AS PER MANUFACTURER):                     | C.F./L.F.     | 7.46   |
| TRENCH SIZE   |               |        |
| TRENCH WIDTH:   | FT.           | 6.33   |
| TRENCH LENGTH (UNIT LENGTH):                                  | FT.           | 1      |
| TRENCH HEIGHT:  | FT.           | 3.04   |
| TRENCH VOLUME:  | C.F./L.F.     | 19.24  |
| STONE VOID VOLUME:  | C.F.          | 3.89   |
| PERCOLATION AREA:   | S.F./L.F.     | 6.33   |
| PERCOLATION RATE  |               |        |
| PERCOLATION HOLE DIAMETER:                                    | IN.           | 10     |
| WATER LEVEL DROP  | IN.           | 1      |
| AVERAGE DEPTH OF WATER  | IN.           | 8.5    |
| PERCOLATION HOLE BOTTOM AREA:                                 | S.F.          | 0.55   |
| PERCOLATION HOLE SIDE AREA:                                   | S.F.          | 1.85   |
| PERCOLATION HOLE TOTAL AREA:                                  | S.F.          | 2.40   |
| PERCOLATION VOLUME CHANGE                                     | C.F.          | 0.045  |
| ADJUSTED PERCOLATION RATE:                                    | C.F./S.F./DAY | 2.27   |
| PERCOLATION VOL. PER DAY:                                     | C.F./DAY/L.F. | 14.4   |
| SOIL CLOGGING FACTOR:   |               | 25%    |
| PERCOLATION WITH CLOGGING:                                    | C.F./DAY/L.F. | 10.8   |
| TOTAL VOLUME OF CHAMBERS:                                     | C.F./DAY/L.F. | 22.1   |
| REQUIRED LENGTH CHAMBERS:                                     | L.F.          | 94.53  |
| REQUIRED NUMBER OF CHAMBERS @ 7 L.F./CHAMBER:                 |               | 13.50  |
| PROPOSED NUMBER OF CHAMBERS                                   |               | 14.00  |

| USING STORMWATER CHAMBERS<br>CULTEC RECHARGER 330 XL HD |               |        |
|---|---------------|--------|
| DRAINAGE STUDY AREA 2:<br>(LOWER DRIVEWAY)              | S.F.          | 2619.1 |
| NET INCREASE IMPERVIOUS                                 |               | 2619.1 |
| DESIGN STORM (25 YR.):                                  | IN.           | 9.2    |
| HYDROLOGIC SOIL TYPE:                                   |               | B      |
| EXISTING CN:  |               | 55     |
| PROPOSED CN:  |               | 98     |
| REQUIRED STORAGE VOLUME CALCULATION                     |               |        |
| EX. RUNOFF DEPTH:                                       | IN.           | 3.63   |
| PR. RUNOFF DEPTH:                                       | IN.           | 8.96   |
| DELTA RUNOFF DEPTH:                                     | IN.           | 5.33   |
| REQUIRED STORAGE VOLUME:                                | C.F.          | 1162.5 |
| CHAMBER INFORMATION                                     |               |        |
| LENGTH OF 1 CHAMBER:                                    | FT.           | 8.5    |
| WIDTH OF 1 CHAMBER:                                     | FT.           | 4.33   |
| HEIGHT OF CHAMBER:                                      | FT.           | 2.54   |
| WIDTH OF STONE SURROUNDING CHAMBER:                     | FT.           | 1      |
| DEPTH OF STONE UNDER CHAMBER:                           | FT.           | 0.5    |
| STONE VOID RATIO:                                       |               | 0.33   |
| VOLUME PER CHAMBER (AS PER MANUFACTURER):               | C.F./L.F.     | 7.46   |
| TRENCH SIZE   |               |        |
| TRENCH WIDTH:   | FT.           | 6.33   |
| TRENCH LENGTH (UNIT LENGTH):                            | FT.           | 1      |
| TRENCH HEIGHT:  | FT.           | 3.04   |
| TRENCH VOLUME:  | C.F./L.F.     | 19.24  |
| STONE VOID VOLUME:                                      | C.F.          | 3.89   |
| PERCOLATION AREA:                                       | S.F./L.F.     | 6.33   |
| PERCOLATION RATE  |               |        |
| PERCOLATION HOLE DIAMETER:                              | IN.           | 10     |
| WATER LEVEL DROP  | IN.           | 1      |
| AVERAGE DEPTH OF WATER                                  | IN.           | 8.5    |
| PERCOLATION HOLE BOTTOM AREA:                           | S.F.          | 0.55   |
| PERCOLATION HOLE SIDE AREA:                             | S.F.          | 1.85   |
| PERCOLATION HOLE TOTAL AREA:                            | S.F.          | 2.40   |
| PERCOLATION VOLUME CHANGE                               | C.F.          | 0.045  |
| ADJUSTED PERCOLATION RATE:                              | C.F./S.F./DAY | 2.27   |
| PERCOLATION VOL. PER DAY:                               | C.F./DAY/L.F. | 14.4   |
| SOIL CLOGGING FACTOR:                                   |               | 25%    |
| PERCOLATION WITH CLOGGING:                              | C.F./DAY/L.F. | 10.8   |
| TOTAL VOLUME OF CHAMBERS:                               | C.F./DAY/L.F. | 22.1   |
| REQUIRED LENGTH CHAMBERS:                               | L.F.          | 52.51  |
| REQUIRED NUMBER OF CHAMBERS @ 7 L.F./CHAMBER:           |               | 7.50   |
| PROPOSED NUMBER OF CHAMBERS                             |               | 8.00   |

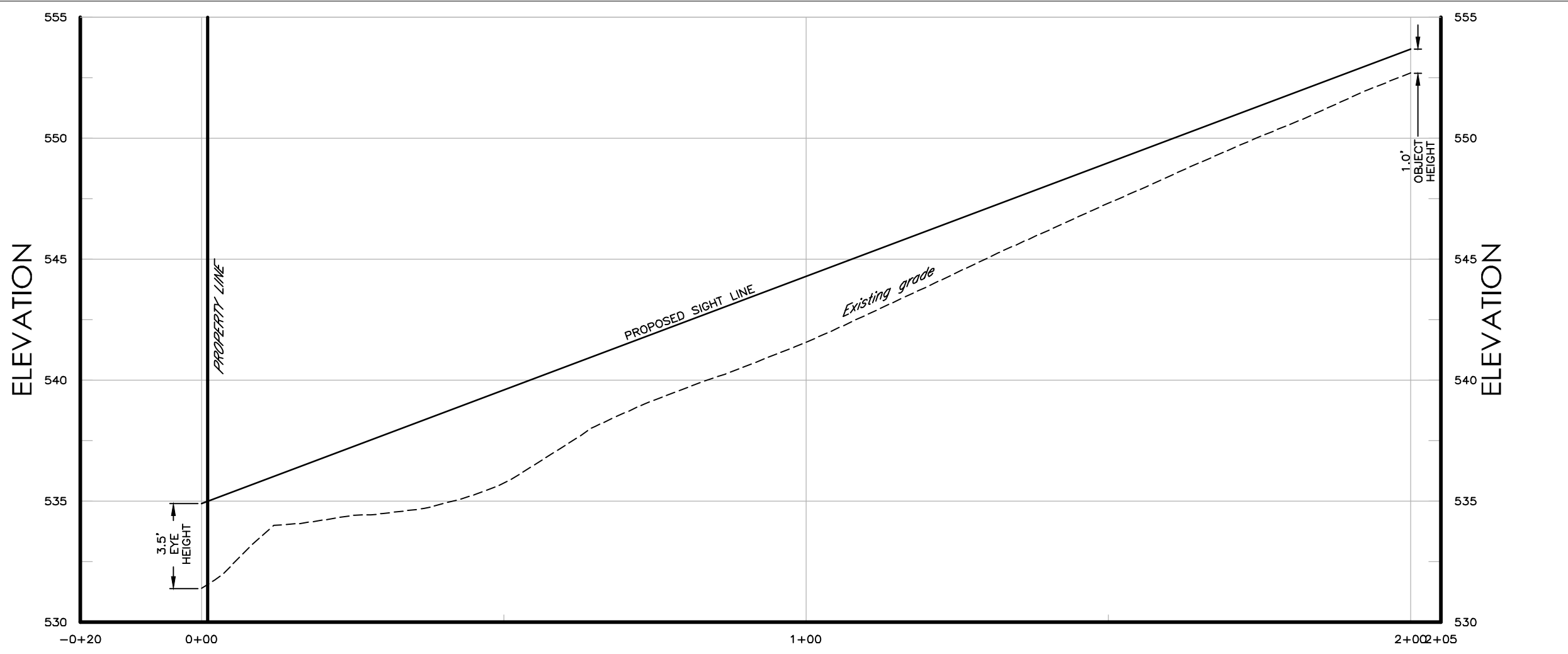


| PERCOLATION TEST DATA |               |
|-----------------------|---------------|
| P1                    | 1.67 MIN./IN. |
| P2                    | 12 MIN./IN.   |
| P3                    | 8 MIN./IN.    |
| P4                    | 12 MIN./IN.   |

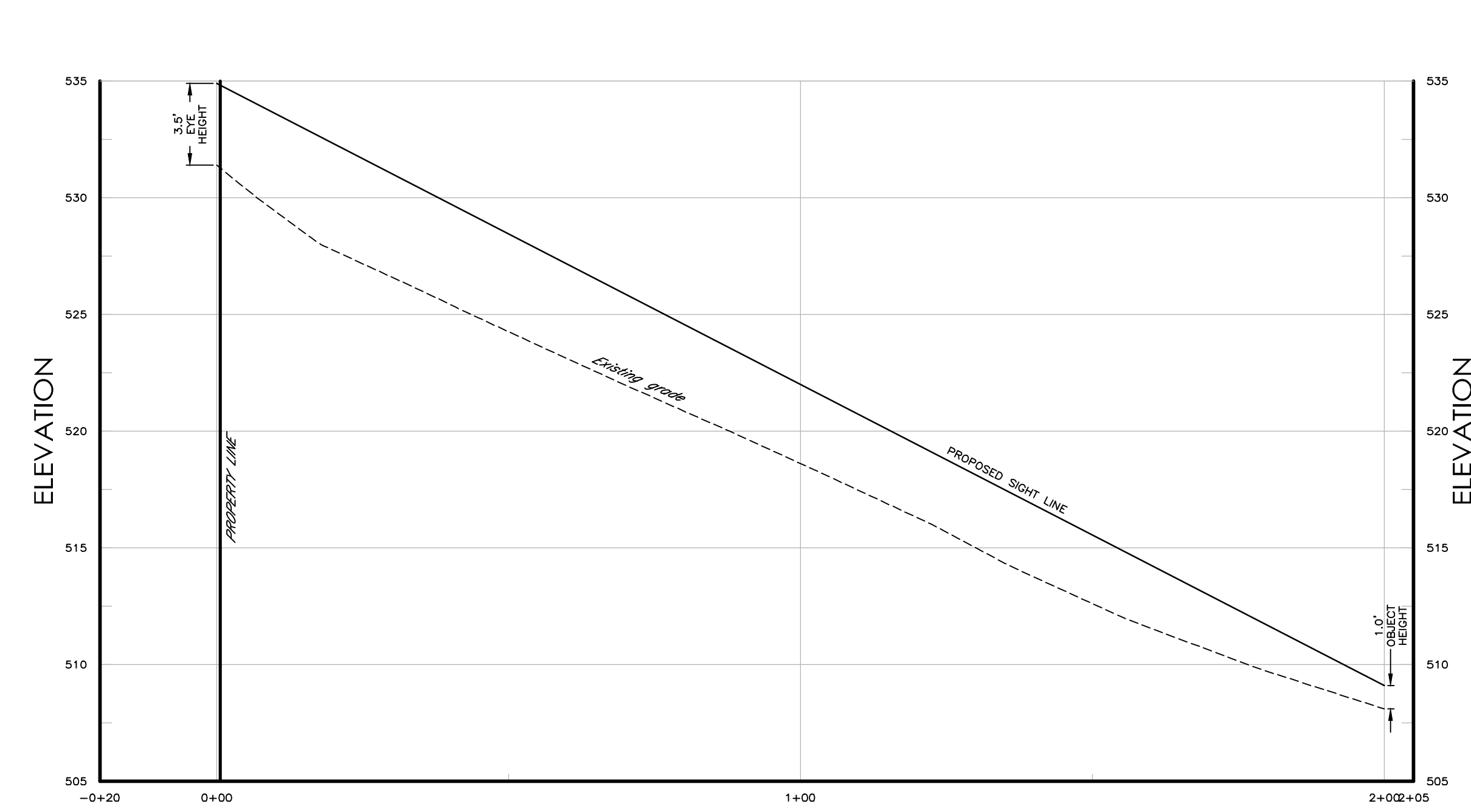
| DEEP TEST HOLE DESCRIPTION |  |
|----------------------------|--|
| DT1                        | 0"-6" TOPSOIL<br>6"-54" BROWN SANDY LOAM WITH LARGE COBBLE<br>LEDGE AT 54"                               |
| DT2                        | 0"-6" TOPSOIL<br>5"-84" BROWN SANDY LOAM WITH LARGE COBBLE   |
| DT3                        | 0"-12" TOPSOIL<br>12"-66" BROWN SANDY LOAM WITH LARGE COBBLE<br>LEDGE AT 66"                             |
| DT4                        | 0"-18" TOPSOIL<br>18"-54" MOD BROWN LOAM<br>54"-72" DARK COMP LOAM WITH CLAY<br>LEDGE ENCOUNTERED AT 72" |

| ZONING TABLE                                  |          |             |
|---|----------|-------------|
| ZONE: ONE FAMILY RESIDENCE DISTRICT ZONE R-2A |          |             |
| TOTAL LOT AREA:                               | 4.301 AC | PROPOSED    |
| MINIMUM LOT AREA:                             | 2 ACRES  | 4.301 ACRES |
| FRONT YARD SETBACK:                           | 50 FT.   | 131.0 FT.   |
| SIDE YARD SETBACK:                            | 30 FT.   | 57.0 FT.    |
| REAR YARD SETBACK:                            | 50 FT.   | 374.3 FT.   |
| MAXIMUM HEIGHT:                               | 30 FT.   | <30 FT.     |
| MAXIMUM BUILDING COVERAGE:                    | 8%       | 142%        |

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209(2), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER ANY ITEM ON THIS PLAN IN ANY WAY. IF ANY ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

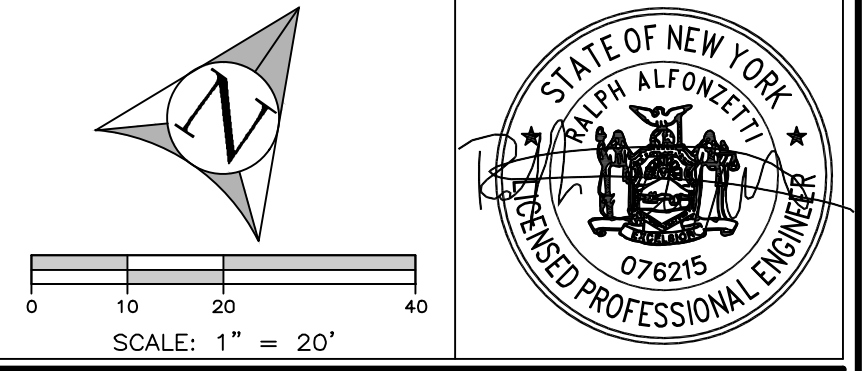


SIGHT LINE LOOKING RIGHT PROFILE  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 5'



SIGHT LINE LOOKING LEFT PROFILE  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 5'

FIRE DISTRICT: BANKSVILLE FIRE DEPARTMENT  
SCHOOL DISTRICT: BYRAM HILLS  
APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD  
RESOLUTION, DATED: \_\_\_\_\_  
ENGINEERING DRAWINGS, PLANS REVIEWED BY TOWN ENGINEER  
DATE: \_\_\_\_\_  
JOSEPH M. CERMELE, P.E.  
KELLAND SESSIONS CONSULTING CONSULTING TOWN ENGINEERS  
DATE: \_\_\_\_\_  
CHRISTOPHER CATHY, CHAIRMAN  
TOWN OF NORTH CASTLE PLANNING BOARD



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

| SITE DATA   |                       |
|---|-----------------------|
| OWNER/APPLICANT:<br>ALSHULER  |                       |
| SITE ADDRESS:<br>16 CAREY DRIVE,<br>BEDFORD, NEW YORK<br>10506                                      |                       |
| TAX MAP #:<br>102.02-1-6  |                       |
| LOT AREA: 4.30 ACRES  |                       |
| ZONING: R-2A  | REVISED: JUNE 1, 2021 |
| DRAWING: _____ DATE: _____  |                       |
| PROJECT:<br>16 CAREY DR, BEDFORD, NY 10506<br>TOWN OF NORTH CASTLE, WESTCHESTER COUNTY,<br>NEW YORK |                       |





**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)

**GROSS LAND COVERAGE CALCULATIONS WORKSHEET**

Application Name or Identifying Title: 16 CAREY DRIVE, BEDFORD, NY 10506 Date: 05/17/2021

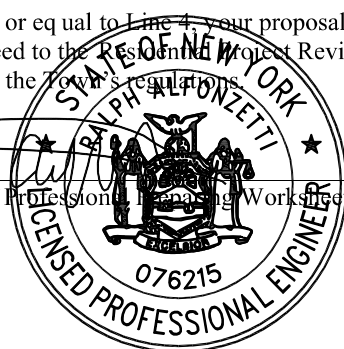
Tax Map Designation or Proposed Lot No.: 102.02-1-6

Gross Lot Coverage

1. Total lot Area (Net Lot Area for Lots Created After 12/13/06): 187,336.235 S.F.
2. **Maximum** permitted gross land coverage (per Section 355-26.C(1)(b)): 20,787.367 S.F.
3. **BONUS** maximum gross land cover (per Section 355-26.C(1)(b)):  
 Distance principal home is beyond minimum front yard setback  
81.0 x 10 = 810 810 S.F.
4. **TOTAL Maximum Permitted gross land coverage** = Sum of lines 2 and 3 21,597.367 S.F.
5. Amount of lot area covered by **principal building**:  
0 existing + 2672.8 proposed = 2,672.8 S.F.
6. Amount of lot area covered by **accessory buildings**:  
0 existing + 0 proposed = 0 S.F.
7. Amount of lot area covered by **decks**:  
0 existing + 925.8 proposed = 925.8 S.F.
8. Amount of lot area covered by **porches**:  
0 existing + 0 proposed = 0 S.F.
9. Amount of lot area covered by **driveway, parking areas and walkways**:  
0 existing + 3887.2 proposed = 3,887.2 S.F.
10. Amount of lot area covered by **terraces**:  
0 existing + 0 proposed = 0 S.F.
11. Amount of lot area covered by **tennis court, pool and mechanical equip**:  
0 existing + 0 proposed = 0 S.F.
12. Amount of lot area covered by **all other structures**:  
0 existing + 0 proposed = 0 S.F.
13. Proposed **gross land coverage**: Total of Lines 5 – 12 = 7,485.8 S.F.

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.

  
 Signature and Seal of Professional Planning Worksheet



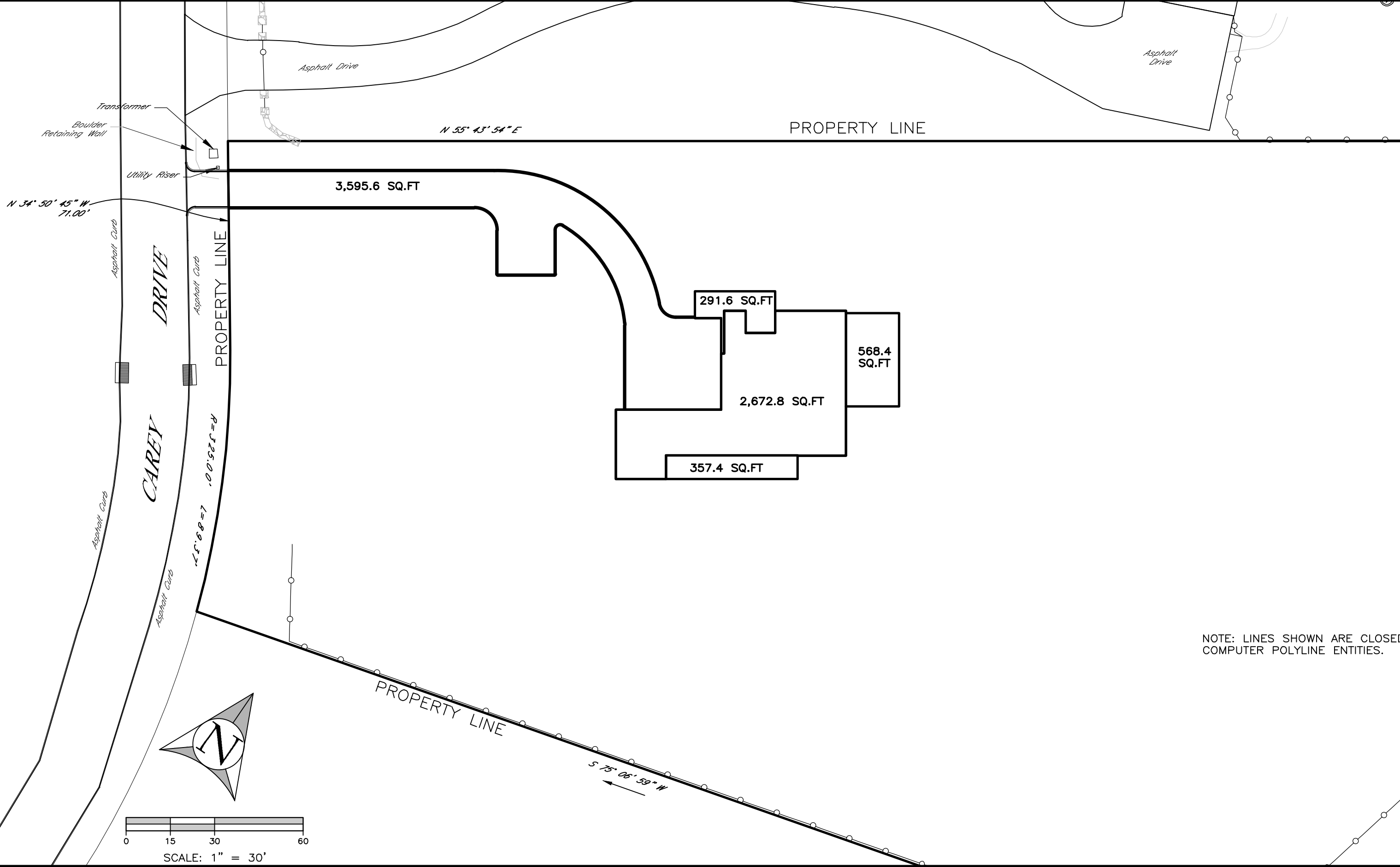
5/17/2021  
 Date

LOT AREA, NET – Lot area minus seventy five (75) percent of the area of any wetlands, waterbodies and, watercourses, but excluding any adjacent areas, all as defined in Chapter 209 Wetlands and Drainage, of the Town Code, and the area of any steep slopes, as defined Chapter 213, except that in the case of one-family lots, the deduction for steep slopes shall be only fifty (50) percent.

| Lot Size                          | Maximum Permitted Gross Land Coverage for One-Family Dwelling Lots <sup>1</sup><br>(square feet) |
|-----------------------------------|--|
| Less than 5,000 square feet       | 50% of the lot area  |
| 5,000 to 9,999 square feet        | 2,500 plus 30% of the lot area in excess of 5,000 square feet                                    |
| 10,000 to 14,999 square feet      | 4,000 plus 24% of the lot area in excess of 10,000 square feet                                   |
| 15,000 square feet to 0.499 acres | 5,200 plus 18% of the lot area in excess of 15,000 square feet                                   |
| 0.5 to 0.749 acres                | 6,420 plus 15% of the lot area in excess of 0.5 acres  |
| 0.75 to 0.999 acres               | 8,050 plus 12% of the lot area in excess of 0.75 acres   |
| 1.0 to 1.999 acres                | 9,350 plus 9% of the lot area in excess of 1.0 acres   |
| 2.0 acres or more                 | 13,270 plus 7.5% of the lot area in excess of 2.0 acres  |

\*Permitted gross land coverage limitations for two-family dwelling lots in the R-2F District shall be twenty five (25) percent greater than that permitted for one-family dwelling lots.

NOTWITHSTANDING ABOVE LIMITATIONS, AN ADDITIONAL 10 SQUARE FEET OF GROSS LAND COVERAGE SHALL BE PERMITTED FOR EACH ONE FOOT OF FRONT YARD SETBACK OF THE PRINCIPAL DWELLING IN EXCESS OF THE MINIMUM FRONT YARD SETBACK REQUIRED.



NOTE: LINES SHOWN ARE CLOSED COMPUTER POLYLINE ENTITIES.



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

January 29, 2019  
 Telephone: (914) 273-3542  
 Fax: (914) 273-3554  
[www.northcastleny.com](http://www.northcastleny.com)

PLANNING DEPARTMENT  
 Adam R. Kaufman, AICP  
 Director of Planning

### FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: 16 CARRY Date: 5/11/21  
 Tax Map Designation or Proposed Lot No.: 102,02-1-6

Floor Area

- |         |   |                     |
|---------|---|---------------------|
| 1.      | Total Lot Area (Net Lot Area for Lots Created After 12/13/06):  | <u>187,336.2 SF</u> |
| 2.      | Maximum permitted floor area (per Section 355-26.B(4)):   | <u>14914</u>        |
| 3.      | Amount of floor area contained within first floor:<br>- <u>    </u> existing + <u>1820</u> proposed = <u>    </u>                               | <u>1820</u>         |
| 4.      | Amount of floor area contained within second floor:<br>- <u>    </u> existing + <u>1280</u> proposed = <u>    </u>                              | <u>1280</u>         |
| 5.      | Amount of floor area contained within garage:<br>- <u>    </u> existing + <u>770</u> proposed = <u>    </u>                                     | <u>770</u>          |
| 6.      | Amount of floor area contained within porches capable of being enclosed:<br>- <u>    </u> existing + <u>196</u> proposed = <u>    </u>          | <u>196</u>          |
| 7.      | Amount of floor area contained within basement (if applicable – see definition):<br>- <u>    </u> existing + <u>1000</u> proposed = <u>    </u> | <u>1000</u>         |
| 8.      | Amount of floor area contained within attic (if applicable – see definition):<br>- <u>    </u> existing + <u>    </u> proposed = <u>    </u>    | <u>    </u>         |
| 9.      | Amount of floor area contained within all accessory buildings:<br>- <u>    </u> existing + <u>    </u> proposed = <u>    </u>                   | <u>    </u>         |
| 10. Pro | posed floor area: Total of Lines 3 – 9 = <u>    </u>  | <u>5066</u>         |

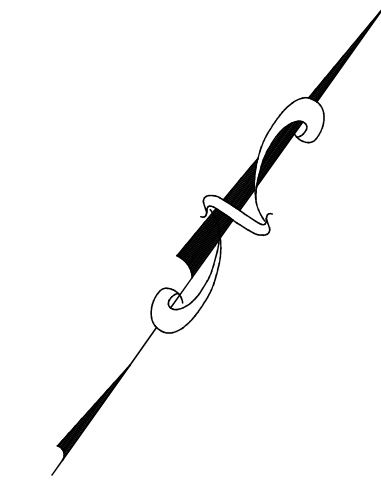
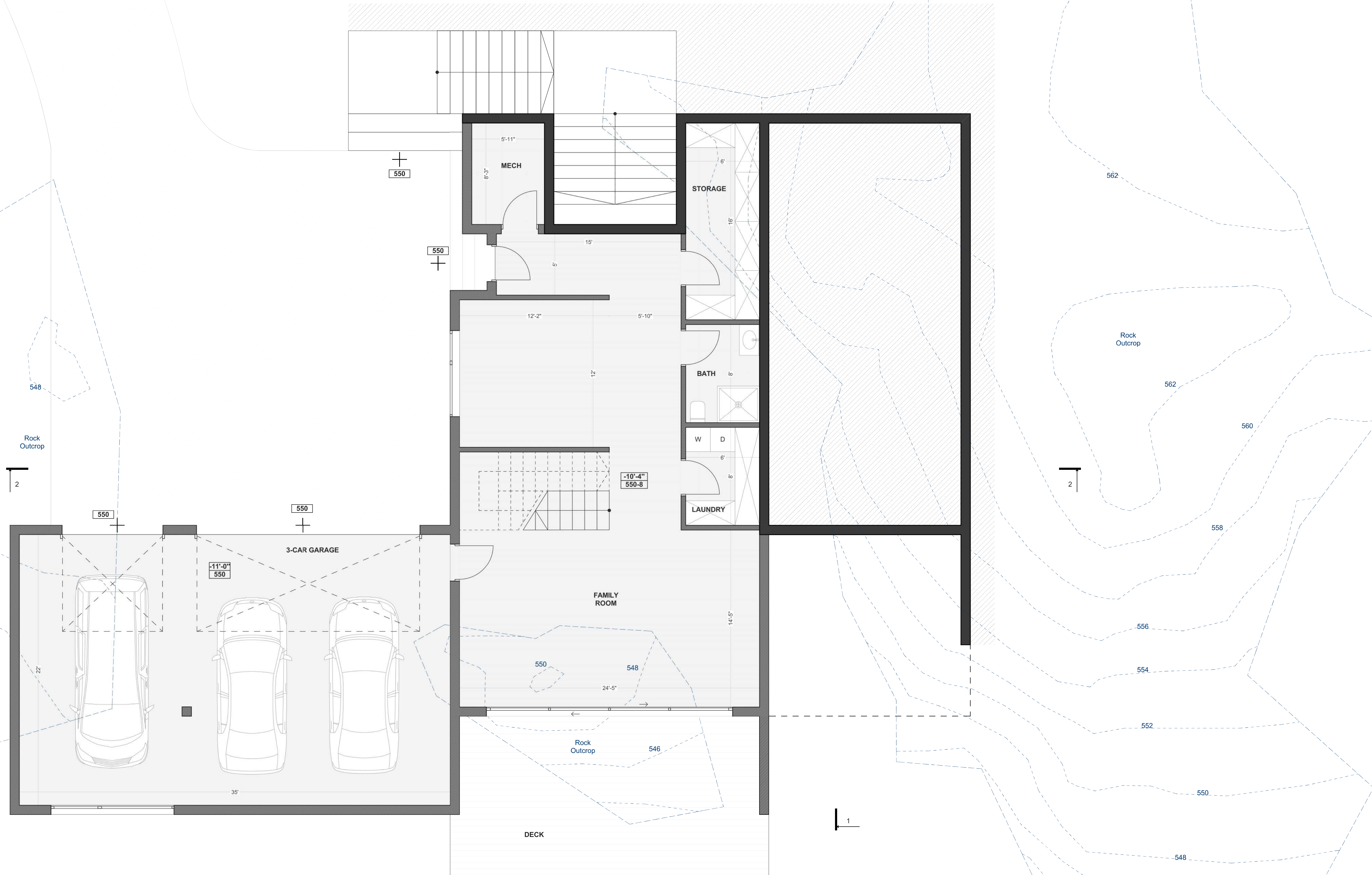
If Line 10 is less than or equal to Line 2, your proposal **complies** with the Town's maximum floor area regulations and the project may proceed to the Residential Project Review Committee for review. If Line 10 is greater than Line 2 your proposal does not comply with the Town's regulations.

Signature and Seal of Professional Prep



05/12/2021  
 Date

1st floor - 1820  
2nd floor - 1280  
Basement - 1000  
TOTAL - 4100  
Garage - 770



16 Carey Dr, Bedford, NY 10506

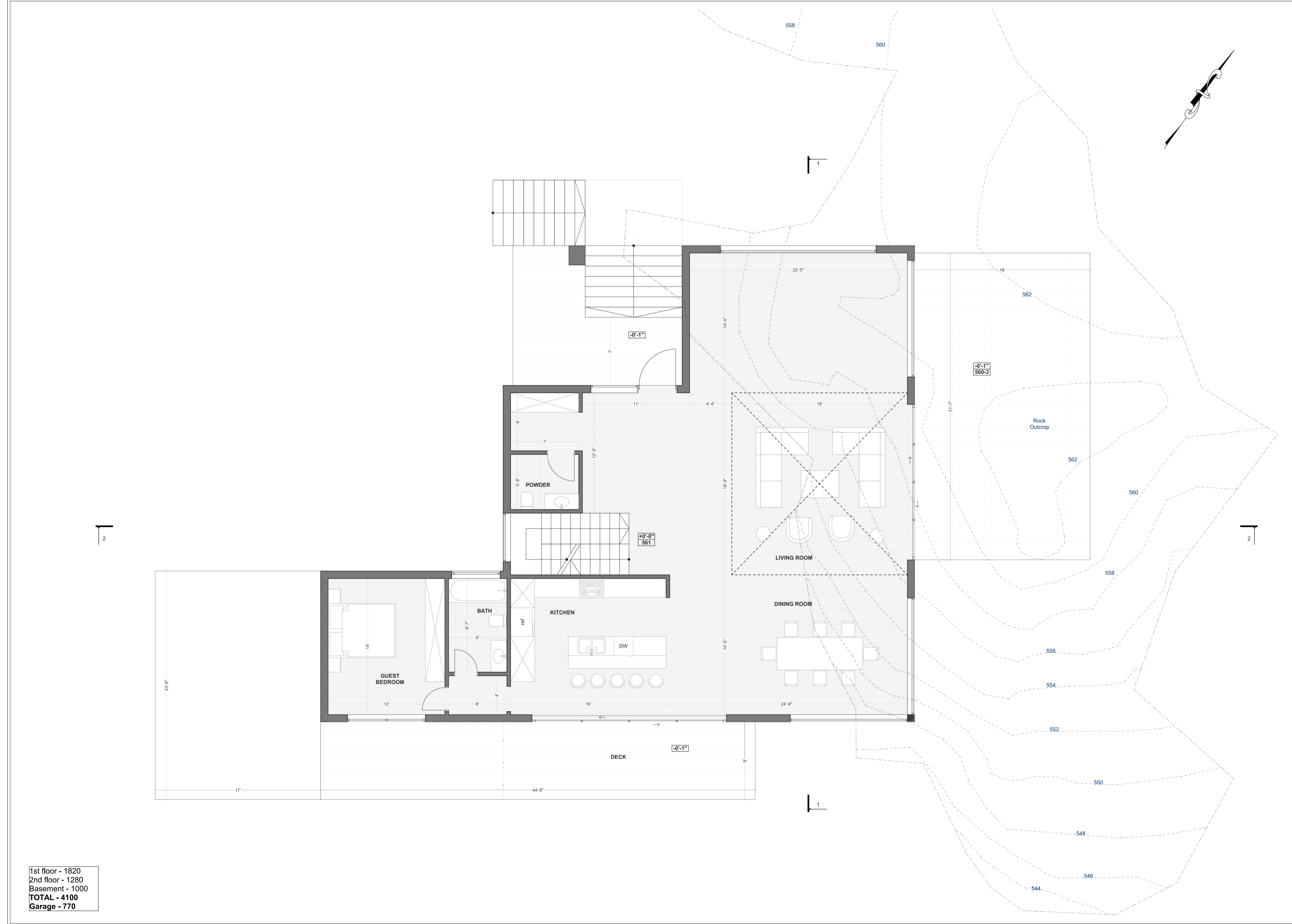
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**BASEMENT PLAN**

DRAWING SHEET NO:  
**A1-01**



1st floor - 1820  
 2nd floor - 1280  
 Basement - 1000  
**TOTAL - 4100**  
 Garage - 770



16 Carey Dr., Bedford, NY 10506

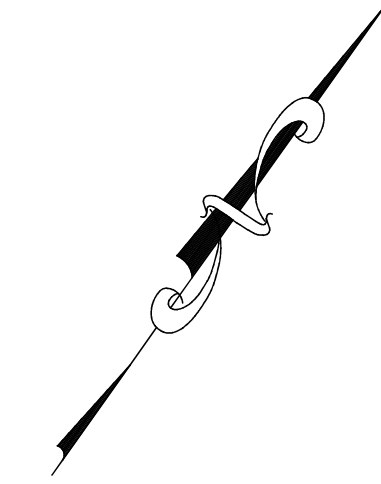
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**1ST FLOOR PLAN**

DRAWING SHEET NO:  
 A1-02





1st floor - 1820  
 2nd floor - 1280  
 Basement - 1000  
**TOTAL - 4100**  
 Garage - 770

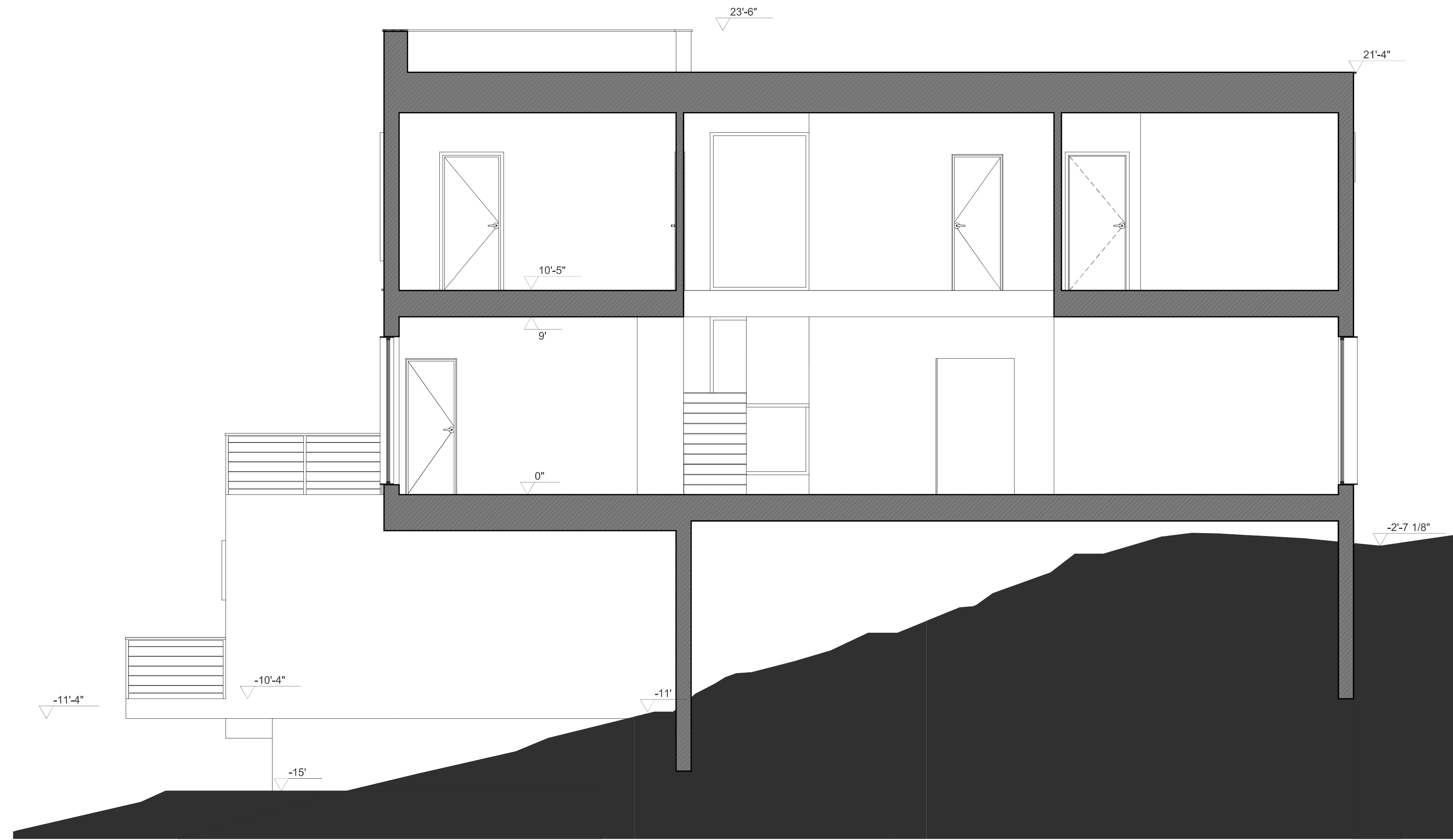


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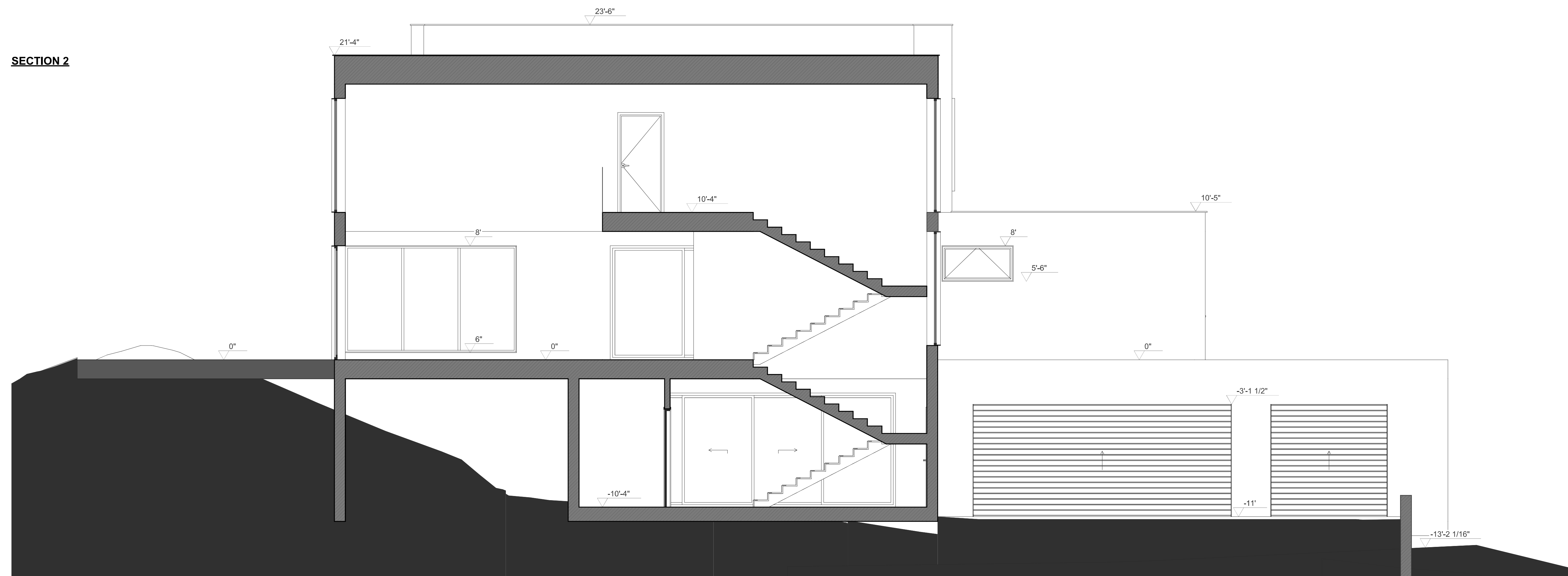
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**SECTION 1**



**SECTION 2**

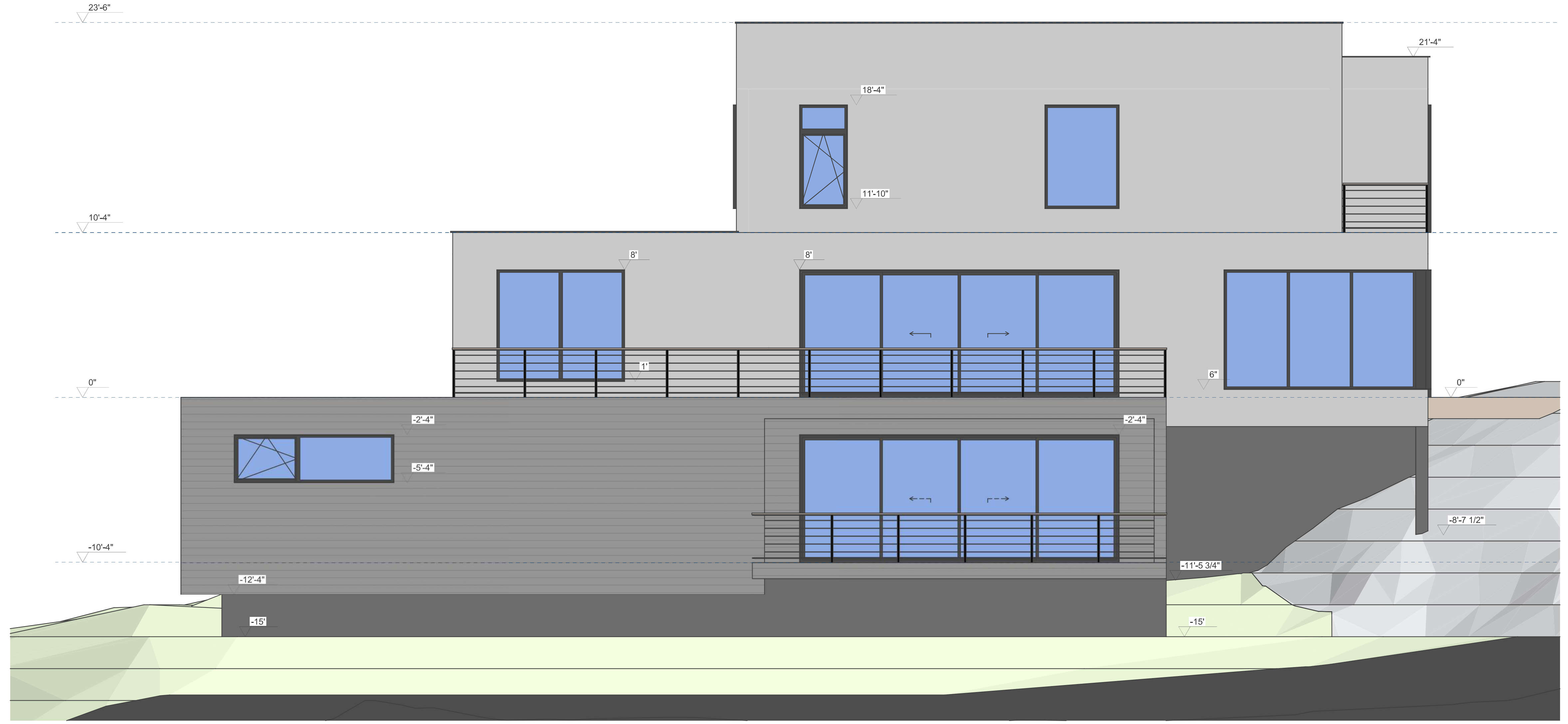


16 Carey Dr. Bedford, NY 10506

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**SOUTH ELEVATION**



**EAST ELEVATION**



16 Carey Dr, Bedford, NY 10506

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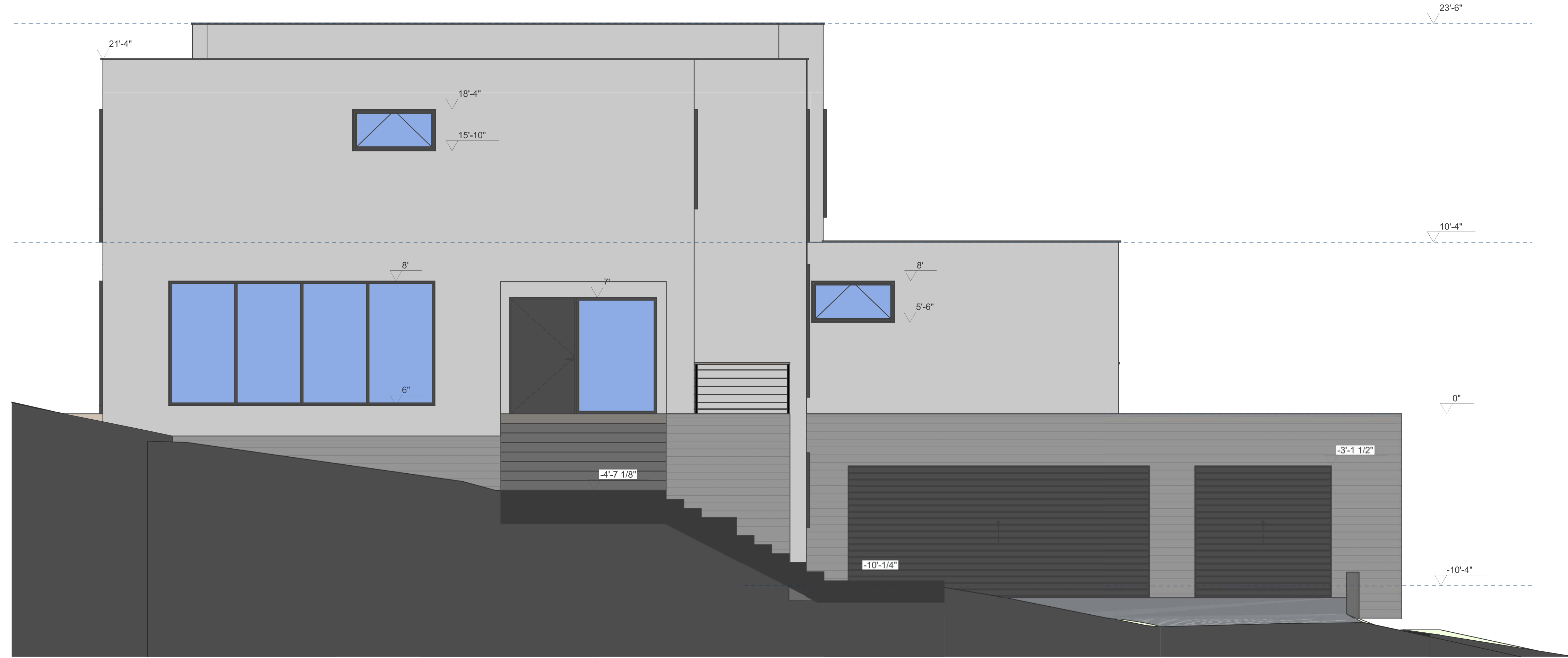
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**ELEVATIONS**

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**SOUTH ELEVATION**



**WEST ELEVATION**



16 Carey Dr., Bedford, NY 10506

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**ELEVATIONS**

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