

BIBBO ASSOCIATES, L.L.P.

Consulting Engineers

Timothy S. Allen, P.E.
Nicholas Gaboury, P.E.
Matthew J. Girona, P.E.

June 25, 2021

North Castle Planning Board
17 Bedford Road
Armonk, NY 10504

Attn: Christopher Carthy, Chairman

RE: Preliminary Subdivision Application
Bedford EMP Ownership, LLC - Robert Morse
50 East Middle Patent Road
North Castle (T)

Dear Chairman and Members of the Board:

On behalf of our client please find the following electronic submission of the following for the above referenced project:

- Application for Preliminary Subdivision Approval
- Application for Site Development Plan Approval
- Escrow Account Deposit Acknowledgement
- Short Environmental Assessment Form
- Project Plans (2-sheets)
- Building Elevations (6 sheets)
- Application & Escrow Fees (check #1004 for \$900 and check #1005 for \$3,200 respectively) Via U.S.P.S

The above identified preliminary subdivision and site development plan applications are provided in connection with a proposed 3-lot subdivision located at 50 East Middle Patent Road in the R-4A zoning district. Access for the three (3) proposed lots will be provided through two (2) existing driveways and one (1) proposed curb cut from East Middle Patent Road.

Each proposed lot will be serviced by individual septic systems and drilled wells, subject to Westchester County Health Department (WCHD) approval. Our office has completed deep test pits in the proposed septic areas with WCHD representatives and found suitable soils.

East Middle Patent Road has been designated a scenic roadway, as such the site development plan application is included per Town requirements for development within 500' of the roadway.

Site Design ♦ Environmental

Mill Pond Offices • 293 Route 100 • Suite 203 • Somers, New York 10589
Phone: 914.277.5805 • Fax: 914.277.8210
Website: www.bibboassociates.com • E-mail: bibbo@bibboassociates.com

Please also note the applicant is proposing renovations and additions to the existing residence located on proposed Lot 2 which is currently a pre-existing non-conforming structure. The proposed additions will be partially located within the front yard setback and as such will require a variance from the Zoning Board of Appeals (ZBA).

We respectfully request that this matter be placed on your next available agenda for consideration, and subsequent referral to the ZBA. Should you have any questions or need any additional information, please feel free to contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt G", with a long horizontal flourish extending to the right.

Matthew J. Gironda, P.E.
Partner

MJG/rh/mme
Enclosures

cc: File



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 Preliminary Subdivision Approval

Application Name

MOLSE - 50 EAST MIDDLE PATENT RD

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

Name of Property Owner: <u>BEDFORD EMP OWNERSHIP, LLC - ROBERT MORSE</u>
Mailing Address: <u>PO Box 1234 WILSON, NY 83014-1234</u>
Telephone: _____ Fax: _____ e-mail _____
Name of Applicant (if different): <u>SAME AS OWNER</u>
Address of Applicant: _____
Telephone: _____ Fax: _____ e-mail _____
Interest of Applicant, if other than Property Owner: _____
Is the Applicant (if different from the property owner) a Contract Vendee? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If yes, please submit affidavit stating such. If no, application cannot be reviewed by Planning Board
Name of Professional Preparing Site Plan: <u>MATTHEW J. GIRONDA, P.E. (BIBBO ASSOCIATES, LLP)</u>
Address: <u>293 ROUTE 100, SUITE 203 SOMERS NY 10589</u>
Telephone: <u>914-277-5805</u> Fax: <u>914-277-8210</u> e-mail <u>MGIRONDA@BIBBOASSOCIATES.COM</u>
Name of Other Professional: <u>KROEGER ITINARELLI ARCHITECTS</u>
Address: <u>41 KATONAH AVE., SUITE 301 KATONAH NY 10536</u>
Telephone: <u>914-238-5391</u> Fax: _____ e-mail <u>CRAIG@KIARLLS.COM</u>
Name of Attorney (if any): _____
Address: _____
Telephone: _____ Fax: _____ e-mail _____

II. IDENTIFICATION OF SUBJECT PROPERTY

Property Street Address: 50 EAST MIDDLE PATENT ROAD

Location (in relation to nearest intersecting street):

1250 feet (~~north~~, south, ~~east or west~~) of LEDGES ROAD

Abutting Street(s): E. MIDDLE PATENT ROAD

Tax Map Designation (NEW): Section 103.01 Block 1 Lot 18

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

Zoning District: R-4A Total Land Area 29.22 ac. ±

Land Area in North Castle Only (if different) N/A

Fire District(s) BANKSVILLE School District(s) BEDFORD

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

The boundary of any city, town or village?

No ~~Yes~~ (adjacent) _____ ~~Yes~~ (within 500 feet) _____

If yes, please identify name(s): _____

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

No _____ Yes (adjacent) Yes (within 500 feet) _____

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

No ~~Yes~~ (adjacent) _____ ~~Yes~~ (within 500 feet) _____

The existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel lines?

No ~~Yes~~ (adjacent) _____ ~~Yes~~ (within 500 feet) _____

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

No ~~Yes~~ (adjacent) _____ ~~Yes~~ (within 500 feet) _____

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

No ~~Yes~~ (adjacent) _____ ~~Yes~~ (within 500 feet) _____

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

No ~~Yes~~ _____

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

III. DESCRIPTION OF PROPOSED DEVELOPMENT

Type of Subdivision proposed: Conventional Conservation _____

Total Number of Lots Proposed on Preliminary Subdivision Plat: 3

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

Are any new streets proposed? No Yes _____

Has the center line of each proposed street been staked? No _____ Yes _____ N/A

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

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

If no, please indicate the date by which such lot corners will be staked: 7/1/21

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

If yes, please specify type: _____

Earthwork Balance: Cut _____ 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 Prmit pursuant to Chapter 308 of the North Castle Town Code may also be required.)

Town-regulated wetlands? No _____ Yes

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

State-regulated wetlands? No Yes _____

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

Applicant Acknowledgement

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

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

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

Signature of Applicant: Robert K. Marse Date: 06/01/2021

Signature of Property Owner: Robert K. Marse Date: 06/01/2021

Must have both signatures



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

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Application for Site Development Plan Approval

Application Name

MORSE - 50 EAST MIDDLE PATENT RD

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

Name of Property Owner: <u>BEDFORD EMP OWNERSHIP, LLC - ROBERT MARSE</u>
Mailing Address: <u>PO Box 1234 WILSON, WY 83014-1234</u>
Telephone: _____ Fax: _____ e-mail _____
Name of Applicant (if different): <u>SAME AS OWNER</u>
Address of Applicant: _____
Telephone: _____ Fax: _____ e-mail _____
Interest of Applicant, if other than Property Owner: _____
Is the Applicant (if different from the property owner) a Contract Vendee? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If yes, please submit affidavit stating such. If no, application cannot be reviewed by Planning Board
Name of Professional Preparing Site Plan: <u>MATTHEW J. GIRONDA, P.E. (BIBBO ASSOCIATES, LLP)</u>
Address: <u>293 ROUTE 100, SUITE 203 SOMERS NY 10589</u>
Telephone: <u>914-277-5805</u> Fax: <u>914-277-8210</u> e-mail <u>M.GIRONDA@BIBBOASSOCIATES.COM</u>
Name of Other Professional: <u>KROEGAL ITINARELLI ARCHITECTS</u>
Address: <u>41 KATONAH AVE., SUITE 301 KATONAH NY 10536</u>
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Name of Attorney (if any): _____
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Location (in relation to nearest intersecting street):

1250 feet (~~north~~, south, ~~east or west~~) of LEDGES ROAD

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Tax Map Designation (NEW): Section 103.01 Block 1 Lot 18

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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 RESIDENTIAL

Gross Floor Area: Existing _____* S.F. Proposed _____* S.F.

Proposed Floor Area Breakdown: *See attached itemized building GFA

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: _____

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 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 _____ Yes X

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

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Signature of Applicant: Robert K. Marse Date: 06/01/2021

Signature of Property Owner: Robert K. Marse Date: 06/01/2021

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APPLICATIONS REQUIRING PLANNING BOARD APPROVAL
SCHEDULE OF APPLICATION FEES

<u>Type of Application</u>	<u>Application Fee</u>	
<u>Site Development Plan</u>	\$200.00	\$ 200
Each proposed Parking Space	\$10	
Special Use Permit (each)	\$200 (each)	
<u>Preliminary Subdivision Plat</u>	\$300 1 st Lot	\$ 700
	\$200 (each additional lot)	
Final Subdivision Plat	\$250 1 st Lot	
	\$100 (each additional lot)	
Tree Removal Permit	\$75	
Wetlands Permit	\$50 (each)	
Short Environmental Assessment Form	\$50	
Long Environmental Assessment Form	\$100	
Recreation Fee	\$10,000 Each Additional Lot	
Discussion Fee	\$200.00	
Prior to submission of a sketch or preliminary subdivision Plat, an applicant or an applicant's representative wishes to discuss a subdivision proposal to the Planning Board, a discussion fee of \$200.00 shall be submitted for each informal appearance before the board.		

Any amendment to previously approved applications requires new application forms and Fees



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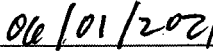
Telephone: (914) 273-3542
Fax: (914) 273-3554
www.northcastleny.com

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:

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

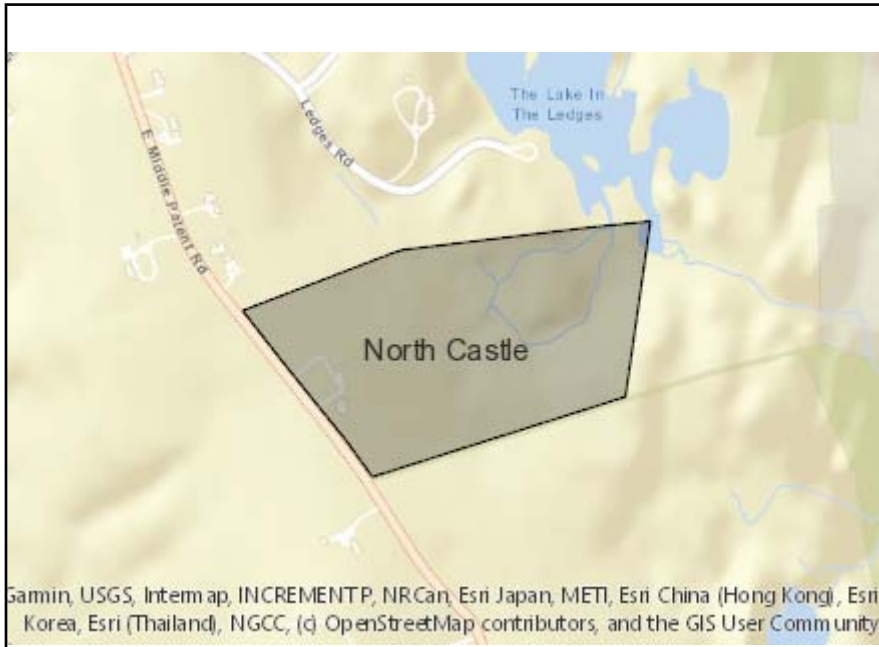
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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			
Bedford EMP Ownership, LLC - Robert Morse			
Name of Action or Project: Morse Subdivision			
Project Location (describe, and attach a location map): 50 Middle Patent Road, Bedford, NY 10506			
Brief Description of Proposed Action: Proposed three (3) lot subdivision (2 new building lots) in the R-4A zone. Access to each lot will be via an individual and shared common driveway will be from East Middle Patent Road. Each lot will be serviced by individual septic systems and wells.			
Name of Applicant or Sponsor: Robert and Stacey Morse		Telephone: E-Mail:	
Address: 50 East Middle Patent Road			
City/PO: Bedford		State: NY	Zip Code: 10506
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input checked="" 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: WESTCHESTER COUNTY DEPARTMENT OF HEALTH OWTS & NYSDEC GP-0-20-001		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		29.2 +/- acres	
b. Total acreage to be physically disturbed?		2.5 +/- acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		29.2 +/- 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,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <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:Mianus Gorge Preserve, Reason:Exceptional or unique character, Agency:Westchester County, Date:1-31- If Yes, identify: <u>90</u>	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<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 <input type="checkbox"/>	YES <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: _____ EXISTING WELL AND PROPOSED WELLS FOR TWO NEW BUILDING LOTS _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ ON SITE EXISTIGN SEWAGE DISPOSAL SYSTEM AND PROPOSED SEWAGE DISPOSAL SYSTEMS FOR THE TWO NEW BUILDING LOTS _____	NO <input checked="" type="checkbox"/>	YES <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?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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?	<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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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: _____ _____ _____	<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: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<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? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: _____ Date: <u>6-24-21</u> Signature: <u><i>Matt JZ</i></u> Title: <u>PROJECT ENGINEER</u>		



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]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:Mianus Gorge Preserve, 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]	Yes
Part 1 / Question 20 [Remediation Site]	No

SHEET INDEX		
1 OF 2	EXISTING CONDITIONS	EX
2 OF 2	PRELIMINARY SUBDIVISION PLAN	SP

LEGEND:

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- EXISTING STONE WALL
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- EXISTING FENCE
- WETLAND BOUNDARY
- 100' WETLAND SETBACK



LOCATION MAP
SCALE: 1" = 100'



SITE DATA

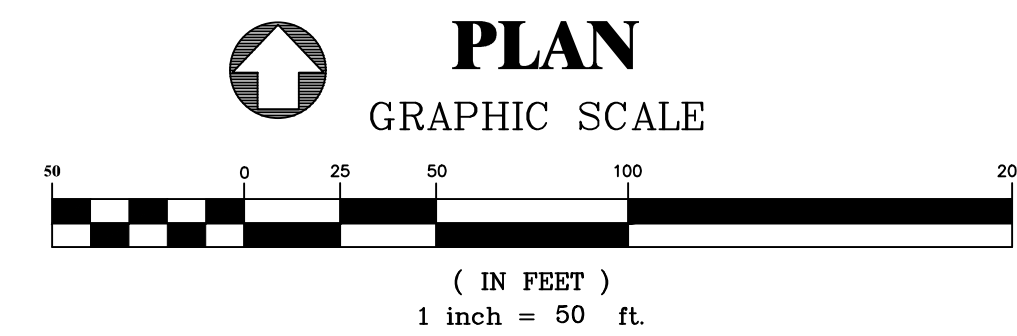
1. TOTAL AREA OF PARCEL: 29.218 Ac ±
2. OWNER:
BEDFORD EMP OWNERSHIP, LLC.
ROBERT R. MORSE
P.O. BOX 1234
WILSON, NY 83014-1234
3. ZONING DISTRICT: R-4A RESIDENTIAL
4. TAX I.D. #: SHEET 103.01, BLOCK 1, LOT 18
5. SURVEY & TOPOGRAPHY BY:
BADEY & WATSON, SURVEYING & ENGINEERING, P.C.
3063 ROUTE 9
COLD SPRING, NY 10516
6. WETLAND BOUNDARIES FLAGGED BY: MARY JAEHNIG

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED: DATE

CHRISTOPHER CARTHY, CHAIRMAN
TOWN OF NORTH CASTLE PLANNING BOARD

PLANS REVIEWED FOR CONFORMANCE TO PLANNING BOARD RESOLUTION: DATE

JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING
CONSULTING TOWN ENGINEERS



REVISIONS	DATE	DESCRIPTION	BY/CHK	DATE	DESCRIPTION	BY/CHK

	EXISTING CONDITIONS PLAN		DATE: 6-28-2021
	MORSE SUBDIVISION 50 EAST MIDDLE PATENT ROAD TOWN OF NORTH CASTLE, WESTCHESTER COUNTY		SCALE: 1" = 50'
	BIBBO ASSOCIATES, L.P. 293 ROUTE 100 SUITE 203 SOMERS, NEW YORK 10589 TEL. 914 277 5805		FILE: 1-E
	1 OF 2		DRN. BY: AW
DWG NO.		SHT NO.	
EX			

UNAUTHORIZED ALTERATIONS AND ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 2209 (2) OF THE NEW YORK STATE EDUCATION LAW.

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LEGEND:

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- EXISTING STONE WALL
- PROP. RESIDENCE W/ DRIVEWAY
- PROP. SDA
- PROP. WELL
- DEEP TEST
- WETLAND BOUNDARY
- 100' WETLAND SETBACK
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- EXISTING FENCE
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR

SLOPE LEGEND:

SLOPES 25% AND GREATER

ADDITIONAL SITE / PROJECT INFORMATION

1. TOTAL AREA IN WETLANDS: 4.1 ± AC (NC-LOCAL ONLY)
2. WETLAND DISTURBANCE:
 - A. ESTIMATED DISTURBANCE TO WETLANDS = 0.0 AC
 - B. ESTIMATED DISTURBANCE WITHIN WETLAND BUFFER = 0.0 AC
3. AREA IN STEEP SLOPES:
 - A. TOTAL SLOPES > 25% = 0.48 AC ±
4. SLOPE DISTURBANCE:
 - A. ESTIMATED DISTURBANCE TO LAND WITH SLOPES > 25% = 0.0 AC
5. ESTIMATED TOTAL SITE DISTURBANCE = 4.0 AC ±

GROSS LAND COVERAGE CALCULATIONS			
	LOT 1	LOT 2	LOT 3
GROSS LOT AREA	5.36 AC.	19.43 AC.	4.42 AC.
	233,482 FT ²	846,370 FT ²	192,535 FT ²
LOT AREA IN EXCESS OF 2.0 AC.	3.36 AC.	17.43 AC.	2.42 AC.
	146,361 FT ²	759,250 FT ²	105,415 FT ²
7.5 % OF AREA IN EXCESS OF 2.0 AC.	10,977 FT ²	56,944 FT ²	7,906 FT ²
MINIMUM PERMITTED	13,270 FT ²	13,270 FT ²	13,270 FT ²
TOTAL PERMITTED GROSS LAND COVERAGE	24,247 FT ²	58,314 FT ²	21,176 FT ²
PROVIDED GROSS LAND COVERAGE	20,860 FT ²	20,234 FT ²	8,862 FT ²

NET LOT AREA CALCULATIONS				
GROSS LOT AREA	REQUIRED DEDUCTION	LOT 1	LOT 2	LOT 3
		5.36 AC.	19.43 AC.	4.42 AC.
		233,482 FT ²	846,370 FT ²	192,535 FT ²
AREA IN WETLANDS		1,530 FT ²	175,900 FT ²	-----
WETLAND DEDUCTION	75%	1,138 FT ²	131,925 FT ²	-----
AREA IN STEEP SLOPES		-----	21,195 FT ²	-----
STEEP SLOPES DEDUCTION	50%	-----	10,598 FT ²	-----
NET LOT AREA		232,344 FT ²	703,847 FT ²	192,287 FT ²

BULK ZONING SUMMARY - ZONE R-4A					
LOT AREA	GROSS NET	REQUIRED	PROVIDED		
		4.0 AC. MIN.	LOT #1	LOT #2	LOT #3
			378.6'	292.2'	250'
FRONTAGE		250'	378.6'	292.2'	250'
LOT DEPTH		150'	685.8'	1446.5'	610.9'
LOT WIDTH		250'	336.3'	464.8'	305.3'
FRONT YARD		75'	88.9'	58.6'	98.1'
SIDE YARD		50'	69.6'	51.1'	66.1'
REAR YARD		50'	492.2'	1304.7'	315.7'
MAXIMUM BUILDING COVERAGE		6%			
MAXIMUM BUILDING HEIGHT		30'	<30'	<30'	<30'
GROSS LAND COVERAGE			* SEE GROSS LAND COVERAGE TABLE		
CONTIGUOUS BUILDABLE AREA		40,000 FT ²	215,035 FT ²	179,524 FT ²	192,657 FT ²

*Existing / Variance Required

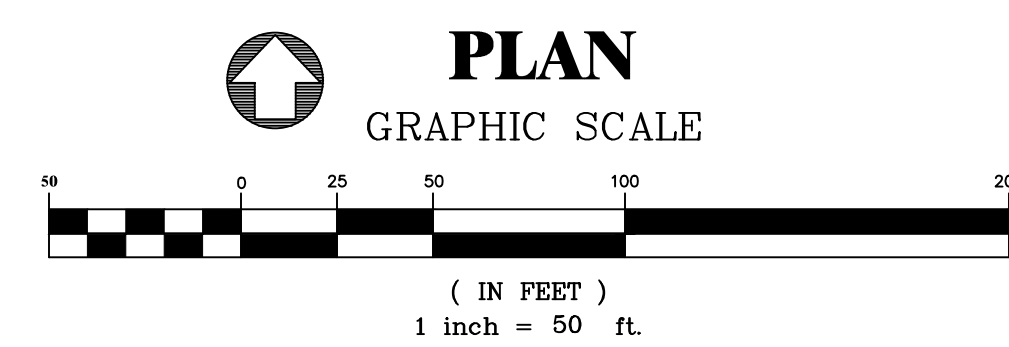


APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED: DATE

CHRISTOPHER CARTHY, CHAIRMAN
TOWN OF NORTH CASTLE PLANNING BOARD

PLANS REVIEWED FOR CONFORMANCE TO PLANNING BOARD RESOLUTION:

JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING
CONSULTING TOWN ENGINEERS



DATE	DESCRIPTION	BY/CHK	DATE	DESCRIPTION	BY/CHK

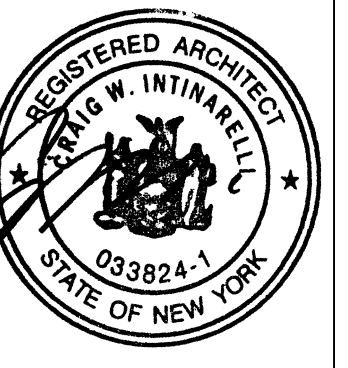
PRELIMINARY SUBDIVISION PLAN
MORSE SUBDIVISION
50 EAST MIDDLE PATENT ROAD
TOWN OF NORTH CASTLE, WESTCHESTER COUNTY

DATE: 6-28-21
SCALE: 1" = 50'
FILE: 1-E
DSGN/CHK: MG
DRN. BY: AW
SHT NO. 2 OF 2
DWG NO. **SP**

BIBBO ASSOCIATES, LLP
293 ROUTE 100 SUITE 203
SOMERS, NEW YORK 10589
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DATE:
2021-06-10

REVISIONS:
06-10-2021 ISSUED FOR
SITE DEVELOPMENT PLAN
APPROVAL

DRAWN BY:

SCALE:
AS NOTED

DRAWING TITLE:
**RESIDENCE EXTERIOR
ELEVATIONS 1**

MORSE RESIDENCE
50 E. MIDDLE PATENT RD, BEDFORD, NY

41 KATONAH AVENUE
KATONAH, NEW YORK 10536
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info@kroegerintinarelli.com

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A-200

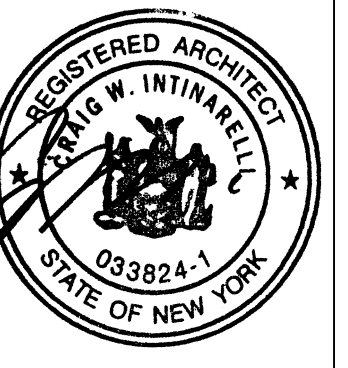


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A-200 SCALE: 1/4" = 1'-0"

FRONT ELEVATION FACING EAST MIDDLE PATENT ROAD



2 NORTH ELEVATION
A-200 SCALE: 1/4" = 1'-0"



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SITE DEVELOPMENT PLAN
APPROVAL

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SCALE:
AS NOTED

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**RESIDENCE EXTERIOR
ELEVATIONS 2**

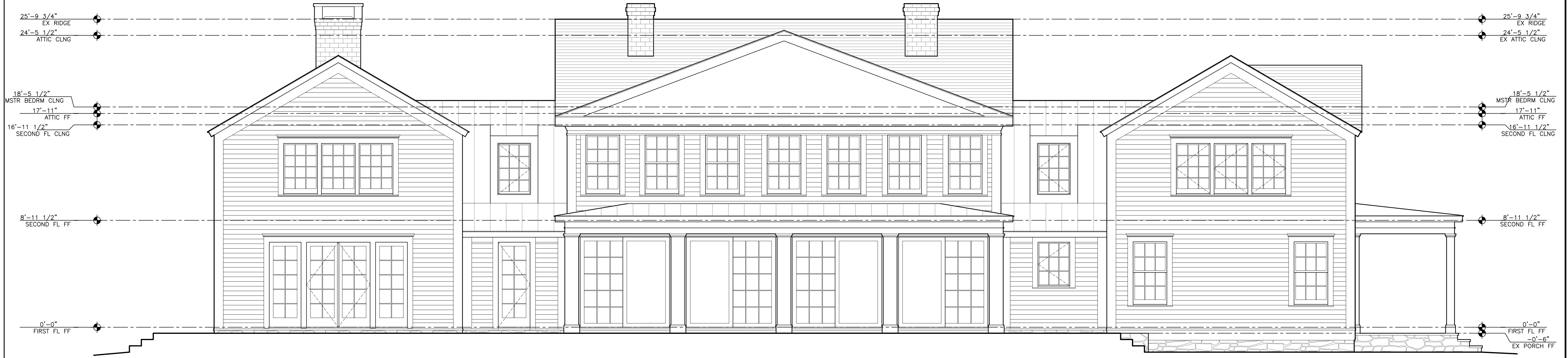
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A-201



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



DATE:
2021-05-28

REVISIONS:
06-10-2021 ISSUED FOR
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APPROVAL

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GARAGE ELEVATIONS

MORSE RESIDENCE
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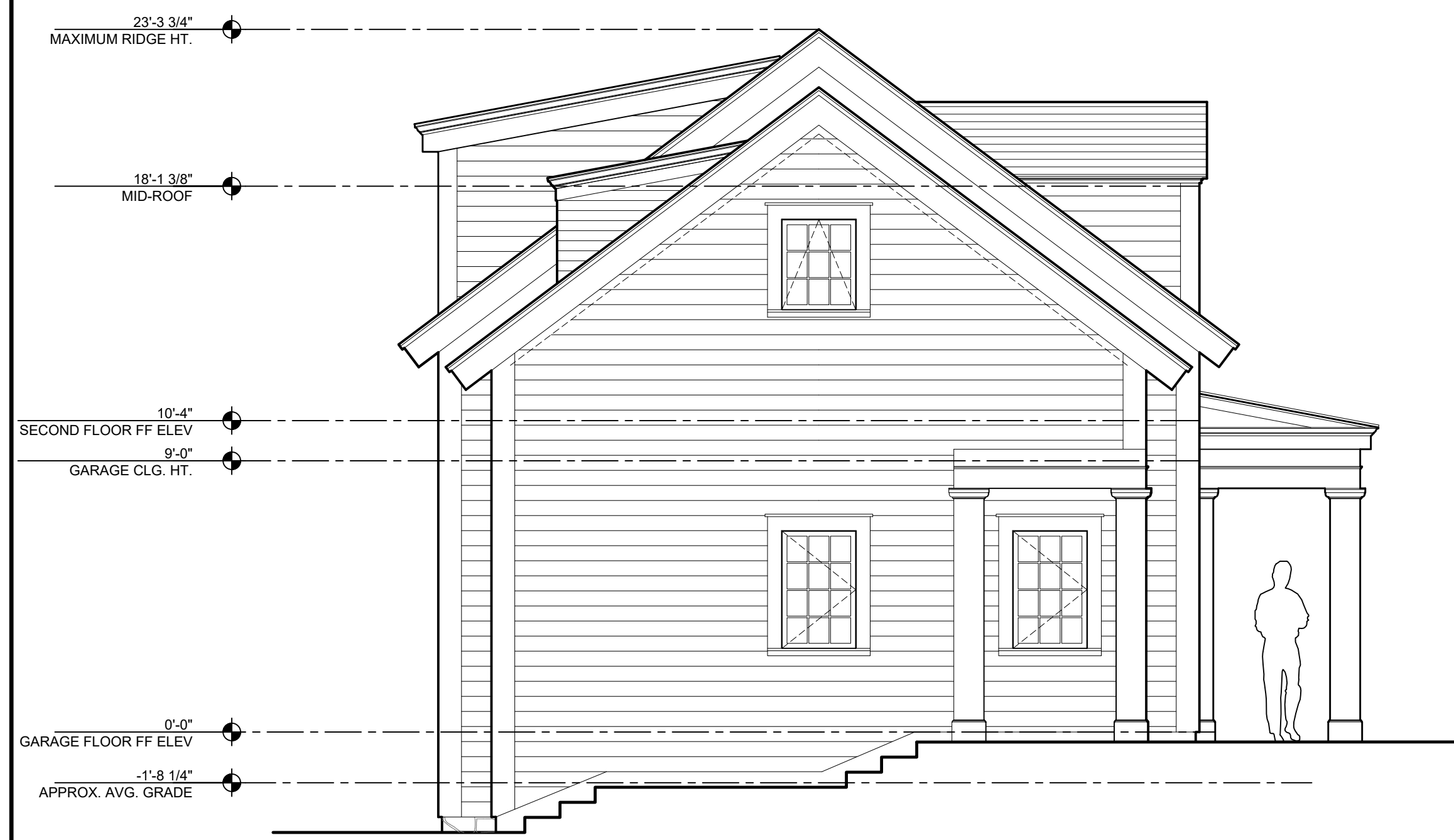
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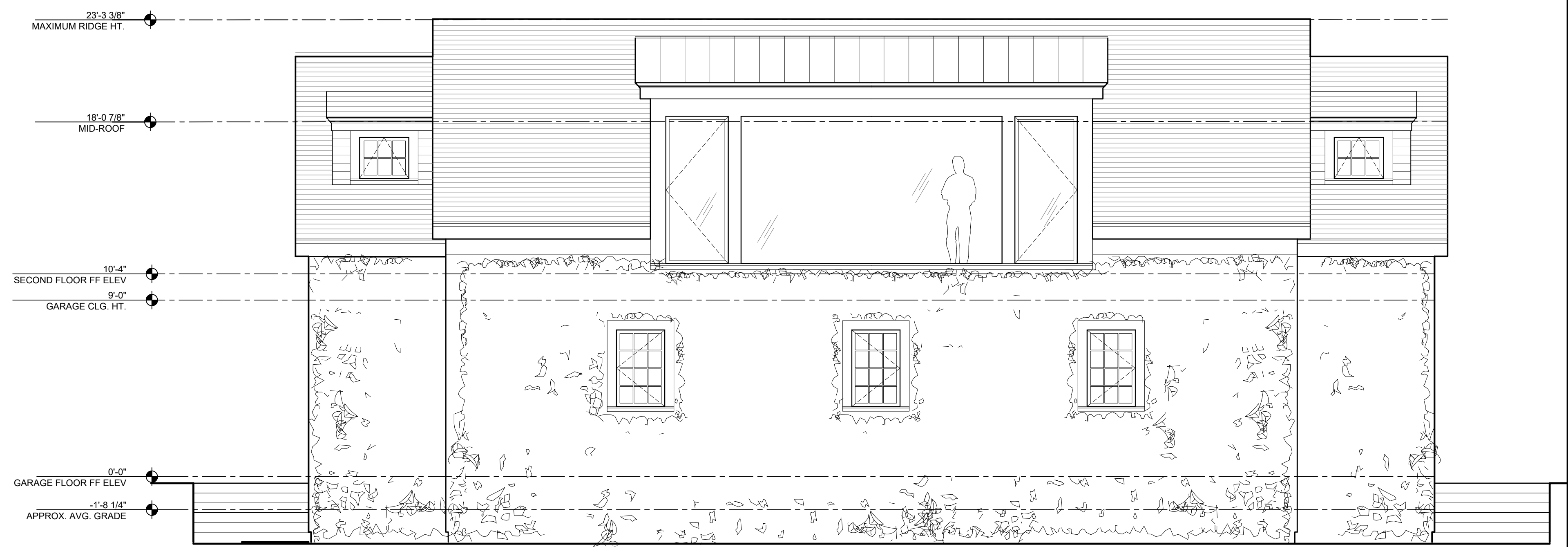
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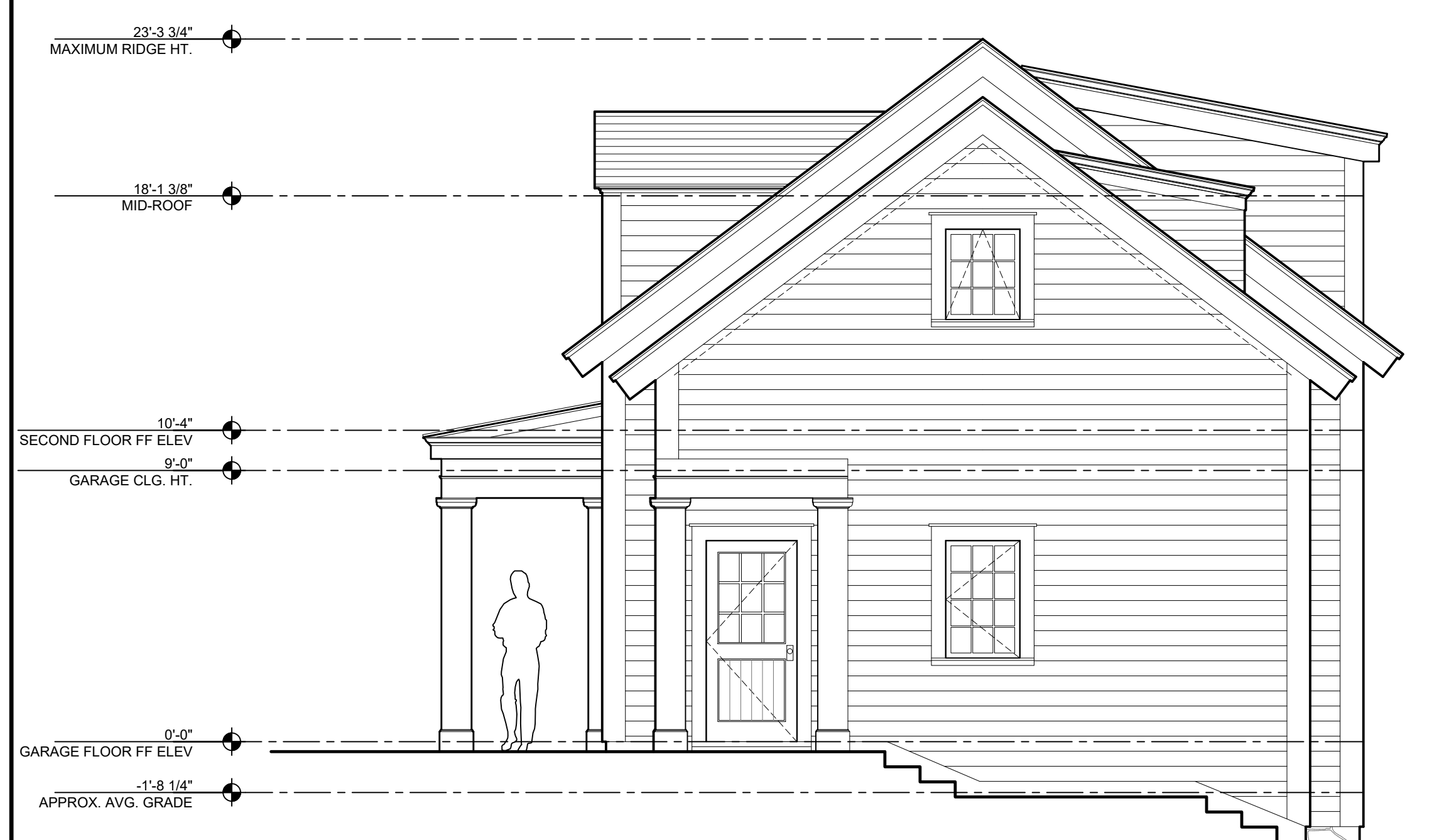
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A-200 SCALE: 1/4" = 1'-0"

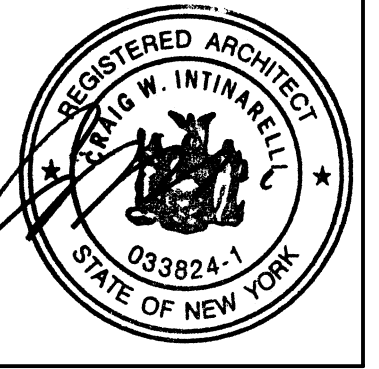


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4 WEST ELEVATION
A-200 SCALE: 1/4" = 1'-0"

FRONT ELEVATION FACING EAST MIDDLE PATENT ROAD



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2021-06-10

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06-10-2021 ISSUED FOR
SITE DEVELOPMENT PLAN
APPROVAL

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POOL HOUSE ELEVATIONS

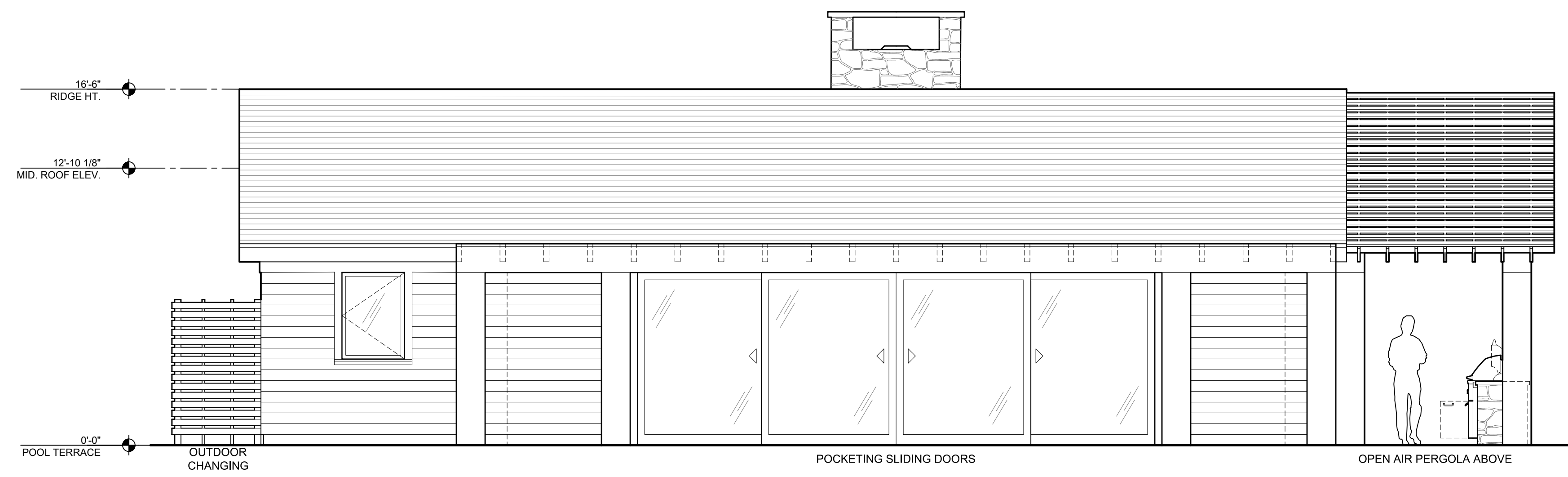
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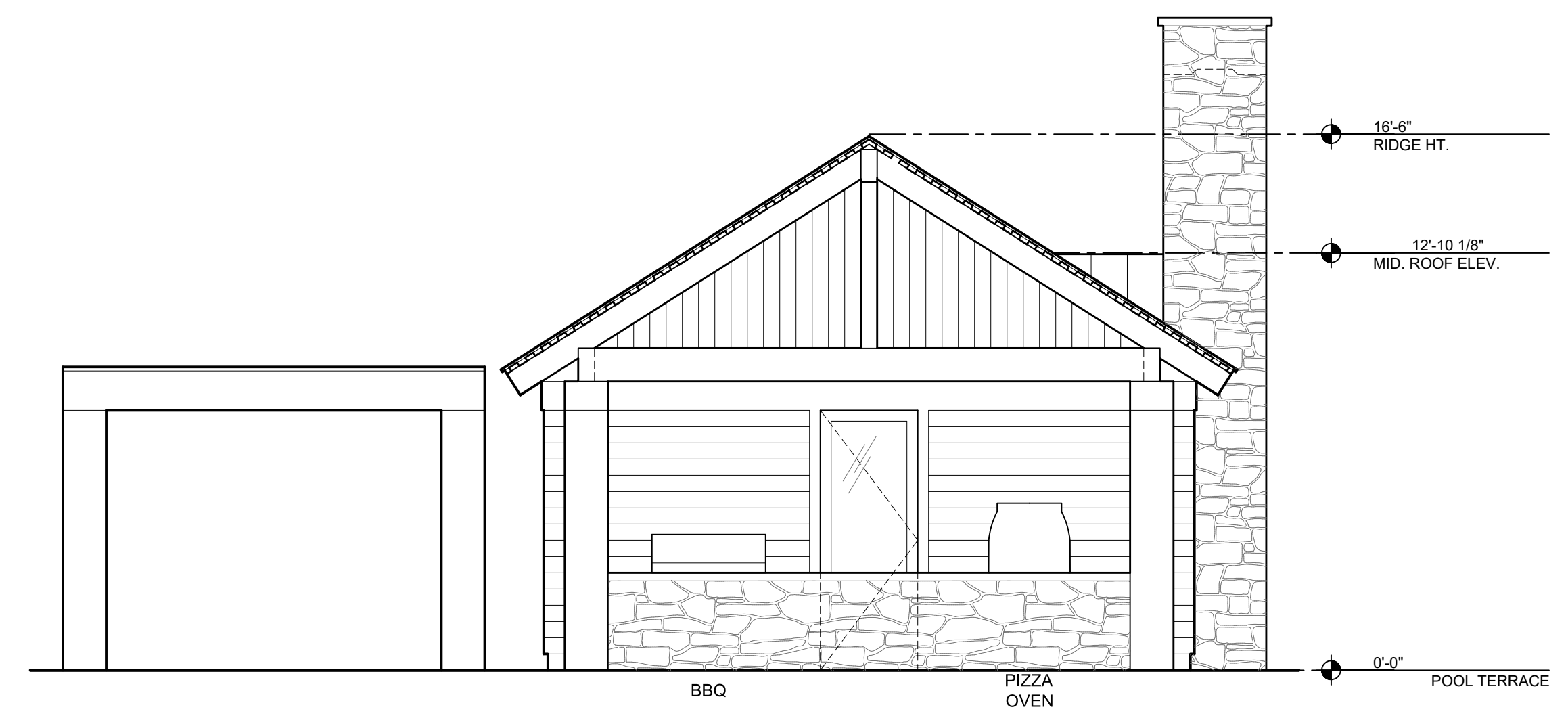
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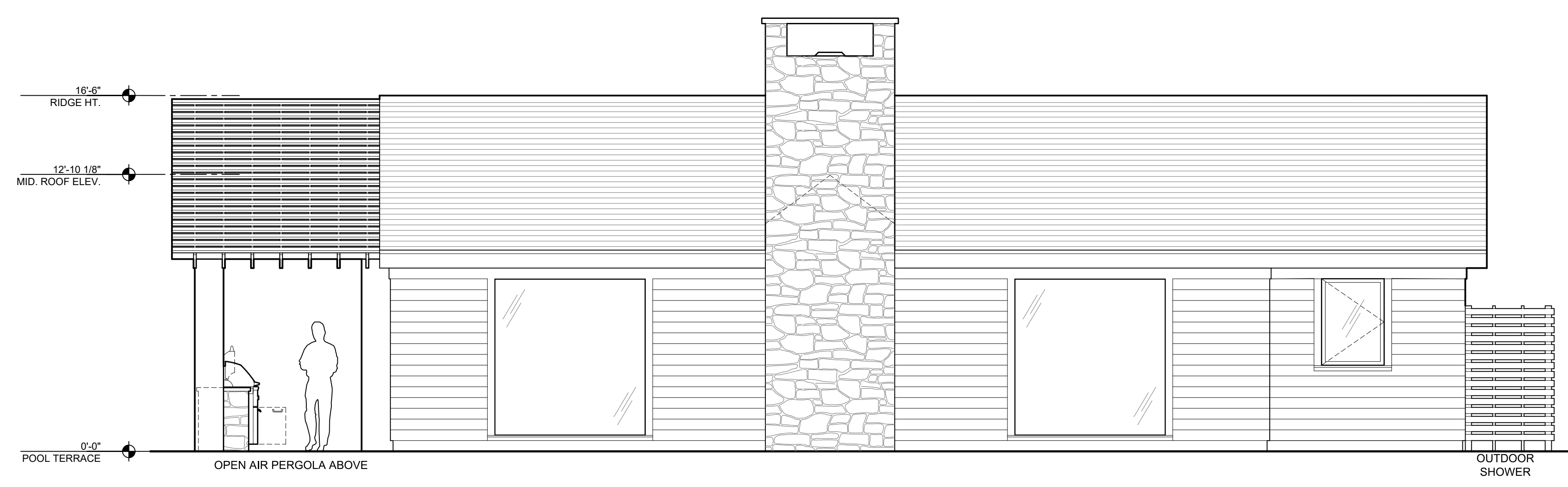
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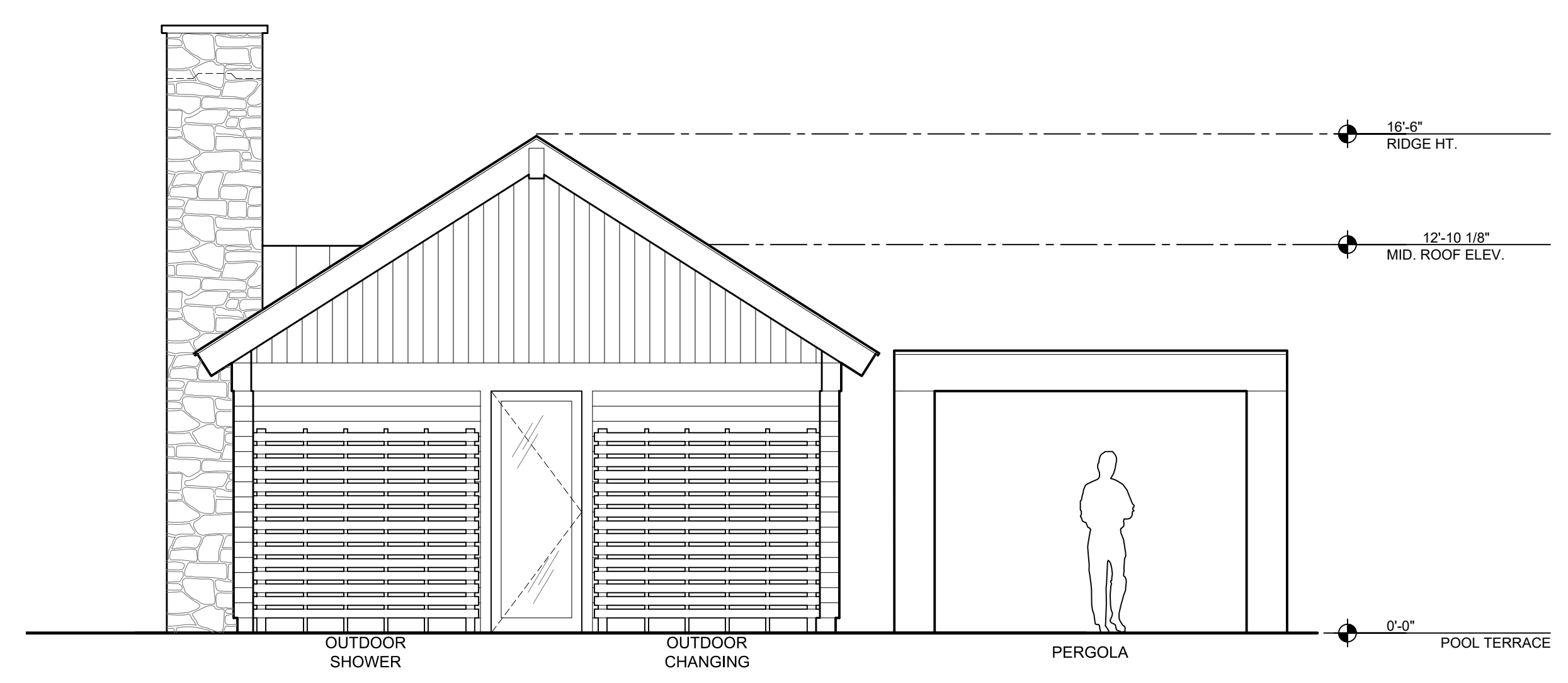
1 SOUTH ELEVATION
A-201 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
A-201 SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION
A-201 SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
A-201 SCALE: 1/4" = 1'-0"

FRONT ELEVATION FACING EAST MIDDLE PATENT ROAD



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2021-05-28

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06-10-2021 ISSUED FOR
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APPROVAL

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SCALE:
AS NOTED

DRAWING TITLE:
**GUEST HOUSE EXTERIOR
ELEVATIONS 1**

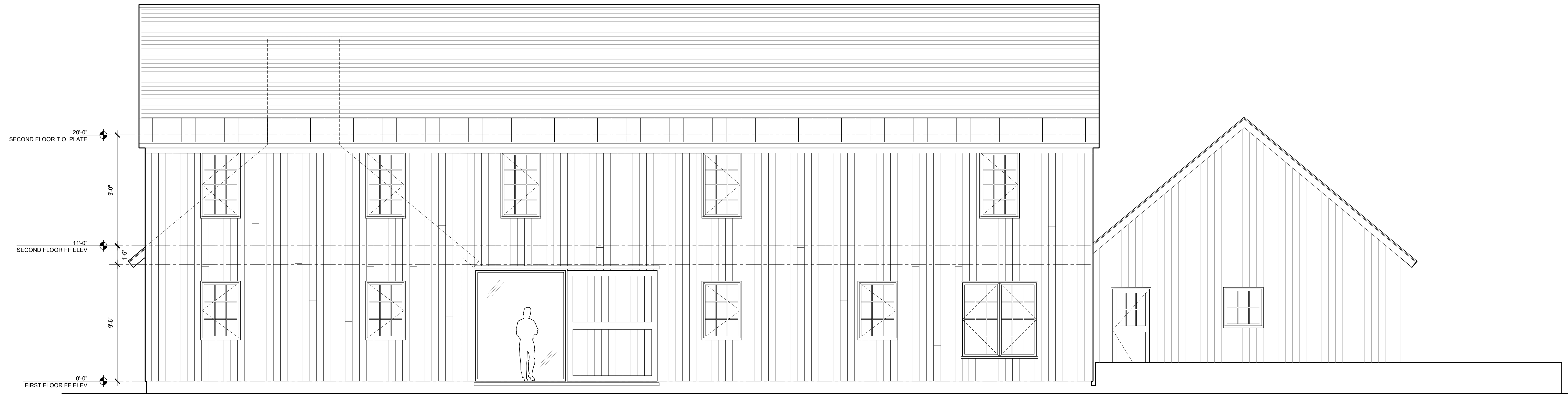
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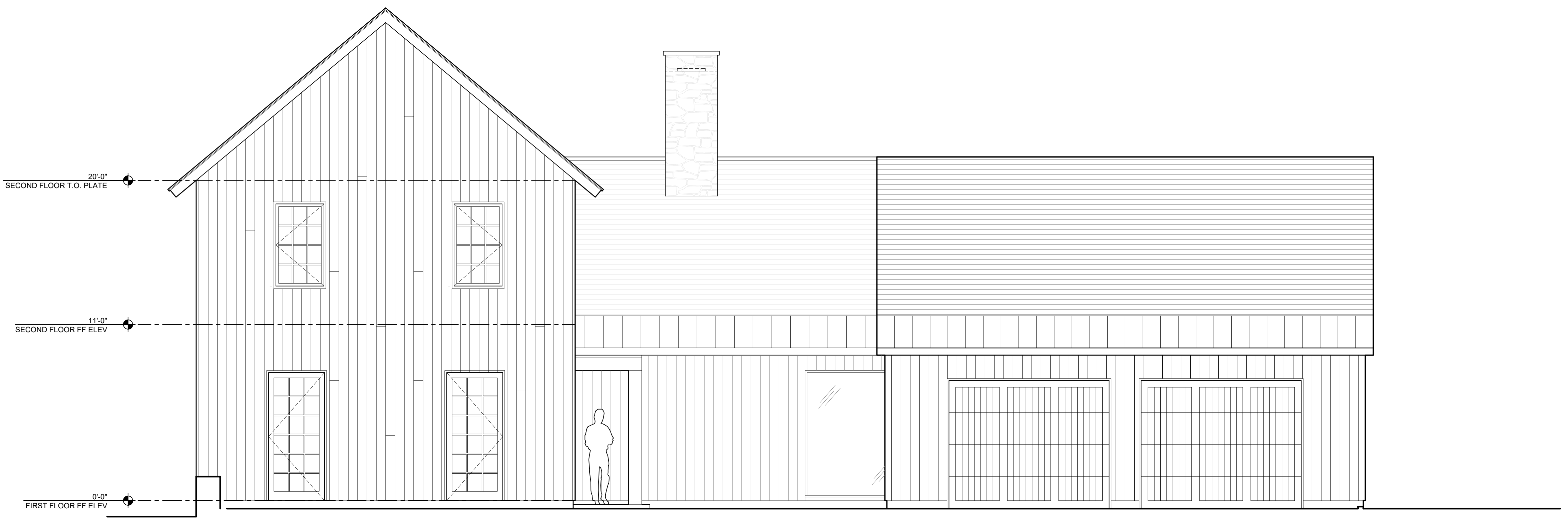
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1 WEST ELEVATION
A-200 SCALE: 1/4" = 1'-0"

FRONT ELEVATION FACING EAST MIDDLE PATENT ROAD

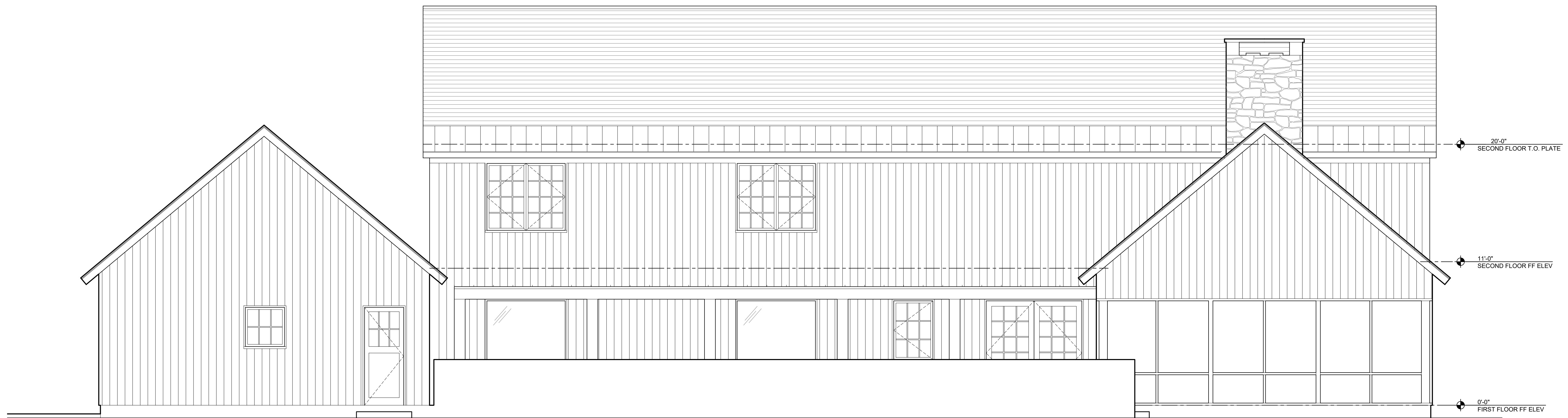


2 SOUTH ELEVATION
A-200 SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION



1 NORTH ELEVATION
A-202 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
A-205 SCALE: 1/4" = 1'-0"



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SCALE:
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GUEST HOUSE EXTERIOR
ELEVATIONS 2

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