

October 25, 2021

North Castle Planning Board
17 Bedford Road
Armonk, NY 10504

Attn: Christopher Carthy, Chairman

RE: Subdivision & Site Plan Approval
Bedford EMP Ownership, LLC - Robert Morse
50 East Middle Patent Road
North Castle (T)

Dear Chairman and Members of the Board:

On behalf of the applicant identified above, please find enclosed the following:

In connection with the Application for Preliminary Subdivision Approval – Application # 2021-028:

- EX-1 – Existing Conditions Plan, last revised 10-25-21.
- PP-1 – Preliminary Subdivision Plat, last revised 10-25-21
- Exhibit 1 – 11x17 Lot Dimension Figure, dated 10-25-21.
- Exhibit 2 – 11x 17 Contiguous Buildable Area Figure, dated 10-25-21.

In connection with Site Plan Application – Tax ID # 103.01-1-18.1 – Application # 2021-031:

- Site Plan Set (4 sheets), dated 10-25-21.
- Tree Removal Plan, Prepared by Benedek & Ticehurst, dated 10-25-21.
- Landscape Plan, Prepared by Benedek & Ticehurst, dated 10-25-21.
- Exhibit 1A – 11x17 Gross Land Coverage Calculation Figure
- Gross Land Coverage Calculation Worksheet, dated 10-25-21.
- Lot 2 Architectural Plans (14 Sheets), dated 10-25-21.
- Lot 2 Floor Area Calculation Worksheet, dated 10-25-21

In connection with Site Plan Application – Tax ID # 103.01-1-18.2 – Application # 2021-030:

- Site Plan Set (4 sheets), dated 10-25-21.
- Tree Removal Plan, Prepared by Benedek & Ticehurst, dated 10-25-21.
- Landscape Plan, Prepared by Benedek & Ticehurst, dated 10-25-21.
- Exhibit 2A – 11x17 Gross Land Coverage Calculation Figure
- Gross Land Coverage Calculation Worksheet, dated 10-25-21
- Architectural Plans (7 Sheets), dated 10-25-21
- Floor Area Calculation Worksheet, dated 10-25-21

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

Per our recent discussions with the Town Tax Assessor, the enclosed documents have been revised to reflect the new Tax Identification Numbers assigned to each proposed lot for public hearing notification purposes. With the exception of the revised tax identification numbers, there has not been any changes to the project plans since our previous October 12, 2021 submission

We respectfully request that this matter be placed on your next available agenda for consideration. 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 Gironda", written over a horizontal line.

Matthew J. Gironda, P.E.
Partner

MJG/rh
Enclosures

cc: C. Intinarelli (enclosures) e-mail
G. Ticehurst (enclosures) e-mail
File

LEGEND:

- - - - - EXISTING 2' CONTOUR
- - - - - EXISTING 10' CONTOUR
- ⊖⊖⊖⊖⊖ EXISTING STONE WALL
- ⊙ EXISTING TREE
- ⊗ MA14TW EXISTING TREE TO BE REMOVED
- — — — — EXISTING FENCE
- — — — — WETLAND BOUNDARY
- — — — — 100' WETLAND SETBACK
- - - - - EXISTING EASEMENT
- - - - - FEMA FLOOD PLAIN BOUNDARY

TREE LEGEND

OK14TW ATTRIBUTE (TW = TWN)
CALIPER (14 = 14")
SPECIES (OK = OAK)
TREE LOCATION

KEY

SPECIES

- AK APPLE
- AS ASH
- BR BIRCH
- CA CATALPA
- CD CEDAR
- CH CHERRY
- DD DOGWOOD
- EL ELM
- HC HICKORY
- HM HEMLOCK
- MA MAPLE
- MU MULBERRY
- OK OAK
- PA PEAR
- PE PINE
- PIG POPLAR
- SD SILVER BELL
- SO SWEET GUM
- SP SPRUCE
- SD SOUR GUM
- SY SYCAMORE
- TU TULIP
- UK UNKNOWN
- WN WALNUT

ATTRIBUTES

- CP* CLUMP
- DB DOUBLE
- QU QUADRUPLE
- TR TRIPLE
- TW TWN

*DOUBLE TREES ARE THOSE WHERE THE TRUNK SPLITS AT 4.5 FEET OR HIGHER; TWN TREES ARE THOSE WHERE THE TRUNK SPLITS BELOW 4.5 FEET.



LOCATION MAP
SCALE: 1" = 100'



SITE DATA

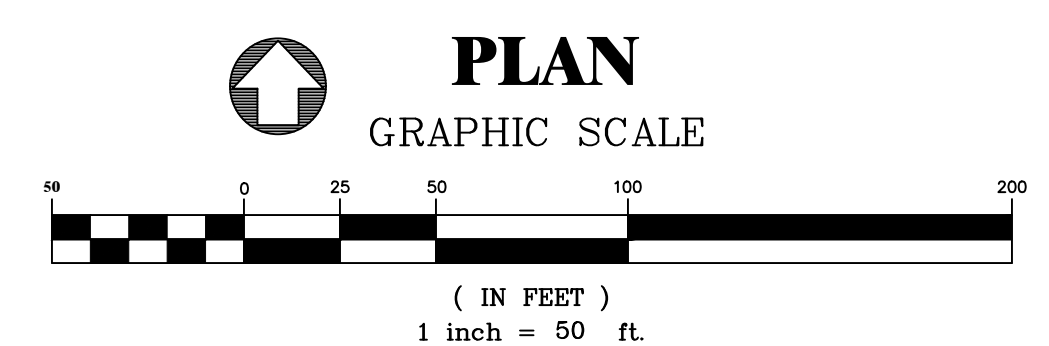
- TOTAL AREA OF PARCEL: 29.218 Ac ±
- OWNER: BEDFORD EMP OWNERSHIP, LLC.
ROBERT R. MORSE
P.O. BOX 1234
WILSON, NY 83014-1234
- ZONING DISTRICT: R-4A RESIDENTIAL
- TAX I.D.#: SHEET 103.01, BLOCK 1, LOT 18
- SURVEY & TOPOGRAPHY BY: BADEY & WATSON, SURVEYING & ENGINEERING, P.C.
3063 ROUTE 9
COLD SPRING, NY 10516
- 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
10-12-2021	10-12-2021	PB SUBMISSION		6-28-2021		
10-8-2021	10-8-2021	ARB SUBMISSION				
9-13-2021	9-13-2021	TOWN COMMENTS				

EXISTING CONDITIONS PLAN

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

BIBBO ASSOCIATES, LLP
293 ROUTE 100 SUITE 203
SOMERS, NEW YORK 10589
TEL 914 277 5805

DATE: 6-28-2021
SCALE: 1" = 50'
FILE: DSGN/CHK: MG
DRN BY: AW
SHT NO: 1 OF 2
DWG NO. **EX-1**

UNAUTHORIZED ALTERATIONS AND ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 2209, T.O. OF THE NEW YORK STATE EDUCATION LAW.

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ALL RIGHTS RESERVED. PERMISSIONS MAY BE OBTAINED BY CONTACTING THE OFFICE OF THE PROFESSIONAL ENGINEER.

LEGEND:

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- EXISTING STONE WALL
- PROP. RESIDENCE W/ DRIVEWAY
- PROP. SDA
- PROP. WELL
- DEEP TEST
- EXISTING EASEMENT
- FEMA FLOOD PLAIN BOUNDARY
- 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

- TOTAL AREA OF PARCEL: 29.218 Ac ±
- TOTAL AREA IN WETLANDS: 4.1 Ac ± (INC-LOCAL ONLY)
- WETLAND DISTURBANCE:
 - A. ESTIMATED DISTURBANCE TO WETLANDS = 0.0 Ac
 - B. ESTIMATED DISTURBANCE WITHIN WETLAND BUFFER = 0.0 Ac
- AREA IN STEEP SLOPES:
 - A. TOTAL SLOPES > 25% = 0.48 Ac ±
- SLOPE DISTURBANCE:
 - A. ESTIMATED DISTURBANCE TO LAND WITH SLOPES > 25% = 0.0 Ac
- ESTIMATED TOTAL SITE DISTURBANCE = 2.5 Ac ±

GROSS LAND COVERAGE CALCULATIONS

	LOT 18.1	LOT 18.2
GROSS LOT AREA	23.80 AC.	5.28 AC.
LOT AREA IN EXCESS OF 2.0 AC.	1,036,588 FT ²	230,055 FT ²
WETLAND DEDUCTION	21.80 AC.	3.28 AC.
7.5% OF AREA IN EXCESS OF 2 AC.	949,468 FT ²	142,935 FT ²
MINIMUM PERMITTED	13,270 FT ²	13,270 FT ²
BONUS MAXIMUM GROSS LAND COVER	0 FT ²	23 FT ²
MAXIMUM PERMITTED GROSS LAND COVERAGE	84,481 FT ²	24,014 FT ²
PROVIDED GROSS LAND COVERAGE	21,379 FT ²	22,589 FT ²

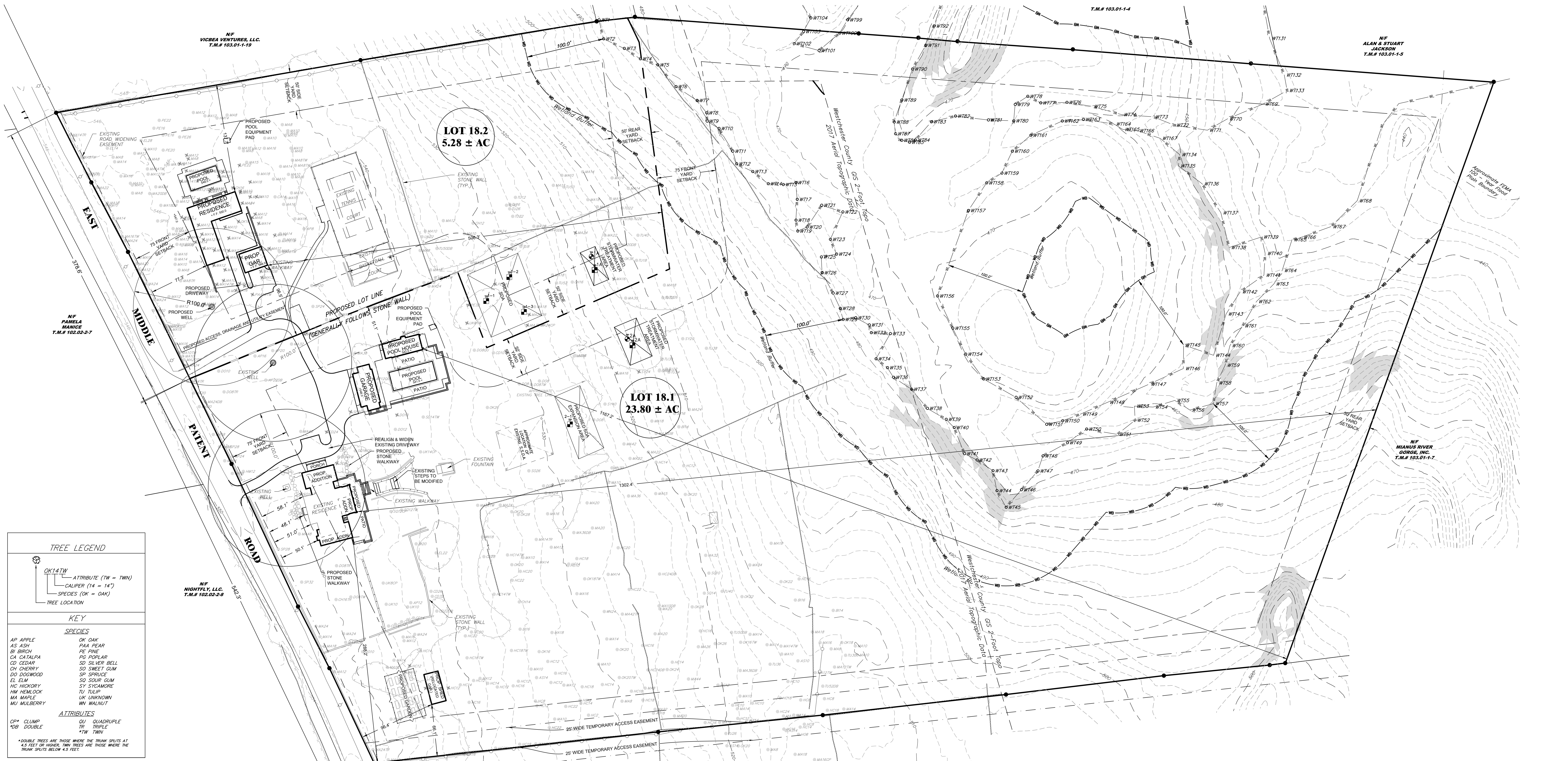
NET LOT AREA CALCULATIONS

	REQUIRED DEDUCTION	LOT 18.1	LOT 18.2
GROSS LOT AREA		23.80 AC.	5.28 AC.
WETLAND DEDUCTION	75%	1,036,588 FT ²	230,055 FT ²
AREA IN WETLANDS		175,900 FT ²	1,530 FT ²
WETLAND DEDUCTION	75%	131,925 FT ²	1,148 FT ²
AREA IN STEEP SLOPES		21,195 FT ²	-----
STEEP SLOPES DEDUCTION	50%	10,598 FT ²	-----
NET LOT AREA		894,066 FT ²	228,908 FT ²

BULK ZONING SUMMARY - ZONE R-4A

LOT AREA	GROSS	REQUIRED		PROVIDED	
		4.0 AC. MIN.	23.80 AC.	LOT 18.1	LOT 18.2
	NET	**SEE NET LOT AREA TABLE			
FRONTAGE		250'	542.3'	378.6'	
LOT DEPTH		150'	1439.5'	680.5'	
LOT WIDTH		250'	686.0'	336.3'	
FRONT YARD		75'	48.1"	77.3'	
SIDE YARD		50'	51.1"	96.5'	
REAR YARD		50'	1,167.2'	506.3'	
MAXIMUM BUILDING COVERAGE		6%	0.7%	1.6%	
MAXIMUM BUILDING HEIGHT		30'	<30'	<30'	
GROSS LAND COVERAGE		***SEE GROSS LAND COVERAGE TABLE			
CONTIGUOUS BUILDABLE AREA		40,000 FT ²	539,371 FT ²	211,632 FT ²	

*Existing / Variance Required



TREE LEGEND

OK14TW — ATTRIBUTE (TW = THIN)
CALIPER (14" = 14")
SPECIES (OK = OAK)
TREE LOCATION

KEY

SPECIES

- AP APPLE
- AS ASH
- BI BIRCH
- CA CATALPA
- CD CEDAR
- CH CHERRY
- CO COCOONWOOD
- EL ELM
- HC HICKORY
- HM HEMLOCK
- MA MAPLE
- MU MULBERRY
- OK OAK
- PA PEAR
- PE PINE
- PO POPLAR
- SB SILVER BELL
- SO SWEET GUM
- SR SERVICE
- SS SOUR GUM
- SY SYCAMORE
- TU TULIP
- UK UNKNOWN
- WN WALNUT

ATTRIBUTES

- CU CLUMP
- DB DOUBLE
- QU QUADRUPLE
- TR TRIPLE
- TW THIN

*DOUBLE TREES ARE THOSE WHERE THE TRUNK SPLITS AT 4.5 FEET OR HIGHER. THIN TREES ARE THOSE WHERE THE TRUNK SPLITS BELOW 4.5 FEET.

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

CHRISTOPHER CARTHAY, 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

PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

10-25-2021	PB SUBMISSION	RH/MG
10-12-2021	PB SUBMISSION	RH/MG
10-8-2021	ARB SUBMISSION	RH/MG
9-13-2021	TOWN COMMENTS	RH/MG
DATE:	DESCRIPTION	BY/CHK:

PRELIMINARY SUBDIVISION PLAT

MORSE SUBDIVISION

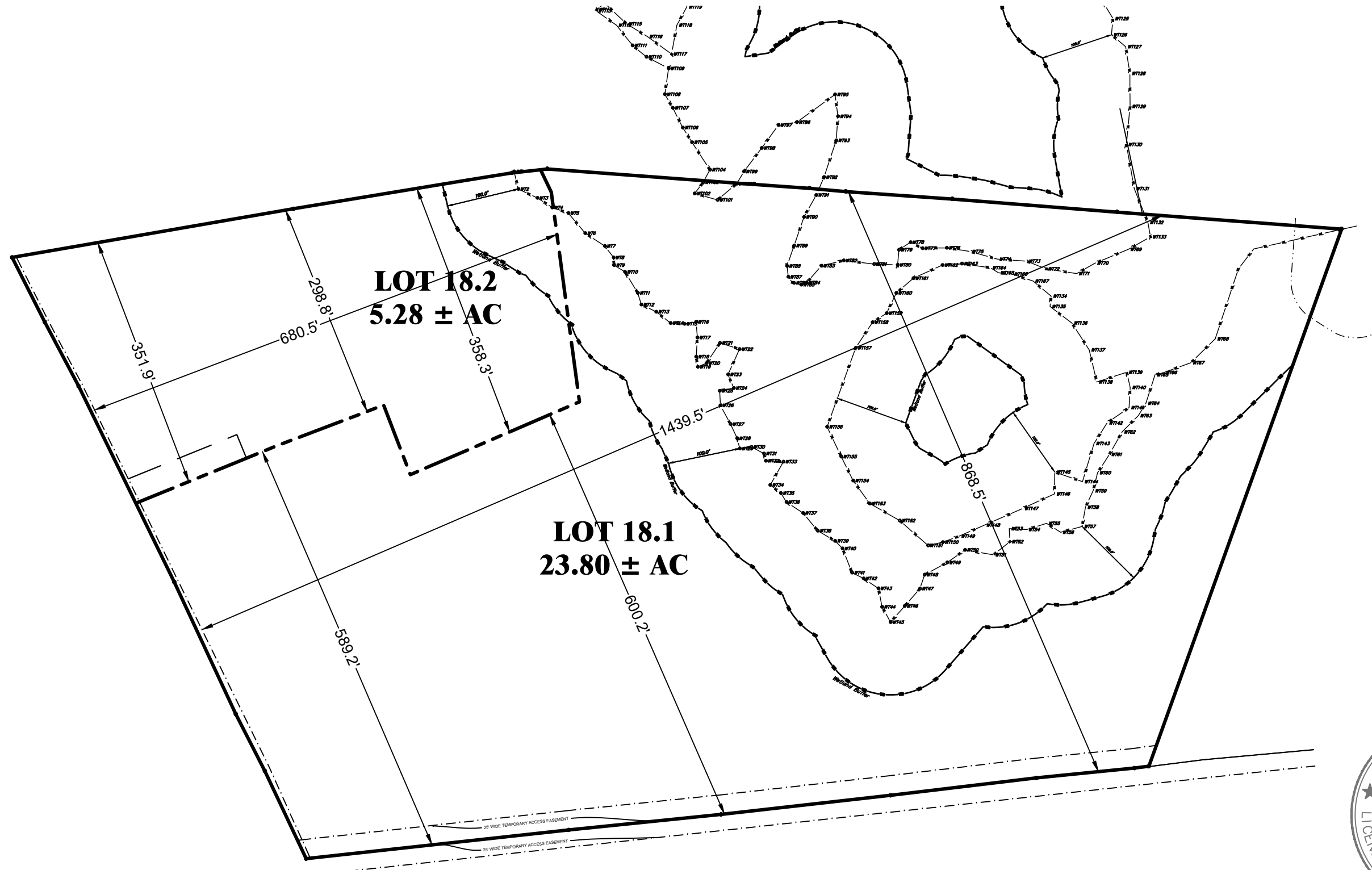
50 EAST MIDDLE PATENT ROAD
TOWN OF NORTH CASTLE, WESTCHESTER COUNTY

BIBBO ASSOCIATES, LLP
295 ROUTE 100 SUITE 203
SOMERS, NEW YORK 10589
TEL. 914 277 5805

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

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REGISTERED PROFESSIONAL ENGINEER
MATTHEW J. GRONDA, P.E.



MATTHEW J. GIRONDA P.E.



PLAN
GRAPHIC SCALE



(IN FEET)
1 inch = 150 ft.

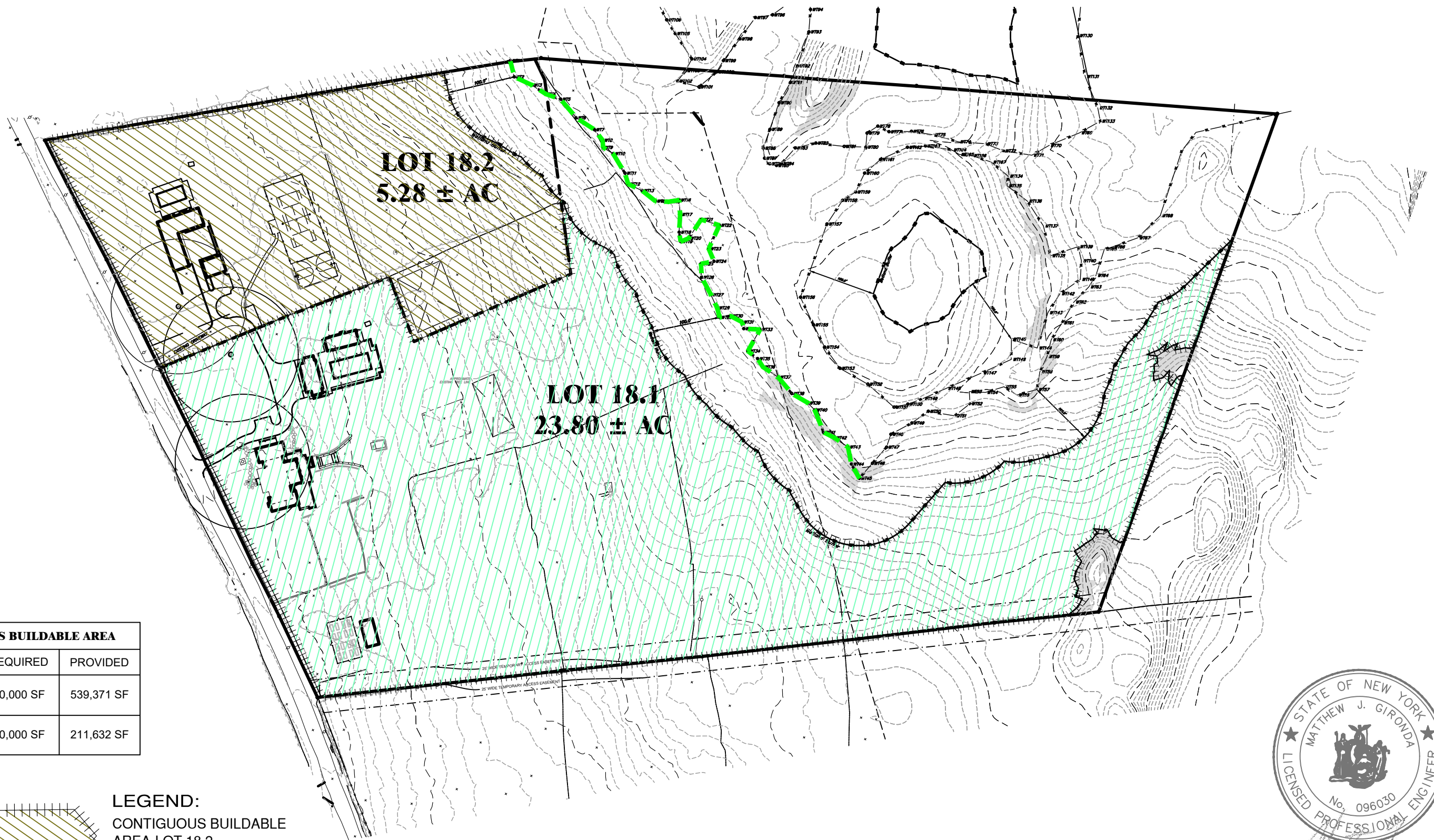
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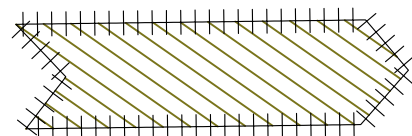
REVISIONS	DATE	DESCRIPTION	BY/CHK	DATE	DESCRIPTION	BY/CHK
	10-25-2021	PB SUBMISSION				RH/MG
	10-12-2021	PB SUBMISSION				RH/MG

LOT DIMENSION EXHIBIT		DATE:	9-13-21
MORSE SUBDIVISION		SCALE:	1" = 150'
50 EAST MIDDLE PATENT ROAD		FILE:	1-E
TOWN OF NORTH CASTLE, WESTCHESTER COUNTY		DSGN/CHK:	RH/MG
		DRN. BY:	RH
		SHT NO.:	1 OF 1
		DWG NO.:	EXB-1
BIBBO ASSOCIATES, LLP		293 ROUTE 100 SUITE 203 SOMERS, NEW YORK 10589 TEL. 914 277 5805	

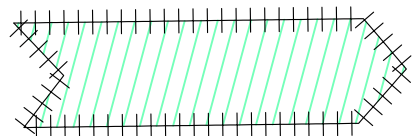
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CONTIGUOUS BUILDABLE AREA		
LOT	REQUIRED	PROVIDED
18.1	40,000 SF	539,371 SF
18.2	40,000 SF	211,632 SF



LEGEND:
CONTIGUOUS BUILDABLE
AREA-LOT 18.2



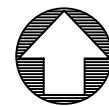
CONTIGUOUS BUILDABLE
AREA-LOT 18.1

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DUPLICATION IS A VIOLATION OF
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MATTHEW J. GIRONDA P.E.



PLAN
GRAPHIC SCALE



(IN FEET)
1 inch = 150 ft.

REVISIONS	DATE	DESCRIPTION	BY/CHK	DATE	DESCRIPTION	BY/CHK
	10-25-2021	PB SUBMISSION				RH/MG
	10-12-2021	PB SUBMISSION				RH/MG

CONTIGUOUS BUILDABLE AREA EXHIBIT		DATE:	9-13-21
MORSE SUBDIVISION		SCALE:	1" = 150'
50 EAST MIDDLE PATENT ROAD		FILE:	1-E
TOWN OF NORTH CASTLE, WESTCHESTER COUNTY		DSGN/CHK:	RH/MG
		DRN. BY:	RH
		SHT NO.:	1 OF 1
		DWG NO.:	EXB-2
BIBBO ASSOCIATES, LLP 283 ROUTE 100 SUITE 203 SOMERS, NEW YORK 10589 TEL. 914 277 5805			