



CROZIER GEDNEY ARCHITECTS, PC

41 Elm Place ~ Rye, New York 10580

914.967.6060

WWW.CROZIERGEDNEY.COM

June 14, 2021

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

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

Dear Mr. Kaufman,

Attached please find our Conceptual Master Plan for the above referenced property.

Attached/Enclosed are:

1. Application for Site Development Plan and Application Fee of \$200.00
2. Wetlands and Drainage Application and Application Fee of \$ 50.00
3. Conceptual Master Plan prepared by JD Barrett
4. Site Plan G-100 prepared by Crozier Gedney Architects
5. Short Environmental Assessment Form
6. 250 Foot Property Abutters List

Project Description:

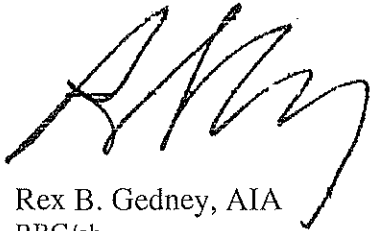
We are making an application for Site Development Plan and a Wetlands and Drainage Application for the proposed renovation to the main residence. The overall renovation includes partial demolition to the left wing and reconstruction of that area to include attached vehicle garages. Additionally, site work includes the formalization of the driveway and main entrance, on-grade terraces at the rear (west) of the residence, underground stormwater management systems, and geothermal wells for the heating/cooling systems.

Continued...

Referrals:

We are requesting the Planning Board refer our application to the Zoning Board of Appeals for all necessary variances and to the Conservation Board for their consideration.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'R. Gedney', written over a light blue horizontal line.

Rex B. Gedney, AIA
RBG/ch

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



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

PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

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

Application for Site Development Plan Approval

Application Name

Rozov RESIDENCE



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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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PLANNING BOARD SCHEDULE OF ESCROW ACCOUNT DEPOSITS

| <u>Type of Application Deposit*</u> | <u>Amount of Initial Escrow Account</u> |
|---|--|
| 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

Date:

6/11/2021

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

Name of Property Owner: YADIN AND URSULA ROZOV
Mailing Address: 1 ANCHOR DRIVE, RYE, NY 10580
Telephone: 646-701-3274 Fax: _____ e-mail YADIN.ROZOV@me.com

Name of Applicant (if different): SAME AS ABOVE
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 No
If yes, please submit affidavit stating such. If no, application cannot be reviewed by Planning Board

Name of Professional Preparing Site Plan: NATHANIEL J HOLT P.E.
Address: 592 RT. 22 SUITE 5C, PAWLING, NY. 12564
Telephone: 914 760 1800 Fax: 772 2049553 e-mail DAN@HOLTENGINEERING.NET

Name of Other Professional: REX B HEDNEY, P.A. c/o CROZIER HEDNEY ARCHT. PC.
Address: 41 KENN PLACE, RYE, NY 10580
Telephone: 914967-6060 Fax: 914 967 6071 e-mail REX@CROZIERHEDNEY.COM



Name of Attorney (if any): P. DANIEL HOLLIS
Address: 55 SMITH AVE, MT KISCO, NY 10549
Telephone: 914 666-5600 Fax: _____ e-mail Pdhollis@hollisLAIDMAN.COM

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: 6/12/2021
Signature of Property Owner:  agent Date: 6/12/2021

MUST HAVE BOTH SIGNATURES

II. IDENTIFICATION OF SUBJECT PROPERTY

Street Address: 1563 OLD ORCHARD ST.

Location (in relation to nearest intersecting street):

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

Abutting Street(s): N/A

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

Tax Map Designation (OLD): Section 3 Block 67 Lot 27.A

Zoning District: R-1A Total Land Area 7.92 acre

Land Area in North Castle Only (if different) 7.92

Fire District(s) N. White Plains School District(s) VALHALLA

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

The boundary of any city, town or village?
No Yes (adjacent) _____ Yes (within 500 feet) _____
If yes, please identify name(s): _____

The boundary of any existing or proposed County or State park or any other recreation area?
No Yes (adjacent) _____ Yes (within 500 feet) _____

The right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway?
No Yes (adjacent) _____ Yes (within 500 feet) _____

The existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel lines?
No Yes (adjacent) _____ Yes (within 500 feet) _____

The existing or proposed boundary of any county or State owned land on which a public building or institution is situated?
No Yes (adjacent) _____ Yes (within 500 feet) _____

The boundary of a farm operation located in an agricultural district?
No Yes (adjacent) _____ Yes (within 500 feet) _____

Does the Property Owner or Applicant have an interest in any abutting property?
No Yes _____

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

III. DESCRIPTION OF PROPOSED DEVELOPMENT

Proposed Use: RESIDENTIAL

Gross Floor Area: Existing 19,341 S.F. Proposed _____ 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 _____ S.F.;

Number of Dwelling Units: 1

Number of Parking Spaces: Existing N/A Required N/A Proposed N/A

Number of Loading Spaces: Existing N/A Required N/A Proposed N/A

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

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

Areas of special flood hazard? No Yes _____

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

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

No Yes _____

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

Town-regulated wetlands? No _____ Yes

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

State-regulated wetlands? No Yes _____

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

IV. SUBMISSION REQUIREMENTS

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

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

(continued next page)

V. INFORMATION TO BE INCLUDED ON SITE DEVELOPMENT PLAN

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

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

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

Legal Data:

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

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.
- Location, size and design of existing signs.
- Location, type, direction, power and time of use of existing outdoor lighting.
- 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:

- N/A 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.
- N/A Proposed sight distance at all points of vehicular access.
- N/A Proposed number of employees for which buildings are designed
- N/A 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.
- N/A 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.

WETLANDS AND DRAINAGE APPLICATION TOWN OF NORTH CASTLE BUILDING DEPARTMENT


DATE: 6/12/2021 \$50 (min.) for Residential Apps. FEE: \$ 50-
\$250 (min.) for Commercial Apps.

1. NAME & ADDRESS OF APPLICANT: YASIN AND URSULA ROZOV OWNER (IF DIFFERENT): SAME
1 Anchor Dr.
Rye, NY 10580
TELEPHONE: (646) 701-3274 TELEPHONE: () -

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

3. DESCRIPTION OF PROPOSED WORK & MATERIALS: PLANS & SPECIFICATIONS ANNEXED HERETO. STATE NAME AND OCCUPATION OF PREPARER:
RENOVATIONS AND ADDITION TO MAIN RESIDENCE INCLUDING
EXTERIOR PATIOS, DRIVEWAY, GED-THERMAL WELLS AND
STORM WATER MANAGEMENT SYSTEMS

4. IMPACT STATEMENT (IF REQUIRED) PREPARED BY: N/A.

DATED: 6/12/2021 APPLICANT'S SIGNATURE: 

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

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

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

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

Short Environmental Assessment Form

Part 1 - Project Information

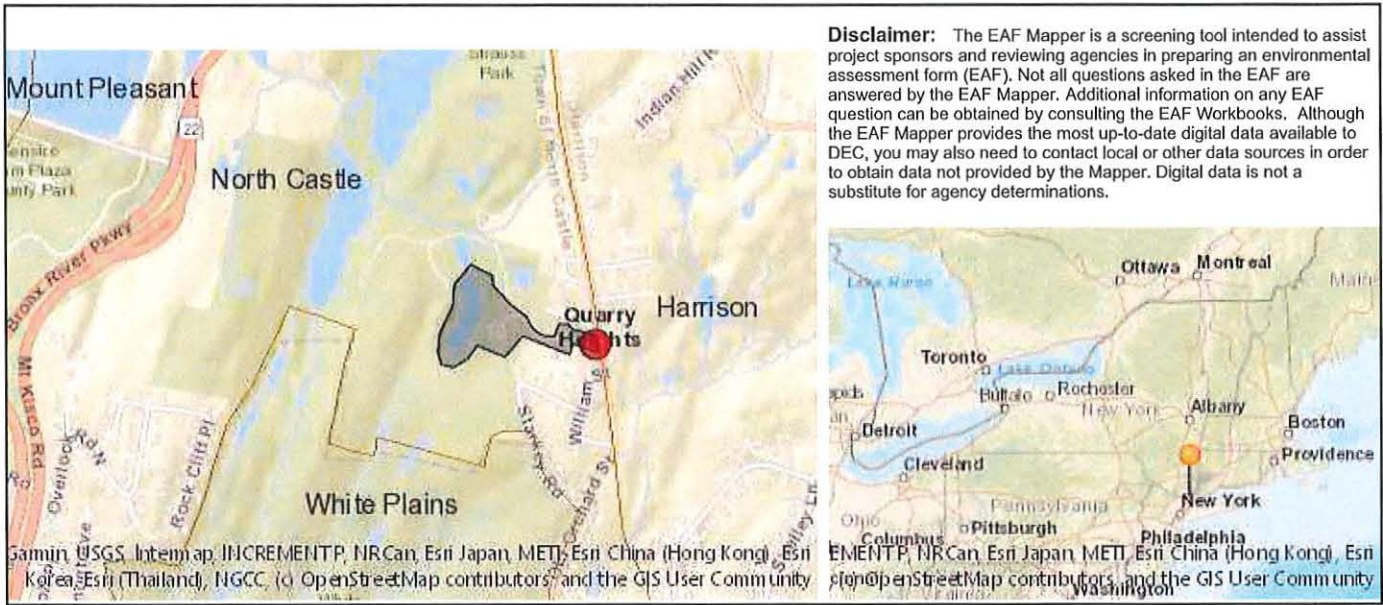
Instructions for Completing

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 | | | |
| YADIN AND URSULA ROSOV | | | |
| Name of Action or Project: PROPOSED SITE IMPROVEMENTS AND RENOVATIONS AT 1503 OLD ORCHARD STREET | | | |
| Project Location (describe, and attach a location map): 1503 OLD ORCHARD STREET, WEST HARRISON, NY (TOWN OF NORTH CASTLE) | | | |
| Brief Description of Proposed Action: RENOVATIONS AND MODIFICATIONS TO AN EXISTING RESIDENCE, REALIGNMENT OF AN EXISTING DRIVEWAY CONSTRUCTION OF TWO SMALL PATIOS, GENERAL LANDSCAPING AND SITE IMPROVEMENTS | | | |
| Name of Applicant or Sponsor: YADIN AND URSULA ROSOV | | Telephone: 646 701 3274 | |
| | | E-Mail: YADIN.ROSOV@ME.COM | |
| Address: 1 ANCHOR DR. | | | |
| City/PO: Rye | State: NY | Zip Code: 10570 | |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | | NO <input checked="" type="checkbox"/> |
| | | | YES <input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: | | | NO <input checked="" type="checkbox"/> |
| | | | YES <input type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? | | 7.93 acres | |
| b. Total acreage to be physically disturbed? | | 0.8 acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | 7.93 acres | |
| 4. Check all land uses that occur on, 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, a. A permitted use under the zoning regulations? | NO | YES | N/A |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | NO | 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? Name: Airport 60 Ldn Noise Contour, Reason: Exceptional or unique character, Agency: Westchester County, If Yes, identify: Date: 1-31-90 | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | NO | YES | |
| | <input 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? If the proposed action will exceed requirements, describe design features and technologies: _____ _____ | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ CONSTRUCTION OF DRILLED WELL(S) _____ | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____ | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ PROPERTY IS ADJACENT TO "QUARRY LAKE" AND ITS ASSOCIATED WETLAND BUFFER AREAS. ACTIVITIES WILL OCCUR WITHIN THE BUFFERS, WITH NO ACTIVITIES WITHIN THE LAKE. TOTAL BUFFER DISTURBANCE WILL BE LESS THAN 0.8 ACRES _____ | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | | | |



| | |
|---|---|
| Part 1 / Question 7 [Critical Environmental Area] | Yes |
| Part 1 / Question 7 [Critical Environmental Area - Identify] | Name:Airport 60 Ldn Noise Contour, Reason:Exceptional or unique character, Agency:Westchester County, Date:1-31-90 |
| 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] | Yes |



North Castle, NY

1 inch = 325 Feet

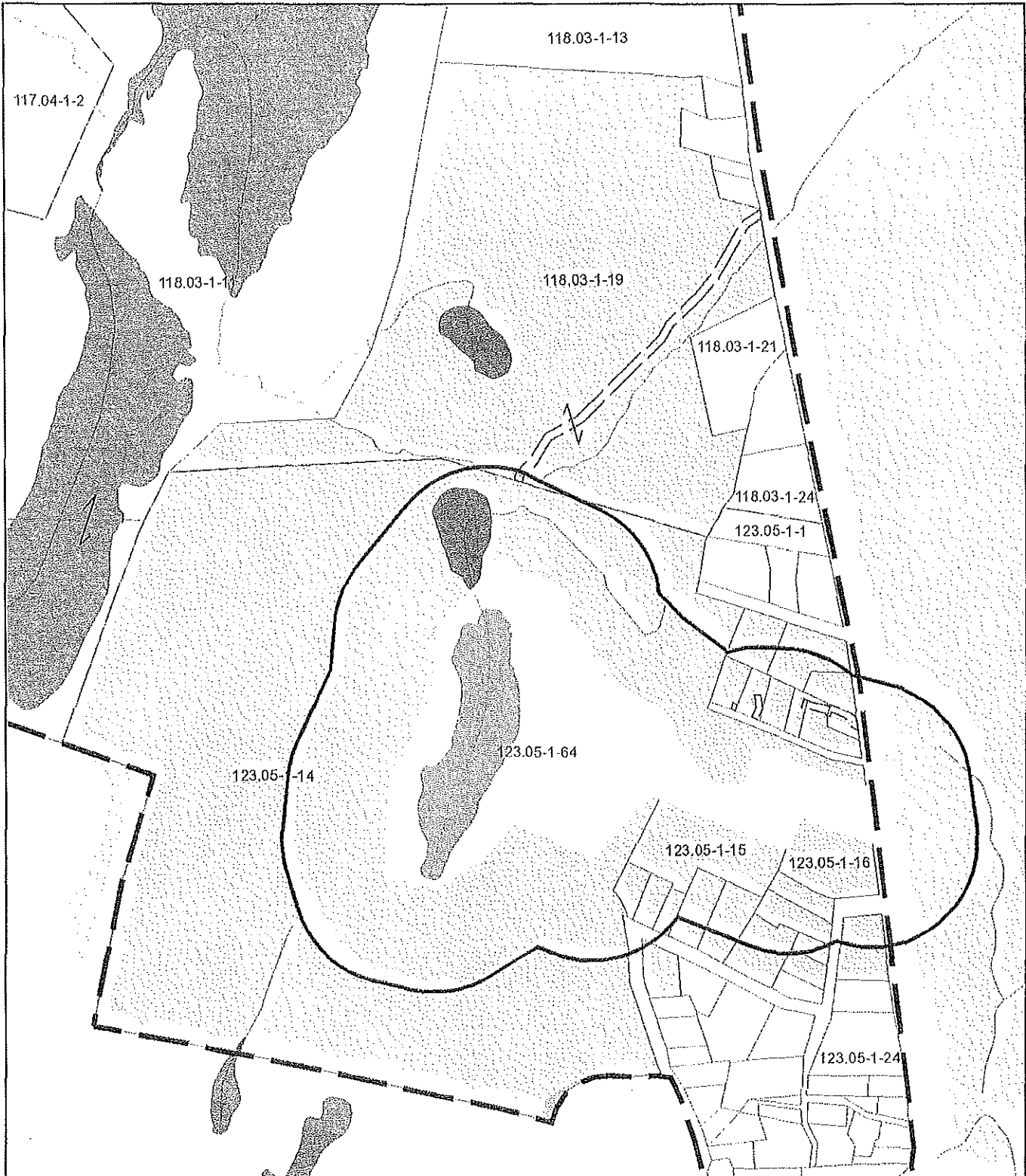


CAI Technologies
Providing Mapping Geospatial Software

May 11, 2021



www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



250 foot Abutters List Report

North Castle, NY
May 11, 2021

Subject Property:

Parcel Number: 123.05-1-64
CAMA Number: 123.05-1-64
Property Address: 1503 OLD ORCHARD ST

Mailing Address: HTR OLD QUARRY LAKE LLC
1 ANCHOR DR
RYE, NY 10580

Abutters:

Parcel Number: 118.03-1-19
CAMA Number: 118.03-1-19
Property Address: 1547 OLD ORCHARD ST

Mailing Address: COUNTY OF WESTCHESTER
148 MARTINE AVE
WHITE PLAINS, NY 10601

Parcel Number: 123.05-1-10
CAMA Number: 123.05-1-10
Property Address: 8 MEMORIAL LN

Mailing Address: MORAN GLORIA GLADYS
8 MEMORIAL LN
N WHITE PLAINS, NY 10604

Parcel Number: 123.05-1-11
CAMA Number: 123.05-1-11
Property Address: 6 MEMORIAL LN

Mailing Address: ARTEAGA JOSE
1509 OLD ORCHARD ST
N WHITE PLAINS, NY 10604

Parcel Number: 123.05-1-12
CAMA Number: 123.05-1-12
Property Address: 1507 OLD ORCHARD ST

Mailing Address: PRISCO JOHN PRISCO GLENN
11 BIRCH GROVE DR
ARMONK, NY 10504

Parcel Number: 123.05-1-13
CAMA Number: 123.05-1-13
Property Address: 2 MEMORIAL LN

Mailing Address: USZAK RANDI A
2 MEMORIAL LN
N WHITE PLAINS, NY 10604

Parcel Number: 123.05-1-14
CAMA Number: 123.05-1-14
Property Address: 1 MEMORIAL LN

Mailing Address: CITY OF NEW YORK BUREAU OF
WATER SUPPLY, TAXES
71 SMITH AVE
KINGSTON, NY 12401

Parcel Number: 123.05-1-15
CAMA Number: 123.05-1-15
Property Address: 3 WILLIAM ST

Mailing Address: LAURA J O'DONNELL I/T LAURIE S
GRIFFO TRUSTEE
3 WILLIAM ST
WEST HARRISON, NY 10604

Parcel Number: 123.05-1-16
CAMA Number: 123.05-1-16
Property Address: 1497 OLD ORCHARD ST

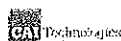
Mailing Address: DILLON CONNOR J
1497 OLD ORCHARD ST
N WHITE PLAINS, NY 10604

Parcel Number: 123.05-1-17
CAMA Number: 123.05-1-17
Property Address: 1 WILLIAM ST

Mailing Address: MORENO LUIS MORENO SILVIA
5 WILLIAM ST
N WHITE PLAINS, NY 10604

Parcel Number: 123.05-1-18
CAMA Number: 123.05-1-18
Property Address: 5 WILLIAM ST

Mailing Address: MORENO LUIS MORENO SILVIA
5 WILLIAM ST
N WHITE PLAINS, NY 10604



www.cai-tech.com

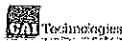
Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



250 foot Abutters List Report

North Castle, NY
May 11, 2021

| | |
|--|---|
| Parcel Number: 123.05-1-19 CAMA Number: 123.05-1-19 Property Address: 7 WILLIAM ST | Mailing Address: MARINO FRANCESCO MARINO NIKKO 9 WILLIAM ST N WHITE PLAINS, NY 10604 |
| Parcel Number: 123.05-1-20 CAMA Number: 123.05-1-20 Property Address: 9 WILLIAM ST | Mailing Address: MARINO FRANCESCO MARINO NIKKO 9 WILLIAM ST N WHITE PLAINS, NY 10604 |
| Parcel Number: 123.05-1-22 CAMA Number: 123.05-1-22 Property Address: 2 WILLIAM ST | Mailing Address: CZOCH NATALIA CZOCH DOROTA 2 WILLIAM ST N WHITE PLAINS, NY 10604 |
| Parcel Number: 123.05-1-5 CAMA Number: 123.05-1-5 Property Address: 5 JOHNSON PL | Mailing Address: PISACANE ROBERT PISACANE MARYANN 5 JOHNSON PL N WHITE PLAINS, NY 10604 |
| Parcel Number: 123.05-1-55 CAMA Number: 123.05-1-55 Property Address: 50 JAMES ST | Mailing Address: MARTIN RAYMOND J MARTIN PATRICIA A 50 JAMES ST N WHITE PLAINS, NY 10604 |
| Parcel Number: 123.05-1-57 CAMA Number: 123.05-1-57 Property Address: 65 JAMES ST | Mailing Address: MARRESE ERMINIO MARRESE MARYLOU 65 JAMES ST N WHITE PLAINS, NY 10604 |
| Parcel Number: 123.05-1-59 CAMA Number: 123.05-1-59 Property Address: 57 JAMES ST | Mailing Address: YANEZ MANUEL O DEL CARPIO QUIROZ MARIA LUISA 132 FULTON ST WHITE PLAINS, NY 10606 |
| Parcel Number: 123.05-1-6 CAMA Number: 123.05-1-6 Property Address: 3 JOHNSON PL | Mailing Address: GERALD JOHNSON R/T GERALD JOHNSON TRUSTEE 3 JOHNSON PL N WHITE PLAINS, NY 10604 |
| Parcel Number: 123.05-1-60 CAMA Number: 123.05-1-60 Property Address: 53 JAMES ST | Mailing Address: ALBERTI MARTIN KIRSCHENBAUM VALERIE 53 JAMES ST N WHITE PLAINS, NY 10604 |
| Parcel Number: 123.05-1-61 CAMA Number: 123.05-1-61 Property Address: 49 JAMES ST | Mailing Address: DILLON JOHN J DILLON MELANIE A 47 JAMES ST N WHITE PLAINS, NY 10604 |
| Parcel Number: 123.05-1-62 CAMA Number: 123.05-1-62 Property Address: 47 JAMES ST | Mailing Address: DILLON JOHN DILLON MELANIE 47 JAMES ST N WHITE PLAINS, NY 10604 |
| Parcel Number: 123.05-1-63 CAMA Number: 123.05-1-63 Property Address: 45 JAMES ST | Mailing Address: DILLON JOHN DILLON MELANIE 47 JAMES ST N WHITE PLAINS, NY 10604 |



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5/11/2021

Page 2 of 3



250 foot Abutters List Report

North Castle, NY
May 11, 2021

Parcel Number: 123.05-1-7
CAMA Number: 123.05-1-7
Property Address: 1509 OLD ORCHARD ST

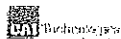
Mailing Address: ARTEAGA JOSE
1509 OLD ORCHARD ST
N WHITE PLAINS, NY 10604

Parcel Number: 123.05-1-8
CAMA Number: 123.05-1-8
Property Address: 12 MEMORIAL LN

Mailing Address: PRISCO JOHN PRISCO GLENN
11 BIRCH GROVE DR
ARMONK, NY 10504

Parcel Number: 123.05-1-9
CAMA Number: 123.05-1-9
Property Address: 10 MEMORIAL LN

Mailing Address: PRISCO JOHN PRISCO GLENN
11 BIRCH GROVE DR
ARMONK, NY 10504



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PERMIT DOCUMENT
 IT IS A VIOLATION OF THE STATE EDUCATION LAW SECTION 1204 (2) FOR ANY PERSON TO ALTER AN ITEM IN ANY WAY UNLESS SUCH PERSON IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, AND THE ENGINEER STAMPS SUCH CHANGES

NOTE: DRAWING MAY BE PRINTED AT REDUCED SCALE

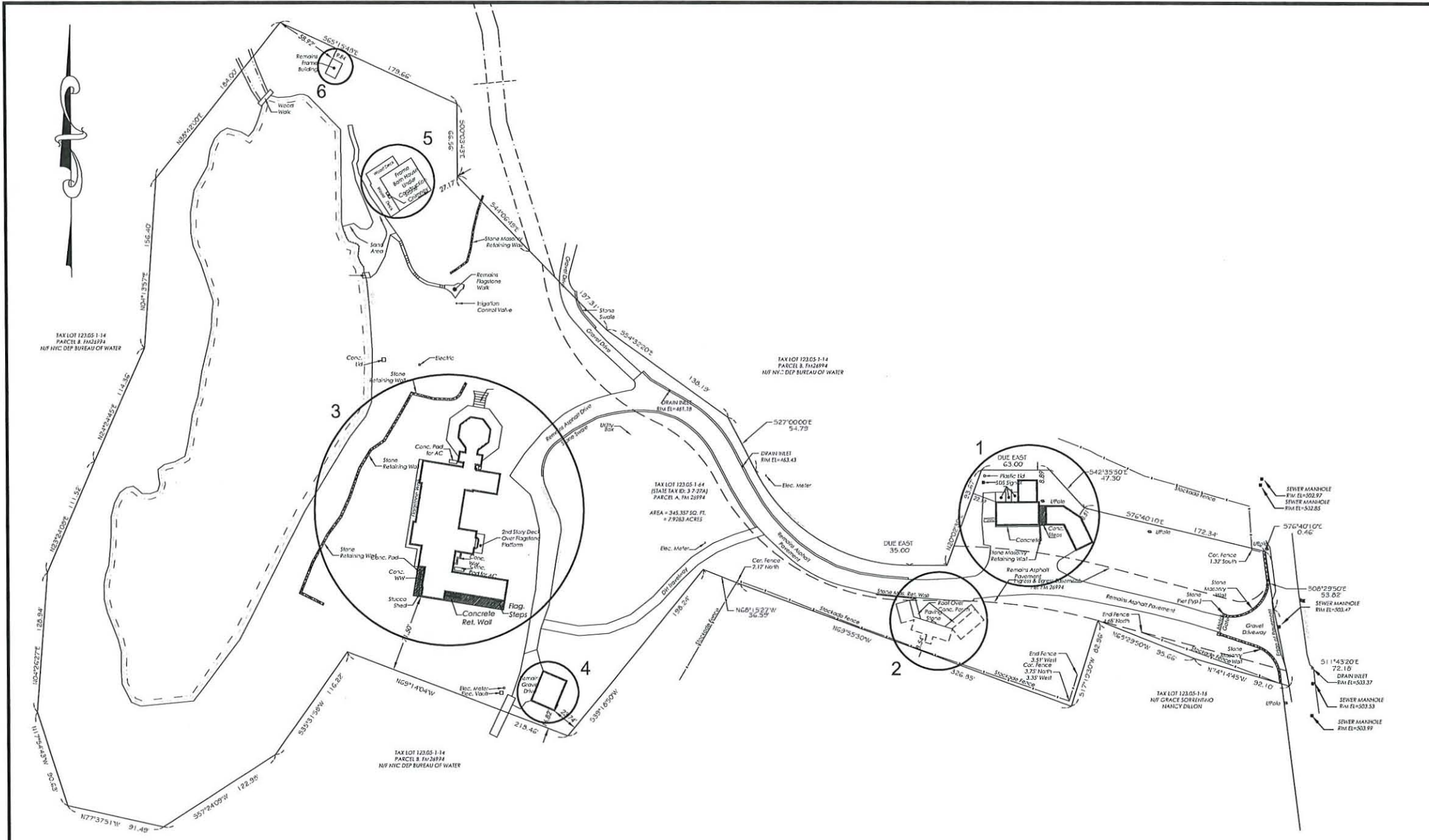
| REVISION # | DATE | REMARKS |
|------------|------|---------|
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| | | |

PROJECT:
 ROZOV RESIDENCE

ADDRESS:
 1503 OLD ORCHARD ST,
 WEST HARRISON, NY,
 10604

DRAWING TITLE
 SITE PLAN

| | |
|---|----------------------------------|
| PROJECT ARCHITECT REX B. GEDNEY | PROJECT # 34956-1 |
| | SCALE: AS NOTED |
| | DATE: 04/09/2021 |
| | DRAWN: C.J.B. |
| | CHECKED: R.B.G. |
| CAD FILE: | SHEET NUMBER G-100 |
| X-REF: | |



1 SITE PLAN
 SCALE: 1" = 50'

AREA LEGEND

| |
|-------------------|
| 1. CARRIAGE HOUSE |
| 2. STABLES |
| 3. MAIN HOUSE |
| 4. GARAGE |
| 5. CABIN |
| 6. PUMP HOUSE |

F.A.R. SQUARE FOOT CALCULATIONS

| BUILDING | AREA | REMARKS |
|--------------------|--------------------|---------|
| CABIN | 1,190 SF | |
| MAIN HOUSE | 12,475 SF | |
| CARRIAGE HOUSE | 3,004 SF | |
| DETACHED GARAGE | 750 SF | |
| STABLES | 1,100 SF | |
| PUMP HOUSE | 160 SF | |
| GRAND TOTAL | = 19,284 SF | |

ZONING CONFORMANCE TABLE - R 1A ZONING DISTRICT

| | REQUIRED | EXISTING | PROPOSED |
|--------------|----------|-------------|-------------|
| MIN LOT SIZE | 1.0 ACRE | 7.428 ACRES | 7.428 ACRES |
| MIN LOT AREA | 1.0 ACRE | 7,428 ACRES | 7,428 ACRES |
| MIN FRONTAGE | 125 FT | 126 FT | 126 FT |
| MIN WIDTH | 125 FT | 1960 FT | 1960 FT |
| MIN DEPTH | 150 FT | 1,040 FT | 1,040 FT |

MIN PRINCIPAL BUILDING SETBACKS

| | REQUIRED | EXISTING | PROPOSED |
|-------------------------------|---------------------------------|---------------------------|---------------------------|
| FRONT YARD | 50 FT | 744 FT | 744 FT |
| SIDE YARD | 25 FT | 71.5 FT | 71.5 FT |
| REAR YARD | 40 FT | 66.01 FT | 66.01 FT |
| MAX HEIGHT (FRINCIPAL)(FEET) | 30 FT | <30 FT/ 1-1/2 STORY | 2 STORIES |
| MAX. BLDG. COVERAGE (%) | 12% | 2.2% FT | 2.2% FT |
| MIN. DWELLING UNIT SIZE | 1,200 SF | 7,145 SF | 7,145 SF |
| MIN. REG'D OFF STREET PARKING | 2 SPACES FOR EACH DWELLING UNIT | MULTIPLE GARAGES 4 SPACES | MULTIPLE GARAGES 4 SPACES |



- LEGEND**
- 1 EXISTING GARAGE
 - 2 FORMER STABLE
 - 3 RENOVATED MAIN HOUSE
 - 4 RENOVATED GARAGE
 - 6 NEW CABIN AND DECK
 - 7 RENOVATED PUMP/ WELL HOUSE
 - 8 REALIGNED DRIVEWAY W/ FRONT DROPOFF
 - 10 NEW REAR PATIOS
 - 12 GARDEN WALLS WITH COACH LIGHTS
 - 13 STEPPING PATHS THROUGH LAWN
 - 14 OPEN LAWN AREA
 - 17 RENOVATED BEACH
 - 18 MULCHED PATHWAYS
 - 19 ROCK OUTCROPS
 - 21 PLANTING MASSES
 - 23 MAIN HOUSE PARKING
 - 24 MAIN HOUSE ENTRY COURT WITH SPECIALTY PAVING
 - 25 DEP DRIVEWAY EASEMENT
 - 26 DANGEROUS TREES TO BE REMOVED
 - 27 PROPOSED GEOTHERMAL WELL SYSTEM
 - 28 POTENTIAL STORMWATER MANAGEMENT AREA
 - 29 AREA OF HOUSE EXPANSION
 - 30 AREA OF HOUSE REMOVAL



AERIAL

CONCEPTUAL MASTER PLAN

Prepared For:
 ROZOV PROPERTY
 1523 OLD ORCHARD STREET
 NORTH CASTLE, NEW YORK 10604
 Sec. 123.05 B1K1 Lot 64

Prepared by:
 Landscape Architect/Environmental Planner:
 J. D. BARRETT & ASSOCIATES, LLC
 101 SPORT HILL ROAD,
 EASTON, CONNECTICUT 06612
 Tel. 203.312.5805 Fax 203.312.0411

Engineer:
 HOLT ENGINEERING AND CONSULTING
 542 RTE 22
 PAULING, NEW YORK 12564
 Tel. 914. 860. 1800

Architect:
 GROZIER GEDNEY ARCHITECTS, P.C.
 41 ELM PLACE
 RYE, NEW YORK 10580
 Tel. 914. 461. 6060

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

Surveyor:
 TG MERRITTS LAND SURVEYORS
 344 BEDFORD ROAD
 PLEASANTVILLE, NEW YORK 10514
 Tel. 914.764.8003
 Scale : 1" = 30'
 Date : March 8, 2021
 Rev : June 10, 2021

