

**Gabriel E. Senior, P.C.**

**Engineers Planners Surveyors**

90 N Central Park Avenue

Hartsdale, NY 10530

Tel: (914) 422-0070

Fax: (914) 422-3009

E-Mail: [info@gesenor.com](mailto:info@gesenor.com)

---

12/10/2021

TO: **Members of the Town of North Castle Planning Board**

**Adam Kaufman, AICP**

Town Planner

CC: **Joseph M. Cermele, P.E., CFM**

Kellard Sessions Consulting

Consulting Town Engineers

Re: **Application #2021-035 – 1 Guion Lane**

**Site Plan, Steep Slope and Tree Removal Permit Approvals**

**SBL 95.01-2-10.3**

Dear Members of the Town of North Castle Planning Board,

To follow are our revisions/responses to Kellard Sessions Consulting comments received that were dated 09/23/2021.

**GENERAL COMMENTS**

1. The proposed driveway is located within a 25-foot wide driveway easement across Lots 4-5. An easement also exists across Lot 4-4, however, the driveway is proposed outside of the driveway easement. The applicant should explain whether a new easement will be established for the new driveway location and the old easement abandoned.
  - The adjacent property has been contacted and a new easement has been forwarded to the lawyers for approval and filing in the county.
  
2. The proposed driveway on Lot 4-6 has a distinct low point, whereby runoff will discharge onto a neighboring residential lot untreated. The applicant will need to mitigate the runoff from the driveway eliminating any potential impact to the neighboring property.
  - Curbing has been proposed along the driveway to contain storm water runoff from the proposed driveway and direct it to the existing street drain in Guion.
  
3. The applicant anticipates land disturbance to be 0.9 acres for the project. It appears unlikely that the project can be constructed without disturbance exceeding one (1) acre. The applicant should prepare a Stormwater Pollution Prevention Plan and file a Notice of Intent (NOI) with the New York State Department of Environmental Conservation (NYSDEC).
  - The disturbance area is now 0.87 acres. If we apply for a waiver from the Health Department the disturbance will be less than 0.8 acres well below the 1 acre disturbance limit for the state requirement for the NOI.

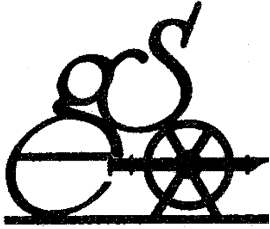
4. The applicant should prepare a driveway profile for review.
  - Driveway Profile with vertical curves now shown on sheet SW-1, Stormwater and Erosion Control System Design.
5. It appears the basement of the residence is two (2) feet in difference in elevation of the pool deck. Is a walk out intended for the basement to the pool deck? Please provide additional detail on the Site Plan which clarifies the proposed condition.
  - Floor elevations have been changed; a walkout basement is intended. A spot elevation and a platform have been labeled to show where the egress from the basement to the pool patio is proposed.
6. The applicant is proposing a circular turnaround at the home's front entrance. The elevation of the turnaround is the same elevation as the dwelling's first floor. Please provide additional detail regarding grading within the area between the turnaround and front door.
  - See revised first floor elevation and additional elevations provided which clarify the intent of the proposed grading.
7. There is no proposed drainage within the driveway. Please clarify how runoff from the driveway will be collected and transported to the stormwater treatment system.
  - See additional Drainage proposed in the driveway.
8. Please clarify how the pool deck runoff will be collected and discharged to the stormwater treatment system. A proposed curtain drain surrounds the pool and a Slot Drain Detail is provided on the detail sheet, however, there are no slot drains shown on the Site Plan. Also show the connection between the pool equipment and infiltrators for the discharge of pool drawdown to the infiltrators.
  - Slot drain detail has been removed and a micro channel drain detail has been added. The pool drawdown discharge connection to the cultecs is now shown.
9. Please schedule testing of soils within the stormwater treatment area with our office.
  - as discussed with Mr. Kellard at the site walk testing is adequate.
10. Please confirm the proposed stormwater treatment system provides adequate setbacks to off-site septs and wells.
  - All Westchester County Health Department records associated with nearby septs and wells have been reviewed and the proposed stormwater systems provide adequate setbacks.  
  
The septic plan has been submitted, comments from HD have been received, revised plan has been submitted and we are awaiting final approval
11. The proposed stormwater treatment system is proposed within an area where a  $\pm 7$  foot difference in elevation occurs from one end of the system to the other end. The proposed infiltration system will need to be located three (3) feet above bedrock or mottled soils and cannot be set more than 25% of its depth in fill. It is extremely difficult to understand how the proposed system will comply with the NYSDEC Stormwater Management Design Manual. Please provide details and cross sections through the proposed system, delineating existing grades, proposed grades and boundary of bedrock and/or mottling.

- The proposed stormwater systems are located on gentle slopes. Percolation and deep tests were performed and no mottling or water encountered.
12. It is extremely important that overflow discharge from the proposed infiltration system will not impact adjacent neighboring properties. Please detail the discharge, energy dissipators, flow spreaders, etc., required to mitigate the discharge.
- The design is for a 100 year storm. In the extreme case of a storm more than 100 year the over flow port is about 50 ft from the property lines and is not a point discharge. According to the topographical survey and the GIS contours, the drainage flow path for the overflow is traveling toward a wooded area that separates 43 and 45 Brett Lane and ending up at Brett Lane avoiding any potential hazard with the neighboring properties. Please see the contours and satellite imagery.
13. The applicant is proposing a single water quality unit for the project. I do not believe such a unit complies with the NYSDEC Stormwater Management Design Manual as it relates to water quality and pre-treatment of runoff. Please provide the necessary water quality volume and pre-treatment.
- Water quality units have been added to treat the leaders coming from each corner of the home and two water quality units have been added to the driveway to capture driveway runoff.
14. It appears part of the proposed pool and pool deck are located within the rear yard setback. The applicant will need to address this issue.
- The pool / pool patio has been relocated out of the setback.
15. The applicant should clarify their rights to grade outside the driveway easement.
- A new driveway easement is proposed and a copy of the easement will be provided when complete. no grading will be outside of
16. A detailed erosion and sediment control plan should be prepared for the project.
- Silt Fence is proposed along the entire limit of disturbance. In addition, a double row of silt fence is proposed on all grades downhill of disturbance. See sheet SW-1.

Should you have any additional comments or questions concerning the above, please feel free to contact me.

Very truly yours,

Eliot Senor, P.E., L.S.



**Gabriel E. Senor, P.C.**

**Engineers Planners Surveyors**

90 N Central Park Avenue

Hartsdale, NY 10530

Tel: (914) 422-0070

Fax: (914) 422-3009

E-Mail: [info@gesenor.com](mailto:info@gesenor.com)

---

12/10/2021

TO: **Members of the Town of North Castle Planning Board**

**Adam Kaufman, AICP**

Town Planner

CC: **Joseph M. Cermele, P.E., CFM**

Kellard Sessions Consulting

Consulting Town Engineers

Re: **Application #2021-035 – 1 Guion Lane**

**Site Plan, Steep Slope and Tree Removal Permit Approvals**

**SBL 95.01-2-10.3**

Dear Members of the Town of North Castle Planning Board,

To follow are our revisions/responses to Town of North Castle Planning Board comments received that were dated 09/23/2021.

1. The Proposed Action would be classified as a Type II Action pursuant to the State Environmental Quality Review Act (SEQRA).

- **Ok**

2. Pursuant to Section 12-18(1) of the Town Code, all site development plans submitted to the Planning Board are required to be referred to the Architectural Review Board (ARB) for review and comment.

- **The plans have recently been approved by the ARB.**

3. The site plan should be forwarded to the Chief of Police, Fire Inspector and the Banksville Fire Chief so that they may make any pertinent recommendations to the Planning Board including, but not limited to, the designation of no-parking zones, emergency vehicle access or any other issued deemed important to providing emergency services.

- **The plans have been forwarded to the Chief of Police, Fire Inspector and the Banksville Fire Chief.**

4. The Applicant will be required to obtain a curbcut permit from the North Castle Highway Department.

- **Ok**

5. A neighbor notification meeting regarding the proposed site plan will need to be scheduled.

- Ok, please advise on scheduling that works for the board.

6. The site plan application will need to be referred to the Westchester County Planning Board pursuant to § 239-m of New York State General Municipal Law (GML) since the site is within 500 feet of the Town of Bedford.

- Ok

7. The neighbor notification notice will need to be sent to the Town of Bedford Town Clerk pursuant to § 239-nn of New York State General Municipal Law (GML). This referral is required because the subject site is located within 500 feet of the Town of Bedford.

- Ok

8. The Planning Board should schedule a site visit.

- Ok, please advise on scheduling that works for the board.

### **General Comments**

1. The lot appears to contain a significant amount of Town-regulated steep slopes. The Applicant should submit a steep slope exhibit and indicate whether any disturbance to Town-regulated steep slopes is proposed. If so, the Planning Board will need to issue a steep slope permit for this project.

- Sheet SS-1, Steep Slope Analysis is now included as part of the submittal

2. It is recommended that adequate screening be proposed along the common drive on 5 Guion Lane.

- Sheet LS-1, Landscaping / Screening Plan is now included as part of the submittal

3. The development of this lot will necessitate the removal of a large amount of Town-regulated trees, as depicted on the submitted site plan. The tree removal plan should be updated with a tree removal inventory so the Planning Board can quantify the proposed amount and type of tree removal. The Planning Board will need to determine whether the proposed amount of Town-regulated tree removal is acceptable.

- Sheet EX-1, Existing Conditions/Removals Plan is now included as part of the submittal

4. Pursuant to Section 308-13.A(11) of the Town Code, the Applicant should prepare a tree removal mitigation plan detailing the replacement trees proposed to mitigate impacts from the proposed tree removal.

- Sheet LS-1, Landscaping / Screening Plan is now included as part of the submittal.

5. The Applicant should submit a proposed landscape plan for review.

- Sheet LS-1, Landscaping / Screening Plan is now included as part of the submittal.

6. The Applicant should specifically address whether rock will need to be removed in order to develop the site. If so, chipping or blasting may impact surrounding properties. If blasting, the Applicant should provide a blasting plan for review pursuant to Article I of Chapter 122 of the Town Code. If Chipping is proposed, the Applicant should provide a chipping plan for review pursuant to Article II (recently adopted) of Chapter 122 of the Town Code.

- Deep Tests were performed in various locations on the site and no rock was encountered therefore no rock removal is anticipated.

7. The Applicant should submit proposed floor plans and elevations for review at this time.

- Floor Plans attached to the submittal

8. It is recommended that the septic expansion area not be constructed at this time. If approved by the Health Department, several Town-regulated trees can remain.

- Ok, the septic expansion are will not be constructed at this time.

9. Portions of the proposed pool and patio do not meet the rear yard setback. The pool complex should be reconfigured to comply with the setback requirements of the Town Code.

- Proposed pool and patio are now within the required setbacks

10. The site plan should be revised to depict the proposed location of any mechanical equipment for the house and pool.

- All Mechanical Equipment is now shown on the back side of the garage.

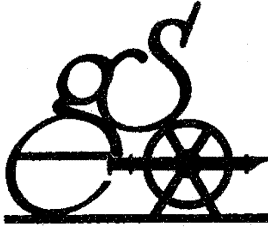
11. The site plan should be revised to depict a pool enclosure fence and detail for review.

- Proposed 5 foot high black chain link fence is now shown on the proposed landscaping plan with the corresponding detail.

Should you have any additional comments or questions concerning the above, please feel free to contact me.

Very truly yours,

Eliot Senior, P.E., L.S.



**Gabriel E. Senior, P.C.**  
Engineers Planners Surveyors

90 N. Central Ave.  
Hartsdale, NY 10530  
Tel. (914) 422-0070  
Fax (914) 422-3009  
info@gesenor.com

**LETTER OF TRANSMITTAL**

**DATE: August 30, 2021**

**Sent Via**

**e-mail submission**

**TO: Valerie B. Desimone  
Planning Board Secretary  
Town of North Castle**

**RE: 1 Guion Lane  
Amalgamated Construction / Leslie Cohen  
Site Plan Submission to Planning Board  
New Section 95.01, Block 2, Lot 10.3  
Old Section 1 Block 2 Lot 4.3**

**Please find enclosed our submission to the Planning Board for site plan approval for construction of a new single-family residence at 1 Guion Lane.**

**This property is identified as Lot 4-3 on the "Subdivision of Property Prepared for Menyhert Kalmancy and Anna Kalmancy" approved by the Planning Board and filed in the County Clerk's office on May 16, 2002 as Map No. 26976. A copy of this map is enclosed.**

**Our site plan includes a design of a septic system which we have submitted for Health Dept. approval.**

**The access to the lot, as shown on the approved subdivision, is via a 25 ft. wide easement from Guion Lane. The location of the house and septic is as per the original site development plan for the subdivision.**

**Eliot Senior  
Project Manager  
914-422-0070  
[info@gesenor.com](mailto:info@gesenor.com)**



**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](http://www.northcastleny.com)

## Application for Site Development Plan Approval

### Application Name

1 Guion Lane    Section 95.01    Block 2    Lot 10.3

---





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](http://www.northcastleny.com)

**APPLICATIONS REQUIRING PLANNING BOARD APPROVAL**  
**SCHEDULE OF APPLICATION FEES**

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

\*Any amendment to previously approved applications requires new application forms and Fes\*



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

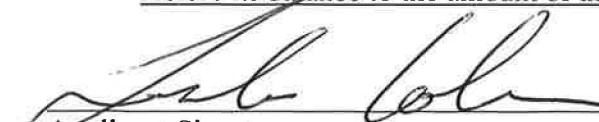
PLANNING DEPARTMENT  
Adam R. Kaufman, AICP  
Director of Planning

Telephone: (914) 273-3542  
Fax: (914) 273-3554  
[www.northcastleny.com](http://www.northcastleny.com)

**PLANNING BOARD SCHEDULE OF ESCROW ACCOUNT DEPOSITS**

<b><u>Type of Application Deposit*</u></b>	<b><u>Amount of Initial Escrow Account</u></b>
Concept Study	\$500.00
Site Plan Waiver for Change of Use	\$500.00
Site Development Plan for:	
Multifamily Developments	\$3,000.00 plus \$100.00 per proposed dwelling unit
Commercial Developments	\$3,000.00 plus \$50.00 for each required parking space
✓ 1 or 2 Family Projects	✓ \$2,000.00
Special Use Permit	\$2,000.00 plus \$50.00 for each required parking space
Subdivision:	
Lot Line Change resulting in no new lots	\$1,500.00
All Others	\$3,000.00 plus \$200.00 per proposed new lot in excess of two (2)
Preparation or Review of Environmental Impact Statement	\$15,000.00

\* If a proposed action involves multiple approvals, a single escrow account will be established. The total amount of the initial deposit shall be the sum of the individual amounts indicated. When the balance in such escrow account is reduced to one-third (1/3) of its initial amount, the applicant shall deposit additional funds into such account to restore its balance to the amount of the initial deposit.

  
Applicant Signature

7/8/21  
Date.

**I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES**

Name of Property Owner: Amalgamated Construction Ltd., Leslie Cohen

Mailing Address: 62 Horseshoe Hill Rd., Pound Ridge NY 10576

Telephone: 914-260-3703 Fax: \_\_\_\_\_ e-mail lesjorjill@aol.com

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:  
Eliot Senor, P.E., L.S., Gabriel E. Senor, P.C.

Address: 90 N. Central Ave., Hartsdale NY 10530

Telephone: 914-422-0070 Fax: \_\_\_\_\_ e-mail info@gesenor.com

Name of Other Professional: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ e-mail \_\_\_\_\_

Name of Attorney (if any): \_\_\_\_\_

Address: \_\_\_\_\_


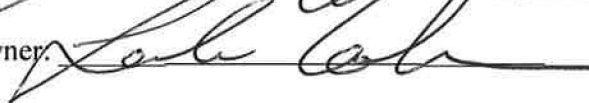
Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ e-mail \_\_\_\_\_

**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 for the cost of professional review services required for this application.

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

Signature of Applicant:  Date: 7/8/2021  
Signature of Property Owner:  Date: 7/8/2021

MUST HAVE BOTH SIGNATURES

**II. IDENTIFICATION OF SUBJECT PROPERTY**

Street Address: 1 Guion Lane

Location (in relation to nearest intersecting street):

                     feet (north, south, east or west) of Brett Ln

Abutting Street(s): Gene Curry Dr.

Tax Map Designation (NEW): Section 95.01 Block 2 Lot 10.3

Tax Map Designation (OLD): Section 1 Block 2 Lot 4.3

Zoning District: R-2A Total Land Area 2.88 ac

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

Fire District(s) Banksville School District(s) Byram Hills Central

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) X

If yes, please identify name(s): Town of Bedford

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

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

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

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

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

No X Yes       

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

N/A

**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: 1

Number of Parking Spaces: Existing 0 Required \_\_\_\_\_ Proposed \_\_\_\_\_

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

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 x Yes \_\_\_\_\_

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

State-regulated wetlands? No x Yes \_\_\_\_\_

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

#### **IV. SUBMISSION REQUIREMENTS**

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

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

(continued next page)

## V. INFORMATION TO BE INCLUDED ON SITE DEVELOPMENT PLAN

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

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

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

### **Legal Data:**

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



**Existing Conditions Data:**

- \_\_\_\_\_ Location of existing use and design of buildings, identifying first floor elevation, and other structures.
- \_\_\_\_\_ Location of existing parking and truck loading areas, with access and egress drives thereto.
- \_\_\_\_\_ Location of existing facilities for water supply, sanitary sewage disposal, storm water drainage, and gas and electric service, with pipe sizes, grades, rim and inverts, direction of flow, etc. indicated.
- \_\_\_\_\_ Location of all other existing site improvements, including pavement, walks, curbing, retaining walls and fences.
- \_\_\_\_\_ Location, size and design of existing signs.
- \_\_\_\_\_ Location, type, direction, power and time of use of existing outdoor lighting.
- \_\_\_\_\_ Location of existing outdoor storage, if any.
- \_\_\_\_\_ Existing topographical contours with a vertical interval of two (2) feet or less.
- \_\_\_\_\_ Location of existing floodplains, wetlands, slopes of 15% or greater, wooded areas, landscaped areas, single trees with a DBH of 8" or greater, rock outcrops, stone walls and any other significant existing natural or cultural features.

**Proposed Development Data:**

- \_\_\_\_\_ Proposed location of lots, streets, and public areas, and property to be affected by proposed easements, deed restrictions and covenants.      \*Existing lot
- \_\_\_\_\_ Proposed location, use and architectural design of all buildings, including proposed floor elevations and the proposed division of buildings into units of separate occupancy.
- \_\_\_\_\_ Proposed means of vehicular and pedestrian access to and egress from the site onto adjacent streets.
- \_\_\_\_\_ Proposed sight distance at all points of vehicular access.
- \_\_\_\_\_ Proposed number of employees for which buildings are designed
- \_\_\_\_\_ Proposed streets, with profiles indicating grading and cross-sections showing the width of the roadway; the location and width of sidewalks; and the location and size of utility lines.
- \_\_\_\_\_ Proposed location and design of any pedestrian circulation on the site and off-street parking and loading areas, including handicapped parking and ramps, and including details of construction, surface materials, pavement markings and directional signage.
- \_\_\_\_\_ Proposed location and design of facilities for water supply, sanitary sewage disposal, storm water drainage, and gas and electric service, with pipe sizes, grades, rim and inverts, direction of flow, etc. indicated.

- \_\_\_\_\_ Proposed location of all structures and other uses of land, such as walks, retaining walls, fences, designated open space and/or recreation areas and including details of design and construction.
- \_\_\_\_\_ Location, size and design of all proposed signs.
- \_\_\_\_\_ Location, type, direction, power and time of use of proposed outdoor lighting.
- \_\_\_\_\_ Location and design of proposed outdoor garbage enclosure.
- \_\_\_\_\_ Location of proposed outdoor storage, if any.
- \_\_\_\_\_ Location of proposed landscaping and buffer screening areas, including the type (scientific and common names), size and amount of plantings.      \*Existing row of trees at northeast property currently screens the only adjacent house
- \_\_\_\_\_ Type of power to be used for any manufacturing
- \_\_\_\_\_ Type of wastes or by-products to be produced and disposal method
- \_\_\_\_\_ In multi-family districts, floor plans, elevations and cross sections
- \_\_\_\_\_ The proposed location, size, design and use of all temporary structures and storage areas to be used during the course of construction.
- \_\_\_\_\_ Proposed grade elevations, clearly indicating how such grades will meet existing grades of adjacent properties or the street.
- \_\_\_\_\_ Proposed soil erosion and sedimentation control measures.
- \_\_\_\_\_ For all proposed site development plans containing land within an area of special flood hazard, the data required to ensure compliance with Chapter 177 of the North Castle Town Code.
- \_\_\_\_\_ For all proposed site development plans involving clearing or removal of trees with a DBH of 8" or greater, the data required to ensure compliance with Chapter 308 of the North Castle Town Code.
- \_\_\_\_\_ For all proposed site development plans involving disturbance to Town-regulated wetlands, the data required to ensure compliance with Chapter 340 of the North Castle Town Code.

# Short Environmental Assessment Form

## Part 1 - Project Information


### Instructions for Completing

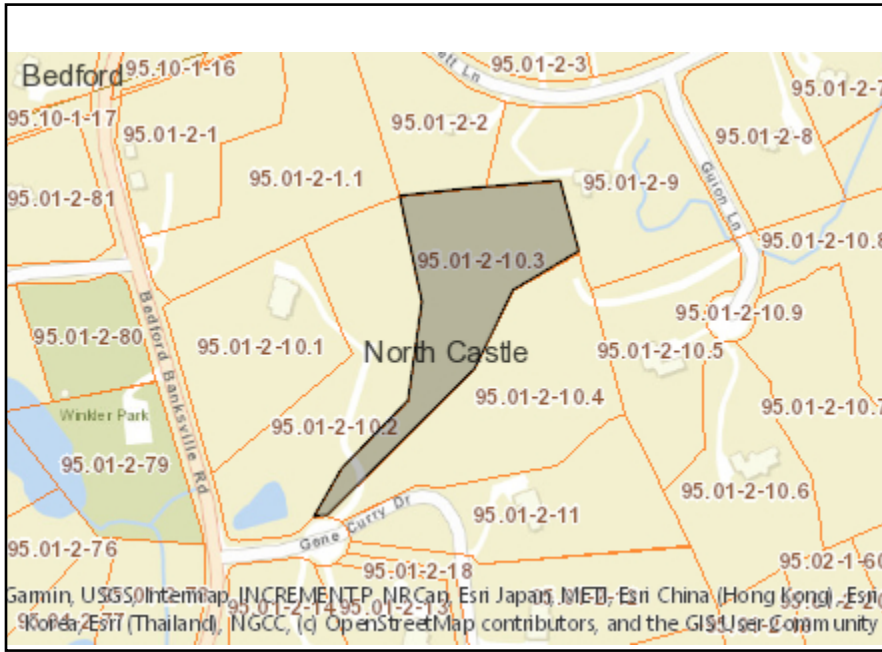
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>				
Name of Action or Project:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:		Telephone:		
		E-Mail:		
Address:				
City/PO:		State:	Zip Code:	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: County of Westchester Health Dept. Approval for OWTS, Town of North Castle Planning Board Approval, Bldg. permit			NO <input type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres				
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5.     Urban           Rural (non-agriculture)           Industrial           Commercial           Residential (suburban)				
<input type="checkbox"/> Forest     Agriculture                           Aquatic           Other(Specify):				
<input type="checkbox"/> Parkland				

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ WELL _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ OWTS _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor/name: <u>Eliot Senor, P.E.</u> Date: <u>8/15/2021</u> Signature: <u></u> Title: <u>Project Engineer</u>		



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



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](http://www.northcastleny.com)

## FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: 1 GUION LANE Date: 08/11/2021

Tax Map Designation or Proposed Lot No.: 95.01 - 2 - 10.3

### Floor Area

- |     |   |                     |
|-----|---|---------------------|
| 1.  | Total Lot Area (Net Lot Area for Lots Created After 12/13/06):  | <u>125,645.3 SF</u> |
| 2.  | <b>Maximum</b> permitted floor area (per Section 355-26.B(4)):  | <u>11,663 SF</u>    |
| 3.  | Amount of floor area contained within first floor:<br>_____ existing + _____ proposed =                               | <u>1,938 SF</u>     |
| 4.  | Amount of floor area contained within second floor:<br>_____ existing + _____ proposed =                              | <u>2,808 SF</u>     |
| 5.  | Amount of floor area contained within garage:<br>_____ existing + _____ proposed =                                    | <u>870 SF</u>       |
| 6.  | Amount of floor area contained within porches capable of being enclosed:<br>_____ existing + _____ proposed =         | <u>352 SF</u>       |
| 7.  | Amount of floor area contained within basement (if applicable – see definition):<br>_____ existing + _____ proposed = | <u>N/A</u>          |
| 8.  | Amount of floor area contained within attic (if applicable – see definition):<br>_____ existing + _____ proposed =    | <u>N/A</u>          |
| 9.  | Amount of floor area contained within all accessory buildings:<br>_____ existing + _____ proposed =                   | <u>N/A</u>          |
| 10. | <b>Proposed floor area:</b> Total of Lines 3 – 9 =  | <u>5,968</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 regulations.

  
Signature and Seal of Professional Preparing Worksheet



08/12/2021

Date



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](http://www.northcastleny.com)

### GROSS LAND COVERAGE CALCULATIONS WORKSHEET

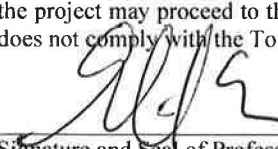

Application Name or Identifying Title: 1 GUION LANE Date: 08/11/2021

Tax Map Designation or Proposed Lot No.: 95.01 - 2 - 10.3

Gross Lot Coverage

- |     |   |                     |
|-----|---|---------------------|
| 1.  | Total lot Area (Net Lot Area for Lots Created After 12/13/06):  | <u>125,645.3 SF</u> |
| 2.  | <b>Maximum</b> permitted gross land coverage (per Section 355-26.C(1)(a)):  | <u>16,159.4 SF</u>  |
| 3.  | <b>BONUS</b> maximum gross land cover (per Section 355-26.C(1)(b)):   |                     |
|     | Distance principal home is beyond minimum front yard setback<br><u>35.6</u> x 10 =  | <u>356 SF</u>       |
| 4.  | <b>TOTAL Maximum Permitted gross land coverage</b> = Sum of lines 2 and 3   | <u>16,515.4 SF</u>  |
| 5.  | Amount of lot area covered by <b>principal building</b> :<br><u>        </u> existing + <u>        </u> proposed =                      | <u>2,808 SF</u>     |
| 6.  | Amount of lot area covered by <b>accessory buildings</b> :<br><u>        </u> existing + <u>        </u> proposed =                     | <u>N/A</u>          |
| 7.  | Amount of lot area covered by <b>decks</b> :<br><u>        </u> existing + <u>        </u> proposed =                                   | <u>557 SF</u>       |
| 8.  | Amount of lot area covered by <b>porches</b> :<br><u>        </u> existing + <u>        </u> proposed =                                 | <u>352 SF</u>       |
| 9.  | Amount of lot area covered by <b>driveway, parking areas and walkways</b> :<br><u>        </u> existing + <u>        </u> proposed =    | <u>4,624 SF</u>     |
| 10. | Amount of lot area covered by <b>terraces</b> :<br><u>        </u> existing + <u>        </u> proposed =                                | <u>1,587 SF</u>     |
| 11. | Amount of lot area covered by <b>tennis court, pool and mechanical equip</b> :<br><u>        </u> existing + <u>        </u> proposed = | <u>813 SF</u>       |
| 12. | Amount of lot area covered by <b>all other structures</b> :<br><u>        </u> existing + <u>        </u> proposed =                    | <u>N/A</u>          |
| 13. | Proposed <b>gross land coverage</b> : Total of Lines 5 – 12 =   | <u>10,741 SF</u>    |

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.

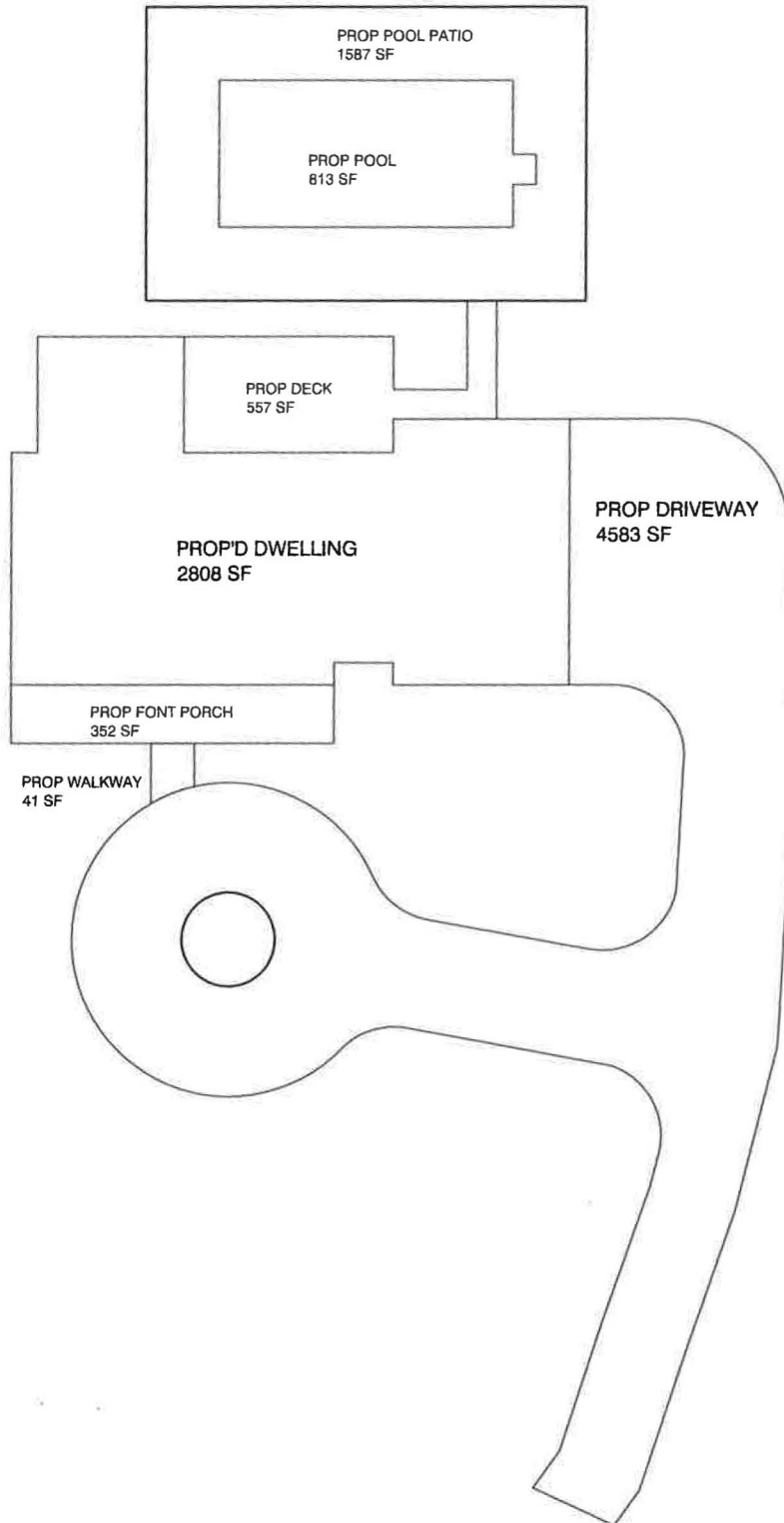
  
 Signature and Seal of Professional Practitioner  


08/12/2021  
 Date



# TOTAL IMPERVIOUS AREA 10,741 SF

SCALE: 1" = 25'



The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



\*591563059DED0017\*

### Westchester County Recording & Endorsement Page

#### Submitter Information

Name:	Hudson United Title Services LLC	Phone:	(845) 638-2000
Address 1:	95 South Middletown Road	Fax:	(845) 634-0895
Address 2:		Email:	phyllis.dinuzzo@hudsonunited.com
City/State/Zip:	Nanuet NY 10954	Reference for Submitter:	HAS-25880

#### Document Details

Control Number:	<b>591563059</b>	Document Type:	<b>Deed (DED)</b>
Package ID:	2019060500033001001	Document Page Count:	<b>3</b>
		Total Page Count:	<b>4</b>

#### Parties

Additional Parties on Continuation page

<b>1st PARTY</b>		<b>2nd PARTY</b>	
1:	MURPHY THOMAS W	- Individual	1: AMALGAMATED CONSTRUCTION LTD
2:	FILIPPAZZO-MURPHY ALICE	- Individual	2:
			- Other

#### Property

Additional Properties on Continuation page

Street Address:	1 GUION LANE	Tax Designation:	95.01-2-10.3
City/Town:	NORTH CASTLE	Village:	

#### Cross-References

Additional Cross-Refs on Continuation page

1:	2:	3:	4:
----	----	----	----

#### Supporting Documents

1: RP-5217	2: TP-584
------------	-----------

#### Recording Fees

Statutory Recording Fee:	\$40.00
Page Fee:	\$20.00
Cross-Reference Fee:	\$0.00
Mortgage Affidavit Filing Fee:	\$0.00
RP-5217 Filing Fee:	\$250.00
TP-584 Filing Fee:	\$5.00
<b>Total Recording Fees Paid:</b>	<b>\$315.00</b>

#### Mortgage Taxes

Document Date:	
Mortgage Amount:	
Basic:	\$0.00
Westchester:	\$0.00
Additional:	\$0.00
MTA:	\$0.00
Special:	\$0.00
Yonkers:	\$0.00
<b>Total Mortgage Tax:</b>	<b>\$0.00</b>

#### Transfer Taxes

Consideration:	\$245,000.00
Transfer Tax:	\$980.00
Mansion Tax:	\$0.00
Transfer Tax Number:	13832

Dwelling Type:	Exempt: <input type="checkbox"/>
Serial #:	

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK

#### Record and Return To



Recorded: 06/13/2019 at 10:58 AM  
 Control Number: **591563059**  
 Witness my hand and official seal

Timothy C. Idoni  
Westchester County Clerk

Pick-up at County Clerk's office

**Hudson United Title Services**  
**95 S. Middletown Road**

**Nanuet, NY 10954**  
**Attn: Phyllis DiNuzzo**

*AAS-25880*

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

**THIS INDENTURE**, made the 6th day of June, in the year 2019

**BETWEEN** Thomas W. Murphy and Alice Filippazzo-Murphy, husband and wife, residing at 5471 82<sup>nd</sup> Street, Elmhurst, NY 11373

party of the first part, and Amalgamated Construction Ltd, 62 Horseshoe Hill Road, Pound Ridge, NY 10576

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of

Ten (\$10.00) dollars

paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the State of New York, Town of North Castle known as 1 Guion Lane, Bedford, NY 10506, Being and intended to be the same premises conveyed to the grantor(s) herein by deed dated 7/15/2005, and recorded on 10/4/2005 in control Number 452640459 in the Westchester County Clerk's Office and as more fully described in Schedule "A" annexed hereto.

**TOGETHER** with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; **TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises; **TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

**AND** the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

**AND** the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

**IN WITNESS WHEREOF**, the party of the first part has duly executed this deed the day and year first above written. -

IN PRESENCE OF:

\_\_\_\_\_

*Thomas W. Murphy*  
 \_\_\_\_\_  
 Thomas W. Murphy

*Alice Filippazzo-Murphy*  
 \_\_\_\_\_  
 Alice Filippazzo-Murphy

***The Security Title Guarantee Corporation of Baltimore***

Title Number: **HAS-25880**

**SCHEDULE A DESCRIPTION**

ALL that certain tract or parcel of land, situate, lying and being in the Town of North Castle, County of Westchester and State of New York known and designated as Lot 4-3, as shown on that certain map entitled "Subdivision of Property Prepared for Menyhert Kalmancy and Anna Kalmancy" prepared by Donald J. Donnelly Land Surveyor, P.C., dated March 9, 2001 last revised October 11, 2001 and filed in the Westchester County Clerk's Office, Division of Land Records, on May 16, 2002 as Map No. 28976.

Being and intended to be the same premises conveyed to the grantor by deed dated 7/15/2005 and recorded on 10/4/2005 in the Westchester County Clerk's Office in Control Number 452640459.

**ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE**

State of New York, County of Westchester, ss:

On the 6th day of June in the year 2019, before me, the undersigned, personally appeared Thomas W. Murphy and Alice Filippazzo-Murphy, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

**RICHARD M. ORTIZ**  
Notary Public State of NY  
No: 01-OR6089934  
Qualified in Westchester County  
Commission Exp. March 31, 20 23

**ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE**

State of New York, County of \_\_\_\_\_, ss:

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_, before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_, the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in \_\_\_\_\_

(If the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

**ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE**

State of New York, County of Westchester, ss:

On the 6th day of June in the year 2019, before me, the undersigned, personally appeared ~~Alice Filippazzo~~ Murphy

, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

**ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE**

\*State of \_\_\_\_\_, County of \_\_\_\_\_, ss:

\*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_, before me \_\_\_\_\_ the undersigned personally appeared \_\_\_\_\_

Personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the \_\_\_\_\_

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

**Bargain and Sale Deed  
With Covenants**

Title No. HAS-25880

Murphy  
TO  
Amalgamated Construction Co.

SECTION: 95.01  
BLOCK: 2  
I.O.T.: 10.3  
COUNTY OR TOWN: Westchester

**RETURN BY MAIL TO:**

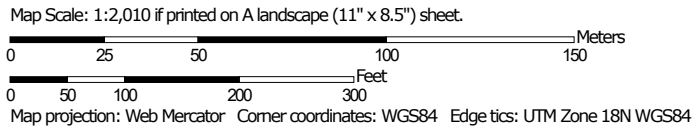
Amalgamated Construction LTD  
62 Horseshoe Road  
Pound Ridge, NY 10576

**DISTRIBUTED BY**  
  
**YOUR TITLE EXPERTS**  
The Judicial Title Insurance Agency LLC  
800-281-TITLE (8486) FAX: 800-FAX-9396

Soil Map—Westchester County, New York  
(1 Guion Lane - Soil Map)



Soil Map may not be valid at this scale.




## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Westchester County, New York

Survey Area Data: Version 16, Jun 11, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Oct 16, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CrC	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	4.4	56.5%
CuD	Chatfield-Hollis-Rock outcrop complex, 15 to 35 percent slopes	3.2	41.1%
Sh	Sun loam	0.2	2.4%
<b>Totals for Area of Interest</b>		<b>7.8</b>	<b>100.0%</b>



## Map Unit Description

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

## Westchester County, New York

### CrC—Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky

#### Map Unit Setting

*National map unit symbol:* 2w698

*Elevation:* 0 to 1,550 feet

*Mean annual precipitation:* 36 to 71 inches

*Mean annual air temperature:* 39 to 55 degrees F

*Frost-free period:* 140 to 240 days  
*Farmland classification:* Not prime farmland

### Map Unit Composition

*Charlton, very stony, and similar soils:* 50 percent  
*Chatfield, very stony, and similar soils:* 30 percent  
*Minor components:* 20 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Charlton, Very Stony

#### Setting

*Landform:* Hills, ridges  
*Landform position (two-dimensional):* Backslope, shoulder, summit  
*Landform position (three-dimensional):* Crest, side slope, nose slope  
*Down-slope shape:* Linear, convex  
*Across-slope shape:* Convex  
*Parent material:* Coarse-loamy melt-out till derived from granite, gneiss, and/or schist

#### Typical profile

*Oe - 0 to 2 inches:* moderately decomposed plant material  
*A - 2 to 4 inches:* fine sandy loam  
*Bw - 4 to 27 inches:* gravelly fine sandy loam  
*C - 27 to 65 inches:* gravelly fine sandy loam

#### Properties and qualities

*Slope:* 3 to 15 percent  
*Surface area covered with cobbles, stones or boulders:* 1.6 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Well drained  
*Runoff class:* Low  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to high (0.14 to 14.17 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Maximum salinity:* Nonsaline (0.0 to 1.9 mmhos/cm)  
*Available water capacity:* Moderate (about 8.7 inches)

#### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 6s  
*Hydrologic Soil Group:* B  
*Ecological site:* F144AY034CT - Well Drained Till Uplands  
*Hydric soil rating:* No

### Description of Chatfield, Very Stony

#### Setting

*Landform:* Ridges, hills  
*Landform position (two-dimensional):* Backslope, shoulder, summit

*Landform position (three-dimensional):* Crest, side slope, nose slope

*Down-slope shape:* Convex

*Across-slope shape:* Linear, convex

*Parent material:* Coarse-loamy melt-out till derived from granite, gneiss, and/or schist

#### **Typical profile**

*O<sub>i</sub> - 0 to 1 inches:* slightly decomposed plant material

*A - 1 to 2 inches:* fine sandy loam

*B<sub>w</sub> - 2 to 30 inches:* gravelly fine sandy loam

*2R - 30 to 40 inches:* bedrock

#### **Properties and qualities**

*Slope:* 3 to 15 percent

*Surface area covered with cobbles, stones or boulders:* 1.6 percent

*Depth to restrictive feature:* 20 to 41 inches to lithic bedrock

*Drainage class:* Well drained

*Runoff class:* High

*Capacity of the most limiting layer to transmit water (K<sub>sat</sub>):* Very low  
(0.00 to 0.00 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Maximum salinity:* Nonsaline (0.0 to 1.9 mmhos/cm)

*Available water capacity:* Low (about 4.3 inches)

#### **Interpretive groups**

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 6s

*Hydrologic Soil Group:* B

*Ecological site:* F144AY034CT - Well Drained Till Uplands

*Hydric soil rating:* No

#### **Minor Components**

##### **Rock outcrop**

*Percent of map unit:* 5 percent

*Hydric soil rating:* No

##### **Sutton, very stony**

*Percent of map unit:* 5 percent

*Landform:* Ground moraines, hills

*Landform position (two-dimensional):* Footslope

*Landform position (three-dimensional):* Base slope

*Down-slope shape:* Concave

*Across-slope shape:* Linear

*Hydric soil rating:* No

##### **Hollis, very stony**

*Percent of map unit:* 5 percent

*Landform:* Ridges, hills

*Landform position (two-dimensional):* Backslope, shoulder, summit

*Landform position (three-dimensional):* Crest, side slope, nose  
slope

*Down-slope shape:* Convex

*Across-slope shape:* Linear, convex

*Hydric soil rating:* No

**Leicester, very stony**

*Percent of map unit:* 5 percent

*Landform:* Drainageways, depressions

*Down-slope shape:* Linear

*Across-slope shape:* Concave

*Hydric soil rating:* Yes

## Data Source Information

Soil Survey Area: Westchester County, New York

Survey Area Data: Version 16, Jun 11, 2020

## Map Unit Description

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

## Westchester County, New York

### CuD—Chatfield-Hollis-Rock outcrop complex, 15 to 35 percent slopes

#### Map Unit Setting

*National map unit symbol:* 2w69h

*Elevation:* 0 to 1,540 feet

*Mean annual precipitation:* 36 to 71 inches

*Mean annual air temperature:* 39 to 55 degrees F

*Frost-free period:* 140 to 240 days  
*Farmland classification:* Not prime farmland

### Map Unit Composition

*Chatfield, extremely stony, and similar soils:* 35 percent  
*Hollis, extremely stony, and similar soils:* 30 percent  
*Rock outcrop:* 20 percent  
*Minor components:* 15 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Chatfield, Extremely Stony

#### Setting

*Landform:* Hills, ridges  
*Landform position (two-dimensional):* Summit, shoulder, backslope  
*Landform position (three-dimensional):* Crest, side slope, nose slope  
*Down-slope shape:* Convex  
*Across-slope shape:* Convex, linear  
*Parent material:* Coarse-loamy melt-out till derived from granite, gneiss, and/or schist

#### Typical profile

*Oi - 0 to 1 inches:* slightly decomposed plant material  
*A - 1 to 2 inches:* fine sandy loam  
*Bw - 2 to 30 inches:* gravelly fine sandy loam  
*2R - 30 to 40 inches:* bedrock

#### Properties and qualities

*Slope:* 15 to 35 percent  
*Surface area covered with cobbles, stones or boulders:* 9.0 percent  
*Depth to restrictive feature:* 20 to 41 inches to lithic bedrock  
*Drainage class:* Well drained  
*Runoff class:* High  
*Capacity of the most limiting layer to transmit water (Ksat):* Very low (0.00 to 0.00 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Maximum salinity:* Nonsaline (0.0 to 1.9 mmhos/cm)  
*Available water capacity:* Low (about 4.3 inches)

#### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 7s  
*Hydrologic Soil Group:* B  
*Ecological site:* F144AY034CT - Well Drained Till Uplands  
*Hydric soil rating:* No

### Description of Hollis, Extremely Stony

#### Setting

*Landform:* Hills, ridges



*Landform position (two-dimensional):* Backslope, shoulder, summit

*Landform position (three-dimensional):* Side slope, nose slope,  
crest

*Down-slope shape:* Convex

*Across-slope shape:* Linear, convex

*Parent material:* Coarse-loamy melt-out till derived from granite,  
gneiss, and/or schist

#### **Typical profile**

*O<sub>i</sub> - 0 to 2 inches:* slightly decomposed plant material

*A - 2 to 7 inches:* gravelly fine sandy loam

*B<sub>w</sub> - 7 to 16 inches:* gravelly fine sandy loam

*2R - 16 to 26 inches:* bedrock

#### **Properties and qualities**

*Slope:* 15 to 35 percent

*Surface area covered with cobbles, stones or boulders:* 9.0 percent

*Depth to restrictive feature:* 8 to 23 inches to lithic bedrock

*Drainage class:* Somewhat excessively drained

*Runoff class:* Very high

*Capacity of the most limiting layer to transmit water (K<sub>sat</sub>):* Very low  
(0.00 to 0.00 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Maximum salinity:* Nonsaline (0.0 to 1.9 mmhos/cm)

*Available water capacity:* Very low (about 2.7 inches)

#### **Interpretive groups**

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 7s

*Hydrologic Soil Group:* D

*Ecological site:* F144AY033MA - Shallow Dry Till Uplands

*Hydric soil rating:* No

#### **Description of Rock Outcrop**

##### **Setting**

*Landform:* Hills, ridges

*Parent material:* Igneous and metamorphic rock

##### **Typical profile**

*R - 0 to 79 inches:* bedrock

##### **Properties and qualities**

*Slope:* 15 to 35 percent

*Depth to restrictive feature:* 0 inches to lithic bedrock

*Runoff class:* Very high

*Capacity of the most limiting layer to transmit water (K<sub>sat</sub>):* Very low  
(0.00 to 0.00 in/hr)

*Available water capacity:* Very low (about 0.0 inches)

##### **Interpretive groups**

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 8

*Hydrologic Soil Group:* D  
*Hydric soil rating:* No

### **Minor Components**

#### **Charlton, extremely stony**

*Percent of map unit:* 7 percent  
*Landform:* Hills, ridges  
*Landform position (two-dimensional):* Backslope  
*Landform position (three-dimensional):* Side slope  
*Down-slope shape:* Linear, convex  
*Across-slope shape:* Convex  
*Hydric soil rating:* No

#### **Leicester, extremely stony**

*Percent of map unit:* 4 percent  
*Landform:* Ground moraines, depressions, drainageways, hills  
*Landform position (two-dimensional):* Toeslope, footslope  
*Landform position (three-dimensional):* Base slope  
*Down-slope shape:* Concave, linear  
*Across-slope shape:* Concave  
*Hydric soil rating:* Yes

#### **Sutton, extremely stony**

*Percent of map unit:* 2 percent  
*Landform:* Hills, ground moraines  
*Landform position (two-dimensional):* Footslope  
*Landform position (three-dimensional):* Base slope  
*Down-slope shape:* Concave  
*Across-slope shape:* Linear  
*Hydric soil rating:* No

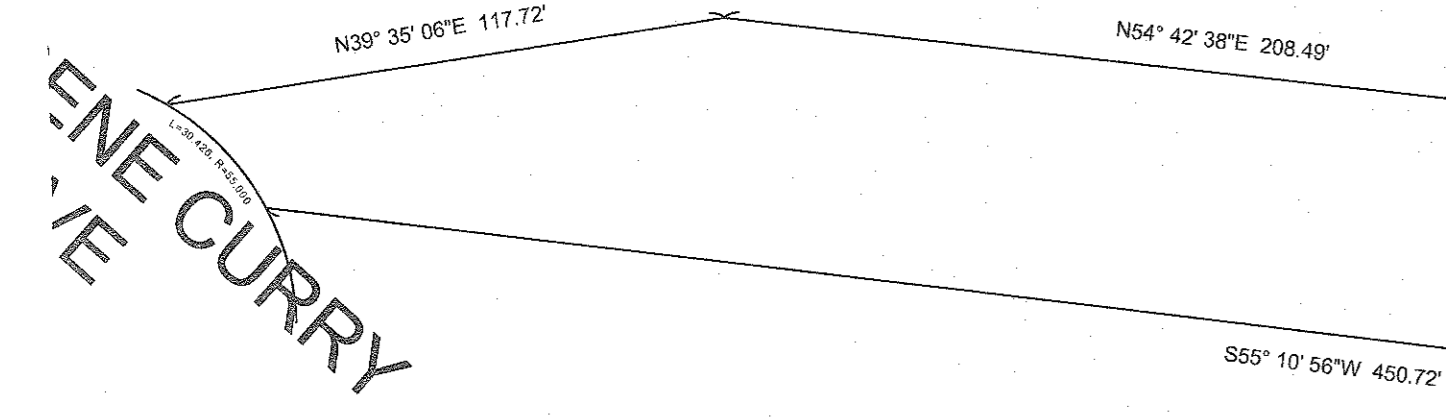
#### **Paxton, extremely stony**

*Percent of map unit:* 2 percent  
*Landform:* Ground moraines, drumlins, hills  
*Landform position (two-dimensional):* Backslope  
*Landform position (three-dimensional):* Side slope  
*Down-slope shape:* Convex, linear  
*Across-slope shape:* Linear, convex  
*Hydric soil rating:* No

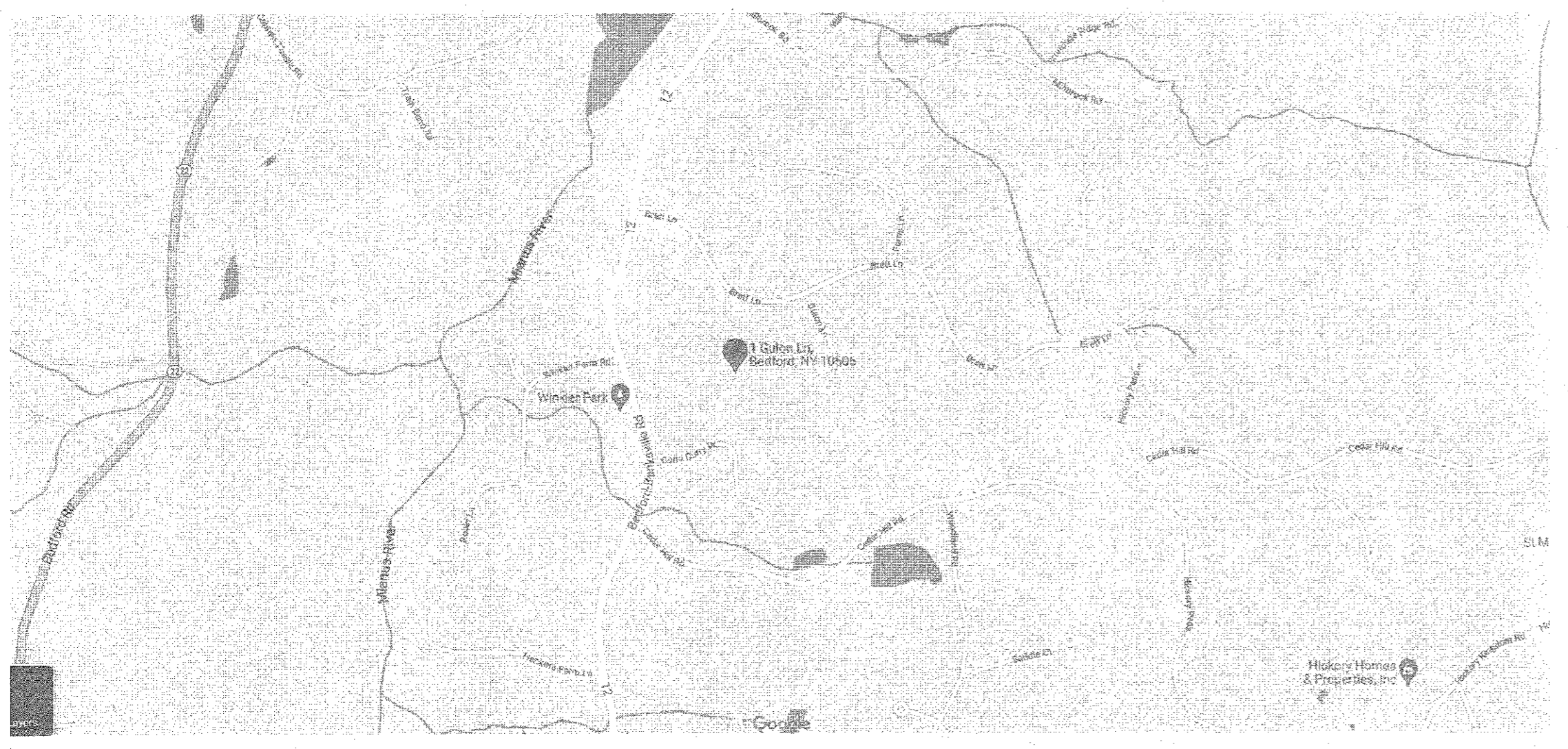
## **Data Source Information**

Soil Survey Area: Westchester County, New York  
Survey Area Data: Version 16, Jun 11, 2020

TREE REMOVAL INVENTORY					
ID	TYPE	ID	TYPE	ID	TYPE
1	20" Birch	21	10" Maple	41	10-14" Birch
2	10" Hemlock	22	8-10" Birch	42	18" Oak
3	12" Birch	23	8" Birch	43	8" Birch
4	18" Oak	24	50" Oak	44	20" Oak
5	12" Oak	25	10" Birch	45	8" Birch
6	12" Oak	26	18" Birch	46	22" Oak
7	14" Oak	27	16" Birch	47	14" Birch
8	8" Oak	28	8" Birch	48	18-20" Oak
9	10" Birch	29	8" Birch	49	8-12" Birch
10	8-10" Oak	30	12" Birch	50	20-20" Oak
11	10" Oak	31	10" Maple	51	14" Birch
12	15" Oak	32	14" Birch	52	8" Birch
13	26" Oak	33	14" Oak	53	10" Birch
14	12" Oak	34	9" Birch	54	12-14" Birch
15	12" Oak	35	12" Birch	55	10" Birch
16	12" Oak	36	20" Oak	56	20" Oak
17	18" Oak	37	22-18" Oak	57	8" Oak
18	52" Oak	38	12" Birch	58	12" Oak
19	12" Birch	39	8-12" Birch	59	12" Maple
20	12" Birch	40	22-24" Oak		



AREA MAP  
NTS



PROPERTY IS AT THE DEAD END OF GUION LANE

**LEGEND**

⊕ UTILITY POLE	⊙ SEWER MANHOLE
— SIGN POST	⊙ WATER MANHOLE
⊕ HYDRANT	⊙ ELECTRIC MANHOLE
· WATER VALVE	⊙ DRAIN MANHOLE
· GAS VALVE	⊙ MANHOLE
· LIGHT POLE	⊕ ELECTRIC BOX
⊕ GUY WIRES	— 102 — EXISTING GRADE
⊕ TELE. MANHOLE	— (102) — PROPOSED GRADE
SF — SF — SF — SILT FENCE / AREA OF DISTURBANCE & CHAIN LINK FENCE (AS REQ'D BY MUNICIPALITY)	⊕ 14" TREE SIZE
⊕ PERC TEST	⊕ TREE TO BE REMOVED
⊕ TEST PIT	
— 484 — EXIST CONTOUR	
— (484) — PROP CONTOUR	

**EXISTING CONDITIONS/REMOVALS**

**OWNER:** LESLIE COHEN  
62 HORSESHOE HILL RD  
POUND RIDGE, NY 10576

**PROPERTY ADDRESS:** 1 GUION LANE  
BEDFORD, NY 10506

**1 Guion Lane**

**TAX MAP #:** Sec. 95.01 Block 2 Lot No. 10.3

**LOCATED IN THE** TOWN OF NORTH CASTLE  
WESTCHESTER COUNTY, NEW YORK

Map is filed in the Westchester County Clerk's office, Division of Land Records, on May 16, 2002 as P.O. Map number 26976.

**GABRIEL E. SENOR, P.C.**  
CONSULTING ENGINEER • LAND SURVEYORS  
90 NORTH CENTRAL PARK AVE., HARTSDALE, NEW YORK, 10530  
(914) 422-0070 FAX 422-3009

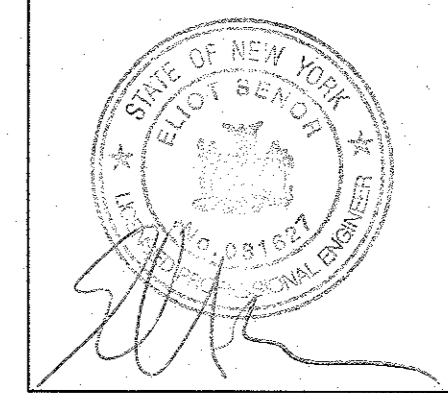
**REVISIONS** NOV 19, 2021  
UNAUTHORIZED ALTERATION OR ADDITIONS TO THIS MAP IS A VIOLATION OF SECTION 7209 SUB-SECTION 2, OF THE NEW YORK STATE EDUCATION LAW.

**ZONING DISTRICT:** R-2A  
**FIRE DISTRICT:** BANKSVILLE FIRE DEPARTMENT  
**SCHOOL DISTRICT:** BYRAM HILLS SCHOOL DISTRICT  
**WATERSHED:** INLAND LONG ISLAND SOUND BASIN

SCALE: 1"=40'  
DATE: DECEMBER 10, 2021

DRAWN BY GC	CHECKED BY: ES
----------------	-------------------

DWG NO.  
**EX-1**



**GENERAL NOTES**

- General E. Senor, P.C. is not responsible for construction supervision unless retained under separate contract.
- General E. Senor, P.C. must be notified prior to backfilling any storm water system for inspection if The Engineering Dept. will require a final letter of certification from the design engineer for the storm water approval, site work and drainage installation.
- Any changes made to these plans shall be approved by Gabriel E. Senor, P.C. Any changes must be filed and approved by the appropriate Department as amendments.
- General E. Senor, P.C. is not responsible for damages if changes are made and not approved in item 1 above.
- All conditions, locations, dimensions and elevations shall be verified by the Contractor or Owner and time report all discrepancies to the Design Engineer prior to the start of construction.
- All work and materials shall comply with applicable codes including, but not limited to the following: NYS Building Code, Local Zoning Code, ACI and AISI.
- The Contractor is responsible for all excavation permits and methods to implement the design shown.
- Safety during construction is the responsibility of the Contractor and shall conform to all Local, State and Federal Agencies' requirements.
- The Contractor shall apply for and receive all necessary permits to perform the work shown on these plans prior to the start of construction.
- Final grading shall be placed away from the building and foundation.
- Unless noted, all drainage piping on this plan is to be 6" rigid HDPE ASTM F81407 or better.
- This storm water design plan is not designed to accept footing drains. Refer to Architectural plans for footing drain details. Do not connect footing drains or sump pumps to the surface water drainage system.
- If the drainage system is to be built in a filled area, the fill should be well drained material with a settling period of one to three months prior to the system installation. Additional provisions are required after the settling period and the system design will be revised as necessary.
- Proposed 5/8" PEX to be installed above existing and proposed concrete.
- Owner Construction Permit to be installed along the limits of the proposed disturbance limits line.
- Roof leaders to be connected to the drainage system with 6" rigid HDPE pipe at 2% min. slope or as shown.
- The Contractor and all Sub-Contractors must submit a "Contractor Certification Statement" as per section 204.4 of the NYSDES "Stormwater Pollution Prevention Plan" manual prior to the start of construction.
- If imported fill material is required, it shall be certified in writing by a New York State Licensed Professional Engineer or environmental, civil or geotechnical engineer for the intended use. Protection mats shall be performed by the Design Engineer to demonstrate that the stormwater management practice will draw down the entire water quality volume within 48 hours. The results of the protection mat (s) shall be submitted to the Municipal Engineer for review and approval.
- All proposed temporary seeding practices shall be in accordance with the New York State Standards and Specifications for Erosion Control, dated August 2005.
- New sewer laterals are required for all new construction. Laterals must be extra heavy cast iron or ductile iron pipe or as directed by Municipal Engineer.
- Connection permits are required from the Department of Public Works for Sewer, Water, and Storm Water Systems overflows.
- All trenches as the Municipality Right of Way must be backfilled with controlled density fill (k-crit) or as directed by Municipal Engineer.
- A street opening permit must be obtained from the Municipality, all work in the Right of Way and an inspection performed prior to back filling and final approvals.
- Review of any new work shall be directed by Municipal Engineer.
- A site-construction agreement for the placement of Special Flood Hazard Zone must be signed and filed prior to the issuance of a C.O. for properties adjacent to flooding.
- Clear out permits as required from the Department of Public Works. Clear out maximum width is 18 feet.
- The contractor shall schedule with the Municipality a rough grading inspection prior to any framing of a building above the first floor finished grade. Focus walls of equidistance shall be removed and disposed of near construction through grading.
- The structure for the storm water management system shall be installed at the earliest date possible when the structure's roof is complete. The contractor shall consult with the Municipality and schedule this work upon completion and inspection of the rough grading activities.
- The contractor shall secure a Street Opening Permit with the Municipality for all work to take place on the right of way including construction of a new driveway apron, and installation of new sewer laterals.
- If necessary, the Contractor shall consult with the Municipality prior to the commencement of construction activities.
- Contractor required to provide Day-Safe NY ticket prior to issuance of permits.
- Contractor to contact Highway Department for details and approval of how to restore the existing curb-out.
- Limits of disturbance to be marked out in field prior to construction.
- The existing septic system and drilled well shall be abandoned in accordance with WCHD Regulations.

**POST CONSTRUCTION MAINTENANCE**

- POST CONSTRUCTION MAINTENANCE:**
- Land Owner to visually inspect all stormwater structures for silt and debris during May and November of each year. Silt and debris to be removed by jet vacuum within 1" of finished grade from curb (if range required).
  - De-occupation of roads following construction is recommended. This will not only aid in the re-establishment of vegetation following construction, but will help to ensure that lanes are not damaged by debris.
  - Verification of the emergency of any tree designated to be removed near the property line prior to the tree removal.

**EROSION CONTROL NOTES**

**INSTALLATION & MAINTENANCE OF EROSION CONTROL**  
CONSTRUCTION SCHEDULE  
NOTIFY APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 5 DAYS PRIOR TO START.

**EROSION CONTROL MEASURES**  
1. Install all erosion control measures prior to start of construction.  
2. Call for inspection from the appropriate Municipal Agency having jurisdiction at least 2 Days prior to finish.

**INSPECTION BY MUNICIPALITY**  
**MAINTENANCE (TO BE PERFORMED DURING ALL PHASES OF CONSTRUCTION)**  
1. After any rain causing runoff, contractor to inspect all fences, etc. and remove any excessive sediment and inspect all culverts and correct and problems with seed establishment.  
2. Inspection shall be documented in writing and submitted to the appropriate Municipal Agency having jurisdiction.

**STOCK PILING OF EXCAVATED MATERIAL**  
1. Strip Topsoil and Stockpile.  
2. Stockpile Excavation Subgrade.  
3. Seed piles with 1 lb. total annual ryegrass or remove from site within two days.

**FINAL GRADING**  
1. Remove unneeded subgrade from site.  
2. Call for inspection from the appropriate Municipal Agency having jurisdiction at least 2 days prior to finish.

**LANDSCAPING**  
1. Spread topsoil every other areas to be seeded. Hand rake soil.  
2. Broadcast 1 25lb. bag of Jonathan Green "Fastgrow" mix or equal over areas to be seeded.

**\*\*SEE SHEET SEP-1 FOR EXISTING CONDITIONS AND TREE REMOVALS AND SHEET SEP-3 FOR A VIEW OF THE ENTIRE PROPERTY AND PROPOSED DRIVEWAY\*\***

**ZONING DISTRICT:** R-2A  
**FIRE DISTRICT:** BANKSVILLE FIRE DEPARTMENT  
**SCHOOL DISTRICT:** BYRAM HILLS SCHOOL DISTRICT  
**WATERSHED:** INLAND LONG ISLAND SOUND BASIN



**LEGEND**

- UTILITY POLE
- SIGN POST
- HYDRANT
- WATER VALVE
- GAS VALVE
- LIGHT POLE
- GUY WIRES
- TELE. MANHOLE
- SEWER MANHOLE
- WATER MANHOLE
- ELECTRIC MANHOLE
- DRAIN MANHOLE
- MANHOLE
- ELECTRIC BOX
- EXISTING GRADE (102)
- PROPOSED GRADE
- 14 TREE
- SIZE
- TREE TO BE REMOVED
- SILT FENCE / AREA OF DISTURBANCE & CHAIN LINK FENCE (AS REQ'D BY MUNICIPALITY)

NO	DATE	DESC	BY
1	12/10/2021	9-23 COMM	GC

**STORMWATER & EROSION CONTROL SYSTEM DESIGN**

**OWNER:** LESLIE COHEN  
62 HORSESHOE HILL RD  
POUND RIDGE, NY 10576

**PROPERTY ADDRESS:** 1 GUION LANE  
BEDFORD, NY 10506

**1 Guion Lane**

**TAX MAP #:** Sec. 95.01 Block 2 Lot No. 10.3  
**LOCATED IN THE** TOWN OF NORTH CASTLE  
WESTCHESTER COUNTY, NEW YORK  
Map is filed in the Westchester County Clerk's office, Division of Land Records, on May 16, 2002 as R.O. Map number 28976.  
COPYRIGHT GABRIEL E. SENOR, P.C. 2016

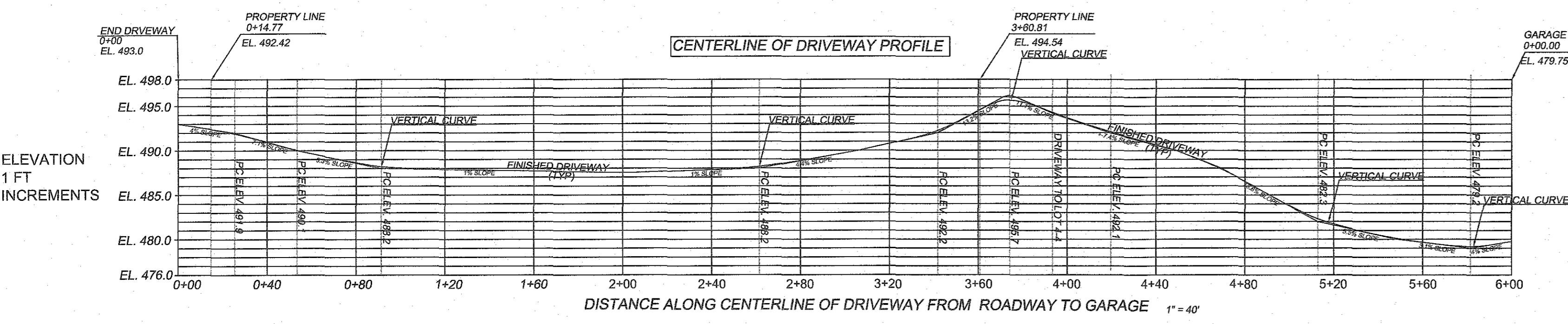
**GABRIEL E. SENOR, P.C.**  
CONSULTING ENGINEER - LAND SURVEYORS  
90 NORTH CENTRAL AVE., HARTSDALE, NEW YORK, 10530  
(914) 422-0070 FAX 422-3009

SCALE: 1" = 30'  
DATE: AUGUST 12, 2021  
DRAWN BY: GC. CHECKED BY: ES.

SW-1

**1 GUION LANE - S/B/L 95.01/2/10.3 - ZONING TABLE**

Zone - R-2A	Permitted (FT)	Proposed
Lot Area (SF)	87,120	125645.3
Net Lot Area (SF)	87,120	125315.3
Street Frontage (DRIVEWAY EASEMENT)	150	N/A
Lot Width	150	252
Lot Depth	150	402
Front Yard	50	85.6
Side Yard	30	67.4
Rear Yard	50	696.4
Building Height	30	30
Max Building Coverage (%)	8%	2.7%
Max Driveway Gradient (%)	14%	14.0%
Max Gross Land Coverage	16515.4	10741



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

CHRISTOPHER CARTHY, CHAIRMAN  
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION: \_\_\_\_\_

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

### GENERAL NOTES

- Gabriel E. Senor, P.C. is not responsible for construction supervision unless retained under separate contract.
- Gabriel E. Senor, P.C. must be notified prior to backfilling any storm water system for inspection if the Engineering Dept. will require a final letter of certification from the design engineer for the storm water approval, site work and drainage installation.
- Any changes made to these plans shall be approved by Gabriel E. Senor, P.C. Any changes must be filed and approved by the appropriate Department as amendments.
- Gabriel E. Senor, P.C. is not responsible for damages if changes are made and not approved as in item 1 above.
- All conditions, locations, dimensions and elevations shall be verified by the Contractor or Owner and must report all discrepancies to the Design Engineer prior to the start of construction.
- All work and materials shall comply with all applicable codes including, but not limited to the following: NYS Building Code, Local Zoning Code, ACI and AISI.
- The Contractor is responsible for all construction means and methods to implement the designs shown.
- Safety during construction is the responsibility of the Contractor and shall conform to all Local, State and Federal Agencies' requirements.
- The Contractor shall apply for and receive all necessary permits to perform the work shown on these plans prior to the start of construction.
- Final grading shall be sloped away from the building and foundations.
- Unless noted, all drainage piping on this plan is to be 6" rigid HDPE ASTM F810-07 or better.
- This storm water design plan is not designed to accept footing drains. Refer to Architectural plans for footing drain design. Do not connect footing drains or sump pumps to this surface water drainage system.
- If the drainage system is to be built in a filled area, the fill should be well drained material with a settling period of one to three months prior to the system installation. Additional percolation tests are required after the settling period and the system design will be revised as necessary.
- Proposed Silt Fence to be installed along existing and proposed contours.
- Orange Construction Fence to be installed along the limits of the proposed disturbance limits line.
- Roof leaders to be connected to the drainage system with 6" rigid HDPE pipe at 2% min. slope or as shown.
- The Contractor must submit a "Contractor Certification Statement" as per section 294-8 of the NYS DEC "Stormwater Pollution Prevention Plan" manual prior to the start of construction.
- If imported fill material is required, it shall be certified in writing by a New York State Licensed Professional Engineer as non-contaminated, clean fill suitable for the intended use. Percolation tests shall be performed by the Design Engineer to demonstrate that the stormwater management practice will draw down the entire water quality volume within 48 hours. The results of the percolation test (s) shall be submitted to the Municipal Engineer for review and approval.
- All proposed temporary seeding mixture shall be in accordance with the New York State Standards and Specifications for Urban Erosion Control, dated August 2005.
- New sewer laterals are required for all new construction. Laterals must be extra heavy cast iron or ductile iron pipe or as directed by Municipal Engineer.
- Connection permits are required from the Department of Public Works for Sewer, Water, and Storm Water System overflows.
- All trenches in the Municipality Right of Way must be backfilled with controlled density fill (k-crate) or as directed by Municipal Engineer.
- A street opening permit must be obtained from the Municipality, all work in the Right of Way and an inspection performed prior to back filling and final approvals.
- Replace or re-lay stone curb as directed by Municipal Engineer.
- A non-construction agreement for the treatment in Special Flood Hazard Zone must be signed and filed prior to the issuance of a C. of O. for properties subjected to flooding.
- Curb cut permit is required from the Department of Public Works. Curb cut maximum width is 18 feet.
- The contractor shall schedule with the Municipality a rough grading inspection prior to any framing of a building above the first floor braced building. Excess soils of significance shall be removed and disposed of upon completion of the rough grading.
- The structures for the storm water management system shall be installed at the earliest date possible when upon completion and inspection of the rough grading activities.
- The contractor shall secure a Street Opening Permit with the Municipality for all work to take place on the right of way including construction of a new driveway apron, and installation of new sewer laterals.
- If necessary, the Contractor shall secure a Tree Removal Permit with the Municipality prior to the commencement of construction activities.
- Contractor required to provide Dig Safe NY ticket prior to issuance of permits.

### POST CONSTRUCTION MAINTENANCE

POST CONSTRUCTION MAINTENANCE:

- Land Owner to visually inspect all stormwater structures for silt and debris during May and November of each year. Any silt and debris to be removed by jet vacuum if within 12" of lowest pipe invert (min 24" sump required).
- De-compaction of soils following construction is recommended. This will not only aid in the re-establishment of vegetation following construction, but will help to ensure that items areas previous in the future.
- Verification of the ownership of any tree designated to be removed near the property line prior to the tree removal.

### EROSION CONTROL NOTES

#### INSTALLATION & MAINTENANCE OF EROSION CONTROL

#### CONSTRUCTION SCHEDULE

NOTIFY APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 5 DAYS PRIOR TO START.

#### EROSION CONTROL MEASURES

- Install all erosion control measures prior to start of construction.
- Call for inspection from the appropriate Municipal Agency having jurisdiction at least 2 days prior to finish.

#### INSPECTION BY MUNICIPALITY

MAINTENANCE TO BE PERFORMED DURING ALL PHASES OF CONSTRUCTION

- After any rain causing runoff, Contractor to inspect all fences, etc. and remove any excessive sediment and inspect stockpiles and correct problems with seed establishment.
- Inspections shall be documented in writing and submitted to the appropriate Municipal Agency having jurisdiction.

#### STOCK PILING OF EXCAVATED MATERIAL

- Silt Topsoil and Stockpile.
- Stockpile Excavation Subgrade.
- Seed piles with 1 lb. total annual ryb or remove from site within two days.

#### INSPECTION BY MUNICIPALITY

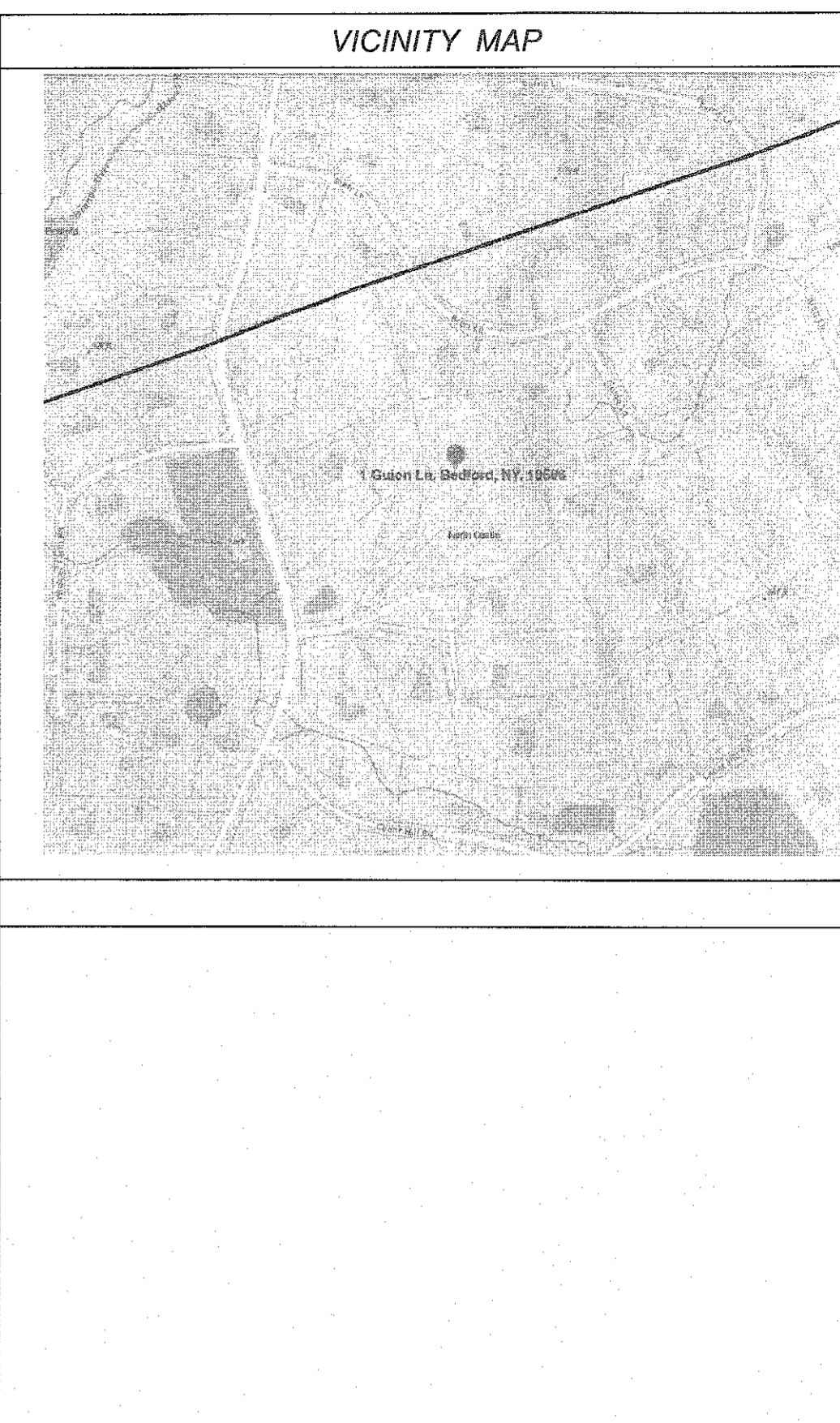
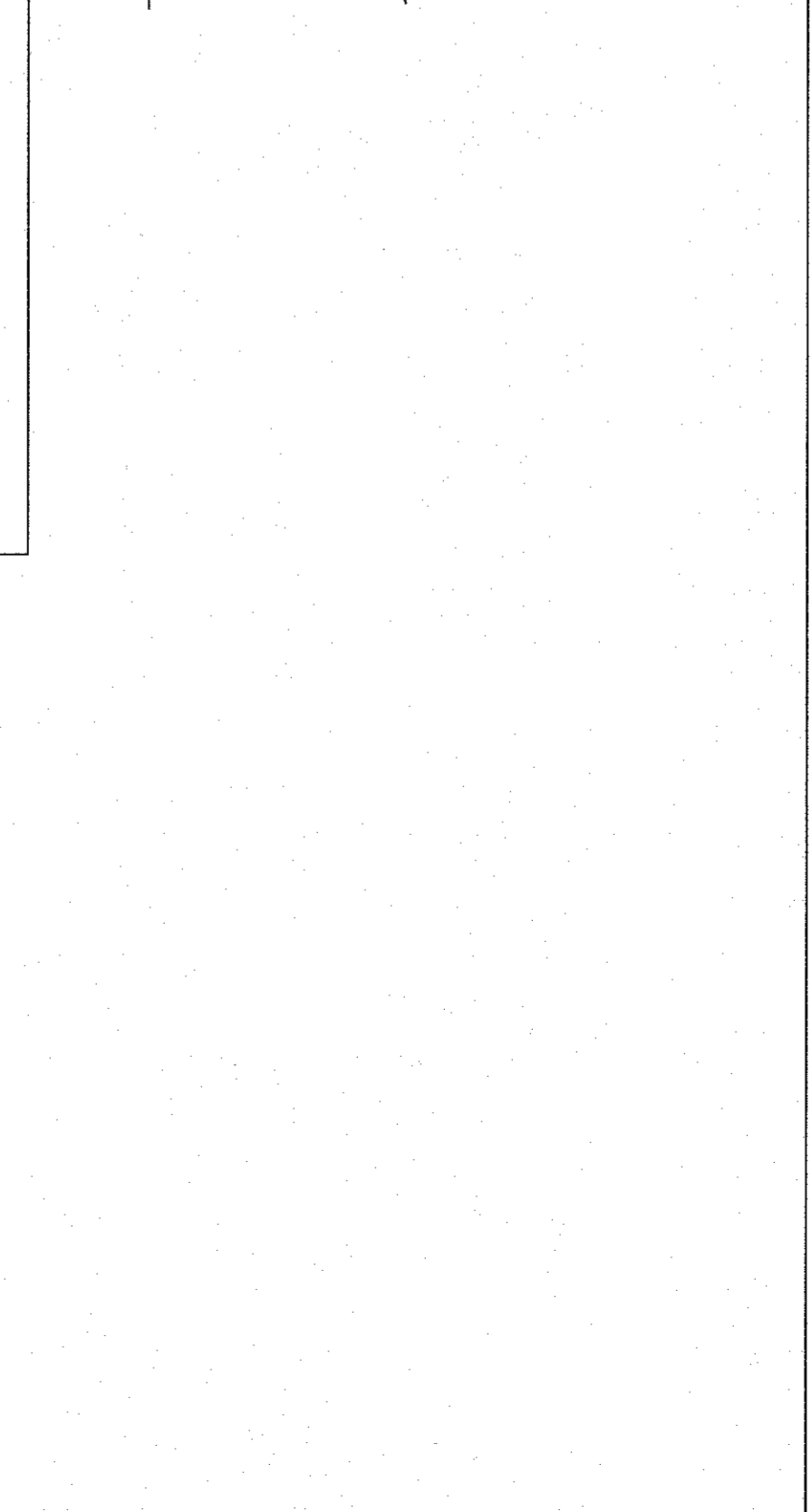
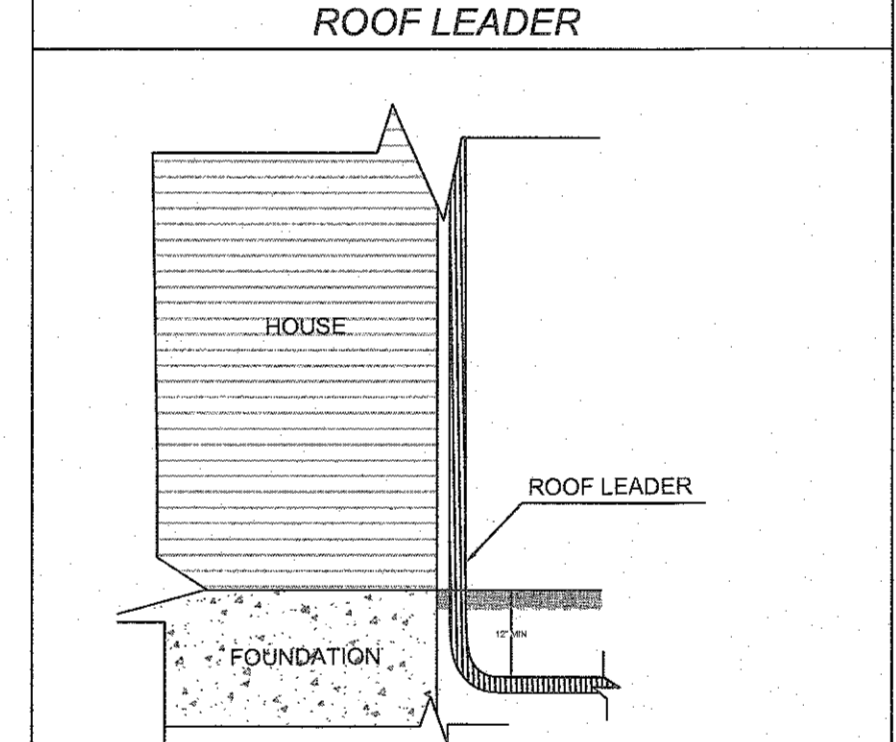
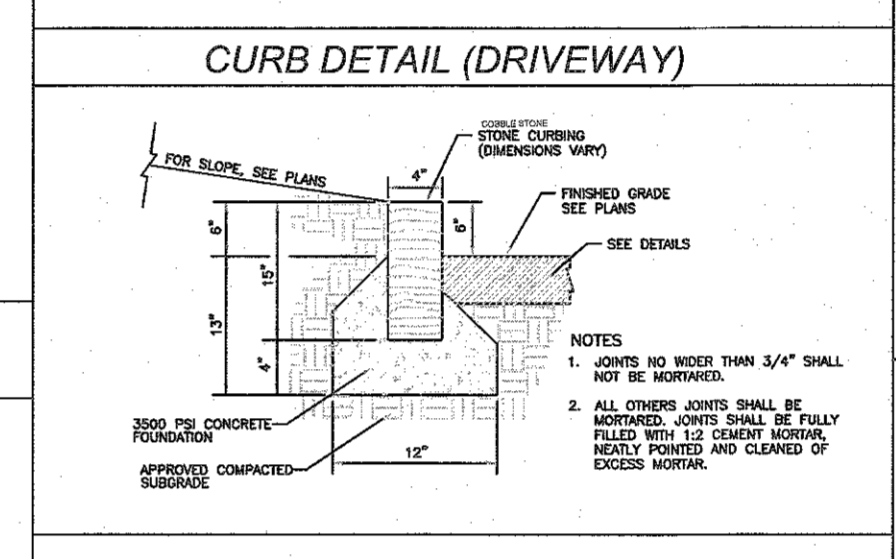
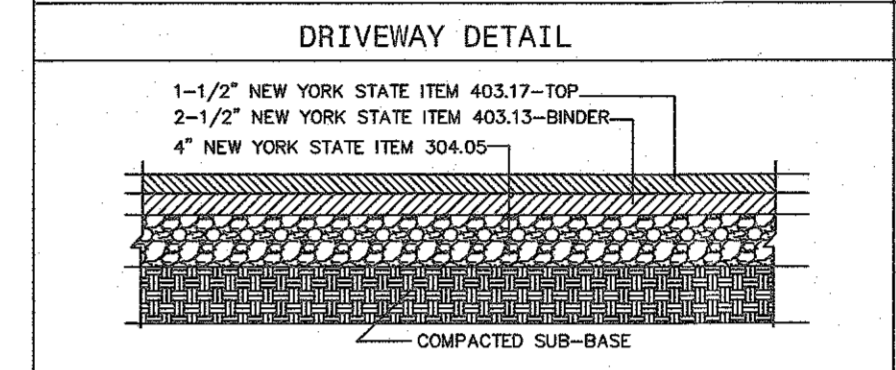
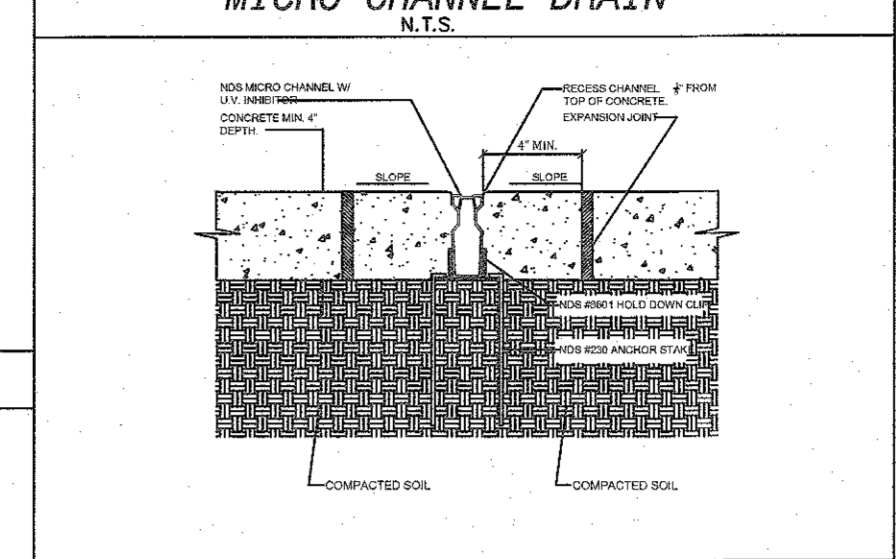
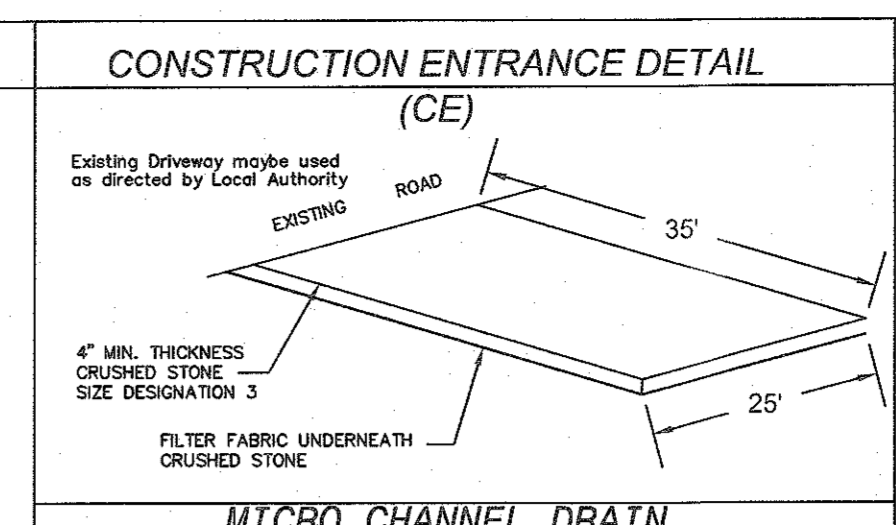
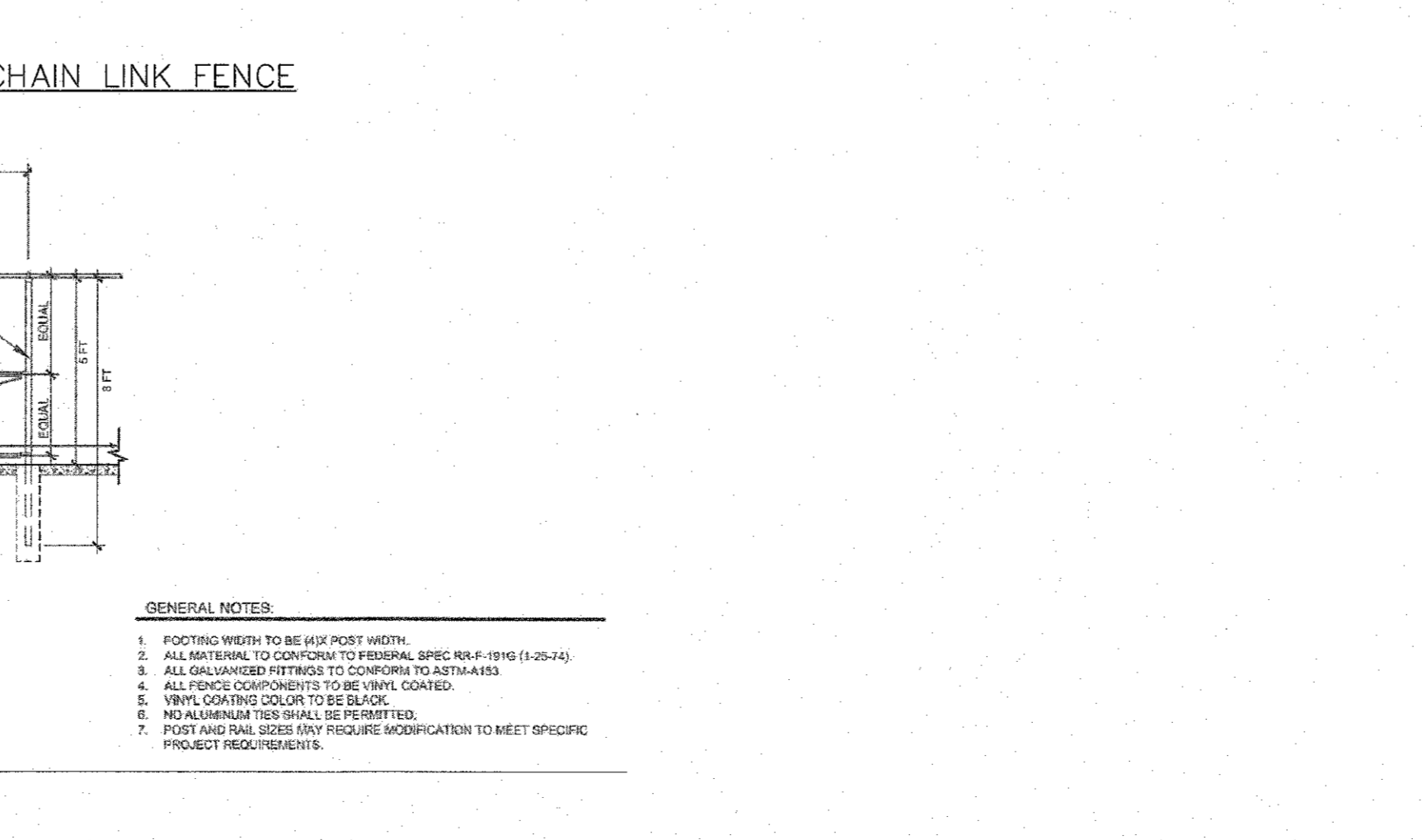
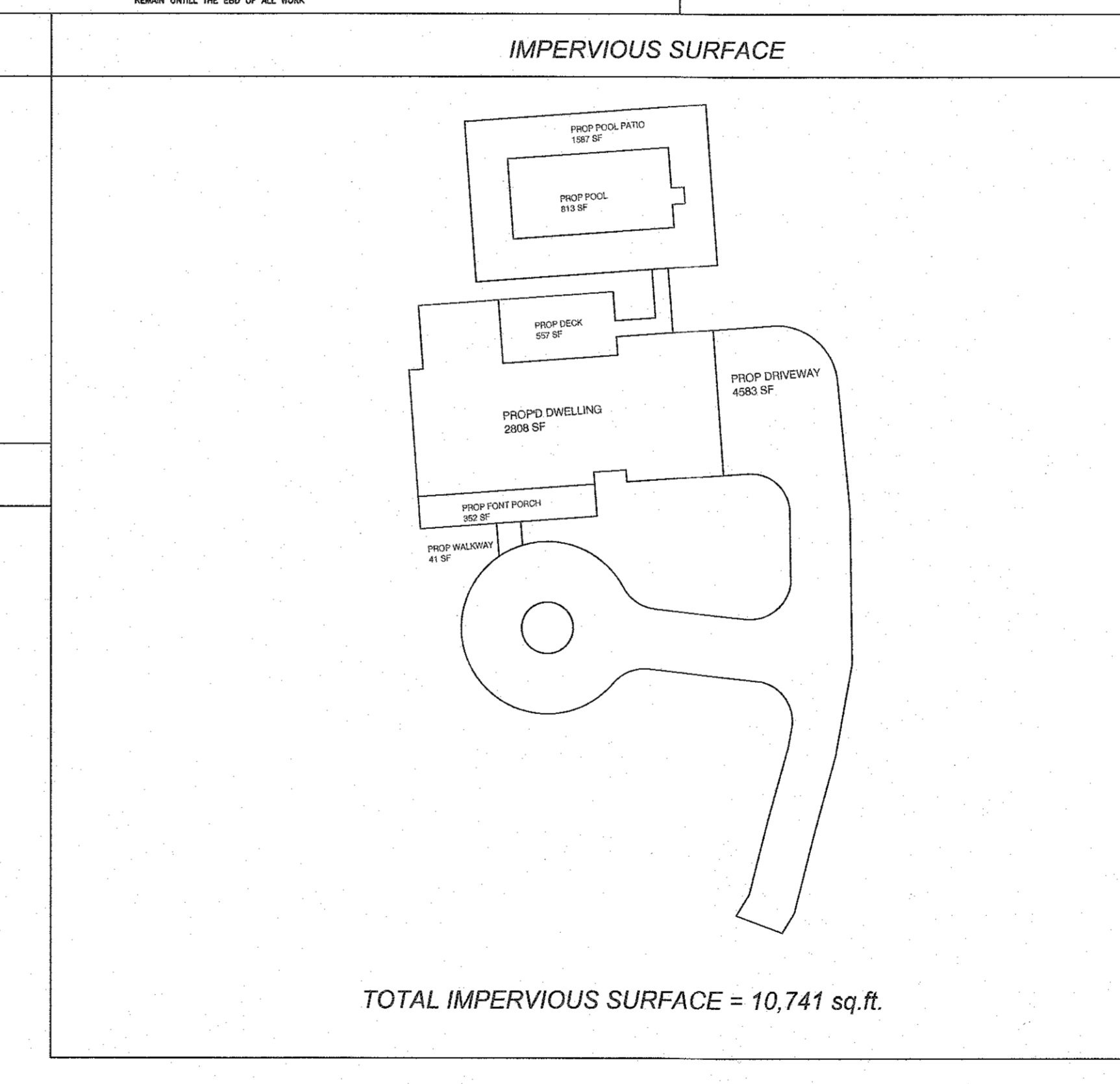
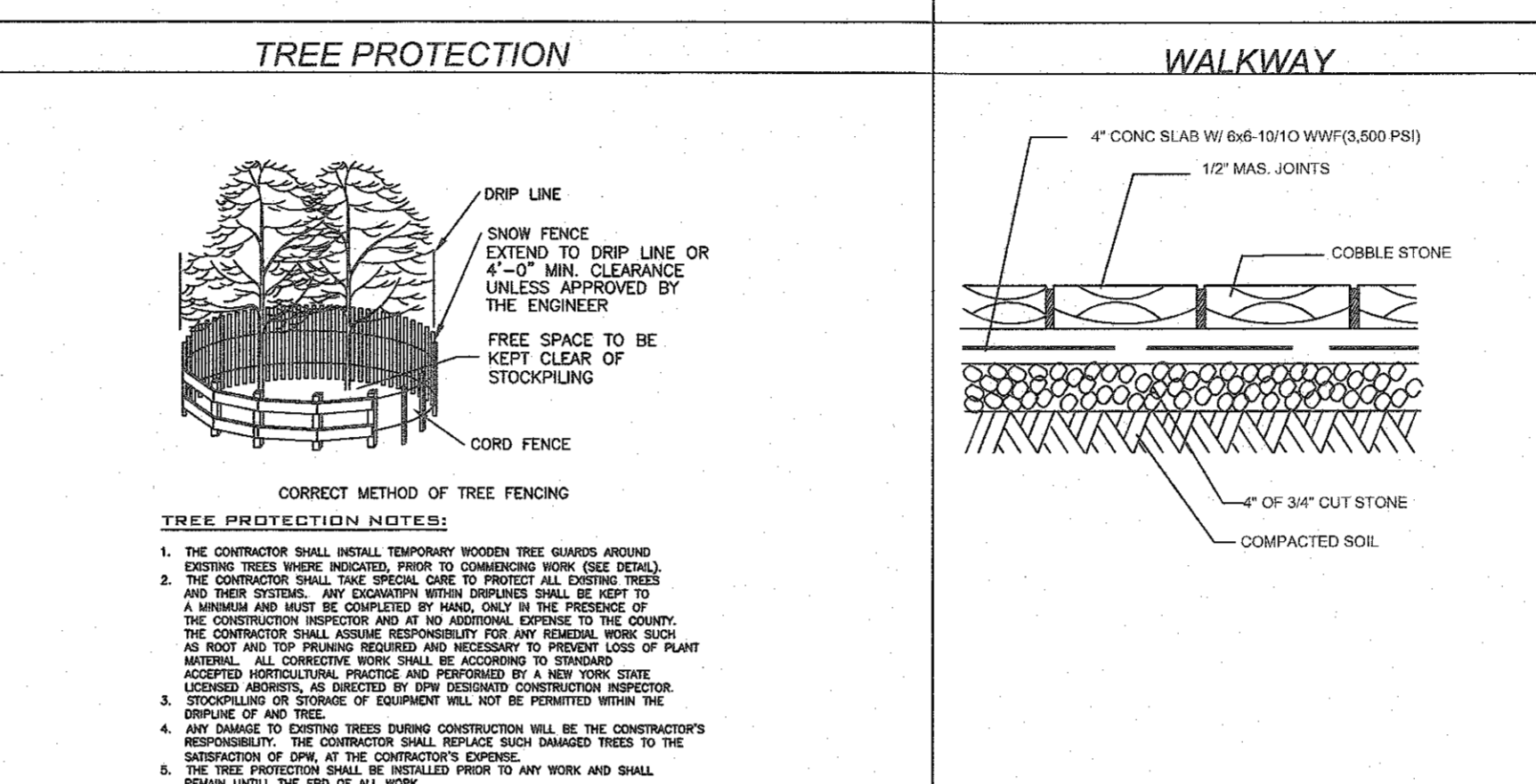
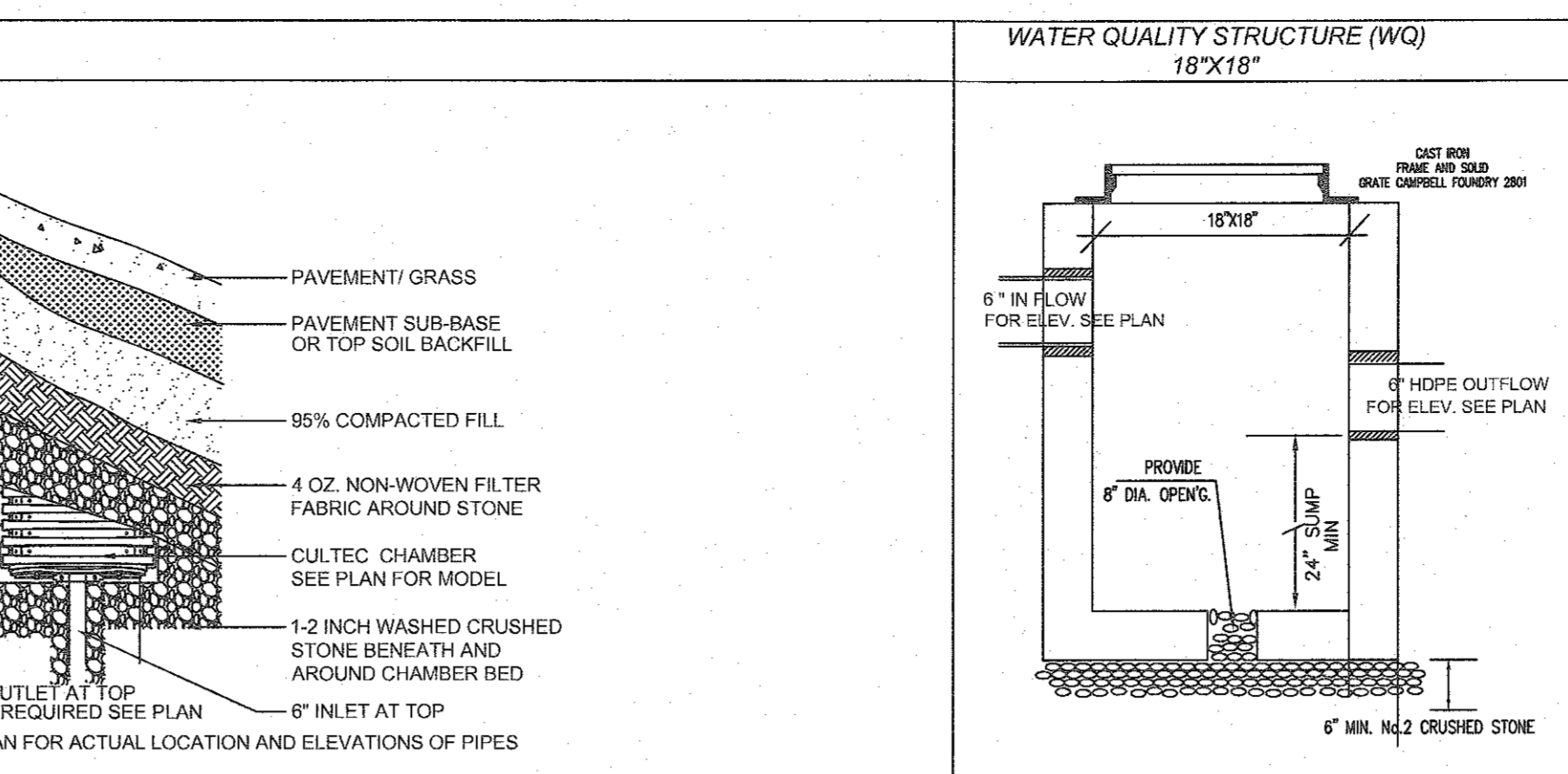
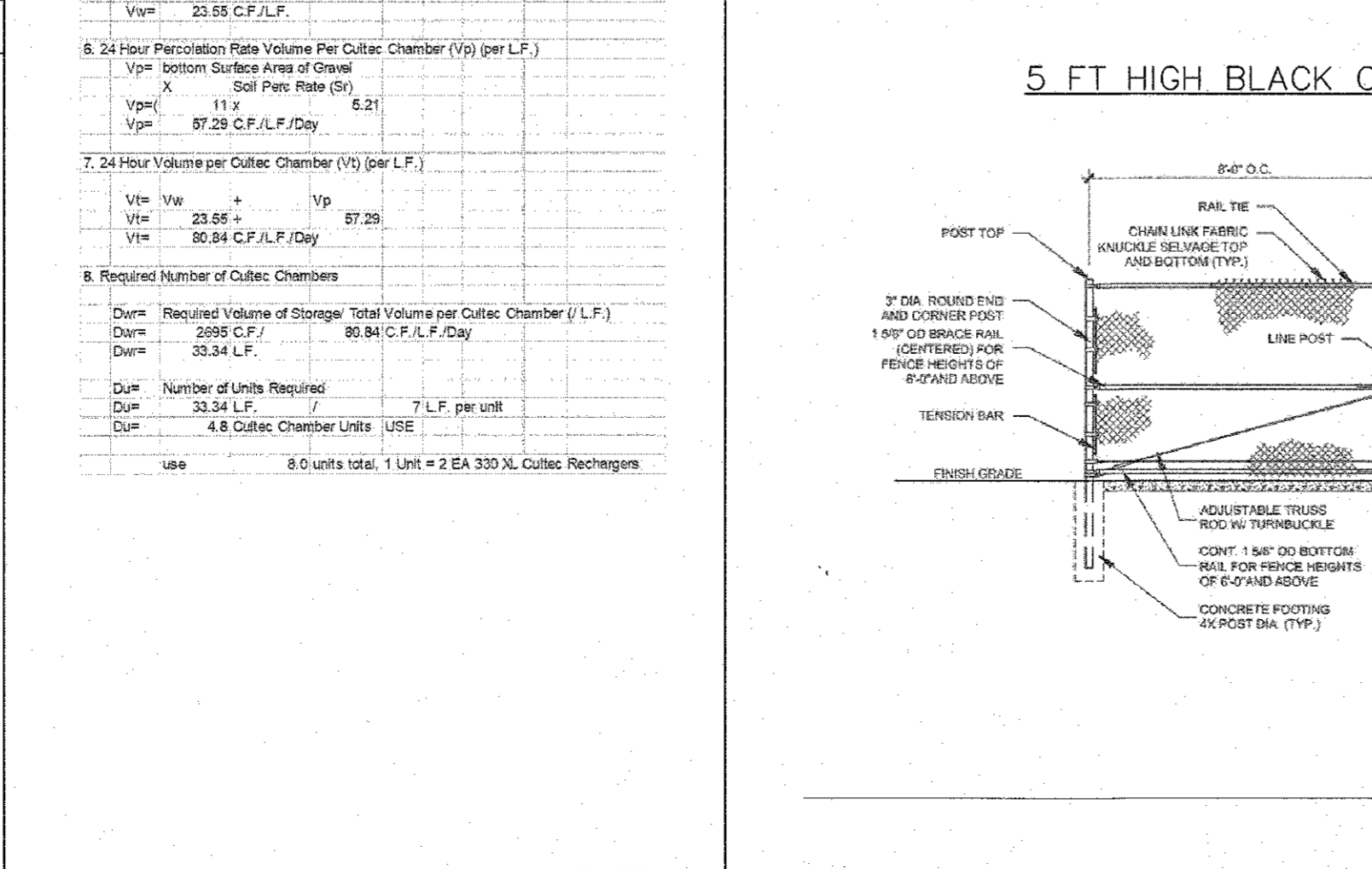
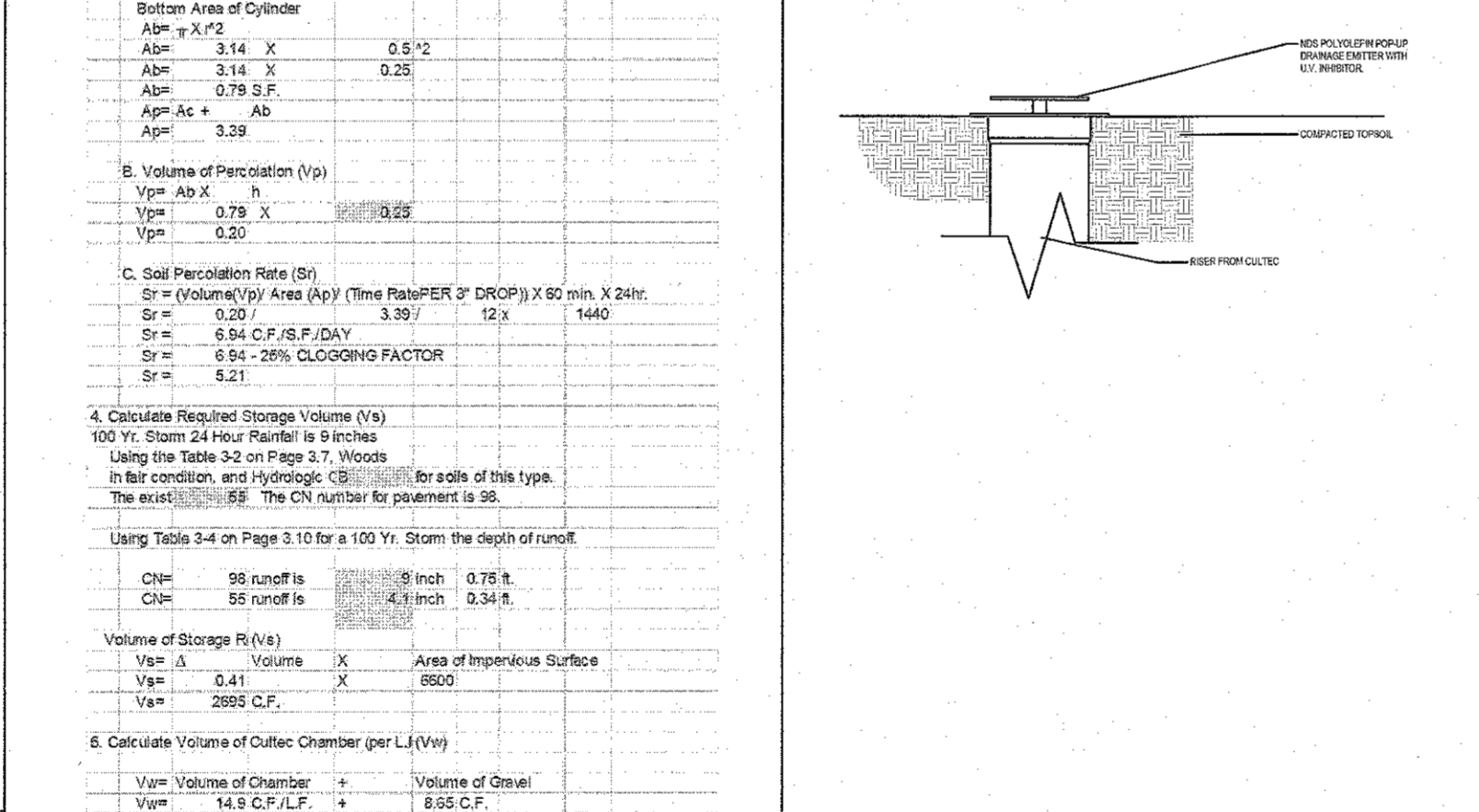
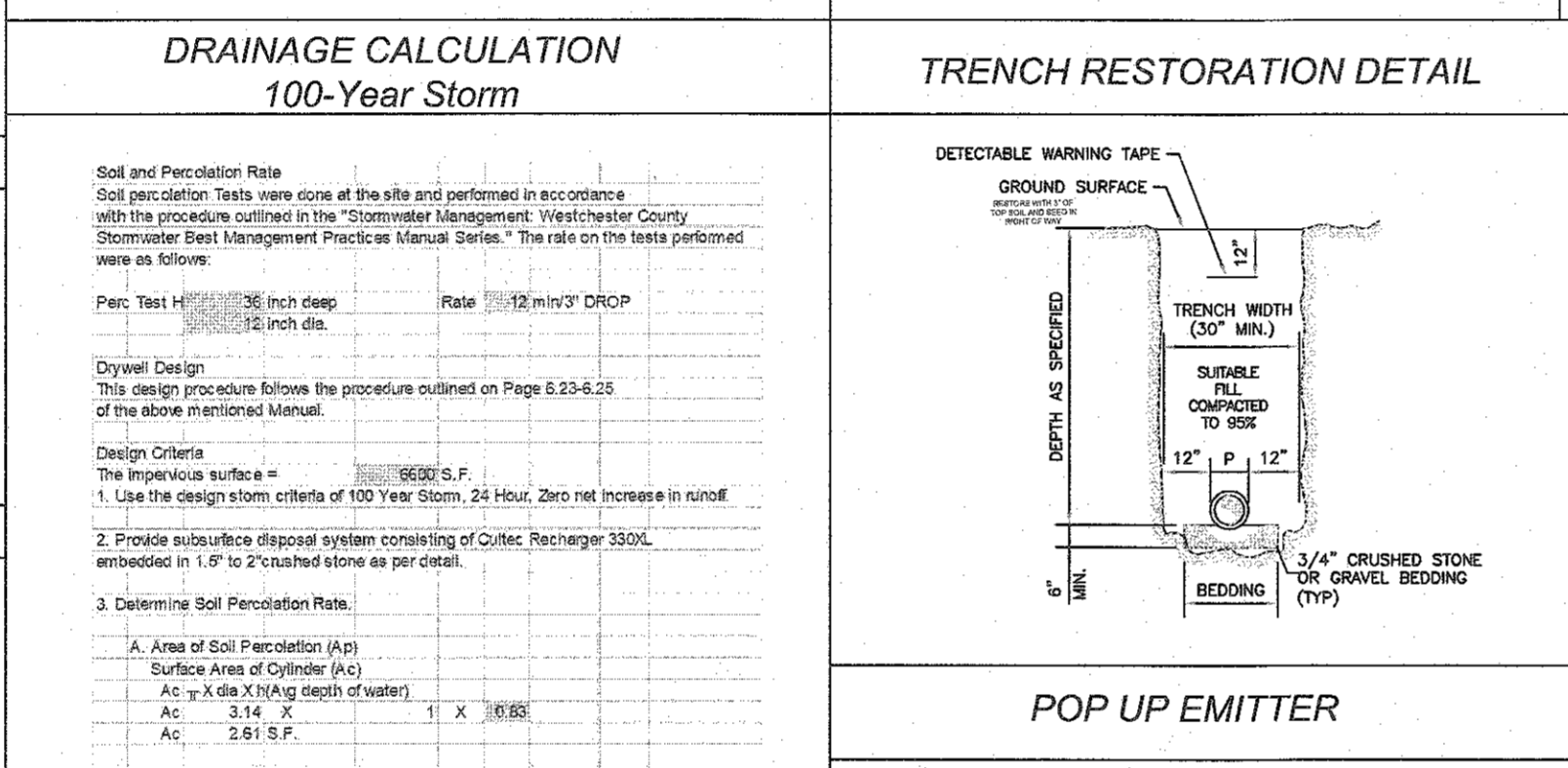
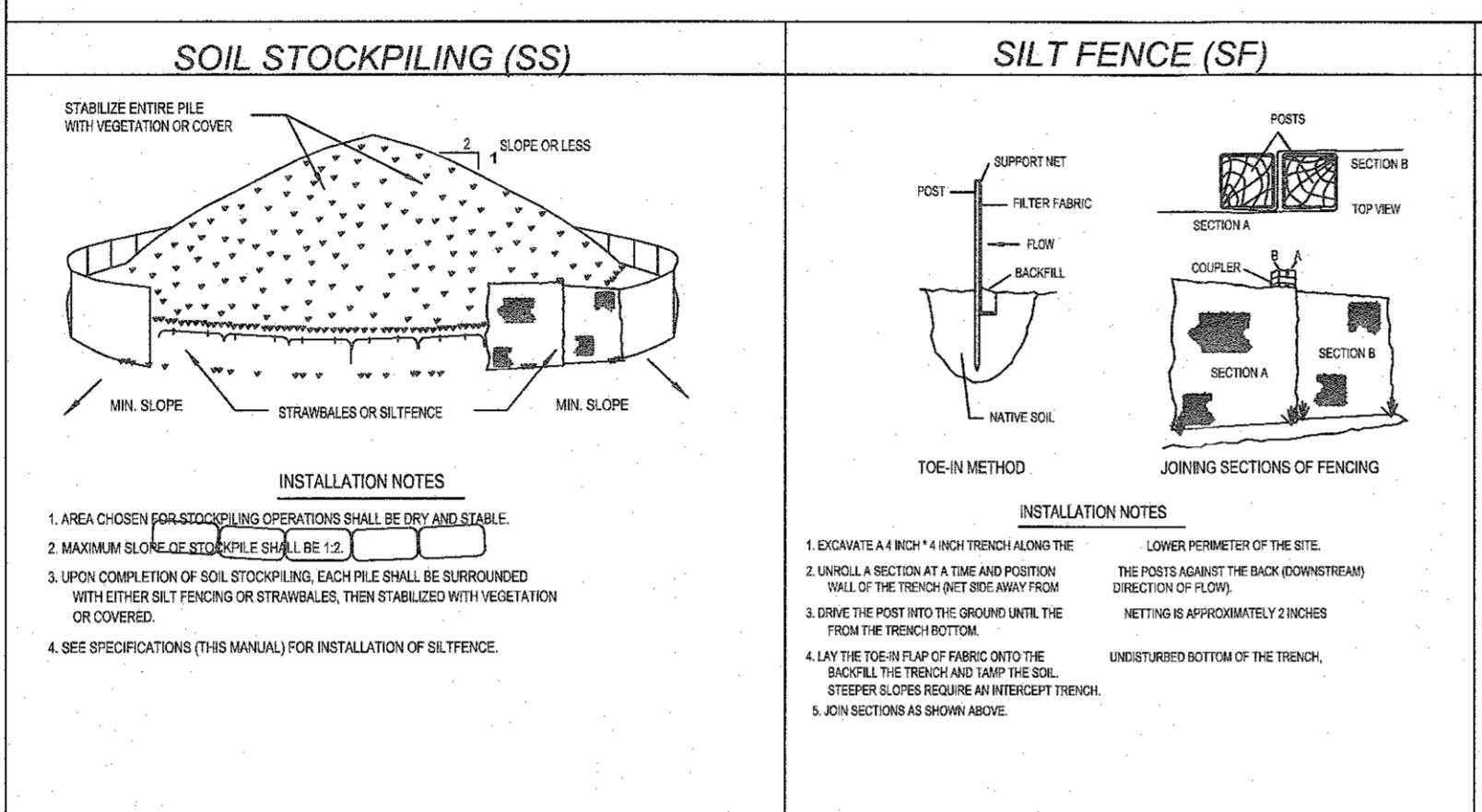
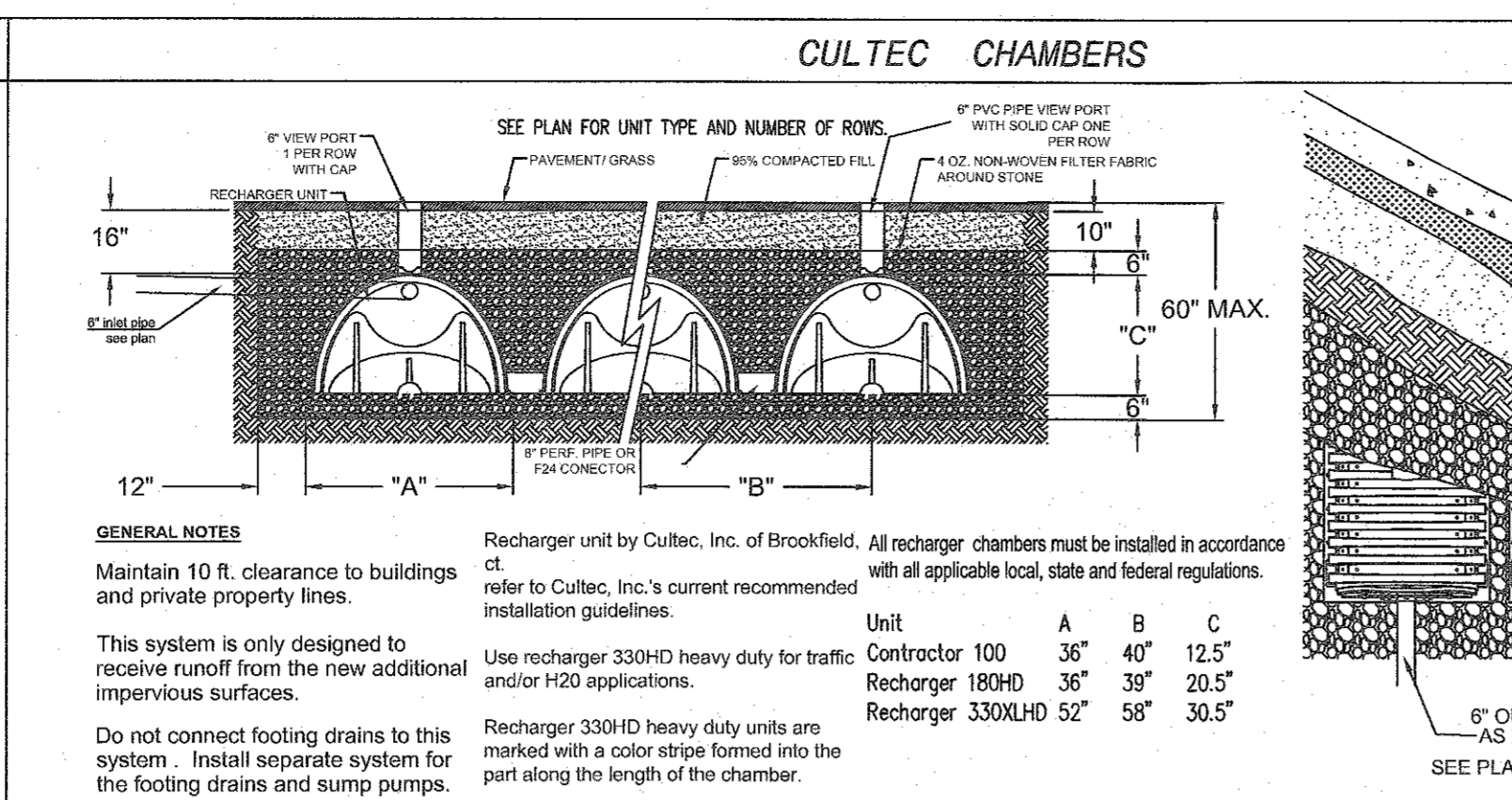
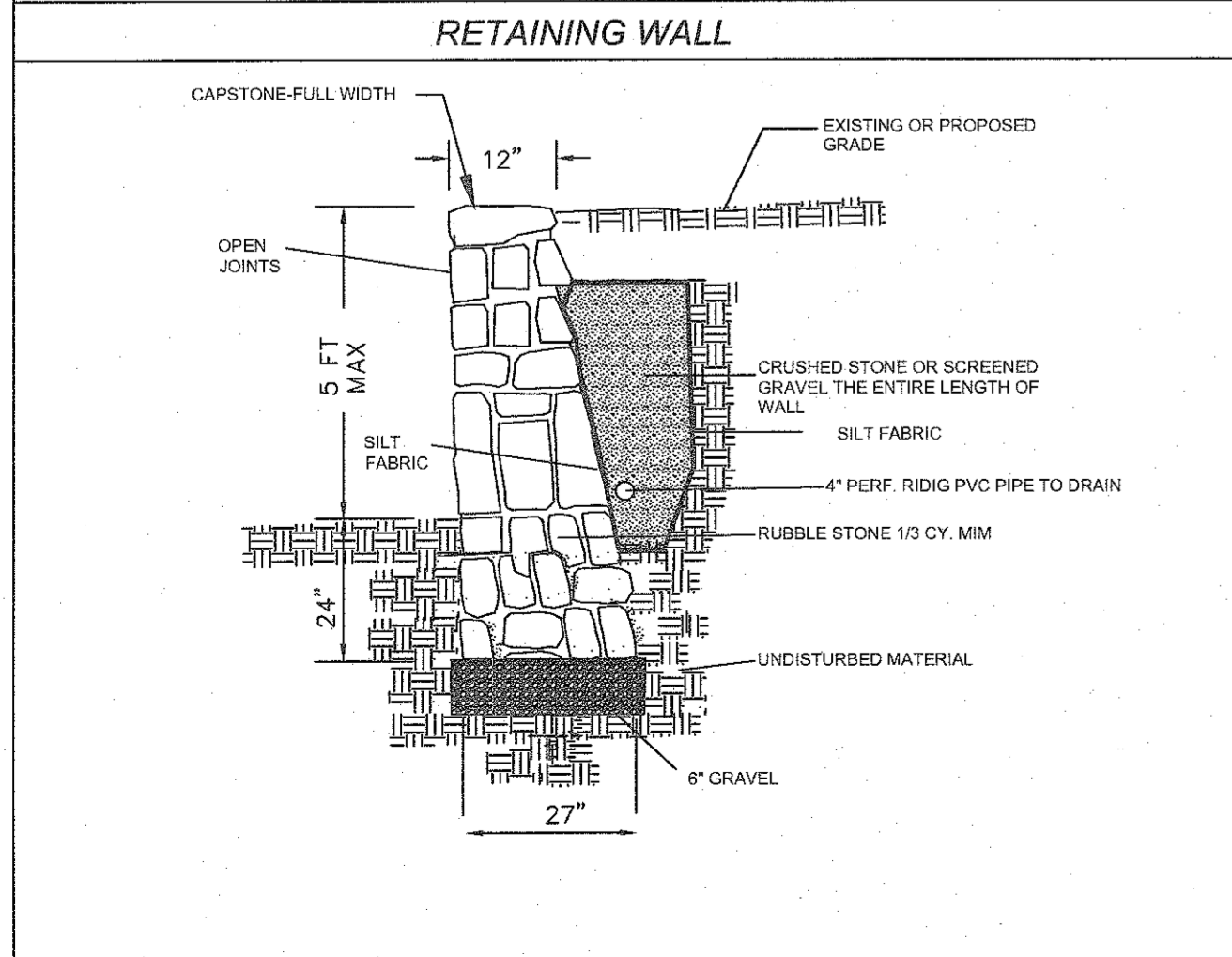
#### FINAL GRADING

- Remove unneeded subgrade from site.
- Call for inspection from the appropriate Municipal Agency having jurisdiction at least 2 days prior to finish.

#### INSPECTION BY MUNICIPALITY

#### LANDSCAPING

- Spread topsoil evenly over areas to be seeded. Hand rake level.
- Broadcast 1 25lb. bag of Jonathan Green "Fastgrow" mix or equal over areas to be seeded.



### LEGEND

UTILITY POLE	SEWER MANHOLE
SIGN POST	WATER MANHOLE
HYDRANT	ELECTRIC MANHOLE
WATER VALVE	DRAIN MANHOLE
GAS VALVE	MANHOLE
LIGHT POLE	ELECTRIC BOX
GUY WIRES	EXISTING GRADE (102)
TELE. MANHOLE	PROPOSED GRADE
SILT FENCE / AREA OF DISTURBANCE & CHAIN LINK FENCE (AS REQ'D BY MUNICIPALITY)	14 TREE SIZE
	TREE TO BE REMOVED

1	12/10/2021	9-23 COMM	GC
NO	DATE	DESC	BY
REVISIONS			

### STORMWATER & EROSION CONTROL SYSTEM DESIGN

#### "STORMWATER DETAILS"

OWNER: LESLIE COHEN  
62 HORSESHOE HILL RD  
POUND RIDGE, NY 10576

PROPERTY ADDRESS: 1 GUION LANE  
BEDFORD, NY 10506

1 Guion Lane

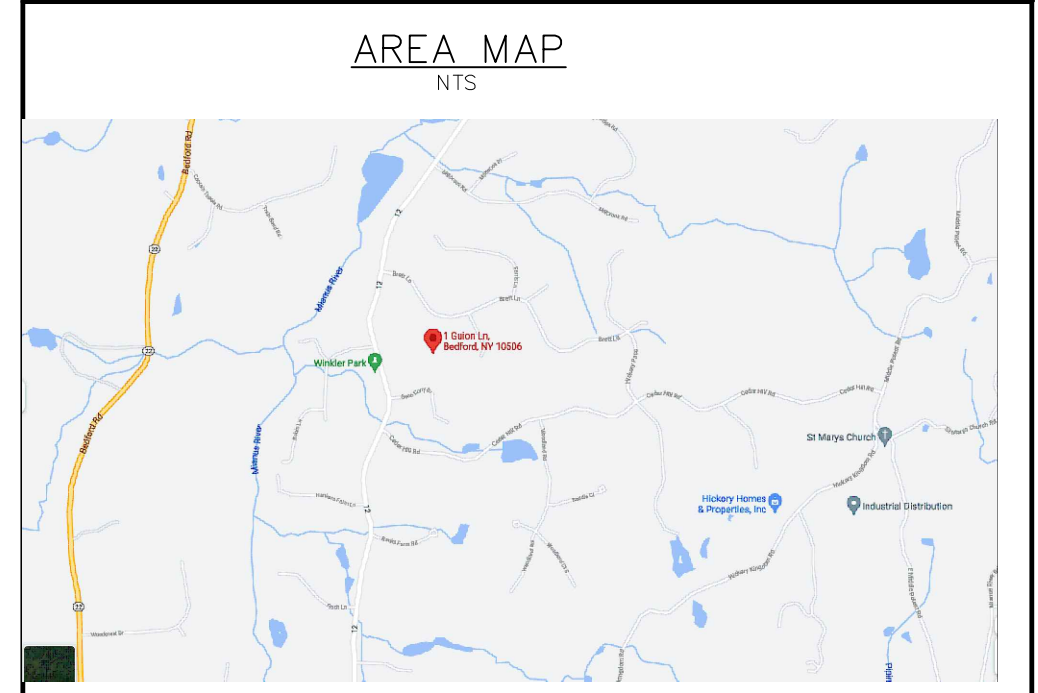
TAX MAP #: Sec. 95.01 Block 2 Lot No. 10.3  
LOCATED IN THE TOWN OF NORTH CASTLE  
WESTCHESTER COUNTY, NEW YORK

Map is filed in the Westchester County Clerk's office, Division of Land Records, on May 16, 2002 as P.O. Map number 29978.

COPYRIGHT GABRIEL E. SENOR, P.C. 2011

GABRIEL E. SENOR, P.C.  
CONSULTING ENGINEER LAND SURVEYORS  
90 NORTH CENTRAL AVE., HARTSDALE, NEW YORK, 10530  
(914) 422-0070 FAX 422-3009

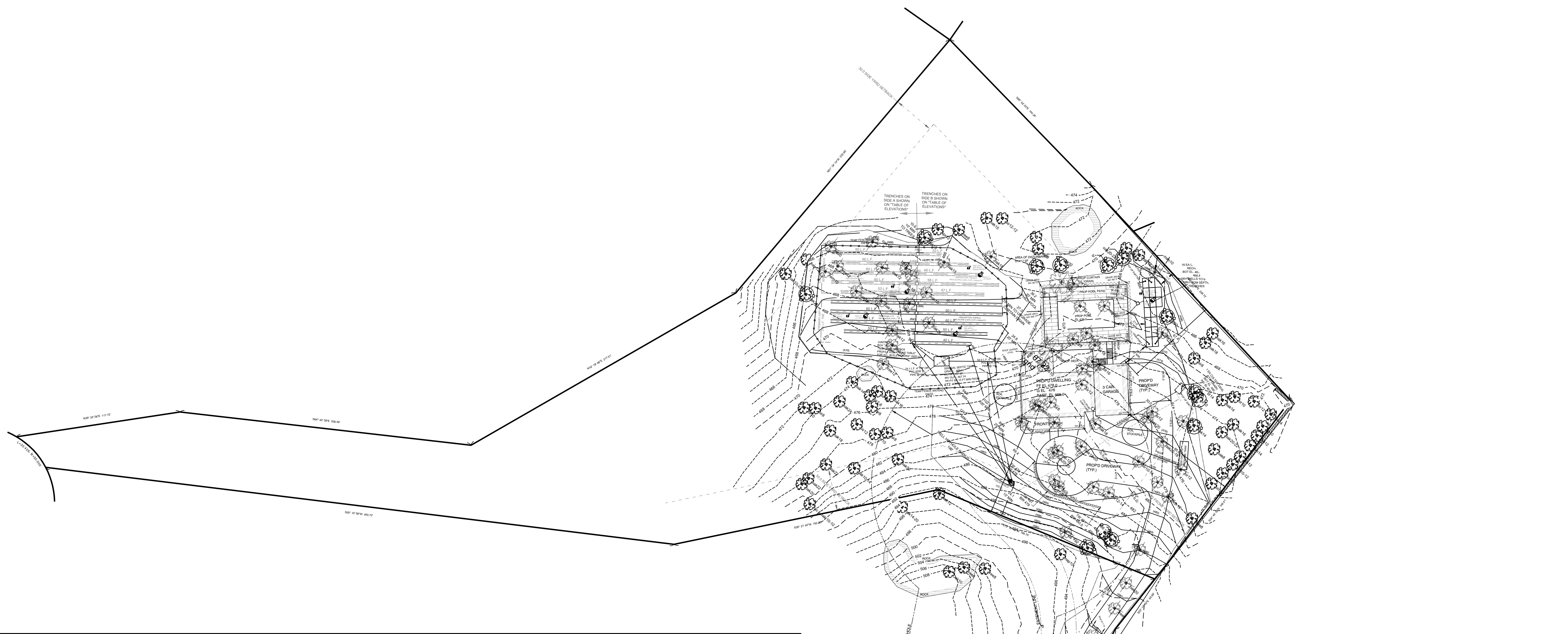
SCALE: NONE  
DATE: AUGUST 12, 2021  
DRAWN BY: GC CHECKED BY: ES.  
SW-2



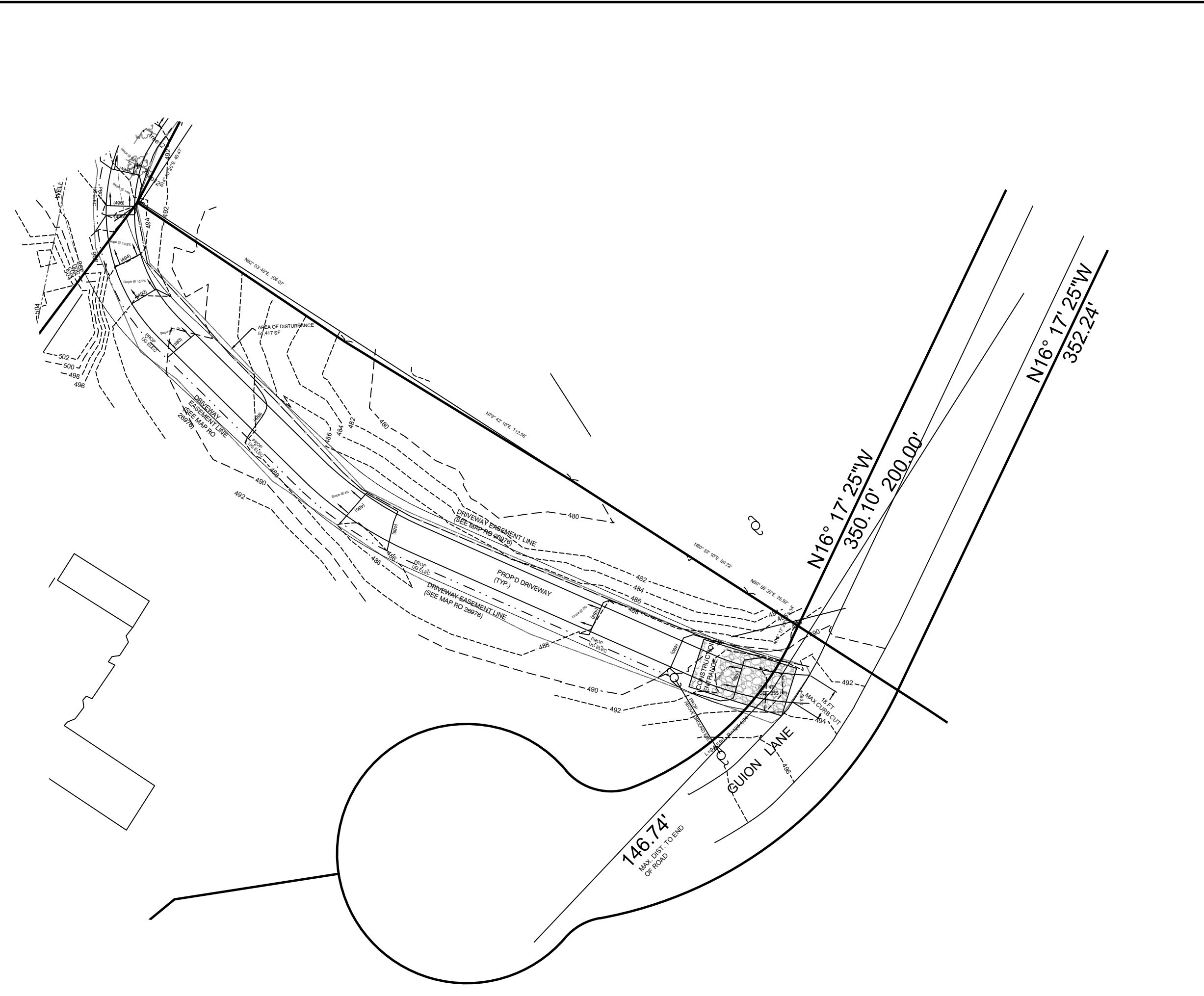
PROPERTY IS AT THE DEAD END OF GUION LANE

**LEGEND**

⊕ UTILITY POLE	⊙ SEWER MANHOLE
— SIGN POST	⊕ WATER MANHOLE
⊕ HYDRANT	⊕ ELECTRIC MANHOLE
· WATER VALVE	⊕ DRAIN MANHOLE
· GAS VALVE	⊕ MANHOLE
· LIGHT POLE	⊕ ELECTRIC BOX
⊕ GUY WIRES	--- 102 --- EXISTING GRADE (102)
⊕ TELE. MANHOLE	--- PROPOSED GRADE
SF—SF—SF— SILT FENCE / AREA OF DISTURBANCE & CHAIN LINK FENCE (AS REQ'D BY MUNICIPALITY)	⊕ 14 TREE SIZE
PT PERC TEST	⊕ TREE TO BE REMOVED
TP TEST PIT	
— 484 — EXIST CONTOUR	
(484) PROP CONTOUR	



SIGHT DISTANCE MAP  
1" = 40'



ZONING DISTRICT: R-2A  
 FIRE DISTRICT: BANKSVILLE FIRE DEPARTMENT  
 SCHOOL DISTRICT: BYRAM HILLS SCHOOL DISTRICT  
 WATERSHED: INLAND LONG ISLAND SOUND BASIN

**SITE PLAN  
SIGHT DISTANCE PLAN**

**OWNER:** LESLIE COHEN  
 62 HORSESHOE HILL RD  
 POUND RIDGE, NY 10576

**PROPERTY ADDRESS:** 1 GUION LANE  
 BEDFORD, NY 10506

**1 Guion Lane**

**TAX MAP #:**  
 Sec. 95.01 Block 2 Lot No. 10.3

**LOCATED IN THE**  
 TOWN OF NORTH CASTLE  
 WESTCHESTER COUNTY, NEW YORK

Map is filed in the Westchester County Clerk's office, Division of Land Records, on May 16, 2002 as R.O. Map number 26976.

**GABRIEL E. SENOR, P.C.**  
 CONSULTING ENGINEER • LAND SURVEYORS  
 90 NORTH CENTRAL PARK AVE., HARTSDALE, NEW YORK, 10530  
 (914) 422-0070 FAX 422-3009

**REVISIONS**


SCALE: 1"=40'

DATE: AUGUST 10, 2021

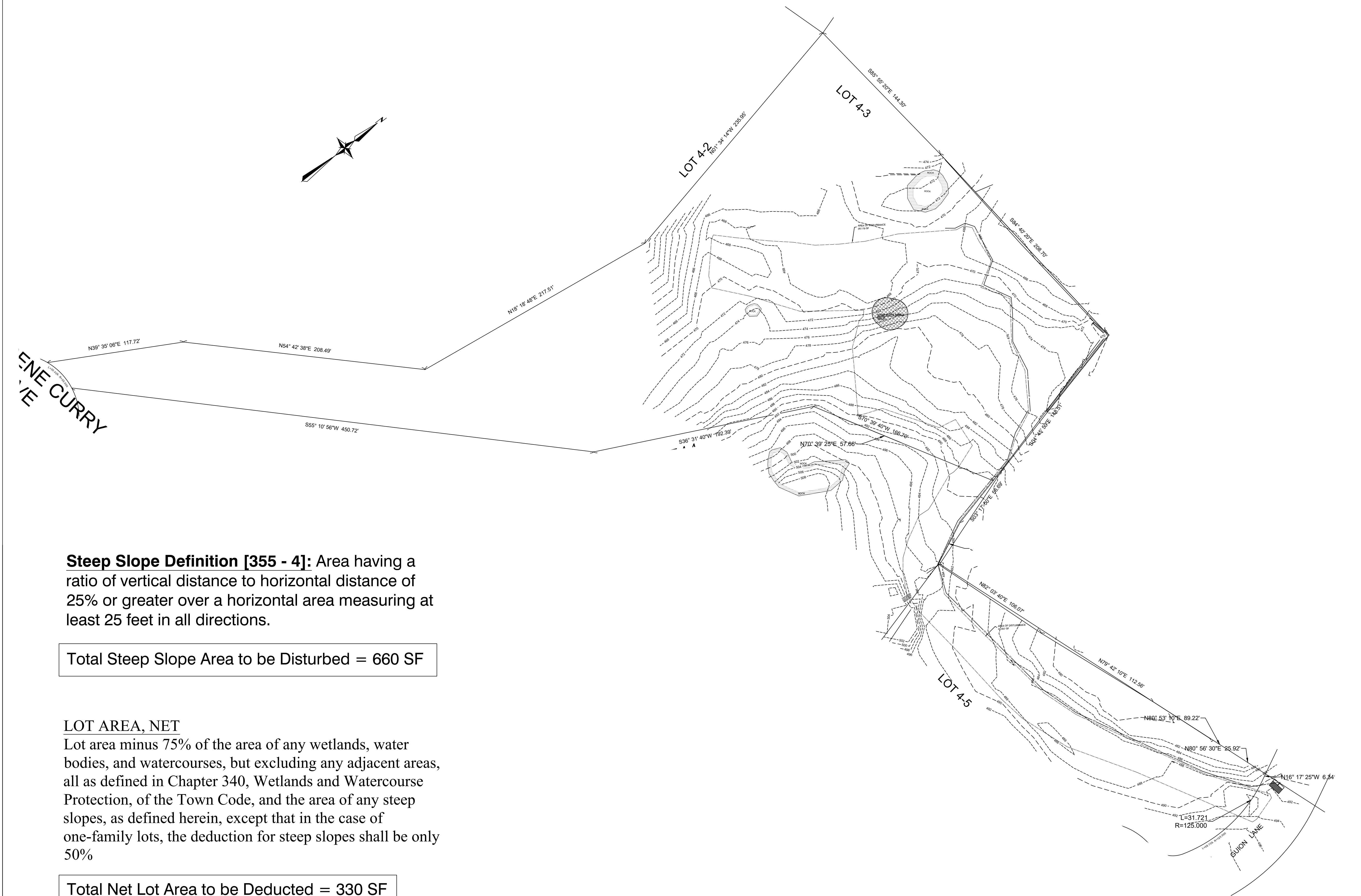
DRAWN BY GC	CHECKED BY: ES
----------------	-------------------

DWG NO.

**SW-2**

SHEET 2 OF 4





**Steep Slope Definition [355 - 4]:** Area having a ratio of vertical distance to horizontal distance of 25% or greater over a horizontal area measuring at least 25 feet in all directions.

Total Steep Slope Area to be Disturbed = 660 SF

**LOT AREA, NET**  
 Lot area minus 75% of the area of any wetlands, water bodies, and watercourses, but excluding any adjacent areas, all as defined in Chapter 340, Wetlands and Watercourse Protection, of the Town Code, and the area of any steep slopes, as defined herein, except that in the case of one-family lots, the deduction for steep slopes shall be only 50%

Total Net Lot Area to be Deducted = 330 SF

ZONING DISTRICT: R-2A  
 FIRE DISTRICT: BANKSVILLE FIRE DEPARTMENT  
 SCHOOL DISTRICT: BYRAM HILLS SCHOOL DISTRICT  
 WATERSHED: INLAND LONG ISLAND SOUND BASIN

PROPERTY IS AT THE DEAD END OF GUION LANE

**LEGEND**

⊕ UTILITY POLE	⊙ SEWER MANHOLE
— SIGN POST	⊙ WATER MANHOLE
⊕ HYDRANT	⊙ ELECTRIC MANHOLE
· WATER VALVE	⊙ DRAIN MANHOLE
· GAS VALVE	⊙ MANHOLE
· LIGHT POLE	⊕ ELECTRIC BOX
⊕ GUY WIRES	--- EXISTING GRADE (102)
⊕ TELE. MANHOLE	--- PROPOSED GRADE (102)
SF — SF — SF —	⊕ 14 TREE
SILT FENCE / AREA OF DISTURBANCE & CHAIN LINK FENCE (AS REQ'D BY MUNICIPALITY)	⊕ TREE TO BE REMOVED
PERC TEST	⊕ PT
TEST PIT	⊕ TP
— 484 —	EXIST CONTOUR
(484)	PROP CONTOUR

**STEEP SLOPE ANALYSIS**

**OWNER:** LESLIE COHEN  
 62 HORSESHOE HILL RD  
 POUND RIDGE, NY 10576

**PROPERTY ADDRESS:** 1 GUION LANE  
 BEDFORD, NY 10506

**1 Guion Lane**  
 TAX MAP #: Sec. 95.01 Block 2 Lot No. 10.3  
 LOCATED IN THE TOWN OF NORTH CASTLE  
 WESTCHESTER COUNTY, NEW YORK

Map is filed in the Westchester County Clerk's office, Division of Land Records, on May 15, 2002 as R.O. Map number 26976.

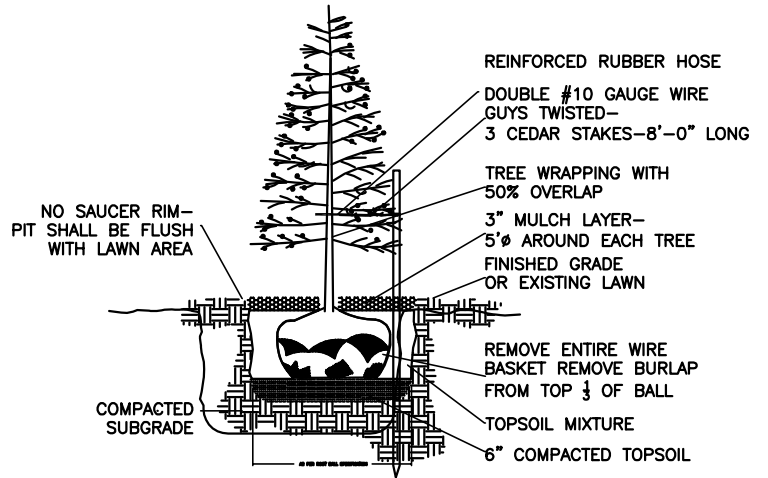
**GABRIEL E. SENOR, P.C.**  
 CONSULTING ENGINEER • LAND SURVEYORS  
 90 NORTH CENTRAL PARK AVE., HARTSDALE, NEW YORK, 10530  
 (914) 422-0070 FAX 422-3009

**REVISIONS**  
 UNAUTHORIZED ALTERATION OR ADDITIONS TO THIS MAP IS A VIOLATION OF SECTION 7209 SUB-SECTION 2. OF THE NEW YORK STATE EDUCATION LAW.

SCALE: 1"=40'	
DATE: DECEMBER 20, 2021	
DRAWN BY: GCGC	CHECKED BY: ES ES
DWG NO.	
SS-1	
SHEET 1 OF 5	

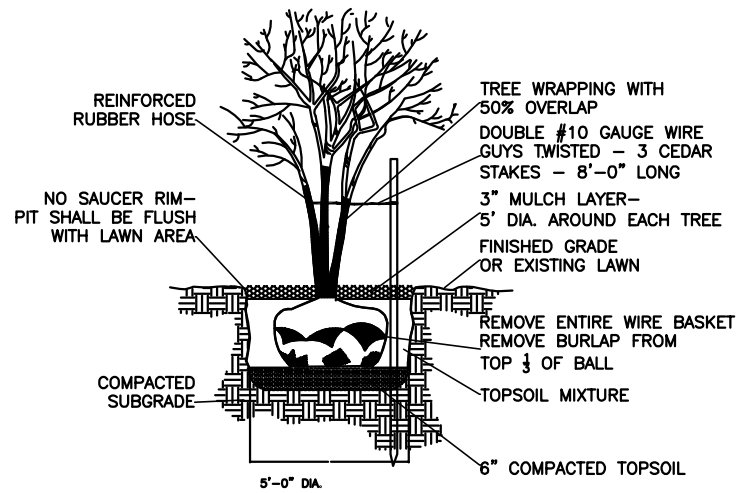
**PLANTING NOTES**

1. PROTECT ALL EXISTING VEGETATION TO BE PROTECTED FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION
2. PRIOR TO PLANTING ALL UTILITIES ARE TO LOCATED AND MARKED ON SITE
3. IT IS THE INTENT OF THIS CONTRACT TO AVOID ANY DISTURBANCE TO EXISTING VEGETATION ON THE SITE OTHER THAN THOSE SPECIFICALLY DESIGNATED FOR REMOVAL. ADJUSTMENTS SHALL BE MADE IN THE FIELD AT THE DIRECTION OF THE LANDSCAPE ARCHITECT
4. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED
5. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF MECHANICAL EQUIPMENT AND UTILITIES EXISTING OR PROPOSED IN THE AREAS TO BE PLANTED AND SHALL, WHERE NECESSARY, RELOCATE PLANTS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT
6. QUANTITIES GIVEN IN THE PLANT LIST ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE LIST AND SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIALS REQUIRED TO COMPLETE THE PLANS
7. THE CONTRACTOR SHALL VERIFY ALL GRADES, DIMENSIONS, AND EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT
8. LOCATIONS OF NEW PLANTS SHALL BE STAKED AND/OR PLACED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK
9. ALL PLANTS SHALL BE SUBJECT TO THE LANDSCAPE ARCHITECT'S INSPECTION AND APPROVAL AT THE NURSERY AND AT THE SITE BEFORE ANY PLANTING WORK IS BEGUN
10. ALL BEDS AND TREE SAUCERS AND OTHER AREAS NOTED SHALL RECEIVE THREE (3) INCHES OF APPROVED MULCH (SHREDDED CEDAR BARK)
11. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM TIME OF LANDSCAPE ARCHITECT'S FINAL WRITTEN APPROVAL AND AS NOTED IN SPECIFICATIONS
12. CONTRACTOR TO COORDINATE PLANTING, SEEDING, AND TREE WORK WITH OTHER TRADES
13. CONTRACTOR RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED
14. CONTRACTOR RESPONSIBLE FOR RESTORING ALL AREAS DISTURBED DUE TO PLANTING OPERATIONS



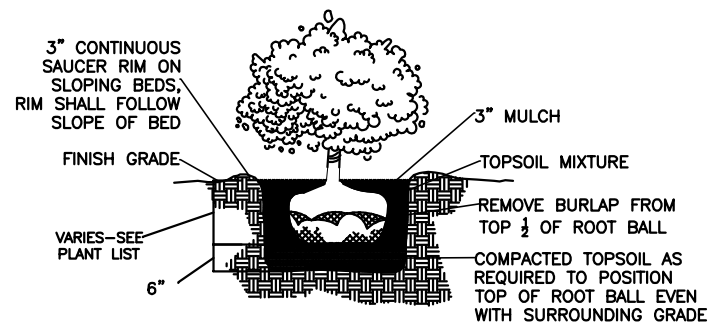
**EVERGREEN TREE PLANTING**

Not To Scale



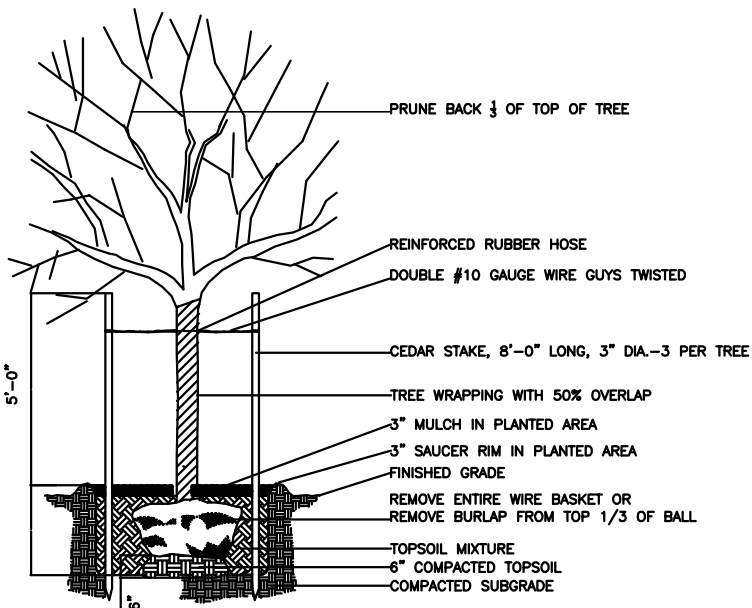
**MINOR DECIDUOUS TREE PLANTING**

Not To Scale



**SHRUB PLANTING DETAIL**

Not To Scale



**MAJOR DECIDUOUS TREE PLANTING**

Not To Scale

**GENERAL RANGE OF SOIL MODIFICATIONS  
VARIOUS SOIL CONDITIONS**

Post Construction Soil Condition	Type of Preparation Required
Good Soil (not previously graded or compacted, topsoil layer intact)	Loosen the existing soils to the widths and depths as indicated in plans, details and/or specifications
Compacted Soil (Not previously graded, topsoil layer disturbed but not eliminated)	Loosen the existing soils to the widths and depths as indicated in plans, details and/or specifications. Add composted organic content up to 5% dry weight
Graded Subsoils and Clean Fill with clay content between 5 and 35%	Minimum Treatment: Loosen existing existing soil to widths and depths as indicated in plans, details and/or specifications. Add composted organic material to bring organic content up to 5% dry weight. Optimum Treatment: remove 8"-10" depth of existing soils to the widths and depths as indicated in plans, details and/or specifications. Add 8"-10" of loam topsoil
Poor Quality: fills, heavy clay soils, soils contaminated with rubble and/or toxic materials	Remove existing soil to the widths and depths of the entire area contaminated with rubble and/or toxic materials specifications. Replace with clean subbase and a minimum 8"-10" depth loam topsoil finish layer

NOTE: At no time shall the soil modification areas extend beyond the contract limit and/or property line of the project, existing tree(s), landscape, wetland and or natural preserve areas or zones unless otherwise noted and/or directed.

**WALTER G. NESTLER P.C.**  
LANDSCAPE ARCHITECT ASLA  
ISA CERTIFIED ARBORIST

511 BOLTON AVENUE  
BRONX, NEW YORK 10473-2901  
VOICE & FAX: (718) 842-5356  
e-mail: wgnestler@aol.com

**PLANTING PLAN**




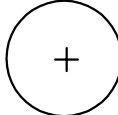

**New Residence**  
1 GUION ROAD  
BEDFORD, NEW YORK 10506

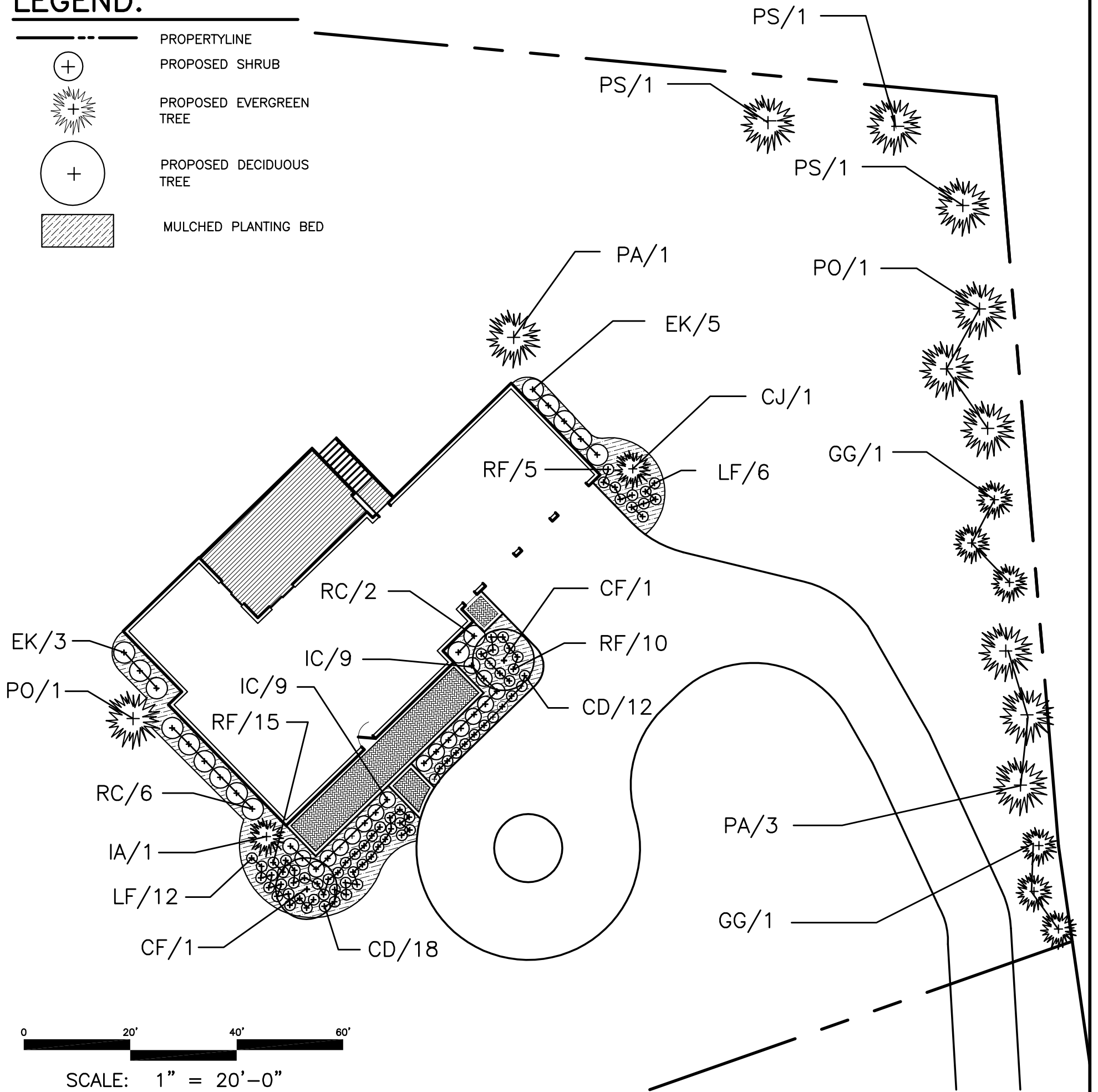
November 17, 2021

Sheet: 2 of 2



# LEGEND:

-  PROPERTYLINE
-  PROPOSED SHRUB
-  PROPOSED EVERGREEN TREE
-  PROPOSED DECIDUOUS TREE
-  MULCHED PLANTING BED



## PROPOSED PLANT LIST

Sym.	Quant.	Botanical Name	Common Name	Size	Spacing	Remarks
GG	6	Arborvite "Green Giant"	GREEN GIANT ARBORVITE	8'-10'	10' min.	Symmetrical, Low branched & full to grade
CD	30	Cotoneaster dammeri	BEARBERRY COTONEASTER	5 gal.	3' min.	Full, Symmetrical spreading
CF	2	Cornus florida	COMMON FLOWERING DOGWOOD	10'-12'	specimen	Single trunk, Symmetrical, Full Crown
CJ	1	Cryptomeria Japonica	JAPANESE CRYPTOMERIA	12'-15'	specimen	Symmetrical, Low branched & full to grade
EK	8	Euonymus kiautschovicus	EUYONMUS "Manhattan"	4'-5'	6' min.	Symmetrical, Low branched & full to grade
IA	1	Ilex aquifolium	ENGLISH HOLLY (female)	8'-10'	specimen	Symmetrical, Low branched & full to grade
IC	18	Ilex crenata convexa	CHINEESE HOLLY	7 gal.	4'oc	Conical, Low branched & full to grade
LF	18	Leucothoe fontanesiana	DROOPING LEUCOTHOE	3 gal.	3' min.	Low branched & full to grade
PA	4	Picea abies	NORWAY SPRUCE	10'-12'	12'-15'oc	Symmetrical, Low branched & full to grade
PO	4	Picea omorika	SERBIAN SPRUCE	10'-12'	12'-15'oc	Symmetrical. Round Crown
PS	3	Pinus strobus	EASTERN WHITE PINE	10'-12'	spot placed	Low branched & full to grade
RC	8	Rhododendron catawbiense	RHODODENDRON "Roseum Elegans"	4'-5'	6' min.	Low branched & full to grade
RF	20	Rhododendron fortunei	AZALEA "Deleware Valley White"	5 gal.	4' min.	Low branched & full to grade

**WALTER G. NESTLER P.C.**  
 LANDSCAPE ARCHITECT ASLA  
 ISA CERTIFIED ARBORIST

511 BOLTON AVENUE  
 BRONX, NEW YORK 10473-2901  
 VOICE & FAX: (718) 842-5356  
 e-mail: wgnestler@aol.com

## PLANTING PLAN

### New Residence

1 GUION ROAD  
 BEDFORD, NEW YORK 10506

November 17, 2021

Sheet: 1 of 2