

September 13, 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:

- EX-1 – Existing Conditions Plan, last revised 9-13-21.
- PP-1 – Preliminary Subdivision Plat, last revised 9-13-21.
- Stormwater Pollution Prevention Plan, dated 9-13-2021
- Exhibit 1 – 11x17 Lot Dimension Figure, dated 9-13-21.
- Exhibit 2 – 11x 17 Contiguous Buildable Area Figure

In connection with the Application for Lot 1 Site Plan Approval:

- Lot 1 Site Plan Set (4 sheets), dated 9-13-21.
- Exhibit 1A – 11x17 Gross Land Coverage Calculation Figure – Lot 1
- Application for Site Development Plan Approval.
- Gross Land Coverage Calculation Worksheet, dated 9-13-21
- Lot 1 Floor Area Calculation Figures and Elevations (7 Sheets), dated 9-13-21
- Lot 1 Floor Area Calculation Worksheet, dated 9-13-21

In connection with the Application for Lot 2 Site Plan Approval:

- Lot 2 Site Plan Set (4 sheets), dated 9-13-21.
- Exhibit 2A – 11x17 Gross Land Coverage Calculation Figure – Lot 1
- Application for Site Development Plan Approval.
- Gross Land Coverage Calculation Worksheet, dated 9-13-21
- Floodplain Development Permit Application.
- Lot 2 Floor Area Calculation Figures and Elevations (13 Sheets), dated 9-13-21
- Lot 2 Floor Area Calculation Worksheet, dated 9-13-21

As you are aware the applicant is seeking approvals for a proposed 2- lot subdivision and individual site plans for each proposed lot. Please note the applicant has reduced the scope of the project from the original 3-lot design to the proposed 2-lot subdivision for which the enclosed documents are provided.

Site Design ♦ Environmental

Our office has revised our plans pursuant to the July 6, 2021, Staff Report prepared by the Town Planner and the July 9, 2021, memorandum prepared by Kellard Sessions, Consulting Town Engineer. We offer the following responses for the Board's consideration:

General Comments:

July 6, 2021, Staff Report prepared by the Town Planner:

1. The preliminary Plat has been revised to include the following:
 - Total acreage of the Subdivision has been added to the additional site / project information
 - Names of the Owners of Record of adjoining and directly across the street properties have been added to the plan.
 - Areas reserved for Road Widening have not been counted in the revised gross or net lot area calculations.
2. Planning Board items to be considered because of the E. Middle Patent Road Scenic Roadway Designation:
 - (1) In order to reduce intrusions within the scenic roadscape to the maximum extent practicable, the applicant has reduced the scope of the project to eliminate the proposed third lot. Additionally, the 2 proposed lots will be accessed through existing driveways/curb cuts from East Middle Patent Road
 - (2) The proposed Subdivision has been designed to conform with all conventional zoning standards. The Applicant is not seeking to apply conservation zoning requirements to the project.
 - (3) Comment noted.
 - (4) Comment noted.
3. A site plan and application for site plan approval for proposed lot #1 are enclosed, the size of the proposed detached garage has been shown on the Lot 1 Gross Land Coverage Exhibit. Architectural plans and application for special permit will be provided under separate cover.
4. Lot 3 has been eliminated from this application; therefore, this comment is no longer applicable.
5. This application no longer proposes any new driveways, access to the proposed lots will be via existing curb cuts on East Middle Patent Road, where sufficient sight distance exists.
6. Exhibit I has been included herewith to depict how average lot width and lot depth have been calculated.
7. A tree survey has been completed for the areas of proposed development, and all trees to be removed are indicated on the project plans.
8. A Site Plan and application for site plan approval for proposed lot #2 is enclosed. A special use permit will be required for the proposed garage and pool house. A Special permit application and associated fees will be provided under separate cover.
9. Comment noted, the applicant will seek approval from the Zoning Board of Appeals prior to obtaining building permits.
10. Proposed elevations prepared by the project architect are enclosed, and have been revised to depict building heights as requested.

11. Gross Land Coverage Calculation worksheets have been prepared with supporting exhibits II and III for each lot. These documents have been included as part of this submission.
12. Gross Floor Area calculations work sheets have been completed by the project architect and are included with this submittal.
13. Exhibit 2 has been prepared to demonstrate the contiguous buildable area of each of the proposed lots.
14. Comment noted, proper easements will be developed and submitted to the Town for review prior to filing of the subdivision plat, a proposed easement has been shown on the plans.
15. Building envelopes have been revised to begin at the edge of the "area reserved for road widening".
16. Comment noted, recreation fees will be paid as required prior to filing of the subdivision plat.
17. Comment Noted, all architectural plans will be signed and sealed.
18. As previously discussed, the project drawings have been separated into three (3) distinct plan sets corresponding to the individual applications. Separate applications and corresponding documents for each approval requested are identified on the list of enclosures provided on page 1.

July 9, 2021, memorandum prepared by Kellard Sessions, Consulting Town Engineer:

1. The front yard building setbacks have been revised to be measured from the existing road widening easement. In lieu of a determination from the building inspector, we have revised the lot line at the rear of proposed lot 2 (coterminous with the rear lot line of lot 1) as a front yard setback showing 75'.
2. Comment noted, application will be made to the Zoning Board of Appeals for the required variance.
3. Gross Land Coverage Calculations have been revised based on the new scope of this project.
4. Net Lot Area Calculations have been revised based on the new scope of this project.
5. Exhibit IV – Buildable area, has been prepared to demonstrate the contiguous buildable area of each of the proposed lots in accordance with Town Code.
6. A flood development permit application has been included as part of this submission.
7. The wetland line shown on the plan has been flagged sequentially by Soil Scientist Mary Jaehnig and survey located. The wetland boundary as shown has been verified by Kellard Sessions, and a memo prepared by their office was provided to the planning department on August 16, 2021.
8. Comment noted, proper easements will be developed and submitted to the Town for review prior to filing of the subdivision plat, a proposed easement has been shown on the plans.
9. Application will be made to the Westchester County Health Department (WCHD) prior to obtaining Final Planning Board Subdivision Approval. Construction approvals for the proposed Septic systems and wells will be obtained prior to building permit issuance.

10. Based on this revised application, there are no longer any curb cuts proposed. Access will be via existing driveway curb cuts.
11. A tree survey has been completed for the areas of proposed development, and all trees to be removed are indicated on the project plans. Landscape and Tree Preservation Plans will be provided by the project Landscape Architect with future submittals.
12. Existing stone walls will not be removed as a result of this development.
13. The Preliminary Subdivision Plan has been retitled to "Preliminary Subdivision Plat".
14. The plan utilizes existing curb cuts. Topography in the areas of the driveways is relatively flat and the driveway will remain generally on existing grade, as such profiles have not been provided.
15. No outdoor lighting is proposed for the existing tennis and sport courts.
16. Proposed site grading for lot 1 is shown on the project site plans, and the limits of proposed disturbance are quantified on the Erosion and Sediment Control Plans.
17. A Stormwater Pollution Prevention Plan (SWPPP) for the project is enclosed. Please note in accordance with NYSDEC standards, the SWPPP was prepared for the larger common of development for both proposed lots. It is acknowledged that coverage under GP-0-20-001 will be required. A completed Notice of Intent From and MS4 SWPPP acceptance form will be provided with future submittals.
18. Field Testing was completed in the area of the proposed stormwater management practices and yielded suitable results for infiltration. Soil testing was witnessed by a representative of Kellard Sessions.

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

Matthew J. Gironda, P.E.
Partner

MJG/rh
Enclosures

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

MORSE SUBDIVISION LOT 1 DRAINAGE SCHEDULE			
NAME	RIM	PIPES IN:	PIPES OUT:
CB 1	549.2	8" HDPE INV IN = 543.7 (FROM DMH 1) L = 29.4' S = 1.00% 6" HDPE INV IN = 543.8 (FROM RD 3) L = 4.9' S = 1.00%	12" HDPE INV OUT = 543.3 (TO CB 2) L = 61.9' S = 1.00%
CB 2	548.0	12" HDPE INV IN = 542.7 (FROM CB 1) L = 61.9' S = 1.00% 6" HDPE INV IN = 543.2 (FROM RD 4) L = 2.2' S = 1.00% 6" HDPE INV IN = 543.2 (FROM RD 5) L = 12.2' S = 1.00%	12" HDPE INV OUT = 542.7 (TO CB 3) L = 91.6' S = 1.00%
CB 3	547.2	12" HDPE INV IN = 541.8 (FROM CB 2) L = 91.6' S = 1.00% 12" HDPE INV IN = 544.1 (FROM CB 4) L = 59.2' S = 1.00%	12" HDPE INV OUT = 541.8 (TO DMH 2) L = 136.1' S = 2.25%
CB 4	547.3	6" HDPE INV IN = 545.2 (FROM RD 6) L = 24.8' S = 1.00%	12" HDPE INV OUT = 544.7 (TO CB 3) L = 59.2' S = 1.00%
DIV. MH 1.1	518.5	12" HDPE INV IN = 515.0 (FROM DMH 3) L = 82.4' S = 9.31%	6" HDPE INV OUT = 511.5 (TO HDS 1.1) L = 3.9' S = 0.00% 12" HDPE INV OUT = 513.5 (TO ES 1.1) L = 36.0' S = 1.33%
DMH 1	547.0	6" HDPE INV IN = 544.0 (FROM YD 4) L = 10.2' S = 3.80% 6" HDPE INV IN = 544.2 (FROM RD 2) L = 5.2' S = 1.00%	6" HDPE INV OUT = 544.0 (TO CB 1) L = 29.4' S = 1.00%
DMH 2	541.8	12" HDPE INV IN = 538.6 (FROM CB 3) L = 136.1' S = 2.25%	12" HDPE INV OUT = 538.6 (TO DMH 3) L = 211.4' S = 7.28%
DMH 3	527.0	12" HDPE INV IN = 523.0 (FROM DMH 2) L = 211.4' S = 7.28%	12" HDPE INV OUT = 523.0 (TO DIV. MH 1.1) L = 82.4' S = 9.31%
ES 1.1	517.2	12" HDPE INV IN = 513.0 (FROM DIV. MH 1.1) L = 36.0' S = 1.33%	6" HDPE INV OUT = 511.5 (TO INF 1.1) L = 2.8' S = 0.00%
HDS 1.1	517.2	6" HDPE INV IN = 511.5 (FROM DIV. MH 1.1) L = 3.9' S = 0.00%	6" HDPE INV OUT = 511.5 (TO INF 1.1) L = 2.8' S = 0.00%
INF 1.1		6" HDPE INV IN = 511.5 (FROM HDS 1.1) L = 2.8' S = 0.00%	
RD 1		6" HDPE INV OUT = 546.7 (TO YD 1) L = 15.2' S = 1.00%	
RD 2		6" HDPE INV OUT = 544.2 (TO DMH 1) L = 5.2' S = 1.00%	
RD 3		6" HDPE INV OUT = 543.9 (TO CB 1) L = 4.9' S = 1.00%	
RD 4		6" HDPE INV OUT = 543.3 (TO CB 2) L = 2.2' S = 1.00%	
RD 5		6" HDPE INV OUT = 543.3 (TO CB 2) L = 12.2' S = 1.00%	
RD 6		6" HDPE INV OUT = 545.5 (TO CB 4) L = 24.8' S = 1.00%	
YD 1	548.4	6" HDPE INV IN = 545.5 (FROM RD 1) L = 15.2' S = 1.00%	6" HDPE INV OUT = 545.4 (TO YD 2) L = 26.8' S = 1.00%
YD 2	548.4	6" HDPE INV IN = 545.1 (FROM YD 1) L = 26.8' S = 1.00%	6" HDPE INV OUT = 545.1 (TO YD 3) L = 56.7' S = 1.00%
YD 3	548.4	6" HDPE INV IN = 544.5 (FROM YD 2) L = 56.7' S = 1.00%	6" HDPE INV OUT = 544.5 (TO YD 4) L = 26.7' S = 1.00%
YD 4	548.4	6" HDPE INV IN = 544.2 (FROM YD 3) L = 26.7' S = 1.00%	6" HDPE INV OUT = 544.5 (TO DMH 1) L = 10.2' S = 3.80%

GROSS LAND COVERAGE CALCULATIONS	
	LOT 1
GROSS LOT AREA	5.31 AC.
	231,460 FT ²
LOT AREA IN EXCESS OF 2.0 AC.	3.31 AC.
	144,339 FT ²
7.5% OF AREA IN EXCESS OF 2 AC.	10,825 FT ²
MINIMUM PERMITTED	13,270 FT ²
BONUS MAXIMUM GROSS LAND COVER	23 FT ²
MAXIMUM PERMITTED GROSS LAND COVERAGE	24,119 FT ²
PROVIDED GROSS LAND COVERAGE	22,539 FT ²

NET LOT AREA CALCULATIONS		
	REQUIRED DEDUCTION	LOT 1
GROSS LOT AREA		5.31 AC.
		231,460 FT ²
AREA IN WETLANDS		1,530 FT ²
WETLAND DEDUCTION	75%	1,148 FT ²
AREA IN STEEP SLOPES		-----
STEEP SLOPES DEDUCTION	50%	-----
NET LOT AREA		230,312 FT ²

BULK ZONING SUMMARY - ZONE R-4A			
LOT AREA		REQUIRED	PROVIDED
		4.0 AC. MIN.	LOT #1
	GROSS	4.0 AC. MIN.	5.31± AC.
	NET	** SEE NET LOT AREA TABLE	
	FRONTAGE	250'	378.6'
	LOT DEPTH	150'	680.5'
	LOT WIDTH	250'	336.3'
	FRONT YARD	75'	77.3'
	SIDE YARD	50'	96.5'
	REAR YARD	50'	506.3'
	MAXIMUM BUILDING COVERAGE	6%	1.6%
	MAXIMUM BUILDING HEIGHT	30'	<30'
	GROSS LAND COVERAGE	*** SEE GROSS LAND COVERAGE TABLE	
	CONTIGUOUS BUILDABLE AREA	40,000 FT ²	215,035 FT ²

SOIL DATA:

#1A TO 10" TOPSOIL
42" MODERATELY COMPACT MEDIUM BROWN SANDS AND SILT
90" COMPACT MEDIUM BROWN FINE SANDS W/ SOME COBBLES

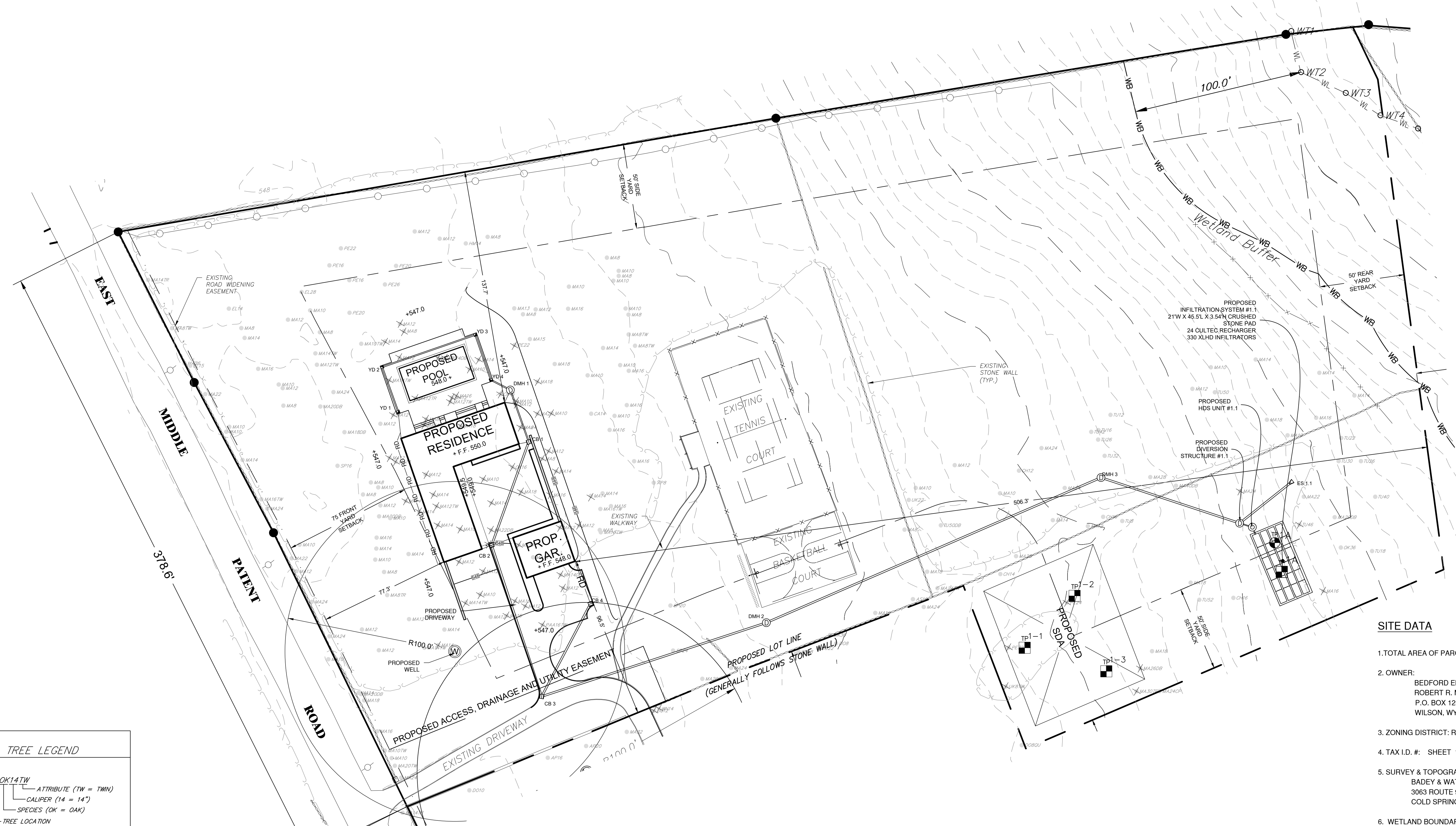
DESIGN INFILTRATION RATE = 10 MIN./IN.
NOTE: WITNESSED INFILTRATION TESTING PERFORMED ON 8/31/21 YIELDED STABILIZED RATES IN EXCESS OF 10 MIN./IN.



LOCATION MAP
SCALE: 1" = 100'

- LEGEND:**
- - - - - EXISTING 2' CONTOUR
 - - - - - EXISTING 10' CONTOUR
 - ○ ○ ○ ○ EXISTING STONE WALL
 - ▭ PROP. RESIDENCE W/ DRIVEWAY
 - ▭ PROP. SDA
 - ⊙ PROP. WELL
 - ⊙ DEEP TEST
 - - - - - EXISTING EASEMENT
 - WL --- WL --- WL --- WETLAND BOUNDARY
 - WB --- WB --- WB --- 100' WETLAND SETBACK
 - - - - - PROPOSED LOT LINE
 - - - - - PROPOSED EASEMENT LINE
 - ⊙ MA14TW EXISTING TREE
 - ✕ MA14TW EXISTING TREE TO BE REMOVED
 - ○ ○ ○ ○ EXISTING FENCE
 - 330 --- PROPOSED 10' CONTOUR
 - 328 --- PROPOSED 2' CONTOUR

- SLOPE LEGEND:**
- ▬ SLOPES 25% AND GREATER



SITE DATA

- TOTAL AREA OF PARCEL: 5.31 Ac ±
- OWNER: BEDFORD EMP OWNERSHIP, LLC. ROBERT R. MORSE. P.O. BOX 1234 WILSON, WY 83014-1234
- ZONING DISTRICT: R-4A RESIDENTIAL
- TAX I.D. #: SHEET 103.01, BLOCK 1, LOT 18, R.S.#1
- SURVEY & TOPOGRAPHY BY: BADEY & WATSON, SURVEYING & ENGINEERING, P.C. 3063 ROUTE 9 COLD SPRING, NY 10516
- WETLAND BOUNDARIES FLAGGED BY: MARY JAEHNG

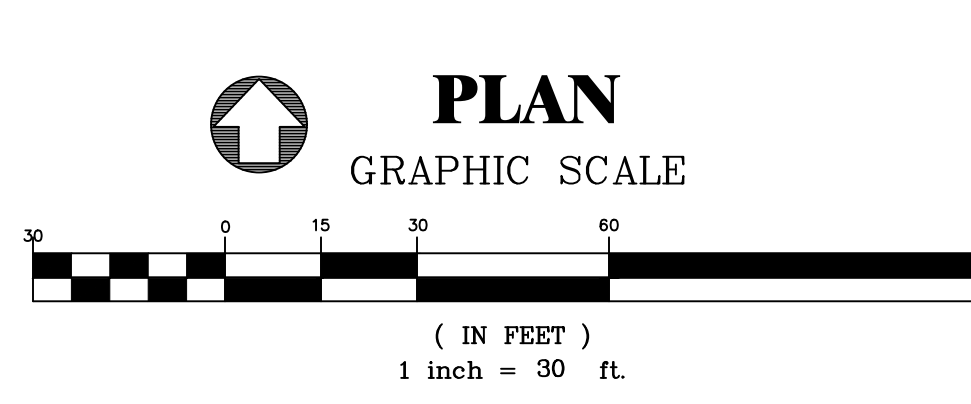
TREE LEGEND	
⊙	ATTRIBUTE (TW = TWIN)
⊙	CALIPER (14" = 14")
⊙	SPECIES (OK = OAK)
⊙	TREE LOCATION
KEY	
SPECIES	
AP	APPLE
AS	ASH
BI	BIRCH
CA	CATALPA
CD	CEDAR
CH	CHERRY
DD	DOGWOOD
EL	ELM
HC	HICKORY
HM	HEMLOCK
MA	MAPLE
MU	MULBERRY
OK	OAK
PA	PEAR
PI	PINE
PO	POPULAR
SB	SILVER BELL
SC	SWEET GUM
SP	SPRUCE
SO	SOUR GUM
SY	SYCAMORE
TL	TULIP
UK	UNKNOWN
WN	WALNUT
ATTRIBUTES	
QU	QUADRUPLE
TR	TRIPLE
TW	TWIN

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



DATE	DESCRIPTION	BY/CHK	DATE	DESCRIPTION	BY/CHK

SITE PLAN - LOT 1		DATE:	9-13-2021
MORSE SUBDIVISION 50 EAST MIDDLE PATENT ROAD TOWN OF NORTH CASTLE, WESTCHESTER COUNTY		SCALE:	1" = 30'
BIBBO ASSOCIATES, LLP 295 ROUTE 100 SUITE 203 SOMERS, NEW YORK 10589 TEL. 914 277 5805		FILE:	1-E
		DSGN/CHK:	MG
		DRN. BY:	RH
		SHT NO.:	1 OF 4
		DWG NO.:	SP-1

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LEGEND:

- EXISTING 2' CONTOUR
- - - - - EXISTING 10' CONTOUR
- EXISTING STONE WALL
- PROP. RESIDENCE W/ DRIVEWAY
- PROP. SDA
- PROP. WELL
- ⊕ DEEP TEST
- EXISTING EASEMENT
- WETLAND BOUNDARY
- 100' WETLAND SETBACK
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- ⊙ MA14TW EXISTING TREE
- ⊙ MA14TW EXISTING TREE TO BE REMOVED
- EXISTING FENCE
- 330 PROPOSED 10' CONTOUR
- 328 PROPOSED 2' CONTOUR

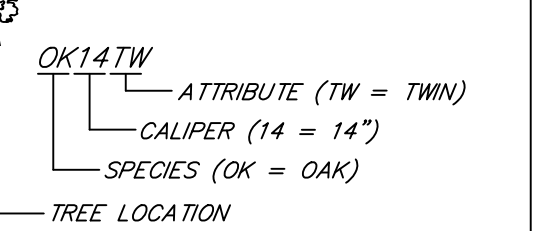
SLOPE LEGEND:

█ SLOPES 25% AND GREATER

EROSION CONTROL LEGEND

- DRAIN INLET PROTECTION (TYP.)
* TO BE INSTALLED ON ALL CATCH BASINS
- PROPOSED SILT FENCE
- PROPOSED TEMPORARY CONSTRUCTION FENCING (ORANGE FENCING)
- ⊙ TEMPORARY STOCKPILE AREA
- LIMIT OF DISTURBANCE

TREE LEGEND



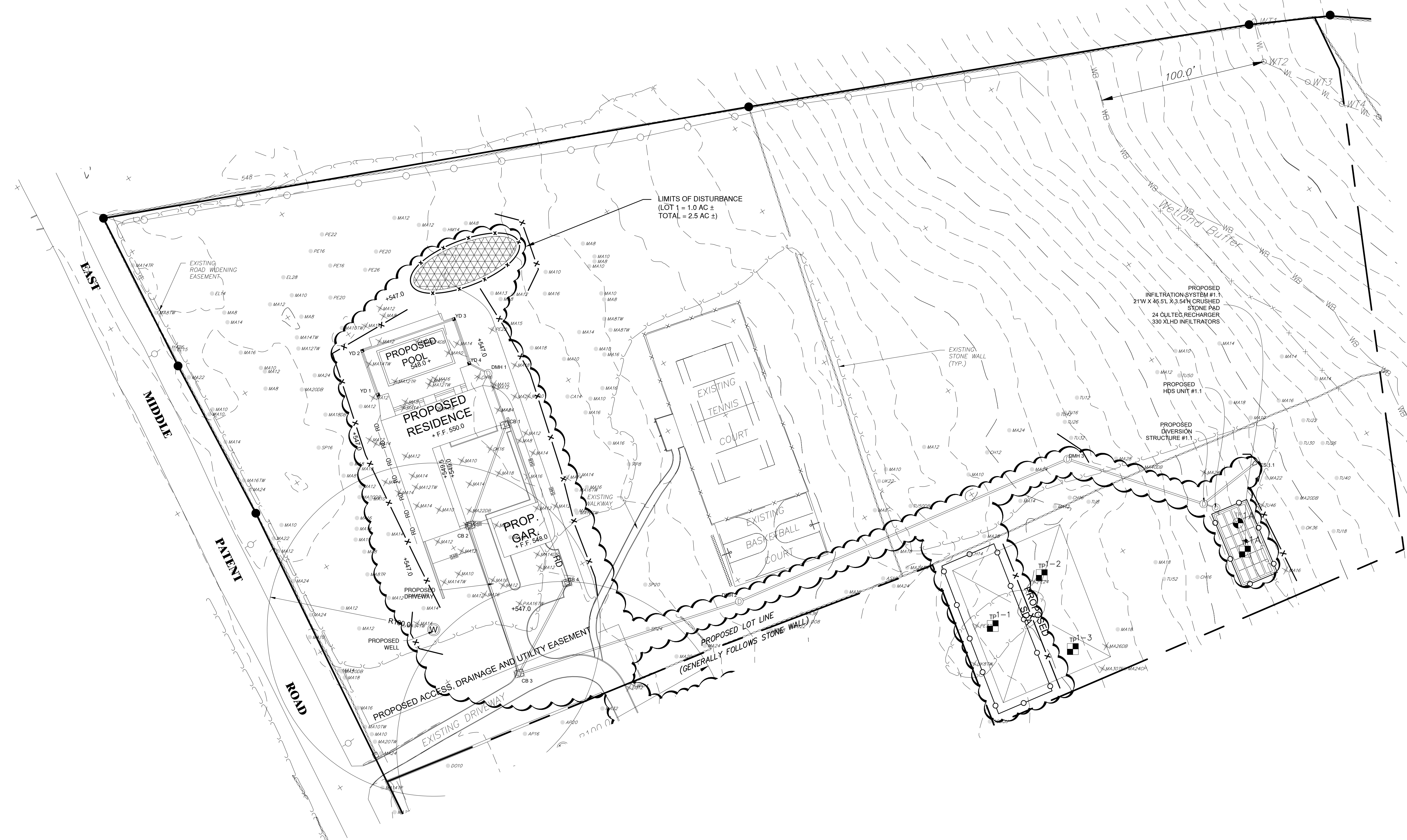
KEY

SPECIES	
AP	APPLE
AS	ASH
BI	BIRCH
CA	CATALPA
CD	CEDAR
CH	CHERRY
DO	DOGWOOD
EL	ELM
HC	HICKORY
HM	HEMLOCK
MA	MARLE
MU	MULBERRY
OK	OAK
PA	PEAR
PE	PINE
PO	POPLAR
SD	SILVER BELL
SG	SWEET GUM
SP	SPRUCE
SO	SOUR OAK
SY	SYCAMORE
TU	TULIP
UK	UNKNOWN
WN	WALNUT

ATTRIBUTES

CP*	CLUMP
DB	DOUBLE
QU	QUADRUPLE
TR	TRIPLE
TW	TWIN

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

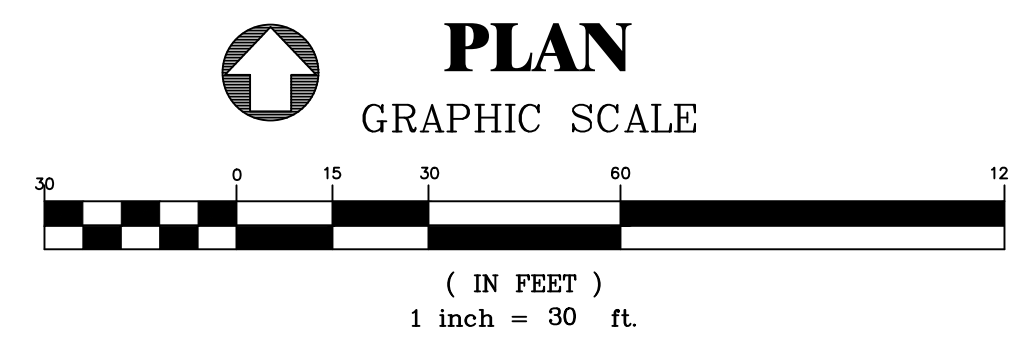


APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED : DATE

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/CK	DATE	DESCRIPTION	BY/CK

MATTHEW J. GRONDA P.E.

EROSION CONTROL PLAN - LOT 1

MORSE SUBDIVISION

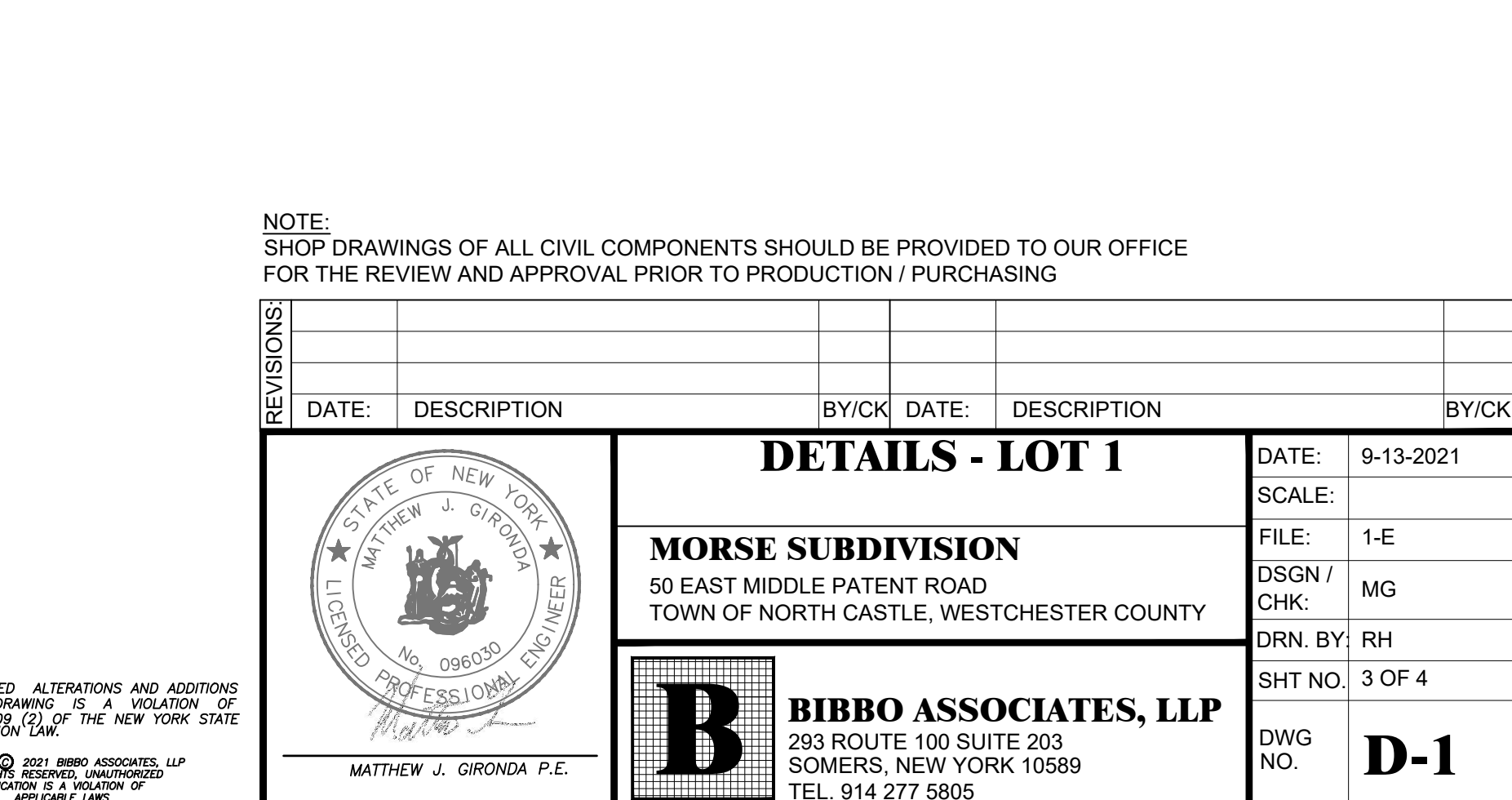
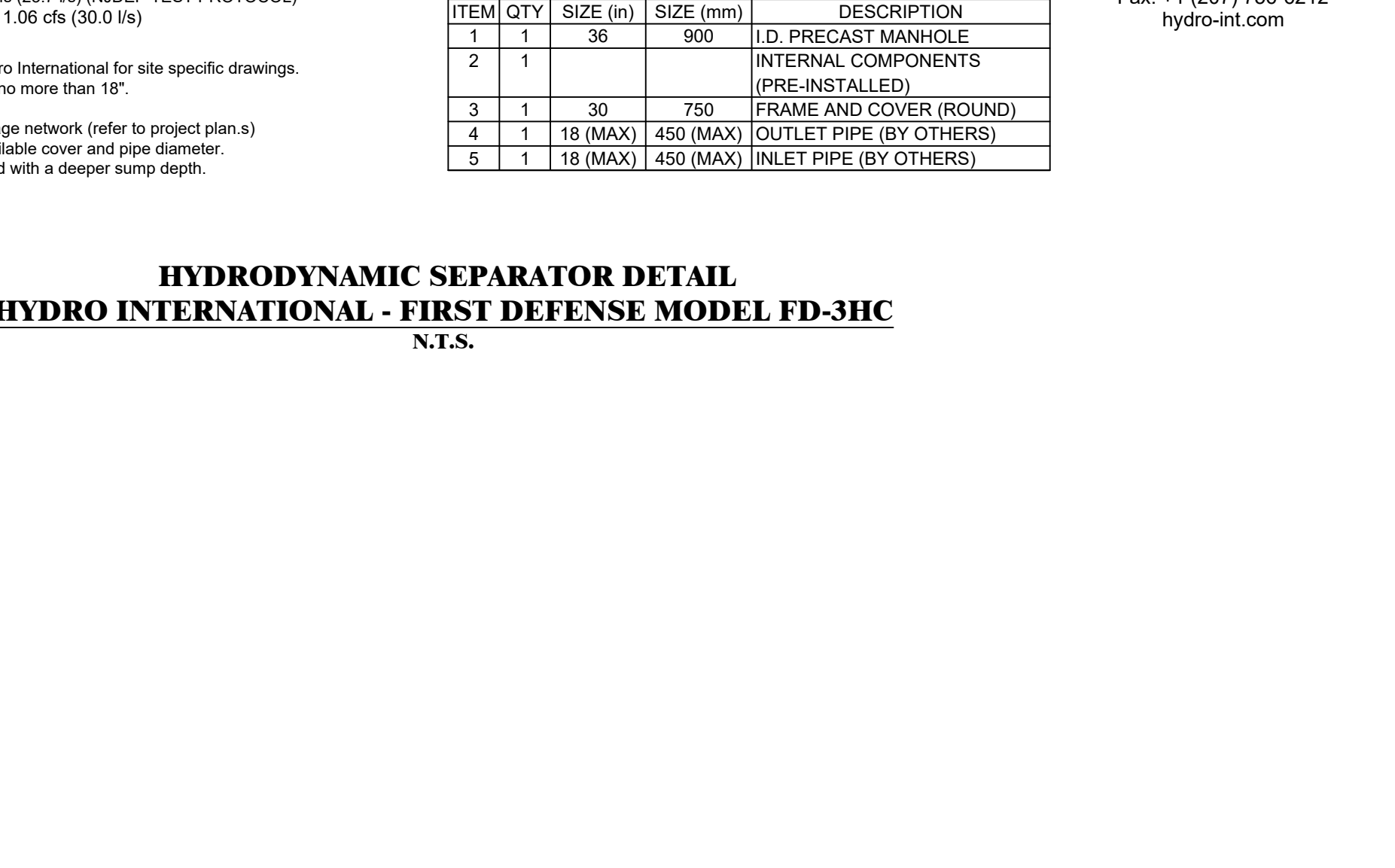
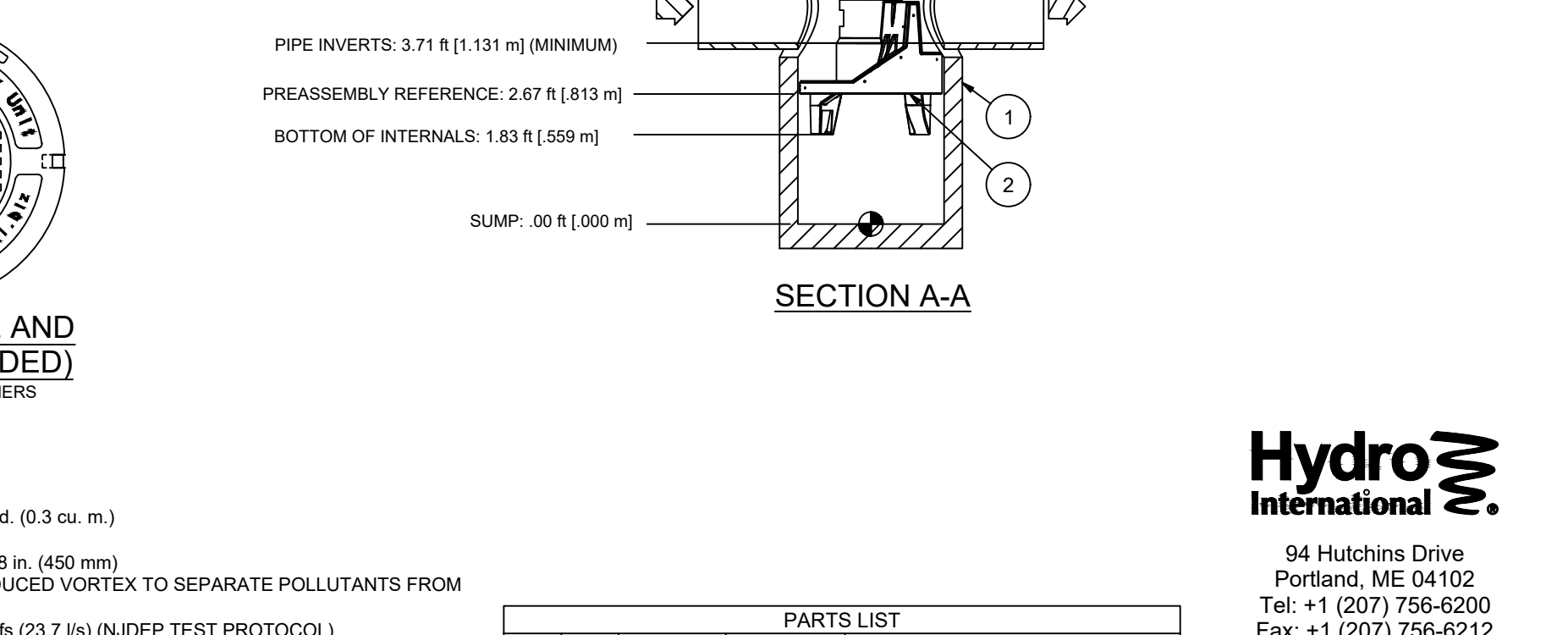
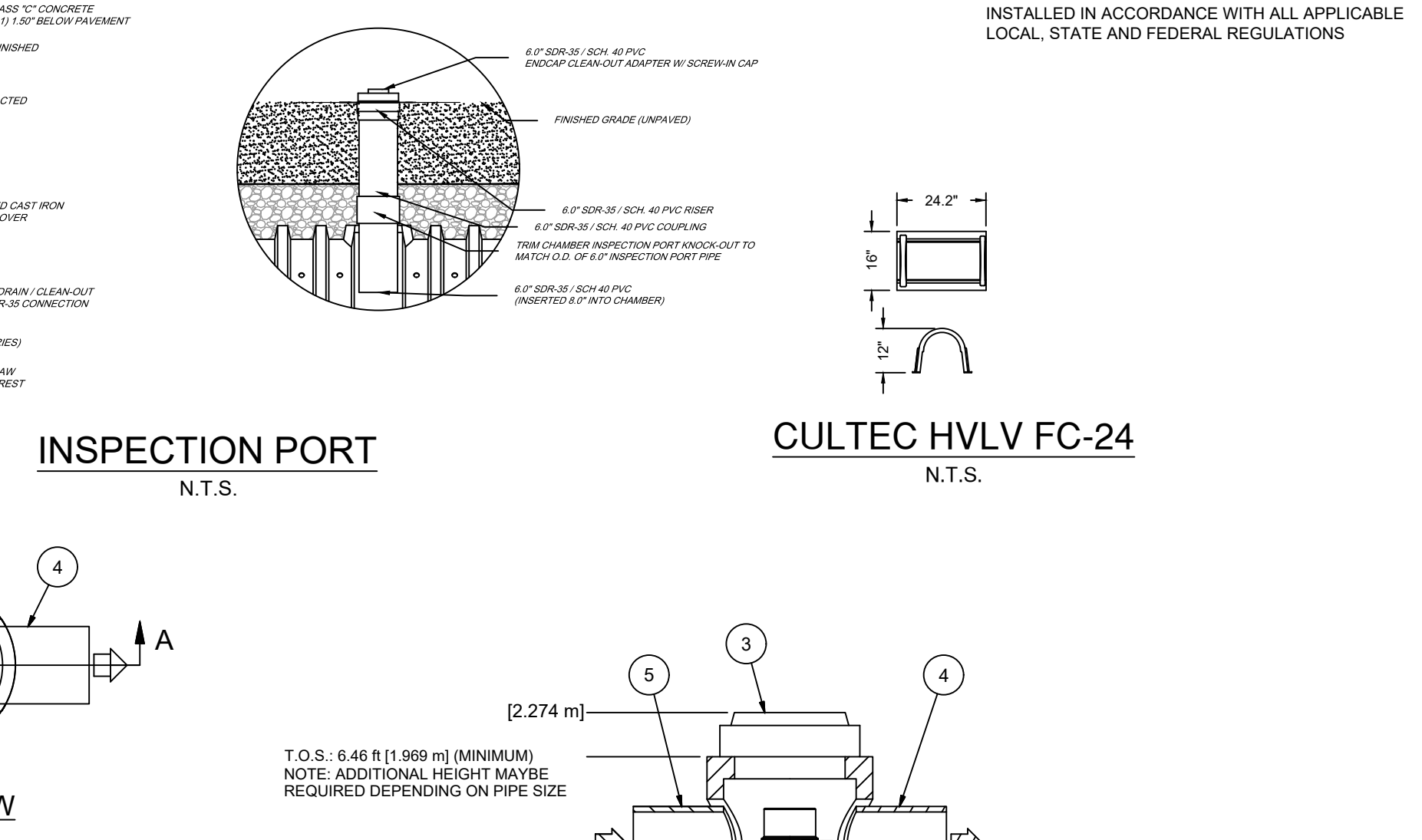
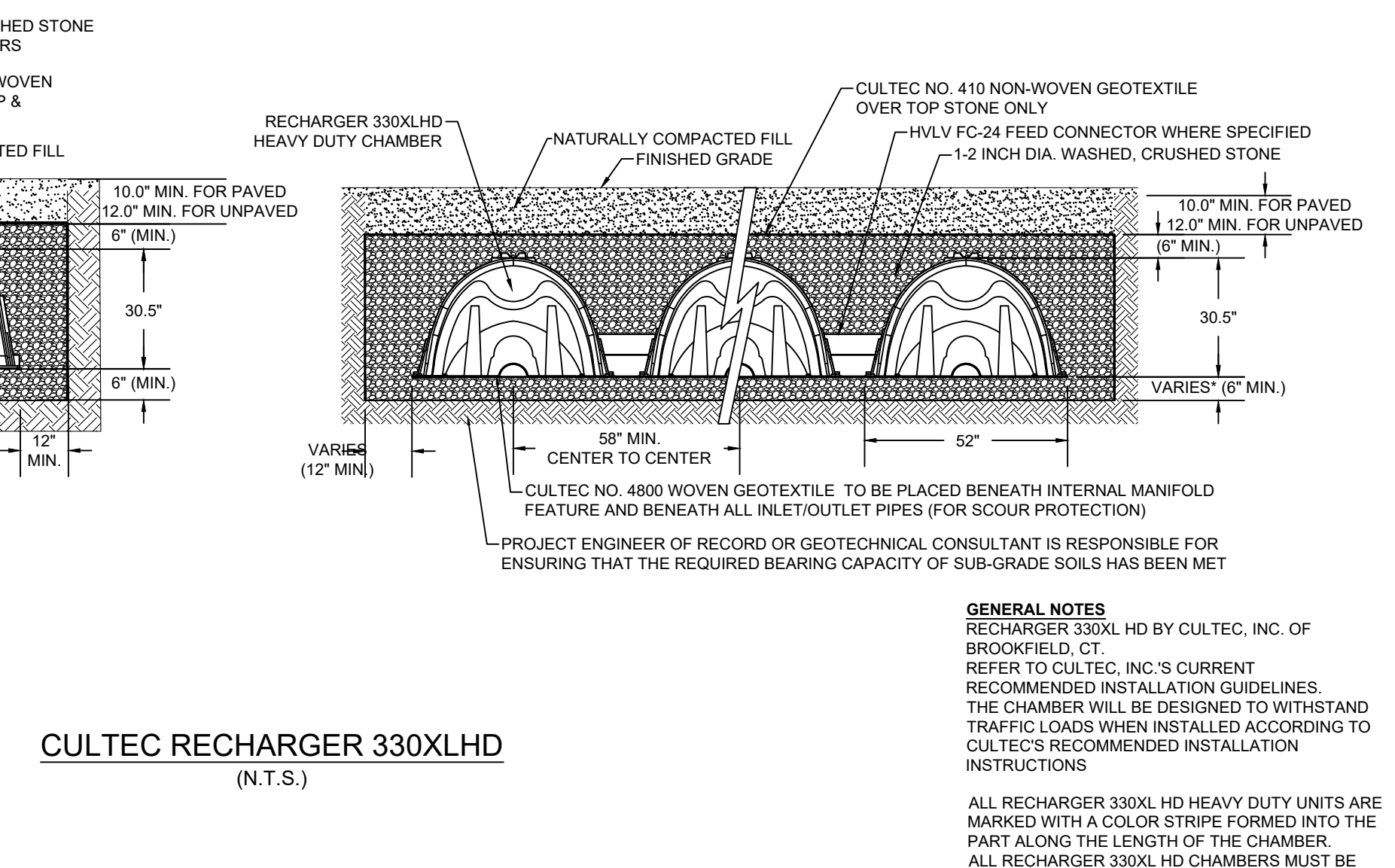
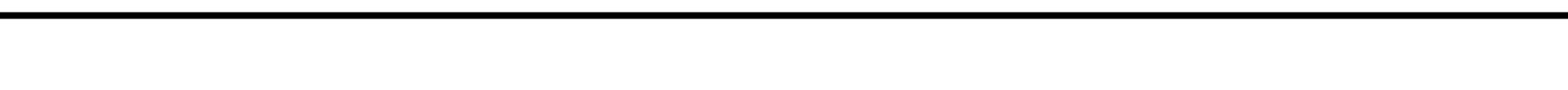
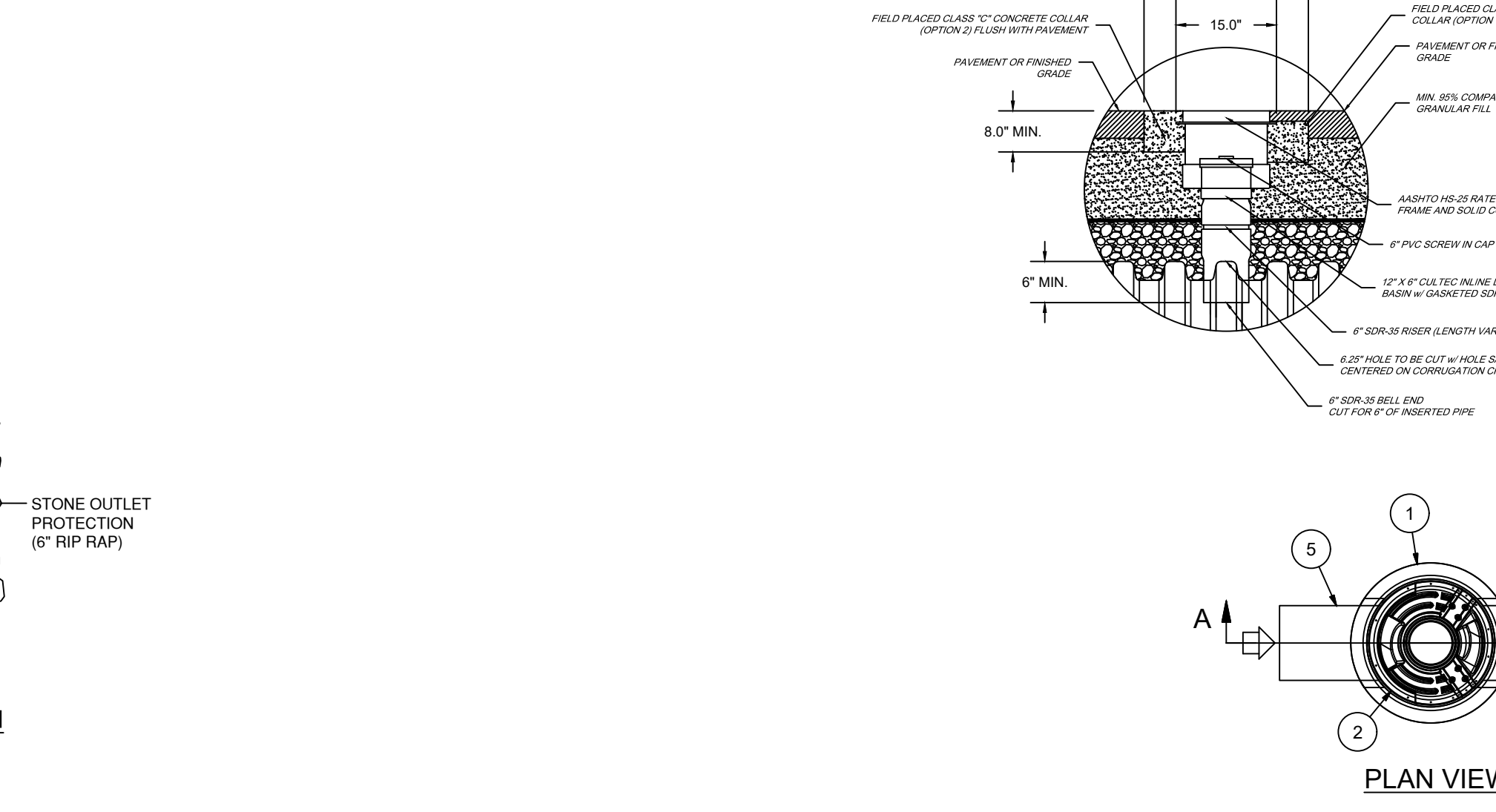
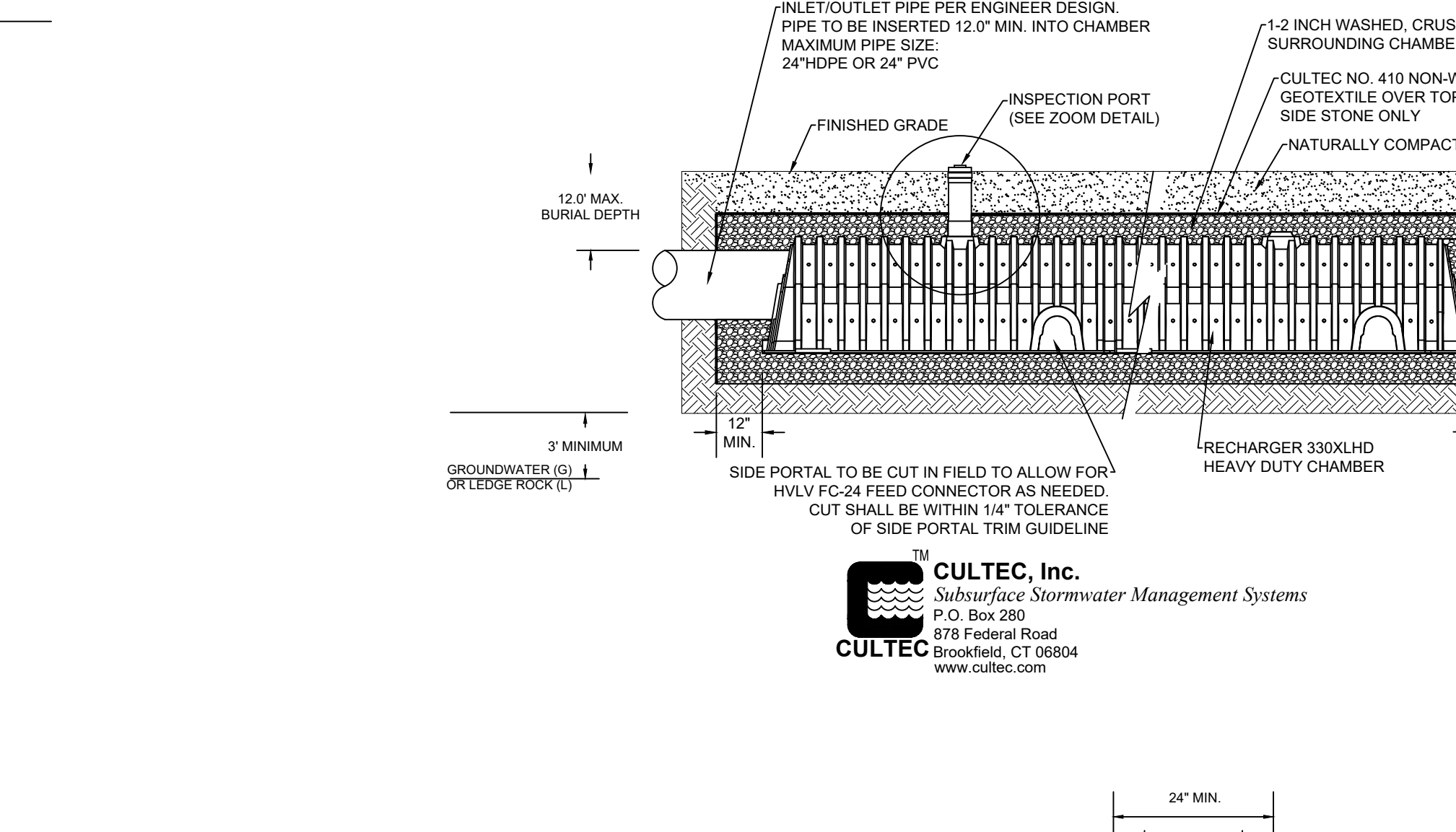
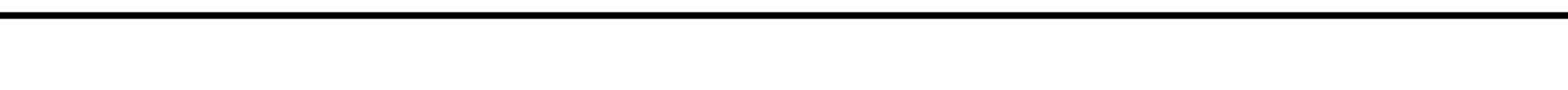
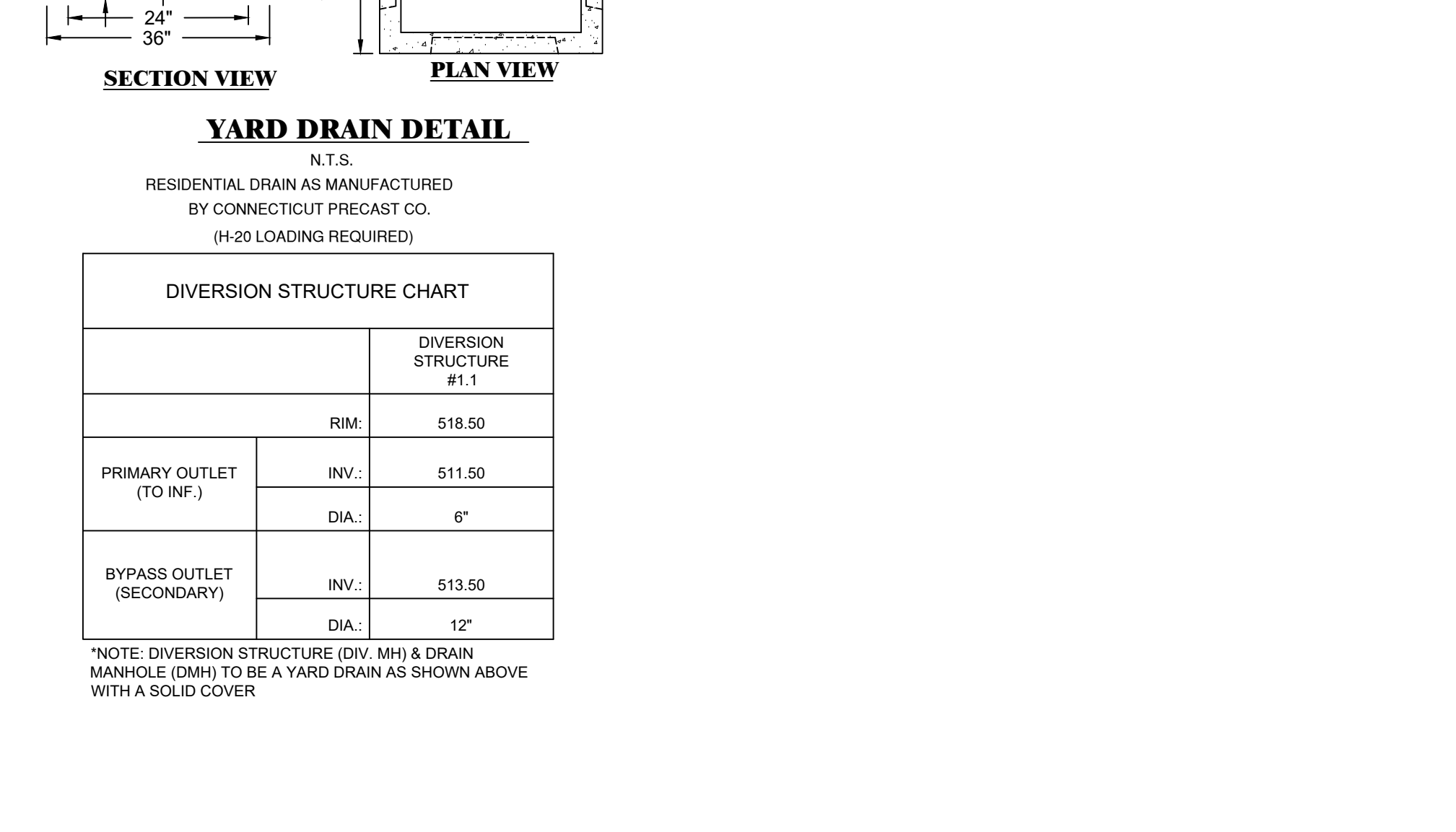
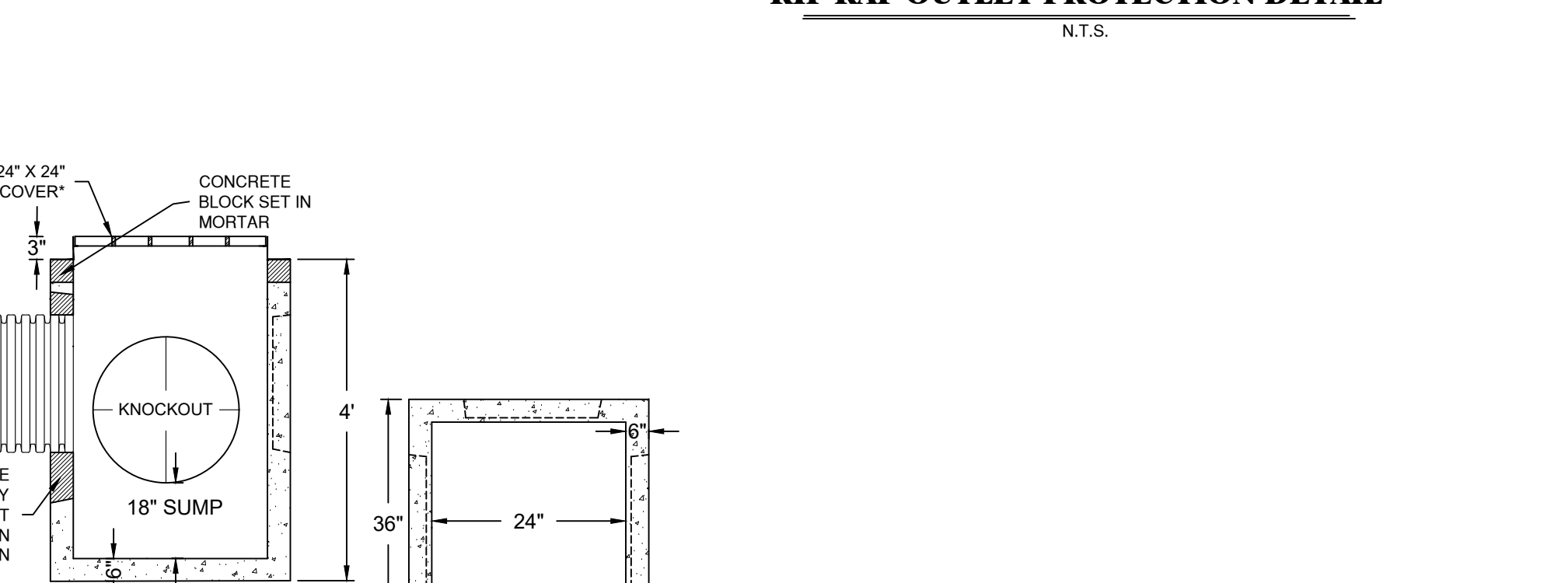
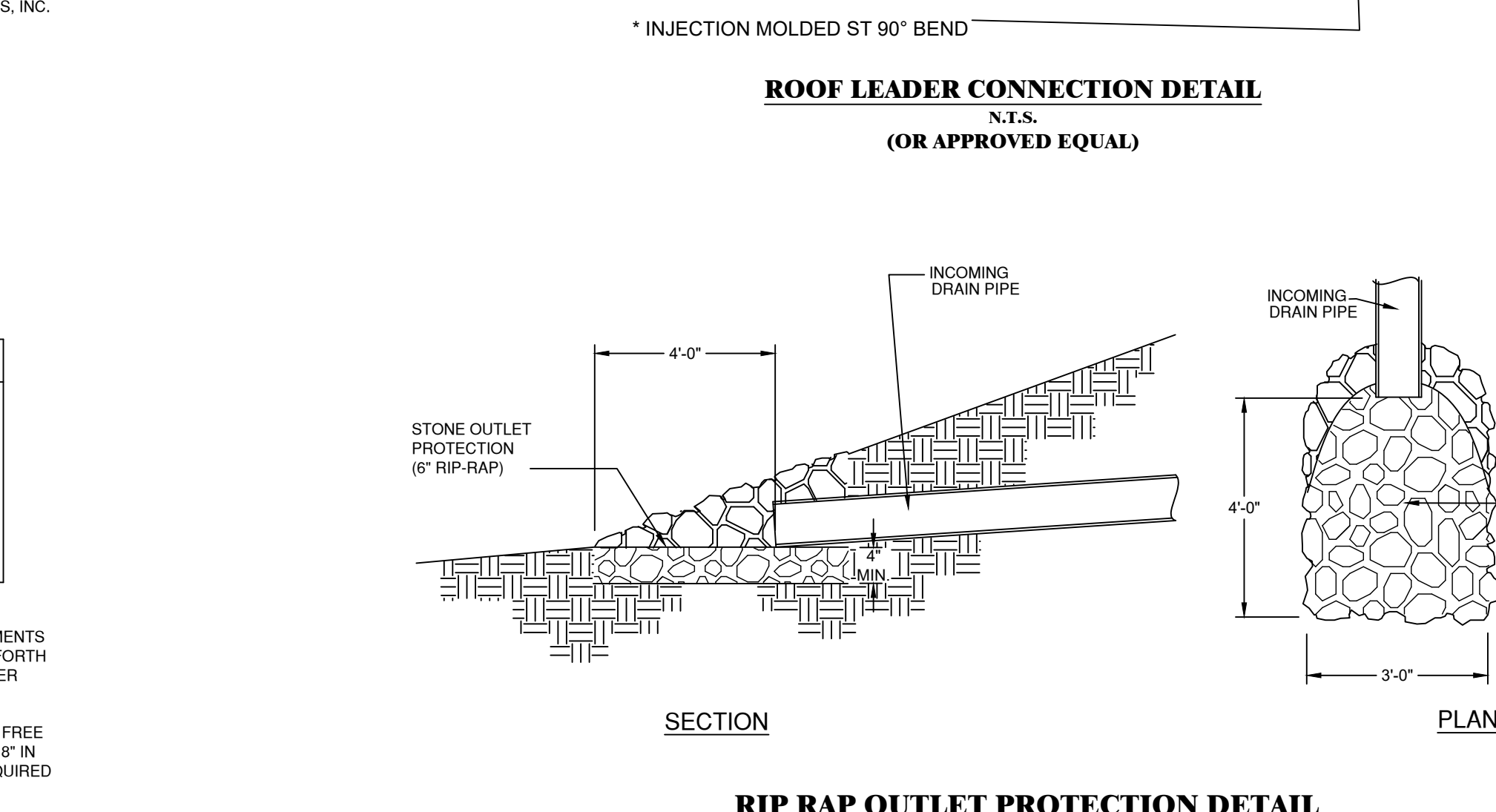
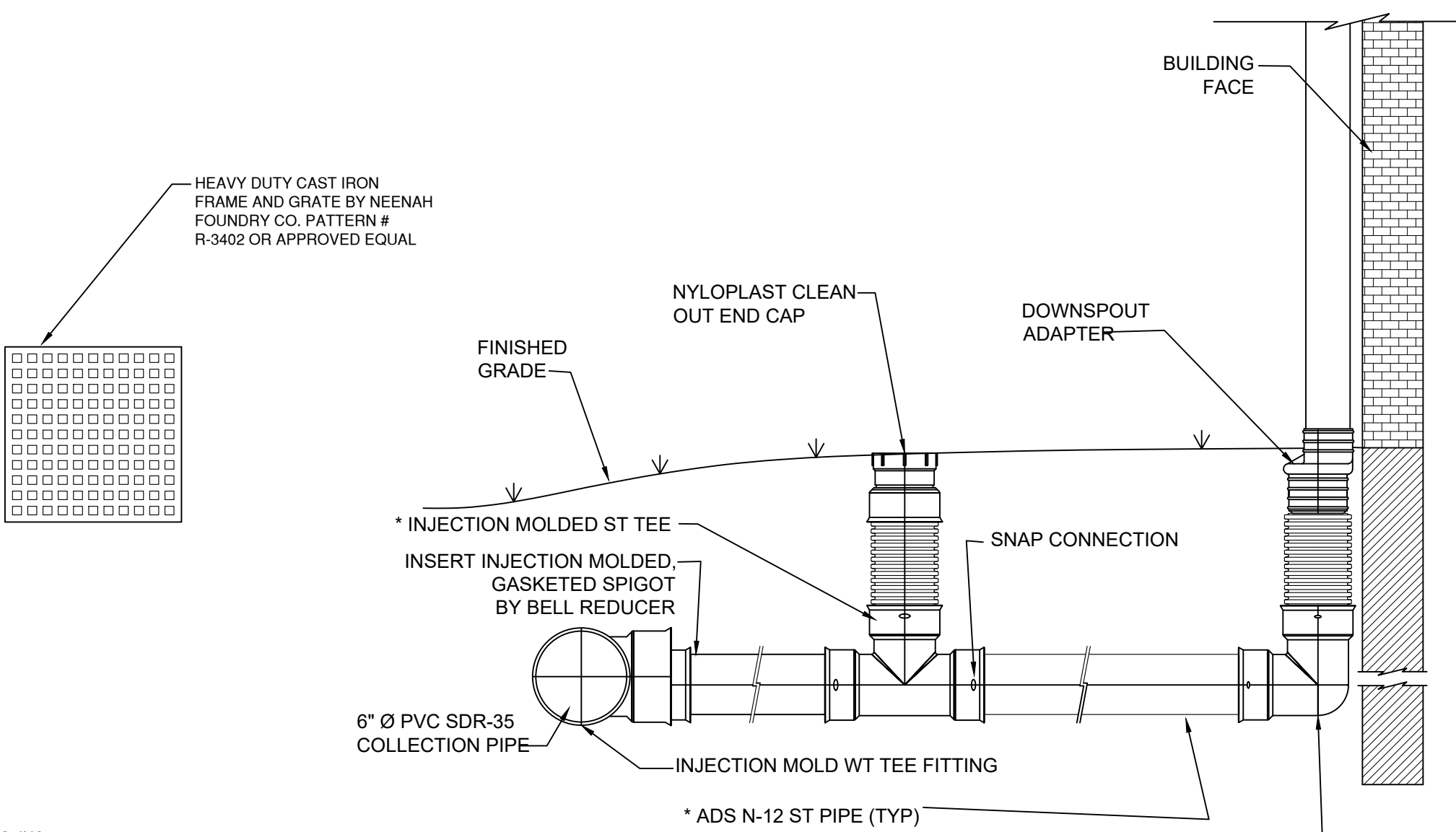
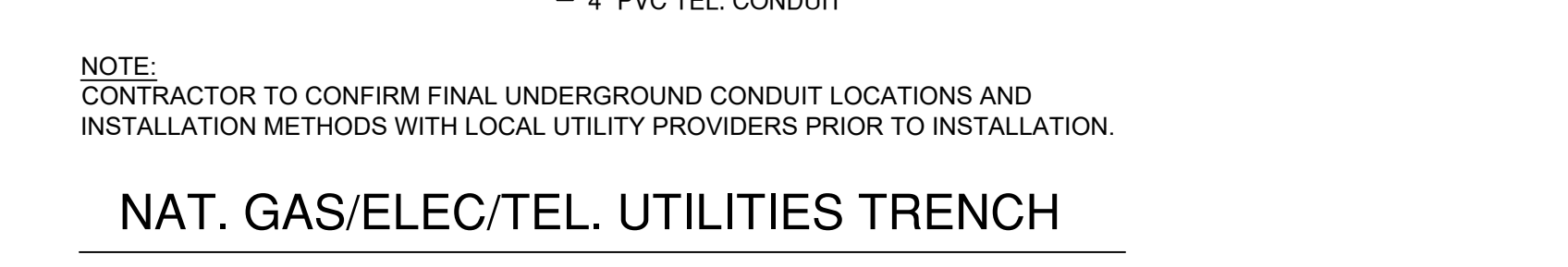
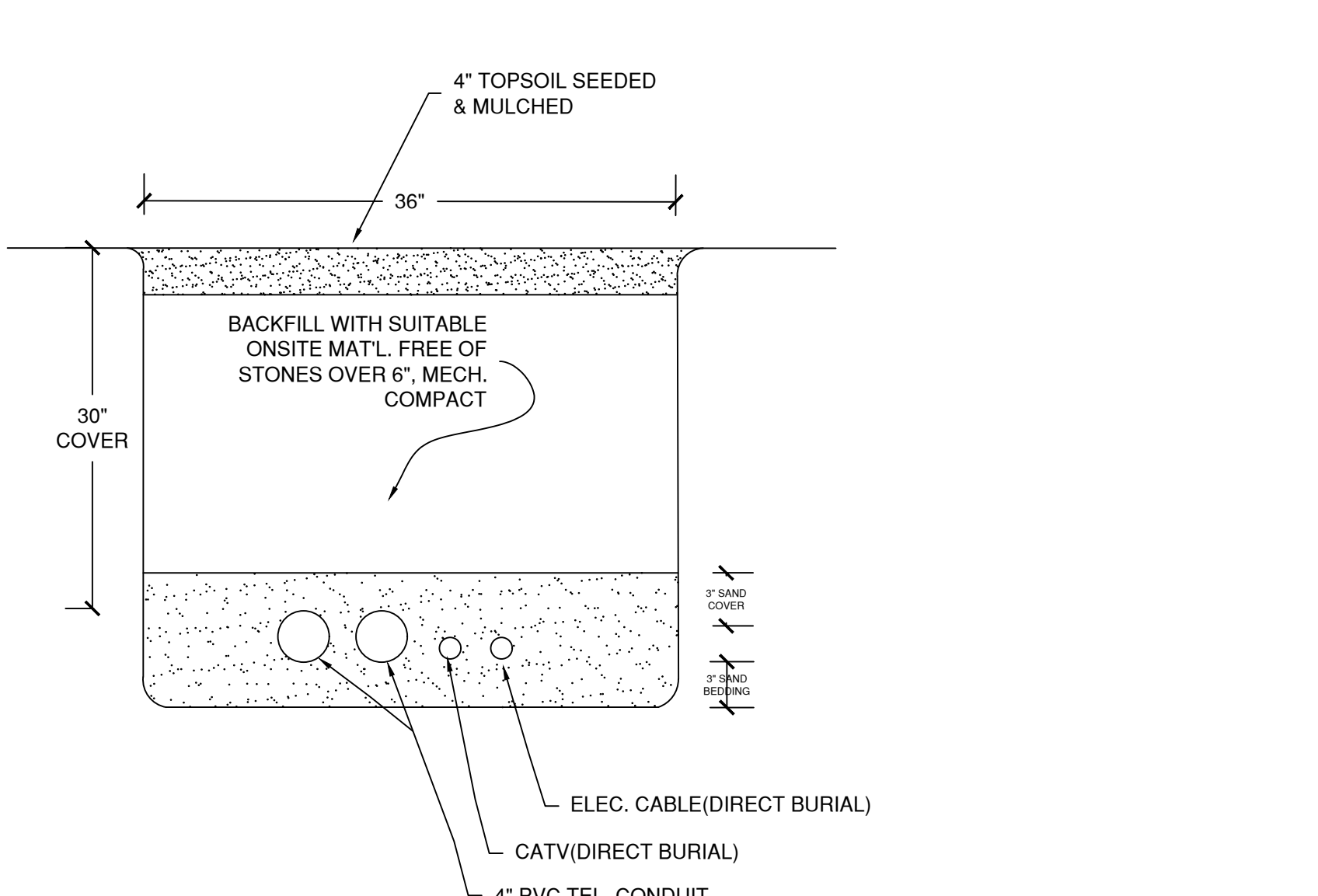
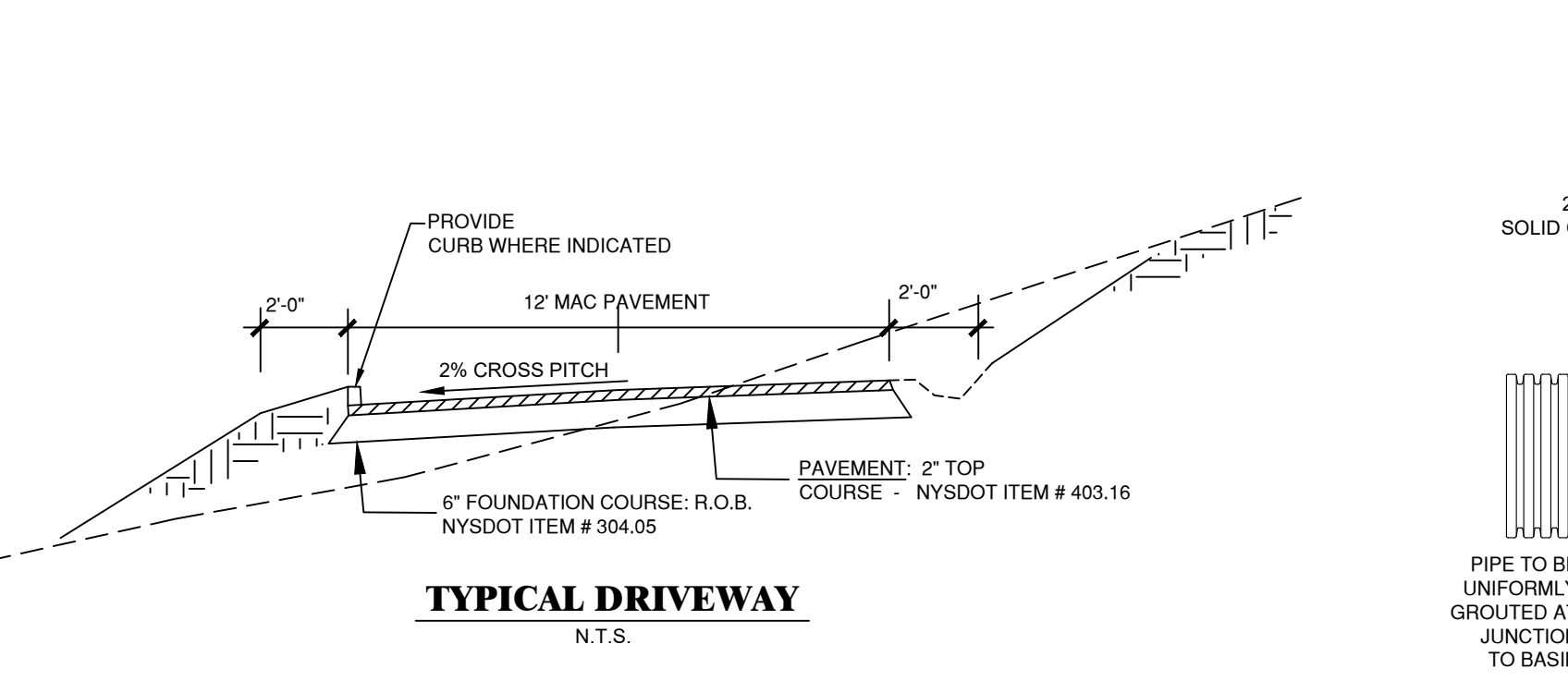
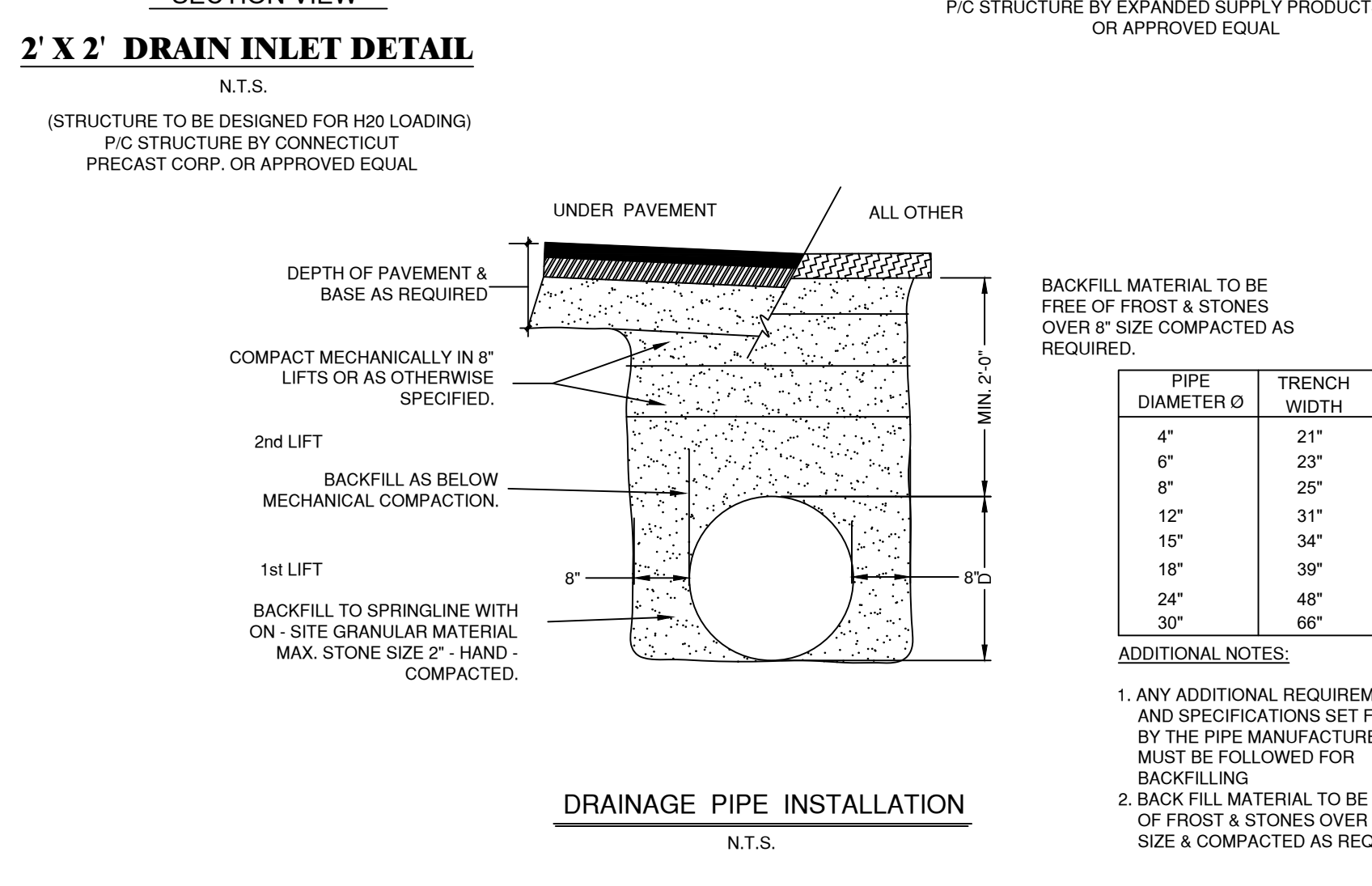
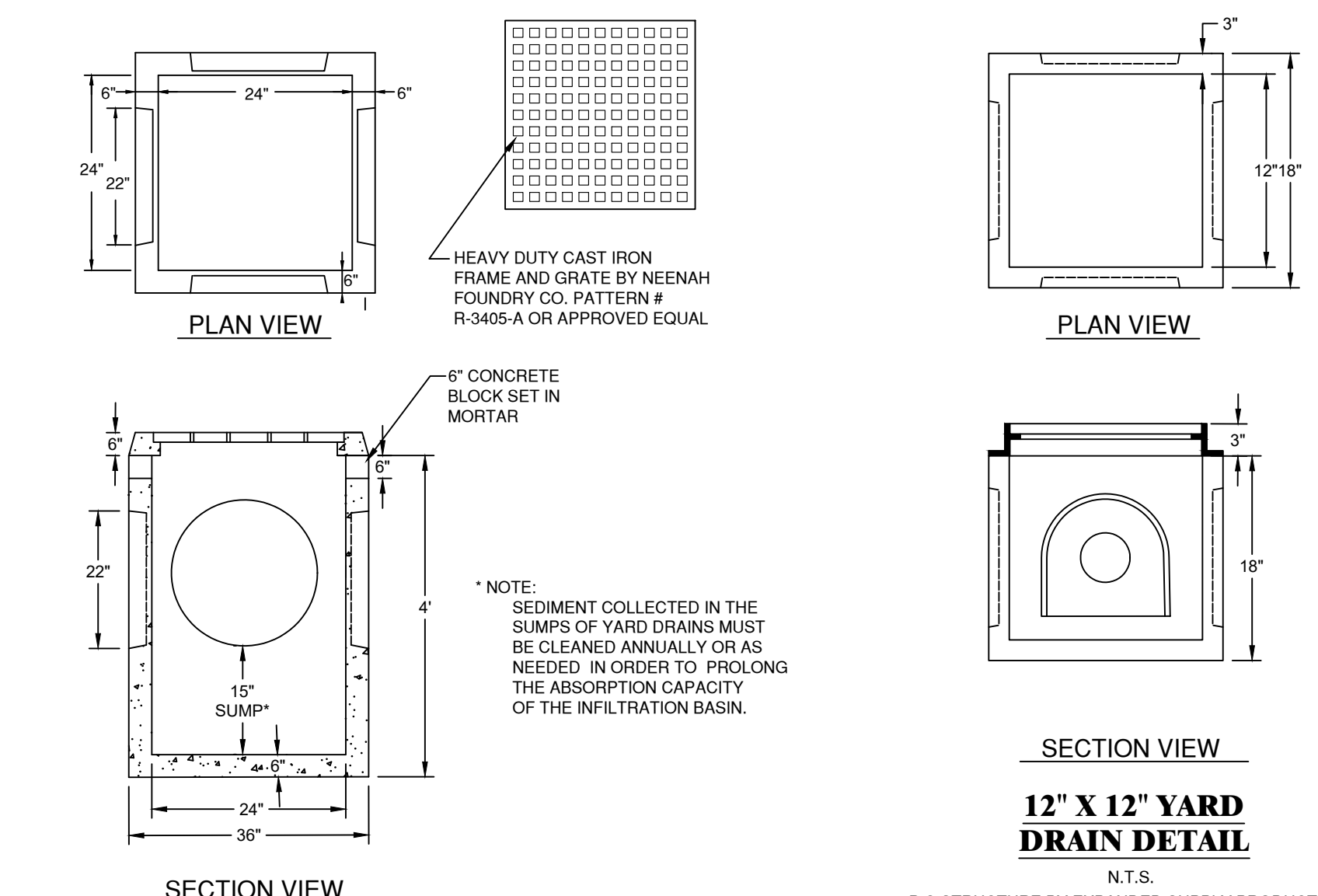
50 EAST MIDDLE PATENT ROAD
TOWN OF NORTH CASTLE, WESTCHESTER COUNTY

DATE: 9-13-2021
SCALE: 1" = 30'
FILE: 1-E
DSGN/CHK: MG
DRN. BY: RH
SHT NO: 2 OF 4
DWG NO. **EC-1**

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

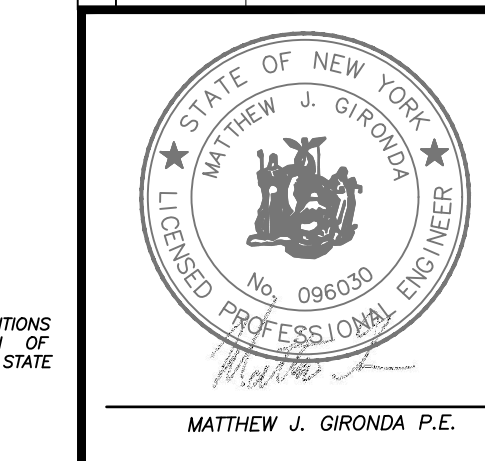
UNAUTHORIZED ALTERATIONS AND ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 2202, TIT. 23 OF THE NEW YORK STATE EDUCATION LAW.

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CALL BEFORE YOU DIG 1-800-962-7962
UNDER THE NY STATE LAW PROTECTING UNDERGROUND FACILITIES, THE FOLLOWING RULES AND REGULATIONS ARE IN EFFECT FOR ALL EXCAVATORS:

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



DETAILS - LOT 1

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: 9-13-2021
SCALE: 1-E
FILE: DSSN / MG
CHK: DRN. BY: RH
SHT NO: 3 OF 4
DWG NO: **D-1**

NOTE: SHOP DRAWINGS OF ALL CIVIL COMPONENTS SHOULD BE PROVIDED TO OUR OFFICE FOR THE REVIEW AND APPROVAL PRIOR TO PRODUCTION / PURCHASING

REVISIONS	DATE	DESCRIPTION	BY/CHK	DATE	DESCRIPTION	BY/CHK

PURPOSE EROSION CONTROL PROGRAM

ALL CONSTRUCTION ACTIVITIES INVOLVING THE REMOVAL OR DEPOSITION OF SOILS ARE TO BE PROVIDED WITH APPROPRIATE PROTECTIVE MEASURES TO INHIBIT EROSION AND TO CONTAIN SEDIMENT DEPOSITION WITHIN THE AREA UNDER DEVELOPMENT. THOSE METHODS DEEMED HIGHLY EFFECTIVE ARE DESCRIBED BELOW AND SHOWN ON THIS DRAWING. REQUIRED PROCEDURES:

1. PRIOR TO START OF SITE CONSTRUCTION, ALL CONSTRUCTION ENTRANCES TO SITE SHALL BE INSTALLED AND STABILIZED. ALL TEMPORARY SILTATION BASINS AND/OR OTHER APPROVED SEDIMENT CONTROL MEASURES SHALL BE IN PLACE WHERE MOST EFFECTIVE.
2. ALL TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL REMAIN IN PLACE, MAINTAINED REGULARLY IN PROPER FUNCTIONING CONDITION, UNTIL ALL AREAS EXPOSED DURING SITE CONSTRUCTION HAVE BEEN SUITABLY STABILIZED WITH PAVEMENT, PERMANENT STRUCTURES AND/OR FINAL VEGETATION COVER.

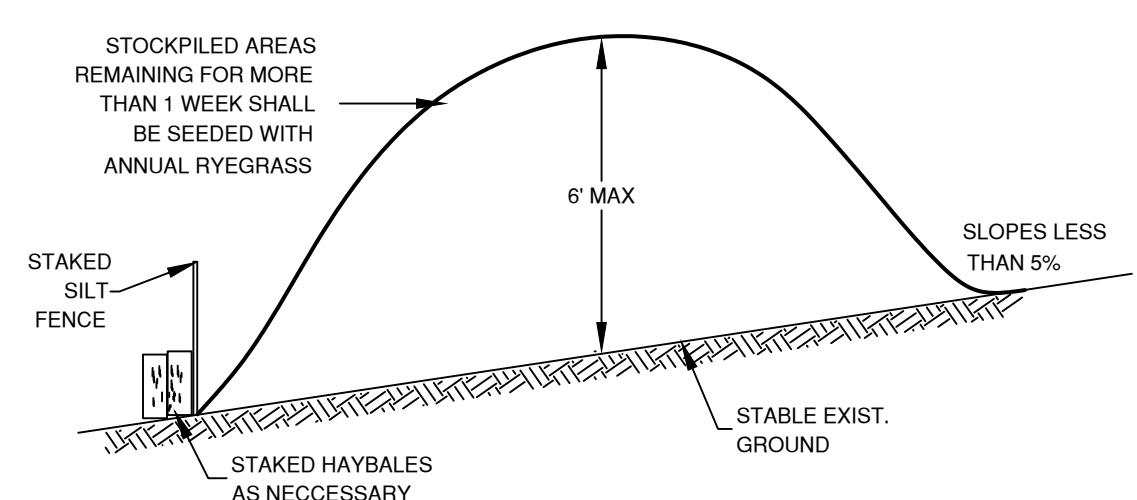
- CONSTRUCTION GUIDELINE:
- A. WHEREVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED (BY FLAGGING OR OTHER EFFECTIVE MEANS)
 - B. ONLY THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME DURING CONSTRUCTION.
 - C. SITE CONSTRUCTION ACTIVITIES SHALL START WHENEVER POSSIBLE AT THE NEAREST POINT UPSTREAM OF THESE SILT TRAPS AND PROCEED TO ACTIVITIES FURTHER UPSTREAM.
 - D. WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE PERIOD OF EXPOSURE SHALL BE KEPT TO A MINIMUM, INSTALLING PERMANENT AND FINAL VEGETATION, PAVING, STRUCTURES, ETC., AT THE EARLIEST POSSIBLE OPPORTUNITY.

- E. CONSTRUCTION EQUIPMENT SHALL NOT UNNECESSARILY CROSS LIVE STREAMS EXCEPT BY MEANS OF BRIDGES, CULVERTS OR OTHER APPROVED MEANS.
- F. SEDIMENT CONTROL MEASURES INSTALLED IN LIVE STREAMS SHOULD GENERALLY BE MADE OF STONE AND MUST BE SPECIFICALLY DESIGNED, TAKING INTO ACCOUNT THE SIZE OF DRAINAGE BASIN ANTICIPATED STREAM FLOWS AND STREAM VELOCITIES.
- G. NO CONSTRUCTION ACTIVITIES WITHIN OR NEAR LIVE STREAMS (CREATION OF PONDS, REALIGNMENT OF STREAM CHANNELS, INSTALLATION OF LARGE CULVERTS, ETC.) SHALL BEGIN UNTIL APPROPRIATE MEASURES FOR TEMPORARILY DIVERTING STREAM FLOW PAST THE WORK SECTION AND REQUIRED DOWNSTREAM SEDIMENT CONTROLS ARE IN PLACE. IN GENERAL THESE SEDIMENT CONTROLS ARE TO BE REMOVED ONLY WHEN ALL CONSTRUCTION ACTIVITY UPSTREAM HAS BEEN SATISFACTORILY COMPLETED AND THE STREAM FLOWS CLEAR.

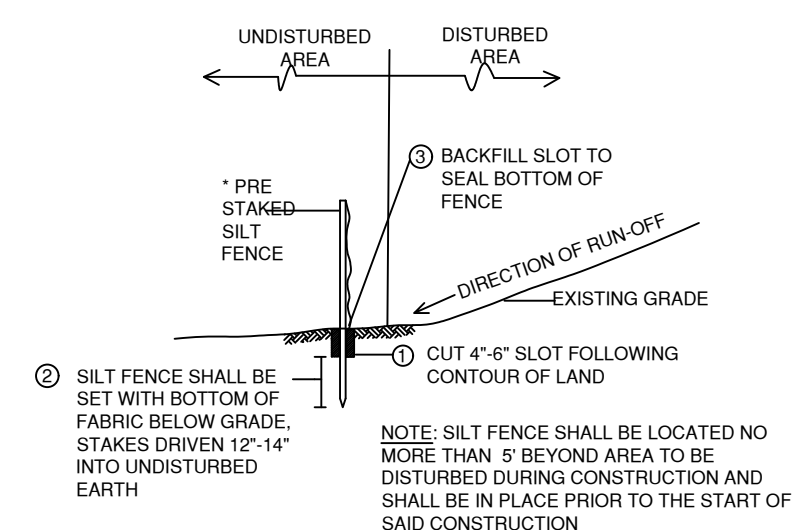
- H. NOTES ON SITE STABILIZATION:
 1. ALL TOPSOIL TO BE STRIPPED FROM THE AREA BEING DEVELOPED, SHALL BE STOCKPILED NOT LESS THAN 50 FEET FROM ANY BODY OF SURFACE WATER AND SHALL BE IMMEDIATELY SEEDED TO MANHATTAN RYE GRASS.
 2. ON ALL EMBANKMENT FILL SLOPES, TOPSOIL SHALL BE STRIPPED AT LEAST FIVE (5) FEET WIDER THAN REQUIRED FOR THE EMBANKMENT TOE OF SLOPE. A PROTECTIVE BERM OF TOPSOIL SHALL BE LEFT IN THIS AREA, RUNNING PARALLEL TO THE CONTOURS FOR THE PURPOSE OF RESTRICTING DRAINAGE RUNOFF. THE TOPSOIL BERM SHALL BE SEEDS AS REQUIRED FOR STOCKPILES.
 3. IN ADDITION TO THE ABOVE, FURTHER EROSION AND SILTATION CONTROL MEASURES INCLUDING, BUT NOT LIMITED TO SILT TRAPS, STAKED HAYBALES OR BRUSH CHECK DAMS, SHALL ALSO BE EMPLOYED WHERE NECESSARY FOR SUPPLEMENTARY EROSION CONTROL MEASURES.
 4. ALL CUT SLOPES AND EMBANKMENTS FILLS ARE TO BE IMMEDIATELY LAID BACK AND STABILIZED AS FOLLOWS:
 - A. GRADED TO FINISHED SLOPES
 - B. SCARIFIED
 - C. TOPSOILED WITH NOT LESS THAN FOUR (4) INCHES OF SUITABLE TOPSOIL MATERIAL.
 - D. SEEDS WITH FOLLOWING GRASS MIXTURE (BY WEIGHT) OR APPROVED EQUAL:
 - 45% KENTUCKY BLUE GRASS
 - 45% CREEPING RED FESCUE
 - 10% PERENNIAL RYE GRASS

SEED SHALL BE APPLIED AT THE RATE OF NOT LESS THAN TWO (2) POUNDS PER 1000 SQUARE FEET

- E. MULCHED WITH NOT LESS THAN ONE (1) INCH AND NOT MORE THAN THREE (3) INCHES OF STRAW AT TWO (2) TONS/ACRE AND ANCHORED IN A SUITABLE MANNER, WHERE SLOPES EXCEED 1:3, SUITABLY ANCHORED NETTING SUCH AS TENEX M030 OR APPROVED EQUAL SHALL BE UTILIZED.

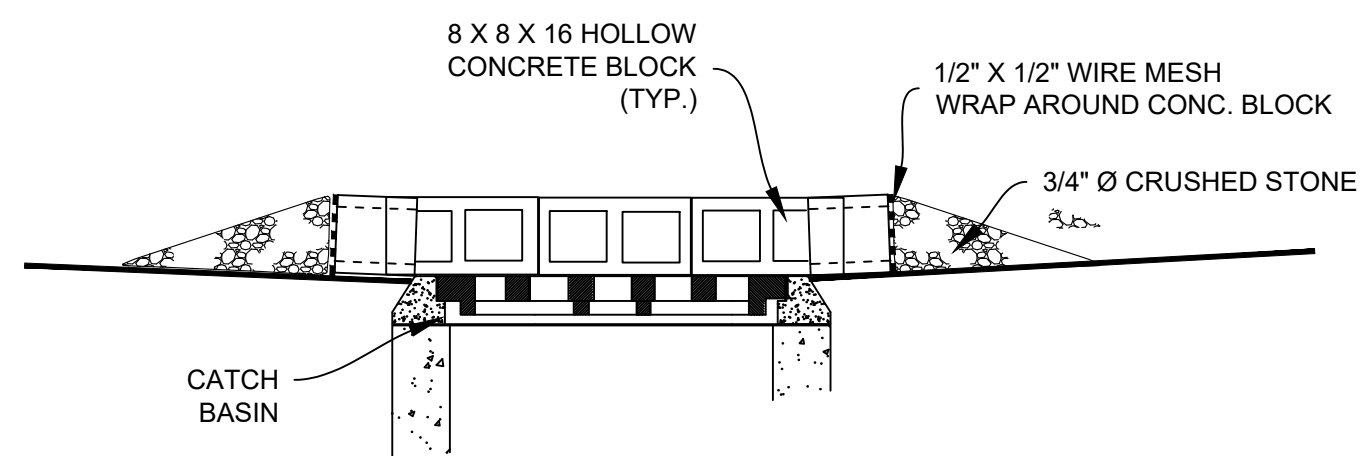


TYPICAL SOIL STOCKPILE DETAIL
N.T.S.



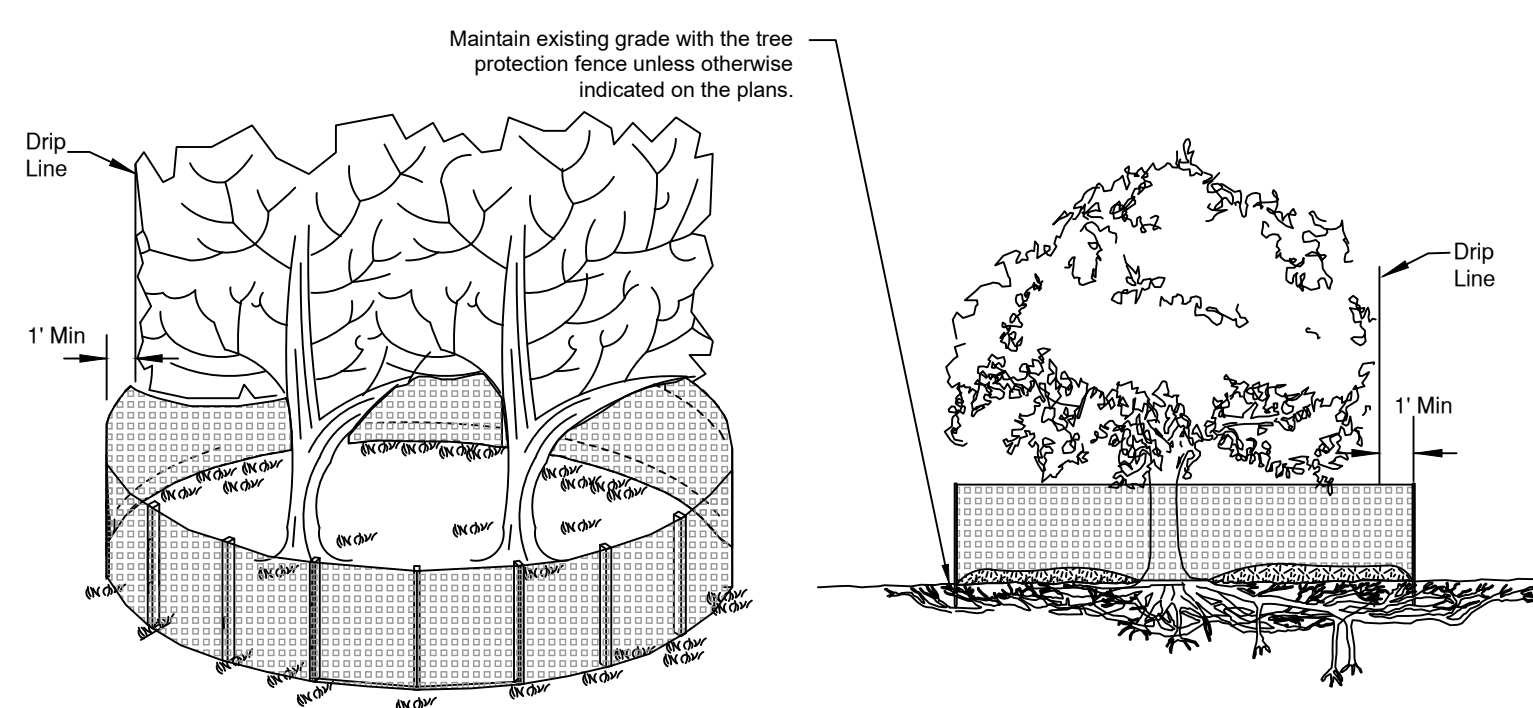
TYPICAL SILT FENCE INSTALLATION
N.T.S.

* USE "KONTROL FENCE" AS MANUFACTURED BY NKOLON (OR APPROVED EQUAL)

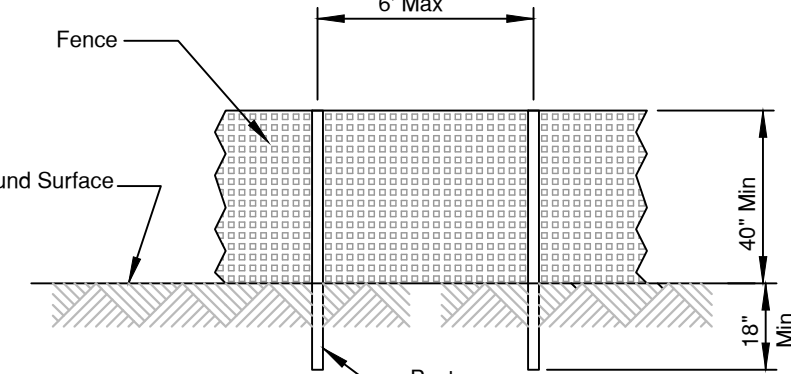


STONE & CONCRETE BLOCK
INLET PROTECTION AT CATCH BASIN
N.T.S.

(TO BE INSTALLED ON ROADS AFTER INSTALLATION OF ITEM #4)



TREE GROUP INDIVIDUAL TREE



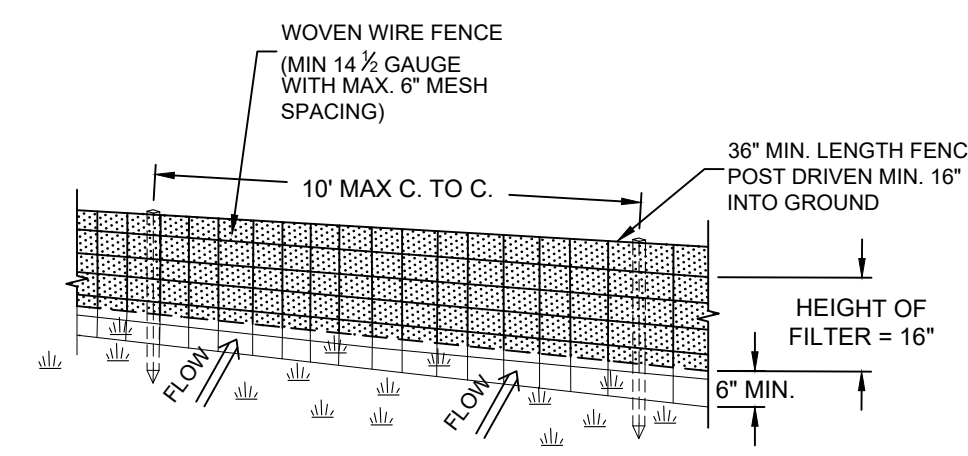
POST AND FENCE DETAIL

TREE PROTECTION NOTES:

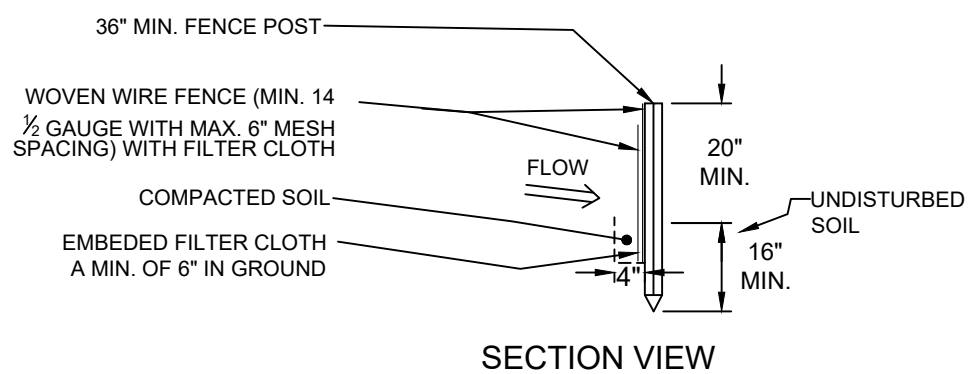
1. THE FENCE SHALL BE LOCATED A MINIMUM OF 1 FOOT OUTSIDE THE DRIP LINE OF THE TREE TO BE SAVED AND IN NO CASE CLOSER THAN 6 FEET TO THE TRUNK OF ANY TREE.
2. FENCE POSTS SHALL BE EITHER STANDARD STEEL OR 2" X 6" WOOD POSTS OR APPROVED EQUAL.
3. THE FENCE MAY BE EITHER 40" HIGH SNOW FENCE, 40" PLASTIC WEB FENCING OR APPROVED EQUAL.
4. NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
5. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

EXISTING TREE PROTECTION
N.T.S.

* TREE PROTECTION SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY.
* TREE PROTECTION TO BE INSTALLED IN COORDINATION WITH THE OWNER AND GROUND STAFF



PERSPECTIVE VIEW

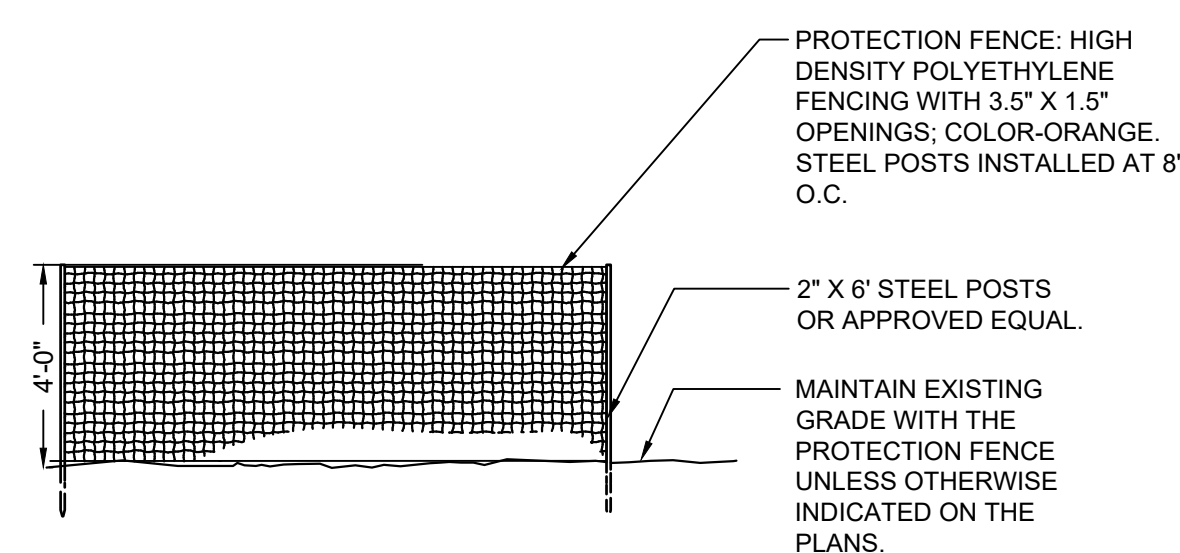


SECTION VIEW

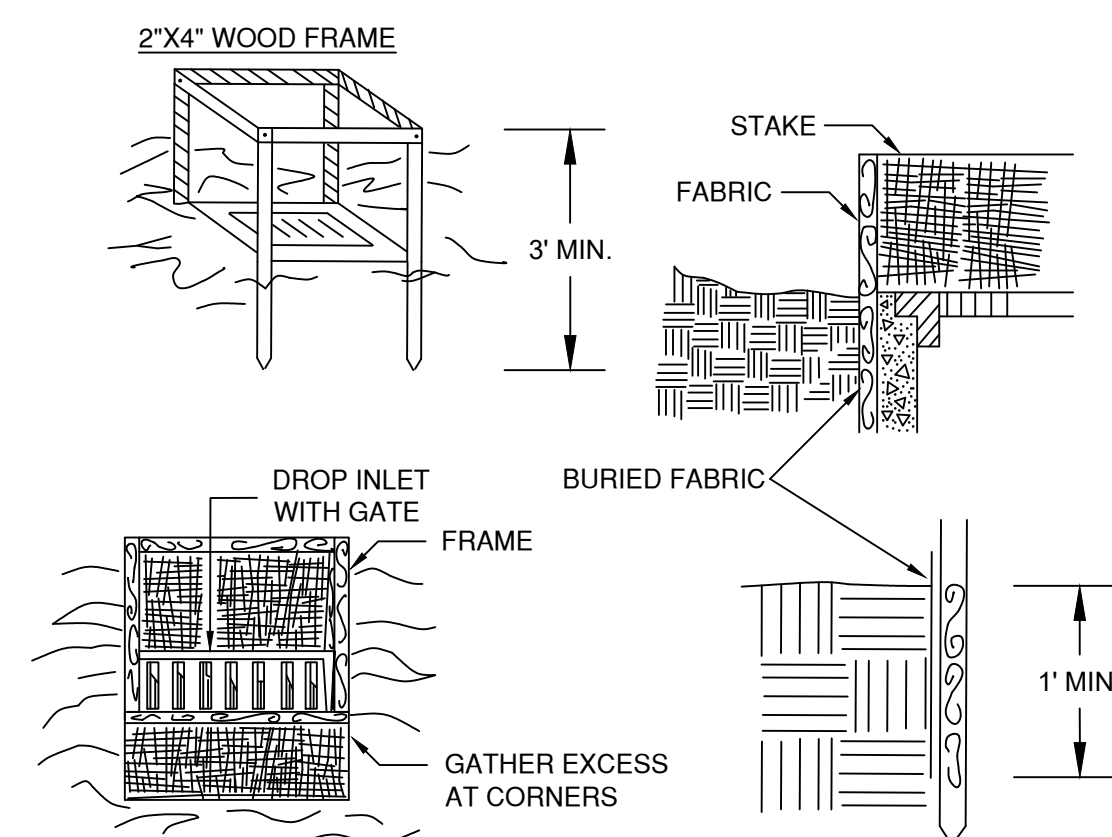
CONSTRUCTION SPECIFICATIONS:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL WITH "T" OR "U" TYPE OR HARDWOOD
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAF 100X, STABILINKA THIN, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOPAL, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE DETAIL
N.T.S.



CONSTRUCTION FENCE DETAIL
N.T.S.



CONSTRUCTION SPECIFICATIONS:

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLIAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" X 4" WOOD OR EQUIVALENT METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPACES GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2" X 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

MAXIMUM DRAINAGE AREA 1 ACRE
FILTER FABRIC DROP INLET PROTECTION
N.T.S.

CALL BEFORE YOU DIG 1-800-962-7962

UNDER THE NY STATE LAW PROTECTING UNDERGROUND FACILITIES, THE FOLLOWING RULES AND REGULATIONS ARE IN EFFECT FOR ALL EXCAVATORS:

- * THEY MUST CALL FOR A UTILITY STAKE-OUT (S) TWO FULL WORKING DAYS PRIOR TO AN EXCAVATION.
- * THEY MUST CONFIRM PRECISE LOCATIONS OF UNDERGROUND FACILITIES.
- * THEY MUST PRESERVE STAKES AND MARKINGS UNTIL NO LONGER NEEDED AT SITE.
- * THEY MUST CONTACT NON-UTILITY MEMBER UTILITY OWNERS FOR STAKE-OUTS.

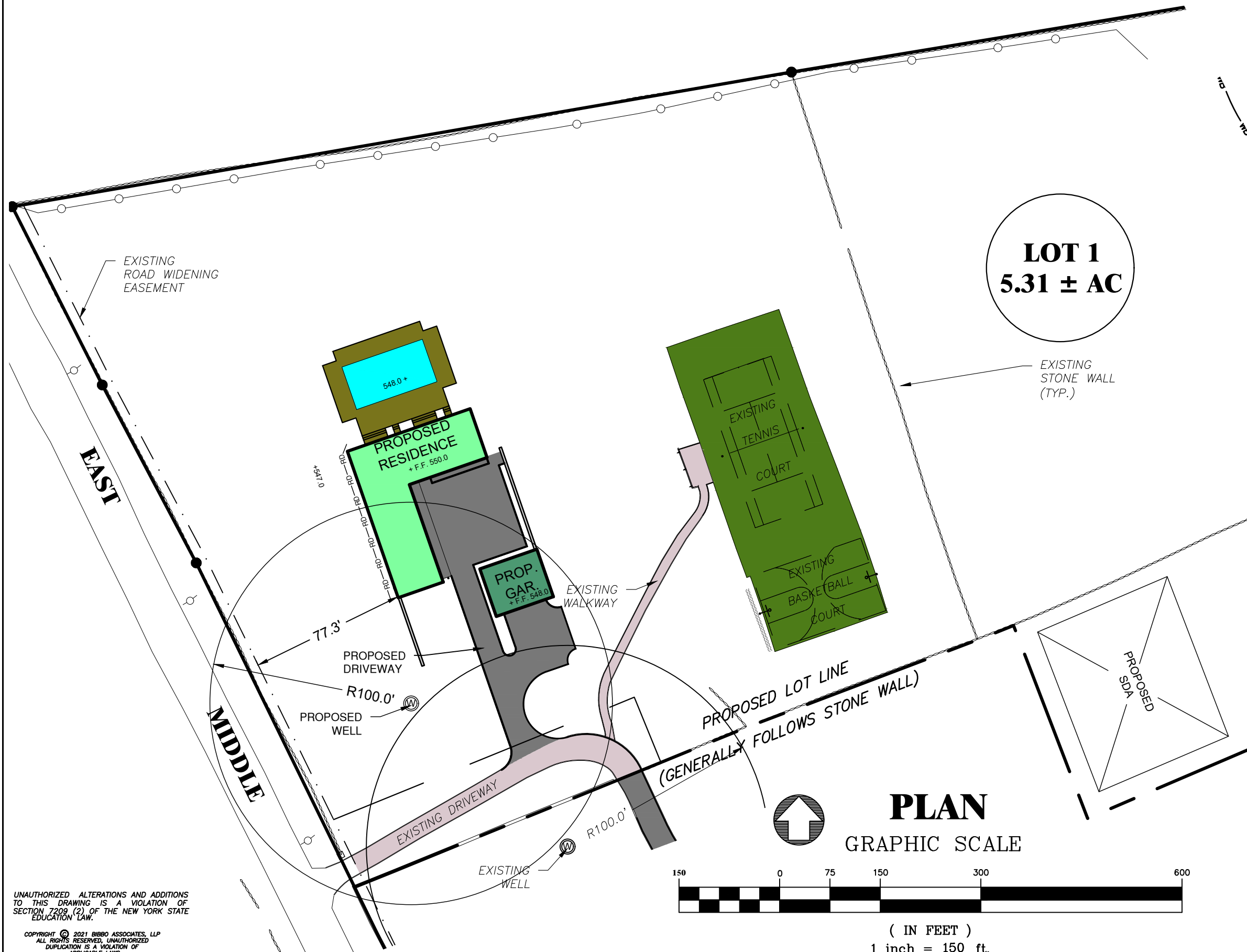
UNAUTHORIZED ALTERATIONS AND ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 2209 OF THE NEW YORK STATE EDUCATION LAW

NOTE: SHOP DRAWINGS OF ALL CIVIL COMPONENTS SHOULD BE PROVIDED TO OUR OFFICE FOR THE REVIEW AND APPROVAL PRIOR TO PRODUCTION / PURCHASING

REVISIONS	DATE	DESCRIPTION	BY/CK	DATE	DESCRIPTION	BY/CK

DETAILS - LOT 1		DATE: 9-13-2021
MORSE SUBDIVISION		SCALE: 1-E
50 EAST MIDDLE PATENT ROAD TOWN OF NORTH CASTLE, WESTCHESTER COUNTY		FILE: DSGN / MG
BIBBO ASSOCIATES, LLP		DRN. BY: AW
295 ROUTE 100 SUITE 203 SOMERS, NEW YORK 10589 TEL. 914 277 5805		SHT NO. 4 OF 4
MATTHEW J. GRONDA P.E.		DWG NO. D-2

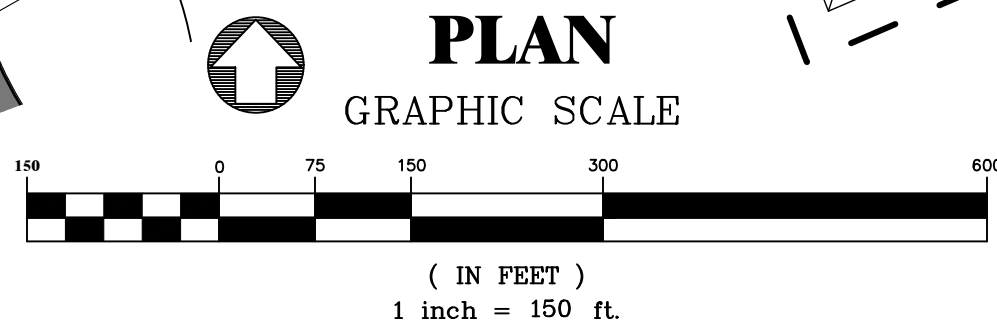
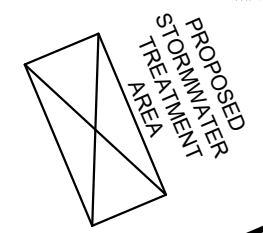
GROSS LAND COVERAGE CALCULATIONS LOT 1		
LEGEND	COVERAGE	AREA (SF)
	PRINCIPAL PROPOSED BUILDING	2,876
	ACCESSORY BUILDINGS	750
	EXISTING DRIVEWAY & WALKWAY (TO REMAIN)	2,394
	DRIVEWAY & WALKWAY	4,481
	PORCHES & PATIOS	1,660
	POOL	800
	EXISTING TENNIS & BASKETBALL COURTS	9,578
TOTAL		22,539 SF



LOT 1
5.31 ± AC



MATTHEW J. GIRONDA P.E.



PLAN
GRAPHIC SCALE

UNAUTHORIZED ALTERATIONS AND ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

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REVISIONS	DATE	DESCRIPTION	BY/CK	DATE	DESCRIPTION	BY/CK

GROSS LAND COVERAGE EXHIBIT - LOT 1		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-1A
BIBBO ASSOCIATES, LLP 283 ROUTE 100 SUITE 203 SOMERS, NEW YORK 10589 TEL. 914 277 5805			

P:\Projects\Morse - 50 East Middle Patent Road\dwg\Morse-Current.dwg, 9/10/2021 1:48:52 PM



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

MORSE - 50 EAST MIDDLE PARENT RD - LOT 1

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

Name of Property Owner: ROBERT & STACEY MORSE

Mailing Address: 50 EAST MIDDLE PATENT ROAD, BEDFORD NY 10506

Telephone: _____ Fax: _____ e-mail _____

Name of Applicant (if different): SAME AS OWNER

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:
MATTHEW J. GIRONDA, P.E. (BIBBO ASSOCIATES, LLP)

Address: 293 ROUTE 100, SUITE 203 SOMERS NY 10589

Telephone: 914-277-5805 Fax: 914-277-8210 e-mail MGIRONDA@BIBBOASSOCIATES.COM

Name of Other Professional: KROEGAL ITINARELLI ARCHITECTS

Address: 41 KATONAH AVE., SUITE 301 KATONAH NY 10536

Telephone: 914-238-5391 Fax: _____ e-mail CRAIG@KIARLS.COM

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 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: _____ Date: _____

Signature of Property Owner: _____ Date: _____

Must have both signatures

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

Proposed Use: SINGLE FAMILY RESIDENTIAL

Gross Floor Area: Existing _____ 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: _____

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.)

State-regulated wetlands? No X 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.

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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

Must have both signatures



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

PLANNING DEPARTMENT
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GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: Morse - 50 East Middle Patent Road Date: 9/13/21

Tax Map Designation or Proposed Lot No.: 103.01-1-18 - Proposed Lot 1

Gross Lot Coverage

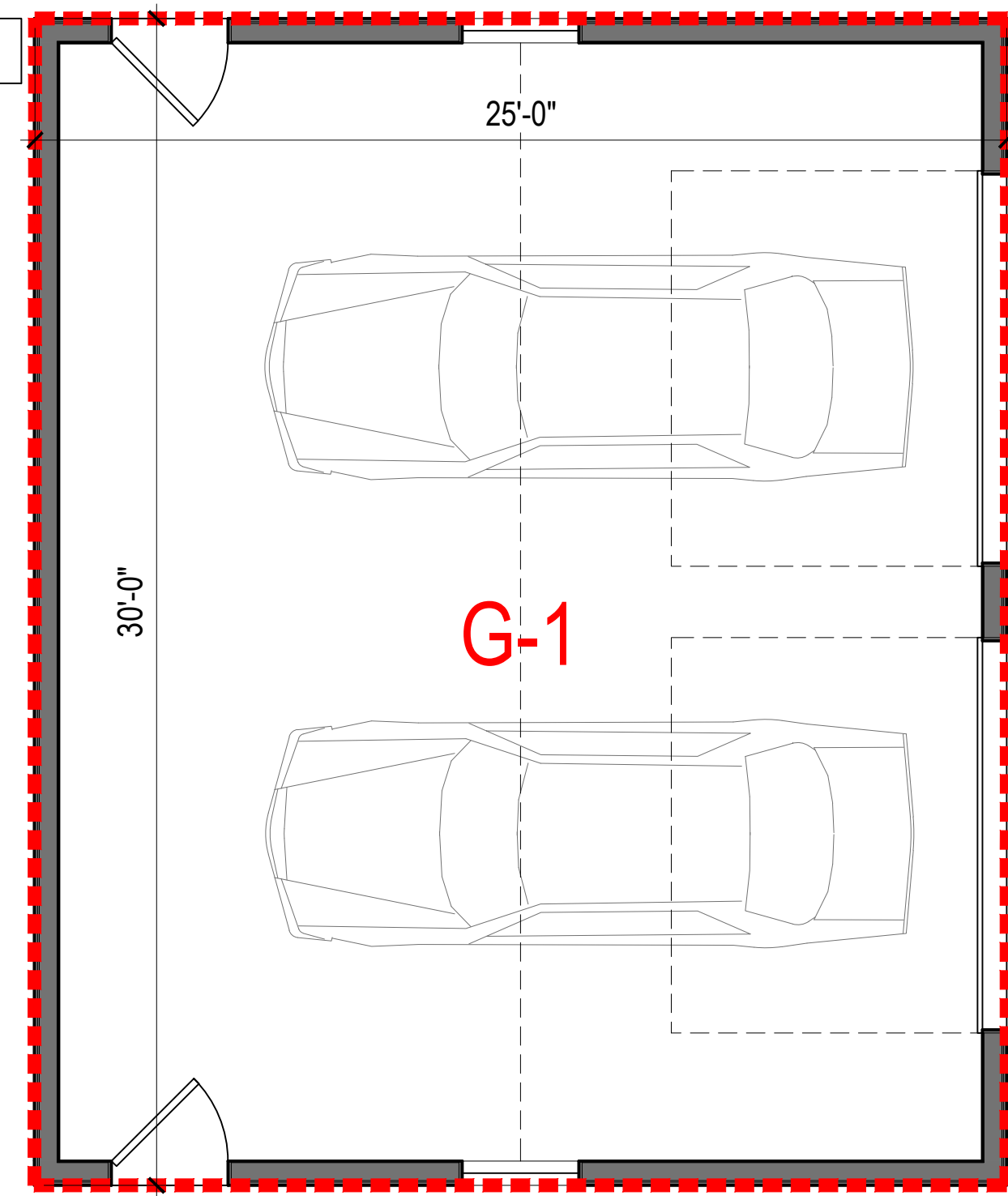
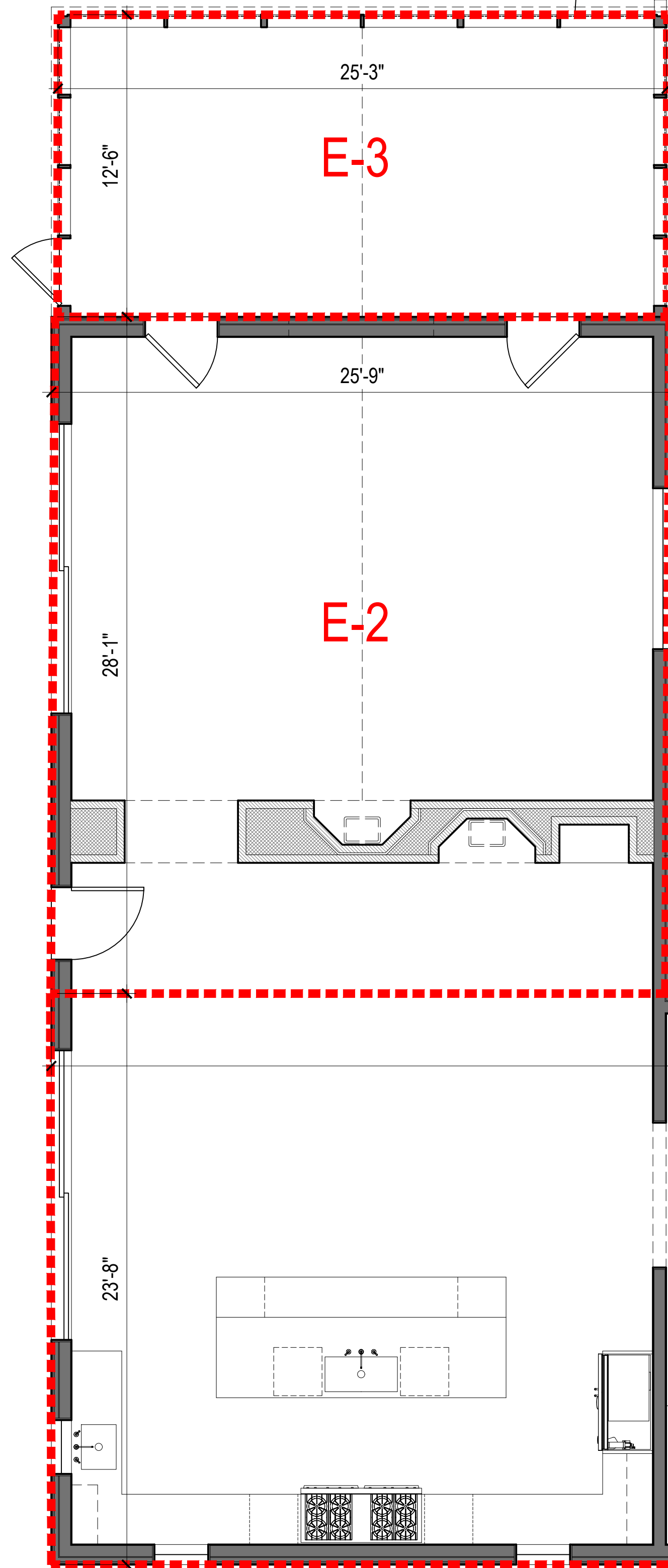
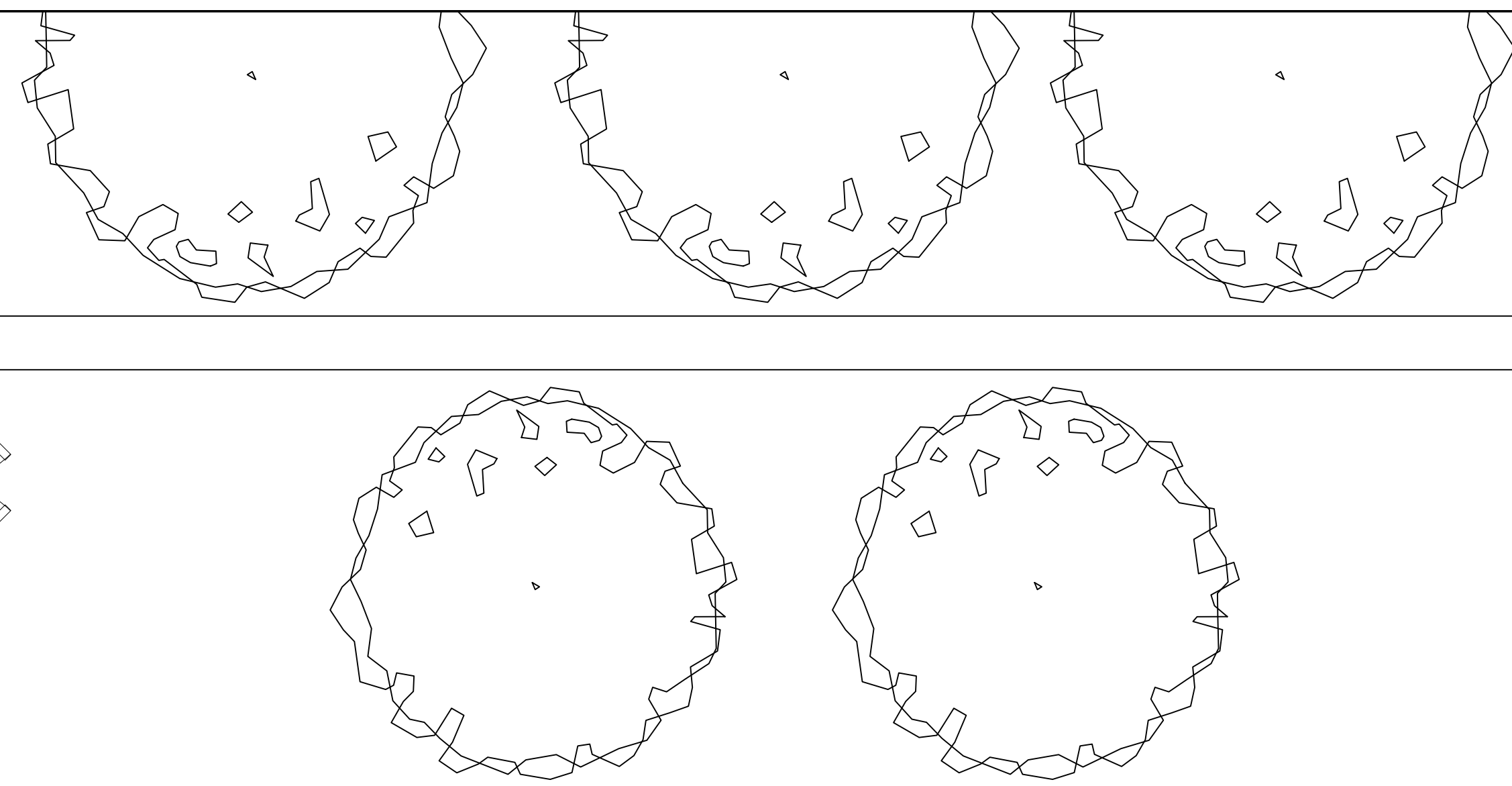
1. Total lot Area (Net Lot Area for Lots Created After 12/13/06): 5.31 ac.
2. **Maximum** permitted gross land coverage (per Section 355-26.C(1)(a)): 24,096 sq. ft.
3. **BONUS** maximum gross land cover (per Section 355-26.C(1)(b)):

Distance principal home is beyond minimum front yard setback
 $\underline{23} \times 10 =$ 23 sq. ft.
4. **TOTAL Maximum Permitted gross land coverage** = Sum of lines 2 and 3 24,119 sq. ft.
5. Amount of lot area covered by **principal building**:
 existing + 2,876 proposed = 2,876 sq. ft.
6. Amount of lot area covered by **accessory buildings**:
 existing + 750 proposed = 750 sq. ft.
7. Amount of lot area covered by **decks**:
 existing + proposed =
8. Amount of lot area covered by **porches**:
 existing + proposed =
9. Amount of lot area covered by **driveway, parking areas and walkways**:
2,394 existing + 6,141 proposed = 8,535 sq. ft.
10. Amount of lot area covered by **terraces**:
 existing + proposed =
11. Amount of lot area covered by **tennis court, pool and mechanical equip**:
9,578 existing + 800 proposed = 10,378 sq. ft.
12. Amount of lot area covered by **all other structures**:
 existing + proposed =
13. Proposed **gross land coverage**: Total of Lines 5 – 12 = 22,539 sq. ft.

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 Preparing Worksheet

9-13-21
 Date



PROPOSED G.F.A. SUMMARY	
Location - LOT 1	Area (SF)
Guest House - First Floor	3,119.0
Guest House - Second Floor	1,573.0
Garage	750.0
Total Gross Floor Area	5,442.0

Allowable Gross Floor Area (SF)	15,292.0
Proposed Gross Floor Area (SF)	5,442.0

Zoning Analysis	
*Net Property Area (Acres)	5.29
Net Property Area (SF)	230,312.0
Property Zone	R-4A
Floor Area Ratio	0.024
*See Bibbo Associates drawing PP	
Total Gross Included Floor Area	5,442.0

GUEST HOUSE - FIRST FLOOR			
Label	Width	Length	Area (SF)
E-1	78' - 8"	23' - 8"	1861.8
E-2	25' - 9"	28' - 1"	723.1
E-3	25' - 3"	12' - 6"	315.6
E-4	50' - 5"	4' - 4"	218.5
First Gross Floor Area			3,119.0

GARAGE			
Label	Width	Length	Area (SF)
G-1	25' - 0"	30' - 0"	750.0
Garage Gross Floor Area			750.0

2 GARAGE PLAN
FA-1.0 SCALE: 1/4" = 1'-0"

1 GUEST HOUSE - FIRST FLOOR PLAN
FA-1.0 SCALE: 1/4" = 1'-0"

DATE:
2021-08-02

REVISIONS:
06-10-2021 ISSUED FOR
SITE DEVELOPMENT PLAN
APPROVAL
09-13-2021 ISSUED PER
PLANNING AND ENGINEER
COMMENTS

DRAWN BY:

SCALE:
AS NOTED

DRAWING TITLE:
LOT 1 - FIRST FLOOR &
GARAGE F.A.R.

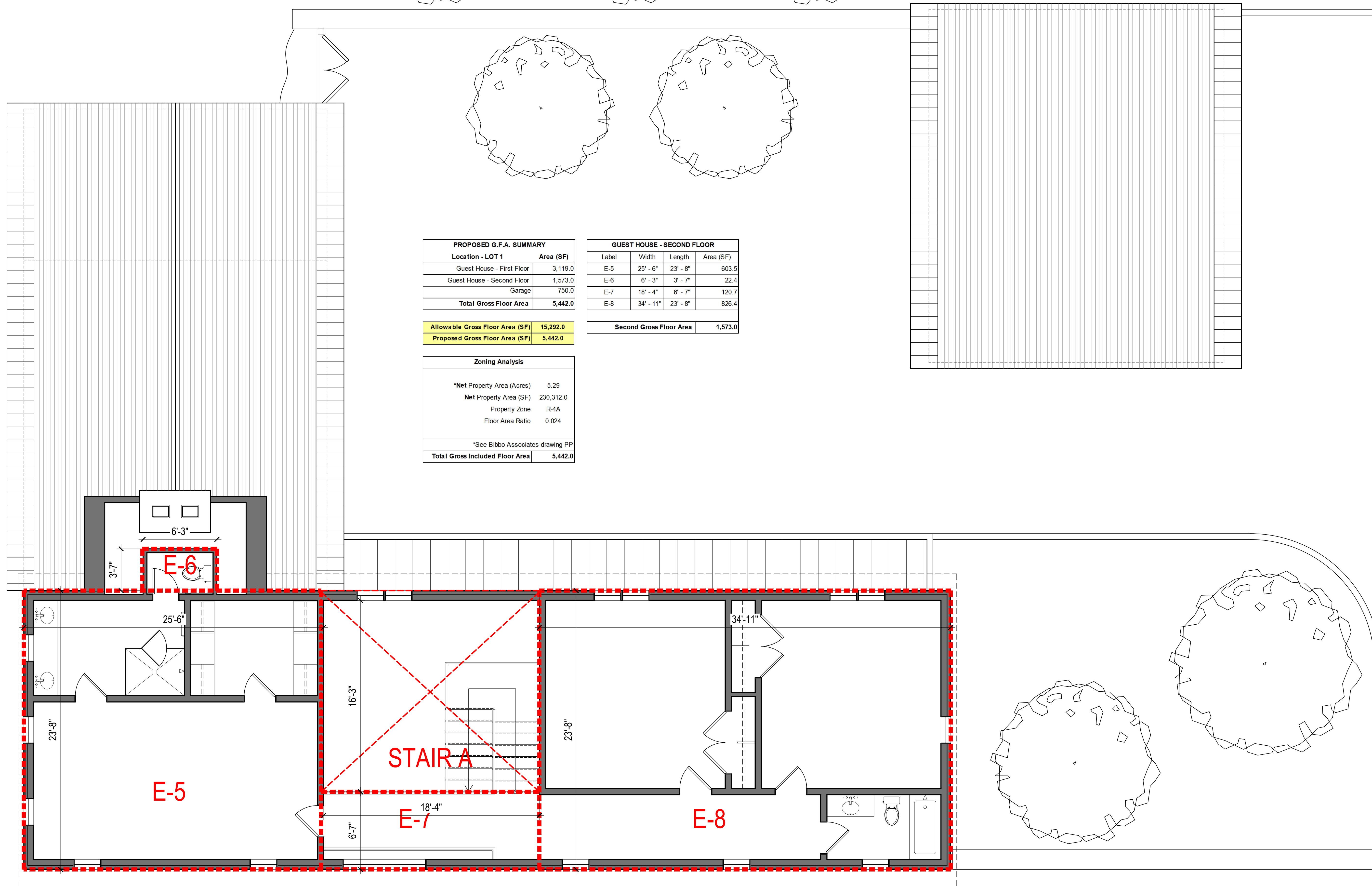
MORSE GUEST HOUSE
50 E. MIDDLE PATENT RD. BEDFORD, NY

41 KATONAH AVENUE
KATONAH, NEW YORK 10536
SUITE 301
TEL 914.238.5391
info@kroegerarchitects.com

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Sheet #:

FA-1.0



PROPOSED G.F.A. SUMMARY	
Location - LOT 1	Area (SF)
Guest House - First Floor	3,119.0
Guest House - Second Floor	1,573.0
Garage	750.0
Total Gross Floor Area	5,442.0

Allowable Gross Floor Area (SF)	15,292.0
Proposed Gross Floor Area (SF)	5,442.0

Zoning Analysis	
*Net Property Area (Acres)	5.29
Net Property Area (SF)	230,312.0
Property Zone	R-4A
Floor Area Ratio	0.024
*See Bibbo Associates drawing PP	
Total Gross Included Floor Area	5,442.0

GUEST HOUSE - SECOND FLOOR			
Label	Width	Length	Area (SF)
E-5	25' - 6"	23' - 8"	603.5
E-6	6' - 3"	3' - 7"	22.4
E-7	18' - 4"	6' - 7"	120.7
E-8	34' - 11"	23' - 8"	826.4
Second Gross Floor Area			1,573.0

GUEST HOUSE - PLAN-FLOOR 2
FA-1.1 SCALE: 1/4" = 1'-0"

DATE:
2021-08-02

REVISIONS:
06-10-2021 ISSUED FOR
SITE DEVELOPMENT PLAN
APPROVAL
09-13-2021 ISSUED PER
PLANNING AND ENGINEER
COMMENTS

DRAWN BY:

SCALE:
AS NOTED

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LOT 1 - SECOND FLOOR
F.A.R.

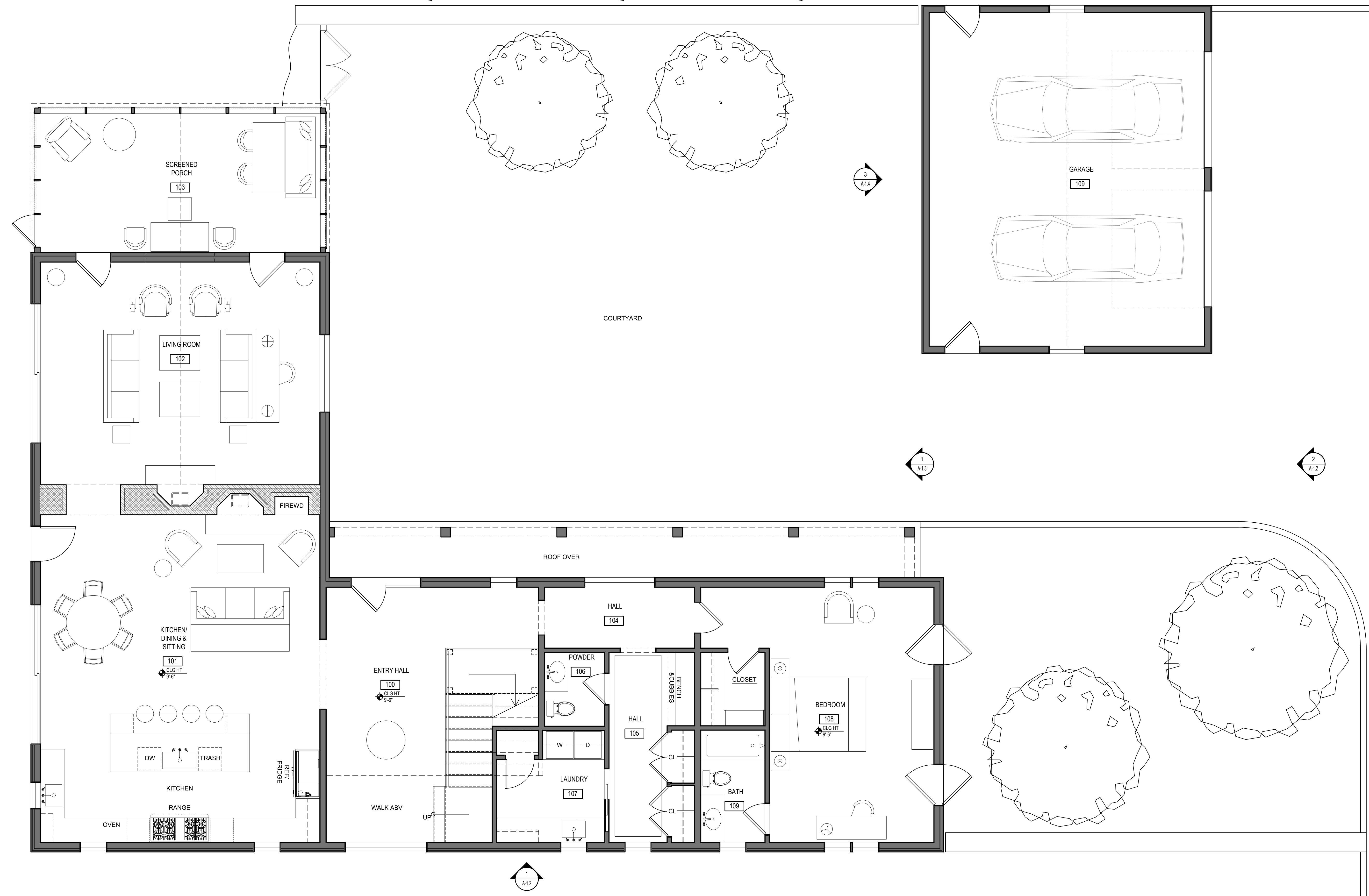
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Sheet #:

FA-1.1



1
A-1.0 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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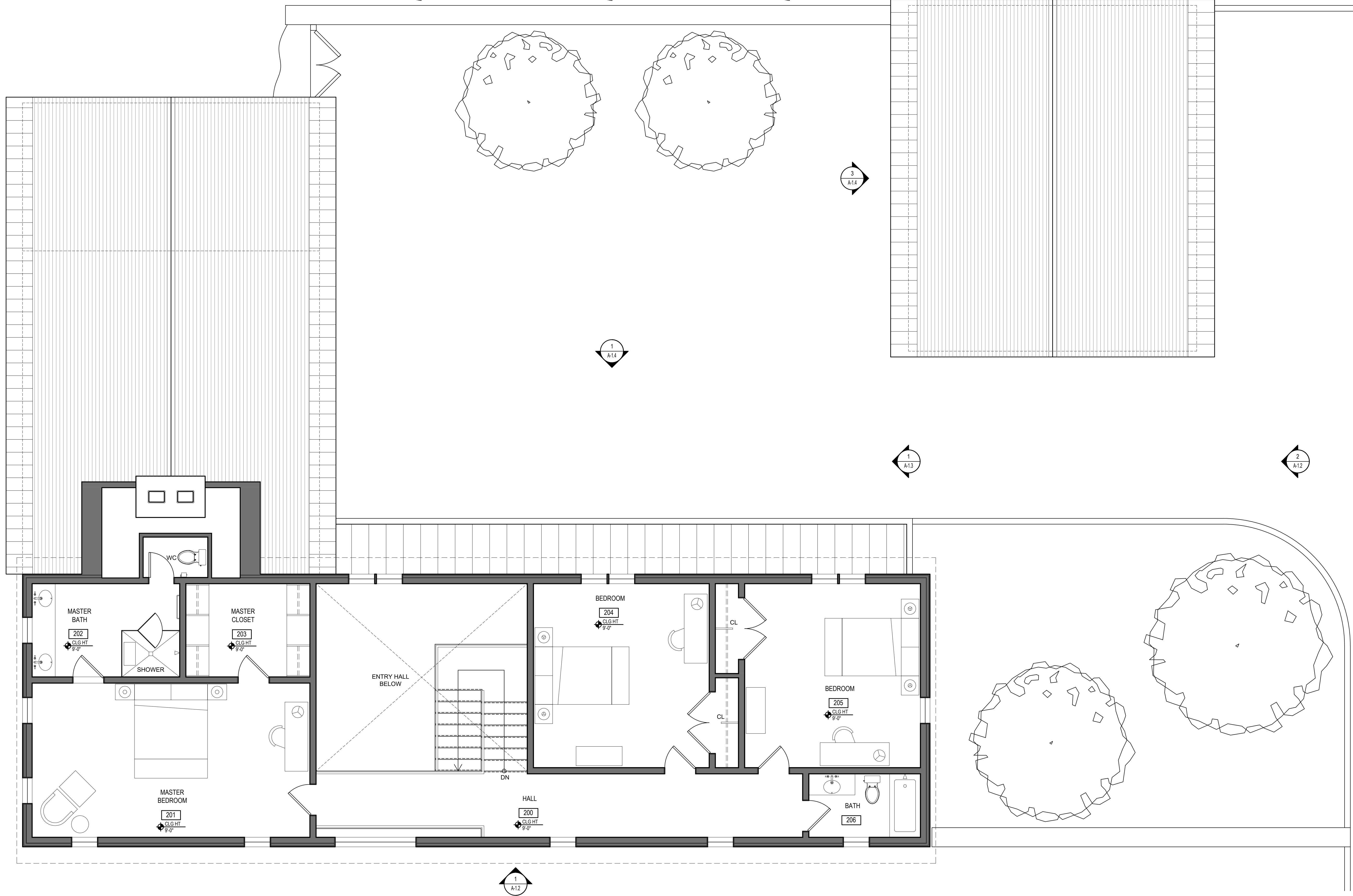
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**LOT 1- PROPOSED PRINCIPAL
RESIDENCE FIRST FLOOR
PLAN**

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Sheet #:
A-1.0



1
A-1.1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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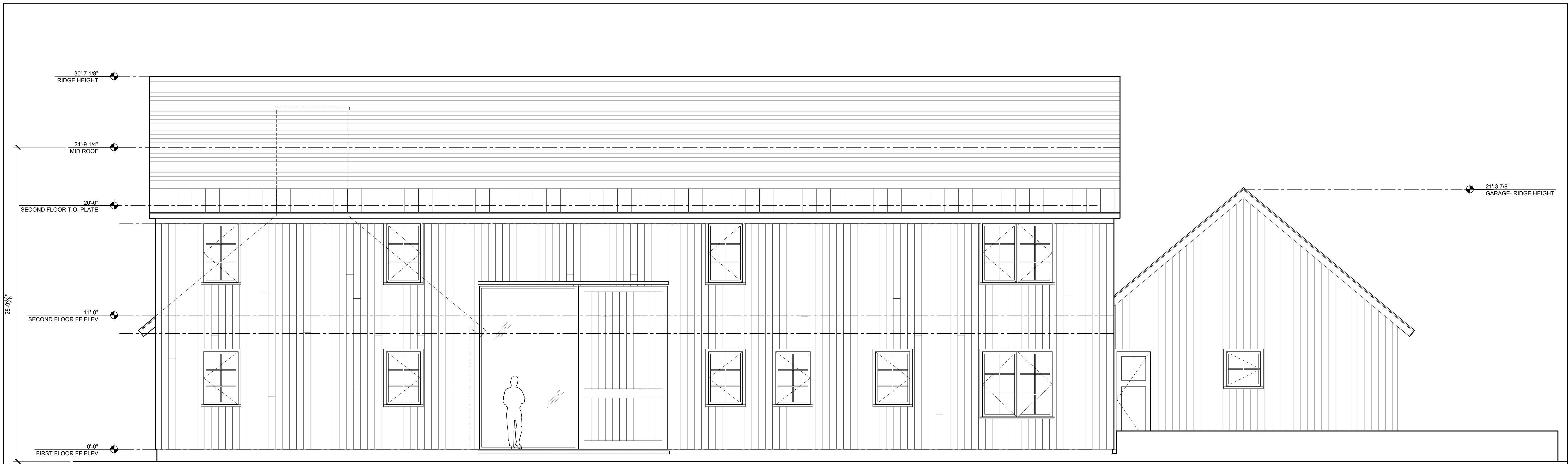
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RESIDENCE SECOND FLOOR
PLAN**

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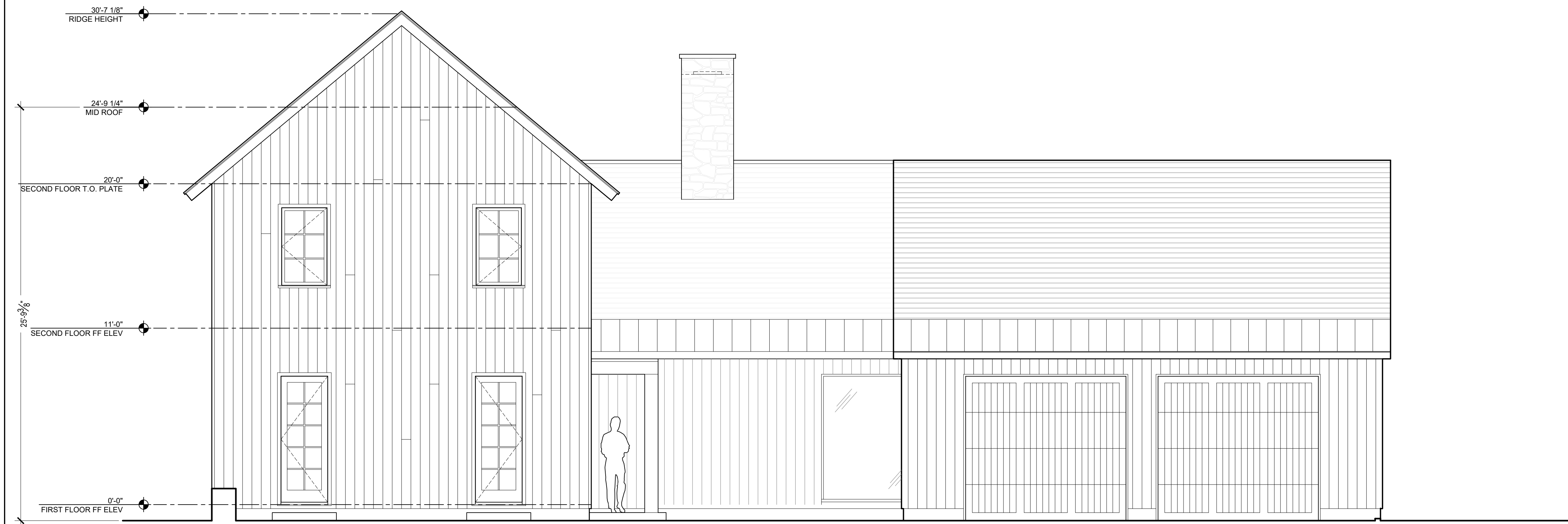
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Sheet #:
A-1.1



1 WEST ELEVATION
 4-12 SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
 4-12 SCALE: 1/4" = 1'-0"

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SCALE:
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DRAWING TITLE:
**LOT 1- PROPOSED PRINCIPAL
 RESIDENCE EXTERIOR
 ELEVATIONS 1**

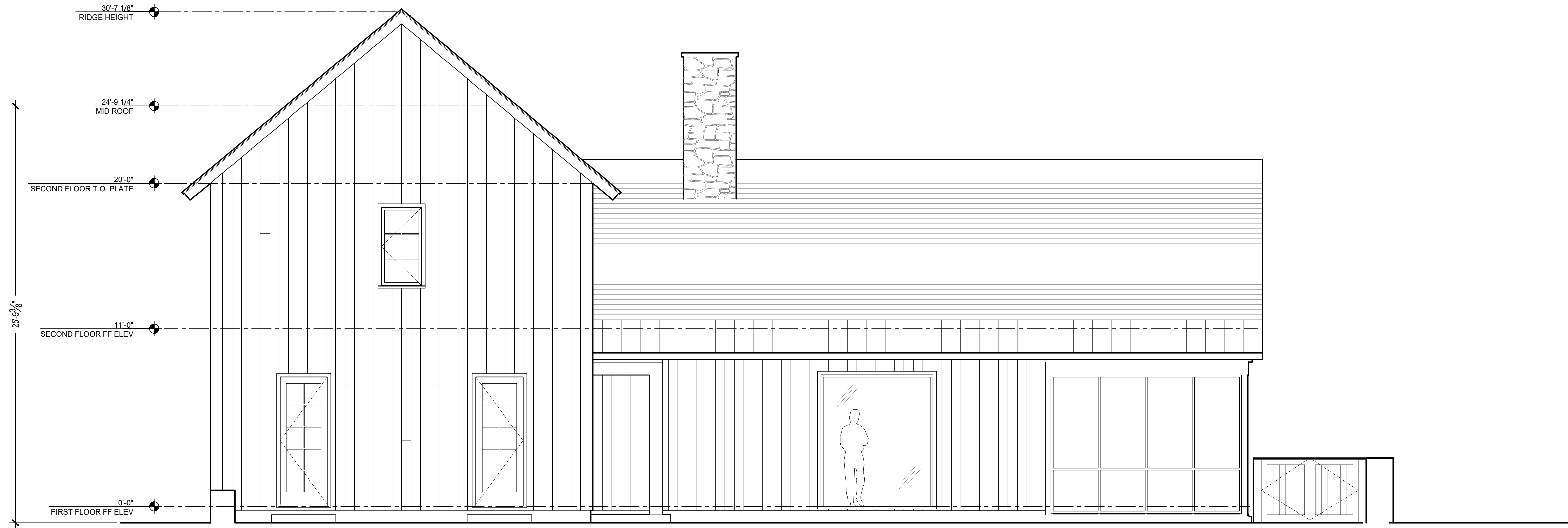
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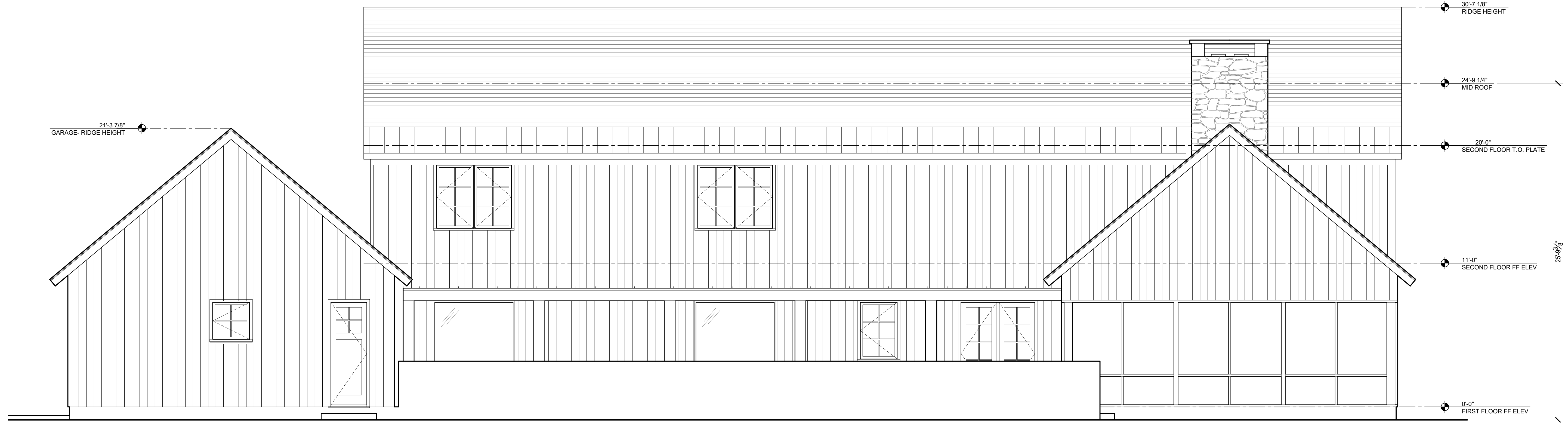
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Sheet #:

A-1.2



1 SOUTH FROM ENTRY COURT
A-1.3 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
A-1.3 SCALE: 1/4" = 1'-0"

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DRAWN BY:

SCALE:
AS NOTED

DRAWING TITLE:
LOT 1- PROPOSED PRINCIPAL
RESIDENCE EXTERIOR
ELEVATIONS 2

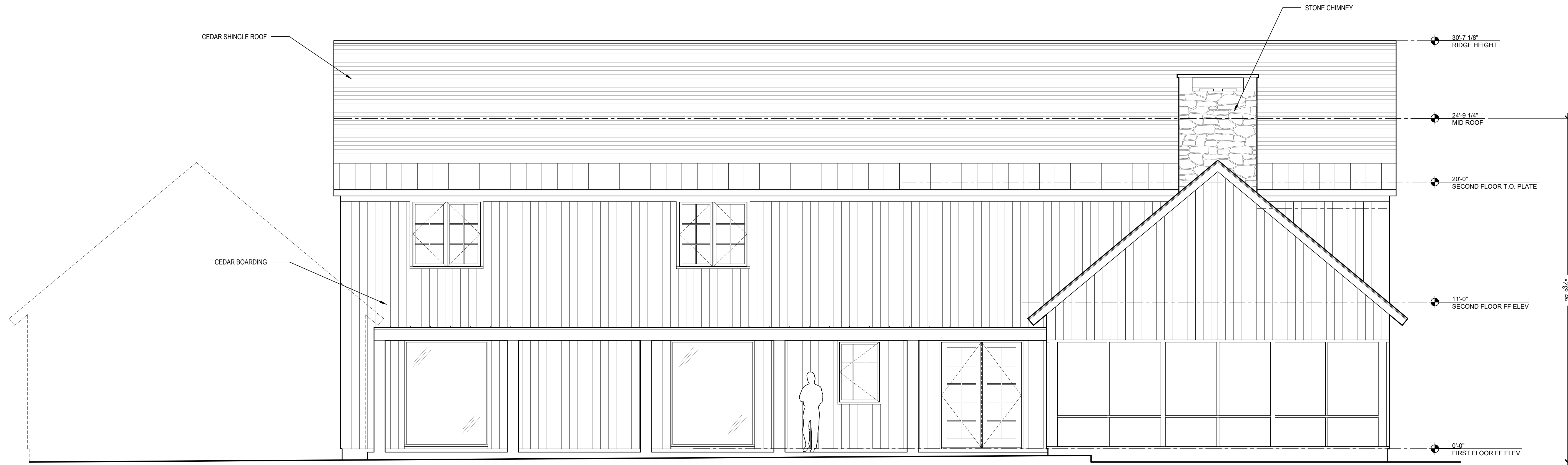
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Sheet #:

A-1.3



1 EAST ELEVATION FROM COURTYARD
A-1.4 SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
A-1.4 SCALE: 1/4" = 1'-0"

3 GARAGE NORTH ELEVATION
A-1.4 SCALE: 1/4" = 1'-0"

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SCALE:
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DRAWING TITLE:
LOT 1- PROPOSED PRINCIPAL
RESIDENCE ELEVATIONS 3

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Sheet #:

A-1.4



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.northeastleny.com

FLOOR AREA CALCULATIONS WORKSHEET

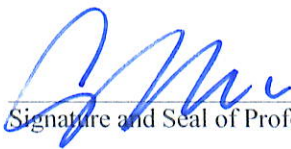
Application Name or Identifying Title: Morse - Proposed Lot 1 Date: 9/13/2021

Tax Map Designation or Proposed Lot No.: Section: 103.01 Block: 1 Lot: 18

Floor Area

1. Total Lot Area (Net Lot Area for Lots Created After 12/13/06): 5.29 Acre (230,312 SF)
2. **Maximum** permitted floor area (per Section 355-26.B(4)): 15,292 SF
3. Amount of floor area contained within first floor:
0 existing + 2,900 proposed = 2,900 SF
4. Amount of floor area contained within second floor:
0 existing + 1,573 proposed = 1,573 SF
5. Amount of floor area contained within garage:
0 existing + 750 proposed = 750 SF
6. Amount of floor area contained within porches capable of being enclosed:
0 existing + 219 proposed = 219 SF
7. Amount of floor area contained within basement (if applicable – see definition):
0 existing + 0 proposed = 0 SF
8. Amount of floor area contained within attic (if applicable – see definition):
0 existing + 0 proposed = 0 SF
9. Amount of floor area contained within all accessory buildings:
0 existing + 0 proposed = 0 SF
10. Proposed **floor area**: Total of Lines 3 – 9 = 5,442 SF

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 Planner



9/13/2021
Date