

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

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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**



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

PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

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

Application for Site Development Plan Approval

Application Name

1 Guion Lane Section 95.01 Block 2 Lot 10.3



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

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



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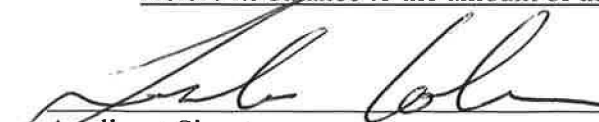
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PLANNING BOARD SCHEDULE OF ESCROW ACCOUNT DEPOSITS

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

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


Applicant Signature

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: _____


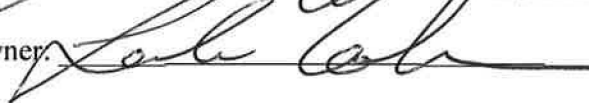
Telephone: _____ Fax: _____ e-mail _____

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

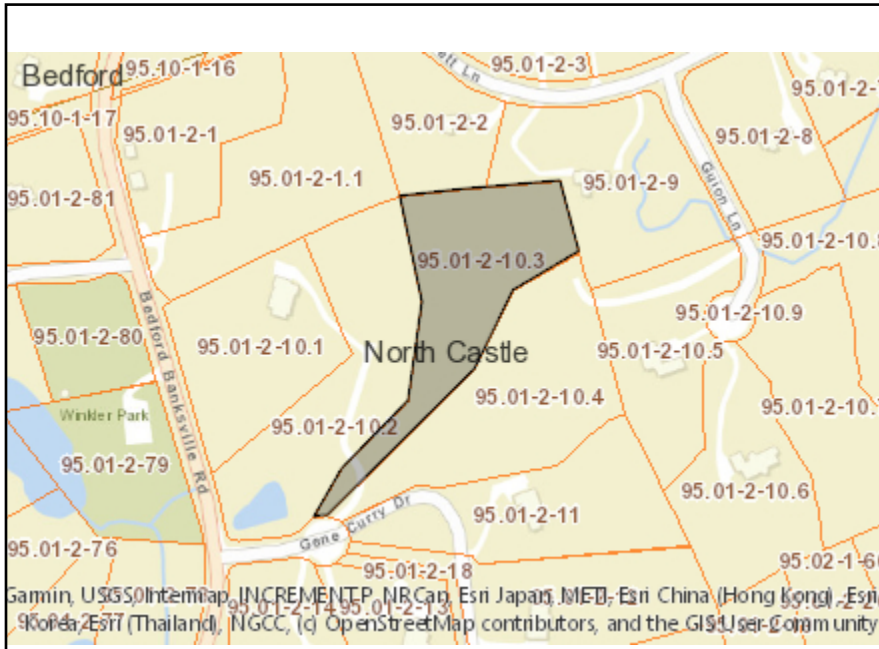
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

Part 1 – Project and Sponsor Information			
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?		NO	YES
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.		<input type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
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		<input type="checkbox"/>	<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"/>	
	<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"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE 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



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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. | Maximum permitted floor area (per Section 355-26.B(4)): | <u>11,663 SF</u> |
| 3. | Amount of floor area contained within first floor:
_____ existing + _____ proposed = | <u>1,938 SF</u> |
| 4. | Amount of floor area contained within second floor:
_____ existing + _____ proposed = | <u>2,808 SF</u> |
| 5. | Amount of floor area contained within garage:
_____ existing + _____ proposed = | <u>870 SF</u> |
| 6. | Amount of floor area contained within porches capable of being enclosed:
_____ existing + _____ proposed = | <u>352 SF</u> |
| 7. | Amount of floor area contained within basement (if applicable – see definition):
_____ existing + _____ proposed = | <u>N/A</u> |
| 8. | Amount of floor area contained within attic (if applicable – see definition):
_____ existing + _____ proposed = | <u>N/A</u> |
| 9. | Amount of floor area contained within all accessory buildings:
_____ existing + _____ proposed = | <u>N/A</u> |
| 10. | Proposed floor area: 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
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PLANNING DEPARTMENT
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GROSS LAND COVERAGE CALCULATIONS WORKSHEET

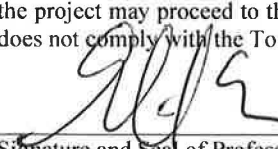
Application Name or Identifying Title: 1 GUION LANE Date: 08/11/2021

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

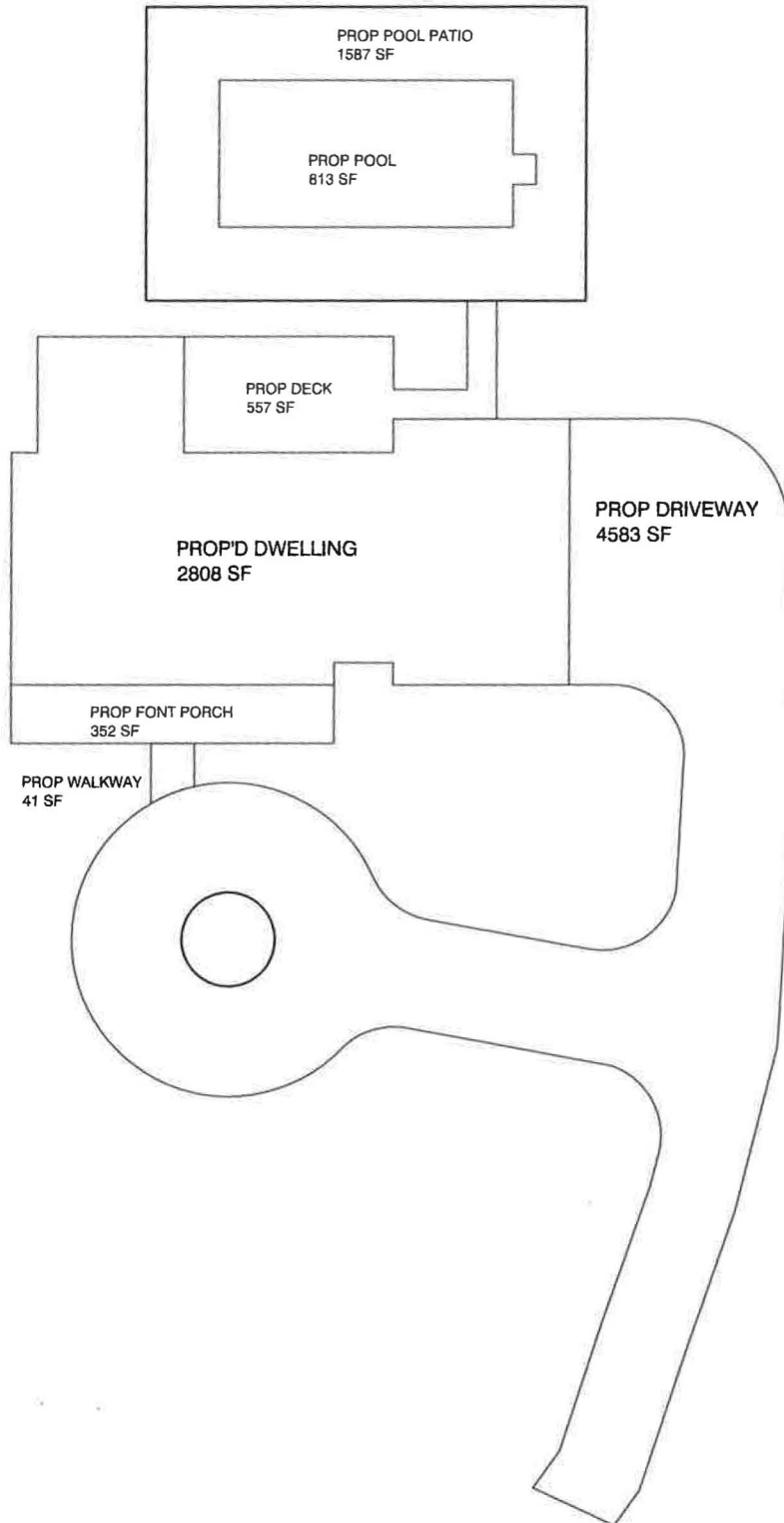

 Signature and Seal of Professional Planner, Worksheet



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:	591563059	Document Type:	Deed (DED)
Package ID:	2019060500033001001	Document Page Count:	3
		Total Page Count:	4

Parties

Additional Parties on Continuation page

1st PARTY		2nd PARTY	
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:
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Supporting Documents

1: RP-5217	2: TP-584
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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
Total Recording Fees Paid:	\$315.00

Mortgage Taxes

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

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 82nd 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

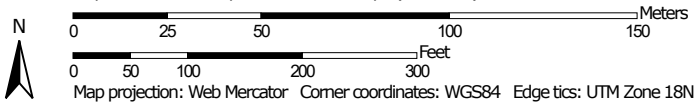
DISTRIBUTED BY

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)




Map Scale: 1:2,010 if printed on A landscape (11" x 8.5") sheet.




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%
Totals for Area of Interest		7.8	100.0%

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_i - 0 to 1 inches: slightly decomposed plant material

A - 1 to 2 inches: fine sandy loam

B_w - 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_{sat}): 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_i - 0 to 2 inches: slightly decomposed plant material

A - 2 to 7 inches: gravelly fine sandy loam

B_w - 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_{sat}): 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_{sat}): 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

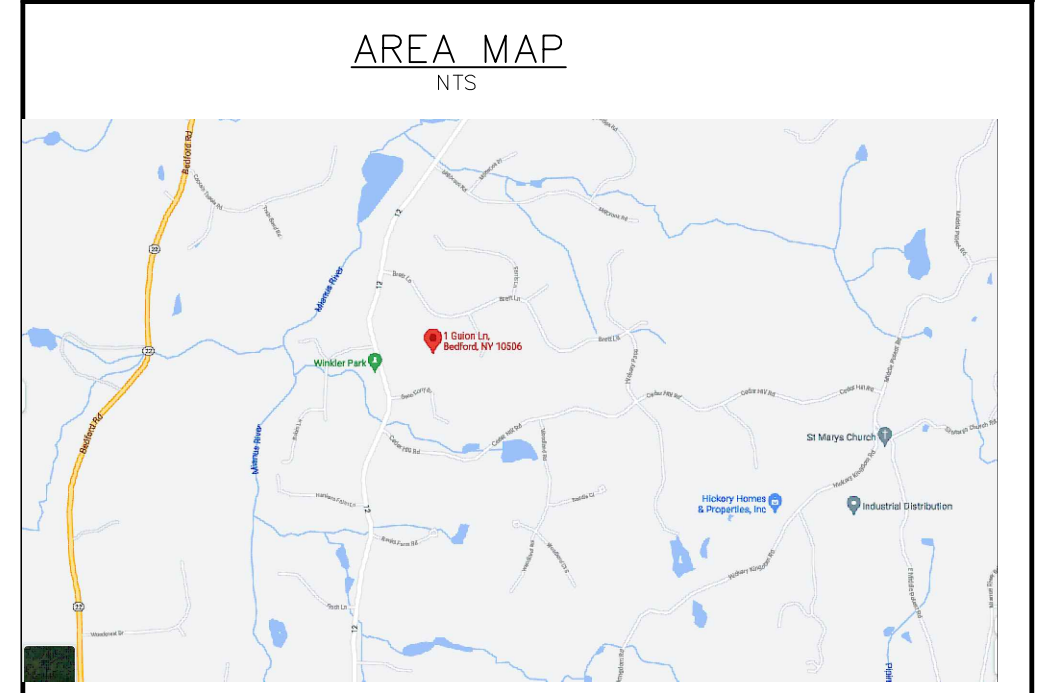
Percent of map unit: 2 percent
Landform: Hills, ground moraines
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

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

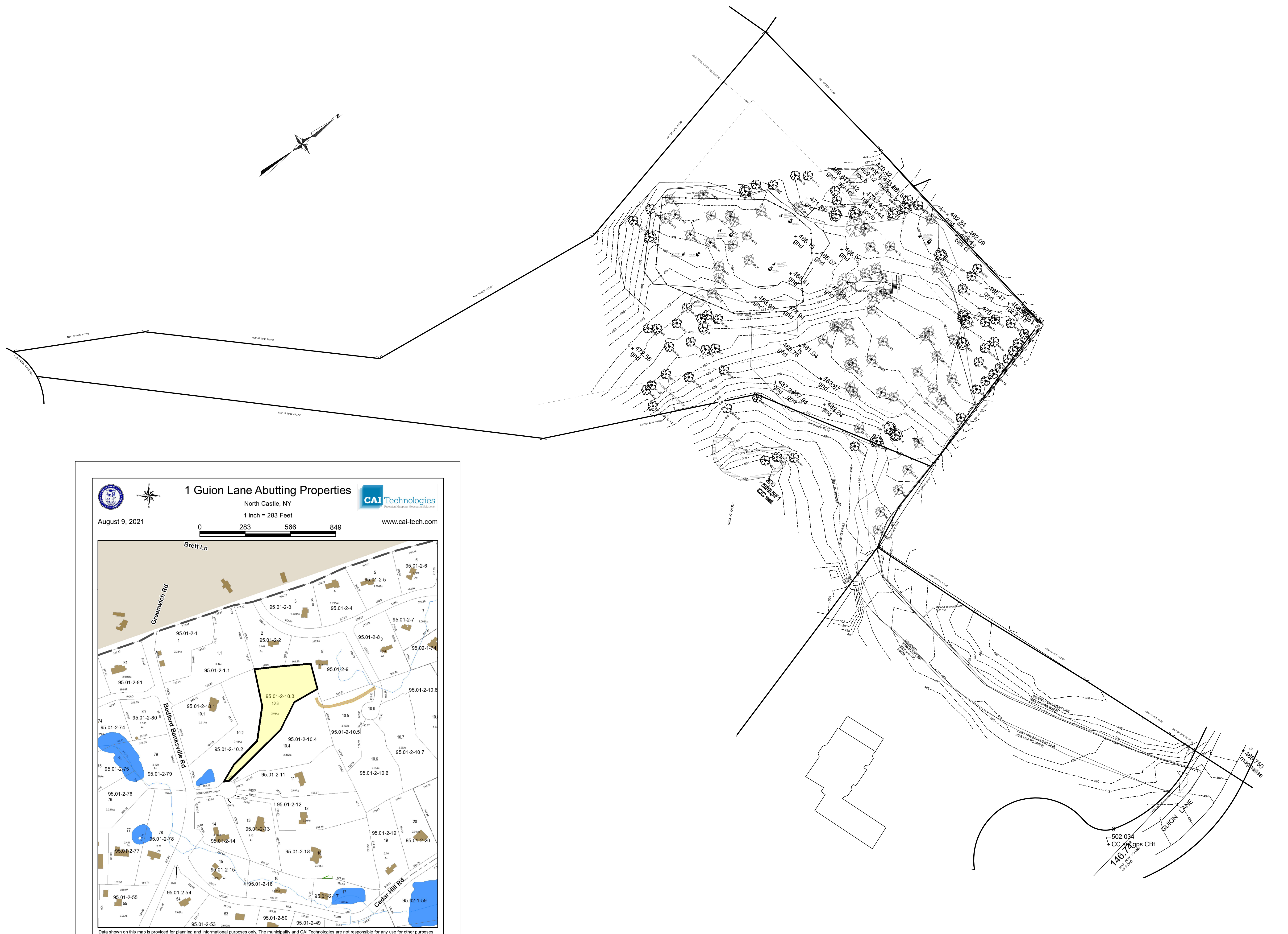
Soil Survey Area: Westchester County, New York
Survey Area Data: Version 16, Jun 11, 2020



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
TREE/ TREE REMOVAL
LOCATOR MAP

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

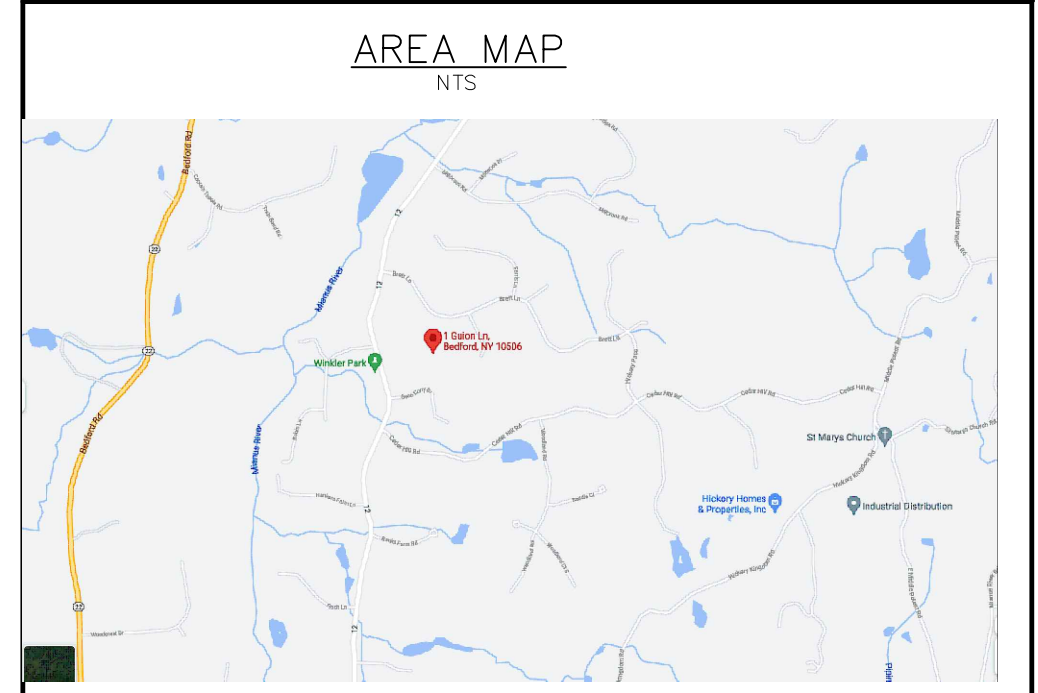
REVISIONS
 UNAUTHORIZED ALTERATION OR ADDITIONS TO THIS MAP IS A VIOLATION OF SECTION 7209 SUB-SECTION 2. OF THE NEW YORK STATE EDUCATION LAW.

	SCALE: 1"=40'
	DATE: AUGUST 10, 2021
DRAWN BY: GC	CHECKED BY: ES
DWG NO. SW-1	
SHEET 1 OF 4	

1 Guion Lane Abutting Properties
 North Castle, NY
 1 inch = 283 Feet
 August 9, 2021
 www.cai-tech.com

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

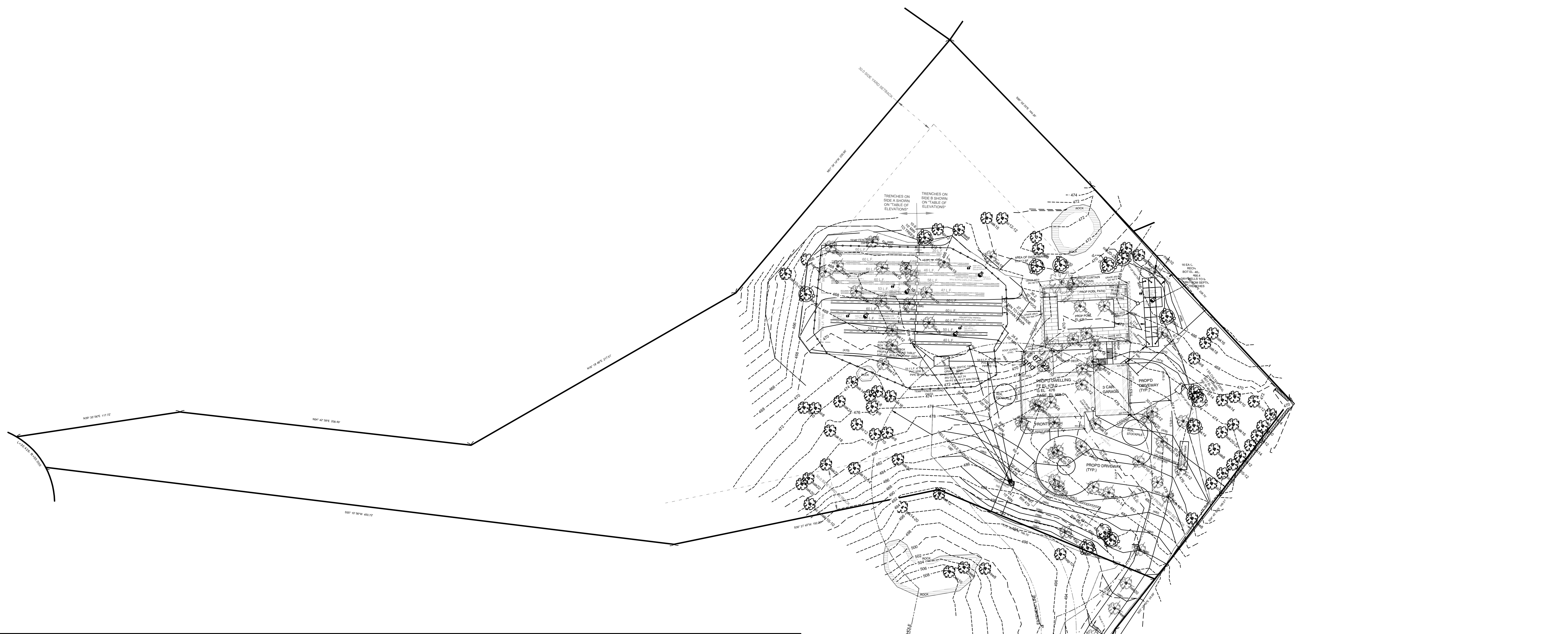
ZONING DISTRICT: R-2A
 FIRE DISTRICT: BANKSVILLE FIRE DEPARTMENT
 SCHOOL DISTRICT: BYRAM HILLS SCHOOL DISTRICT
 WATERSHED: INLAND LONG ISLAND SOUND BASIN



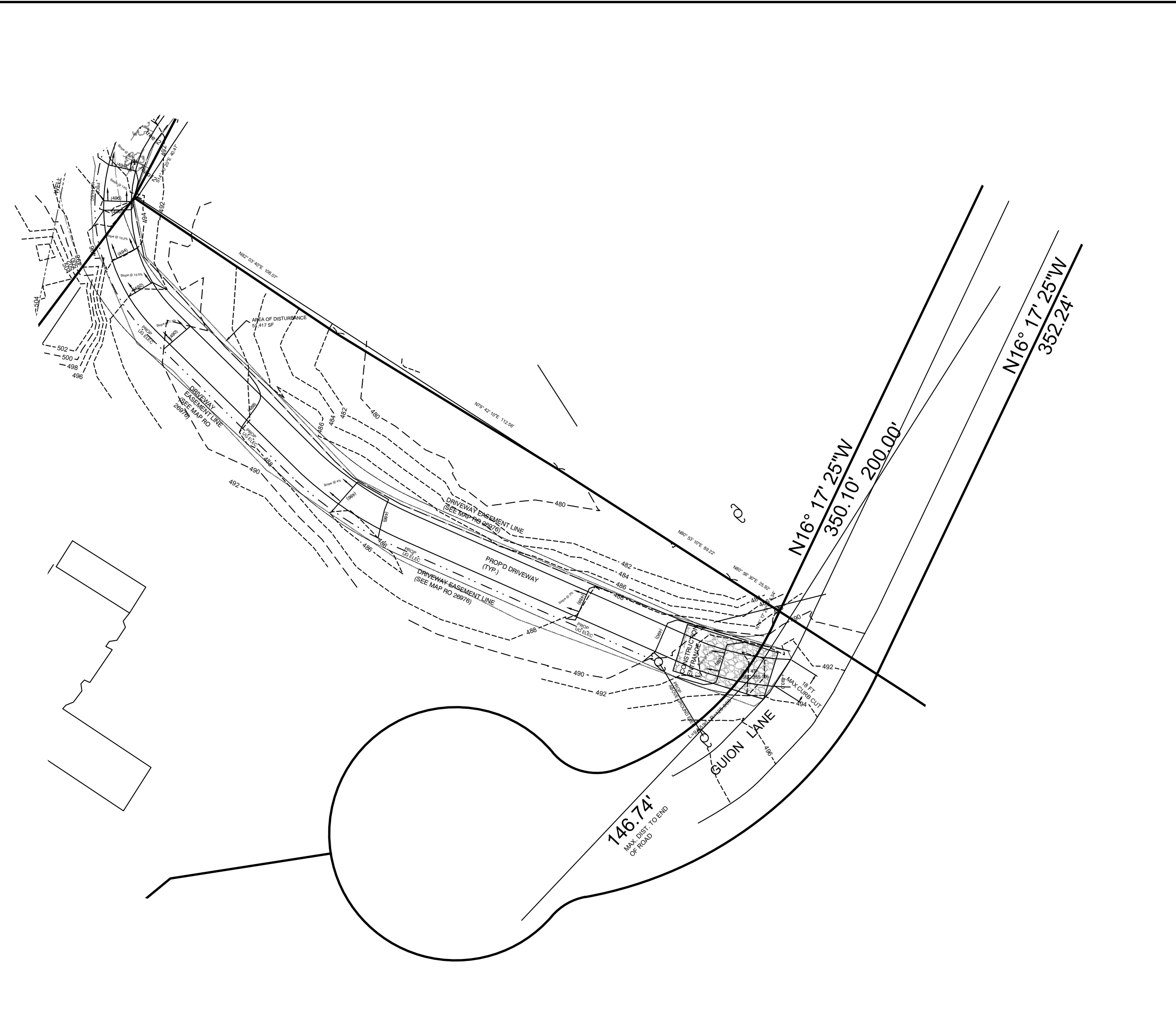
PROPERTY IS AT THE DEAD END OF GUION LANE

LEGEND

⊕ UTILITY POLE	⊙ SEWER MANHOLE
— SIGN POST	⊗ WATER MANHOLE
⊕ HYDRANT	⊕ ELECTRIC MANHOLE
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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	



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
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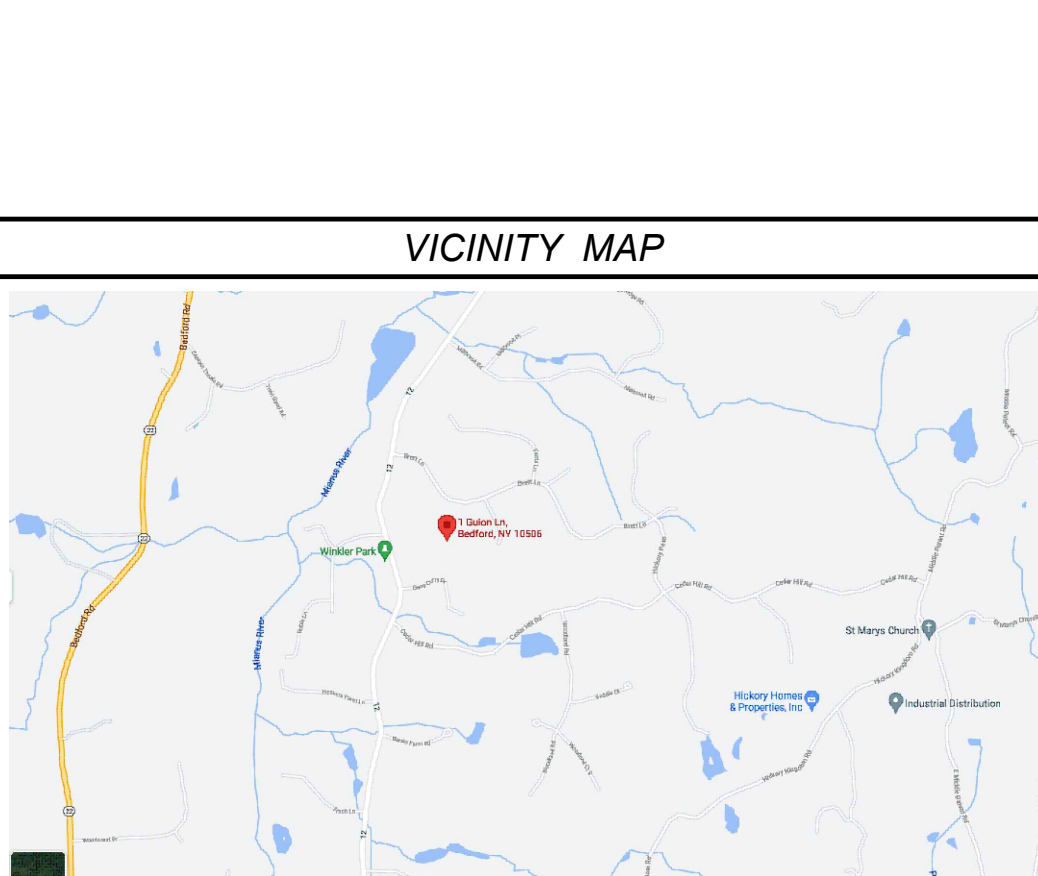
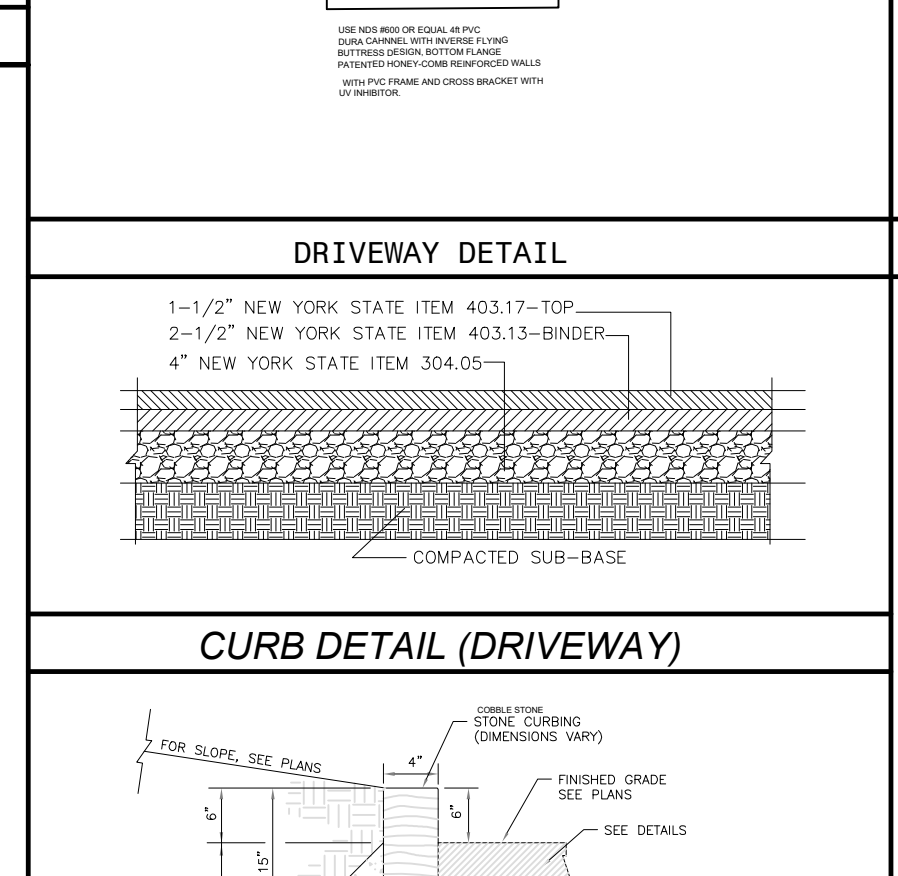
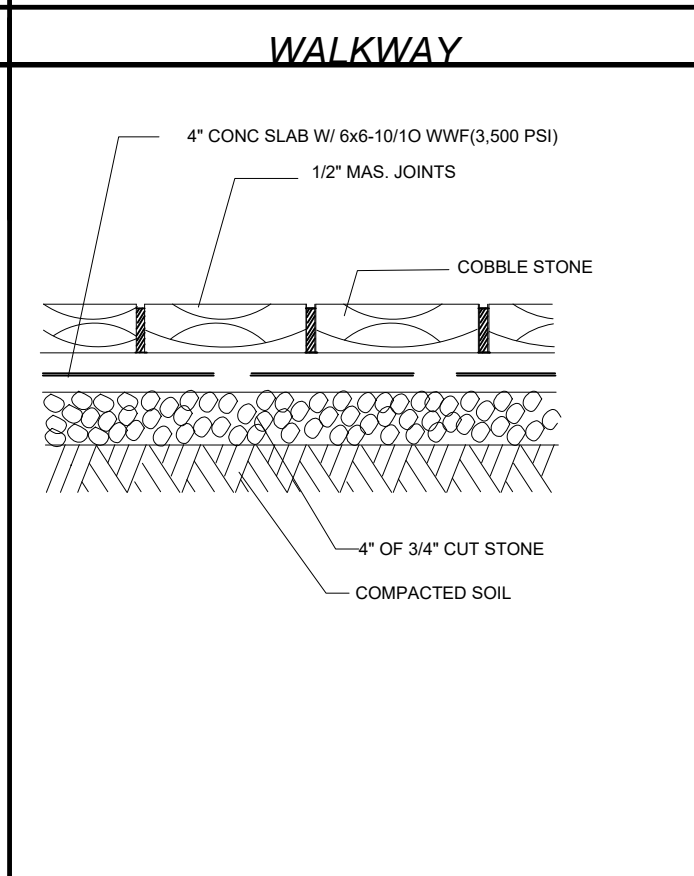
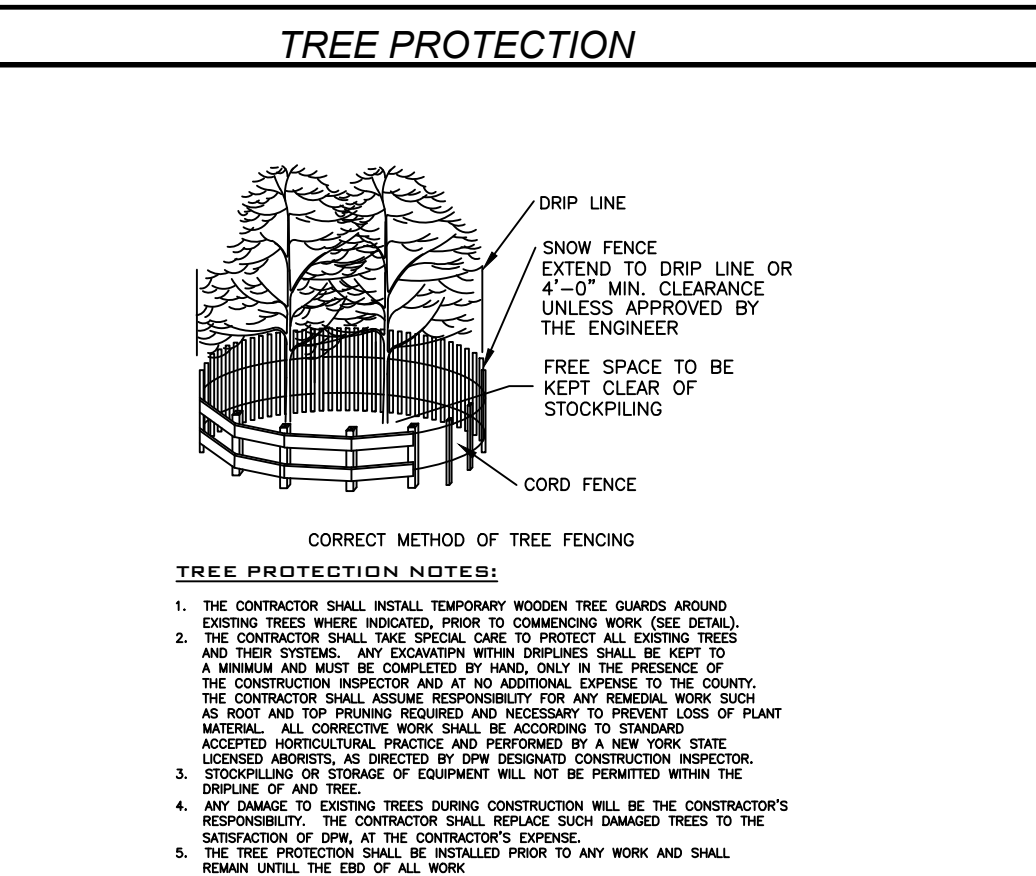
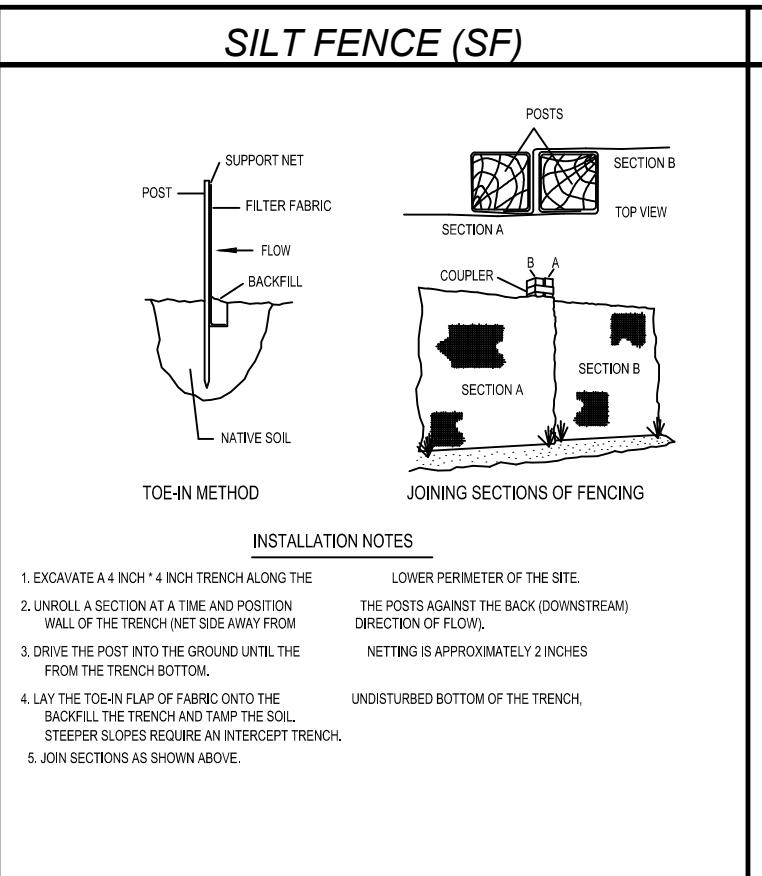
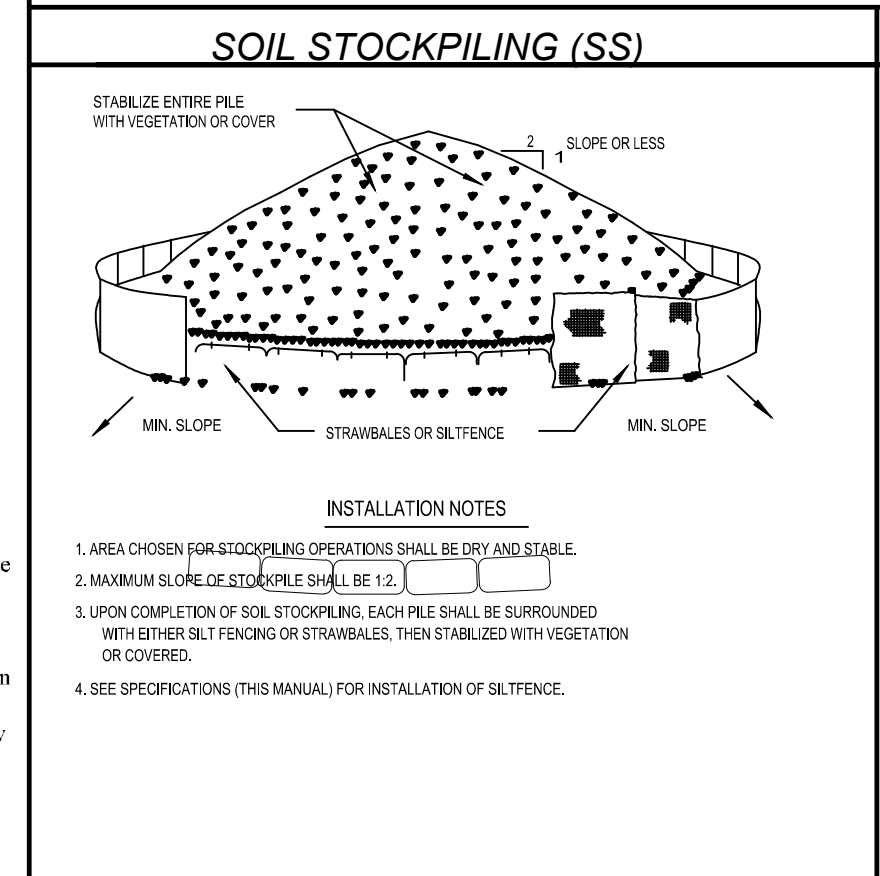
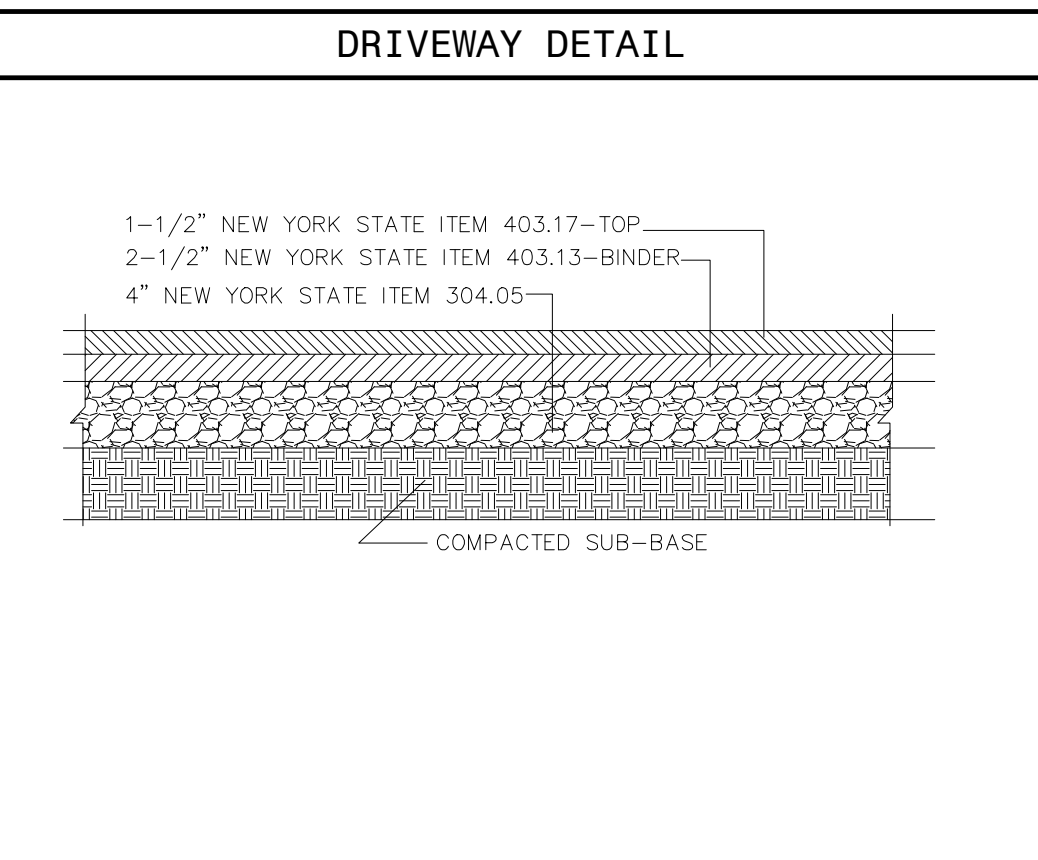
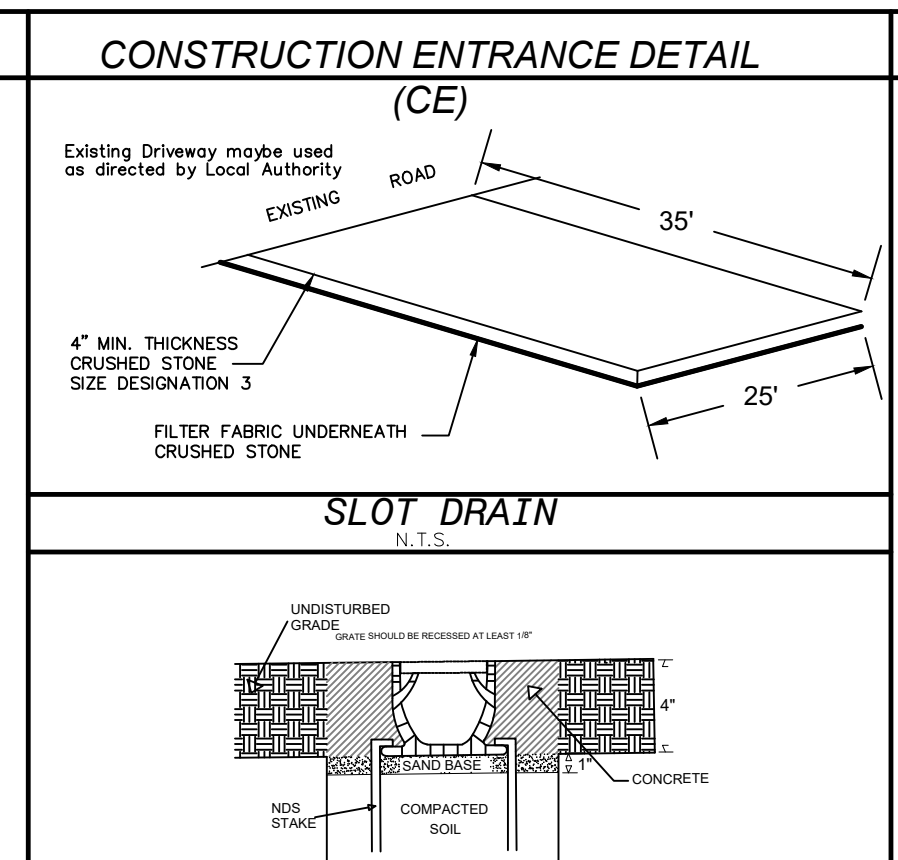
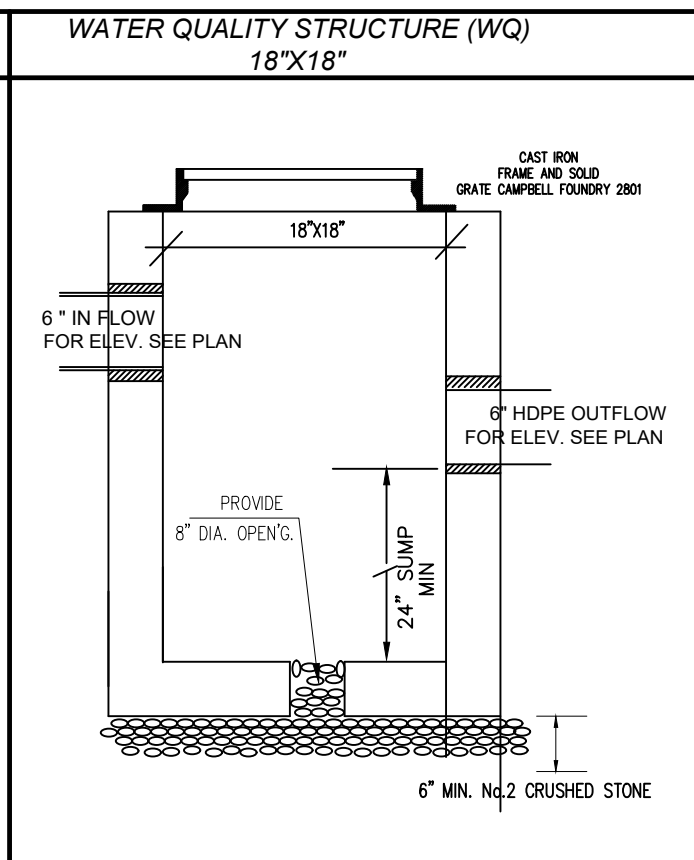
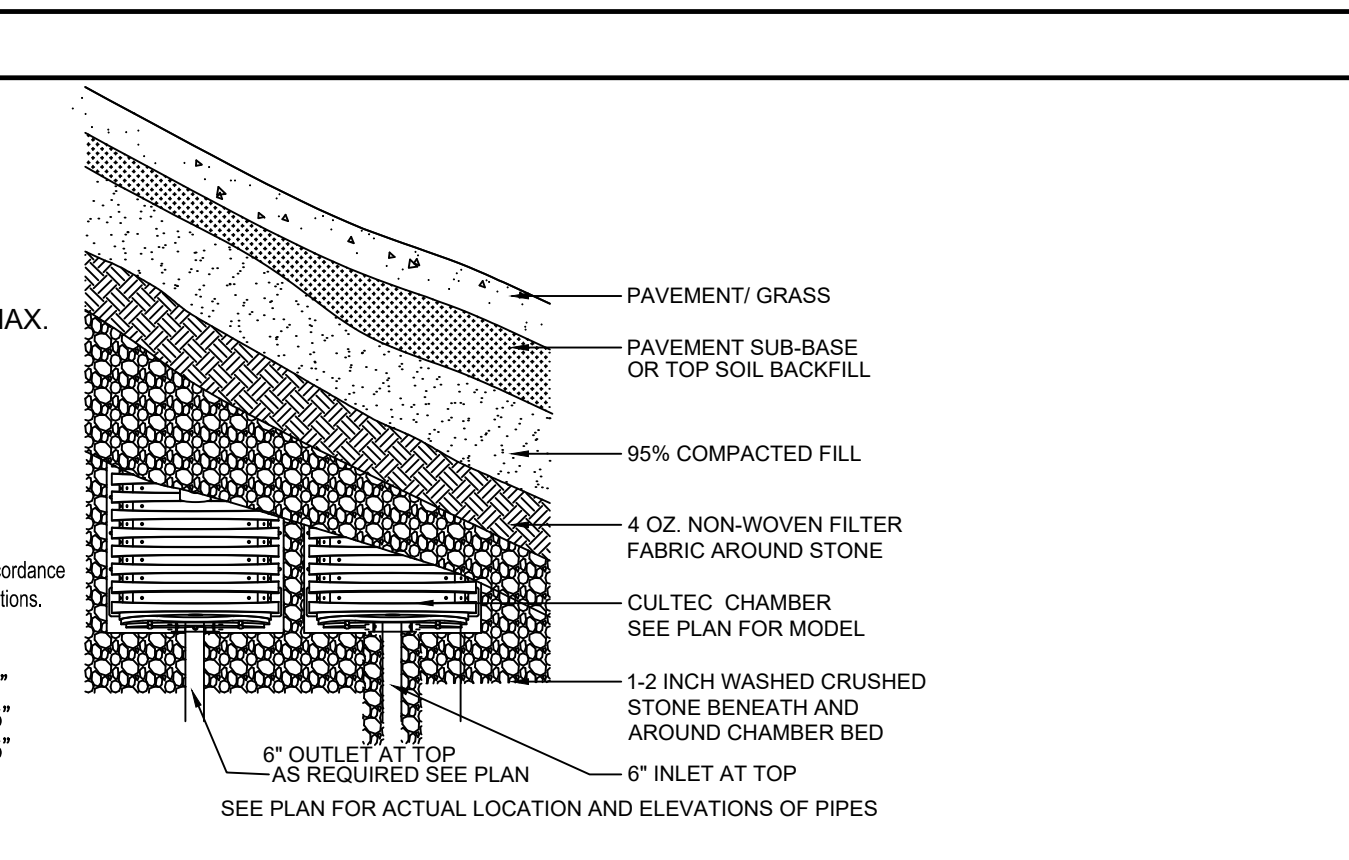
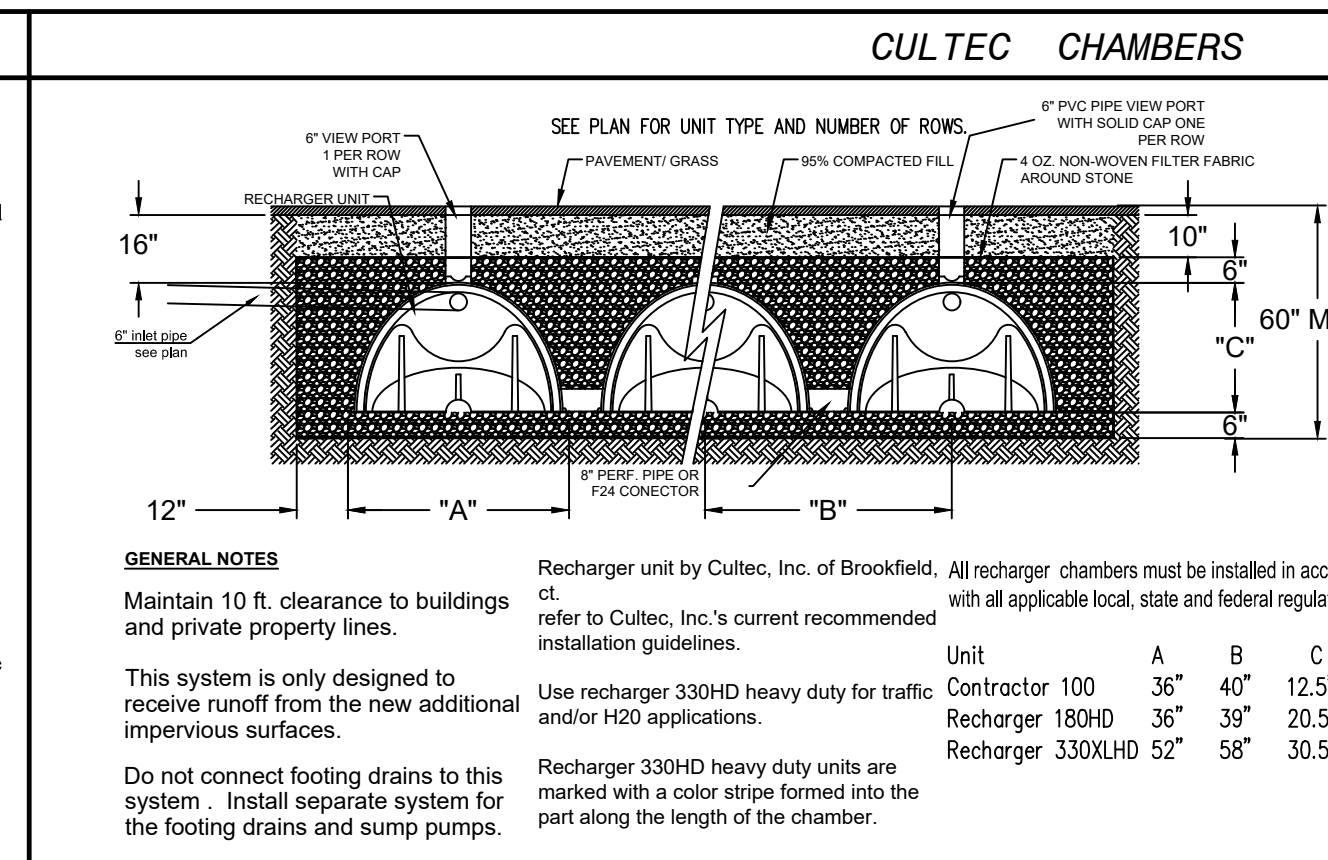
REVISIONS
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SCALE: 1"=40'	
DATE: AUGUST 10, 2021	
DRAWN BY: GC	CHECKED BY: ES
DWG NO. SW-2	
SHEET 2 OF 4	

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 AISC.
- 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.
- 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 percolations 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 and all Sub-Contractors must submit a "Contractor Certification Statement" as per section 294-8 of the NYSDEC "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-crete) 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 backfilling and final approvals.
- Replace or re-lay stone curb as directed by Municipal Engineer.
- A non-conversion agreement for the basement 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 decking. 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 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 service 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 low areas in pervious in the future.
- Verification of the ownership of any tree designated to be removed near the property line prior to the tree removal.

DRAINAGE CALCULATION

Soil and Percolation Rate

Soil percolation Tests were done at the site and performed in accordance with the procedure outlined in the "Stormwater Management: Westchester County Stormwater Best Management Practices Manual Series." The rate on the tests performed were as follows:

Perc. Test #	1	2	3
Soil	Clay	Silt	Silt
Rate	12 min/3" DROP	12 min/3" DROP	12 min/3" DROP

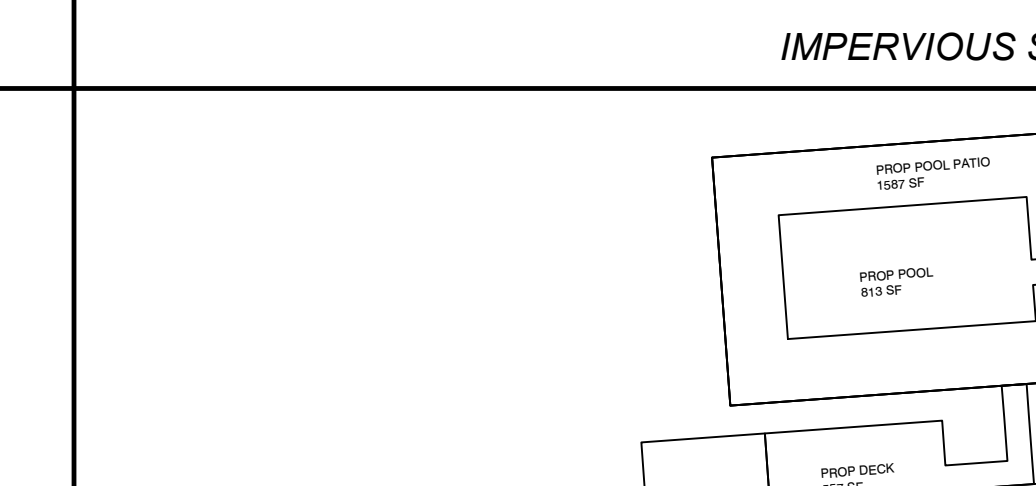
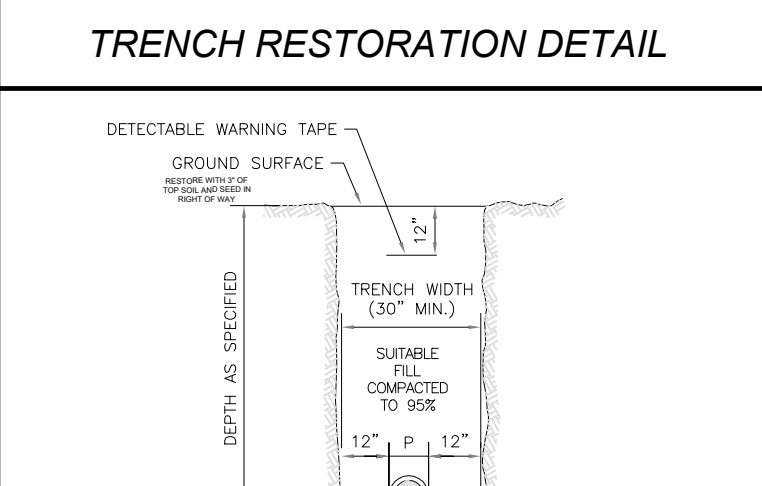
Drywell Design

This design procedure follows the procedure outlined on Page 6.23-6.25 of the above mentioned Manual.

Design Criteria

The impervious surface = 10741 S.F.

- Use the design storm criteria of 100 Year Storm, 24 Hour, Zero net increase in runoff.
- Provide subsurface disposal system consisting of Cultec Recharger 330XL embedded in 1.5' to 2' crushed stone as per detail.
- Determine Soil Percolation Rate



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 silt 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

- Strip 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.

POP UP EMITTER

Volume of Percolation (Vp)

Vp = A x h

Vp = 0.79 x 0.25

Vp = 0.20

C. Soil Percolation Rate (Sp)

Sp = (Volume/Vp) Area (As) (Time Rate PER 3" DROP) X 60 min. X 24hr.

Sp = 0.20 / 3.39 / 12 x 1440

Sp = 6.94 C.F./F./DAY

Sp = 6.94 - 25% CLOGGING FACTOR

Sp = 5.21

4. Calculate Required Storage Volume (Vs)

100 Yr. Storm 24 Hour Rainfall is 9 inches

Using the Table 3-2 on Page 3.7, Woods in fair condition, and Hydrologic (S) for soils of this type.

The est. is 65. The CN number for pavement is 98.

Using Table 3-4 on Page 3.10 for a 100 Yr. Storm the depth of runoff

CN= 98 runoff is 8 inch 0.75 ft.

CN= 98 runoff is 4.1 inch 0.34 ft.

Volume of Storage R (Vs)

Vs = A x Volume X Area of Impervious Surface

Vs = 0.41 x 4386 C.F. x 8.65 C.F.

Vs = 4386 C.F./F.

5. Calculate Volume of Cultec Chamber (per L.F.) (Vvc)

Vvc = Volume of Chamber + Volume of Gravel

Vvc = 14.9 C.F./F. + 8.65 C.F.

Vvc = 23.55 C.F./F.

6. 24 Hour Percolation Rate Volume Per Cultec Chamber (Vp) (per L.F.)

Vp = (bottom Surface Area of Gravel) X Soil Perc Rate (Sp)

Vp = 11 x 5.21

Vp = 57.29 C.F./F./Day

7. 24 Hour Volume per Cultec Chamber (Vt) (per L.F.)

Vt = Vvc + Vp

Vt = 23.55 + 57.29

Vt = 80.84 C.F./F./Day

8. Required Number of Cultec Chambers

Dum = Required Volume of Storage / Total Volume per Cultec Chamber (Vt)

Dum = 4386 C.F. / 80.84 C.F./F./Day

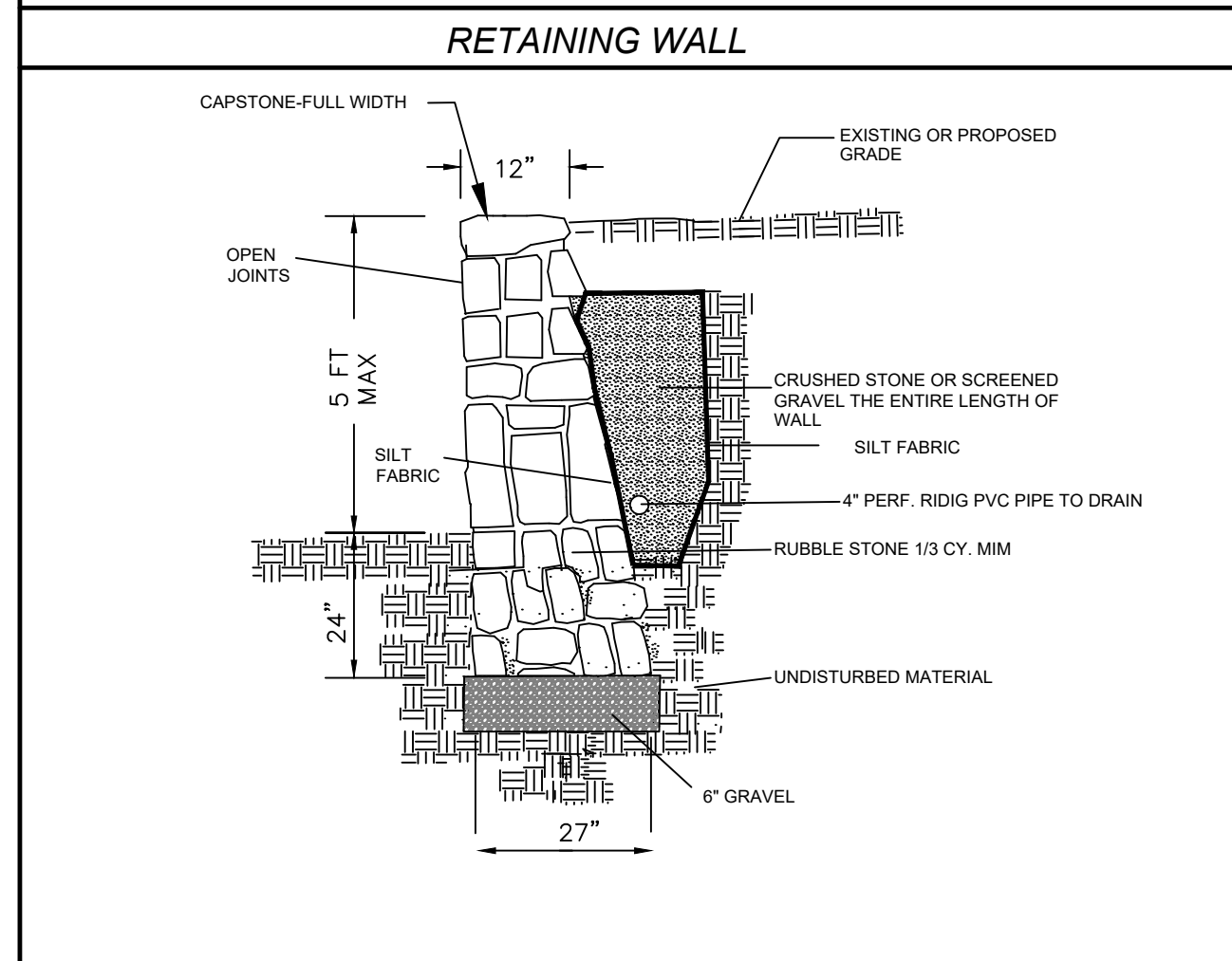
Dum = 54.25 L.F.

Dum = Number of Units Required

Dum = 54.25 L.F. / 7 L.F. per unit

Dum = 7.8 Cultec Chamber Units USE

Use 8.0 units total, 1 Unit = 2 EA 330 XL Cultec Rechargers



RETAINING WALL

CASTSTONE-FILL WIDTH

OPEN JOINTS

5 FT MAX

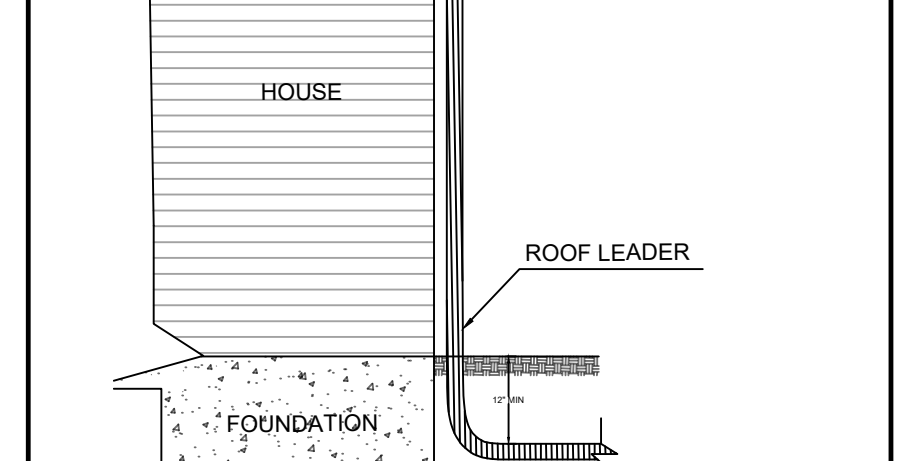
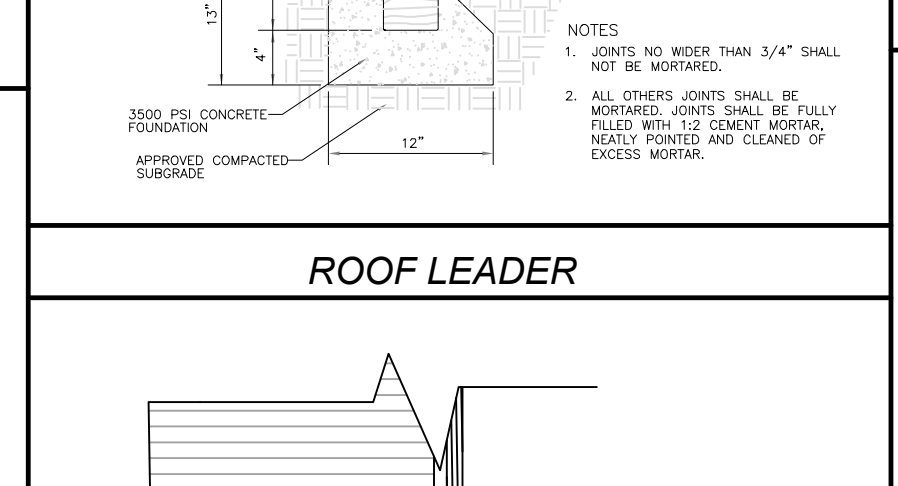
SILT FABRIC

4" PERFORATED RIGID PVC PIPE TO DRAIN

RUBBLE STONE 1/3 CY. MIN

UNDISTURBED MATERIAL

27"



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
	TREE TO BE REMOVED

REVISIONS

NO	DATE	DESC	BY

"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

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GABRIEL E. SENOR, P.C.

CONSULTING ENGINEER AND LAND SURVEYOR'S
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-4
SHEET 4 OF 4 SHEETS