



HOCHERMAN TORTORELLA & WEKSTEIN, LLP
CLIENT-CENTERED ♦ SOLUTION-ORIENTED

One North Broadway, Suite 701
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Geraldine N. Tortorella
Adam L. Wekstein
Noelle C. Wolfson

Henry M. Hocherman, Retired

September 21, 2021

Via Electronic Mail (asimon@northeastleny.com)

Hon. Michael J. Schiliro, Supervisor
and Members of the Town Board
Town Hall
15 Bedford Road
Armonk, New York 10504

*Re: Application of Artemis Farms NY, LLC for Amended Special Use Permit Approval to Increase the Permitted Number of Horses to 20 and Establish Grooms Quarters in the Existing Barn on the Property
Property: 6 Ashfields Lane, Town of North Castle
Tax Identification No.: Section 102.03, Block 02, Lot 32*

Dear Supervisor Schiliro and Members of the Town Board:

This firm represents Artemis Farms NY, LLC (the “Applicant”), the owner of the approximately 26.4-acre property located at 6 Ashfields Lane in Conyers Farm in the Town of North Castle (the “Property”), on which is located a private stable for which your Board previously issued a Special Use Permit in 1996 for a maximum of 18 horses, which Permit was reaffirmed in 2007.¹ We submit this application to amend the existing Special Use Permit to increase the number of horses to 20 and to establish grooms quarters for up to four (4) grooms.

Enclosed for filing are the following plans and documents in support of this application:

1. Amended Special Use Permit Application, dated September 13, 2021 and signed by the Applicant’s authorized representative;²
2. Project Narrative and Environmental Assessment, prepared by Jay Fain & Associates, LLC, Environmental Consulting Services (“JFA”) and dated September 2021;

¹ The original Special Use Permit was issued when the Property was part of a larger assemblage of lots and permitted the right to create two grooms quarters. In 2007-2008, the prior owner of the larger parcel resubdivided the parcel into two equally sized lots, and located the private stable and its associated improvements fully on the Property. At that time, your Board reaffirmed the Special Use Permit for 18 horses and the grooms quarters. The grooms quarters were never constructed.

² Simultaneously herewith, we are submitting an application to the Planning Board for Amended Site Development Plan Approval to establish grooms quarters for four resident grooms.

Hon. Michael J. Schiliro, Supervisor
and Members of the Town Board
September 21, 2021
Page 2

3. Short Environmental Assessment Form, prepared and signed by Jay Fain and dated August 30, 2021;
4. Site Plan for Special Use Permit & Site Development Plan Approval for 6 Ashfields Lane (Sheet L-1), prepared by JFA, signed and sealed by Victoria P. Landau, RLA and last revised August 20, 2021;
5. Proposed Grooms Apartment for 6 Ashfields Lane (4 Sheets) (Existing and Proposed Floor Plans and Elevations), prepared by Old Town Barns and dated September 2, 2021;
6. The following Plans and information prepared by Redniss & Mead:
 - a. Existing Lot Coverage Depicting 6 Ashfields Lane (Sheet EX-COV), dated September 8, 2021; and
 - b. Preliminary Sediment & Erosion Control Plan Depicting 6 Ashfields Lane (Sheet SE-1), dated September 8, 2021; and
 - c. Gross Land Coverage Calculations Worksheet, dated September 8, 2021;
7. Floor Area Calculations Worksheet for the Baird Residence (Lot 2), prepared by James Schettino, R.A., dated July 25, 2007. This is the Floor Area Calculations Worksheet that was submitted to the Planning Board at the time of the Baird Resubdivision in 2007-2008. The Applicant has not redone the Worksheet because no additional building improvements have been added to the Property since that time and the instant proposal does not involve the addition of Floor Area. The Applicant requests that your Board accept the 2007 Worksheet for this Application;
8. Town Board's 1996 and 2007 Special Use Permit Resolutions for the private stable; and
9. Final Resubdivision Plat for Charles and Jane Baird, filed in the Office of the Westchester County Clerk on May 23, 2008 as Filed Map Number 28148. (An updated Property Survey is in the process of being completed and will be submitted upon receipt.)

The Application Fee, in the amount of \$200, is being paid under separate cover by the Applicant. We are separately filing and paying for the notice lists for this and the Planning Board application.

No new building construction is proposed as part of this project. The grooms quarters will be created on the existing second floor of the existing barn, which will be modified to include two shed dormers in the roof and the addition of windows in an existing wall. The only site improvement that will be undertaken is the construction of a septic system for the four new bedrooms in the apartment, which is proposed to be located in an existing horse paddock. The existing, extensive paddocks and grazing areas will be sufficient to support the two additional horses for which approval is sought. Because the improvements are limited in nature and extent, we do not anticipate any impact on existing vegetative

Hon. Michael J. Schiliro, Supervisor
and Members of the Town Board
September 21, 2021
Page 3

and landscape conditions or surrounding land uses. For this reason, we request that no landscape plan be required.

The Property contains regulated wetlands. However, as you will see by reference to the Existing Lot Coverage Plan (item 6.a) and the Site Plan (item 4), the regulated areas are far removed from the proposed septic location and no activity is proposed within them. In light of these conditions, we request a waiver from the requirement that the wetlands be reflagged and reverified.

Kindly schedule this matter for further discussion at the Town Board's October 13, 2021 meeting, at which time we look forward to explaining the proposal and limited site improvements to your Board.

Respectfully yours,

Hocherman Tortorella & Wekstein, LLP

By: 
Geraldine N. Tortorella

GNT:hc
Enclosures

cc: *(via electronic mail without enclosures)*
Hon. Christopher Carthy, Chairman and Members of the Planning Board
Mr. Dylan Zublin

cc: *(via electronic mail with enclosures)*
Adam R. Kaufman, AICP
Robert Melillo, Building/Fire Inspector
Joseph Cermele, P.E., Consulting Town Engineer
Roland Baroni, Jr., Esq., Town Attorney
Mr. Gustavo Pires
Jay Fain, MS, PSS, CPESC, CERP
Andrew M. Kuzmich, P.E.



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September 21, 2021

Via Electronic Mail (ydesimone@northcastleny.com)

Hon. Christopher Carthy, Chairman
and Members of the Planning Board
Town Hall Annex
17 Bedford Road
Armonk, New York 10504

*Re: Application of Artemis Farms NY, LLC for Amended Site Plan Approval
to Establish Grooms Quarters (4 Bedrooms) in an Existing Barn
Property: 6 Ashfields Lane, Town of North Castle
Tax Identification No.: Section 102.03, Block 02, Lot 32*

Dear Chairman Carthy and Members of the Planning Board:

This firm represents Artemis Farms NY, LLC (the “Applicant”), the owner of the approximately 26.4-acre property located at 6 Ashfields Lane in Conyers Farm in the Town of North Castle (the “Property”), on which is located a private stable for which your Board previously issued approval in 1996.¹ We submit this application for Amended Site Plan Approval to establish grooms quarters for up to four (4) grooms.²

Enclosed for filing are the following plans and documents in support of this application:

1. Amended Site Development Plan Approval Application, dated September 13, 2021 and signed by the Applicant’s authorized representative;
2. Project Narrative and Environmental Assessment, prepared by Jay Fain & Associates, LLC, Environmental Consulting Services (“JFA”) and dated September 2021;
3. Short Environmental Assessment Form, prepared and signed by Jay Fain and dated August 30, 2021;

¹ The Board’s original Site Plan Approval was issued when the Property was part of a larger assemblage of lots. Over the years, the Board has issued additional approvals for an addition to the stable building and to permit the larger parcel to be resubdivided into two equally sized lots. At the time of the Resubdivision Approval (2007-2008), the then-owner (Jane and Charles Baird) configured the lots so that the private stable and its associated improvements were fully located on the Property.

² Simultaneously herewith, we are submitting an application to the Town Board for Amended Special Use Permit Approval to increase the number of horses from 18 to 20 and establish grooms quarters for four resident grooms.

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4. Site Plan for Special Use Permit & Site Development Plan Approval for 6 Ashfields Lane (Sheet L-1), prepared by JFA, signed and sealed by Victoria P. Landau, RLA last revised August 20, 2021;
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8. Planning Board's 1996, 2004 and 2008 Approvals; and
9. Final Resubdivision Plat for Charles and Jane Baird, filed in the Office of the Westchester County Clerk on May 23, 2008 as Filed Map Number 28148. (An updated Property Survey is in the process of being completed and will be submitted upon receipt.)

The Application Fee (\$200.00), Short Environmental Assessment Form Fee (\$50.00) and an escrow deposit (\$2,000.00) are being paid under separate cover by the Applicant.

No new building construction is proposed as part of this project. The grooms quarters will be created on the existing second floor of the existing barn, which will be modified to include two shed dormers in the roof and the addition of windows in an existing wall. The only site improvement that will be undertaken is the construction of a septic system for the four new bedrooms in the apartment, which is proposed to be located in an existing horse paddock. The existing, extensive paddocks and grazing areas will be sufficient to support the two additional horses for which approval is sought. Because the improvements are limited in nature and extent, we do not anticipate any impact on existing vegetative and landscape conditions or surrounding land uses. For this reason, we request that no landscape plan be required.

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The Property contains regulated wetlands. However, as you will see by reference to the Existing Lot Coverage Plan (item 6.a) and the Site Plan (item 4), the regulated areas are far removed from the proposed septic location and no activity is proposed within them. In light of these conditions, we request a waiver from the requirement that the wetlands be reflagged and reverified.

Kindly schedule this matter for discussion at the Planning Board's October 14, 2021 meeting, at which time members of our project team look forward to explaining the proposal and limited site improvements to your Board.

Respectfully yours,

Hocherman Tortorella & Wekstein, LLP

By: 
Geraldine N. Tortorella

GNT:hc
Enclosures

cc: *(via electronic mail without enclosures)*
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Mr. Dylan Zublin

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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

6 Ashfields Lane, North Castle, New York: Addition of Horses and Creation of Grooms
Quarters at Existing Horse Farm



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Important General Information

- Prior to submitting an application, the "Notice to Applicants" should be reviewed.
- To appear before the Planning Board, all required application materials shall be submitted not later than **12:00 P.M., Monday, fourteen (14) days** prior to the date of the Planning Board meeting at which the application is scheduled to be heard or as otherwise noted by the Planning Board Secretary. Continuing Business can be submitted 12 days prior to the Next Planning Board meeting by the close of business. Except where noted.

If all required application materials, including the pertinent application fee and escrow monies are not submitted by that deadline, the application shall be automatically removed from the agenda.

At the discretion of the Planning Board Chairman, the application may be rescheduled, if appropriate, for the next available Planning Board meeting or the application may be removed from future agendas altogether. Without prior authorization from the Planning Board, application submissions shall not be accepted at Planning Board meetings.

- At the time of submission, all required application materials shall be submitted. **Piecemeal** submissions **shall not** be accepted. Substitution of previously submitted materials shall not be permitted.
- All submissions shall be dated, with revision dates identified on new submissions.
- All submissions shall be accompanied by a cover letter describing the project and/or any changes as compared to previous submissions.
- For distribution purposes and mailing to the Planning Board Members and others (as required), multiple copies of application materials shall be collated into separate sets, each containing one copy of every submitted document. All application materials shall be submitted in a form that fits into a **12" x 17" envelope**. Plans shall be **folded** and **rubber banded** as necessary.
- To be considered complete for Planning Board hearing purposes, an application package shall contain the information identified in Parts IV and V of this application form.
- For purposes of completing this application form, all responses provided shall be printed, except as otherwise specified.



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**AT THE TIME OF SUBMISSION TO THE PLANNING DEPARTMENT
PLEASE MAKE SURE THE FOLLOWING IS PROVIDED**

- ✓ SUBMISSION OF A SINGLE PDF FILE (PLANS, APPLICATION FORM, OTHER PAPERWORK) ON A DISK, THUMBDRIVE OR EMAIL

- ✓ COVER LETTER DESCRIBING THE PROJECT OR CHANGES TO THE PROJECT

- ✓ ALL PLANS ARE SIGNED AND SEALED BY A LICENSED NYS PROFESSIONAL

- ✓ ALL PLANS SHALL BE COLLATED AND FOLDED INTO 8 INDIVIDUAL SETS



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NOTICE TO APPLICANTS

In the Town of North Castle, the Planning Board is responsible for the review and approval of all applications concerning site plans, subdivisions and lot line changes; some applications concerning special use permits, wetlands permits and tree removal permits; and the environmental review of those applications over which it has jurisdiction. The Planning Board may also have an advisory role in connection with some applications before the Town Board, such as those involving other categories of special use permits and zoning amendments.

The Planning Board is composed of five volunteer members – all residents of North Castle – who are appointed by the Town Board for five-year terms. As part of the review of some applications, the Planning Board is assisted on an as-needed basis by other lay boards of the Town, such as the Conservation Board (CB), the Zoning Board of Appeals (ZBA), the Open Space Committee and the Architectural Review Board (ARB). As part of the review of most applications, the Planning Board is also assisted by the Director of Planning, the Town Engineer, the Town Attorney and other special consultants when required.

FEES:

If you submit an application for Planning Board review, you will be required to reimburse the Town for the cost of professional review services, including legal and engineering services, incurred in connection with the review of your application. The charges for professional planning review services have been \$120/hour. If other types of professional consultant review services are required, those charges will be in accord with fees usually charged for such services and pursuant to a contractual agreement between the Town and such professional.

At the time of submission of an application, the Planning Board will require the establishment of an escrow account from which withdrawals shall be made to reimburse the Town for the cost of consultant fees and professional staff services.

ESCROW ACCOUNT:

Escrow Accounts are established for each application. Monies will be deducted from the account for professional review services rendered. Monthly escrow disbursement summaries will be mailed for your reference regarding your project. When the balance in such escrow account is reduced to one-third (1/3) of its initial amount, a letter will be mailed to the applicant and the applicant shall deposit additional funds into such account to restore its balance to the amount of the initial deposit. Additional information on these requirements is provided in the North Castle Town Code (see Sections 355-79B and 275-36.C).



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PROCEDURE:

Prior to submitting an application to the Planning Board for review and approval, prospective applicants should schedule an appointment with the Planning Board Secretary at (914) 273-3542 for a consultation with the Town Planner and the Town Engineer. When the appointment is made, a verbal description of the proposal should be provided to the Planning Board Secretary. The Town of North Castle is providing the services of the Director of Planning and the Town Engineer for *initial* consultation at no cost to the applicant so that it is possible to conduct the application review as efficiently as possible for the benefit of the applicant as well as the Planning Board.

After meeting with the Town Planner and Town Engineer, prospective applicants should prepare one complete set of application documents and plans. This set will be reviewed for completeness by the Town Planner. If determined to be incomplete, the Planning Department will submit a checklist indicating which items have not been adequately addressed. If determined to be complete, the checklist will be initialed and the Applicant should submit the remainder of the required application packages.

Once the checklist has been initialed and all application packages have been submitted, the Planning Board Secretary will schedule the application for the first available opening on the Planning Board's meeting agenda. However, if the required application material packages, including the pertinent application fee are not received at the Planning Board office by 12:00 PM, Monday, 14 days prior to the date of the Planning Board meeting at which you are scheduled to appear (or otherwise scheduled by the Planning Board Secretary), your application will be automatically removed from the agenda. At the discretion of the Planning Board Chairman, your application may be rescheduled, if appropriate, for the next available Planning Board meeting or the application may be removed from future agendas altogether. Additional requirements pertinent to each type of application are provided on the individual application forms, which you should carefully review prior to submitting your application.

When an application is deemed complete and submitted for review, it will be forwarded to the Planning Board Members and its professional advisors in advance of the meeting to allow adequate time for review, preparation of written reports and site inspections as necessary. Your application may also be forwarded to other boards and staff of the Town as well as to agencies outside of the Town, if required. Compliance with State Environmental Quality Review (SEQR) procedures is also required as part of the processing of all applications.

At your first appearance before the Planning Board, the Applicant will describe the project and the Planning Board will discuss any preliminary issues. The Planning Board discussion may be continued at future meetings, or if the Planning Board review has progressed sufficiently, the Application may be scheduled for a public hearing (if one is required) The public hearing may occur at a single Planning Board meeting, or it may be adjourned and continued at another Planning Board meeting. Because the nature and complexity of each application varies



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considerably, it is not possible to predict in advance the length of time needed to secure Planning Board approval. There are certain steps that you can take, however, to expedite the review process. These include, but are not limited to, the following:

- Be thoroughly familiar with the requirements pertinent to your application. Carefully review relevant provisions of the North Castle Town Code and the application form for your particular type of application. Be sure to check on what other types of approvals may be required in addition to that of the Planning Board. Approvals by other Town boards or departments as well as agencies outside of the Town may be required before you will be allowed to proceed with your project.
- Make sure that your application materials are accurately prepared and contain all required information. The information that we initially request is required, so make sure that your submission is complete. If supplementary information is requested as the review process continues, make sure that it is submitted in a timely fashion so the Planning Board can continue to move your application along.
- Follow up to make sure that your application materials are being submitted on time, or deliver them to the Planning office yourself.
- Attend the Planning Board meeting at which your application will be discussed and be on time for the meeting. If you cannot appear personally, make sure that your representative will be there and is thoroughly familiar with your application.

If the Application is approved by the Planning Board, a resolution of approval will be adopted by the Planning Board. It is the Applicant's responsibility to address any and all conditions of approval. Permits from the Building Department cannot be issued until all conditions have been addressed and the plans have been signed by the Planning Board Chair and the Town Engineer.

**ON LINE AGENDAS & PLANNING DEPARTMENT MEMORANDA CAN BE
REVIEWED AT**

WWW.NORTHCASTLENY.COM



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INFORMATION REGARDING PUBLIC HEARINGS

1. The North Castle Assessor's Office shall prepare a list of neighbors to be notified for the neighbor notifications and public hearings - **A minimum of one week's notice is required**. The fee is \$50.00 which includes the list of neighbors and two sets of labels for mailing. The Assessor's Office may be reached Monday – Friday from 8:30 a.m.– 4:30 p.m. at 273-3324. You may also e-mail your request to assessor@northcastlenv.com

When requesting your list please reference the list of application types below so that you can tell the Assessor's office how many feet on all sides of the property to create the list for.

Subdivisions - All lots zoned R-10, R-5 and R-2F shall notice all neighbors within 200 feet from all sides of their property. All other zoning districts shall notice neighbors within 500 feet from all sides of their property. Public hearing notice must be published in the newspaper.

Special Use Permit for Structures over 800 sq ft. & Accessory Apartment - All Zoning Districts shall notice all neighbors within 250 feet from all sides of their property. Public hearing notice must be published in the newspaper.

Site Plan, Non Residential - All Zoning Districts shall notice all neighbors within 250 feet from all sides of their property. Public hearing notice must be published in the newspaper.

Site Plan, Residential/ Neighbor Notification – All zoning districts R-3/4A or smaller shall notice all neighbors within 250' from all sides of their property. All zoning districts zoned R-1A or larger shall notice all neighbors within 500' from all sides of the property. No public hearing required, no publication in the newspaper required.

Wetlands Permit - All Zoning Districts shall notice all abutting property owners. Public hearing notice must be published in the newspaper.

2. The Director of Planning will prepare a Public Notice. The applicant and or professional will review, sign, date and return to the Planning Department Secretary. If there are any changes necessary, please edit and return for corrections. The corrections will be made and emailed back to the applicant who will forward it to the Journal Newspaper, when applicable.

If notification to the newspaper is not required, please continue to #3.



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You may email your public notice to legals@lohud.com. Please request an affidavit of publication which must be submitted to the Planning Board secretary prior to the public hearing. The Journal News requires three days prior notice before 12 noon, not counting weekends and holidays, for ad placement. Make sure the notice placement of the ad in the Greater Westchester Area. This notice cannot be published any sooner than 20 days prior to the meeting and must be published no less than 10 days prior to the meeting.

If you have any questions regarding your publication you may call 888-516-9220:
Email Address: legals@lohud.com

It is suggested that you purchase the newspaper for your records the day the notice is published.

3. Send out the Public Hearing Notice/ Neighbor Notification by First Class Mail. Notice shall be mailed by the applicant in official envelopes provided by the North Castle Planning Department; the list of noticed neighbors will be prepared by the Assessor's Office. This must be sent out no less than 10 days prior to the meeting and no more than 20 days prior to the meeting date. A Certificate of Mailing (PS Form 3817 or 3877) shall be filled out and post marked by the Post Office on the day of mailing. Neighbor Notifications – no publication in the newspaper required.
4. The Friday before the meeting or no later than 12:00 p.m. the day of the meeting the following **must** be submitted.
 - List of Neighbors prepared by the Assessor's Office
 - Certificate of Mailing – PS form 3817 or 3877 post marked by the US Post Office
 - Affidavit of publication from the Newspaper (only if published in the newspaper)



Firm Mailing Book For Accountable Mail

Name and Address of Sender		Check type of mail or service <input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail <input type="checkbox"/> Certified Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail		Affix Stamp Here <i>(if issued as an international certificate of mailing or for additional copies of this receipt).</i> Postmark with Date of Receipt.											
USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee	
1.				Handling Charge - If Registered and over \$50, 100 in value											
2.															
3.															
4.									Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling
5.															
6.															
7.															
8.															
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)													



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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 Fees



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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.

Artemis Farms NY, LLC

By: _____
Applicant Signature
Name:
Title:

September 13, 2021
Date:

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES


Name of Property Owner: <u>Artemis Farms NY, LLC</u> <u>c/o Hocherman Tortorella & Wekstein, LLP (By: Geraldine N. Tortorella, Esq.)</u> Mailing Address: <u>One North Broadway, Suite 701, White Plains, New York 10601</u> Telephone: <u>(914) 421-1800 (Ext. 11)</u> Fax: <u>(914) 421-1856</u> e-mail <u>g.tortorella@htwlegal.com</u>
Name of Applicant (if different): _____ 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 <input type="checkbox"/> No <input type="checkbox"/> If yes, please submit affidavit stating such. If no, application cannot be reviewed by Planning Board
Name of Professional Preparing Site Plan: <u>Jay Fain & Associates, LLC (Attn: Jay Fain, MS, PSS, CPESC, CERP)</u> Address: <u>2000 Post Road, Suite 201, Fairfield, Connecticut 06824</u> Telephone: <u>(203) 581-5902 (cell)</u> Fax: _____ e-mail <u>elmst@optonline.net</u>
Name of Other Professional: <u>Old Town Barns (Attn: Dylan Zublin)</u> Address: <u>P.O. Box 36, Pawling, New York 12564</u> Telephone: <u>(845) 855-1450</u> Fax: _____ e-mail <u>dylan@oldtownbarns.com</u>
Name of Attorney (if any): <u>Hocherman Tortorella & Wekstein, LLP (By: Geraldine N. Tortorella, Esq.)</u> Address: <u>One North Broadway, Suite 701, White Plains, New York 10601</u> Telephone: <u>(914) 421-1800 (Ext. 11)</u> Fax: <u>(914) 421-1856</u> e-mail <u>g.tortorella@htwlegal.com</u>

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: _____
Signature of Property Owner: By: Artemis Farms NY, LLC _____ Date: September 13, 2021
Name: Louis M. Cohen
Title: manager

MUST HAVE BOTH SIGNATURES

II. IDENTIFICATION OF SUBJECT PROPERTY

Street Address: 6 Ashfields Lane

Location (in relation to nearest intersecting street):

0 feet (north, south, east or west) of side of the cul-de-sac of Ashfields Lane

Abutting Street(s): None

Tax Map Designation (NEW): Section 102.03 Block 02 Lot 32

Tax Map Designation (OLD): Section 1 Block 11 Lot 11-15

Zoning District: R-2A Total Land Area ±26.4 acres

Land Area in North Castle Only (if different) _____

Fire District(s) Fire District #3 School District(s) Byram Hills

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 X Yes (adjacent) _____ Yes (within 500 feet) _____
If yes, please identify name(s): _____

The boundary of any existing or proposed County or State park or any other recreation area?
No 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) _____ (Abuts property owned by Central School District #1- i.e. 102.03-2-4)

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: Increase the maximum permitted number of horses from 18 to 20 and create
grooms quarters on the second floor of the existing barn for four (4) resident grooms.

Gross Floor Area: Existing _____ S.F. Proposed _____ S.F.

N/A - No change. Please see 2007 Floor Area Worksheet included in the submission.

Proposed Floor Area Breakdown:

Retail _____ S.F.; Office _____ S.F.;

Industrial _____ S.F.; Institutional _____ S.F.;

Other Nonresidential _____ S.F.; Residential _____ S.F.;

Number of Dwelling Units: 1 (4 bedrooms for grooms in existing barn. No new floor area.)

Number of Parking Spaces: Existing _____ Required _____ Proposed _____ N/A

Number of Loading Spaces: Existing _____ Required _____ Proposed _____ N/A

Earthwork Balance: Cut 0 C.Y. Fill 0 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 X Yes _____

(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.) (There are wetlands on the Property but they will not be affected by the Development.)

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.(See Redniss & Mead Plan)
- 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:

- X Location of existing use and design of buildings, identifying first floor elevation, and other structures.
- X Location of existing parking and truck loading areas, with access and egress drives thereto.
- X 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. (Basic information on existing facilities is provided.)
- X Location of all other existing site improvements, including pavement, walks, curbing, retaining walls and fences.
- N/A Location, size and design of existing signs.
- N/A Location, type, direction, power and time of use of existing outdoor lighting.
- N/A Location of existing outdoor storage, if any.
- X Existing topographical contours with a vertical interval of two (2) feet or less.
- X 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.(in the area of concern)

Proposed Development Data:

- N/A Proposed location of lots, streets, and public areas, and property to be affected by proposed easements, deed restrictions and covenants.
- X Proposed location, use and architectural design of all buildings, including proposed floor elevations and the proposed division of buildings into units of separate occupancy.
- X Proposed means of vehicular and pedestrian access to and egress from the site onto adjacent streets.
- N/A Proposed sight distance at all points of vehicular access.(Access is not changing.)
- X Proposed number of employees for which buildings are designed.(4 Resident Grooms)
- N/A 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.
- N/A 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.
- X 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. (Only facility at issue is a new septic system for the grooms apartment.)

- X 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. (Minimal new construction is proposed.)
- N/A Location, size and design of all proposed signs.
- N/A Location, type, direction, power and time of use of proposed outdoor lighting.
- N/A Location and design of proposed outdoor garbage enclosure.
- N/A Location of proposed outdoor storage, if any.
- N/A Location of proposed landscaping and buffer screening areas, including the type (scientific and common names), size and amount of plantings. (Formal request for a waiver is made.)
- N/A Type of power to be used for any manufacturing
- N/A Type of wastes or by-products to be produced and disposal method
- N/A In multi-family districts, floor plans, elevations and cross sections
- X The proposed location, size, design and use of all temporary structures and storage areas to be used during the course of construction.
- X Proposed grade elevations, clearly indicating how such grades will meet existing grades of adjacent properties or the street. (Minimal site work required.)
- X Proposed soil erosion and sedimentation control measures. (See Redniss & Mead Plans.)
- N/A 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.
- N/A 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.
- N/A 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.

**Project Narrative and Environmental Assessment
Special Use Permit Amendment – Additional Horses
Site Plan Approval Amendment
6 Ashfields Lane
Conyers Farm
North Castle, NY**

Introduction

The following narrative was prepared as a supplement to the Special Use and Site Plan Permit applications filed in conformance with Chapter 355, Article VII Section 355 -34 and Section 355-40 D. of the Town of North Castle Zoning Ordinance. Chapter 355, Section VII pertains to the procedures and standards for the processing of special permits. In addition, this narrative will serve as an expanded *Short Environmental Assessment Form* to address the environmental features and constraints on the 6 Ashfields Lane site. The history of the property is discussed as it pertains to the existing use of the property as related to the proposed use.

Existing Conditions and Zoning

The 6 Ashfields Lane property is a 26.445-acre parcel located in the Town of North Castle. The property has legal frontage on the southern property line at the terminus of Ashfields Lane, a private road located within the Conyers Farm Association. The closest intersection is Cowdray Park Drive Lane which is approximately 100 feet south of the Ashfields Lane cul-de-sac. Surrounding land use is predominately single-family, however, the Central School District #1 owns land along the northern property line that is currently maintained as open space.

The site is currently zoned R-2A – single family residential is the primary permitted use on a minimum parcel of 2 acres. The current primary use by zoning is as a single family residential with an accessory Use permitted by Special Use Permit of additional horses (18 total).

Approvals History

The subdivision lots comprising the subject parcel was originally part of the Conyers Farm Subdivision approved by the Town in approximately 1987. In or around 1996, Charles and Jane Baird acquired Town Tax Lots 11-6, 11-7, 11-8, 11-16, 11-15, and “Parcel A” (a portion of what appears to be Ashfields Lane) (the “Prior Property”), which were substantially vacant at that time. With Town of North Castle Planning Board approval, the Bairds consolidated Tax Lots 11-

6, 11-7, 11-8, 11-16, and Parcel A into one lot of 42.4 acres and retained former Tax Lot 11-15 as a separate tax lot measuring approximately 10.17 acres.

Concurrent with the re-subdivision, the Bairds obtained site plan and wetlands permit approval from the Town's Planning Board to construct the house now located on 11 Ashfields and the existing barn/stable, indoor riding ring, guest house and several other accessory uses and structures, now located on 11 or 6 Ashfields Lane. The Bairds also obtained a Special Use Permit from the Town Board permitting the keeping of 18 horses for private use on the Prior Property. The improvements approved in 1996 were substantially completed between 1998 and 2000. A small extension to the stable was approved and completed in 2004.

In 2007, the Bairds, for purpose of resale, sought and received permission from the Town to reconfigure the lot line between Tax Lot 11-6 and Tax Lot 11-15 to make each lot approximately 26 acres. The Planning Board granted re-subdivision approval and a plat adjusting the lot line was filed in the Westchester County Clerk's Office on May 23, 2008, as Filed Map Number 28148. The effect of the subdivision was to locate the main house, pool, tennis court, and detached two car garage on 11 Ashfields, and the stable and indoor riding ring, equipment barn, and gatehouse/guest house on the Property. Based on this subdivision, in 2007 the Town Board re-issued the special use permit allowing the keeping of 18 horses so that it applied exclusively to the 6 Ashfields Lane Property.

At the time of the subdivision the original Baird "guest" house was approved as the principal residence on the Property, and currently remains as the principal use and residence.

Proposed Special Use Permit and Site Plan Amendment

The original Special Use Permit and Site Plan approval allowed the keeping of up to 18 horses and provide for a two-bedroom grooms' quarters on the property in a separate dwelling that was never constructed.

The new owners of the property Artemis Farms NY, LLC, are requesting to amend the existing permits to accommodate the full use of the property in accordance with the specific use standards and regulations for a Special Use Permit associated use of the property for additional horses. Specifically, the Owner is requesting to locate seasonal quarters for (4) grooms on the property. Section 355-40 D. (5) allows no more than one bedroom for every five horses stabled on the site. In accordance with this requirement, the number of horses to be kept on the property will be increased from the current 18 to 20. Under current zoning, the number of

horses that can be kept on the property is 28, one per each acre of land plus two permitted as of right, for a total of 28.

The proposed grooms' quarters will be located entirely within the existing stable building, no new structure is proposed. The only physical modification to the exterior of the stable would be to add two small, shed dormers and a window. Physical modification to the land would be limited to the expansion or installation of a 4-bedroom septic system in an area that is currently maintained as lawn and is well removed from any wetland or wetland setbacks. Additionally, no trees will need to be removed and site disturbance is well below one acre and therefore a Stormwater Pollution Prevention Plan is not necessary although erosion controls will be deployed during construction.

The current facility complies with all the Specific Use Standards and Regulations contained on Section 355-40 D, and the use and operations will continue to comply with the same standards and management practices.

Respectfully Submitted



Jay J. Fain MS, CPESC, CERP, CSS
Jay Fain & Associates, LLC

September 2021

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			
Artemis Farms NY, LLC			
Name of Action or Project: 6 Ashfields Lane- Amended Special Use Permit and Amended Site Plan Approval for Private Stables			
Project Location (describe, and attach a location map): 6 Ashfield Lane, North Castle, NY			
Brief Description of Proposed Action: Amend Existing Special Use Permit and Site Plan for Private Stables to expand number of horses from 18 to 28 and add 4 bedroom Grooms Quarters and on-site 4 bedroom SSDS.			
Name of Applicant or Sponsor: Artemis Farm NY, LLC		Telephone: 203-814-4751 E-Mail: Gustavo@Groupclark.com	
Address: 6 Ashfields Lane			
City/PO: North Castle		State: NY	Zip Code: 10504
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:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		26.445 acres	
b. Total acreage to be physically disturbed?		0.25 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. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

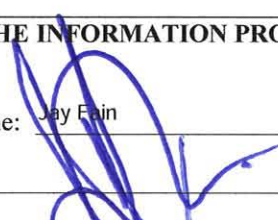
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ Existing drilled well - potable water _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ Expand existing SSDS to accomodate 4 additional bedrooms. _____	<input type="checkbox"/>	<input checked="" 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?			
	<input type="checkbox"/>	<input checked="" 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?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

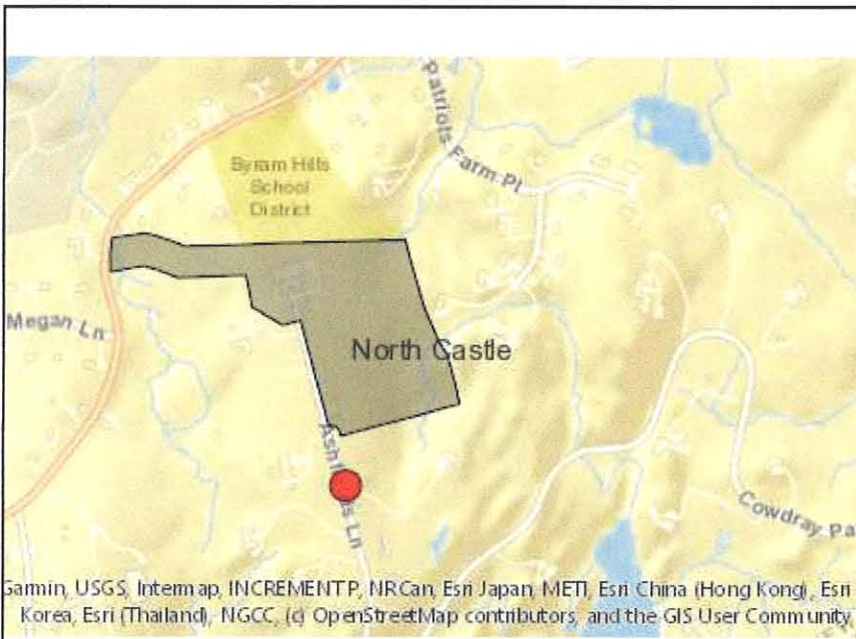
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input 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? If Yes,	NO	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)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>

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)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<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? If Yes, describe:	NO	YES
	<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? If Yes, describe:	NO	YES
	<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>Jay Fain</u>	Date: <u>08/30/2021</u>	
Signature: 	Title: <u>Agent/Environmental Consultant</u>	



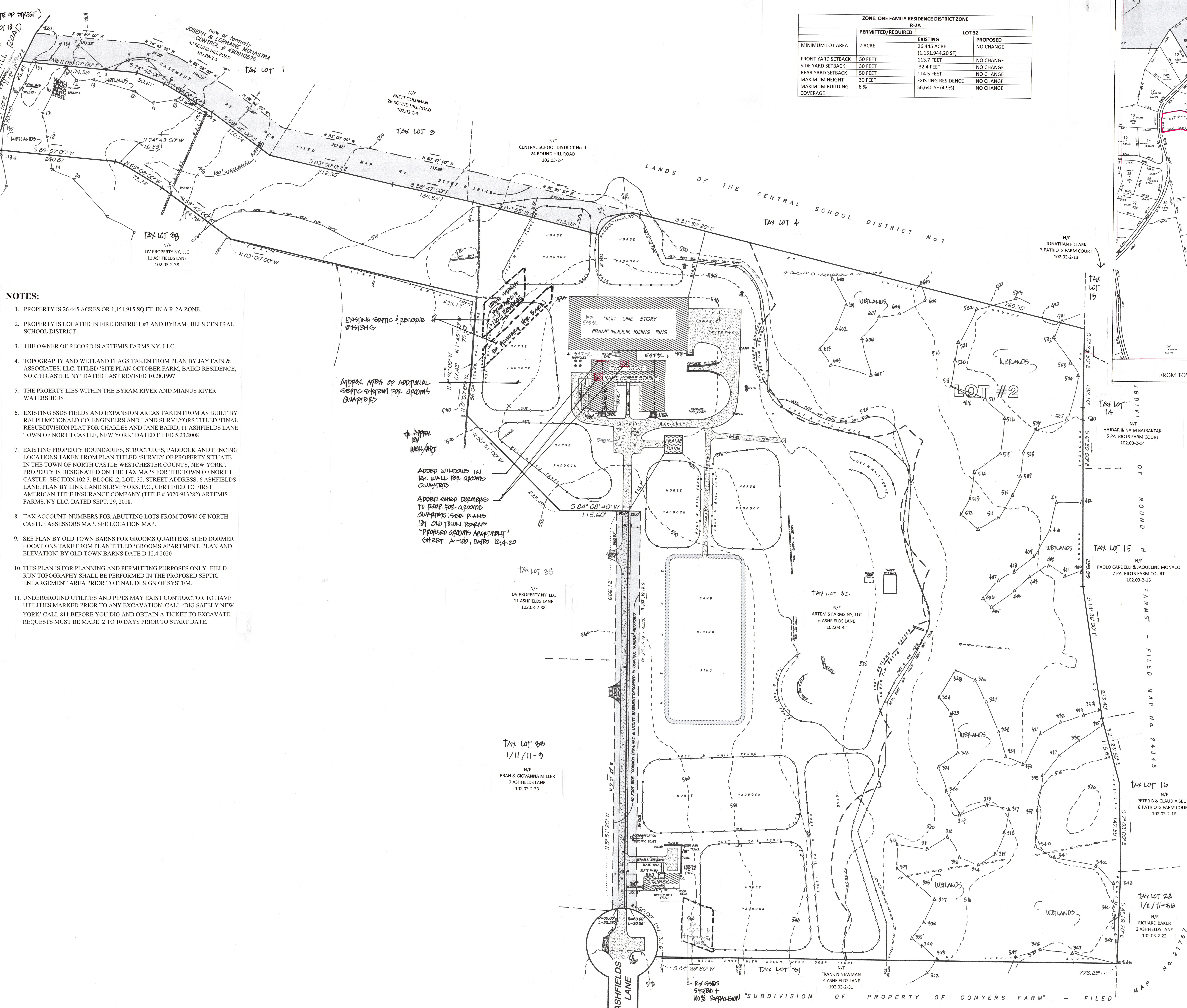
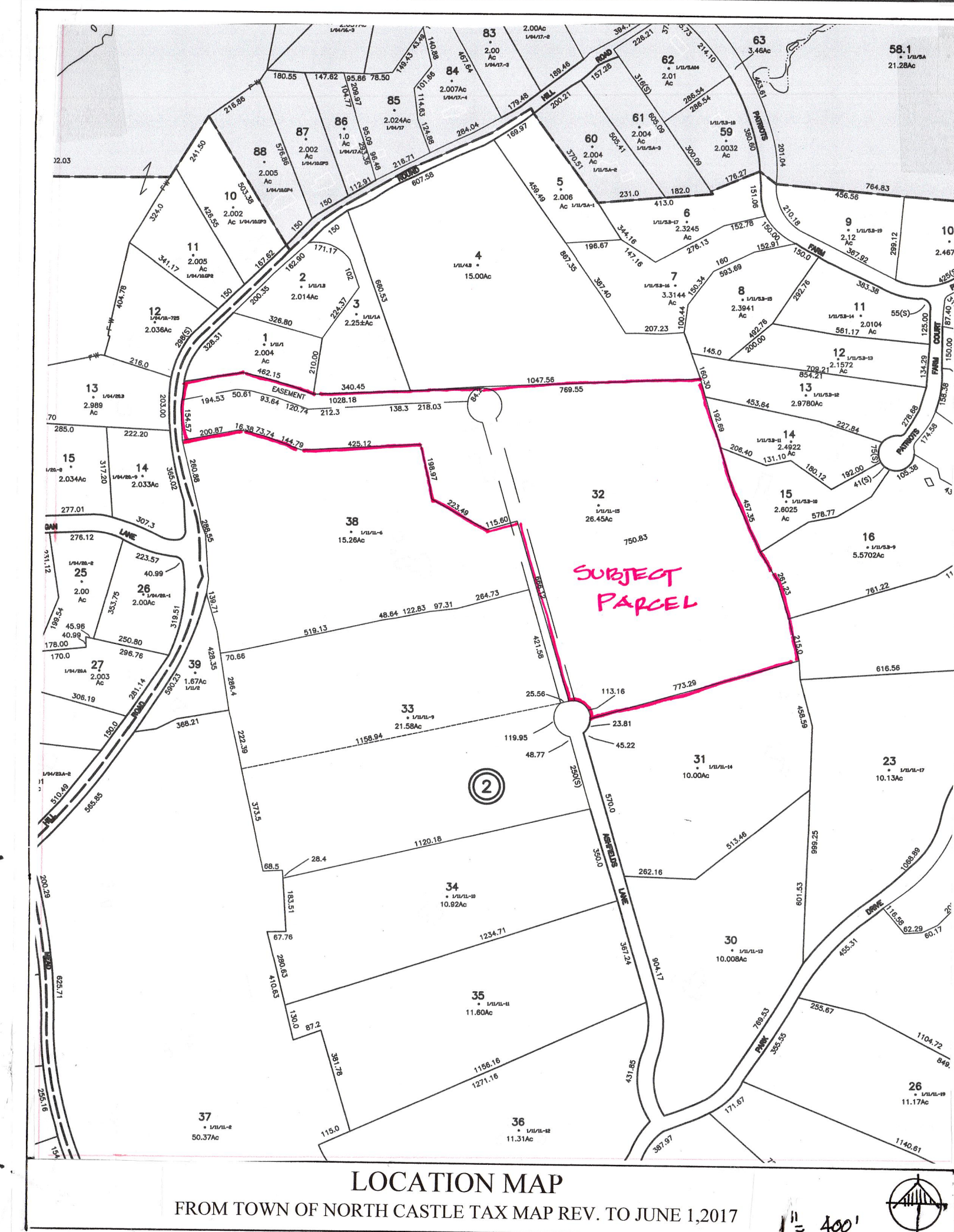
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the 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.



Map data © OpenStreetMap contributors, and the GIS User Community

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

	R-2A	
	PERMITTED/REQUIRED	EXISTING
MINIMUM LOT AREA	2 ACRE	26.445 ACRE (1,151,915.20 SF)
FRONT YARD SETBACK	50 FEET	113.7 FEET
SIDE YARD SETBACK	30 FEET	32.4 FEET
REAR YARD SETBACK	50 FEET	114.5 FEET
MAXIMUM HEIGHT	30 FEET	EXISTING RESIDENCE
MAXIMUM BUILDING COVERAGE	8 %	56,640 SF (4.9%)



- NOTES:**
- PROPERTY IS 26.445 ACRES OR 1,151,915 SQ FT. IN A R-2A ZONE.
 - PROPERTY IS LOCATED IN FIRE DISTRICT #3 AND BYRAM HILLS CENTRAL SCHOOL DISTRICT
 - THE OWNER OF RECORD IS ARTEMIS FARMS NY, LLC.
 - TOPOGRAPHY AND WETLAND FLAGS TAKEN FROM PLAN BY JAY FAIN & ASSOCIATES, LLC. TITLED 'SITE PLAN OCTOBER FARM, BAIRD RESIDENCE, NORTH CASTLE, NY' DATED LAST REVISED 10.28.1997
 - THE PROPERTY LIES WITHIN THE BYRAM RIVER AND MIANUS RIVER WATERSHEDS
 - EXISTING SSDS FIELDS AND EXPANSION AREAS TAKEN FROM AS BUILT BY RALPH MCDONALD CO. ENGINEERS AND LAND SURVEYORS TITLED 'FINAL RESUBDIVISION PLAT FOR CHARLES AND JANE BAIRD, 11 ASHFIELDS LANE TOWN OF NORTH CASTLE, NEW YORK' DATED FILED 5.23.2008
 - EXISTING PROPERTY BOUNDARIES, STRUCTURES, PADDOCK AND FENCING LOCATIONS TAKEN FROM PLAN TITLED 'SURVEY OF PROPERTY SITUATE IN THE TOWN OF NORTH CASTLE WESTCHESTER COUNTY, NEW YORK'. PROPERTY IS DESIGNATED ON THE TAX MAPS FOR THE TOWN OF NORTH CASTLE. SECTION: 102.3, BLOCK: 2, LOT: 32, STREET ADDRESS: 6 ASHFIELDS LANE. PLAN BY LINK LAND SURVEYORS, P.C., CERTIFIED TO FIRST AMERICAN TITLE INSURANCE COMPANY (TITLE # 3020-913282) ARTEMIS FARMS, NY LLC. DATED SEPT. 29, 2018.
 - TAX ACCOUNT NUMBERS FOR ABUTTING LOTS FROM TOWN OF NORTH CASTLE ASSESSORS MAP. SEE LOCATION MAP.
 - SEE PLAN BY OLD TOWN BARN FOR GROOMS QUARTERS. SHED DORMER LOCATIONS TAKE FROM PLAN TITLED 'GROOMS APARTMENT, PLAN AND ELEVATION' BY OLD TOWN BARN DATE D 12.4.2020
 - THIS PLAN IS FOR PLANNING AND PERMITTING PURPOSES ONLY. FIELD RUN TOPOGRAPHY SHALL BE PERFORMED IN THE PROPOSED SEPTIC ENLARGEMENT AREA PRIOR TO FINAL DESIGN OF SYSTEM.
 - UNDERGROUND UTILITIES AND PIPES MAY EXIST CONTRACTOR TO HAVE UTILITIES MARKED PRIOR TO ANY EXCAVATION. CALL 'DIG SAFELY NEW YORK' CALL 811 BEFORE YOU DIG AND OBTAIN A TICKET TO EXCAVATE. REQUESTS MUST BE MADE 2 TO 10 DAYS PRIOR TO START DATE.

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

CHRISTOPHER CARRY, CHAIRMAN
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER DATE: _____

JOSEPH M. CEMPLE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEER

DATE	SHEET	REVISION NOTES

SCALE: 1"=60'

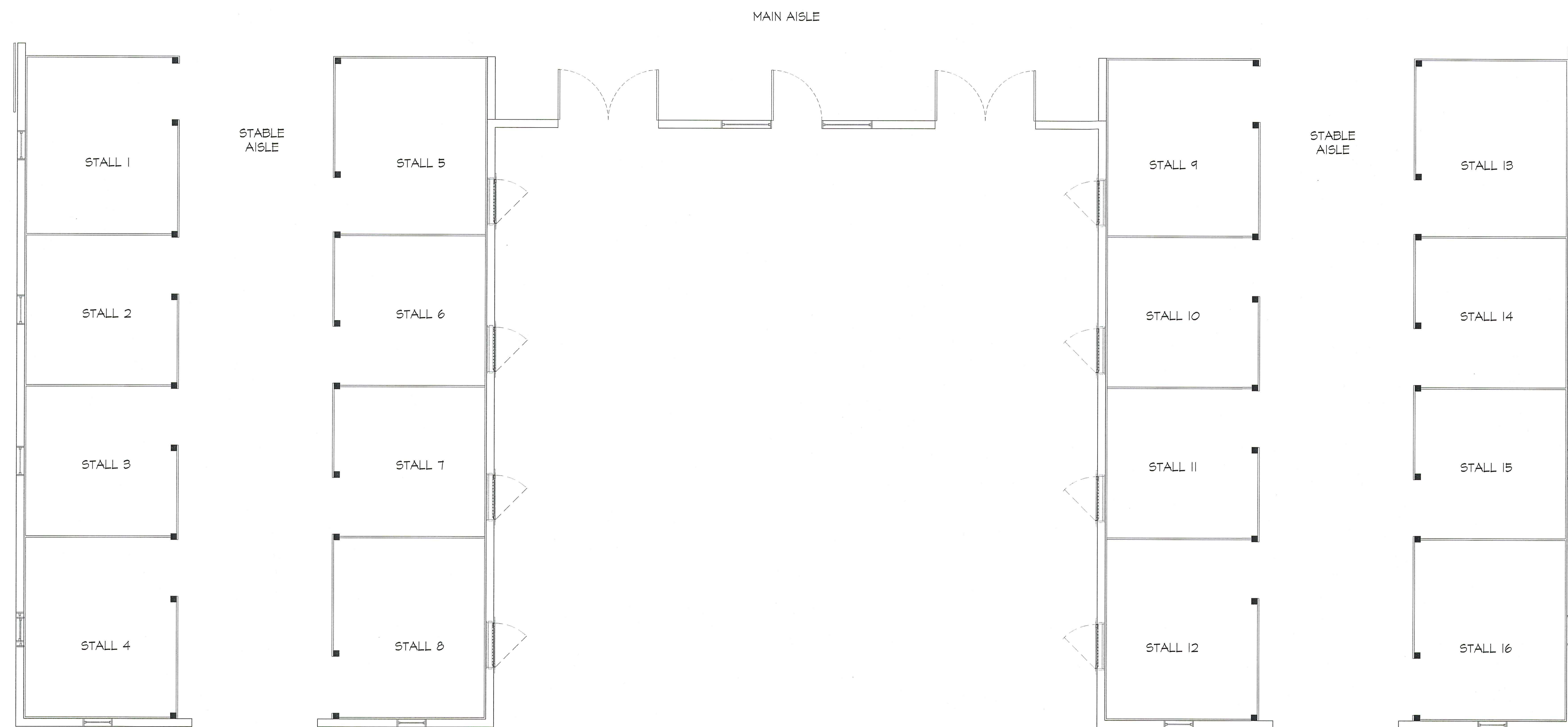
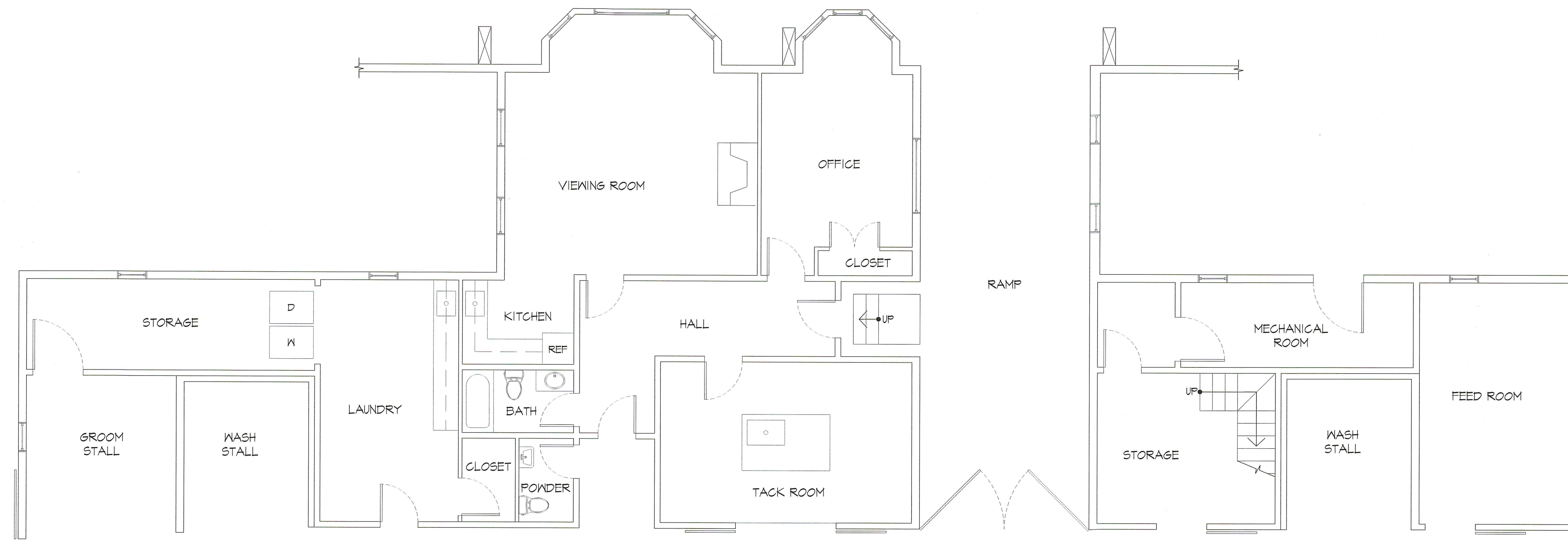
VICTORIA P. LAM
001549
STATE OF NEW YORK

SITE PLAN FOR SPECIAL USE PERMIT & SITE DEVELOPMENT PLAN APPROVAL
Prepared for Artemis Farms NY, LLC

6 ASHFIELDS LANE
NORTH CASTLE, NY

JAY FAIN & ASSOCIATES, LLC
Environmental Consulting Services, LLC
2000 Post Rd., Ste. 201 Fairfield, CT 06824
jfasociates@optonline.net 203-254-3156

Date: 8.20.2021
Sheet No.: L-1



EXISTING FLOOR PLAN
SCALE: 3/16" = 1'-0"



These drawings and the accompanying specifications are instruments of service and the exclusive property of DAVID J. ZUBER, INC. No. 12564, dated 05/20/21. Their use or publication shall be restricted to the original project for which they were prepared. No reproduction, in whole or in part, is permitted without the written permission of the Engineer.

P.O. Box 36
Pawling, NY 12564
(845)-855-1450

Old Town Barns

REV	DATE	DESCRIPTION

EXISTING CONDITIONS FOR:
CLARK CONYERS FARM
NORTH CASTLE, NY

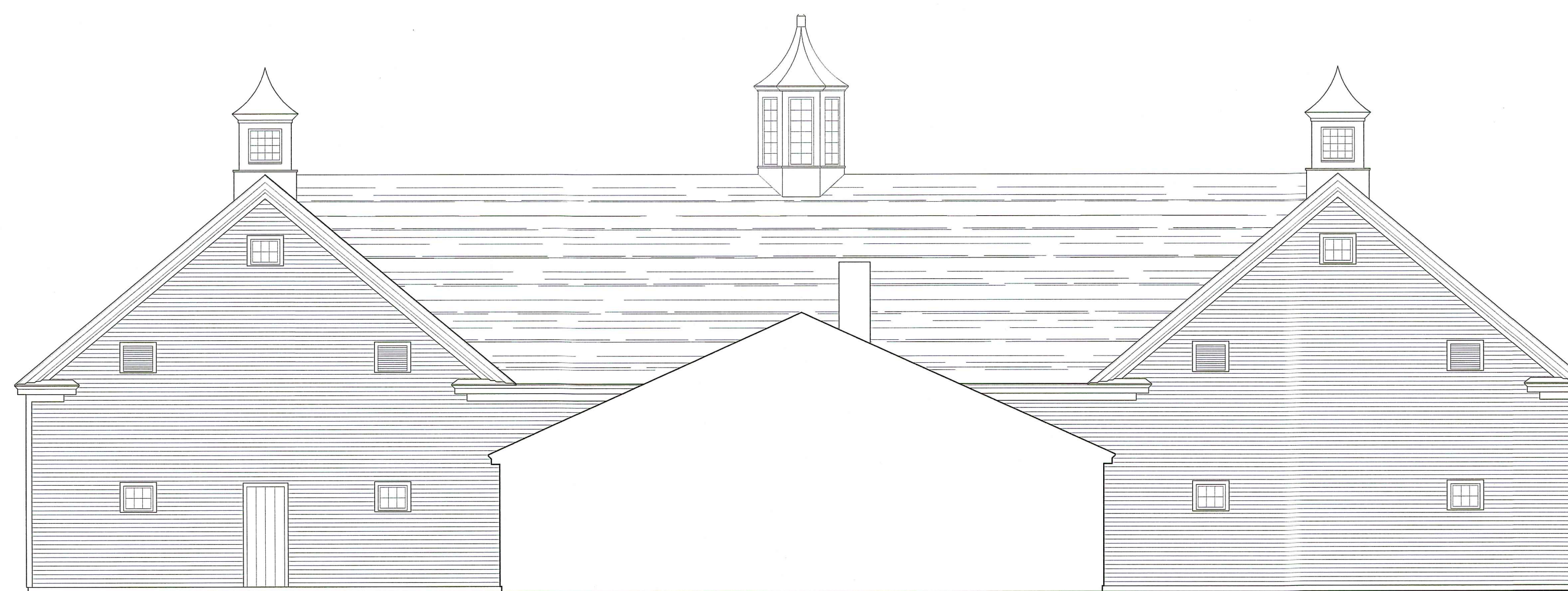
DRAWING NAME EXISTING FLOOR PLAN	
DATE 4/2/21	DRAWING NUMBER EC-100
SCALE as noted	
DRAWN BY KAJ	



○ SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



○ WEST ELEVATION
SCALE: 1/8" = 1'-0"



○ PARTIAL NORTH ELEVATION
SCALE: 1/8" = 1'-0"



These drawings and the accompanying specifications are instruments of service and the exclusive property of the undersigned. Their use or publication shall be restricted to the original project for which they were prepared. No use, reproduction or publication by any person or in any form is permitted without the written permission of the undersigned.

P. O. Box 36
Pawling, NY 12564
(845)-855-1450

Old Town Barns

REV	DATE	DESCRIPTION

EXISTING CONDITIONS FOR:
CLARK CONYERS FARM
NORTH CASTLE, NY

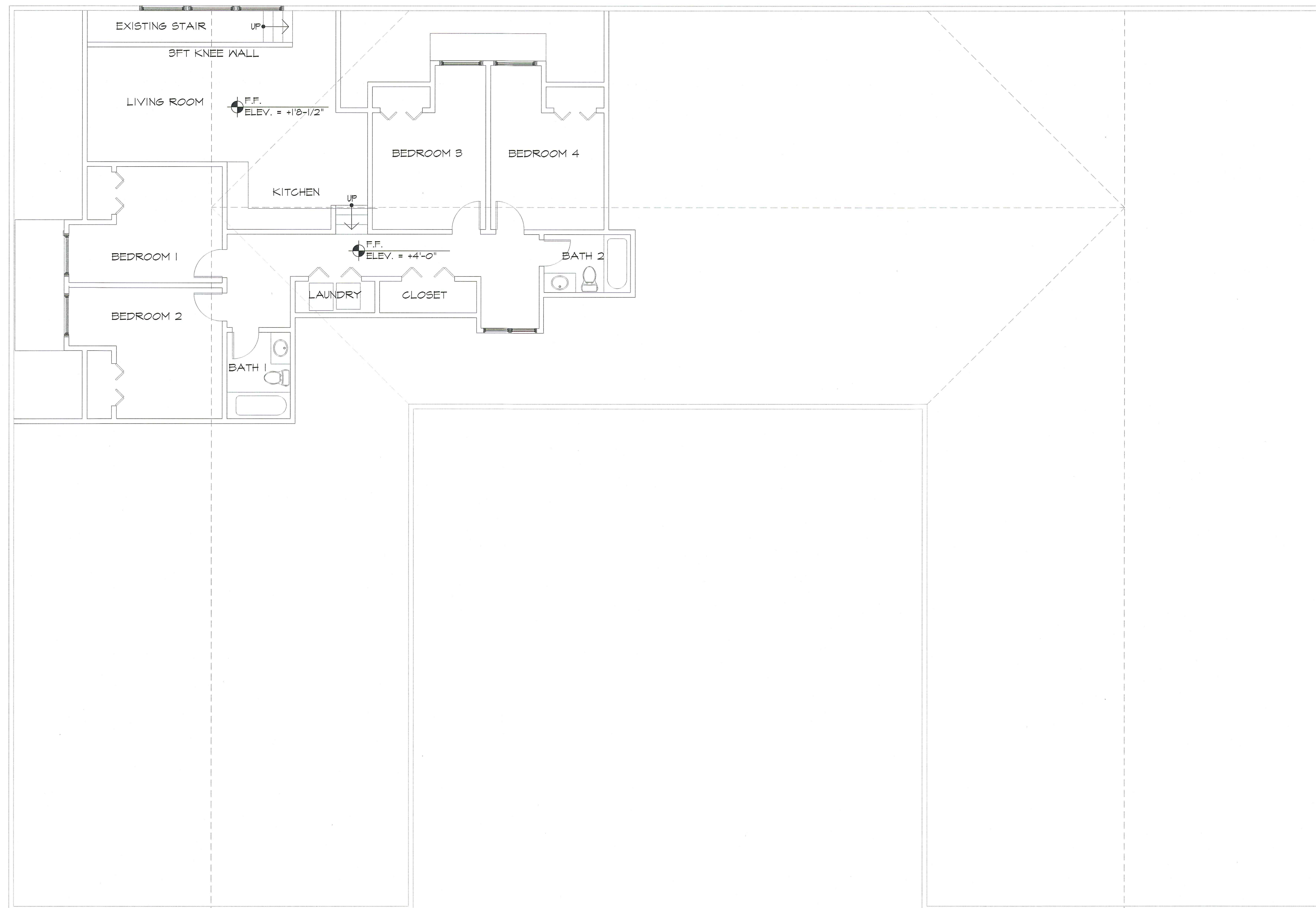
DATE 9/2/21	DRAWING NUMBER EC-200
SCALE as noted	DRAWN BY K.A.J.



These drawings and the accompanying specifications are the property of
 DAVID ROSENBERG ARCHITECTS, INC.
 P.O. Box 24
 Pawling, NY 12564
 (845) 855-1450
 Their use or publication shall be restricted to the original project for which they were prepared. No use, reproduction, or publication by any other person or firm is prohibited except by written permission from the Architect.

P.O. Box 96
 Pawling, NY 12564
 (845) 855-1450

Old Town Barns



○ 2ND FLOOR PLAN
 SCALE: 3/16" = 1'-0"

DESCRIPTION

DATE

REV

PROPOSED GROOMS APARTMENT FOR:
CLARK CONYERS FARM
 NORTH CASTLE, NY

DRAWING NAME
 2ND FLOOR PLAN

DATE

9/2/21

SCALE

as noted

DRAWN BY

KAJ

DRAWING NUMBER

EC-100



○ SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



○ WEST ELEVATION
SCALE: 1/8" = 1'-0"



○ PARTIAL NORTH ELEVATION
SCALE: 1/8" = 1'-0"



These drawings and the accompanying specifications are instruments of service on the exclusive basis of the contract between the client and the architect. No part of these drawings or specifications shall be used for any other project for which they were prepared. No use, reproduction, or publication by any means in whole or in part is permitted except by written permission from Mr. J. J. J.

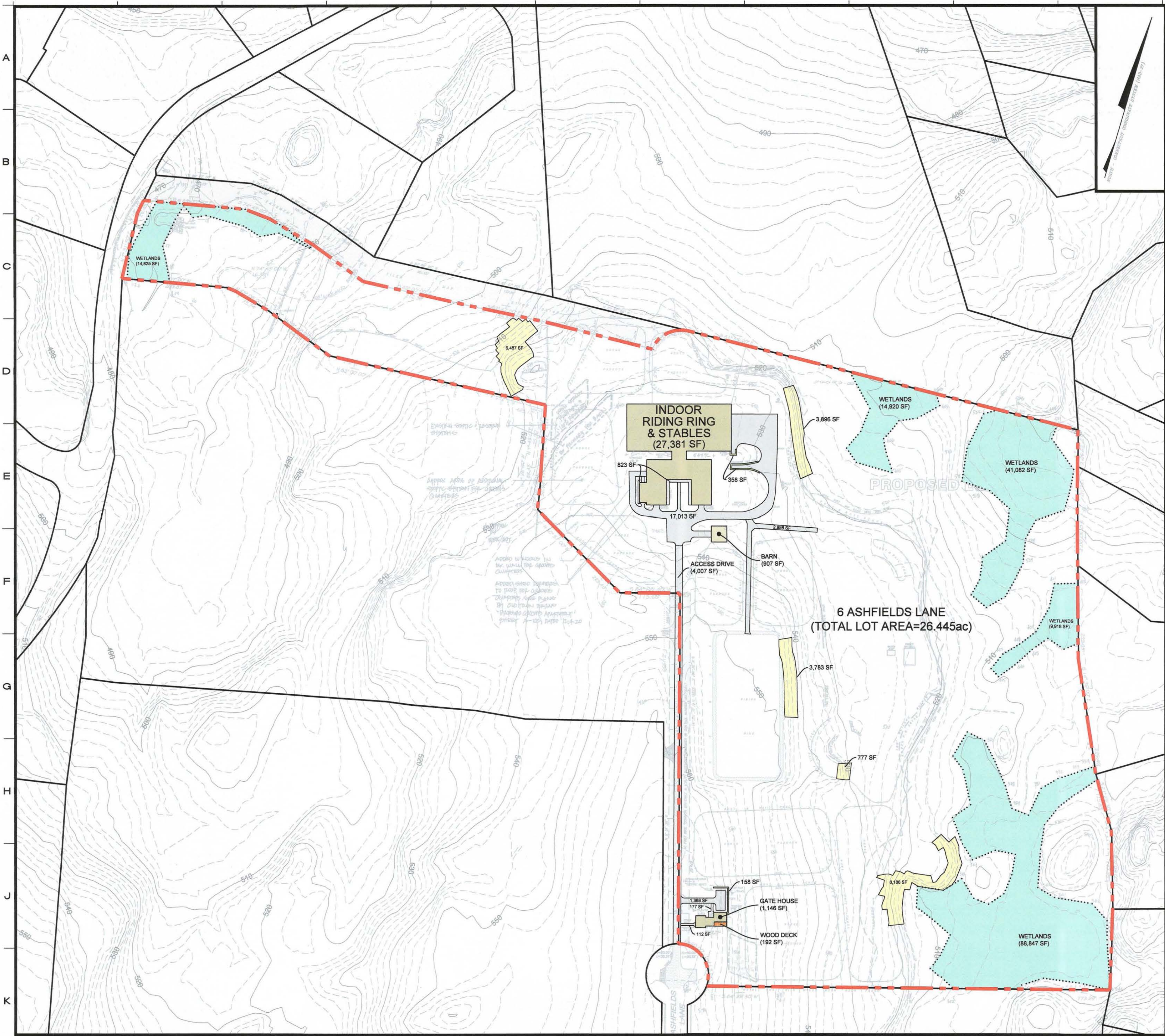
P.O. Box 36
Pawling, NY 12564
(845) 855-1450

Old Town Barns

REV	DATE	DESCRIPTION

PROPOSED GROOMS APARTMENT FOR:
CLARK CONYERS FARM
NORTH CASTLE, NY

DRAWING NAME ELEVATIONS	
DATE 4/2/21	DRAWING NUMBER A-200
SCALE as noted	
DRAWN BY KAJ	



WETLANDS	169,592 SF
WATER BODIES	0 SF
TOTAL (WETLANDS + WATERBODIES)	169,592 SF
STEEP SLOPES (≥ 25% OVER 25' MIN)	23,129 SF

GROSS LOT AREA = 1,151,944 SF
 NET LOT AREA = GROSS LOT AREA - (0.75 x WETLAND/WATERBODY AREA) - (0.50 x STEEP SLOPES AREA)
 = 1,151,944 SF - (0.75 x 169,592 SF) - (0.50 x 23,129 SF) = 1,013,185 SF
 (NET LOT AREA APPLIES. LOT RESUBDIVIDED AFTER 12/13/06)

MAX. PERMITTED GROSS LAND COVERAGE (R-2A) = 13,270 SF + [0.075 x (NET LOT AREA - 2.0 acres)]
 = 13,270 SF + [0.075 x (1,013,185 SF - 87,120 SF)]
 = 13,270 SF + 69,455 SF
 = 82,725 SF

I.D.	DESCRIPTION	6 ASHFIELDS
1	TOTAL LOT AREA (NET LOT AREA)	1,013,185 SF
2	MAX. PERMITTED GROSS LAND COVERAGE	82,725 SF
3	BONUS MAX. GROSS LAND COVERAGE ²	0 SF ²
4	TOTAL MAX. GROSS LAND COVERAGE	82,725 SF
5	AREA OF PRINCIPAL BUILDINGS	28,527 SF
6	TOTAL AREA OF ACCESSORY BUILDINGS	907 SF
7	AREA OF DECKS	192 SF
8	AREA OF PORCHES	0 SF
9	TOTAL AREA OF DRIVEWAYS, PARKING, AND WALKWAYS	26,498 SF
10	AREA OF TERRACES	0 SF
11	AREA OF POOL & MECHANICAL EQUIPMENT	0 SF
12	AREA OF ALL OTHER STRUCTURES	518 SF
13	EXISTING GROSS LAND COVERAGE	56,640 SF
	SURPLUS LAND COVERAGE	26,083 SF
	PERCENT OF LAND COVERAGE ALLOWED	8.16 %
	PERCENT OF LAND COVERAGE EXISTING	5.59 %
	PERCENT OF LAND COVERAGE PROPOSED	5.59 % (no change)

- Note:
- ID numbers correspond to the Town of North Castle gross land coverage calculations worksheet.
 - Bonus area awards an additional 10 square feet for each additional foot of front yard setback of the principal dwelling in excess of the minimum front yard setback required (50 ft in R-2A).
 - Coverage areas utilized for the above gross land coverage calculations are based on an overlay of a Survey prepared by Link Land Surveyors, P.C., certified to First American Title Insurance Company (Title#3020-913282) Artemis Farms, NY LLC, titled "Survey of Property Situated In The Town Of North Castle, Westchester County, New York" dated September 29, 2018. Coverage area's will be verified and revised as necessary upon completion of a new Property & Topographic Survey.
 - Steep slope areas utilized to determine net lot area are based on available Westchester County G.I.S. topographic data (2-foot contours). Steep slope areas will be verified and revised as necessary upon completion of a new Property & Topographic Survey.
 - Wetland areas utilized to determine net lot area are based on flagged wetlands taken from a plan by Jay Fain & Associates, LLC, titled "Site Plan October Farm, Baird Residence, North Castle, NY" dated October 28, 1997.

I	9/8/21	ORIGINAL ISSUE DATE
No.	Date	Revision

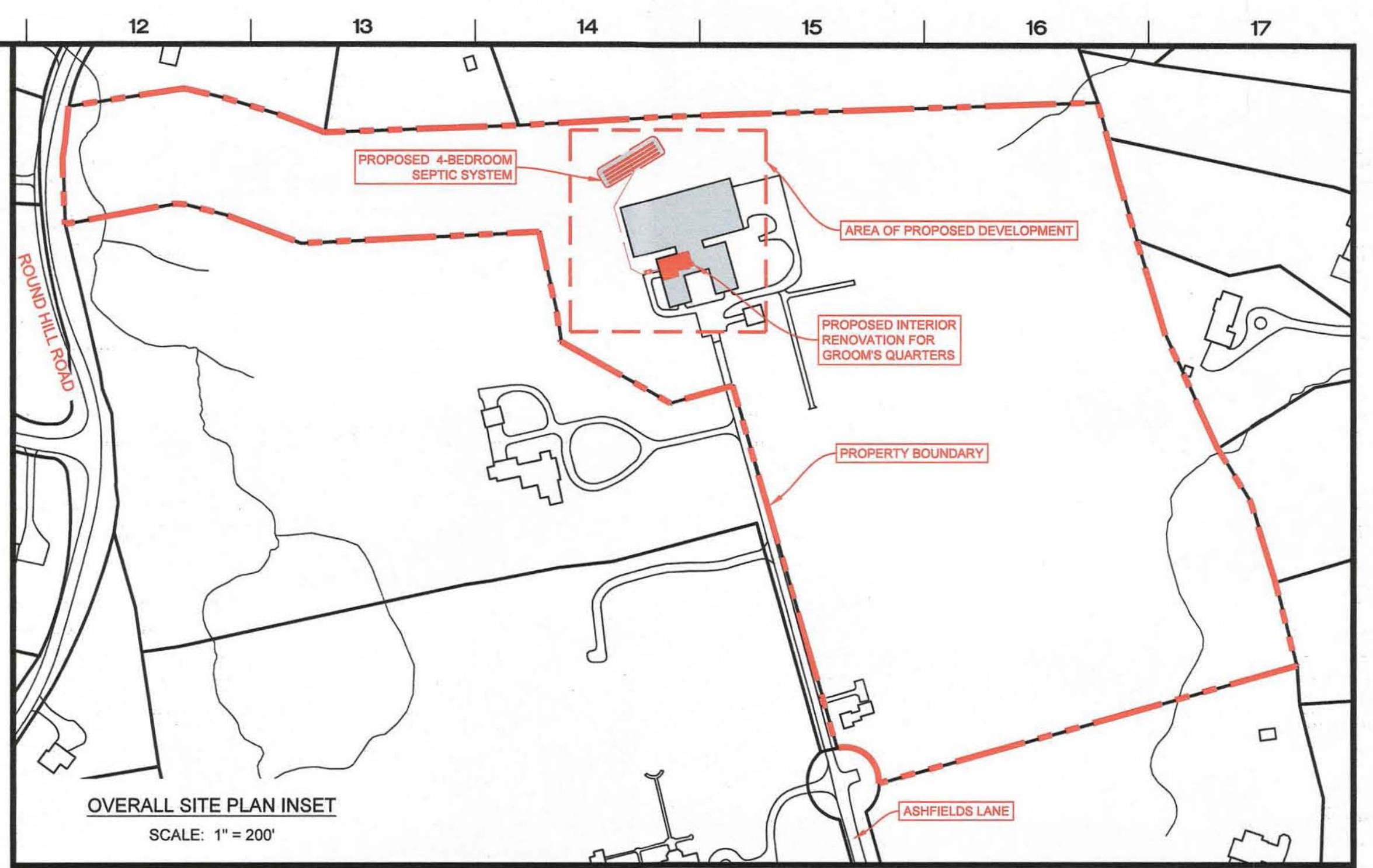
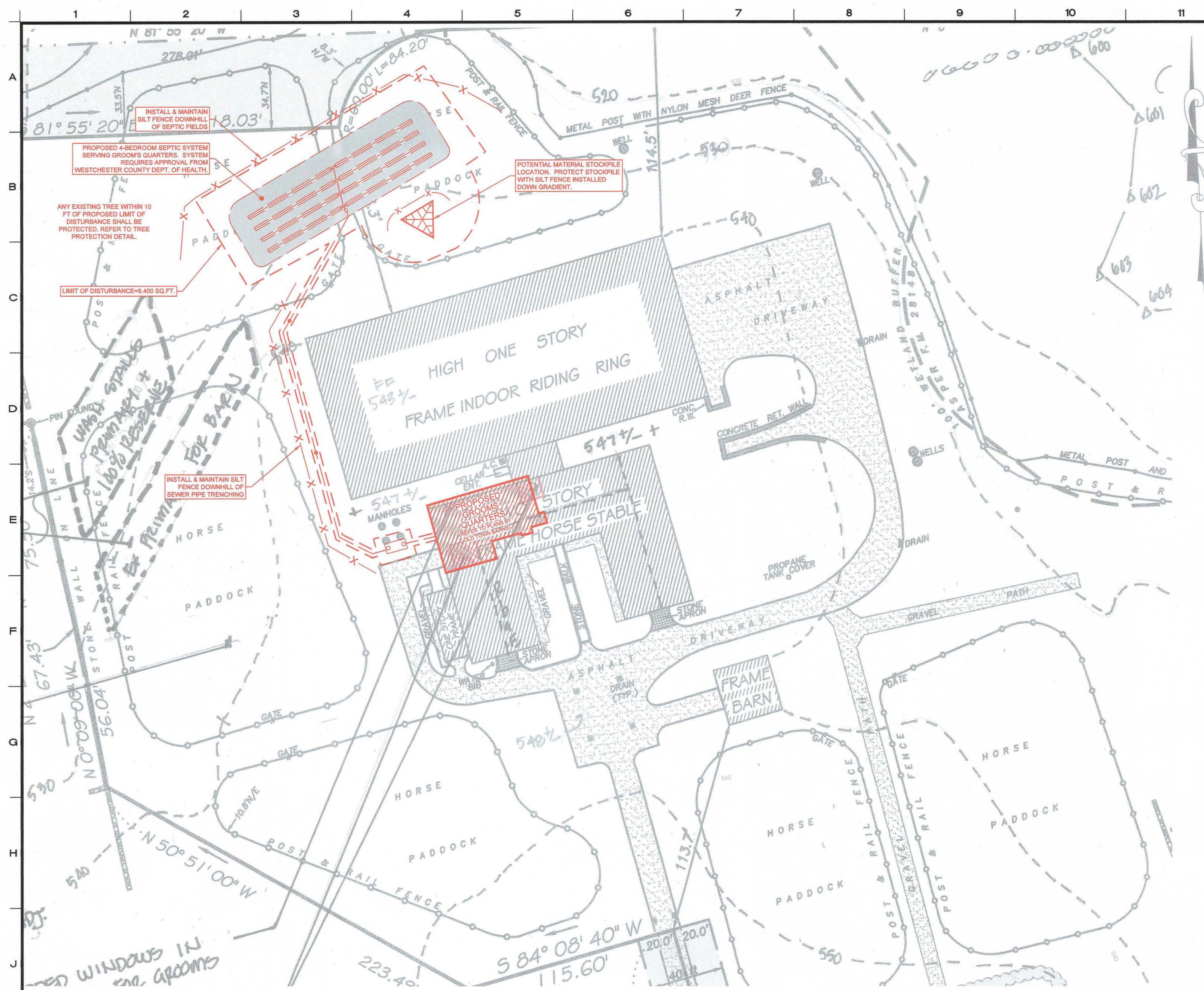
**EXISTING LOT COVERAGE
 DEPICTING
 6 ASHFIELDS LANE
 NORTH CASTLE, NY
 PREPARED FOR
 ARTEMIS FARMS, NY LLC.**

REDNISS & MEAD
 PROFESSIONAL ENGINEERS
 AND LAND SURVEYORS, P.C.

SCALE: 0 100 200
 1"=100'
 DRAWN BY: AMK CHECKED BY: CJF

 DATE: September 8, 2021
 This document is the property of Redniss & Mead, P.C. If you have the signature and seal of a licensed professional, unauthorized alteration, reproduction or distribution is prohibited.

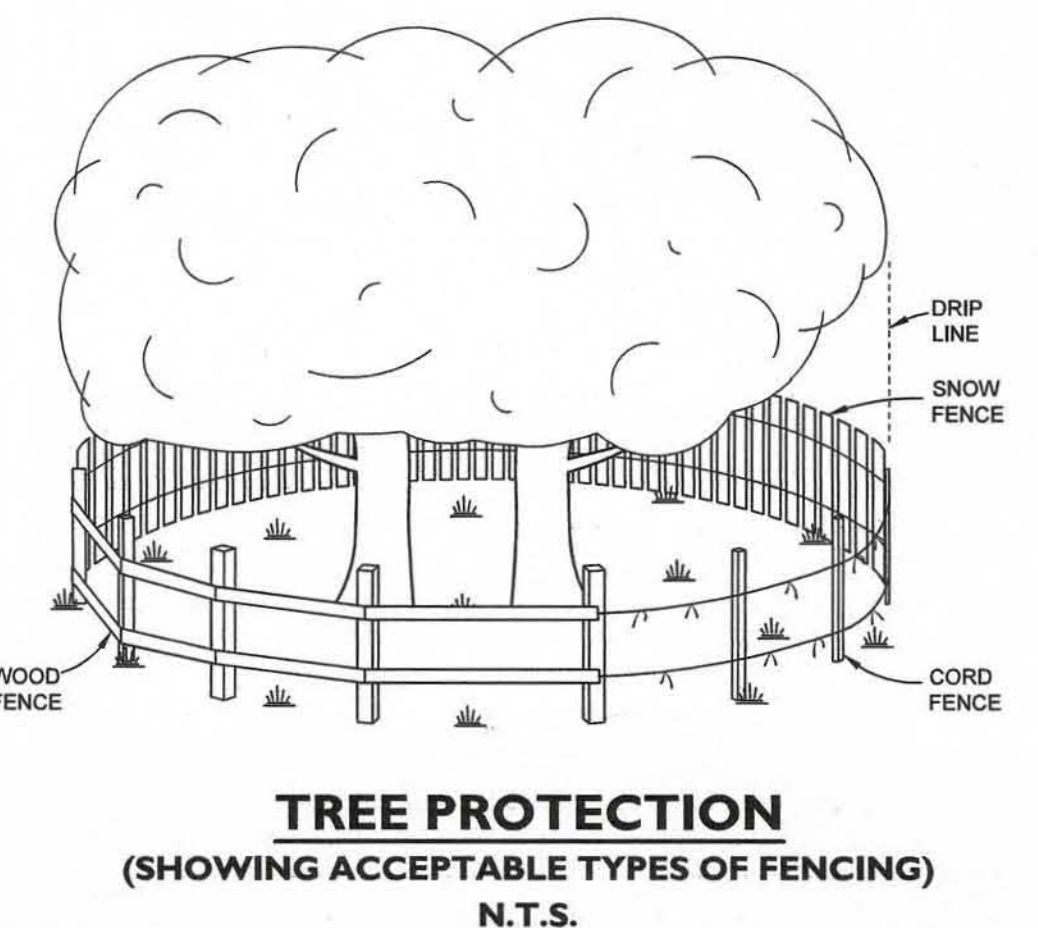
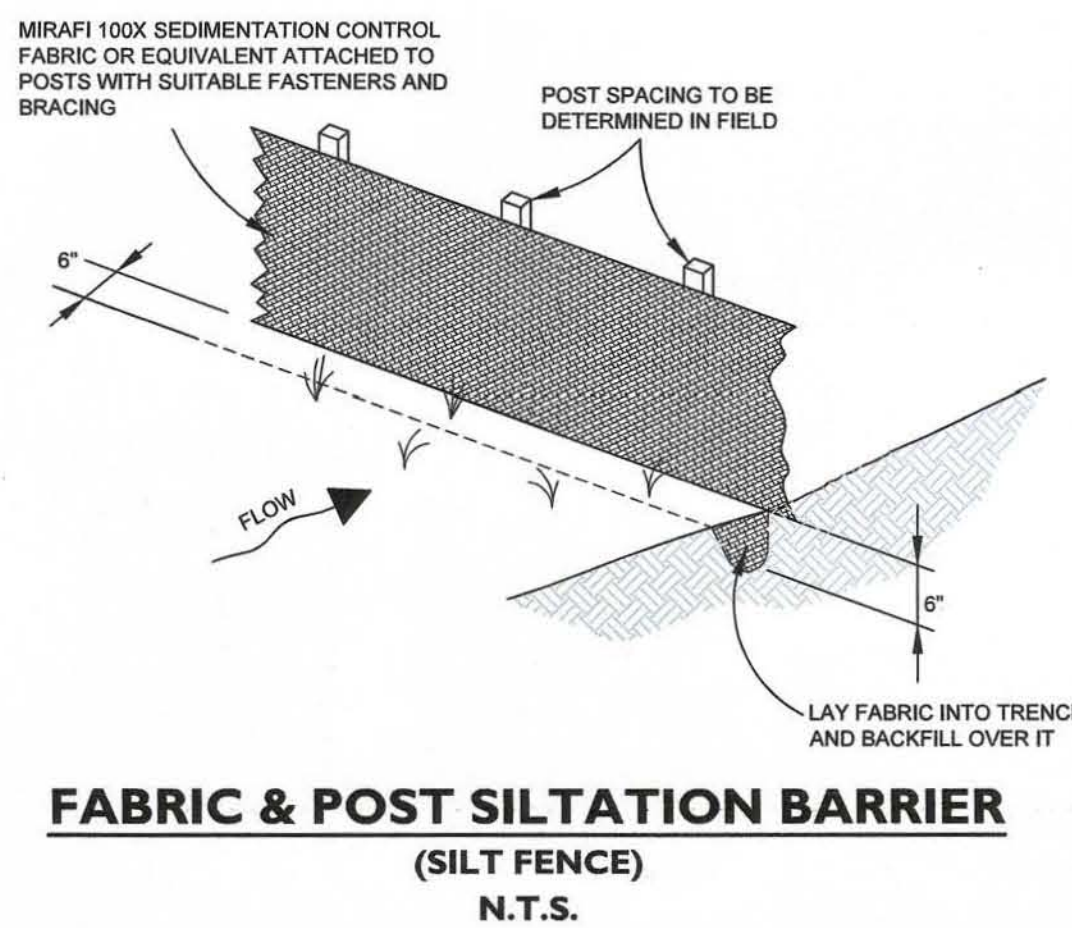
SHEET No:
EX-COV
 22 First Street | Stamford, CT 06905
 Tel: 203.327.6500 | Fax: 203.357.1118
 www.rednissmead.com
 Comm. No: 10043



- GENERAL NOTES:**
- This plan is intended to depict sediment & erosion control recommendations and general limit of site disturbance associated with the construction of a 4-bedroom septic system serving the proposed Groom's Quarters at 6 Ashfields Lane. This exhibit is for preliminary permitting purposes only and shall not be used for construction.
 - The existing conditions base information depicted on this exhibit is taken from a Survey prepared by Link Land Surveyors, P.C., certified to First American Title Insurance Company (Title#3020-913282) Artemis Farms, NY LLC entitled "Survey of Property Situated in The Town of North Castle, Westchester County, New York" dated September 29, 2018.
 - Refer to "Site Plan For Special Use Permit" plan by Jay Fain & Associates, LLC, dated August 20, 2021, for additional information regarding Groom's Quarters renovations.
 - Refer to "Plan and Elevation" drawings by Old Town Barns, dated December 4, 2020, for information regarding the interior and exterior renovation of the proposed Groom's Quarters.
 - Property lies in a R-2A zone, Single Family Residence (2 acre). Parcel Area = 26.445 acres.
 - The owner of record is Artemis Farms, NY LLC.
 - The property is located within fire district #3 and the Byram Hills Central School District.
 - The property lies within the Byram River & Mianus River Watershed.
 - The property is served by private well and septic system.

- SEDIMENT AND EROSION CONTROL NOTES:**
- All sediment and erosion controls shall be done in conformance with the "New York Standards and Specifications for Erosion and Sediment Control" prepared by The New York State Department of Environmental Conservation.
 - Temporary sediment control measures and tree protection must be installed in accordance with drawings and manufacturer recommendations prior to work in any upland areas.
 - No construction or construction equipment or storage of materials will be allowed on the downhill side of the silt fence or within fenced off areas.
 - Where existing trees are to be saved, trees shall be protected with trunk armoring where shown. Tree limbs shall be trimmed as needed to protect the trees from damage by construction operations. Such trimming shall be minimized. Armoring and any limb trimming should be done before construction begins. Tree protection should be maintained during construction. Equipment, trafficking and materials storage over the tree roots shall be avoided.
 - Silt fence shall be Mirafi Envirofence, Amoco siltstop or equivalent approved by Site Engineer. Filter fabric used shall be Mirafi 100x or equivalent. Install silt fence according to manufacturer's instruction, particularly, bury lower edge of fabric into ground.
 - Land disturbance shall be kept to a minimum. All disturbed area shall be planted in where permanent plantings are called for as soon as practicable. Seed and mulch disturbed areas with grass seed where permanent plantings are not called for, as soon as practicable. Prepare seedbed (4" thick minimum) with topsoil. Seed, rake, roll, water and mulch areas according to mixes below. Water as often as necessary (up to 3 times per day) to establish cover. Mulch seeded areas at 1 to 2 tons/acre with salt hay. Maintain mulch and watering until grass is 3" high with 85% cover. Reseed or overseed if necessary.
- | | |
|----------------------------|------------------------------|
| Temporary Seed Mix: | |
| Perennial ryegrass | 40 lbs/ac. (1 lb/1000 sq ft) |
| Permanent Lawns: | |
| Kentucky Bluegrass | 20 lbs/ac. |
| Creeping Red Fescue | 20 lbs/ac. |
| Perennial Ryegrass | 5 lbs/ac. |
| | 45 lbs/ac. (1 lb/1000 sq ft) |
- Optimum Seeding Dates:**
 April 15 through June 15
 August 15 through October 1

- Any disturbed area shall be restored to the preconstruction condition. Existing shrubs shall be carefully dug up, stored in a temporary nursery during the project and replanted as directed by the Owner. The time during which these shrubs are out of the ground must be minimized. The contractor shall keep the shrubs watered and out of the direct sun during this time.
- If disturbed areas can not be seeded immediately due to the time of year, mulch area until seeding can occur; remove mulch and seed and remulch when season permits.
- If excavation dewatering is required, all dewatering pumping must have sediment and erosion control provisions to maintain clear water discharge (not muddy). Such provisions shall be approved by governing agencies. All pump discharge from dewatering shall be clear at the point where it flows off the property.
- All runoff from dewatering activities shall be filtered through 2 rows of silt fence backed with haybales and directed towards a temporary sediment trap.
- Loaded trucks shall be covered as required to keep down dust.
- Dust control to be achieved with watering down disturbed areas as required.
- After each storm event or once bi-weekly, all sediment and erosion controls shall be inspected. Any corrective actions to mitigate environmental concerns will be ordered by the site engineer or environmental engineer. It is the Owner's responsibility to retain such consultant.
- Additional sediment and erosion control measures may be installed during the construction period if found necessary by the inspecting engineer or any Governing Agency.
- All permanent and temporary sediment control devices will be maintained in effective condition throughout the construction period until upland disturbed areas are thoroughly stabilized. Upon completion of work and stabilization of all upland areas, all temporary sediment control devices and tree protection should be removed from the site and any silt disposed of legally.
- Excavated silt and earth stockpiles shall not be permitted to be stored on site. Excess material shall be disposed of legally.
- Periodically and upon completion of the job, clean silt from any affected storm sewer systems including pipes and inlets. Use silt during final landscaping or dispose off-site legally.



No.	Date	Revision	ORIGINAL ISSUE DATE
1	9/8/21		

PRELIMINARY SEDIMENT & EROSION CONTROL PLAN
 DEPICITING
6 ASHFIELDS LANE
 NORTH CASTLE, NY
 PREPARED FOR
ARTEMIS FARMS, NY LLC.

SCALE: 0 30 60
 1"=30'

DRAWN BY: AMK CHECKED BY: CJF

STATE OF NEW YORK
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS
 CHARLES J. FLAHERTY, P.E. No. 13875-1
 September 20, 2021
 DATE

REDNISS & MEAD
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS, P.C.
 22 First Street | Stamford, CT 06095
 Tel: 203.327.0593 | Fax: 203.357.1118
 www.rednissmead.com

SHEET No: **SE-1**
 Comm. No: 10043



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

PLANNING DEPARTMENT
Adam R. Kaufman, AICP
 Director of Planning

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

GROSS LAND COVERAGE CALCULATIONS WORKSHEET

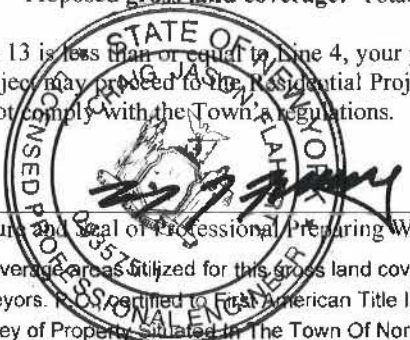
Application Name or Identifying Title: 6 Ashfields Lane - Groom's Quarters Date: 9/8/21

Tax Map Designation or Proposed Lot No.: 102.03 - 2 - 32

Gross Lot Coverage

1.	Total lot Area (Net Lot Area for Lots Created After 12/13/06):	<u>1,013,185</u>
2.	Maximum permitted gross land coverage (per Section 355-26.C(1)(a)):	<u>82,725</u>
3.	BONUS maximum gross land cover (per Section 355-26.C(1)(b)): Distance principal home is beyond minimum front yard setback - <u> </u> x 10 = <u> </u>	<u>-</u>
4.	TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3	<u>82,725</u>
5.	Amount of lot area covered by principal building : <u>28,527</u> existing + <u>0</u> proposed =	<u>28,527</u>
6.	Amount of lot area covered by accessory buildings : <u>907</u> existing + <u>0</u> proposed =	<u>907</u>
7.	Amount of lot area covered by decks : <u>192</u> existing + <u>0</u> proposed =	<u>192</u>
8.	Amount of lot area covered by porches : <u>0</u> existing + <u>0</u> proposed =	<u>0</u>
9.	Amount of lot area covered by driveway, parking areas and walkways : <u>26,498</u> existing + <u>0</u> proposed =	<u>26,498</u>
10.	Amount of lot area covered by terraces : <u>0</u> existing + <u>0</u> proposed =	<u>0</u>
11.	Amount of lot area covered by tennis court, pool and mechanical equip : <u>0</u> existing + <u>0</u> proposed =	<u>0</u>
12.	Amount of lot area covered by all other structures : <u>516</u> existing + <u>0</u> proposed =	<u>516</u>
13.	Proposed gross land coverage : Total of Lines 5 – 12 =	<u>56,640***</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 of Professional Preparing Worksheet

09/08/21

Date

***Coverage areas utilized for this gross land coverage calculation are based on an overlay of a Survey prepared by Link Land Surveyors, Inc. (a subsidiary of First American Title Insurance Company (Title#3020-913282) Artemis Farms, NY LLC, titled "Survey of Property Situated in The Town Of North Castle, Westchester County, New York" dated September 29, 2018. Coverage areas will be verified and revised as necessary upon completion of a new Property & Topographic Survey.



PLANNING BOARD
Peg Michelman, Chair

TOWN OF NORTH CASTLE

WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898



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

FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: Baird Residence Date: May 7, 2007
Tax Map Designation or Proposed Lot No.: Lot #2

Floor Area

1.	Total Lot Area (Net Lot Area for Lots Created After 12/13/06):	<u>1,006,568 S.F or 23.1 Acres.</u>
2.	Basic permitted floor area (per Section 213-22.2B):	<u>20,038 Sqft.</u>
3.	Maximum permitted floor area (per Section 213-22.2B):	<u>38,576 S.F.</u>
4.	Amount of floor area contained within first floor: <u>1,126</u> existing + _____ proposed =	<u>1,126 Sqft.</u>
5.	Amount of floor area contained within second floor: <u>768</u> existing + _____ proposed =	<u>768 S.F.</u>
6.	Amount of floor area contained within garage: <u>0</u> existing + _____ proposed =	<u>0</u>
7.	Amount of floor area contained within porches capable of being enclosed: <u>0</u> existing + _____ proposed =	<u>0</u>
8.	Amount of floor area contained within basement (if applicable – see definition): <u>0</u> existing + _____ proposed =	<u>0</u>
9.	Amount of floor area contained within attic (if applicable – see definition): <u>0</u> existing + _____ proposed =	<u>0</u>
10.	Amount of floor area contained within all accessory buildings: <u>35,459</u> existing + _____ proposed =	<u>35,459 S.F.</u>
11.	Proposed floor area: Total of Lines 4 – 10 =	<u>37,353 S.F.</u>

If Line 11 is less than or equal to Line 2, your proposal **complies** with the Town's **Basic** floor area regulations; if Line 11 is greater than Line 2, but less than Line 3 your proposal requires **Planning Board special permit approval** for the proposed amount of floor area; if Line 11 is greater than Line 3 your proposal does not comply with the Town's regulations.



7.25.07
Date

Signature and Seal of Professional Preparing Worksheet



TOWN OF NORTH CASTLE

WESTCHESTER COUNTY

17 Bedford Road
Armonk, New York 10504



Telephone (914) 273-3542

Fax (914) 273-3554

PLANNING BOARD
Piers L. Curry, Chairman

RESOLUTION

Action:	Re-Subdivision Approval
Owner/Applicant:	October Farm/Jane and Charles Baird
Designation:	Section 1, Block 11, Lots 11-6, 11-7, 11-8, 11-16 and Parcel A
Zone:	R-2A (One Family Residence - 2 Acres Minimum)
Acres:	42.4444 Acres
Location:	Conyers Farm
Scope:	Consolidation of 4 Lots and Parcel A
Date of First Approval:	October 21, 1996
Expiration Date:	April 18, 1997 (180 days)
Date of Approval:	January 12, 1998
Expiration Date:	July 11, 1998 (180 days)

WHEREAS, a formal application dated August 15, 1996 for the approval of a preliminary subdivision entitled "Resubdivision Plat for Charles and Jane Baird", prepared by Roy G. Cary, L.S. for S. E. Minor & Co., Inc. and dated April 29, 1996 was submitted to the Planning Board and the application fee was paid; and

WHEREAS, the Town of North Castle Planning Board granted Resubdivision Approval on October 21, 1996 and this approval expired on April 18, 1997 before the final plat was filed; and

WHEREAS, on November 13, 1997, the applicant filed a new preliminary subdivision application and the application fee was paid; and

WHEREAS, the purpose of the resubdivision application was to combine four lots (Tax Lots 11-6, 11-7, 11-8, 11-16) and Parcel A into a single lot and to clarify the disposition of the portion of the "Spur Road", a subdivision roadway which was contemplated as part of the Conyers Farm Subdivision, that will no longer be built and to assemble the 25 acres minimum parcel size required under the Special Permit provisions for private stables; and

WHEREAS, on June 11, 1996, the Town of North Castle Town Board granted approval for the Special Use Permit for Private Stables for October Farm and on July 8, 1996 the Planning Board granted site plan approval; and

WHEREAS, the subject property is approximately 42.4444 acres in area and is designated on the Tax Maps of the Town of North Castle as Section 1, Block 11, Lots 11-6, 11-7, 11-8 11-16 and Parcel A; the property is zoned R-2A Residence District (minimum lot size 2 acres); and

WHEREAS, the site is located in the Conyers Farm Subdivision, and on the easterly side of Round Hill Road; access to the site is provided by a roadway, referred to as a "Spur Road", which is part of the Conyers Farm Subdivision road system, with access controlled by the Conyers Farm Main Gate; and

WHEREAS, some of the buildings proposed for the site will be reconstructed antique buildings that will be moved to the site from Vermont; the barn and ring will be new construction; and

WHEREAS, The October Farm Building Complex will consist of the following components:

- a barn and indoor ring;
- a groom's quarters for two (2) resident grooms;
- a single-family house for the applicants and an attached two-car garage;

Resubdivision Approval for
Charles and Jane Baird
October Farm
January 12, 1998

- a detached garage providing storage and parking for two (2) additional vehicles;
- a former milk house will be retrofitted to serve as a storage shed for bicycles;
- a swimming pool and one (1) tennis court; and
a workshop for farm equipment and storage.

WHEREAS, the former road bed, (Parcel A), will be slightly reconfigured and merged with the four tax lots to create one 42.4444 acre parcel; and

WHEREAS, a long form EAF and Impact Assessment and Horse Management Plan, dated April 11, 1996 and prepared by Jay Fain & Associates, were submitted to the Planning Board and reviewed by the Town's professional consultants; and

WHEREAS, the applicant submitted a Road Construction Plan, entitled "Spur Road Plan and Profile", prepared by Robert Obey, P.E., of Land-Tech Consultants, Inc. dated June 19, 1995 and last revised October 4, 1996 which was reviewed by the Town's professional consultants; and

WHEREAS, in accordance with Article 8 of the State Environmental Quality Review Law and 6 NYCRR Part 617, and the North Castle Town Environmental Quality Review Law (TEQR - Local Law 2-1981), the Town Board made the determination that the proposed development is a Type I Action because of the on-site wetlands; and

WHEREAS, the Town Board and Planning Board has requested, received, and considered comments from the Town Attorney, the Town Engineer, the Building Inspector, the Town of North Castle Conservation Board and the Planning Director regarding the proposed development; and

WHEREAS, the Town Board and Planning Board have inspected the site and are familiar with the nature of the site, the surrounding area, and the proposed development; and

WHEREAS, on October 6, 1997 the Planning Board in accordance with the above laws designated itself Lead Agency and completed a coordinated environmental review including the review of the preliminary plat application and other supporting materials together with the expanded Environmental Assessment Form and circulation thereof; and

WHEREAS, the applicant submitted a Special Use Permit to the Town of North Castle Town Board for private stables and other related equestrian uses such as an oversized barn with 20 stalls, including 2 wash stalls and horse stalls with a maximum capacity for no more than 18 horses; and

WHEREAS, the applicant was granted the requested Special Use Permit by the Town of North Castle Town Board at the regularly scheduled Town Board meeting on June 11, 1996; and

WHEREAS, the Planning Board has inspected the site and is familiar with the nature of the site and the surrounding site; and

WHEREAS, the applicant's proposal is to reduce the total length of the "Spur Road" from approximately 2,800 feet to 1,570 feet; and

WHEREAS, the applicant's proposal will be to end the Spur Road in a hammerhead, 24 feet in width, in lieu of a conventional circular cul-de-sac with a diameter of 90 feet; and

WHEREAS, on September 20, 1996 in correspondence to Chief Robert S. Farquhar of the Banksville Fire Department, the applicant confirmed that the Board of Fire Commissioners recommended the approval of the proposed hammerhead and supported the shortening of the road since it will serve only a single farm and residence; and

WHEREAS, the Planning Board has carefully reviewed and approved the substitution of the proposed hammerhead for the cul-de-sac, provided that a sufficient amount of

Resubdivision Approval for
Charles and Jane Baird
October Farm
January 12, 1998

land is reserved for further road widening should the cul-de-sac be required in the future; and

WHEREAS, the Planning Board has determined that this resubdivision does not create any new building lots, therefore, no recreation fees are applicable; and

WHEREAS, the Planning Board had scheduled a Public Hearing on the former application on October 21, 1996 at 7:30 P.M. at which time all those wishing to be heard were given the opportunity to be heard and the Public Hearing was closed on that date; and

WHEREAS, the Planning Board scheduled a Public Hearing on the new application on December 8, 1998 at the Town Hall, 15 Bedford Road, Armonk New York, at which time all those wishing to be heard were given the opportunity to be heard and the Public Hearing was closed on that date; and

WHEREAS, the Planning Board as Lead Agency finds:

- A. It has carefully considered the EAF and the complete record;
- B. The requirements of 6 NYCRR Part 617 have been met;
- C. Consistent with social, economic and other essential considerations from among the reasonable alternatives thereto, the action to be approved is one which minimizes or avoids adverse environmental effects to the extent practicable, including the effects disclosed in the circulated Long Form EAF;
- D. Consistent with social, economic and other essential considerations, to the maximum extent practicable, adverse environmental review process will be minimized or avoided by incorporation as conditions to the decision those mitigation measures which were identified as practicable; and

Resubdivision Approval for
Charles and Jane Baird
October Farm
January 12, 1998

WHEREAS, the requirements of the Land Subdivision Regulations, the Zoning Ordinance and the Town of North Castle Comprehensive Update have been met by the application and plat except as noted below;

NOW, THEREFORE, BE IT RESOLVED, that in accordance with Article 8 of the State Environmental Quality Review Law and 6 NYCRR Part 617 and the North Castle Environmental Quality Review Law, the Planning Board hereby makes a determination that the proposed development will not have a significant impact on the environment as any such impacts will be minimized or avoided through the design of the project and through the incorporation as conditions attached to the project approval those mitigating measures that have been identified;

NOW, THEREFORE, BE IF FURTHER RESOLVED that resubdivision approval be granted, subject to the following conditions and modifications:

The Planning Board Secretary's initials and date shall be placed in the space below to indicate that the condition has been satisfied:

Prior to Final Approval:

1. Compliance with all applicable local laws and ordinances of the Town of North Castle and any conditions attached to permits issued thereunder.
2. Prior to the submission to the Health Department, the plat shall be referred to the Tax Assessor for review and for the assignment of the new tax lot numbers. The new tax lot numbers shall be placed on the Subdivision plat.
3. The final subdivision plat shall contain all the information required in Section A216-32 of the North Castle Land Subdivision Regulations.

Resubdivision Approval for
Charles and Jane Baird
October Farm
January 12, 1998

- _____ 4. The applicant shall file the appropriate performance bond(s), satisfactory to the Town Engineer and Town Attorney, in an amount sufficient to ensure construction of the road, hammerhead and detention basin as well as restoration of all disturbed areas.

Prior to Signing the Final Plat:

- _____ 1. Submission to and approval by the Westchester County Department of Health for all on-site sewage disposal and water supply systems. Any changes, revisions or amendments to the plans directed by the Westchester County Department of Health shall be resubmitted to the Town Engineer for his review. If the changes are substantive, according to the Town Engineer, the application may be referred back to the Planning Board for their subsequent review.

- _____ 2. The applicant shall furnish the necessary documentation confirming that all taxes assessed against the property have been paid.

Before Issuing the Certificate of Occupancy:

1. No Certificate of Occupancy shall be issued for the horse related facilities until the detention basin on Tax Lot 11-6 is constructed and approved by the Town Engineer.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Board Chairman is authorized to sign the final subdivision plat for the resubdivision subject to compliance with the following conditions and modifications:

Resubdivision Approval for
Charles and Jane Baird
October Farm
January 12, 1998

1. The preparation and submission to the Town of North Castle, subject to the approval of the Town Engineer, of a plat in final form suitable for filing, within 180 days of the date of the resolution granting conditional subdivision re-approval or July 11, 1998.

1/16/98
Date


Piers L. Curry, Chairman

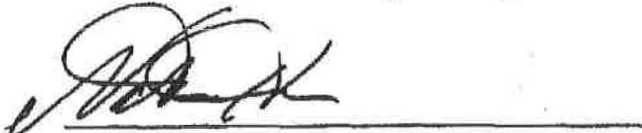
Certified as Approved by the North Castle Planning Board

1/13/98
Date


Joan Vetare, Planning Board Secretary


KELLARD ENGINEERING & CONSULTING PC
As to Drainage and Engineering Matters

1/13/98
Date


Nathaniel J. Holt, P.E. Consulting Town Engineer,

STEPHENS BARONI REILLY & LEWIS
As to Form and Sufficiency

1/12/98
Date

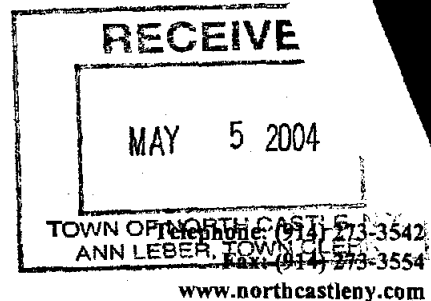

Roland A. Baroni, Jr. Esq.
Town Counsel



PLANNING BOARD
Douglas P. Cassetta, Chairman

TOWN OF NORTH CASTLE

WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898



RESOLUTION

Action: Site Plan Approval
Project Name: Baird - October Farm, LLC
Applicant/Owner: Mr. & Mrs. Charles & Jane Baird
Designation: Section 1, Block 11, Lots 11-6
Zoning District: R-2A (Two-acre minimum) Zoning District
Location: 11 Ashfields Lane
Lot Area: 42 acres
Approval Date: April 12, 2004
Expiration Date: April 12, 2005 (1 year)

WHEREAS, on February 25, 2004 application for site plan approval was submitted to the Planning Board and the requisite fee was paid; and

WHEREAS, the application involves the approval of a 14' x 39' (546 s.f.) structure attached to the existing stable; and

WHEREAS, the Applicant is also proposing to relocate the existing driveway, add new paved sidewalks connecting the proposed structure to the driveway and the relocation of a section of paddock fencing; and

WHEREAS, Planning Board approval is required pursuant to the July 8, 1996 Planning Board site plan resolution of approval which states that the construction of any additional building, shed, barn, garage or other structure 800 square feet or less shall be subject to North Castle Planning Board review and approval; and

WHEREAS, the Applicant has stated that Town-regulated trees are not proposed to be removed from the site; and

WHEREAS, the Applicant has stated that Town-regulated wetland or wetland buffer disturbance is not proposed; and

WHEREAS, the subject property is approximately 42-acres in the R-2A (two-acre minimum) Residential District and is designated on the Town of North Castle Tax Assessment Map as Section 1, Block 11, Lots 11-6; and

WHEREAS, the application consists of the following plans:

- Plan labeled "T-1," entitled "Title Page," dated February 11, 2004, prepared by David D. Harlan Architects, LLC.
- Plan labeled "SP1.0," entitled "Site Plan," dated February 11, 2004, prepared by David D. Harlan Architects, LLC.
- Plan labeled "SP2.0," entitled "Site/Location Plan," dated February 11, 2004, prepared by David D. Harlan Architects, LLC.
- Plan labeled "E1.0," entitled "Existing Stable Photographs," dated February 11, 2004, prepared by David D. Harlan Architects, LLC.
- Plan labeled "A1.0," entitled "Plan of Porch Addition," dated February 11, 2004, prepared by David D. Harlan Architects, LLC.
- Plan labeled "A2.0," entitled "Elevations of Porch," dated February 11, 2004, prepared by David D. Harlan Architects, LLC.

WHEREAS, an Environmental Assessment Form (EAF) dated March 5, 2004 was prepared by the Applicant and submitted to the Planning Board for its review and consideration; and

WHEREAS, the proposed action is a Type II Action under the State Environmental Quality Review Act (SEQRA); and

WHEREAS, the Planning Board has requested, received and considered comments from the Town Attorney, the Consulting Town Engineer and Consulting Town Planner regarding the proposed development; and

WHEREAS, the Planning Board has inspected the site and is familiar with the nature of the site, the surrounding area and the proposed development; and

WHEREAS, the requirements of the Zoning Ordinance and the Town of North Castle Comprehensive Plan Update have been met; and

NOW, THEREFORE, BE IT RESOLVED, that site plan approval be granted, subject to the conditions and modifications identified below; and

BE IT FURTHER RESOLVED, that pursuant to Section 213-41 of the Town Zoning Code, this site plan approval shall be deemed to authorize only the particular use(s) shown on the approved site plan and shall expire if work is not initiated in accordance therewith within one (1) year, or if the use(s) for which site plan approval was granted ceases for more than one (1) year from the date of the issuance of the certificate of occupancy, or if all required improvements are not completed within eighteen (18) months of the date of this approval, or if all such required improvements are not maintained and all conditions and standards of this approval are complied with throughout the duration of the use(s).

Prior to the Signing of the Final Site Plan:

(The initials of the appropriate Town Official and date shall be placed in the space below to indicate that the condition has been satisfied.)

- _____ 1. The applicant shall submit a final site plan to the satisfaction of the Town Engineer and Town Planner incorporating final details of landscaping, grading and storm drainage, sediment and erosion control, driveway access and ~~pavement specifications or other information deemed necessary and~~ appropriate.
- _____ 2. The Applicant shall receive Architecture Review Board approval for the proposed improvements.
- _____ 3. Revision of the site plan to label the new construction as a new "structure" or "shed" (not porch).
- _____ 4. Plan SP2.0 shall be revised to clearly depict the location of the relocated driveway to the satisfaction of the Town Engineer.
- _____ 5. The site plan should be revised to include the following notes:
 - a. All areas of soil disturbance resulting from this project shall be seeded with an appropriate perennial grass seed and mulched with hay or straw one week of final grading. Mulch shall be maintained until a suitable vegetative cover is established. All disturbed areas where soil is temporarily exposed or stockpile for more than one month shall be stabilized with a temporary seeding or ground cover.

b. The construction of any additional building, shed, barn, garden or other structure 800 square feet or less not shown on this site plan shall be subject to North Castle Planning board review and approval.

_____ 6. Payment of all applicable fees, including any outstanding consulting fees.

_____ 7. The Applicant shall furnish the necessary documentation confirming that all taxes assessed against the property have been paid.

Prior to the Issuance of a Building Permit:

(The initials of the appropriate Town Official and date shall be placed in the space below to indicate that the condition has been satisfied.)

_____ 1. The approved site plan shall be signed by both the Planning Board Chairman and Town Engineer.

_____ 2. The submission of a complete set of building plans for review and approval by the Town Building Inspector prior to the issuance of a Building Permit.

_____ 3. The applicant shall secure to the satisfaction of the Town Engineer all necessary approvals from the Westchester County Department of Health.

Prior to the Issuance of a Certificate of Occupancy:

(The initials of the appropriate Town Official and date shall be placed in the space below to indicate that the condition has been satisfied.)

_____ 1. The submission to the Town Building Inspector of an "As Built" site plan.

Site Plan Approval for
October Farm, LLC
April 12, 2004
Page 5 of 6

Other Conditions:

1. Compliance with all applicable local laws and ordinances of the Town of North Castle and any conditions attached to permits issued thereunder.
2. The Applicant shall be required to comply with all on-going conditions of the July 8, 1996 Planning Board site plan approval.
3. All site work shall be completed in accordance with the Best Management Practices Manual for Erosion and Sediment Control prepared for Westchester County, New York (1991). All areas of soil disturbance resulting from this project shall be seeded with an appropriate perennial grass seed and mulched with hay or straw within one week of final grading. Mulch shall be maintained until suitable vegetative cover is established. All disturbed areas where soil is temporarily exposed or stockpiled for longer than one month shall be stabilized with a temporary seeding or ground cover.

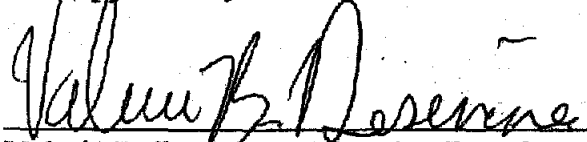
APPLICANT, agreed and understood as to contents and conditions, including expiration, contained herein

4/20/04
Date


Mr. & Mrs. Charles & Jane Baird


NORTH CASTLE PLANNING OFFICE,
as to approval by the North Castle Planning Board

4/22/04
Date


Valerie B. Desimone, Planning Board Secretary


KELLARD ENGINEERING & CONSULTING P.C.
As to Drainage and Engineering Matters

4/26/04
Date


Nathaniel J. Holt, P.E.
Consulting Town Engineer

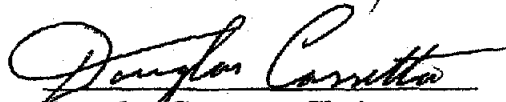
STEPHENS BARONI REILLY & LEWIS LLP
As to Form and Sufficiency

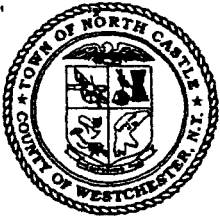
4/30/04
Date


Roland A. Baroni, Jr. Esq., Town Counsel

NORTH CASTLE PLANNING BOARD

5/3/04
Date

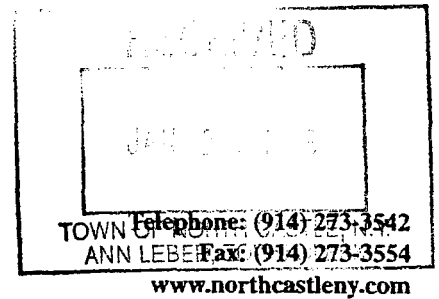

Douglas Cassetta, Chairman



06-49

TOWN OF NORTH CASTLE

WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898



PLANNING BOARD
Peg Michelman, Chair

RESOLUTION

Action: Final Subdivision Plat Approval
Project Name: Baird
Applicant/Owner: Charles Baird
Designation: Section 1, Block 11, Lots 11-15 and 11-6
Zoning District: R-2A Zoning District
Location: 6 & 11 Ashfields Lane
Lot Area: 52.61 acres
Approval Date: January 7, 2008
Expiration Date: July 5, 2008 (180 days)

WHEREAS an application for final subdivision plat approval was submitted to the Planning Board and the requisite fee was paid; and

WHEREAS, the application involves a lot line change (subdivision) in the R-2A Zoning District; and

WHEREAS, no new building lots are proposed to be created as a result of the subdivision; and

WHEREAS, the existing Baird property consists of two lots – Lot 11.-6 (42.4 acres) which contains the principal dwelling and the horse facilities (indoor and outdoor riding rings) and Lot 11.-15 (10.17 acres) which contains a small guest cottage; and

WHEREAS, the Applicant is proposing to place the horse facilities on the same lot as the guest cottage by amending the lot line between the two lots and relocating the existing septic system for the principal house; and

WHEREAS, since the horse facilities will now be located entirely on proposed Lot 11.-15, the Town Board has approved an amendment to the existing special use permit; and

WHEREAS, proposed Lot 1 would total 26.08 acres and proposed Lot 2 would total 26.5 acres; and

WHEREAS, the Applicant previously received approval for the following:

- a. Planning Board Amended Site Plan Approval – April 12, 2004
- b. Planning Board Re-Subdivision Approval – October 21, 1996
- c. Planning Board Site Plan and Wetlands Permit Approvals – July 8, 1996

d. Town Board Special Use Permit for Additional Horses – June 11, 1996

WHEREAS, the subject properties total approximately 52.61 acres in the R-2A Zoning District and are designated on the Town of North Castle Tax Assessment Map as Section 1, Block 11, Lots 11-15& 11-6; and

WHEREAS, the application consists of the following drawings:

- Plan labeled “S-1,” entitled “Site Plan Preliminary Subdivision/Lot Line Change,” dated October 11, 2006, prepared by Jay Fain & Associates, LLC.
- Untitled Map dated September 5, 1984, prepared by S.E. Minor and Co.
- Plat entitled “Resubdivision Plat For Charles and Jane Baird dated February 28, 2007, last revised September 5, 2007, prepared by Ralph L. MacDonald Co., Engineers & Land Surveyors.

WHEREAS, an Environmental Assessment Form (EAF) dated September 28, 2006 was prepared by the Applicant and submitted to the Planning Board for its review and consideration; and

WHEREAS, the proposed action is an Unlisted Action under the State Environmental Quality Review Act (SEQRA); and

WHEREAS, the Planning Board elected to conduct an uncoordinated SEQRA review of this subdivision; and

WHEREAS, the Planning Board adopted a Negative Declaration on April 12, 2007; and

WHEREAS, a duly advertised public hearing on the preliminary subdivision was opened on February 5, 2007 and closed on April 12, 2007 at which time all those wishing to be heard were given the opportunity to be heard; and

WHEREAS, pursuant to Section A216-16.D of the Town Code, when the Planning Board deems the final plat to be in substantial agreement with a preliminary plat approved under the provisions of the Town Code and modified in accordance with the requirements of such approval if applicable, the Planning Board may waive the requirement for such a public hearing; and

WHEREAS, the Planning Board has requested, received and considered comments from the Town Attorney, the Consulting Town Engineer and Consulting Town Planner regarding the proposed development; and

WHEREAS, the Planning Board has inspected the site and is familiar with the nature of the site, the surrounding area and the proposed development; and

WHEREAS, the requirements of the Zoning Ordinance and the Town of North Castle Comprehensive Plan Update have been met; and

NOW, THEREFORE, BE IT RESOLVED, that the application for approval of a final subdivision plat entitled "Resubdivision Plat For Charles and Jane Baird dated February 28, 2007, last revised September 5, 2007, prepared by Ralph L. MacDonald Co., Engineers & Land Surveyors, as described herein be conditionally approved, subject to compliance with the following conditions and modifications; and

BE IT FURTHER RESOLVED, that final subdivision approval shall expire within 180 days from the date of this resolution unless a written request for an extension of final subdivision plat approval is granted by the Planning Board.

Conditions to be Completed Before the Final Plat is Signed

(The Planning Board Secretary's initial and date shall be placed in the space below to indicate that the condition has been satisfied.)

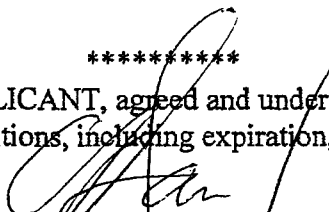
- _____ 1. The Applicant shall complete and submit an Application for Final Subdivision Plat Approval form to the satisfaction of the Town Planner.
- _____ 2. The title of the plat map shall be revised to state "Final Plat" to the satisfaction of the Town Planner.
- _____ 3. The Applicant shall submit a detailed quantity cost estimate for all improvements proposed in said subdivision, with the quantities certified to by the applicant's engineer to the satisfaction of the Town Engineer.
- _____ 4. The Applicant shall submit construction plans to the satisfaction of the Town Engineer
- _____ 5. The Applicant shall secure approval and endorsement of the plat by the Westchester County Department of Health. All plans submitted to the Westchester County Department of Health for review and approval shall reflect the identification of all wetland boundaries and their respective surrounding regulated areas. A copy of the integrated plot plan containing the endorsement of the Westchester County Department of Health shall be submitted to the Town Engineer prior to the signing of the final linen.
- _____ 6. The Applicant shall submit a draft driveway and utility easement review to the satisfaction of the Town Engineer.

- _____ 7. The plat shall be referred to the Tax Assessor for review and for the assignment of the new tax lot numbers (if necessary). If new tax lot numbers are required, they shall be placed on the subdivision plat.
- _____ 8. The applicant shall produce a Final Subdivision Plat in accordance with the provisions of §A216-32 of the North Castle Land Subdivision Regulations, and Final Construction Plans in accordance with A216-16 of the Town Land Subdivision Regulations.
- _____ 9. Payment of all applicable fees, including any outstanding consulting fees.
- _____ 10. The applicant shall furnish the necessary documentation confirming that all taxes assessed against the property have been paid.

Other Conditions:

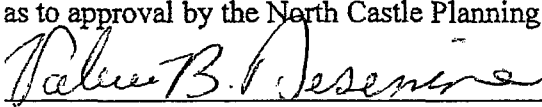
1. All references to "the Applicant" shall include the Applicant's successors and assigns.
2. If the Westchester County Department of Health (WCDOH) determines that fill must be imported for the construction of SSDA expansion areas, the first owner of the subject lot to reside thereon shall be required to apply to the WCDOH for a waiver from the requirement to construct such expansion area at the time of initial site development. Documentation confirming that application for such waiver has been submitted shall be submitted to the Building Inspector. If fill is not required for such expansion areas, the expansion area shall not be cleared of existing vegetation until such time that it is needed. Removal of trees in the SSDA expansion area shall not be permitted unless the WCDOH declines to approve the fill waiver or, in the alternative, determines that construction of such expansion area is necessary for the satisfactory operation of the septic system.
3. Site Plan approval from the Planning Board shall be required for all new construction pursuant to Section 213-22.2.C of the Town Code.
4. Prior to the start of construction and throughout the construction period, area of disturbance lines shall be clearly delineated in the field by installing snow fence or another demarcation acceptable to the Town Engineer around the entire proposed construction area. Except as necessary to provide mitigation plantings, no encroachment beyond these limits by workers or machinery shall be permitted.

1/16/08
Date

APPLICANT, agreed and understood as to contents and conditions, including expiration, contained herein


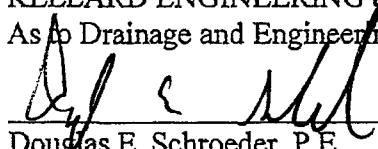
Charles Baird

1/17/08
Date

NORTH CASTLE PLANNING OFFICE,
as to approval by the North Castle Planning Board


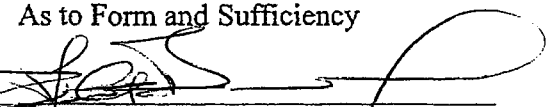
Valerie B. Desimone, Planning Board Secretary

1/18/08
Date

KELLARD ENGINEERING & CONSULTING P.C.
As to Drainage and Engineering Matters


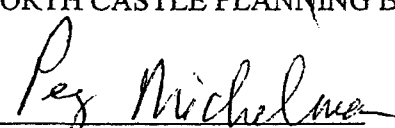
Douglas E. Schroeder, P.E.
Consulting Town Engineer

1/25/08
Date

STEPHENS BARONI REILLY & LEWIS LLP
As to Form and Sufficiency


Roland A. Baroni, Jr. Esq., Town Counsel

1/28/08
Date

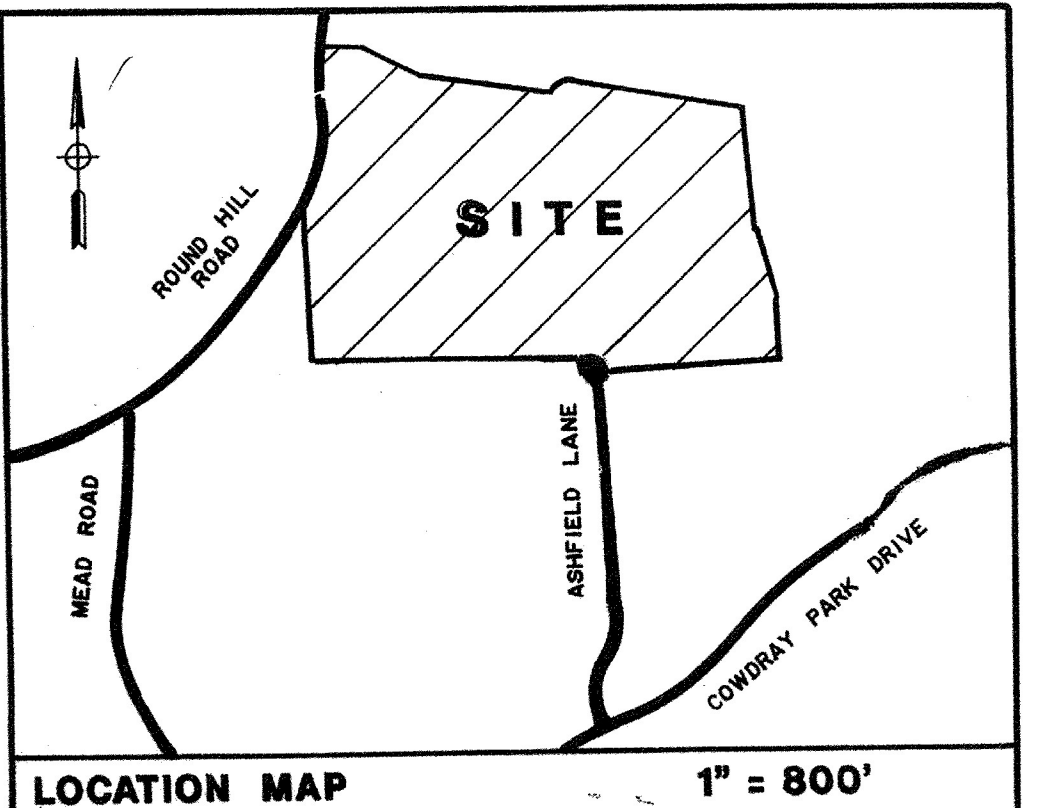
NORTH CASTLE PLANNING BOARD


Peg Michelman, Chairman

TOWN OF NORTH CASTLE SCHEDULE OF RESIDENCE DISTRICT REGULATIONS AND ZONING COMPLIANCE TABLE FOR PROPOSED LOTS

ZONE	MAXIMUM HEIGHT STORIES/ FEET	MINIMUM LOT SIZE AREA	MINIMUM FRONT YARD DEPTH	MINIMUM SIDE YARD WIDTH	MINIMUM REAR YARD DEPTH	MINIMUM LOT AREA (DEPTH)
R-2A (Single family)	30'	2 Acres	150 ft.	150 ft.	150 ft.	1,400 Square Ft. 8K Lot Area

LOT	Existing Residence	26.08 Acres	138 Feet	150 Feet	150 Feet	5,400 Sq. Ft.	50 Feet	30 Feet	50 Feet	20.75 Acres
LOT 1	R-2A (Single family)									
LOT 2	R-2A (Single family)	26.50 Acres	150 Feet	150 Feet	150 Feet	28,950 Sq. Ft.	50 Feet	30 Feet	50 Feet	23.1 Acres



WESTCHESTER COUNTY DEPARTMENT OF HEALTH
 NEW ROCHELLE, NEW YORK
 APPROVED PURSUANT TO CHAPTER 873, ARTICLE X, SECTIONS 873.951 AND 873.1001 AND ARTICLES VI AND VIII OF THE WESTCHESTER COUNTY SANITARY CODE SUBJECT TO THE PROVISIONS OF INDIVIDUAL WELL WATER SUPPLY AND SEPARATE SEWAGE TREATMENT FACILITIES TO SERVE EACH HABITABLE BUILDING HEREAFTER CONSTRUCTED. THESE FACILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH LAND IMPROVEMENT PLANS AND SPECIFICATIONS APPROVED BY AND FILED IN THIS OFFICE PRIOR TO CONSTRUCTION OF SUCH BUILDINGS.
 EACH PURCHASER OF PROPERTY SHOWN HEREON SHALL BE FURNISHED A TRUE COPY OF THIS PLAN SHOWING THIS ENDORSEMENT. ANY ERASURES, CHANGES, ADDITIONS OR ALTERATIONS OF ANY KIND, EXCEPT THE ADDITION OF SIGNATURES OF OTHER APPROVING AUTHORITY AND THE DATE THEREOF MADE ON THIS PLAN AFTER THIS APPROVAL, SHALL INVALIDATE THIS APPROVAL.
 APPROVED BY THE ASSISTANT COMMISSIONER OF HEALTH ON BEHALF OF THE DEPARTMENT OF HEALTH
 DATE: 4/15/08

NOTE - DEVELOPMENT OF THE INDIVIDUAL LOTS SHALL BE COMPLETED IN ACCORDANCE WITH EROSION AND SEDIMENTATION CONTROL PLANS SUBMITTED AS PART OF THE SITE DEVELOPMENT PLANS FOR EACH INDIVIDUAL LOT FOR REVIEW AND APPROVAL BY THE TOWN ENGINEER. THESE PLANS SHALL USE THOSE MEASURES FOUND IN THE "WESTCHESTER COUNTY BEST MANAGEMENT PRACTICES MANUAL FOR CONSTRUCTION RELATED ACTIVITIES".

SUBDIVISION OF ROUND HILL FARMS
 MAP No. 24345

BARBARA & DOMINIC MAIETTA
 7 PATRIOTS FARM COURT
 1 - 11 - 5 B-10

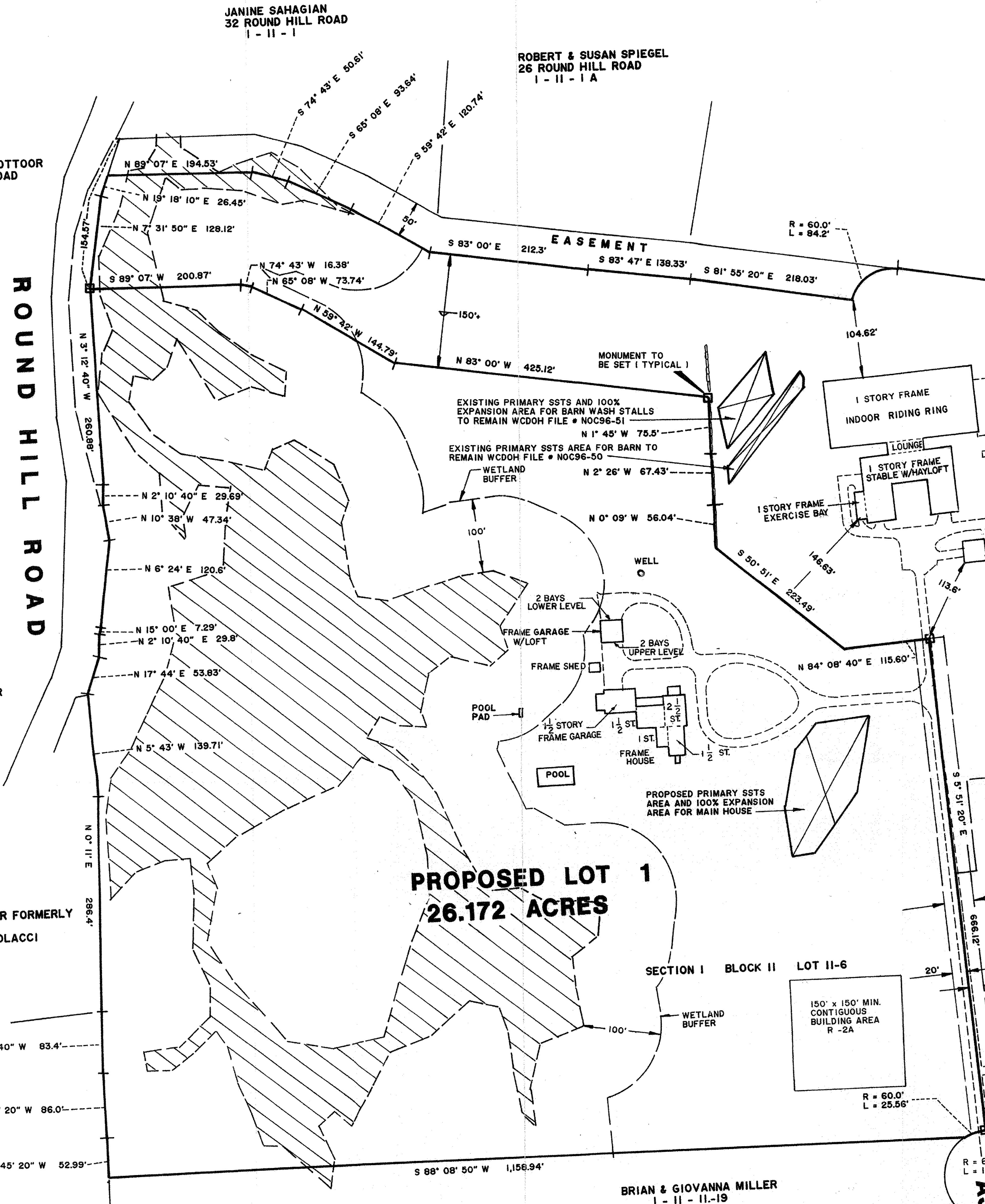
PAUL & LOURDES P. BASMAJIAN
 8 PATRIOTS FARM COURT
 1 - 11 - 5B-9

LOT 96
 MAP 21767
 C. PIA
 1 - 11 - 11-35

APPROVED BY A RESOLUTION OF THE NORTH CASTLE PLANNING BOARD 117108
 Reg. Michelman 5/16/08
 CHAIRMAN DATE

ENGINEERING DRAWINGS AND CONSERVATION PLANS APPROVED BY TOWN ENGINEER
 5/15/08
 TOWN ENGINEER OF THE TOWN OF NORTH CASTLE DATE

SANITARY SEWAGE TREATMENT ENGINEERING BY:
 Pete Gregory
 NEW YORK STATE LICENSED PROFESSIONAL ENGINEER No. 071226
 PETER J. GREGORY, P.E.
 KEANE COPPELMAN ENGINEERS, P.C.
 113 SMITH AVENUE
 MOUNT KISCO, NEW YORK, NEW YORK 10549
 TEL. 914-241-2235



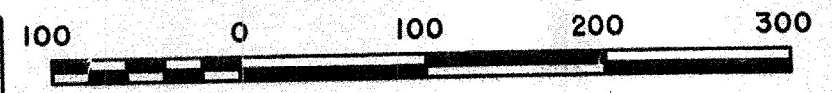
NOTES :-
 THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS HEREON, IF ANY EXIST, ARE NOT CERTIFIED OR SHOWN.
 ALL CERTIFICATIONS HEREON SHALL RUN ONLY TO PERSONS NAMED HEREON, WHOM THIS SURVEY WAS PREPARED AND, ON THEIR BEHALF, ANY TITLE COMPANY OR LENDING AGENCY.
 SAID CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 209 (2) OF THE NEW YORK STATE EDUCATION LAW.

SANITARY SEWAGE TREATMENT SYSTEM REQUIREMENTS

LOT NUMBER	SOIL AREA	DESCRIPTION	PERCENT SLOPE SSTS AREA	PERG RATE	DEPTH TO WATER LEVEL	DEPTH TO IMPERVIOUS LAYER	LENGTH OF FIELDS	BANK RUN FILL	CURTAIN DRAIN	REMARKS
1	8,000 SF	FINE - MEDIUM SANDS	13.0%	10	7'-0"	7'-0"	560	112		FOR 100% EXPANSION (DOING IN REQUIRED)
2										EXISTING SSTS AS PER WCDOH FILE NO. N0C96-49 N0C96-50 N0C96-51

WETLANDS FROM MAP PREPARED BY ROBERT L. HOCK DATED FEBRUARY 9, 1996 AND REVISED AUGUST 21, 1996.

RALPH L. MACDONALD CO. TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE WETLAND BOUNDARY AS DETERMINED BY THE SOIL SCIENTIST.



TOTAL AREA = 52.617 ACRES

APPROVED FOR FILING
 OWNER, CHARLES BAIRD & JANE BAIRD
 DATE 3/24/08

FINAL RESUBDIVISION PLAT FOR

CHARLES AND JANE BAIRD
 11 ASHFIELD LANE
 TOWN OF NORTH CASTLE
 WESTCHESTER CO. N.Y.
 WESTCHESTER COUNTY SHEET No. 135 BLOCK No. 8819

REVISED : MAR. 18, 2008.
 REVISED : SEPT. 5, 2007.
 REVISED : MARCH 13, 2007.

I, ROY G. CARY, THE SURVEYOR WHO MADE THIS MAP DO HEREBY CERTIFY THAT THE FIELD WORK FOR THIS SURVEY WAS COMPLETED FEB. 27, 2007 AND THAT THIS MAP WAS COMPLETED FEB. 28, 2007 IN ACCORDANCE WITH CURRENT NYSAPLS STANDARDS.