

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.

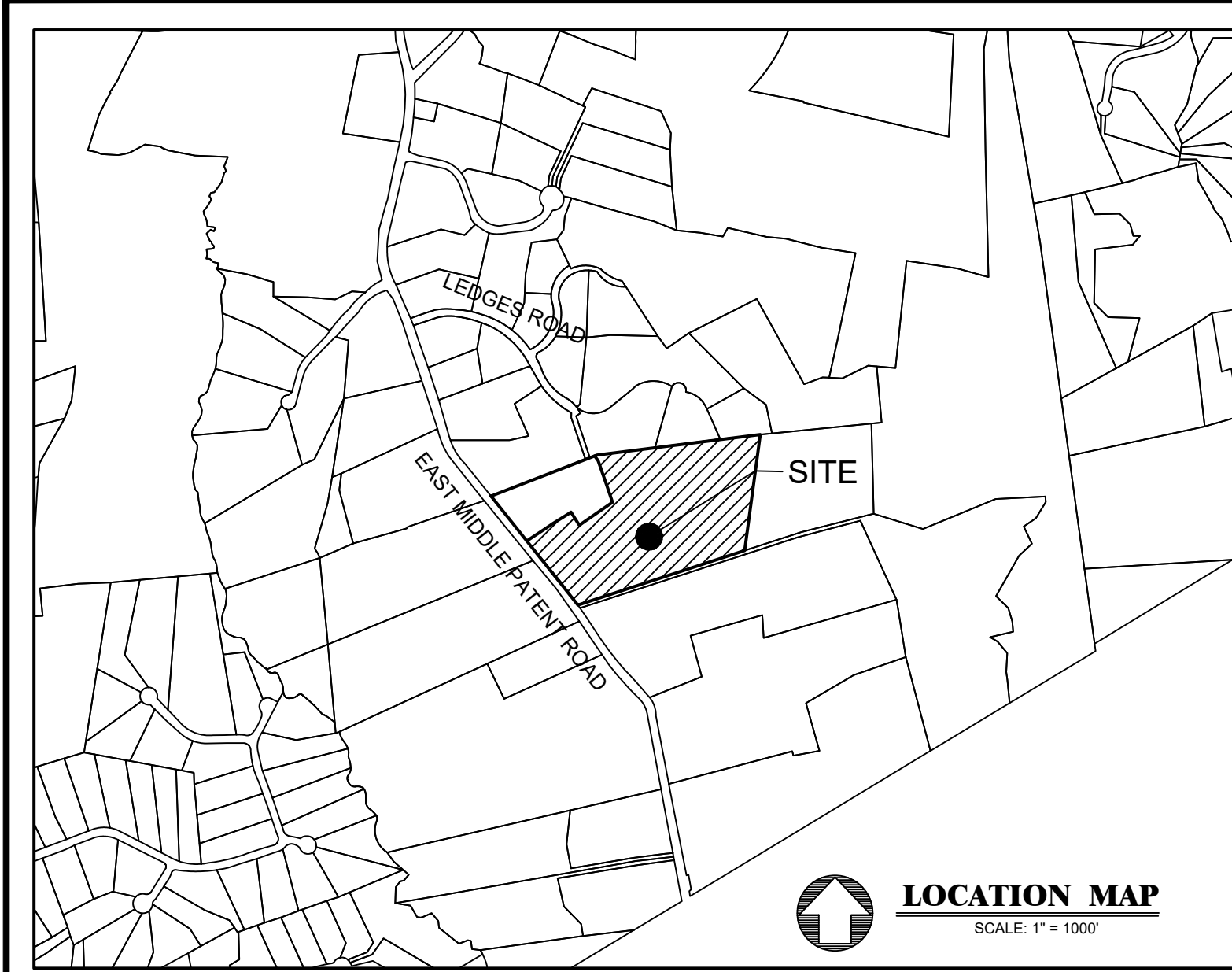
Sincerely,

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



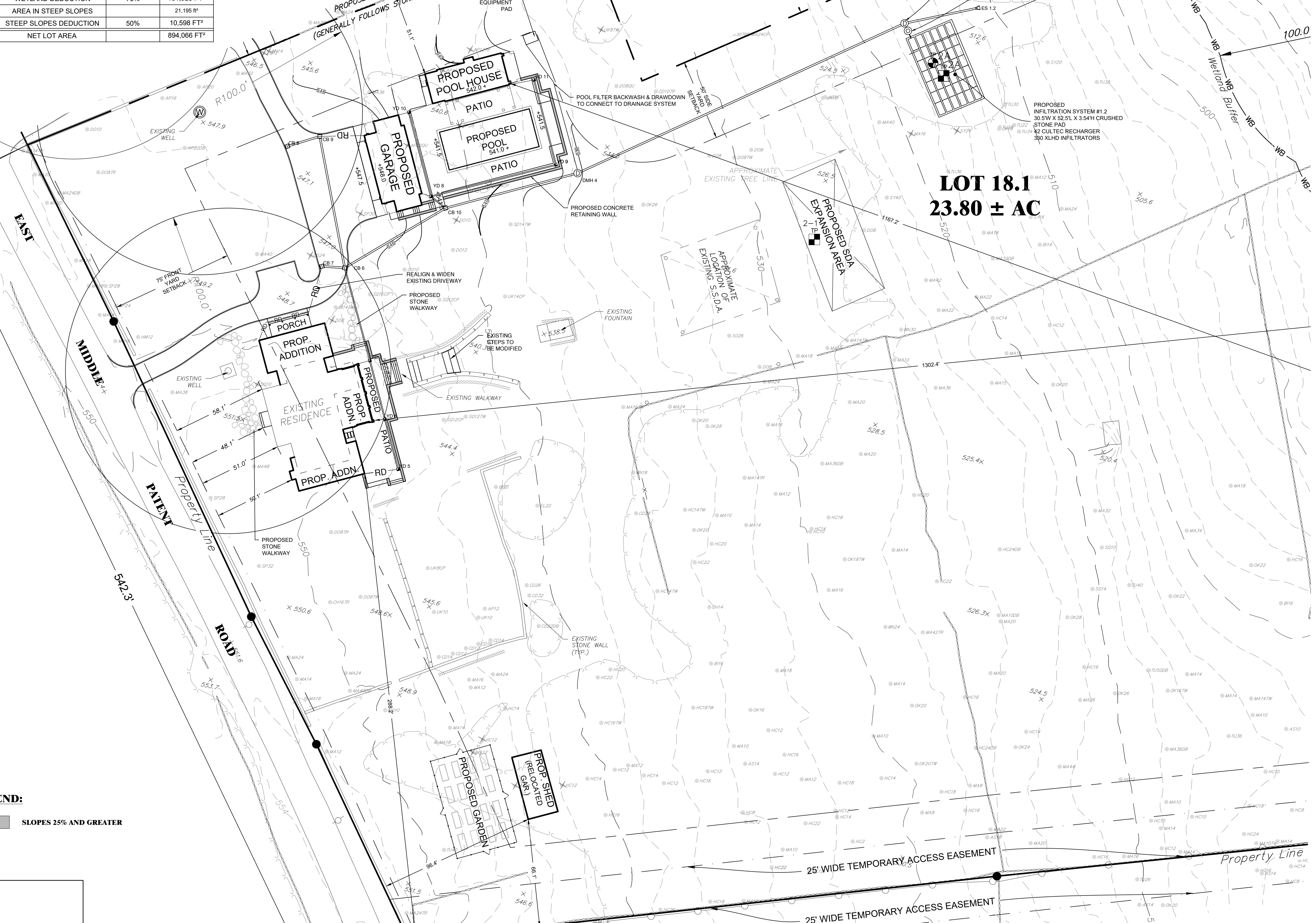
BULK ZONING SUMMARY - ZONE R-4A		
	REQUIRED	PROVIDED
	4.0 AC. MIN.	23.80 AC.
LOT AREA	GROSS	LOT 18.1
	NET	** SEE NET LOT AREA TABLE
FRONTAGE	250'	542.3'
LOT DEPTH	150'	1439.5'
LOT WIDTH	250'	686.0'
FRONT YARD	75'	48.1'
SIDE YARD	50'	51.1'
REAR YARD	50'	1,167.2'
MAXIMUM BUILDING COVERAGE	6%	0.7%
MAXIMUM BUILDING HEIGHT	30'	<30'
GROSS LAND COVERAGE	*** SEE GROSS LAND COVERAGE TABLE	
CONTIGUOUS BUILDABLE AREA	40,000 FT ²	539,371 FT ²

GROSS LAND COVERAGE CALCULATIONS	
	LOT 18.1
GROSS LOT AREA	23.80 AC.
LOT AREA IN EXCESS OF 2.0 AC.	21.80 AC.
7.5 % OF AREA IN EXCESS OF 2 AC.	71,210 FT ²
MINIMUM PERMITTED	13,270 FT ²
BONUS MAXIMUM GROSS LAND COVER	0 FT ²
MAXIMUM PERMITTED GROSS LAND COVERAGE	84,481 FT ²
PROVIDED GROSS LAND COVERAGE	21,379 FT ²

NET LOT AREA CALCULATIONS		
	REQUIRED DEDUCTION	LOT 18.1
GROSS LOT AREA		23.80 AC.
WETLAND DEDUCTION	75%	1,036,588 FT ²
AREA IN WETLANDS		175,900 FT ²
WETLAND DEDUCTION		131,925 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

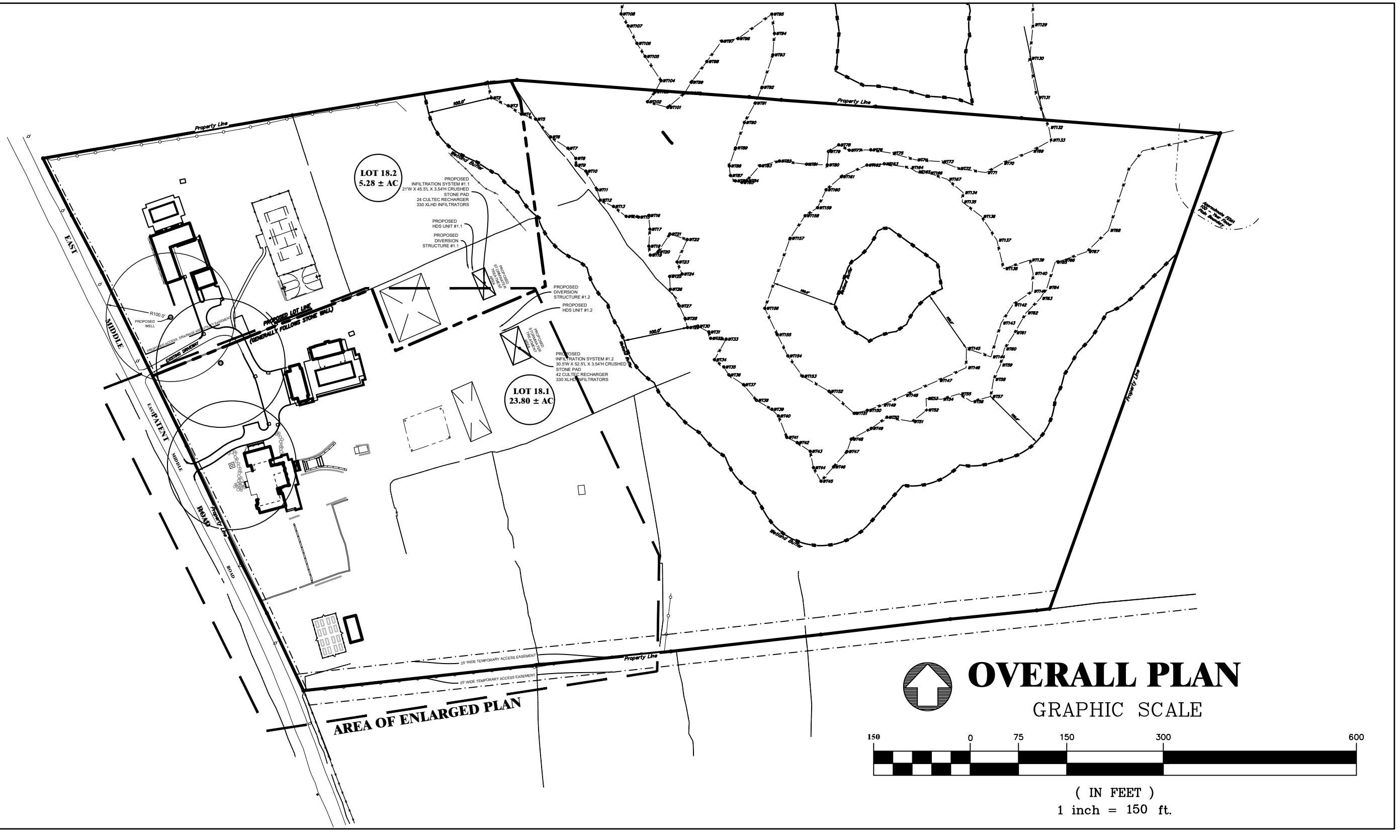
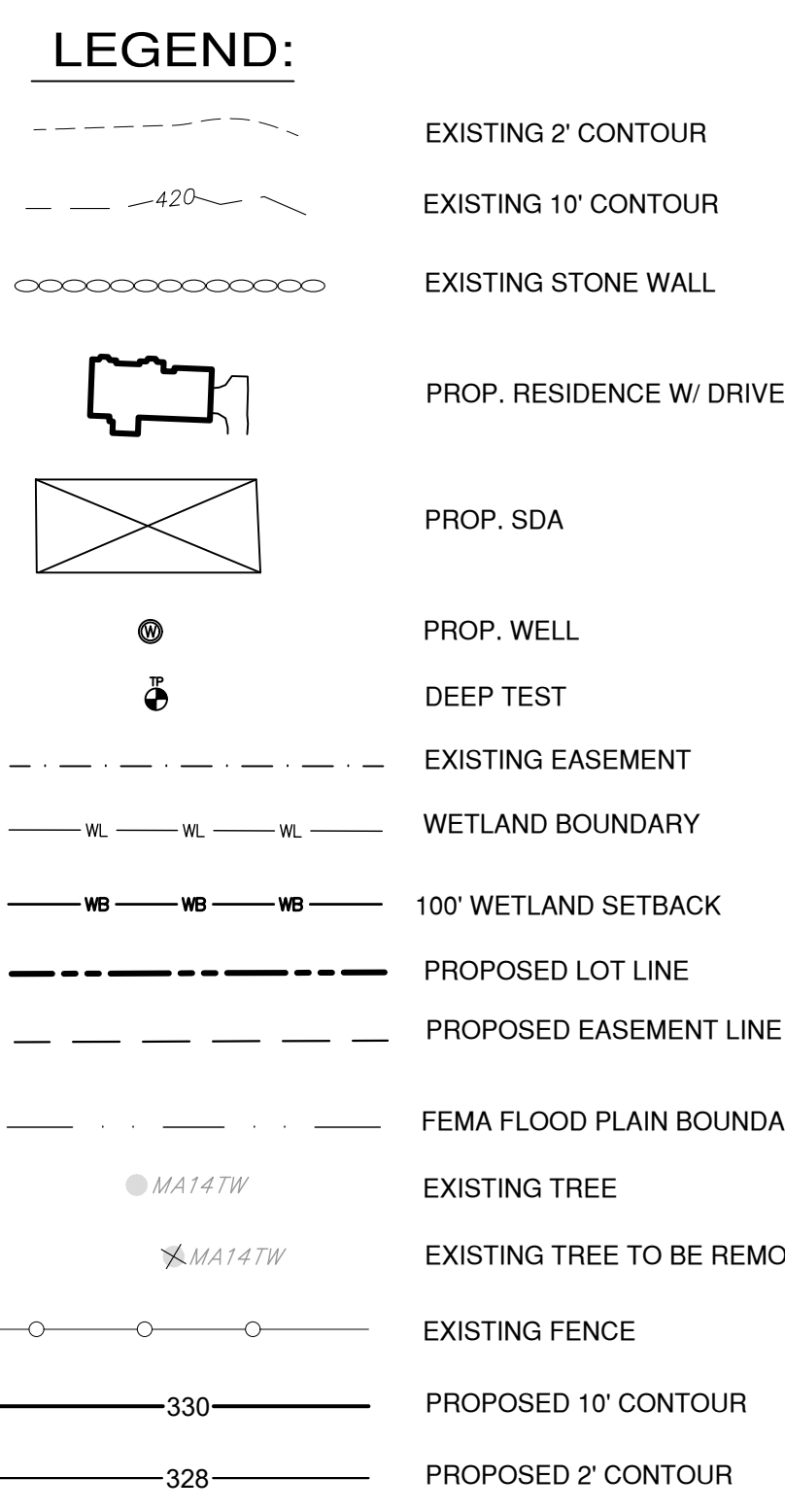
SOIL DATA:
 # 2A TO 10" TOPSOIL
 42" MODERATELY COMPACT MEDIUM BROWN SANDS AND SILT
 90" COMPACT MEDIUM BROWN FINE SANDS W/ SOME COBBLES

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



LOT 18.1
23.80 ± AC

MORSE SUBDIVISION LOT 2 DRAINAGE SCHEDULE			
NAME	RIM	PIPES IN:	PIPES OUT:
CB 6	547.7	8" HDPE INV IN = 545.2 (FROM YD 7) L = 57.3' S = 4.01%	12" HDPE INV OUT = 542.6 (TO CB 10) L = 11.9' S = 1.00%
CB 7	547.6	12" HDPE INV IN = 544.9 (FROM CB 7) L = 11.9' S = 1.00%	12" HDPE INV OUT = 545.0 (TO CB 6) L = 11.9' S = 1.00%
CB 8	546.4	12" HDPE INV IN = 545.1 (FROM RD 9) L = 28.4' S = 1.00%	12" HDPE INV OUT = 543.6 (TO CB 9) L = 18.8' S = 1.00%
CB 9	546.0	12" HDPE INV IN = 543.4 (FROM CB 8) L = 18.8' S = 1.00%	12" HDPE INV OUT = 543.4 (TO CB 6) L = 80.1' S = 1.00%
CB 10	541.4	12" HDPE INV IN = 536.3 (FROM YD 8) L = 94.4' S = 1.00%	12" HDPE INV OUT = 536.0 (FROM CB 6) L = 70.0' S = 1.00%
DIV. MH 1.2	517.0	12" HDPE INV IN = 514.0 (FROM DMH 4) L = 218.0' S = 9.04%	12" HDPE INV OUT = 511.4 (TO ES 1.2) L = 43.3' S = 1.01%
DMH 4	536.1	12" HDPE INV IN = 509.5 (FROM HDS 1.2) L = 11.1' S = 0.00%	12" HDPE INV OUT = 534.0 (TO DIV. MH 1.2) L = 218.0' S = 9.04%
ES 1.2	517.0	12" HDPE INV IN = 510.9 (FROM DIV. MH 1.2) L = 81.0' S = 2.35%	4" HDPE INV OUT = 509.5 (TO DIV. MH 1.2) L = 1.1' S = 0.00%
HDS 1.2	517.0	4" HDPE INV IN = 509.5 (FROM INF 1.2) L = 3.2' S = 0.00%	4" HDPE INV OUT = 509.5 (TO HDS 1.2) L = 3.2' S = 0.00%
INF 1.2		4" HDPE INV IN = 509.5 (FROM RD 7) L = 14.0' S = 1.00%	4" HDPE INV OUT = 509.5 (TO HDS 1.2) L = 3.2' S = 0.00%
RD 7		8" HDPE INV IN = 545.1 (TO YD 5) L = 14.0' S = 1.00%	8" HDPE INV OUT = 545.1 (TO YD 5) L = 14.0' S = 1.00%
RD 8		8" HDPE INV IN = 547.9 (FROM YD 6) L = 30.5' S = 1.00%	8" HDPE INV OUT = 546.3 (TO YD 7) L = 14.0' S = 1.00%
RD 9		8" HDPE INV IN = 547.9 (FROM YD 5) L = 30.5' S = 1.00%	8" HDPE INV OUT = 545.4 (TO CB 7) L = 28.4' S = 1.00%
RD 10		8" HDPE INV IN = 547.9 (FROM YD 6) L = 30.5' S = 1.00%	8" HDPE INV OUT = 543.0 (TO CB 9) L = 26.3' S = 1.00%
RD 11		8" HDPE INV IN = 547.9 (FROM YD 5) L = 30.5' S = 1.00%	8" HDPE INV OUT = 539.4 (TO YD 8) L = 0.7' S = 1.00%
RD 12		8" HDPE INV IN = 547.9 (FROM YD 6) L = 30.5' S = 1.00%	8" HDPE INV OUT = 539.6 (TO YD 10) L = 0.9' S = 1.00%
RD 13		8" HDPE INV IN = 547.9 (FROM YD 5) L = 30.5' S = 1.00%	8" HDPE INV OUT = 538.3 (TO YD 10) L = 14.9' S = 1.00%
RD 14		8" HDPE INV IN = 547.9 (FROM YD 6) L = 30.5' S = 1.00%	8" HDPE INV OUT = 534.9 (TO YD 11) L = 6.8' S = 1.00%
YD 5	551.2	8" HDPE INV IN = 547.9 (FROM RD 7) L = 14.0' S = 1.00%	8" HDPE INV OUT = 548.2 (TO YD 6) L = 30.5' S = 1.00%
YD 6	551.2	8" HDPE INV IN = 547.9 (FROM YD 5) L = 30.5' S = 1.00%	8" HDPE INV OUT = 547.9 (TO YD 7) L = 35.9' S = 1.00%
YD 7	551.2	8" HDPE INV IN = 547.9 (FROM YD 6) L = 30.5' S = 1.00%	8" HDPE INV OUT = 547.6 (TO CB 6) L = 0.3' S = 1.00%
YD 8	541.5	8" HDPE INV IN = 536.4 (FROM YD 9) L = 77.9' S = 1.00%	8" HDPE INV OUT = 536.4 (TO CB 10) L = 8.4' S = 1.00%
YD 9	541.2	8" HDPE INV IN = 537.2 (FROM YD 11) L = 52.6' S = 1.00%	8" HDPE INV OUT = 537.2 (TO YD 8) L = 77.9' S = 1.00%
YD 10	541.7	8" HDPE INV IN = 539.6 (FROM RD 12) L = 0.9' S = 1.00%	8" HDPE INV OUT = 537.8 (TO YD 9) L = 52.1' S = 1.00%
YD 11	541.2	8" HDPE INV IN = 538.2 (FROM RD 13) L = 14.9' S = 1.00%	8" HDPE INV OUT = 537.8 (TO YD 9) L = 52.6' S = 1.00%



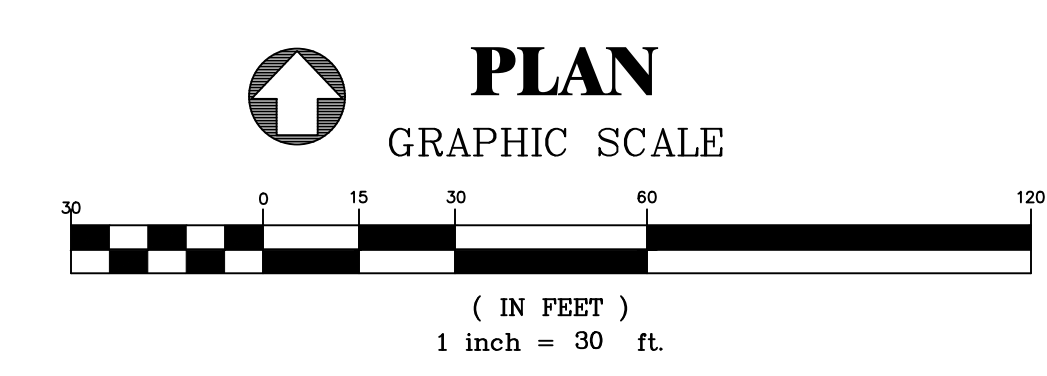
TREE LEGEND	
OK14TW	ATTRIBUTE (TW = TWIN) CALIFER (14 = 14") SPECIES (OK = OAK) TREE LOCATION
KEY	
SPECIES	
AP APPLE	OK OAK
AS ASH	PAA PEAR
BI BIRCH	PE PINE
CA CATALPA	PO POPLAR
CD CEDAR	SB SILVER BELL
CH CHERRY	SD SWEET GUM
DO DOGWOOD	SP SPRUCE
EL ELM	SO SOUTHERN PINE
HC HICKORY	SY SYCAMORE
HM HEMLOCK	TJ TULIP
MA MAPLE	OK UNIDENTIFIED
MB MULBERRY	WV WALNUT
ATTRIBUTES	
CP CLUMP	OU QUADRUPLE
DB DOUBLE	TR TRIPLE
	TW TWIN

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

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
10-25-2021	PB SUBMISSION		9-13-2021		RH/MG
10-12-2021	PB SUBMISSION				RH/MG
10-8-2021	ARB SUBMISSION				RH/MG

SITE PLAN - LOT 18.1

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" = 30'
 FILE: _____
 DSGN/CHK: MG
 DRN BY: RH
 SHT NO: 1 OF 4
 DWG NO: **SP-1**

- SITE DATA**
- TOTAL AREA OF PARCEL: 23.80 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 18.1
 - SURVEY & TOPOGRAPHY BY:
BADEY & WATSON, SURVEYING & ENGINEERING, P.C.
3063 ROUTE 9
COLD SPRING, NY 10516
 - WETLAND BOUNDARIES FLAGGED BY: MARY JAEHNIG

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

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

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

KEY

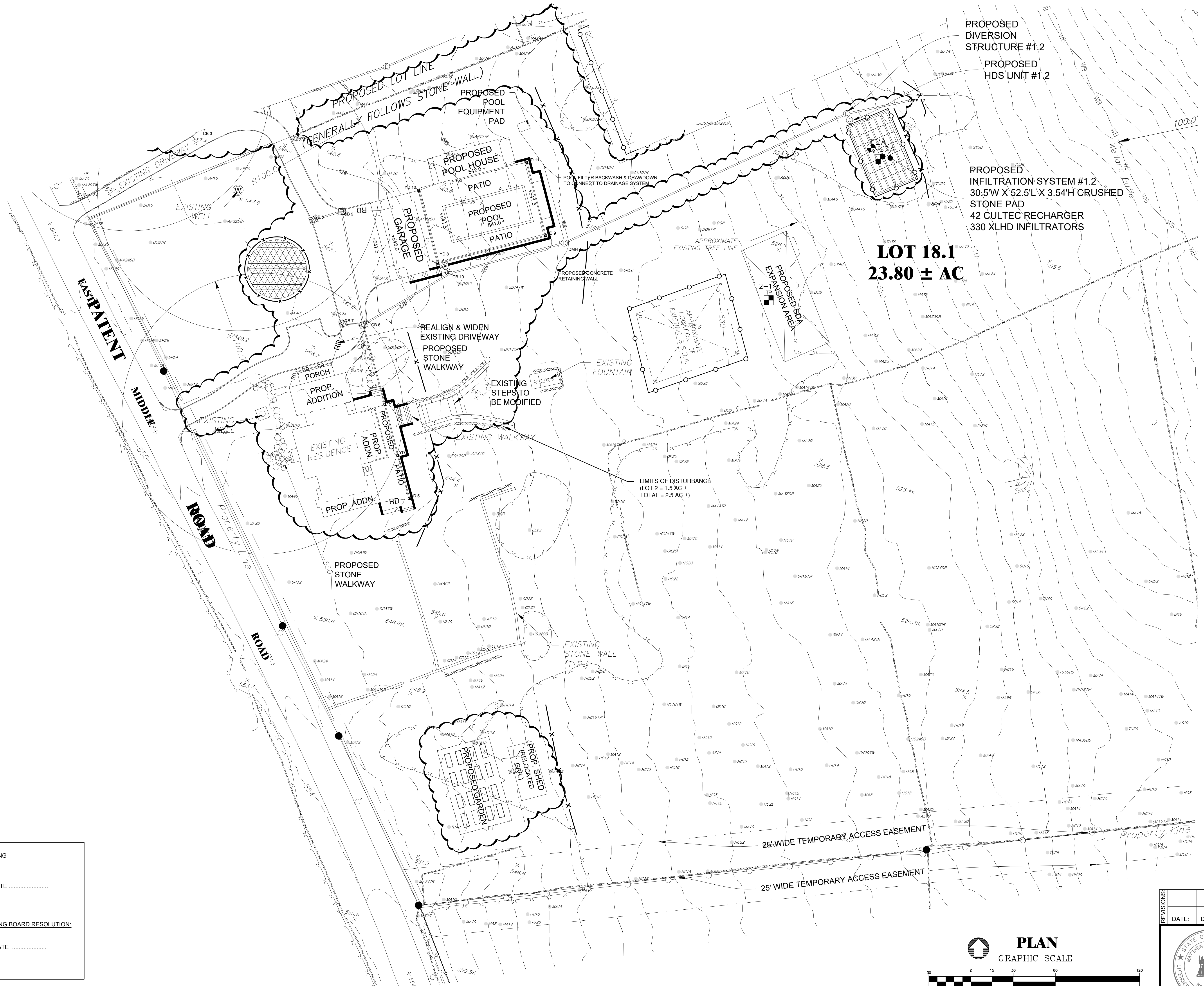
SPECIES

AP APPLE	OK OAK
AS ASH	PAA PEAR
BI BIRCH	PE PINE
CA CATALPA	PG POPLAR
CD CEDAR	SD SILVER BELL
CH CHERRY	SO SWEET GUM
DO DOGWOOD	SP SPRUCE
EL ELM	SQ SOUR GUM
HC HICKORY	SY SYCAMORE
HM HEMLOCK	TU TULIP
MA MAPLE	UK UNKNOWN
MU MULBERRY	MY MALBAC

ATTRIBUTES

OP CLUMP	QU QUADRUPLE
DB DOUBLE	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.

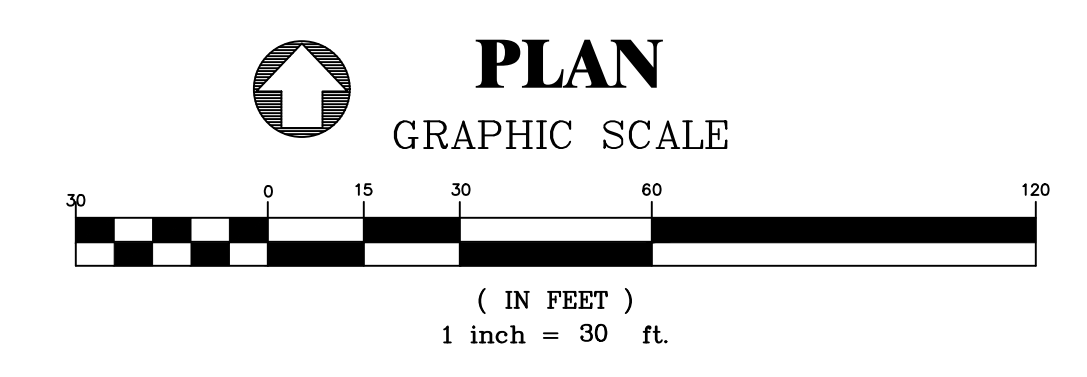


APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED: _____ DATE _____

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
	10-25-2021	PB SUBMISSION				RH/MG
	10-12-2021	PB SUBMISSION				RH/MG
	10-8-2021	ARB SUBMISSION				RH/MG

EROSION CONTROL PLAN - LOT 18.1

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

STATE OF NEW YORK
MATTHEW J. GRONDA, P.E.
REGISTERED PROFESSIONAL ENGINEER

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

COMPANY: 200 NEW ASSOCIATES, LLP
ALL RIGHTS RESERVED. UNAUTHORIZED REPRODUCTION OR TRANSMISSION IS STRICTLY PROHIBITED.
DATE: 9-13-2021

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:

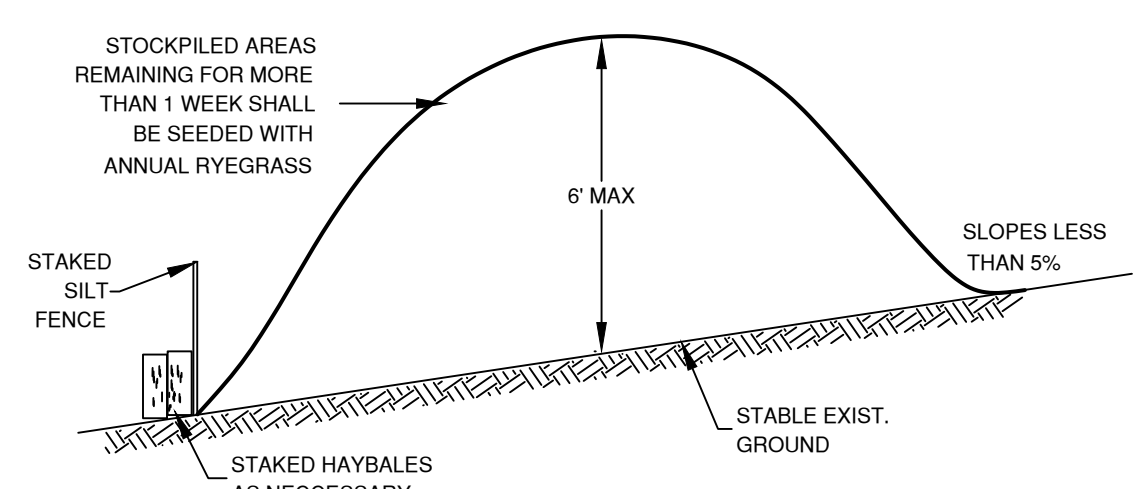
1. PRIOR TO START OF SITE CONSTRUCTION, ALL CONSTRUCTION ENTRANCES TO SITE SHALL BE INSTALLED AND STABILIZED. ALL TEMPORARY SILTATION BASINS AND/OR OTHER APPROVED SEDIMENT CONTROL MEASURES SHALL BE IN PLACE WHERE MOST EFFECTIVE.
2. ALL TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL REMAIN IN PLACE, MAINTAINED 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:

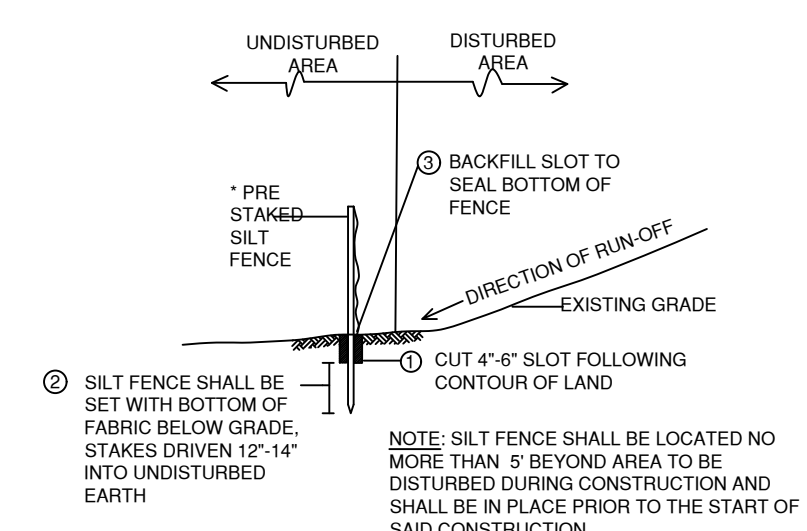
- A. WHEREVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED (BY FLAGGING OR OTHER EFFECTIVE MEANS)
- B. ONLY THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME DURING CONSTRUCTION.
- C. SITE CONSTRUCTION ACTIVITIES SHALL START WHENEVER POSSIBLE AT THE NEAREST POINT UPSTREAM 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 SEEDED 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. SEEDED 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.

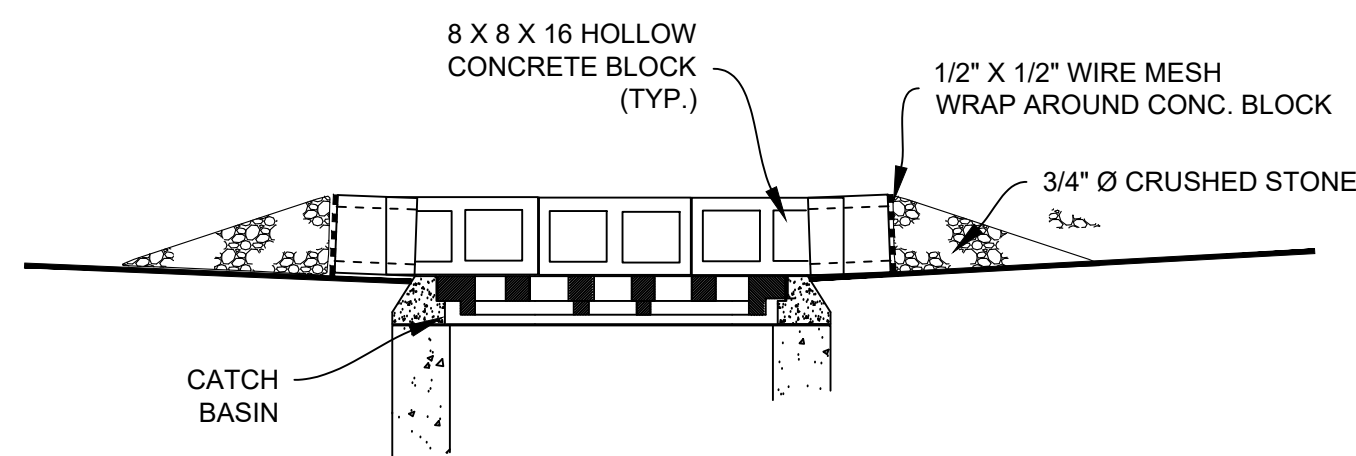


TYPICAL SOIL STOCKPILE DETAIL
N.T.S.



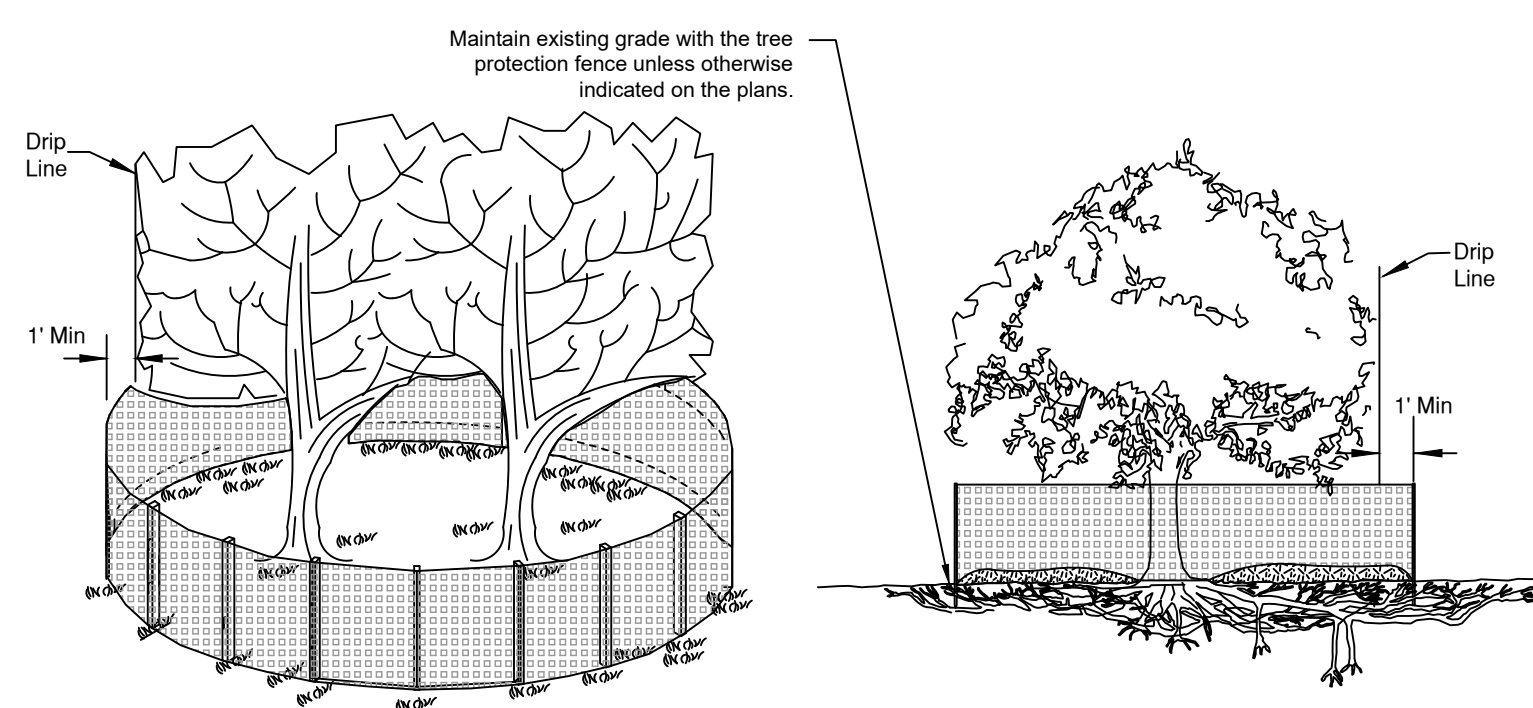
TYPICAL SILT FENCE INSTALLATION
N.T.S.

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

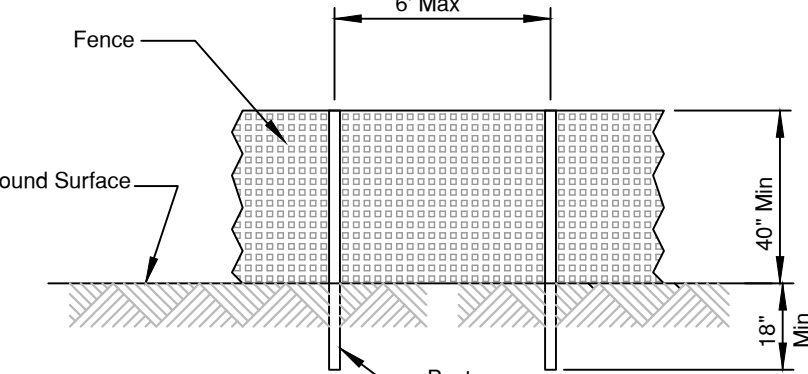


STONE & CONCRETE BLOCK INLET PROTECTION AT CATCH BASIN
N.T.S.

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



TREE GROUP INDIVIDUAL TREE



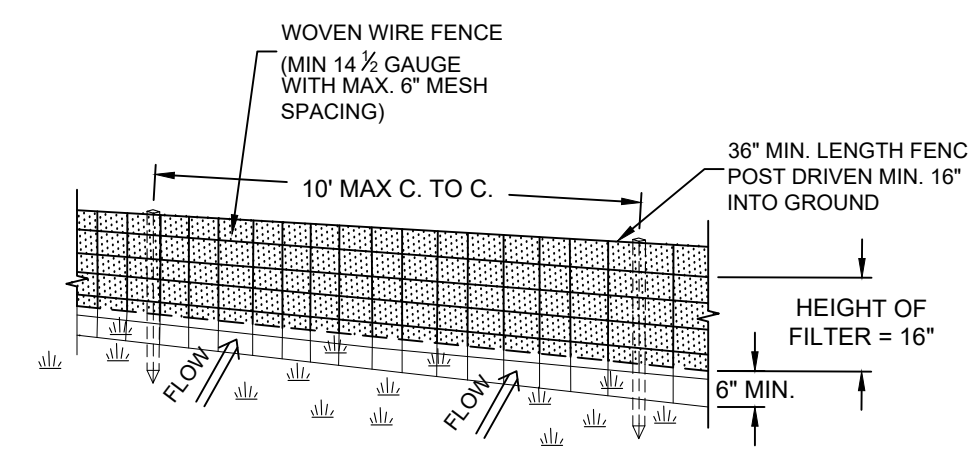
POST AND FENCE DETAIL

TREE PROTECTION NOTES:

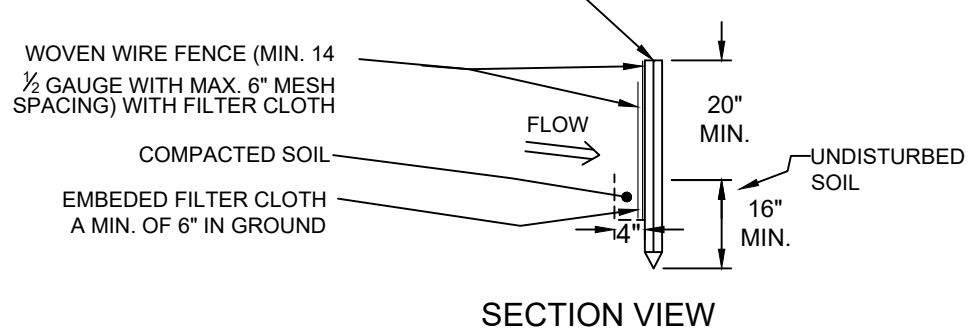
1. THE FENCE SHALL BE LOCATED A MINIMUM OF 1 FOOT OUTSIDE THE DRIP LINE OF THE TREE TO BE SAVED AND IN NO CASE CLOSER THAN 6 FEET TO THE TRUNK OF ANY TREE.
2. FENCE POSTS SHALL BE EITHER STANDARD STEEL OR 2" X 6" WOOD POSTS OR APPROVED EQUAL.
3. THE FENCE MAY BE EITHER 40" HIGH SNOW FENCE, 40" PLASTIC 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

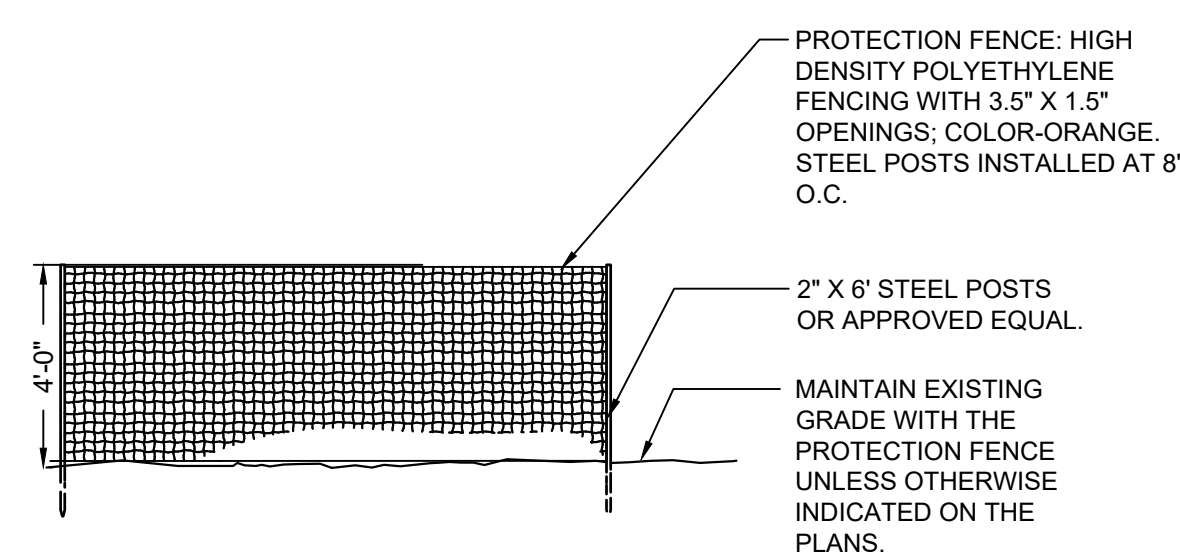


SECTION VIEW

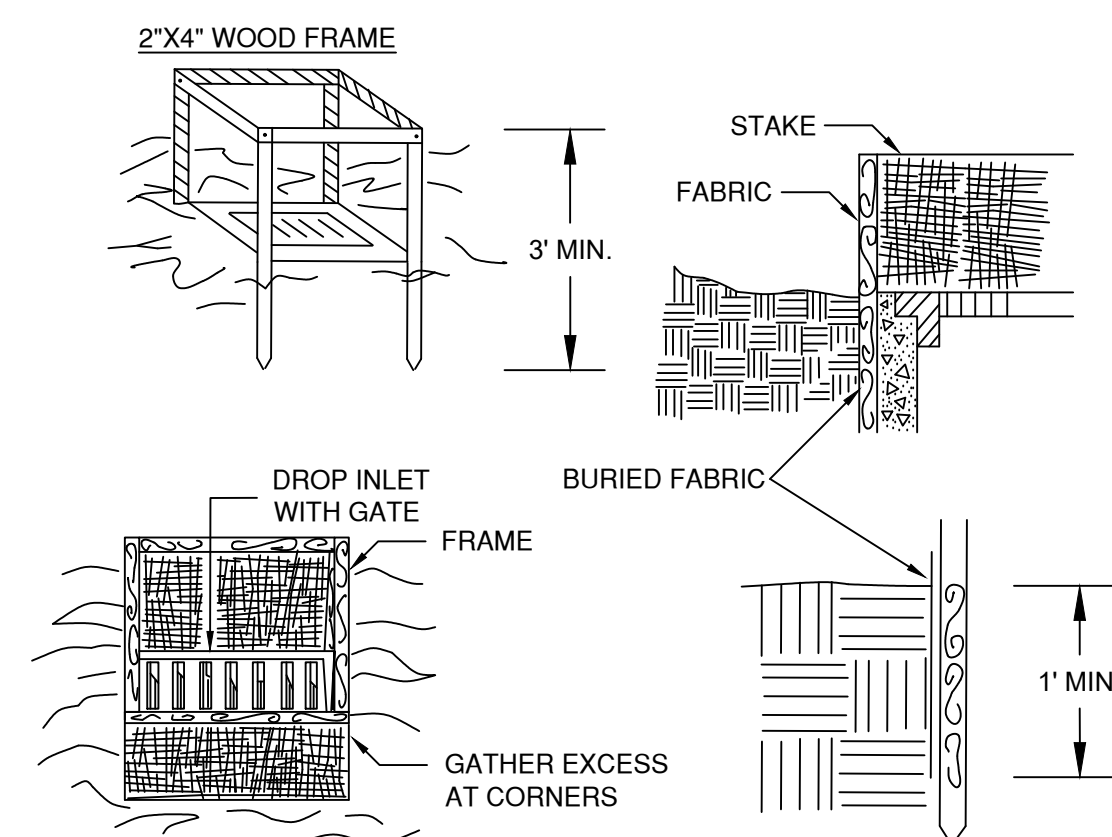
CONSTRUCTION SPECIFICATIONS:

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 6" MAXIMUM MESH OPENING.
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 100, 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. BURLAP 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. SPANS 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 205 OF THE NEW YORK STATE EDUCATION LAW

CONTRACT NO. 2021-0000 ACCOUNTS, L.P.
100 WEST 10TH STREET, SUITE 203
NEW YORK, NY 10011-3603
WWW.CALB.COM

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
	10-25-2021	PB SUBMISSION				RH/MG
	10-12-2021	PB SUBMISSION				RH/MG
	10-8-2021	ARB SUBMISSION				RH/MG

		DETAILS - LOT 18.1		DATE: 9-13-2021
		MORSE SUBDIVISION 50 EAST MIDDLE PATENT ROAD TOWN OF NORTH CASTLE, WESTCHESTER COUNTY		SCALE: 1-E
		BIBBO ASSOCIATES, LLP 295 ROUTE 100 SUITE 203 SOMERS, NEW YORK 10589 TEL. 914 277 5805		FILE: DSGN / MG
		DRN. BY: RH SHT NO. 4 OF 4 DWG NO. D-2		



TREE LEGEND

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

KEY

SPECIES

AP APPLE
 AS ASH
 BI BIRCH
 CA CATALPA
 CD CEDAR
 CH CHERRY
 DO DOGWOOD
 EL ELM
 HC HICKORY
 HM HEMLOCK
 MA MAPLE
 MU MULBERRY

OK OAK
 PA PEAR
 PE PINE
 PO POPLAR
 SB SILVER BELL
 SO SWEET GUM
 SP SPRUCE
 SQ SQUIRREL
 SY SYCAMORE
 TU TULIP
 UN UNKNOWN
 WN WALNUT

ATTRIBUTES

QU QUADRUPLE
 TR TRIPLE
 TW TWIN

CP* CLUMP
 DB DOUBLE

* 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.

TREE REMOVAL SCHEDULE

TREE ID	CALIPER	SPECIES
1	DO8	DOGWOOD
2	CD24	CEDAR
3	SP30	SPRUCE
4	MA36	MAPLE
5	AP12QU	APPLE
6	AP10TR	APPLE
7	AP12TR	APPLE
8	SP28	SPRUCE
9	SD14CP	SILVER BELL
10	DO10	DOGWOOD
11	DO12	DOGWOOD
12	SD14TW	SILVER BELL
13	MA16	MAPLE
14	SY24	SYCAMORE

LOT 1 - TREE REMOVAL PLAN
 FOR
THE MORSE RESIDENCE
 50 EAST MIDDLE PATENT ROAD
 BEDFORD, N.Y.



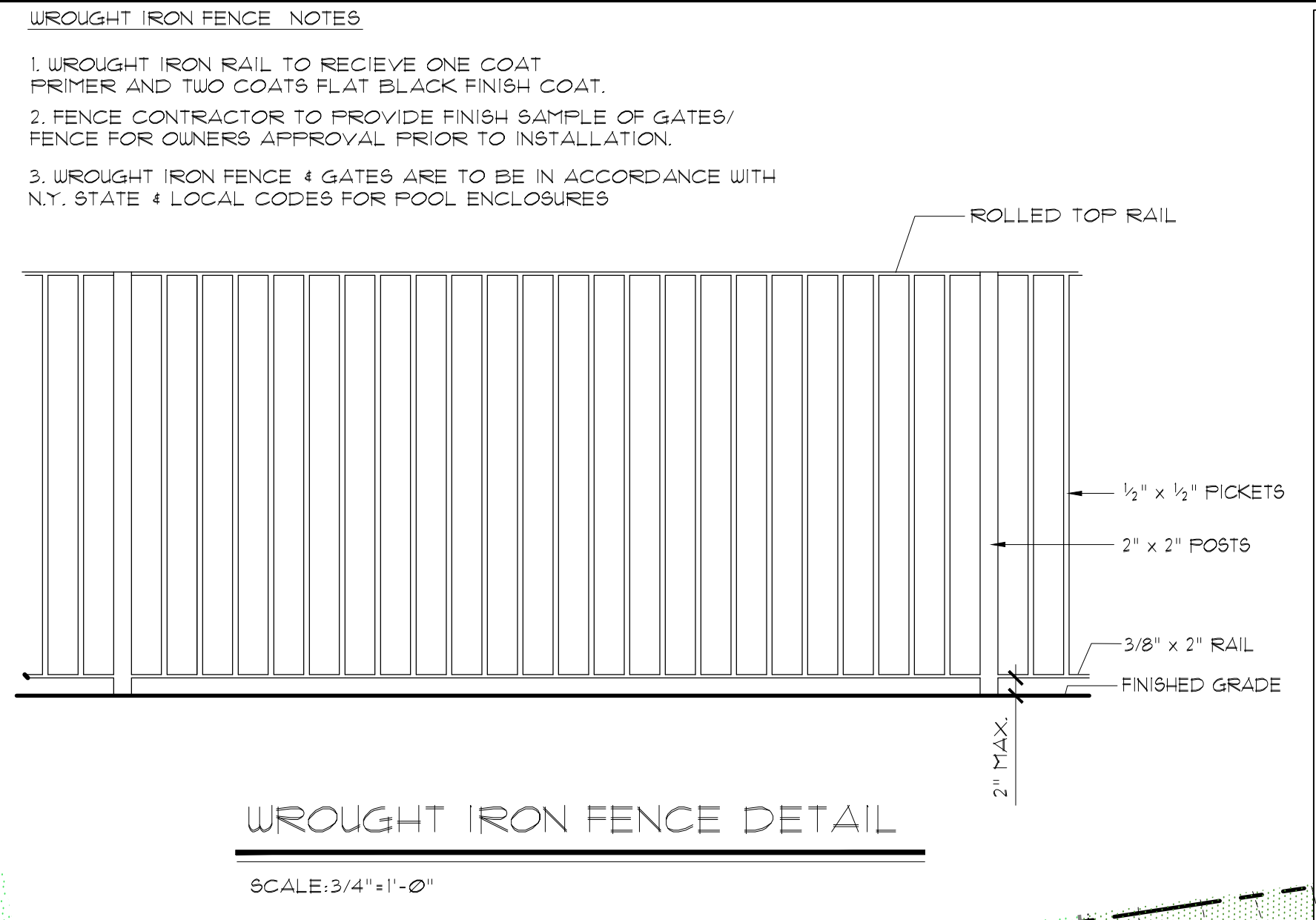
Scale: 1" = 20'-0"
 Drawn: EF.
 Date: OCTOBER 11, 2021

Revisions:

Date	By	Description
10/11/21	EF	PLANNING BOARD SUBMISSION
10/20/21	EF	LOT NUMBER CHANGED

BENEDEK & TICHEURST
 LANDSCAPE ARCHITECTS & SITE PLANNERS, P.C.
 4481 Old Post Road, Bedford Village, New York 10506
 P 914.234.8868 / F 914.234.8882
 www.blandarch.com
 Member - American Society of Landscape Architects

Drawing Number:
TR-1



PLANT LIST

QTY.	INITIALS	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS TREES				
2	CF	<i>Cornus florida</i>	Flowering Dogwood	12-14 Ft. Height
2	MV	<i>Magnolia virginiana</i>	Sweetbay Magnolia	4 - 4 1/2" Caliper
9		<i>Malus (Mixed variety)</i>	Apple (mixed variety)	3 - 3 1/2" Cal.
2	SPSC	<i>Stewartia pseudocamellia</i>	Japanese Stewartia	4 - 4 1/2" Caliper
SHRUBS				
13	DG	<i>Deutzia gracilis</i>	Slender Deutzia	3 1/2 - 4 Ft.
2	IADL	<i>Ilex x aquipernj 'Dragon Lady'</i>	Dragon Lady Holly	1 - 8 Ft. Height
7	HPLL	<i>Hydrangea paniculata 'Limelight'</i>	Limelight Hydrangea	7 Gallon
4	SP	<i>Spiraea prunifolia</i>	Bridal Wreath Spiraea	1 Gallon
3	SV	<i>Syringa vulgaris</i>	Old-Fashioned Purple Lilac	5 - 5 1/2 Ft.
9	VRAL	<i>Viburnum x rhytidophyloides 'Alleghany'</i>	Alleghany Leatherleaf Viburnum	4 - 4 1/2 Ft. Height
19		<i>Hydrangea</i>	Mixed Varieties	7 Gallon
16	FJMF	<i>Fleris Japonica 'Mountain Fire'</i>	Mountain Fire Andromeda	3 - 3 1/2 Ft. Height

LOT 1 LANDSCAPE PLAN
FOR
THE MORSE RESIDENCE
50 EAST MIDDLE PATENT ROAD
BEDFORD, N.Y.



Scale: 1" = 20'-0"
Drawn: E.F.
Date: OCTOBER 11, 2021

Revisions:

Date:	Rev:	Description
10/12/21	1	PLANNING BOARD SUBMISSION
10/29/21	2	LOT NUMBER CHANGED

BENEDEK & TICHHURST
LANDSCAPE ARCHITECTS & SITE PLANNERS, P.C.
4481 Old Post Road, Bedford Village, New York 10506
P 914.234.8868 / F 914.234.8882
www.btlndarch.com
Member - American Society of Landscape Architects

Drawing Number: **L-1**

LEGEND

- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- SHRUBS
- PERENNIALS
- EXISTING TREE TO BE REMOVED
- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE

TREE LEGEND

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

KEY

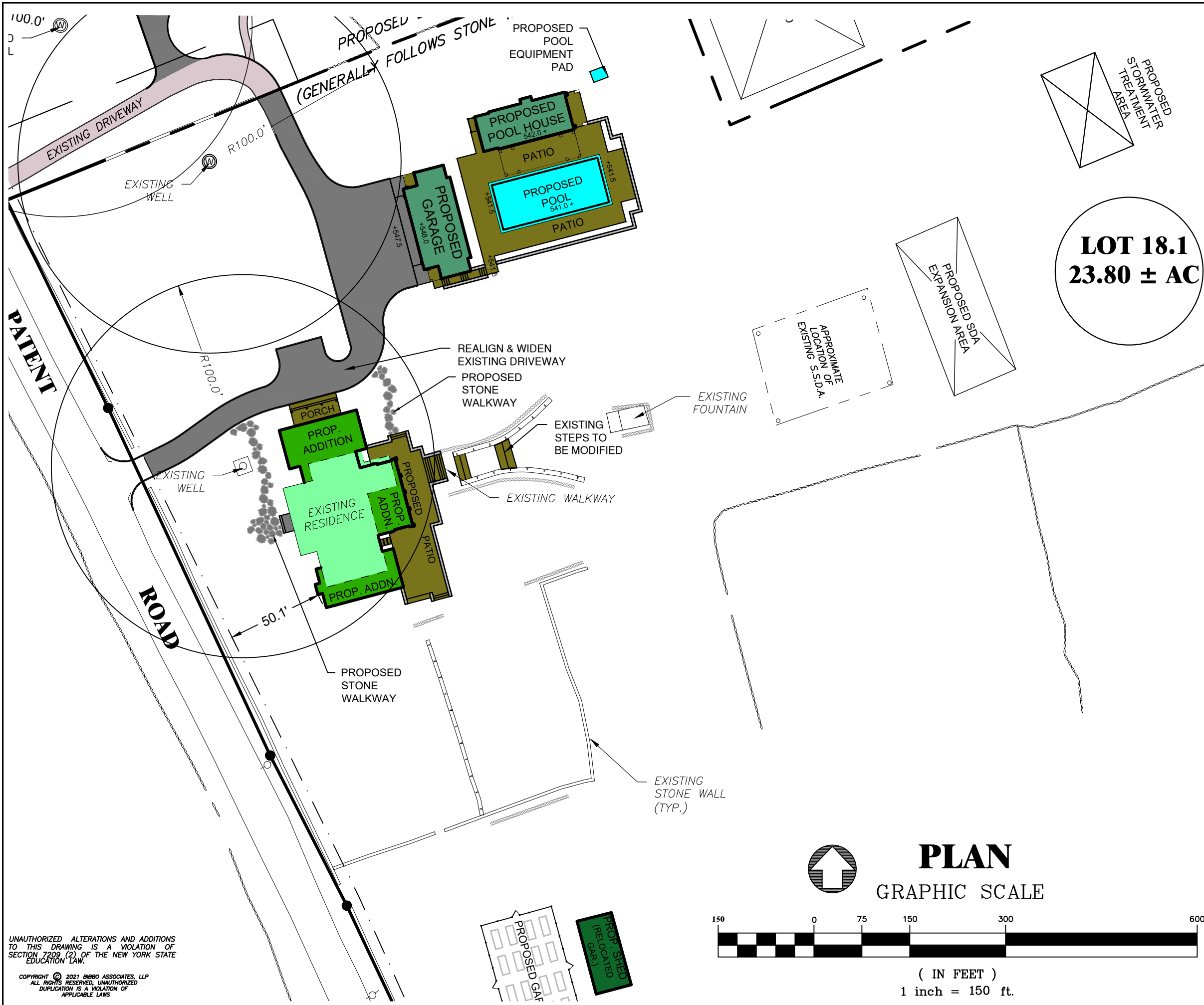
SPECIES

AP APPLE	OK OAK
AS ASH	PAA PEAR
BI BIRCH	PE PINE
CA CATALPA	PG POPLAR
CD CEDAR	SD SILVER BELL
CH CHERRY	SO SWEET GUM
DD DOGWOOD	SP SPRUCE
EL ELM	SO SOUTHERN OAK
HC HICKORY	SY SYCAMORE
HM HEMLOCK	TU TULIP
MA MAPLE	UK UNKOWN
MU MULBERRY	WN WALNUT

ATTRIBUTES

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

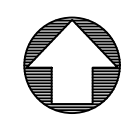
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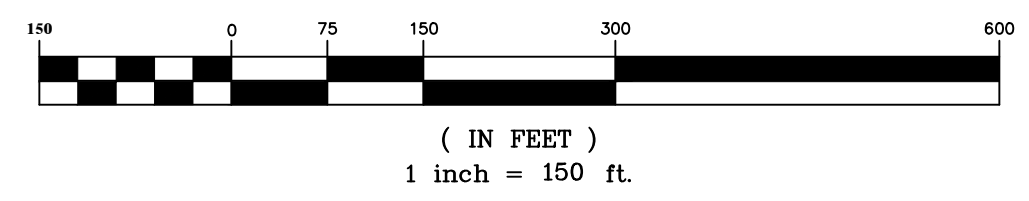
GROSS LAND COVERAGE CALCULATIONS LOT 18.1		
LEGEND	COVERAGE	AREA (SF)
	EXISTING PRINCIPAL BUILDING	2,672
	PROPOSED PRINCIPAL BUILDINGS (ADDITIONS)	1,890
	EXISTING ACCESSORY BUILDING	732
	PROPOSED ACCESSORY BUILDING	2,295
	PORCHES & PATIOS	5,395
	DRIVEWAY & WALKWAY	6,725
	POOL	1,670
TOTAL		21,379 SF



MATTHEW J. GIRONDA P.E.



PLAN
GRAPHIC SCALE



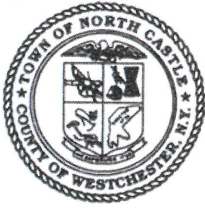
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REVISIONS	DATE	DESCRIPTION	BY/CHK	DATE	DESCRIPTION	BY/CHK
	10-25-2021	PB SUBMISSION				RH/MG
	10-12-2021	PB SUBMISSION				RH/MG

GROSS LAND COVERAGE EXHIBIT - LOT 18.1		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, 10/25/2021 10:14:54 AM



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

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 18.1 REV. 10/12/21
 REV. 10/25/21

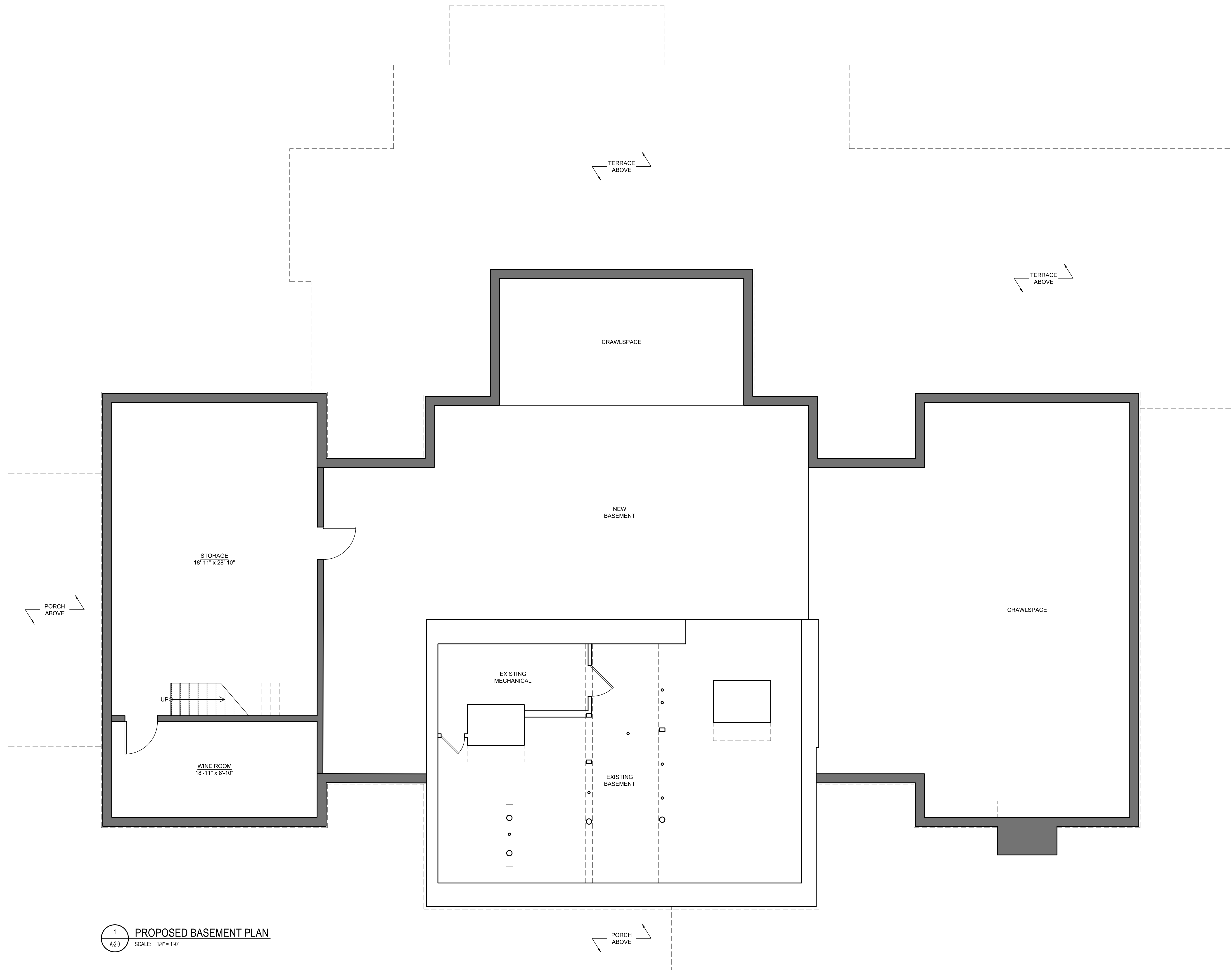
Gross Lot Coverage

1. Total lot Area (Net Lot Area for Lots Created After 12/13/06): 23.80 ac.
2. **Maximum** permitted gross land coverage (per Section 355-26.C(1)(a)): 84,481sq. ft.
3. **BONUS** maximum gross land cover (per Section 355-26.C(1)(b)):
 Distance principal home is beyond minimum front yard setback
0 x 10 = 0
4. **TOTAL Maximum Permitted gross land coverage** = Sum of lines 2 and 3 84,375 sq. ft.
5. Amount of lot area covered by **principal building**:
2,672 existing + 1,890 proposed = 4,562 sq. ft.
6. Amount of lot area covered by **accessory buildings**:
732 existing + 2,295 proposed = 3,027 sq. ft.
7. Amount of lot area covered by **decks**:
 _____ existing + _____ proposed = _____
8. Amount of lot area covered by **porches**:
 _____ existing + _____ proposed = 5,395 sq. ft.
9. Amount of lot area covered by **driveway, parking areas and walkways**:
 _____ existing + 6,725 proposed = 6,725 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**:
 _____ existing + 1,670 proposed = 1,670 sq. ft.
12. Amount of lot area covered by **all other structures**:
 _____ existing + _____ proposed = _____
13. Proposed **gross land coverage**: Total of Lines 5 – 12 = 21,379 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

10-25-21
 Date



1
A-20 PROPOSED BASEMENT PLAN
SCALE: 1/4" = 1'-0"

DATE:
2021-10-22

REVISIONS:
06-10-2021 ISSUED FOR
SITE DEVELOPMENT PLAN
APPROVAL
09-13-2021 ISSUED PER
PLANNING AND ENGINEER
COMMENTS
10-12-2021 ISSUED PER
PLANNING BOARD
COMMENTS
10-22-2021 REVISED PER
PLANNING BD COMMENTS

DRAWN BY:

SCALE:
AS NOTED

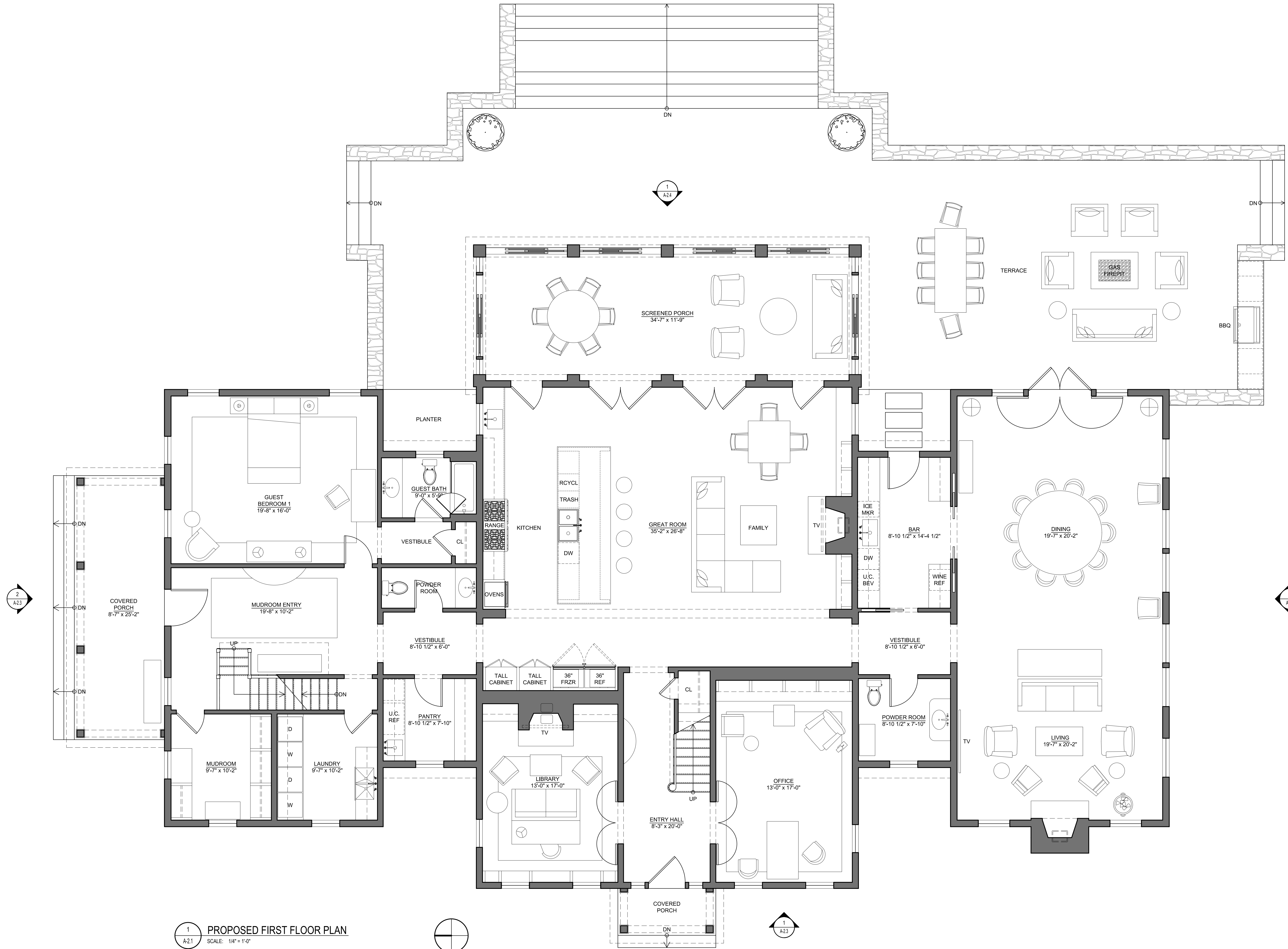
DRAWING TITLE:
**LOT 1 - PRINCIPAL RESIDENCE
PROPOSED BASEMENT PLAN**

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

41 KATONAH AVENUE
KATONAH, NEW YORK 10536
SUITE 301
TEL 914.236.5391
info@kroeger.com

**KROEGER INTINARELLI
ARCHITECTS**

Sheet #:
A-1.0



1 PROPOSED FIRST FLOOR PLAN
 A-2.1 SCALE: 1/4" = 1'-0"

DATE:
 2021-10-22

REVISIONS:
 06-10-2021 ISSUED FOR
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 APPROVAL
 09-13-2021 ISSUED PER
 PLANNING AND ENGINEER
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 09-14-2021 ISSUED FOR ZBA
 REVIEW
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SCALE:
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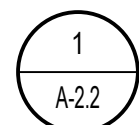
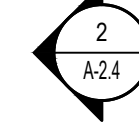
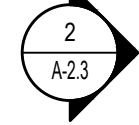
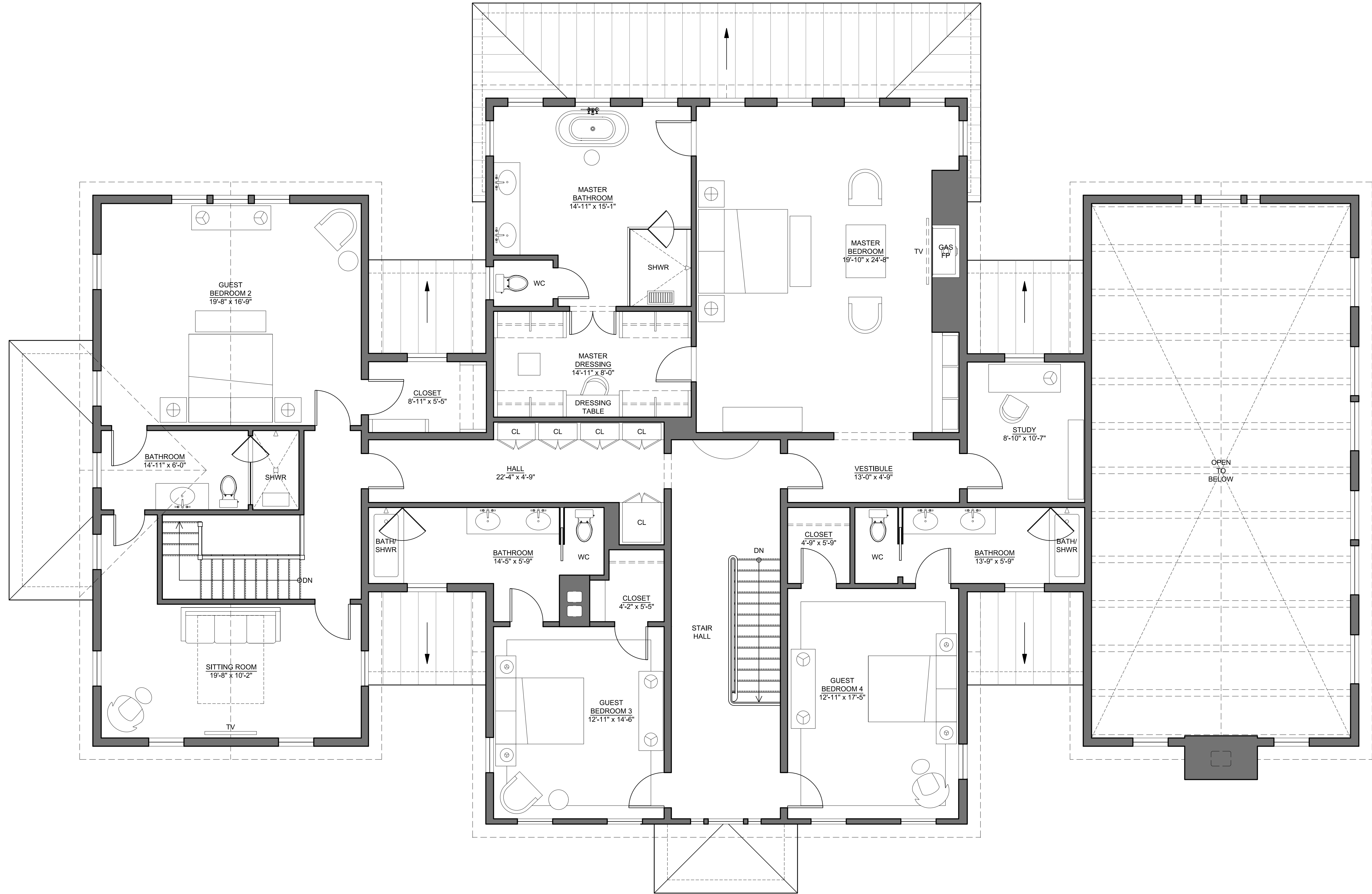
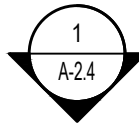
DRAWING TITLE:
**LOT 1- PRINCIPAL
 RESIDENCE PROPOSED
 FIRST FLOOR PLAN**

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

41 KATONAH AVENUE
 KATONAH, NEW YORK 10536
 SUITE 301
 TEL: 914.236.5391
 info@kroegerintinarelli.com

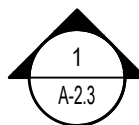
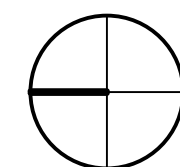
**KROEGER
 INTINARELLI
 ARCHITECTS**

Sheet #:
A-1.1



1 PROPOSED SECOND FLOOR PLAN

A:22 SCALE: 1/4" = 1'-0"



DATE:
2021-10-22

REVISIONS:
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COMMENTS
10-22-2021 REVISED PER
PLANNING BD COMMENTS

DRAWN BY:

SCALE:
AS NOTED

DRAWING TITLE:
**LOT 1 - PRINCIPAL RESIDENCE
PROPOSED SECOND FLOOR
PLAN**

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

41 KATONAH AVENUE
KATONAH, NEW YORK 10536
SUITE 301
TEL 914.236.5391
info@kroegers.com

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ARCHITECTS

Sheet #:

A-1.2



1 WEST ELEVATION
A-23 SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
A-23 SCALE: 1/4" = 1'-0"

DATE:
2021-10-22

REVISIONS:
06-10-2021 ISSUED FOR SITE DEVELOPMENT PLAN APPROVAL
09-13-2021 ISSUED PER PLANNING AND ENGINEER COMMENTS
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10-22-2021 REVISED PER PLANNING BD COMMENTS

DRAWN BY:

SCALE:
AS NOTED

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

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

41 KATONAH AVENUE
KATONAH, NEW YORK 10536
SUITE 301
TEL 914.236.5381
info@kroegers.com

KROEGER INTINARELLI ARCHITECTS

Sheet #:

A-1.3



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



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

DATE:
2021-10-22

REVISIONS:
06-10-2021 ISSUED FOR SITE DEVELOPMENT PLAN APPROVAL
09-13-2021 ISSUED PER PLANNING AND ENGINEER COMMENTS
09-14-2021 ISSUED FOR ZBA REVIEW
10-12-2021 ISSUED PER PLANNING BOARD COMMENTS
10-22-2021 REVISED PER PLANNING BD COMMENTS

DRAWN BY:

SCALE:
AS NOTED

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

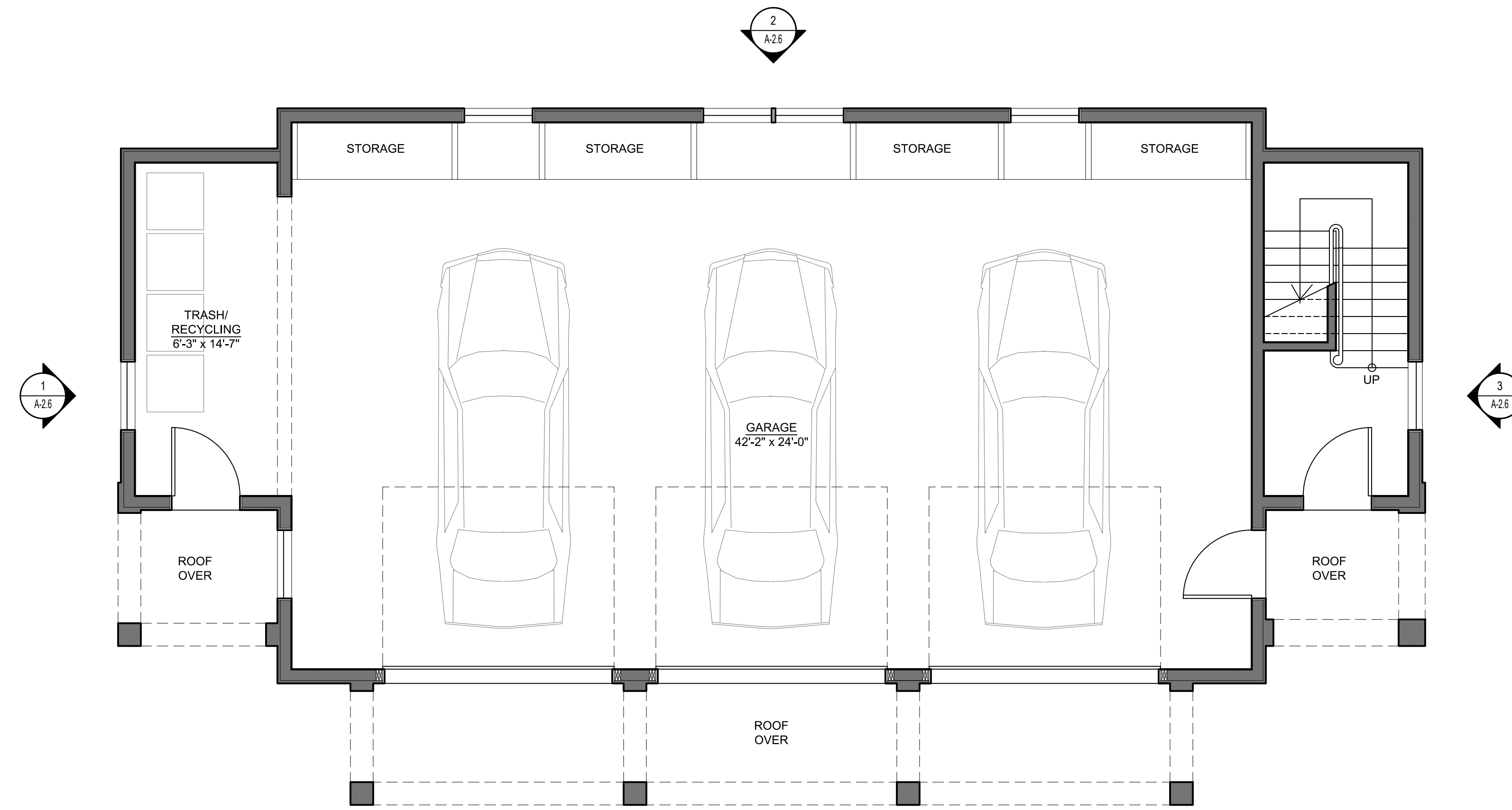
41 KATONAH AVENUE
KATONAH, NEW YORK 10536
SUITE 301
TEL 914.236.5381
info@kroegerarchitects.com

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

KROEGER INTINARELLI ARCHITECTS

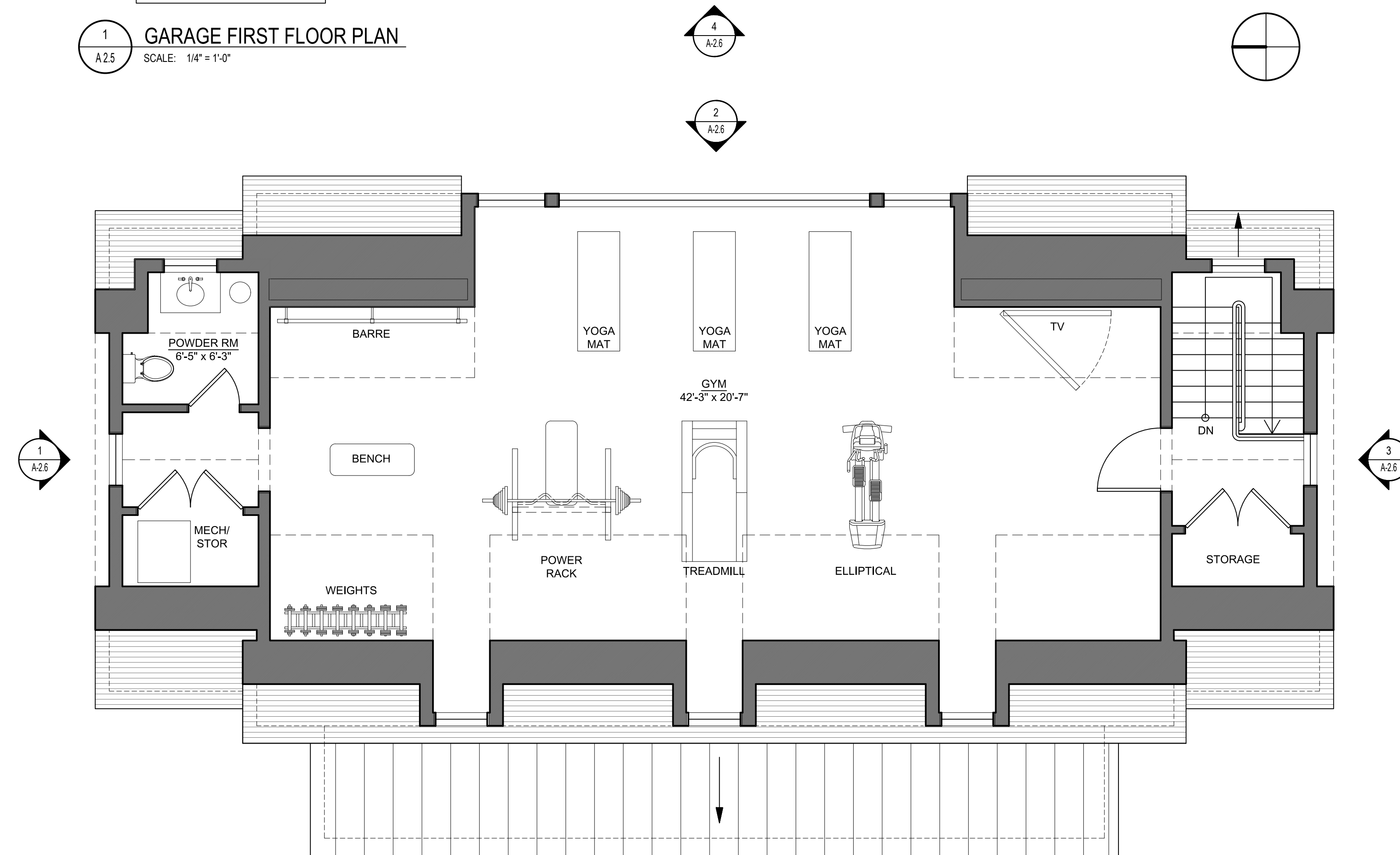
Sheet #:

A-1.4



GARAGE FOOTPRINT = 1,596 SF

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



2 GARAGE SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

DATE:
2021-10-22

REVISIONS:
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APPROVAL
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10-12-2021 ISSUED PER
PLANNING BOARD
COMMENTS
10-22-2021 REVISED PER
PLANNING BD COMMENTS

DRAWN BY:

SCALE:
AS NOTED

DRAWING TITLE:
LOT 1- PROPOSED GARAGE
& GYM FLOOR PLANS

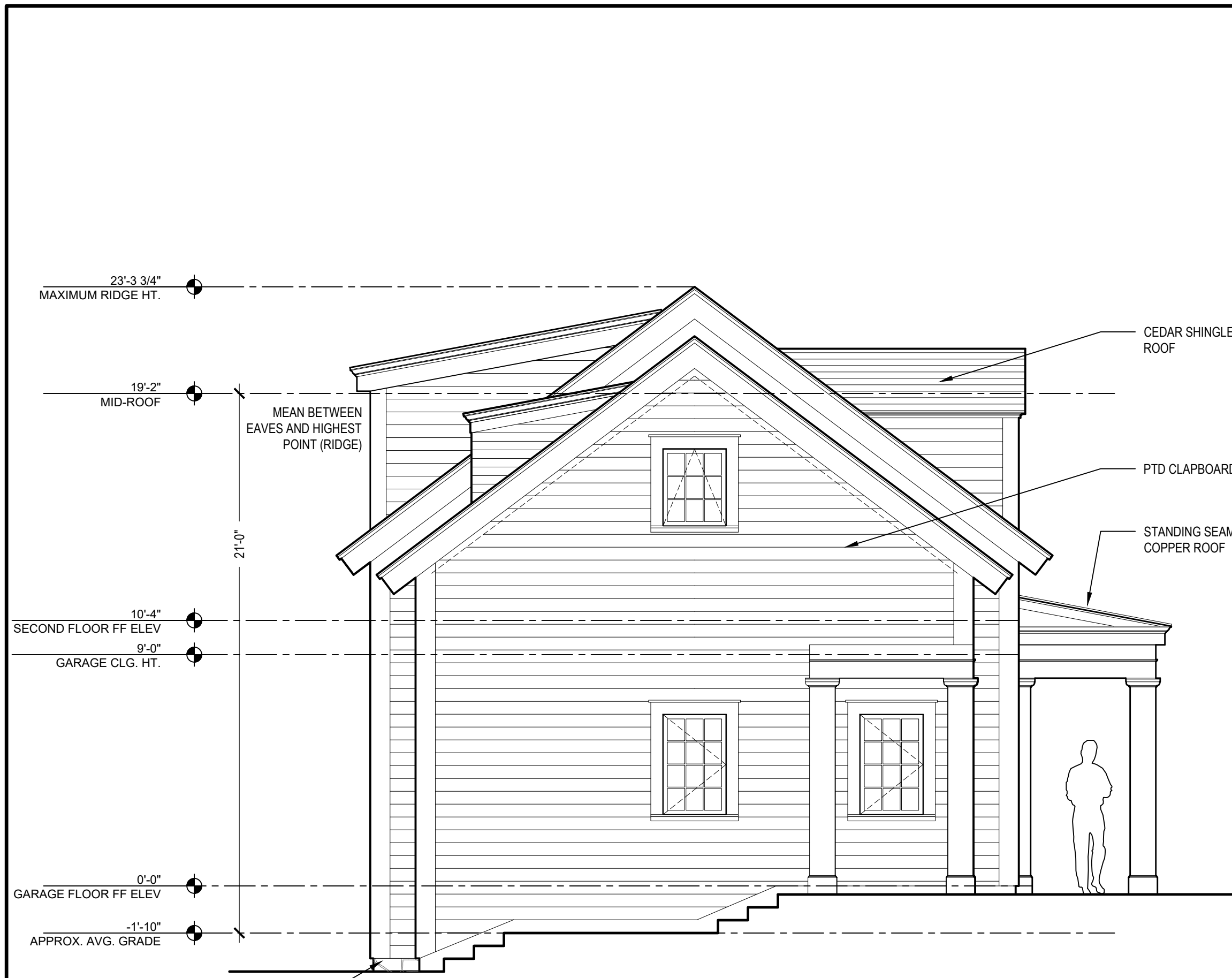
MORSE RESIDENCE
50 E. MIDDLE PATENT RD. BEDFORD, NY

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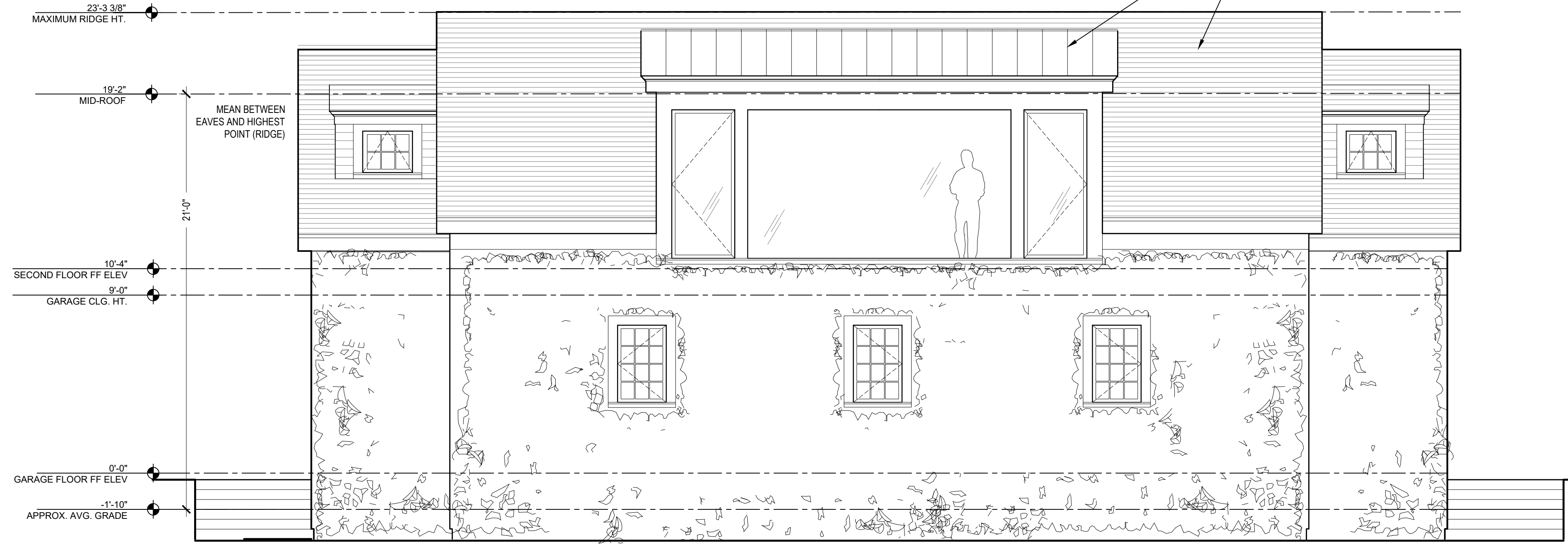
KROEGER INTINARELLI
ARCHITECTS

Sheet #:

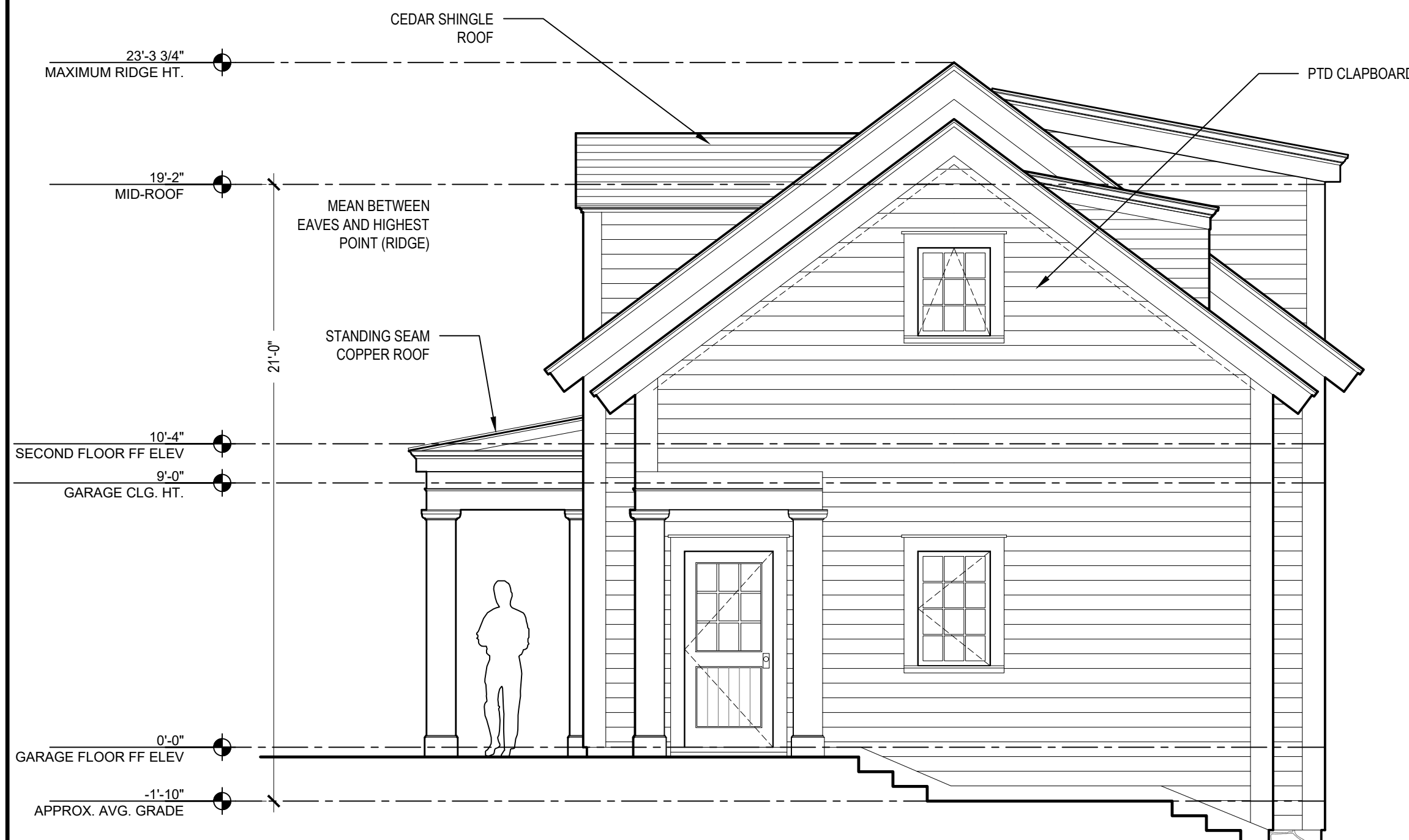
A-1.5



1 NORTH ELEVATION
A26 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
A26 SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
A26 SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
A26 SCALE: 1/4" = 1'-0"

FRONT ELEVATION FACING EAST MIDDLE PATENT ROAD

DATE:
2021-10-22

REVISIONS:
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SITE DEVELOPMENT PLAN
APPROVAL
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DRAWN BY:

SCALE:
AS NOTED

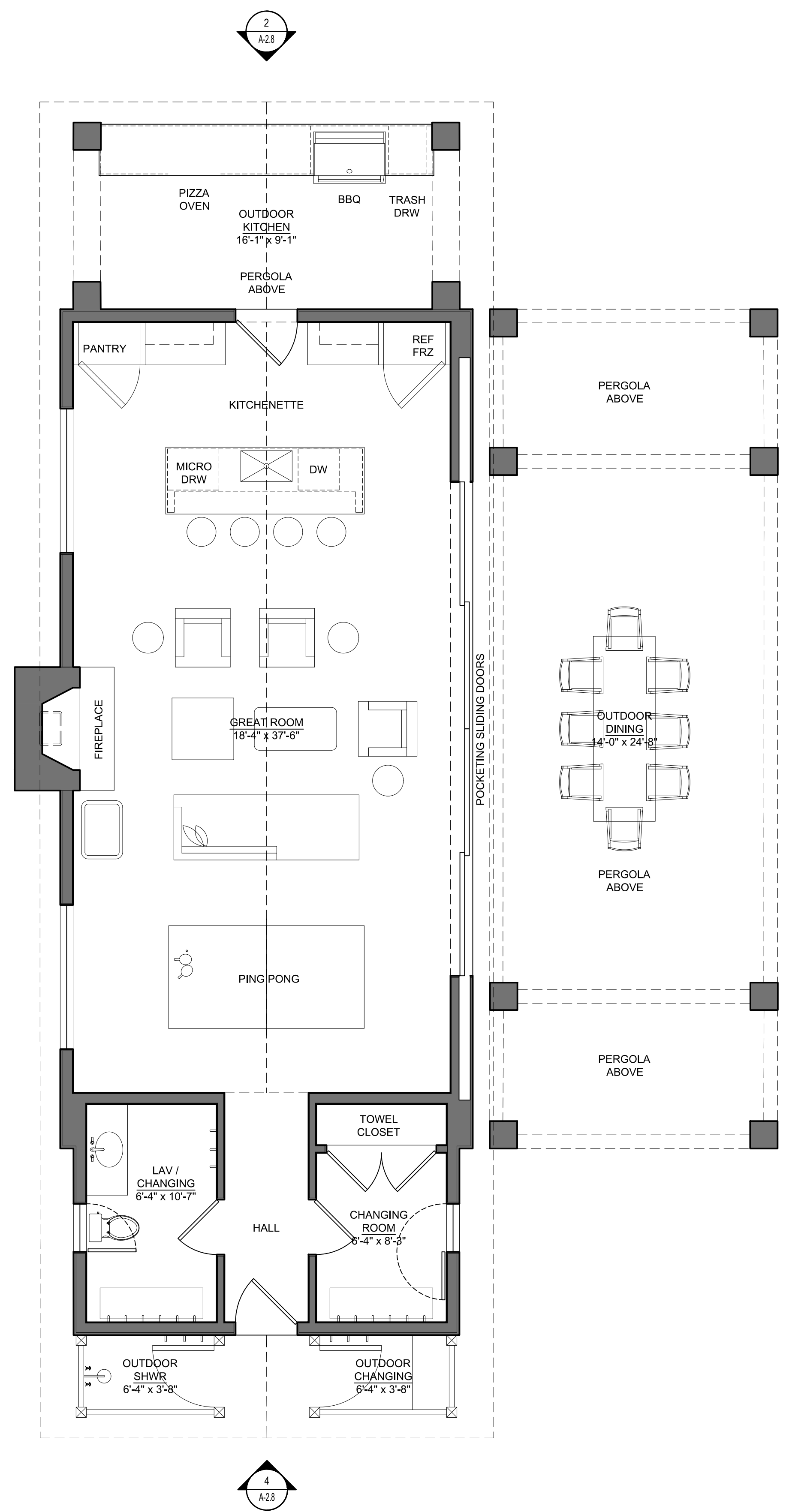
DRAWING TITLE:
**LOT 1- PROPOSED GARAGE
ELEVATIONS**

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

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

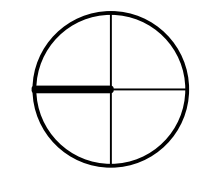
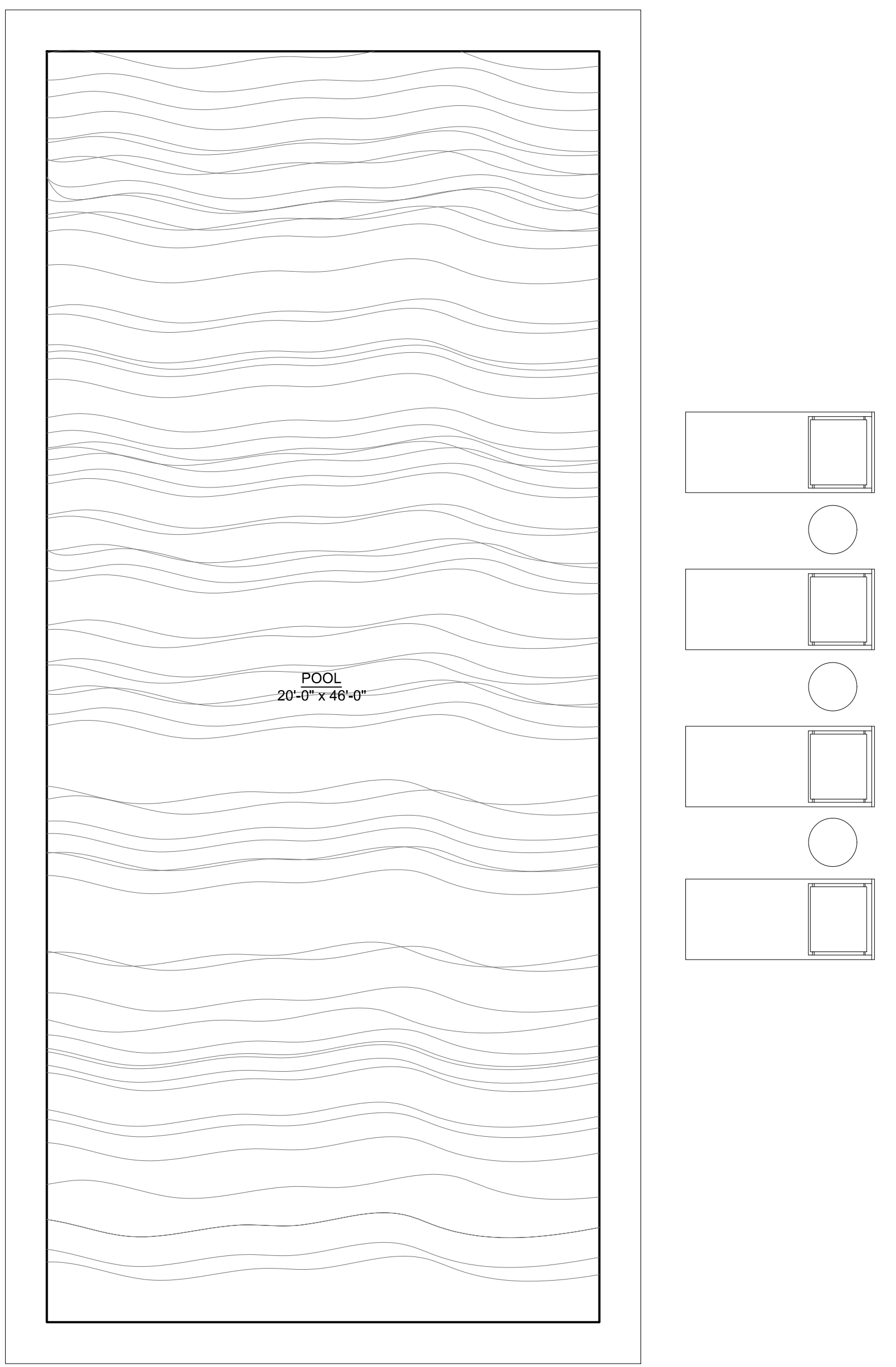
Sheet #:

A-1.6



POOL HOUSE FOOTPRINT = 1,001 SF

1 POOL HOUSE FLOOR PLAN
 A27 SCALE: 1/4" = 1'-0"



DATE:
2021-10-22

REVISIONS:
 06-10-2021 ISSUED FOR SITE DEVELOPMENT PLAN APPROVAL
 09-13-2021 ISSUED PER PLANNING AND ENGINEER COMMENTS
 10-12-2021 ISSUED PER PLANNING BOARD COMMENTS
 10-22-2021 REVISED PER PLANNING BD COMMENTS

DRAWN BY:

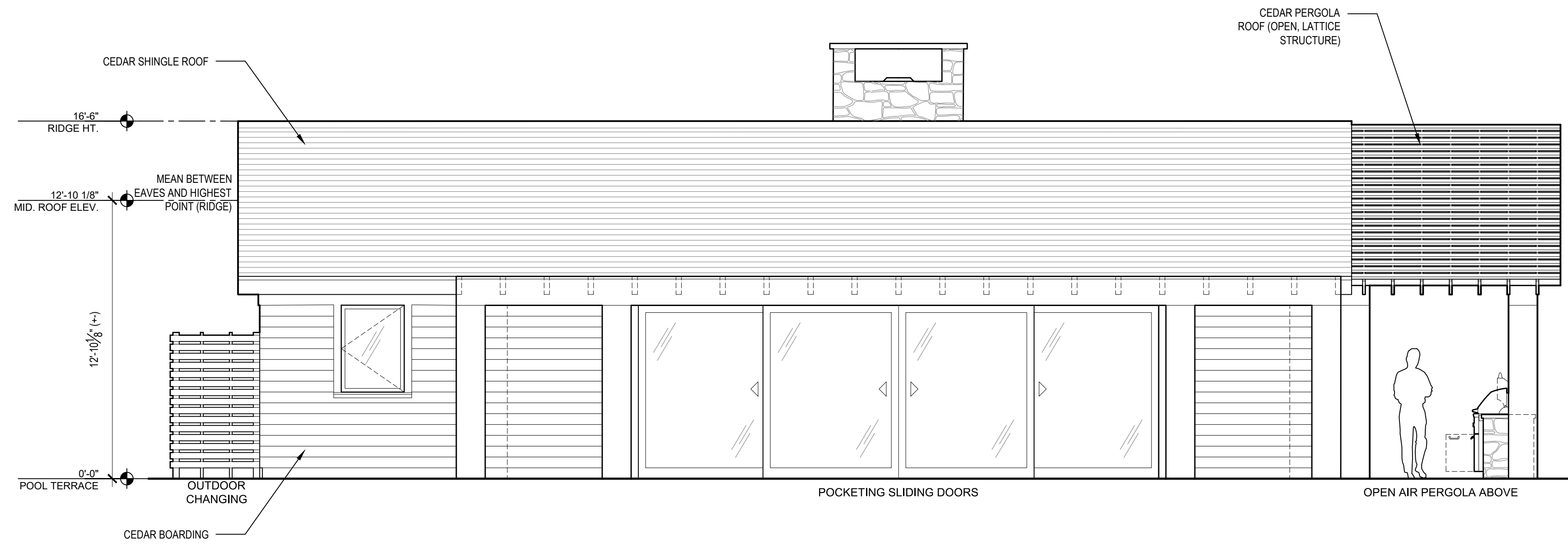
SCALE:
AS NOTED

DRAWING TITLE:
LOT 1- PROPOSED POOL HOUSE FLOOR PLAN

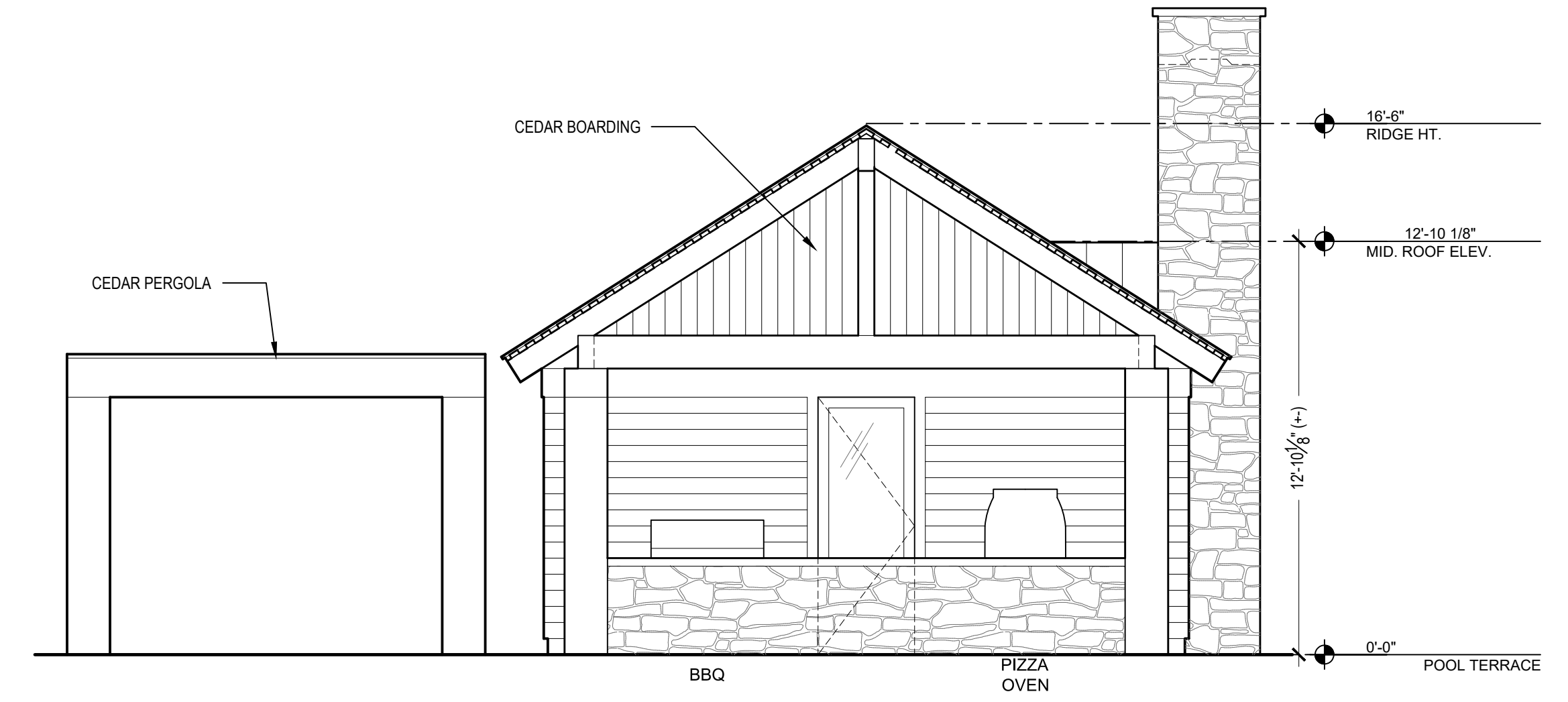
MORSE RESIDENCE
 50 E. MIDDLE PATENT RD. BEDFORD, NY
KROEGER INTINARELLI ARCHITECTS
 41 KATONAH AVENUE
 KATONAH, NEW YORK 10536
 SUITE 301
 TEL 914.238.5391
 info@kiacrs.com

Sheet #:

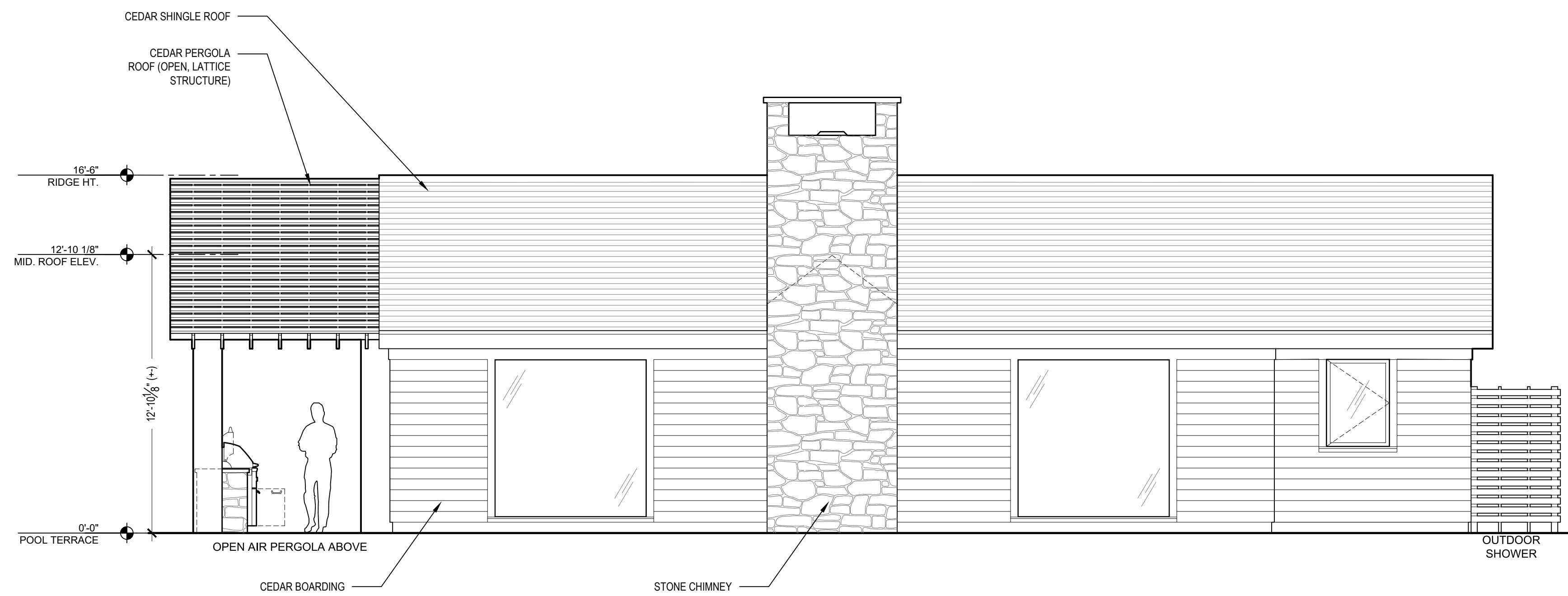
A-1.7



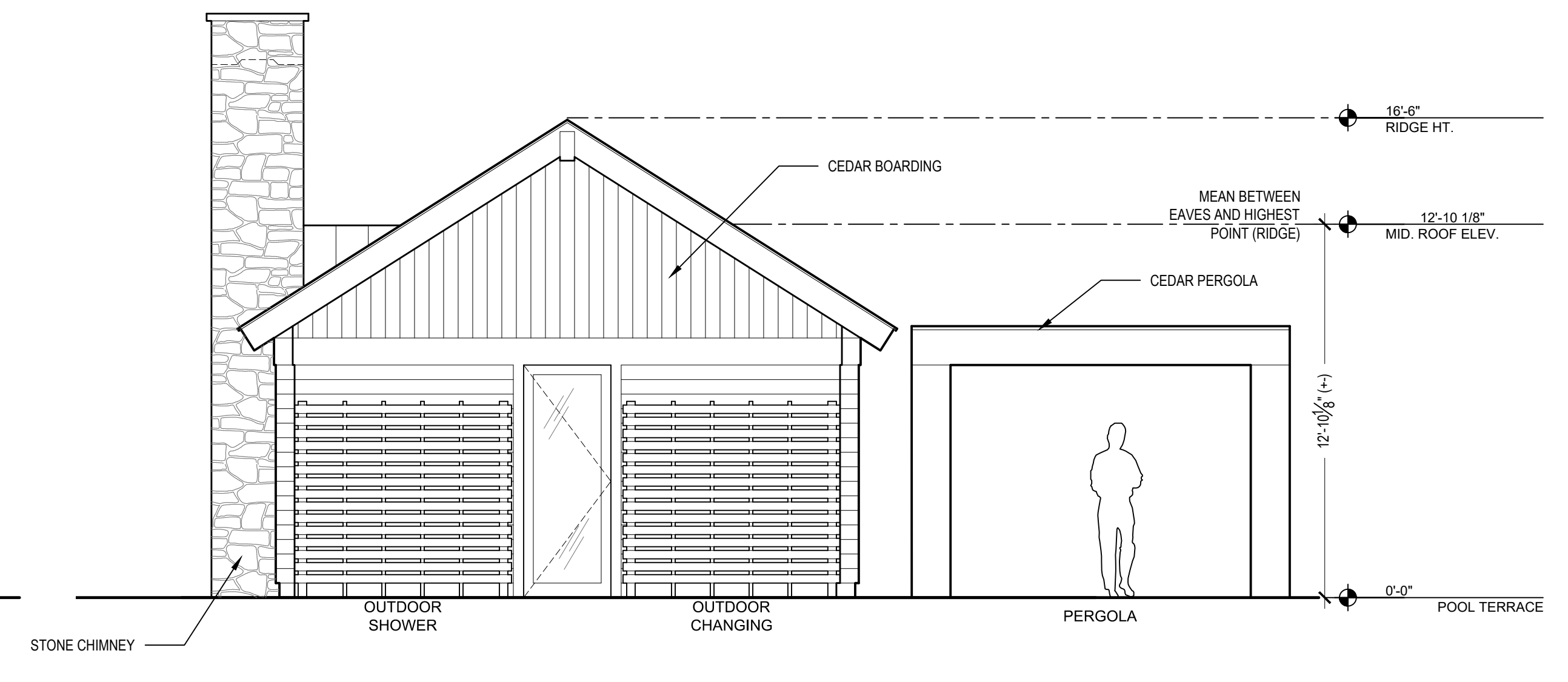
1 SOUTH ELEVATION
A-2.8 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
A-2.8 SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION
A-2.8 SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
A-2.8 SCALE: 1/4" = 1'-0"

DATE:
2021-10-22

REVISIONS:
06-10-2021 ISSUED FOR
SITE DEVELOPMENT PLAN
APPROVAL
09-13-2021 ISSUED PER
PLANNING AND ENGINEER
COMMENTS
10-12-2021 ISSUED PER
PLANNING BOARD
COMMENTS
10-22-2021 REVISED PER
PLANNING BD COMMENTS

DRAWN BY:

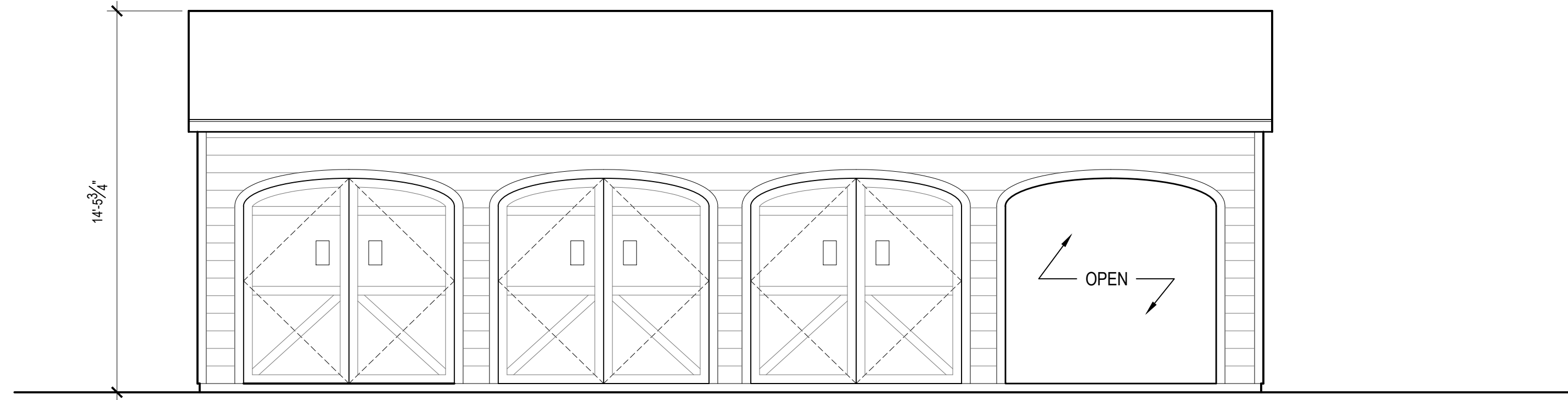
SCALE:
AS NOTED

DRAWING TITLE:
LOT 1- PROPOSED POOL
HOUSE ELEVATIONS

MORSE RESIDENCE
50 E. MIDDLE PATENT RD. BEDFORD, NY
41 KATONAH AVENUE
KATONAH, NEW YORK 10536
SUITE 301
TEL 914.238.5391
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KROEGER INTINARELLI
ARCHITECTS

Sheet #:

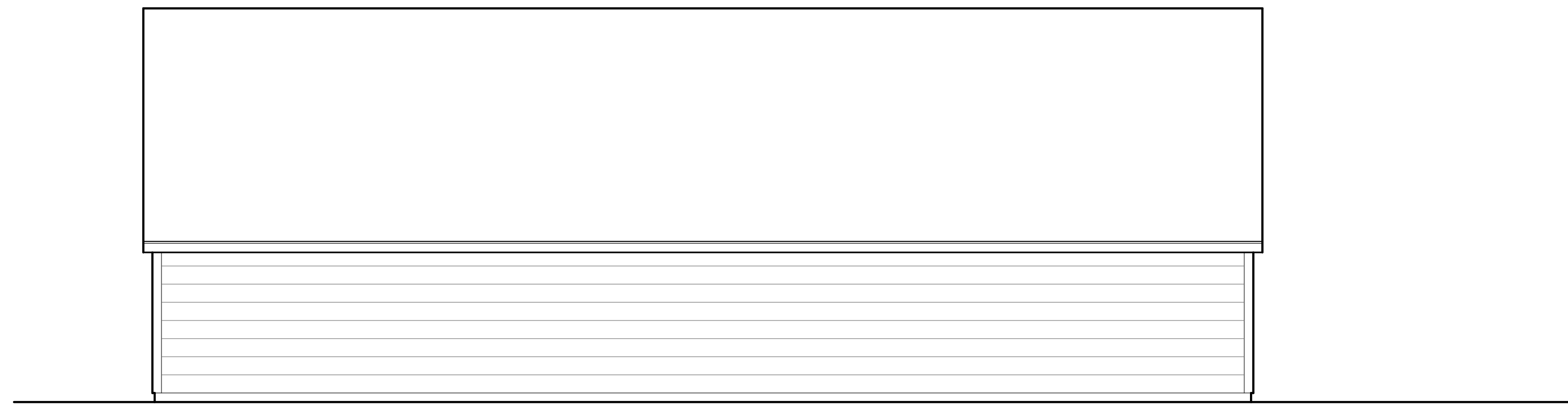
A-1.8



1 WEST (FRONT) ELEVATION
A2.9 SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
A2.9 SCALE: 1/4" = 1'-0"



3 EAST ELEVATION
A2.9 SCALE: 1/4" = 1'-0"



4 NORTH ELEVATION
A2.9 SCALE: 1/4" = 1'-0"

DATE:
2021-10-12

REVISIONS:
10-12-2021 REVISED PER
PLANNING BD COMMENTS

DRAWN BY:

SCALE:
AS NOTED

DRAWING TITLE:
LOT 2 - RELOCATED SHED
ELEVATIONS

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

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

KROEGER INTINARELLI
ARCHITECTS

Sheet #:

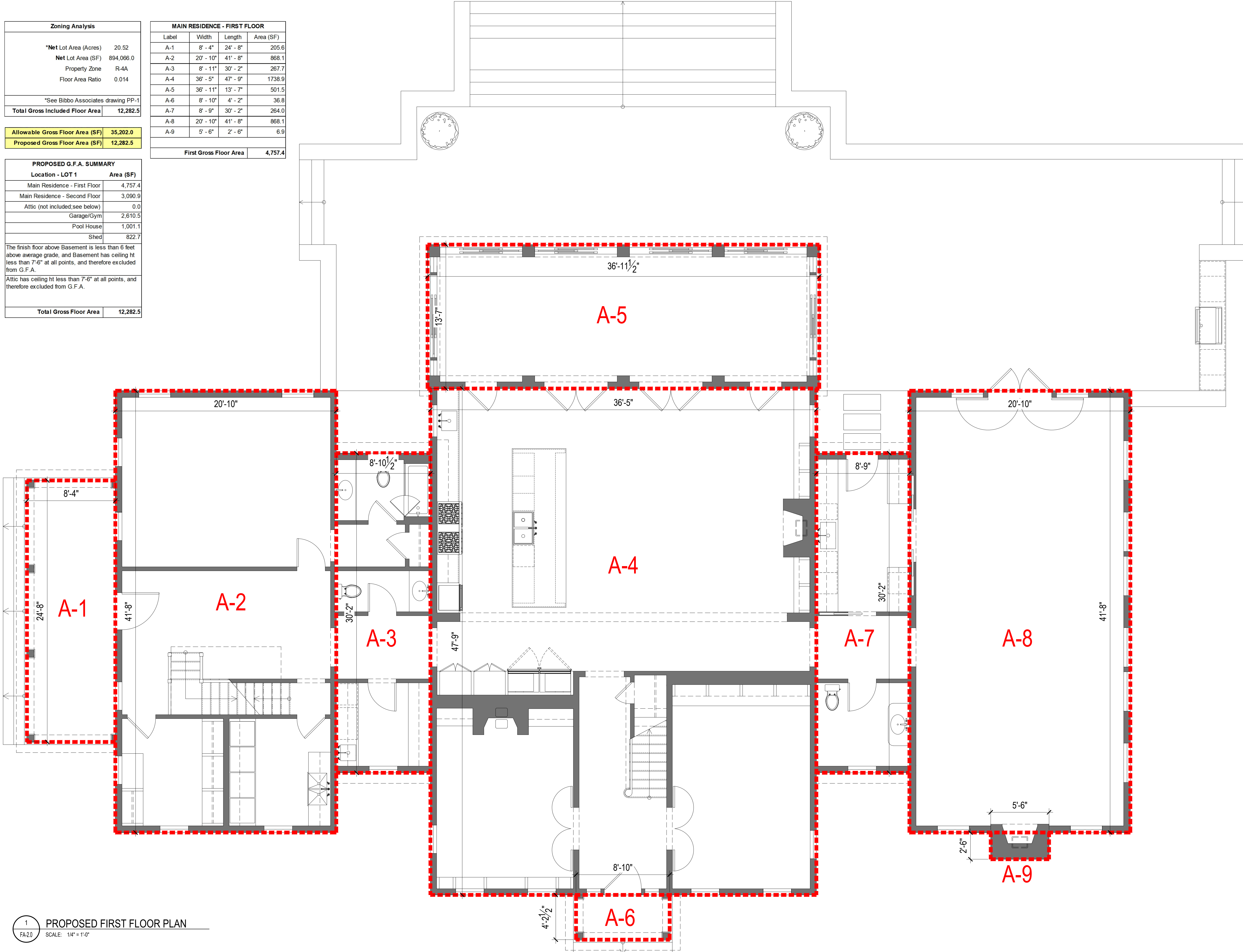
A-1.9

Zoning Analysis	
*Net Lot Area (Acres)	20.52
Net Lot Area (SF)	894,066.0
Property Zone	R-4A
Floor Area Ratio	0.014
*See Blibbo Associates drawing PP-1	
Total Gross Included Floor Area	12,282.5

Allowable Gross Floor Area (SF)	35,202.0
Proposed Gross Floor Area (SF)	12,282.5

PROPOSED G.F.A. SUMMARY	
Location - LOT 1	Area (SF)
Main Residence - First Floor	4,757.4
Main Residence - Second Floor	3,090.9
Attic (not included, see below)	0.0
Garage/Gym	2,610.5
Pool House	1,001.1
Shed	822.7
The finish floor above Basement is less than 6 feet above average grade, and Basement has ceiling ht less than 7'-6" at all points, and therefore excluded from G.F.A.	
Attic has ceiling ht less than 7'-6" at all points, and therefore excluded from G.F.A.	
Total Gross Floor Area	12,282.5

MAIN RESIDENCE - FIRST FLOOR			
Label	Width	Length	Area (SF)
A-1	8' - 4"	24' - 8"	205.6
A-2	20' - 10"	41' - 8"	868.1
A-3	8' - 11"	30' - 2"	267.7
A-4	36' - 5"	47' - 9"	1738.9
A-5	36' - 11"	13' - 7"	501.5
A-6	8' - 10"	4' - 2"	36.8
A-7	8' - 9"	30' - 2"	264.0
A-8	20' - 10"	41' - 8"	868.1
A-9	5' - 6"	2' - 6"	6.9
First Gross Floor Area			4,757.4



1 PROPOSED FIRST FLOOR PLAN
FA-2.0 SCALE: 1/4" = 1'-0"

DATE:
2021-10-22

- REVISIONS:
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 - 09-13-2021 ISSUED PER PLANNING AND ENGINEER COMMENTS
 - 09-14-2021 ISSUED FOR ZBA REVIEW
 - 10-12-2021 REVISION PER PLANNING BD COMMENTS
 - 10-22-2021 REVISION PER PLANNING BD COMMENTS

DRAWN BY:

SCALE:
AS NOTED

DRAWING TITLE:
LOT 1 - MAIN RESIDENCE -
FIRST FLOOR F.A.R.

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

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

KROEGER INTINARELLI ARCHITECTS

Sheet #:

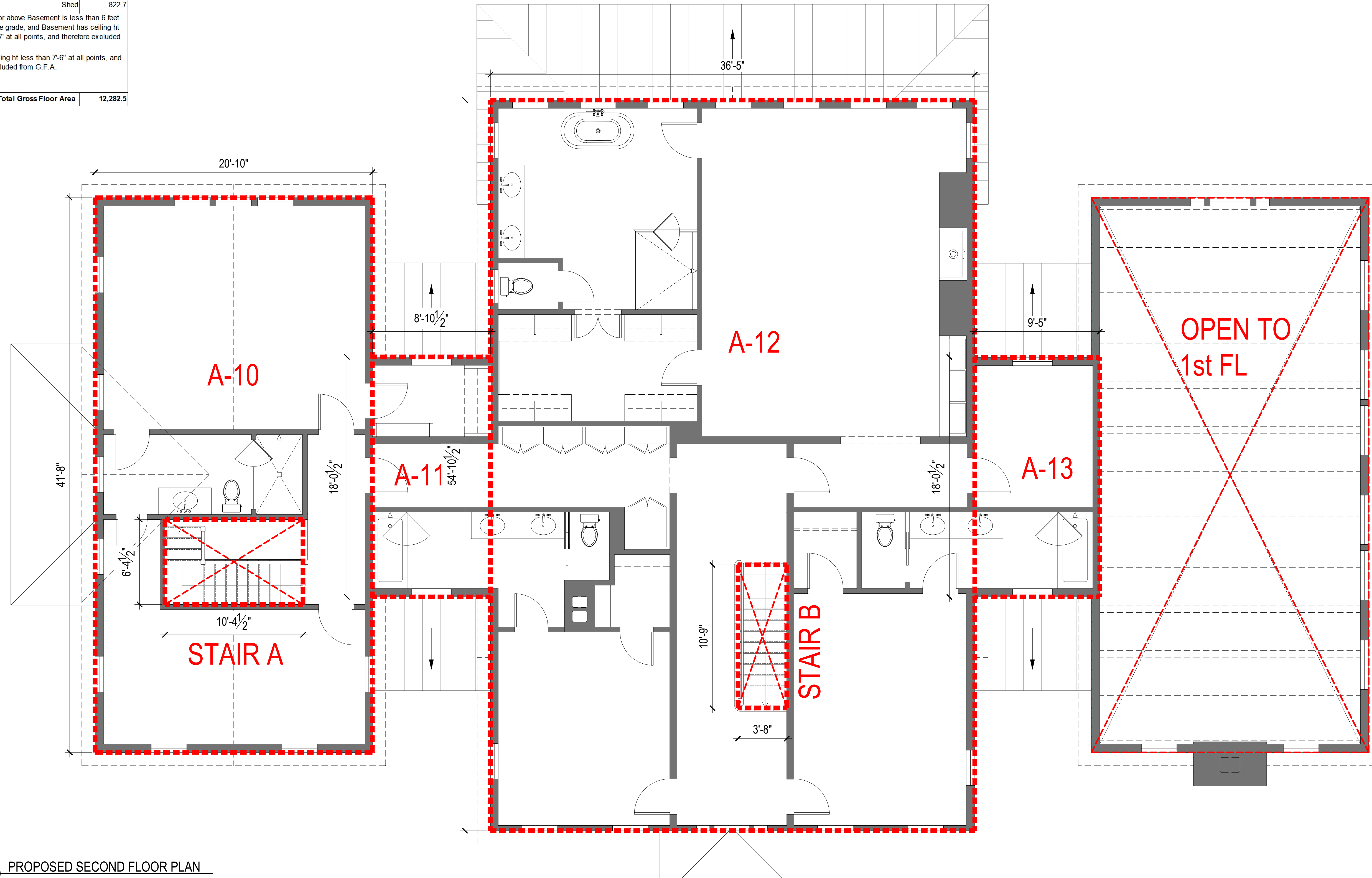
FA-1.0

Zoning Analysis	
*Net Lot Area (Acres)	20.52
Net Lot Area (SF)	894,066.0
Property Zone	R-4A
Floor Area Ratio	0.014
*See Bibbo Associates drawing PP-1	
Total Gross Included Floor Area	12,282.5

Allowable Gross Floor Area (SF)	35,202.0
Proposed Gross Floor Area (SF)	12,282.5

PROPOSED G.F.A. SUMMARY	
Location - LOT 1	Area (SF)
Main Residence - First Floor	4,757.4
Main Residence - Second Floor	3,090.9
Attic (not included, see below)	0.0
Garage/Gym	2,610.5
Pool House	1,001.1
Shed	822.7
The finish floor above Basement is less than 6 feet above average grade, and Basement has ceiling ht less than 7'-6" at all points, and therefore excluded from G.F.A.	
Attic has ceiling ht less than 7'-6" at all points, and therefore excluded from G.F.A.	
Total Gross Floor Area	12,282.5

MAIN RESIDENCE - SECOND FLOOR			
Label	Width	Length	Area (SF)
A-10	20' - 10"	41' - 8"	868.1
A-11	8' - 11"	18' - 1"	160.1
A-12	36' - 5"	54' - 11"	1998.4
A-13	9' - 5"	18' - 1"	169.9
(STAIR A)	10' - 5"	6' - 5"	-66.1
(STAIR B)	3' - 8"	10' - 9"	-39.4
Second Gross Floor Area			3,090.9



1 PROPOSED SECOND FLOOR PLAN
FA-2.1 SCALE: 1/4" = 1'-0"

DATE:
2021-10-22

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09-14-2021 ISSUED FOR ZBA REVIEW
10-12-2021 REVISIED PER PLANNING BD COMMENTS
10-22-2021 REVISIED PER PLANNING BD COMMENTS

DRAWN BY:

SCALE:
AS NOTED

DRAWING TITLE:
LOT 1 - MAIN RESIDENCE -
SECOND FLOOR F.A.R.

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

41 KATONAH AVENUE
KATONAH, NEW YORK 10536
SUITE 301
TEL 914.238.5391
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KROEGER INTINARELLI ARCHITECTS

Sheet #:

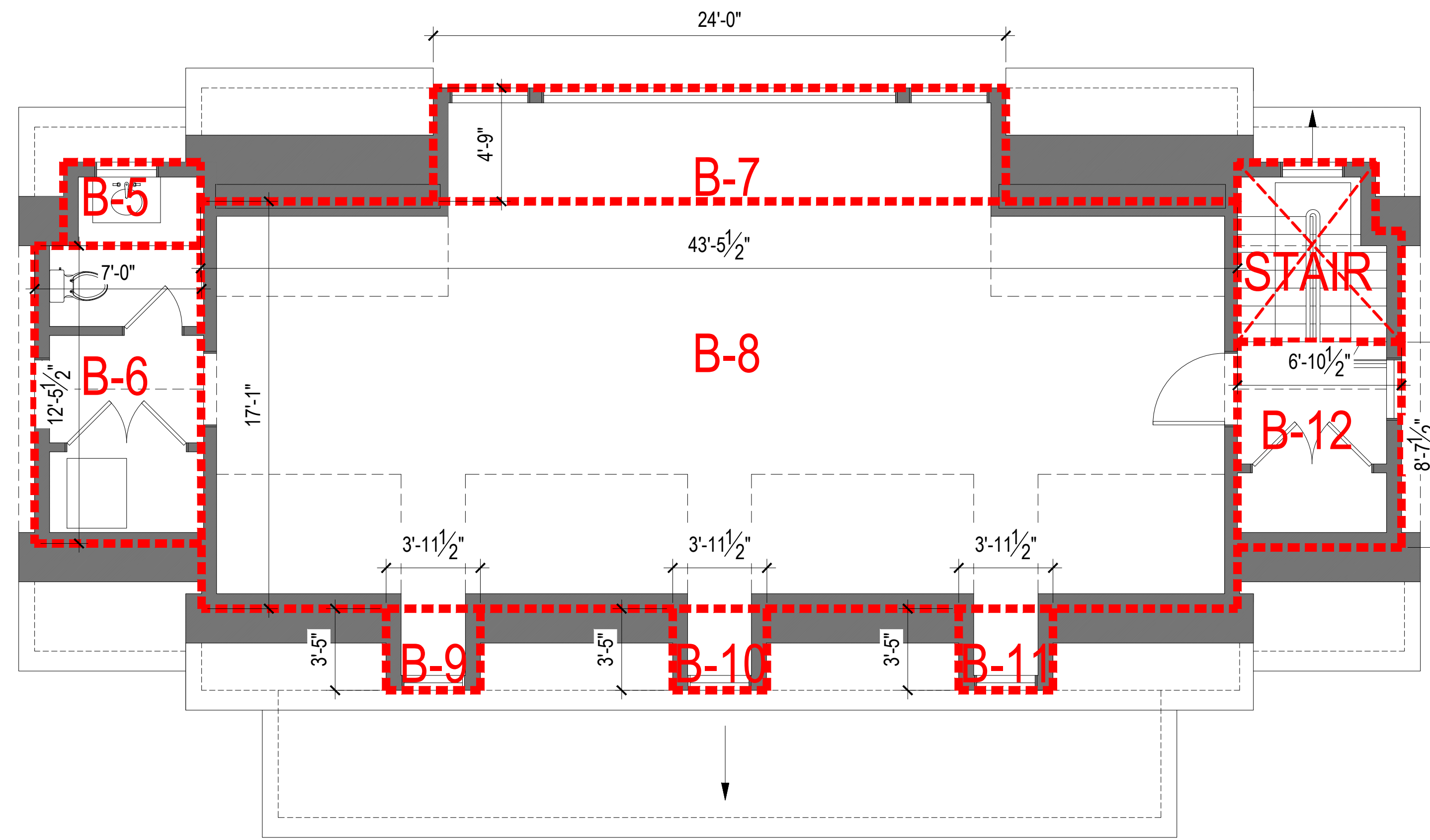
FA-1.1

Zoning Analysis	
*Net Lot Area (Acres)	20.52
Net Lot Area (SF)	894,066.0
Property Zone	R-4A
Floor Area Ratio	0.014
*See Blibbo Associates drawing PP-1	
Total Gross Included Floor Area	12,282.5

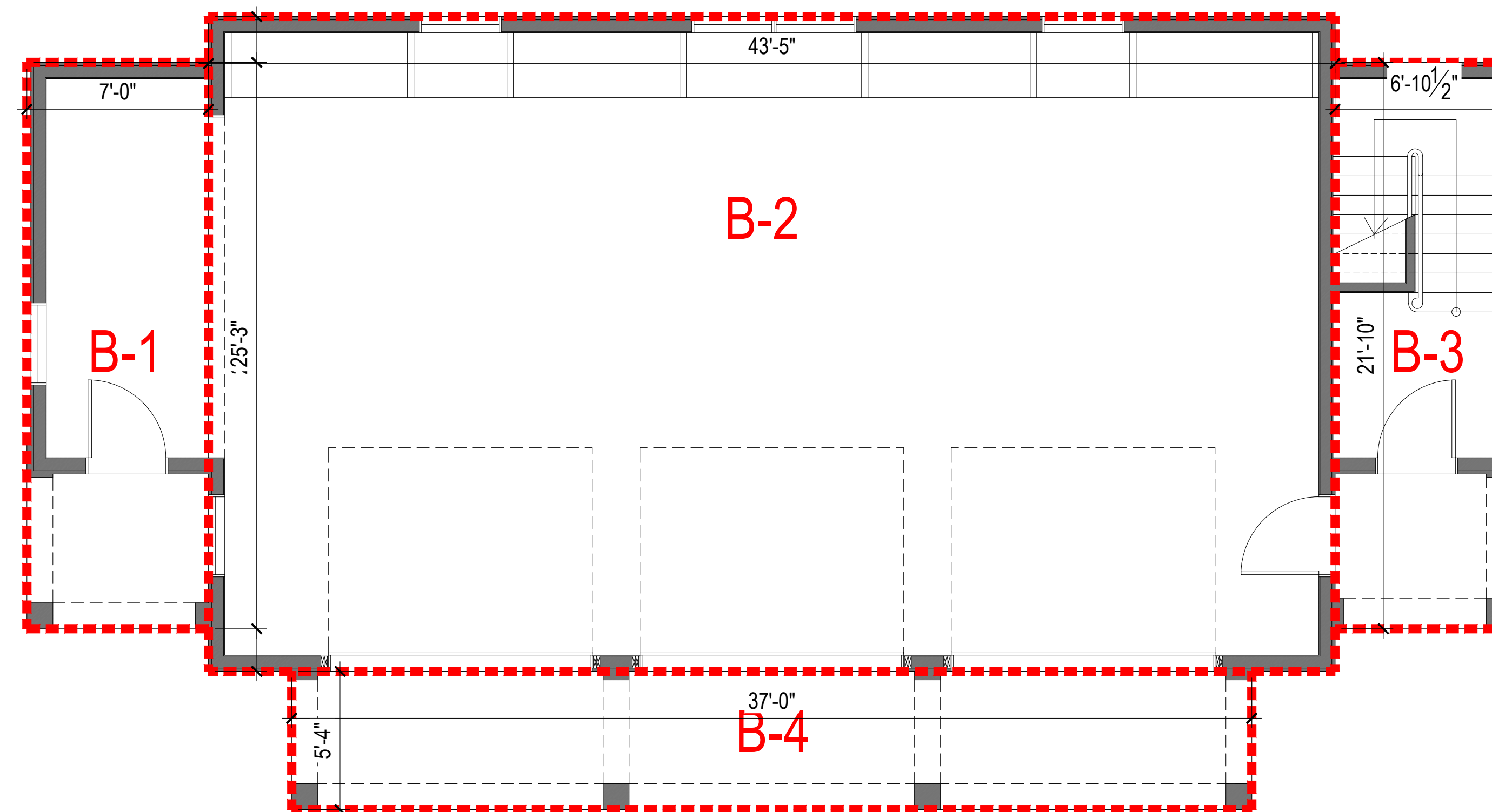
Allowable Gross Floor Area (SF)	35,202.0
Proposed Gross Floor Area (SF)	12,282.5

PROPOSED G.F.A. SUMMARY	
Location - LOT 1	Area (SF)
Main Residence - First Floor	4,757.4
Main Residence - Second Floor	3,090.9
Attic (not included, see below)	0.0
Garage/Gym	2,610.5
Pool House	1,001.1
Shed	822.7
The finish floor above Basement is less than 6 feet above average grade, and Basement has ceiling ht less than 7'-6" at all points, and therefore excluded from G.F.A.	
Attic has ceiling ht less than 7'-6" at all points, and therefore excluded from G.F.A.	
Total Gross Floor Area	12,282.5

GARAGE/GYM			
Label	Width	Length	Area (SF)
B-1	7' - 0"	21' - 10"	152.8
B-2	43' - 5"	25' - 3"	1096.3
B-3	6' - 11"	21' - 10"	150.1
B-4	37' - 0"	5' - 4"	197.3
B-5	5' - 0"	4' - 0"	20.0
B-6	7' - 0"	12' - 6"	87.2
B-7	24' - 0"	4' - 9"	114.0
B-8	43' - 6"	17' - 1"	742.4
B-9	4' - 0"	3' - 5"	6.8
B-10	4' - 0"	3' - 5"	6.8
B-11	4' - 0"	3' - 5"	6.8
B-12	6' - 11"	8' - 8"	29.8
Garage Gross Floor Area			2,610.5



2 GARAGE SECOND FLOOR PLAN
FA-22 SCALE: 1/4" = 1'-0"



1 GARAGE FIRST FLOOR PLAN
FA-22 SCALE: 1/4" = 1'-0"

DATE:
2021-10-22

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10-12-2021 REVISED PER PLANNING BD COMMENTS
10-22-2021 REVISED PER PLANNING BD COMMENTS

DRAWN BY:

SCALE:
AS NOTED

DRAWING TITLE:
LOT 1 - GARAGE/GYM F.A.R.

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

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

KROEGER INTINARELLI ARCHITECTS

Sheet #:

FA-1.2

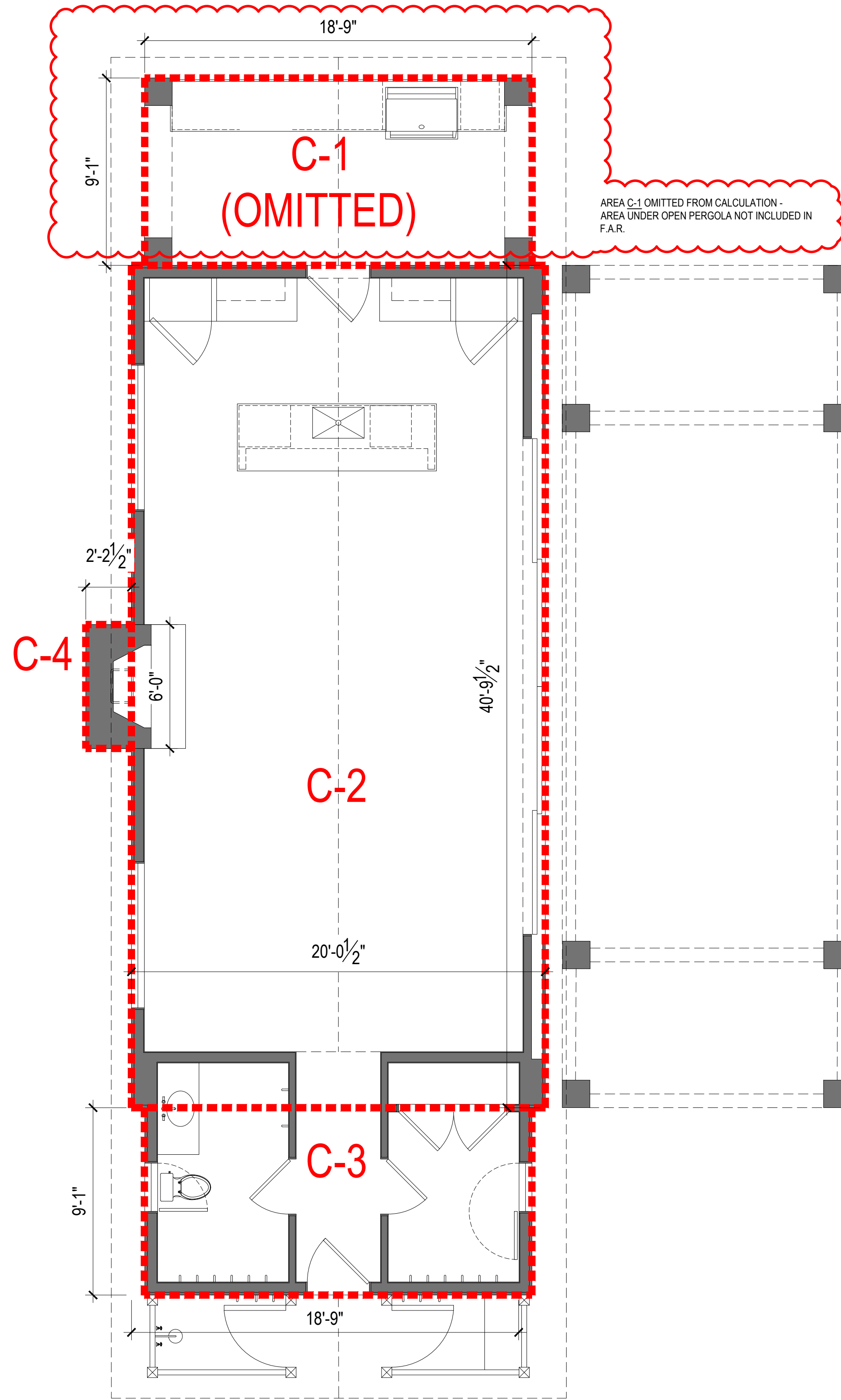
Zoning Analysis	
*Net Lot Area (Acres)	20.52
Net Lot Area (SF)	894,066.0
Property Zone	R-4A
Floor Area Ratio	0.014
*See Bibbo Associates drawing PP-1	
Total Gross Included Floor Area	12,282.5

Allowable Gross Floor Area (SF)	35,202.0
Proposed Gross Floor Area (SF)	12,282.5

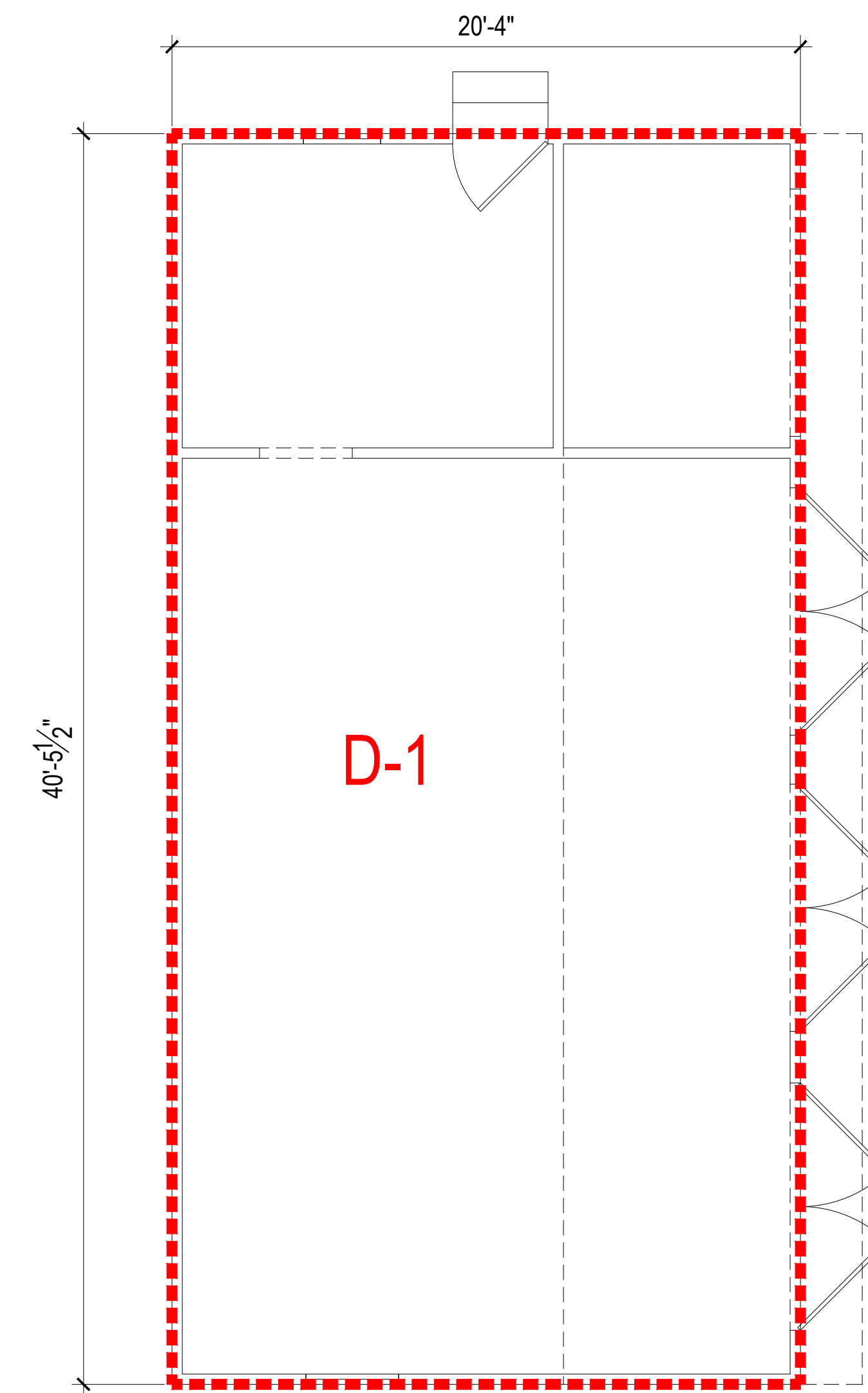
PROPOSED G.F.A. SUMMARY	
Location - LOT 1	Area (SF)
Main Residence - First Floor	4,757.4
Main Residence - Second Floor	3,090.9
Attic (not included, see below)	0.0
Garage/Gym	2,610.5
Pool House	1,001.1
Shed	822.7
The finish floor above Basement is less than 6 feet above average grade, and Basement has ceiling ht less than 7'-6" at all points, and therefore excluded from G.F.A.	
Attic has ceiling ht less than 7'-6" at all points, and therefore excluded from G.F.A.	
Total Gross Floor Area	12,282.5

POOL HOUSE			
Label	Width	Length	Area (SF)
C-1 (OMITTED)			0.0
C-2	20' - 1"	40' - 10"	817.5
C-3	18' - 9"	9' - 1"	170.3
C-4	2' - 3"	6' - 0"	13.3
Pool House Gross Floor Area			1,001.1

SHED			
Label	Width	Length	Area (SF)
D-1	20' - 4"	40' - 6"	822.7
Shed Gross Floor Area			822.7



1 POOL HOUSE FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 RELOCATED SHED
SCALE: 1/4" = 1'-0"

DATE:
2021-10-22

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10-22-2021 REVISED PER PLANNING BD COMMENTS

DRAWN BY:

SCALE:
AS NOTED

DRAWING TITLE:
LOT 1 - POOL HOUSE & SHED
F.A.R.

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

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

KROEGER INTINARELLI ARCHITECTS

Sheet #:

FA-1.3



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

FLOOR AREA CALCULATIONS WORKSHEET


Application Name or Identifying Title: Morse - Proposed Lot 2 Date: 9/13/2021

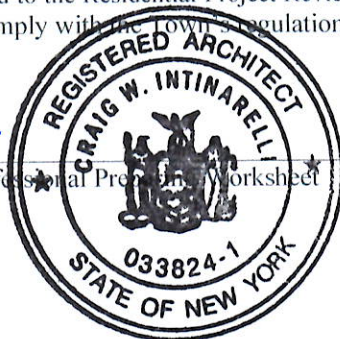
Tax Map Designation or Proposed Lot No.: Section: 103.01 Block: 1 Lot: 18

Floor Area

- | | | |
|-----|---|---------------------------------|
| 1. | Total Lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>20.49 Acres (892,661 SF)</u> |
| 2. | Maximum permitted floor area (per Section 355-26.B(4)): | <u>34,616 SF</u> |
| 3. | Amount of floor area contained within first floor:
<u>2,655</u> existing + <u>1,860</u> proposed = | <u>4,515 SF</u> |
| 4. | Amount of floor area contained within second floor:
<u>1,611</u> existing + <u>1,479.9</u> proposed = | <u>3,090.9 SF</u> |
| 5. | Amount of floor area contained within garage:
<u>0</u> existing + <u>1,479.9</u> proposed = | <u>1,479.9</u> |
| 6. | Amount of floor area contained within porches capable of being enclosed:
<u>36.8</u> existing + <u>205.6</u> proposed = | <u>242.4 SF</u> |
| 7. | Amount of floor area contained within basement (if applicable – see definition):
<u>0</u> existing + <u>0</u> proposed = | <u>0 SF</u> |
| 8. | Amount of floor area contained within attic (if applicable – see definition):
<u>0</u> existing + <u>0</u> proposed = | <u>0 SF</u> |
| 9. | Amount of floor area contained within all accessory buildings:
<u>0</u> existing + <u>1,994</u> proposed = | <u>1,994 SF</u> |
| 10. | Proposed floor area : Total of Lines 3 – 9 = | <u>12,452.8 SF</u> |

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


 Signature and Seal of Professional Professional Worksheet



9/13/2021
 Date