



20 Mianus River Road: Renovation Plans
Consolidated Materials for Town of North Castle Planning Board
To be presented January 24, 2022

Summary

The house at 20 Mianus River Road was built fifty years ago (in 1972) and has never been renovated. The current owners, John and Leslie Needham, have developed renovation plans to modernize the house, reduce the size of the footprint, and improve the aesthetics... while maintaining the unobtrusive qualities of this home in its beautiful, natural setting.

The home renovation will take place within the existing footprint, which will be reduced by 10%. Interior sq. footage will remain nearly the same (+2.8%).

The number of bedrooms (4) will be unchanged.

A small (12'x20") pool with cabana will be added, carefully located clear of wetlands buffers and steep slopes. Up to twelve trees will be removed (the property is 6.87 acres).

Mianus River Road has been designated a "Scenic Roadscape," and the house is located 309' from the road.

Our hope is to proceed through the Town approval process in the first half of 2022, with a goal of beginning the renovation in September, 2022.

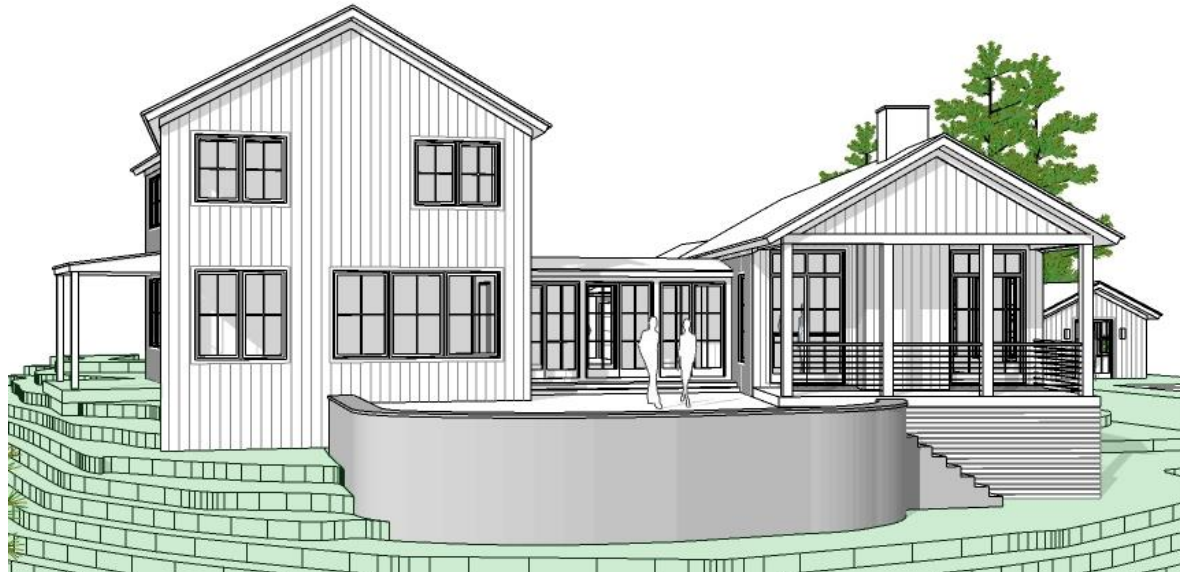


20 Mianus River Road, 1972

Pre and Post-Renovation Views



**Existing
from South**

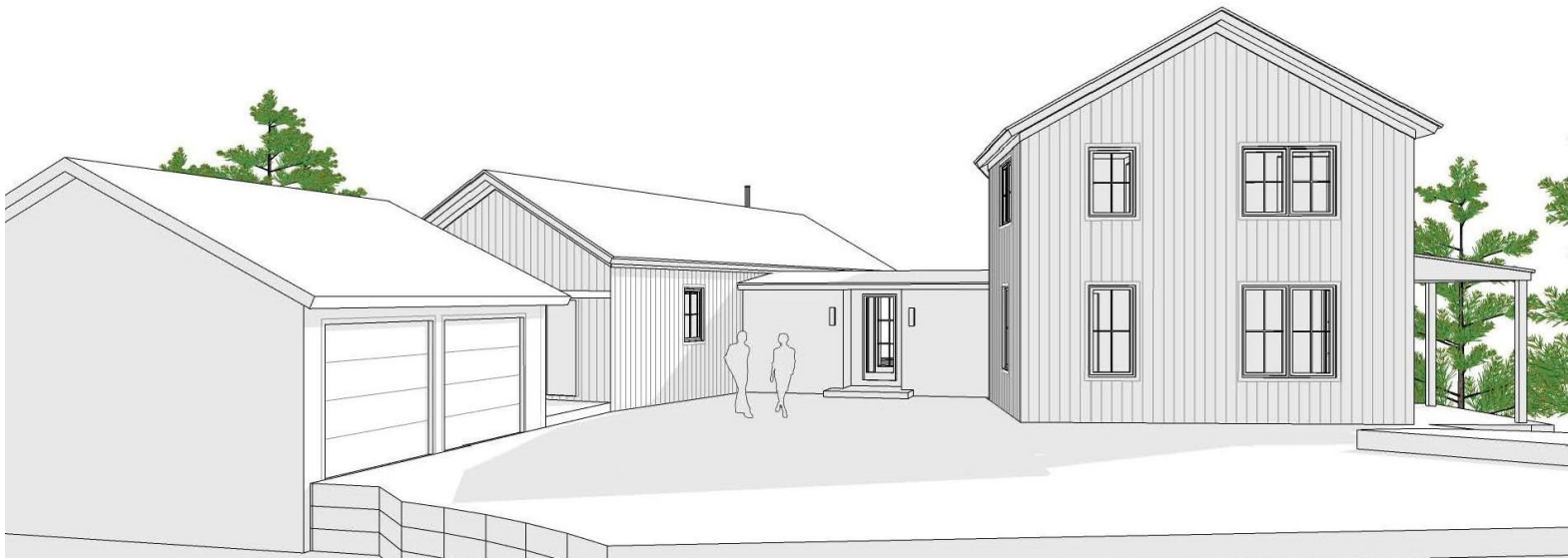


**Proposed
from South**

Pre and Post-Renovation Views

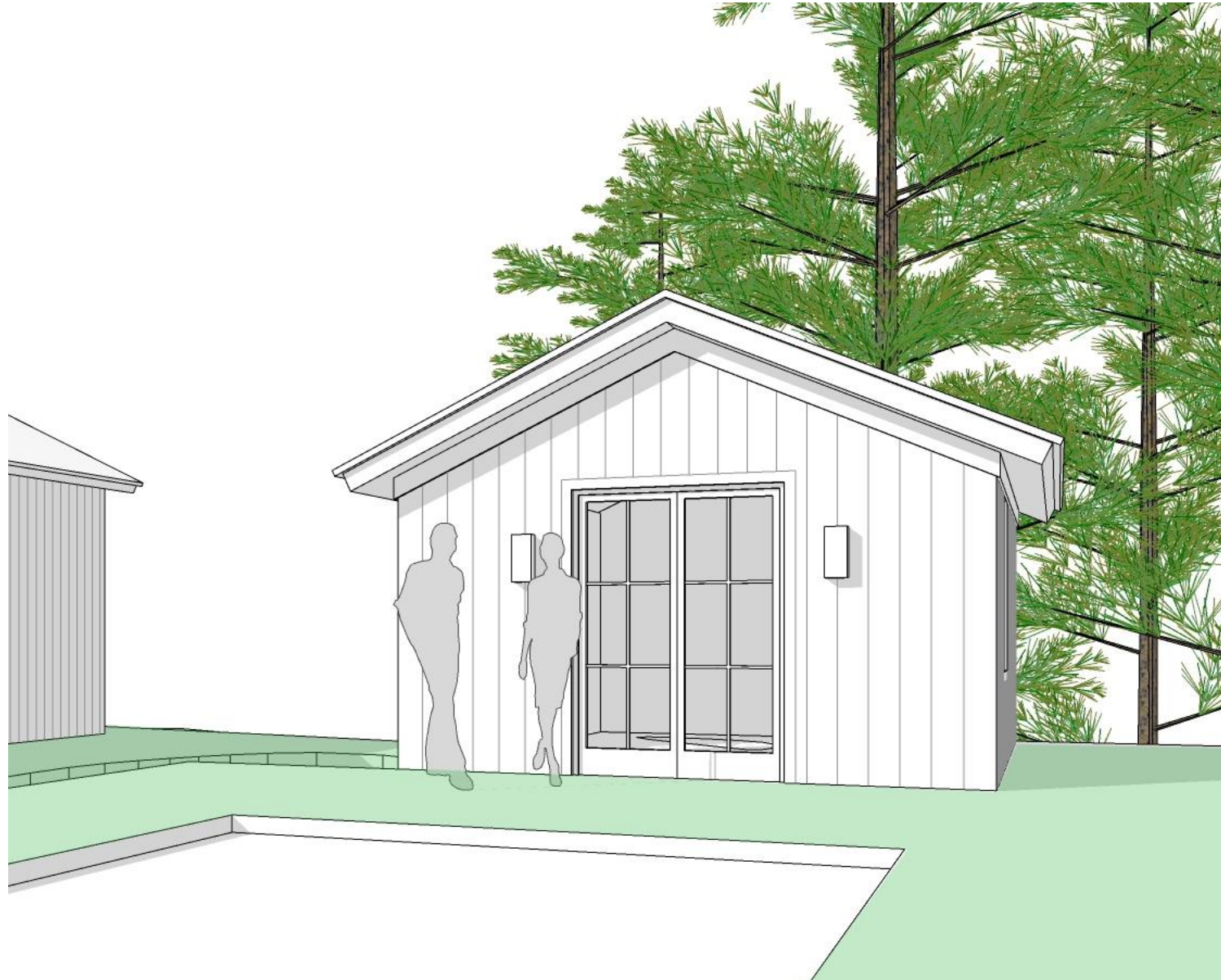


**Existing
from North**



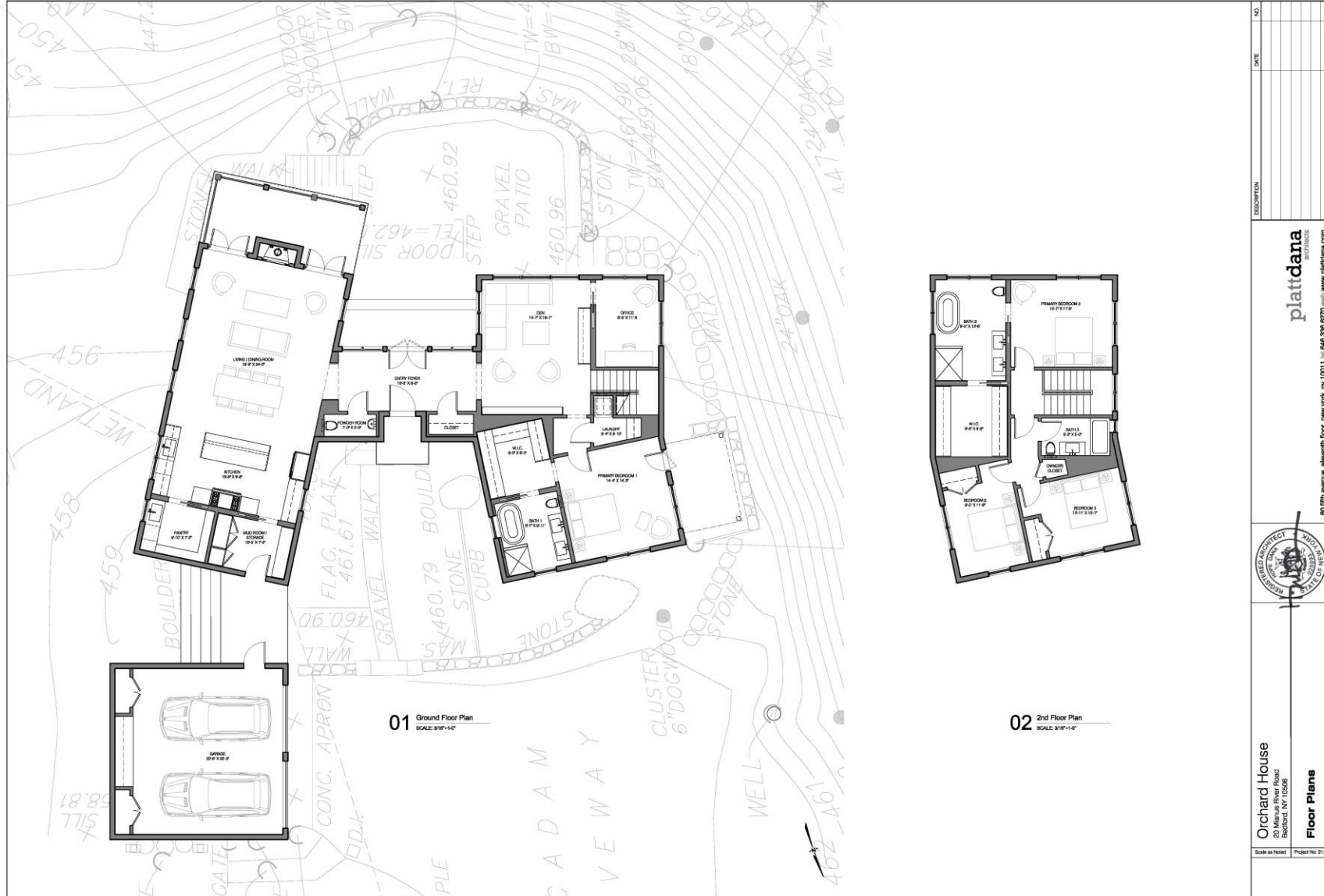
**Proposed
from North**

Cabana Elevation *(South elevation)*



New Floorplans

(for reference)



Orchard House
20 Minerva River Road
Beesford, NY 13026

Floor Plans

plattdana
architects

80 5th Avenue, Eleventh Floor, New York, NY 10011 | 646.356.8270 | www.plattdana.com

NO.	DATE	DESCRIPTION

Scale as Noted Project No. 21.07

20 Mianus River Road Key Statistics

	<u>Existing</u>	<u>Proposed</u>	<u>+ / (-)</u>	<u>% + / (-)</u>
Main House Sq. Ft				
1st floor	2,445	2,145	(300)	-12.3%
2nd floor	480	978	498	103.8%
Garage	<u>661</u>	<u>562</u>	<u>(99)</u>	<u>-15.0%</u>
Total	3,586	3,685	99	2.8%
 Foundation Sq. Ft	 3,106	 2,809	 (297)	 -10%
 Number of Bedrooms	 4	 4	 0	
 Roof Height (at max)	 22'-1"	 26'-1"	 4 Ft.	
 Cabana Sq. Ft.	 0	 276	 276	

Adjacent Properties/Streets Map

- 1. 20 Mianus River Rd. (subject property)
- 2. 14 Mianus River Rd. (adjacent to south and east-also owned by Needham)
- 3. Jean Paul/Carol Ann Valles (adjacent to north)
- 4. Peter/Ellen Lamore (across the street)



Floor Area Worksheet



PLANNING
DEPARTMENT

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: 20 Mianus LLC Date: 1/6/2022

Tax Map Designation or Proposed Lot No.: 96.03-1-22

Floor Area

- | | | |
|-----|---|-------------------|
| 1. | Total Lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>6.81 acres</u> |
| 2. | Maximum permitted floor area (per Section 213-22.2B): | <u>17,357</u> |
| 3. | Amount of floor area contained within first floor:
<u>3156</u> existing + <u>-991</u> proposed = | <u>2145</u> |
| 4. | Amount of floor area contained within second floor:
<u>480</u> existing + <u>499</u> proposed = | <u>979</u> |
| 5. | Amount of floor area contained within garage:
<u>661</u> existing + <u>-99</u> proposed = | <u>562</u> |
| 6. | Amount of floor area contained within porches capable of being enclosed:
<u>0</u> existing + <u>405</u> proposed = | <u>405</u> |
| 7. | Amount of floor area contained within basement (if applicable – see definition):
<u>368</u> existing + <u>276</u> proposed = | <u>644</u> |
| 8. | Amount of floor area contained within attic (if applicable – see definition):
existing + proposed = | <u>N/A</u> |
| 9. | Amount of floor area contained within all accessory buildings:
<u>0</u> existing + <u>276</u> proposed = | <u>276</u> |
| 10. | Proposed floor area: Total of Lines 3 – 9 = | <u>5,010</u> |

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

Signature and Stamp of Professional Preparing Worksheet

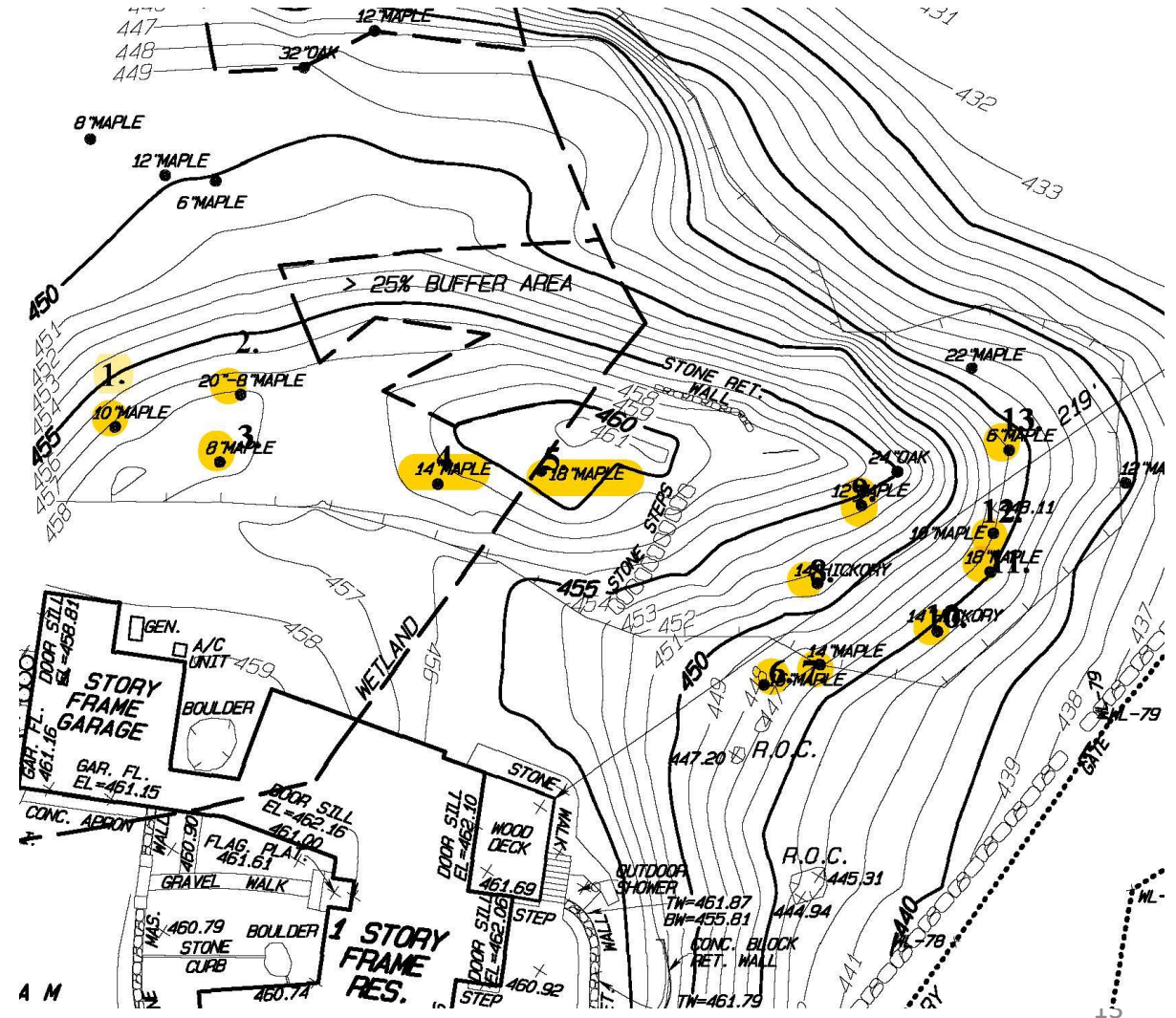
Date 1/6/2022

Tree Removal Plan

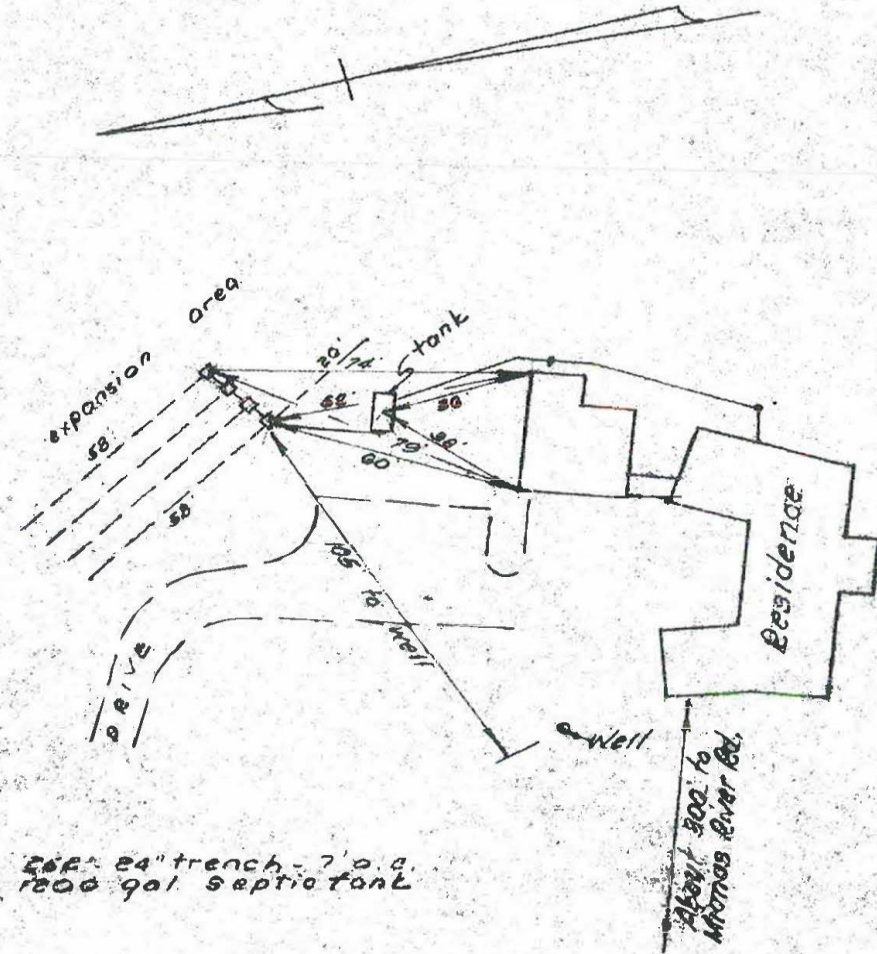
The following trees will be removed:

1. Maple 10"
2. Maple 20-8"
3. Maple 8"
4. Maple 14"
5. Maple 18"
6. Maple 16"
7. Maple 14"
8. Hickory 14"
9. Maple 12"
10. Hickory 14"
11. Maple 18"
12. Maple 10"

All currently in healthy condition. We hope to avoid cutting down all of them but are seeking permission to do so.



Existing Septic Location (As Built survey, 1972)



ACCEPTED
 AS FINAL PLANS
 DATE 5/25/72
 WEST. CO. DEPT.
 OF HEALTH
 BY C. D. Ballou

I have supervised construction of the sewage disposal system on this site for confirmation to Department of Health rules and regulations SD 22.

Harold F. Campbell, Jr.
 Harold F. Campbell, Jr., P.E.

AS BUILT SEWAGE SYSTEM	
Owner: Mrs. William Hubbell	
Town: North Castle	
Subdivision: Existing Lot	Lot: -
Tax Map: Sec. 1, Block 7, Lot 6	
Scale: 1" = 30'	May 2, 1972.

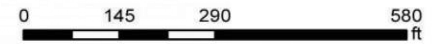
HAROLD F. CAMPBELL, CIVIL ENGINEERS & SURVEYORS, CHAPPAQUA, NEW YORK.



August 29, 2020

Tax parcel data was provided by local municipality. This map is generated as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should NOT be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact local municipality assessor's office.

1:3,000



Westchester County GIS

GIS
<http://giswww.westchestergov.com>
Michaelian Office Building
148 Martine Avenue Rm 214
White Plains, New York 10601

E.....

Needham Renovation: Conceptual Plant Precedents
20 Mianus River Road
Bedford, New York

Area A: Simple primarily native plantings to surround the gravel entrance pad



American dogwood, *Cornus florida*



Virginia sweetspire, *Itea virginica*



Hellebore, *Helleborus orientalis*



Fothergilla, *Fothergill gardenii*



Christmas fer, *Cornus florida*



Hayscented fern, *Dennstaedtia punctilobula*

Area B: Transition lawn to pool with plantings to hide fence and tie into native surroundings



Hornbeam hedge, *Carpinus betulus*



Bayberry, *Myrica pensylvanica*



Hayscented fern, *Dennstaedtia punctilobula*

Area C: Native plantings selected for water absorption, pollinator habitat and environmental benefit



Witch Hazel, *Hamamelis virginiana*



Winterberry, *Ilex verticillata*



Button bush, *Cephalanthus occidentalis*



Spice bush, *Lindera benzoin*



Ostrich fern, *Matteuccia struthiopteris*

Area D: Hillside (currently all lawn grass) to be planted with native shrubs and perennials, providing for water absorption and creating pollinator and bird habitat



Highbush blueberry, *Vaccinium corymbosum*



Witch Hazel, *Hamamelis virginiana*



Hayscented fern, *Dennstaedtia punctilobula*



Lowbush blueberry, *Vaccinium angustifolium*



Sweet bay magnolia, *Magnolia virginiana*



Sensitive fern, *Onoclea sensibilis*

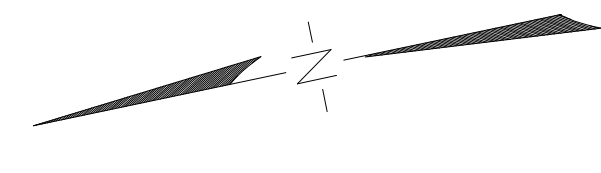


Fragrant sumac, *Rhus aromatica*

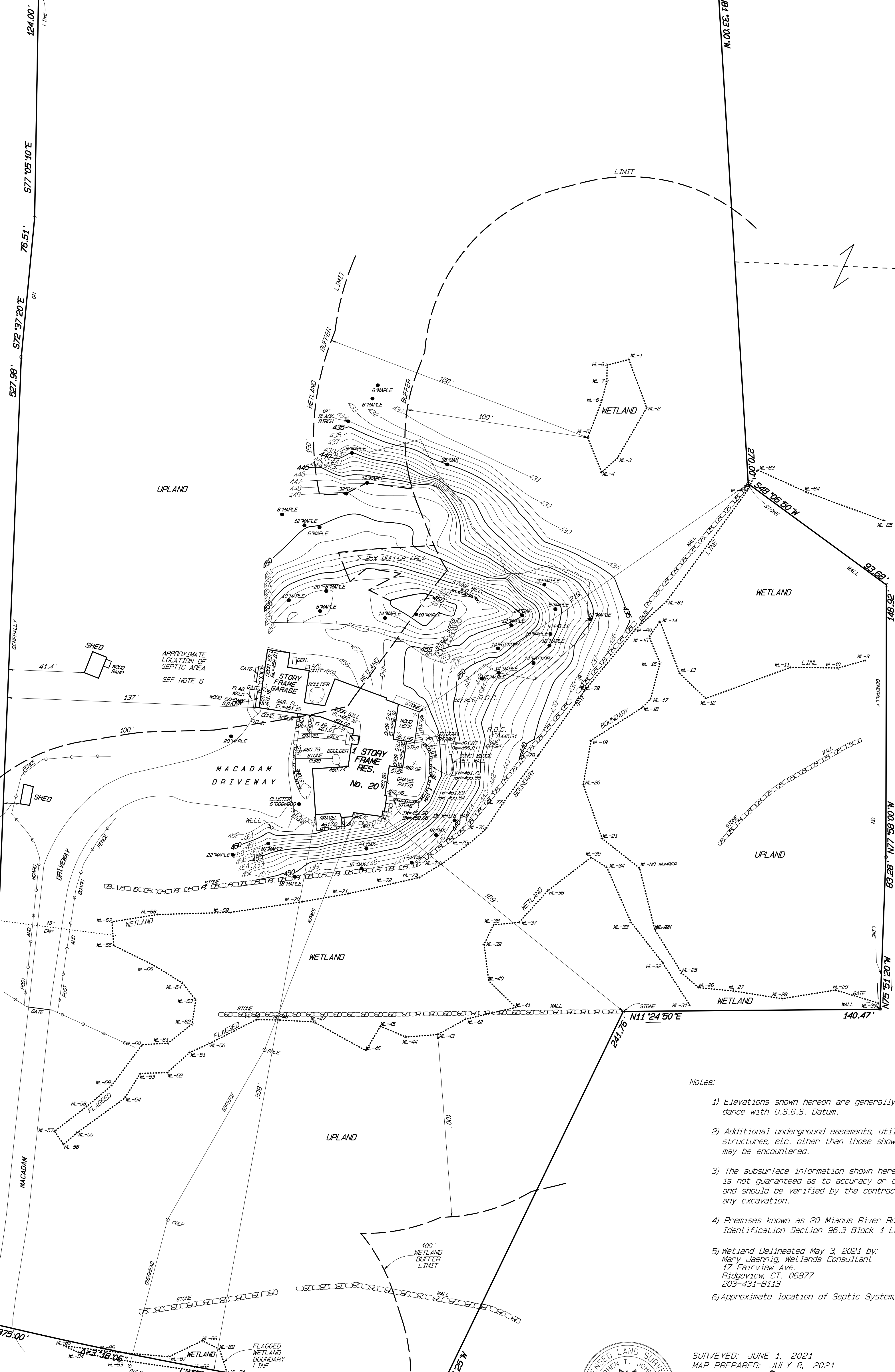


Bayberry, *Myrica pensylvanica*

CONSERVATION EASEMENT
F.M. No. 26893



S11°55'10"W 124.00' 371.97'

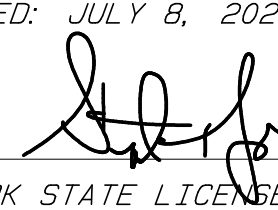


N/F JEAN PAUL VALLES & CAROL ANN VALLES

LOT 1
"SUBDIVISION OF PROPERTY PREPARED FOR
WILLIAM G. FOULKE JR. AND WENDY R. FOULKE, ETC."
FILED NOVEMBER 21, 2001 AS MAP NO. 26893

- Notes:
- 1) Elevations shown hereon are generally in accordance with U.S.G.S. Datum.
 - 2) Additional underground easements, utilities or structures, etc. other than those shown hereon may be encountered.
 - 3) The subsurface information shown hereon, if any, is not guaranteed as to accuracy or completeness and should be verified by the contractor before any excavation.
 - 4) Premises known as 20 Mianus River Road and Tax Identification Section 96.3 Block 1 Lot 22.
 - 5) Wetland Delineated May 3, 2021 by:
Mary Jaehrig, Wetlands Consultant
17 Fairview Ave.
Ridgeview, CT, 06877
203-431-8113
 - 6) Approximate location of Septic System, provided by owner.



SURVEYED: JUNE 1, 2021
MAP PREPARED: JULY 8, 2021
BY: 
NEW YORK STATE LICENSED LAND SURVEYOR NO. 49749
STEPHEN T. JOHNSON, P.L.S.

MIANUS RIVER ROAD
MACADAM PAVEMENT

TOPOGRAPHIC SURVEY
PREPARED FOR
20 MIANUS LLC
SITUATE IN THE
TOWN OF NORTH CASTLE
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 30'

REF. NO. F98-098

H. STANLEY JOHNSON AND COMPANY
LAND SURVEYORS, P.C.
42 SMITH AVENUE P.O. BOX 93
MT. KISCO, N.Y. 10549
TEL. 914-241-9872
FAX. 914-241-0438

PREPARED BY: SMS CHECKED BY: STJ

JOB NO. F18-043.01



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

PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

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GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: 20 Mianus, LLC Date: 1/10/22

Tax Map Designation or Proposed Lot No.: 96.03 - 1 - 22

Gross Lot Coverage

1.	Total lot Area (Net Lot Area for Lots Created After 12/13/06):	<u>299,257 sf</u>
2.	Maximum permitted gross land coverage (per Section 355-26.C(1)(a)):	<u>29,180 sf</u>
3.	BONUS maximum gross land cover (per Section 355-26.C(1)(b)): Distance principal home is beyond minimum front yard setback <u>234</u> x 10 =	<u>2,340 sf</u>
4.	TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3	<u>31,520 sf</u>
5.	Amount of lot area covered by principal building : - existing + <u>2,847</u> proposed =	<u>2,847 sf</u>
6.	Amount of lot area covered by accessory buildings : <u>171</u> existing + <u>275</u> proposed =	<u>446 sf</u>
7.	Amount of lot area covered by decks : - existing + <u>190</u> proposed =	<u>190 sf</u>
8.	Amount of lot area covered by porches : - existing + - proposed =	<u>0 sf</u>
9.	Amount of lot area covered by driveway, parking areas and walkways : <u>4,699</u> existing + - proposed =	<u>4,699 sf</u>
10.	Amount of lot area covered by terraces : <u>747</u> existing + <u>637</u> proposed =	<u>1,384 sf</u>
11.	Amount of lot area covered by tennis court, pool and mechanical equip : <u>103</u> existing + <u>300</u> proposed =	<u>403 sf</u>
12.	Amount of lot area covered by all other structures : <u>194</u> existing + <u>93</u> proposed =	<u>287 sf</u>
13.	Proposed gross land coverage : Total of Lines 5 – 12 =	<u>10,256 sf</u>

If Line 13 is less than or equal to Line 4, your proposal **complies** with the Town's maximum gross land coverage regulations and the project may proceed to the Residential Project Review Committee for review. If Line 13 is greater than Line 4 your proposal does not comply with the Town's regulations.

Peter Gregory
Signature and Seal of Professional Preparing Worksheet

01/10/2022
Date



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

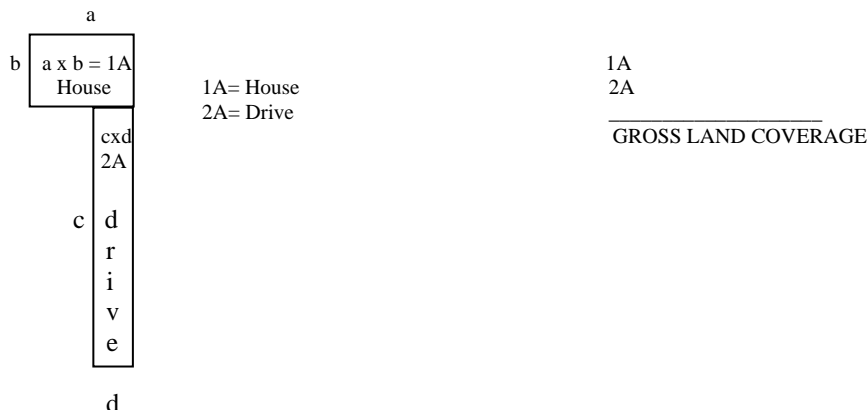
PLANNING DEPARTMENT
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GROSS LAND COVERAGE WORKSHEET

The following format is to be used for all applications for the purpose of demonstrating the gross land coverage of a property as necessary to show compliance with gross land coverage limitations of the Town Code.

1. Scaled worksheets are to be prepared based upon a site plan which represents existing or proposed conditions as applicable to the particular circumstances of the approval being sought. All site plans and worksheets are required to be prepared by a licensed or registered professional in the State of New York.
2. Each component of the gross land coverage is to be divided into simple polygons (squares, rectangles, etc.) each being drawn on the plan. The area of each polygon is to be shown by providing the dimensions and resulting area measurement. Each polygon is to be assigned an identifying label for reference purposes.
3. A summary table for each component is to be completed. The area of each polygon is to be listed by reference label then added, resulting in the gross land coverage for the entire site.
4. Any exception of land coverage from the gross land coverage must be identified on the floor plans and summary tables. The rationale for any exception must accompany the floor area worksheets.
5. A schematic illustration of the format is shown below (or a schematic illustration with areas computed by CAD)

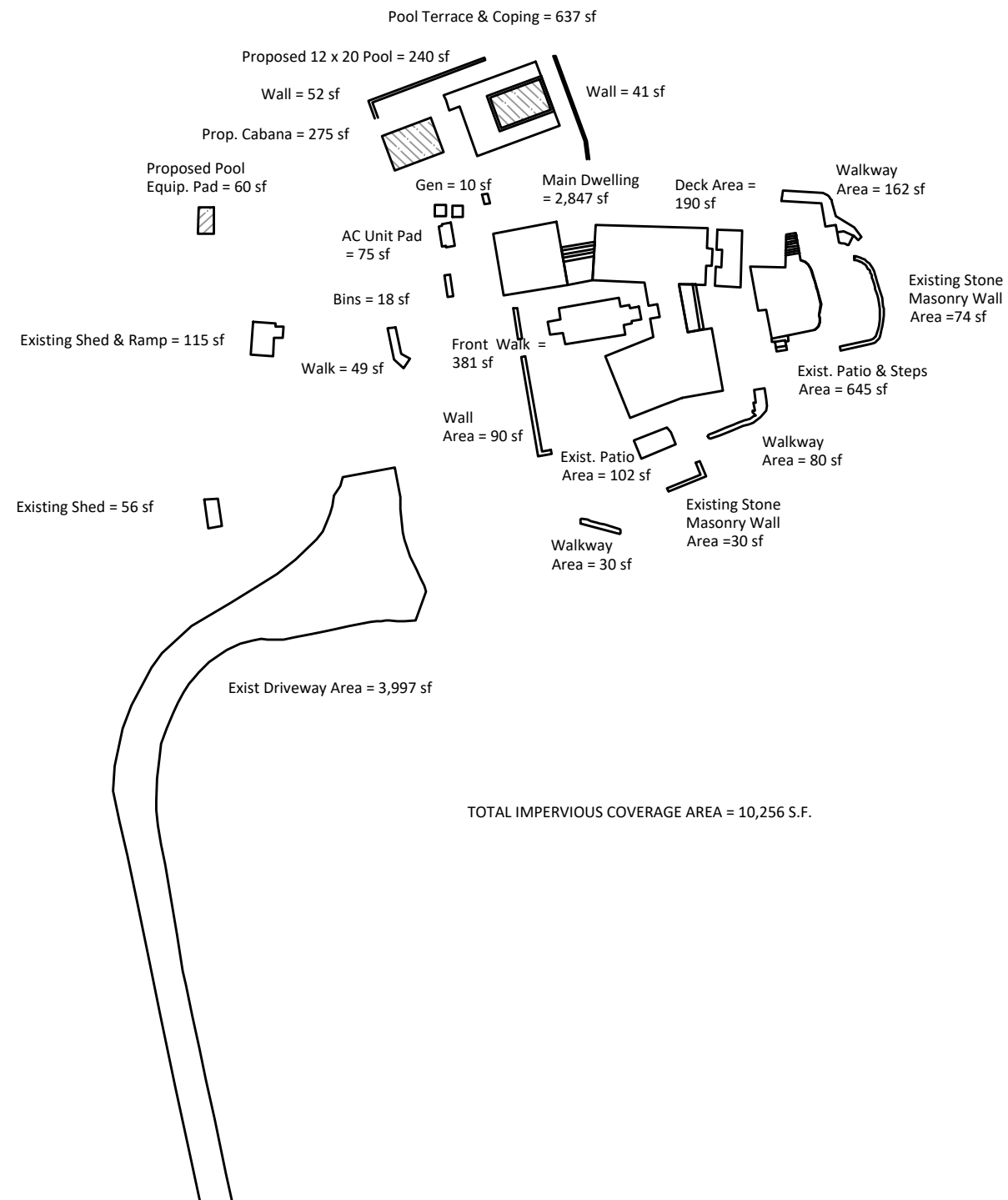


LOT AREA, NET – Lot area minus seventy five (75) percent of the area of any wetlands, waterbodies and, watercourses, but excluding any adjacent areas, all as defined in Chapter 340 Wetlands and Drainage, of the Town Code, and the area of any steep slopes, as defined Chapter 355, except that in the case of one-family lots, the deduction for steep slopes shall be only fifty (50) percent.

Lot Size	Maximum Permitted Gross Land Coverage for One-Family Dwelling Lots ¹ (square feet)
Less than 5,000 square feet	50% of the lot area
5,000 to 9,999 square feet	2,500 plus 30% of the lot area in excess of 5,000 square feet
10,000 to 14,999 square feet	4,000 plus 24% of the lot area in excess of 10,000 square feet
15,000 square feet to 0.499 acres	5,200 plus 18% of the lot area in excess of 15,000 square feet
0.5 to 0.749 acres	6,420 plus 15% of the lot area in excess of 0.5 acres
0.75 to 0.999 acres	8,050 plus 12% of the lot area in excess of 0.75 acres
1.0 to 1.999 acres	9,350 plus 9% of the lot area in excess of 1.0 acres
2.0 acres or more	13,270 plus 7.5% of the lot area in excess of 2.0 acres

*Permitted gross land coverage limitations for two-family dwelling lots in the R-2F District shall be twenty five (25) percent greater than that permitted for one-family dwelling lots.

NOTWITHSTANDING ABOVE LIMITATIONS, AN ADDITIONAL 10 SQUARE FEET OF GROSS LAND COVERAGE SHALL BE PERMITTED FOR EACH ONE FOOT OF FRONT YARD SETBACK OF THE PRINCIPAL DWELLING IN EXCESS OF THE MINIMUM FRONT YARD SETBACK REQUIRED.



PROPOSED GROSS LAND COVERAGE

TOTAL LOT AREA	=	299,257 SF
MAX PERMITTED GROSS LAND COVERAGE	=	29,180 SF
BONUS MAX PERMITTED GROSS LAND COVERAGE	=	2,340 SF
TOTAL MAX PERMITTED GROSS LAND COVERAGE	=	31,520 SF
PRINCIPAL BUILDING	=	2,847 SF
ACCESSORY BUILDINGS	=	171 SF
DECKS	=	190 SF
PORCH	=	0 SF
DRIVEWAY, PARKING, WALKWAYS	=	4,699 SF
TERRACES	=	747 SF
MECHANICAL EQUIPMENT - AC, GENERATOR	=	103 SF
ALL OTHER STRUCTURES - WALLS	=	194 SF
PROPOSED POOL	=	240 SF
PROPOSED CABANA	=	275 SF
PROPOSED TERRACE & COPING	=	637 SF
PROPOSED WALL	=	93 SF
PROPOSED POOL EQUIPMENT PAD	=	60 SF
TOTAL GROSS LAND COVERAGE	=	10,256 SF

GRAPHICAL DEPICTION LAND COVERAGE
 20 Mianus River Road, LLC
 Town of North Castle
 Westchester County, New York

Scale: NTS
 January 2022

Short Environmental Assessment Form

Part 1 - Project Information

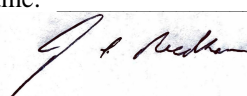
Instructions for Completing

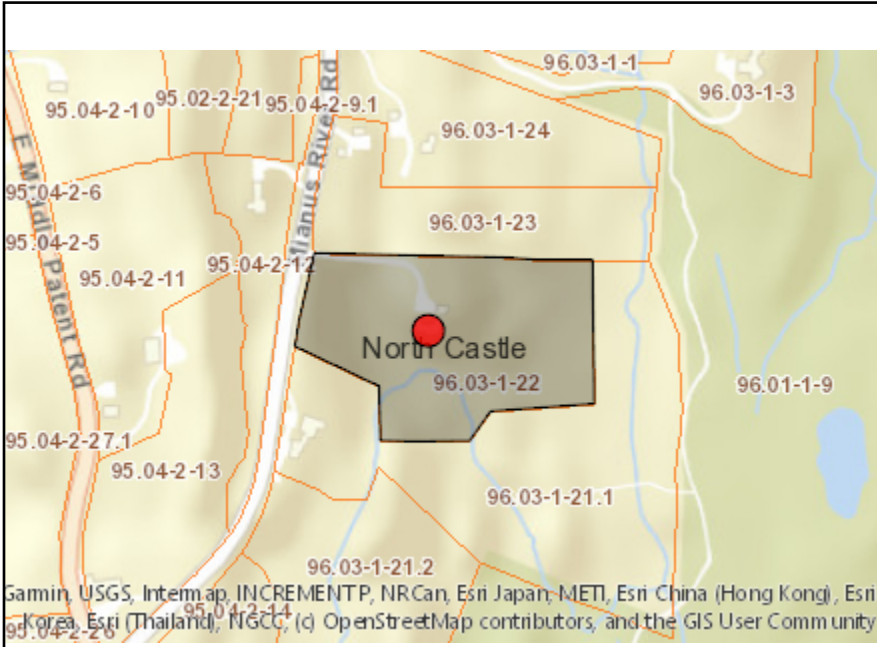
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? 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"/>
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:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. Urban Rural (non-agriculture) Industrial Commercial Residential (suburban)			
<input type="checkbox"/> Forest Agriculture Aquatic Other(Specify):			
<input type="checkbox"/> Parkland			

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest Agricultural/grasslands Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban 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 type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input 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
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input 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 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 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>20 Mianus LLC</u> Date: <u>1/10/2022</u>		
Signature: <u></u> Title: <u>Owner</u>		



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



Part 1 / Question 7 [Critical Environmental Area]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:Mianus Gorge Preserve, Reason:Exceptional or unique character, Agency:Westchester County, Date:1-31-90
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
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



PLANNING
DEPARTMENT

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

Application for Site Development Plan Approval

Application Name:

20 Mianus River Road Renovation and New Pool Installation



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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 **11:00 A.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.

If all required application materials, including the pertinent application fee 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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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. For the 2005 calendar year, charges for professional planning review services are \$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 may 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.

DIRECT BILLING:

You will be periodically billed by the Town for the cost of such professional review services. Additional information on these requirements is provided in the North Castle Town Code (see Sections 213-67B and A216-34.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 11:00 AM, 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 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:



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PLANNING DEPARTMENT

- 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 NEIGHBOR NOTIFICATIONS & 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 \$25.00 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@northcastleny.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 250 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.

Special Use Permit for Gross Land Coverage and Gross Floor Area – All lots zoned R-3/4A or smaller shall notice all neighbors within 250 feet from all sides of their property. All other zoning districts will notice neighbors within 500 feet from all sides of their property. Neighbor notification only, no publication in the newspaper required.

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

Site Plan, Residential – no public hearing required, no publication in the newspaper required.

Wetlands Permit - All Zoning Districts shall notice all neighbors within 100 feet from all sides of their property. Public hearing must be published in the newspaper.

2. The Director of Planning will prepare a Neighbor Notification/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.



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

You may email your public notice to www.lohud.com/orderad. Please request an affidavit of publication which must be submitted to the Planning Board secretary prior to the public hearing. You will also have the opportunity to make payment while at the site. The Journal News requires three days prior notice before 12 noon, not counting weekends and holidays, for ad placement. When the ad is done and completed by a representative, they will email/call/fax you the proof letting you know of the run date or date's and the cost of the ad, they will also get pre-payment (if necessary). Make sure the proof notes placement of the ad in the AN (Add Northern) and AC (Add Central). This notice can not be published any sooner than 20 days prior to the meeting and must be published no less than 10 days prior to the meeting.

ALL PUBLIC NOTICES MUST BE PUBLISHED IN THE NORTHERN AND CENTRAL EDITIONS OF THE JOURNAL NEWSPAPER.

If you have any questions regarding your publication you may call:

Legal Advertising Representative 694-5123
Affidavit Department 694-5177
Billing Department 694-5325

It is suggested that you purchase the newspaper for your records the day the notice is published. The Journal news notes that it takes 10 business days for the affidavit to be delivered to the recipient.

3. Send out the Neighbor Notifications/Public Hearing Notice, certified mail, return receipt requested to all neighbors on the list 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.
4. The Friday before the meeting or no later than 11:00 a.m. the day of the meeting the following **must** be submitted.
 - List of Neighbors prepared by the Assessor's Office
 - Proof of Mailing – All white slips post marked from the US Post Office
 - All green cards and or returned envelopes
 - Return Proof of Service Form (next page) Notarized by the person who did the mailing
 - Affidavit of publication from the Newspaper (only if published in the newspaper)



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FORM OF PROOF OF SERVICE

State of New York
County of Westchester

SS:

_____ being duly sworn, deposes and says that he is over twenty-one years of age and resides at _____, in the State of New York, that he is the agent for the applicant proceeding before the Planning Board, Town of North Castle and which related to premises _____ that he gave notice of this proceeding to each and all of the persons named on the list of owners or property affected which he or she filed with said application, by mailing on _____, by Certified Mail, to each of said owners a notice, a true copy of which is attached to this affidavit.

(Applicant)

Sworn to me before this _____ day of _____, 20__

(Notary Public-Commissioner of Deeds)

G:\Planning\Plan6.0\forms\affidavit.wpd



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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
Town Environmental Clearance Form	\$25
Recreation Fee	\$10,000 Each Additional Lot

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



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PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

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Fax: (914) 273-3554
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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.

1/10/2022

Applicant Signature

Date:



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PLANNING BOARD SCHEDULE 2012

MEETING DATES

January 9
January 23
February 15 (Wednesday)
February 27
March 12
March 26
April 9
April 23
May 14
May 30 (Wednesday)
June 11
June 25
July 9
August 6
September 10
September 24
October 11 (Thursday)
October 22
November 5
November 19
December 10

11:00 A.M. DEADLINE DATES FOR SUBMISSIONS

December 12, 2011
January 9, 2012
January 30
February 10 (Friday)
February 27
March 12
March 26
April 9
April 30
May 14
May 25 (Friday)
June 11
June 25
July 9
August 6
September 10
September 24
*October 5 (Friday)
October 22
November 5
November 26

*Varies from regular scheduling due to holiday or room scheduling conflict. Monday January 16 – Martin Luther King Day; Sunday February 12 – Lincoln’s Birthday; Monday February 13 Lincoln’s birthday observed; Monday February 20 – Washington’s Birthday; Sat & Sunday April 7&8 – Passover; Sunday April 8 – Easter; Sunday May 13 – Mother’s Day; Monday May 28 – Memorial Day; Sunday June 17 – Fathers Day; Wednesday July 4th – Independence Day; Monday September 3 – Labor Day; Monday & Tuesday September 17 & 18th – Rosh Hashanah; Wednesday September 26th – Yom Kippur; Monday October 8 – Columbus Day; Sunday November 11 - Veterans Day; Monday November 12 Veterans day observed ; Thursday November 22 – Thanksgiving ; Sunday December 9 – Hanukkah begins; Tuesday December 25 – Christmas.

The Second Meeting of Each Month May Also Include a Work Session With Other Town Boards or Committees. As a new policy, the Planning Dept. will accept continuing business items, two days after the submission deadline listed above. New submissions will continue to adhere to the submission deadline listed above.

ALL DEADLINES ARE STRICTLY ENFORCED BY ORDER OF THE CHAIRMAN

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

Name of Property Owner: <u>20 Mianus LLC</u> Mailing Address: <u>c/o Needham 14 Mianus River Road, Bedford, NY 10506</u> Telephone: <u>917-664-7967</u> Fax: <u>914-234-0984</u> e-mail <u>jneedham@needhampartners.com</u>
Name of Applicant (if different): <u>John and Leslie Needham</u> Address of Applicant: <u>14 Mianus River Road, Bedford, NY 10506</u> Telephone: <u>Same</u> Fax: <u>Same</u> e-mail <u>Same</u> Interest of Applicant, if other than Property Owner: <u></u>
Name of Professional Preparing Site Plan: <u>Peter J. Gregory, P.E. DTS Provident Design Engineering, LLP</u> Address: <u>One North Broadway White Plains, NY 10601</u> Telephone: <u>(914) 559-6745</u> Fax: <u>(914) 428-0017</u> e-mail <u>pgregory@dtsprovident.com</u>
Name of Other Professional: <u>Hope Dana, AIA</u> Address: <u>80 Fifth Avenue, Suite 1105, New York, NY 10011</u> Telephone: <u>646.336.6270</u> Fax: <u></u> e-mail <u>HDana@plattdana.com</u>
Name of Other Professional: <u>H. Stanley Johnson & Company Land Surveyors, P.C.</u> Address: <u>42 Smith Avenue, P.O. Box 93, Mount Kisco, New York 10549</u> Telephone: <u>914-241-3872</u> Fax: <u>914-241-0438</u> e-mail <u>stjls@optonline.net</u>
Name of Attorney (if any): <u></u> Address: <u></u> Telephone: <u></u> Fax: <u></u> e-mail <u></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:  _____ Date: 1/10/2022

II. IDENTIFICATION OF SUBJECT PROPERTY

Street Address: 20 Mianus River Road

Location (in relation to nearest intersecting street):

309 Ft. feet (north, south, east or west) of east of Mianus River Road

Abutting Street(s): None, closest intersection is East Middle Patent

Tax Map Designation (NEW): Section 96.3 Block 1 Lot 22

Tax Map Designation (OLD): Section _____ Block _____ Lot _____

Zoning District: R4A Total Land Area 6.87 acres

Land Area in North Castle Only (if different) _____

Fire District(s) 2 School District(s) 042

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 NO Yes (adjacent) _____ Yes (within 500 feet) _____
If yes, please identify name(s): _____

The boundary of any existing or proposed County or State park or any other recreation area?
No NO Yes (adjacent) _____ Yes (within 500 feet) _____

The right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway?
No NO Yes (adjacent) _____ Yes (within 500 feet) _____

The existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel lines?
No NO Yes (adjacent) _____ Yes (within 500 feet) _____

The existing or proposed boundary of any county or State owned land on which a public building or institution is situated?
No NO Yes (adjacent) _____ Yes (within 500 feet) _____

The boundary of a farm operation located in an agricultural district?
No NO Yes (adjacent) _____ Yes (within 500 feet) _____

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

No _____ Yes _____ YES, APPLICANT OWNS THE HOME NEXT DOOR

AT 14 MIANUS RIVER RD.

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

S/B/L 96.3-1/21.1 _____

III. DESCRIPTION OF PROPOSED DEVELOPMENT

Proposed Use: Renovation of existing home, installation of new pool and cabana

Gross Floor Area: Existing 3,616 S.F. Proposed 3,102 S.F.

Proposed Floor Area Breakdown:

Retail _____ S.F.; Office _____ S.F.;
Industrial _____ S.F.; Institutional _____ S.F.;
Other Nonresidential _____ S.F.; Residential 100%
S.F.; Number of Dwelling Units: Single family home

Number of Parking Spaces: Existing _____ Required _____ Proposed _____

Number of Loading Spaces: Existing _____ Required _____ Proposed _____

Earthwork Balance: Cut 225 C.Y. Fill 155 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 109 of the North Castle Town Code may also be required)

Trees with a diameter at breast height (DBH) of 8" or greater?
No _____ Yes YES
(If yes, application for a Tree Removal Permit pursuant to Chapter 192 of the North Castle Town Code may also be required.)

Town-regulated wetlands? No _____ Yes YES
(If yes, application for a Town Wetlands Permit pursuant to Chapter 209 of the North Castle Town Code may also be required.)

State-regulated wetlands? No NO Yes _____
(If yes, application for a State Wetlands Permit may also be required.)

V. 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, payable to "Town of North Castle" in the amount specified on the "Schedule of Application Fees."

(continued next page)

VI. INFORMATION TO BE INCLUDED ON SITE DEVELOPMENT PLAN

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

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

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

Legal Data:

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

Existing Conditions Data:

- X Location of existing use and design of buildings, identifying first floor elevation, and other structures.
- NA 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.
- X Location of all other existing site improvements, including pavement, walks, curbing, retaining walls and fences.
- NA Location, size and design of existing signs.
- X Location, type, direction, power and time of use of existing outdoor lighting.
- NA 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.

Proposed Development Data:

- NA Proposed location of lots, streets, and public areas, and property to be affected by proposed easements, deed restrictions and covenants.
- NA 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.
- NA Proposed sight distance at all points of vehicular access.
- NA Proposed number of employees for which buildings are designed
- NA 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.
- NA 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.
- NA 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.

- 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.
- NA Location, size and design of all proposed signs.
- NA Location, type, direction, power and time of use of proposed outdoor lighting.
- X Location and design of proposed outdoor garbage enclosure.
- NA Location of proposed outdoor storage, if any.
- X Location of proposed landscaping and buffer screening areas, including the type (scientific and common names), size and amount of plantings.
- NA Type of power to be used for any manufacturing
- NA Type of wastes or by-products to be produced and disposal method
- NA In multi-family districts, floor plans, elevations and cross sections
- NA 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.
- X Proposed soil erosion and sedimentation control measures.
- NA For all proposed site development plans containing land within an area of special flood hazard, the data required to ensure compliance with Chapter 109 of the North Castle Town Code.
- X 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 192 of the North Castle Town Code.
- X For all proposed site development plans involving disturbance to Town-regulated wetlands, the data required to ensure compliance with Chapter 209 of the North Castle Town Code.

PROJECT I.D. NUMBER

617.20
Appendix C
State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
FOR UNLISTED ACTIONS ONLY

PART 1 - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR	2. PROJECT NAME
3. PROJECT LOCATION: Municipality _____ County _____	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) New York	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY:	
7. AMOUNT OF LAND AFFECTED: Initially _____ acres Ultimately _____ acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input type="checkbox"/> No If no, describe briefly	
9. WHAT IS THE PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes No. If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: _____	Date: _____
Signature: _____	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

**Town of North Castle
Environmental Clearance Form**

I. Identification of Applicant

Name 20 Mianus LLC

Address 20 Mianus River Road

City Bedford State New York Zip _____

Home Phone 917-664-7967 Work Phone _____

II. Identification of Site Involved, If Any

a. Name or other identification of site 20 Mianus LLC

b. Streets which site abuts Mianus River Road

c. Tax Map Section 96.3 Block 1 Lot 22

d. Total site area (sq. ft.or acres) 6.87 acres

III. Identification of Proposed Action

a. Description of Proposed Action

Renovation to existing dwelling, relocate overhead utility service to underground and construction of pool, pool terrace and pool cabana.

b. List all approvals, permits, licenses, etc., which, to the best of your knowledge are required from Town of North Castle

Town of North Castle - Site Plan approval, Wetland Permit, Tree Removal Permit, Building Permit

c. List other agencies which to best of your knowledge will have jurisdiction over some aspect of the proposed action and indicate nature of approval, permit or required by agency

Westchester County Health Department review of architectural floor plans

d. Relationship to other actions:

1. List any further actions which may be undertaken of which this proposed action is part or first step, e.g., further subdivision or a large parcel of land

None

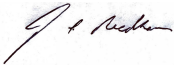
2. List any related action which may be undertaken as a result of this proposed action, e.g., highway reconstruction to serve increased traffic

None

3. List any action which are dependent upon this proposed action, and therefore should be reviewed as a part of this action, e.g., house construction in the case of a residential subdivision

Construction of pool and pool cabana, renovation of existing dwelling

All such actions must be reviewed in conjunction with the action proposed.



1/10/2022

SIGNATURE OF APPLICANT

DATE

(Departmental Use Only)

IV. Classification of Proposed Action (Classes of Actions listed below)

- Type I. A Full Environmental Assessment form is required.
- Type II. No further compliance required.
- Unlisted A Short Environmental Assessment Form required.

Exempt or excluded action. Specify

V. Basis for Classification

Classification Approved.

AUTHORIZED SIGNATURE

DATE

NOTE: The completion of this environmental clearance form does not confer any rights, privileges, licenses, permits or other entitlements upon the applicant and does not relieve the applicant from compliance with all other applicable laws, rules and regulations of the Town of North Castle.

SAMPLE SIGNATURE BLOCK FOR PLANS

APPROVED BY TOWN OF NORTH

CASTLE PLANNING BOARD

RESOLUTION, DATED: _____

ENGINEERING DRAWINGS PLANS
REVIEWED BY TOWN ENGINEER

_____ DATE: _____

Joseph M. Cermele, P.E.

KELLARD ENGINEERING & CONSULTING, P .C.

CONSULTING TOWN ENGINEERS

_____ **DATE:** _____

ROBERT M. GREENE, CHAIR

TOWN OF NORTH CASTLE PLANNING BOARD



TOWN OF NORTH CASTLE

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

PLANNING
DEPARTMENT

INCLUDED IN PLAN SET

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

GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: _____ Date: _____

Tax Map Designation or Proposed Lot No.: _____

Gross Lot Coverage

1. Total lot Area (Net Lot Area for Lots Created After 12/13/06): _____
2. **Maximum** permitted gross land coverage (per Section 213-22.2C): _____
3. **BONUS** maximum gross land cover (per Section 213-22.2C): _____
Distance principal home is beyond minimum front yard setback
_____ x 10 = _____
4. **TOTAL Maximum Permitted gross land coverage** = Sum of lines 2 and 3 _____
5. Amount of lot area covered by **principal building**:
_____ existing + _____ proposed = _____
6. Amount of lot area covered by **accessory buildings**:
_____ existing + _____ proposed = _____
7. Amount of lot area covered by **decks**:
_____ existing + _____ proposed = _____
8. Amount of lot area covered by **porches**:
_____ existing + _____ proposed = _____
9. Amount of lot area covered by **driveway, parking areas and walkways**:
_____ existing + _____ proposed = _____
10. Amount of lot area covered by **terraces**:
_____ existing + _____ proposed = _____
11. Amount of lot area covered by **tennis court, pool and mechanical equip**:
_____ existing + _____ proposed = _____
12. Amount of lot area covered by **all other structures**:
_____ existing + _____ proposed = _____
13. Proposed **gross land coverage**: Total of Lines 5 – 12 = _____

If Line 13 is less than or equal to Line 4, your proposal **complies** with the Town's maximum gross land coverage regulations and the project may proceed to the Residential Project Review Committee for review. If Line 13 is greater than Line 4 your proposal does not comply with the Town's regulations.

Signature and Seal of Professional Preparing Worksheet

Date



PLANNING
DEPARTMENT

TOWN OF NORTH CASTLE

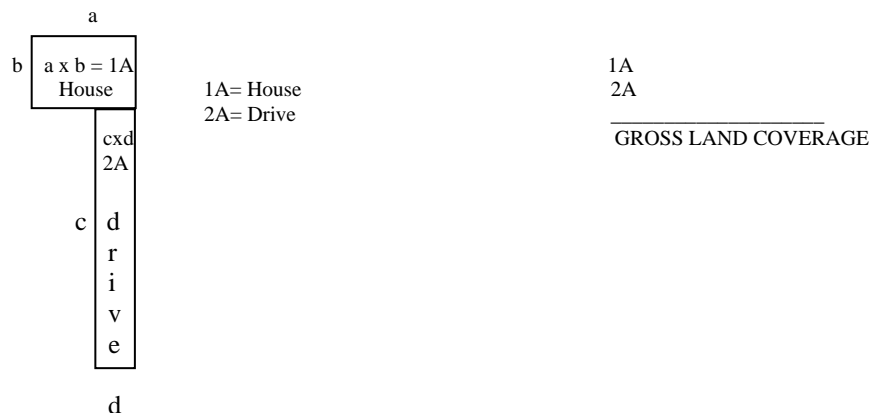
WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898

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GROSS LAND COVERAGE WORKSHEET

The following format is to be used for all applications for the purpose of demonstrating the gross land coverage of a property as necessary to show compliance with gross land coverage limitations of the Town Code.

1. Scaled worksheets are to be prepared based upon a site plan which represents existing or proposed conditions as applicable to the particular circumstances of the approval being sought. All site plans and worksheets are required to be prepared by a licensed or registered professional in the State of New York.
2. Each component of the gross land coverage is to be divided into simple polygons (squares, rectangles, etc.) each being drawn on the plan. The area of each polygon is to be shown by providing the dimensions and resulting area measurement. Each polygon is to be assigned an identifying label for reference purposes.
3. A summary table for each component is to be completed. The area of each polygon is to be listed by reference label then added, resulting in the gross land coverage for the entire site.
4. Any exception of land coverage from the gross land coverage must be identified on the floor plans and summary tables. The rationale for any exception must accompany the floor area worksheets.
5. A schematic illustration of the format is shown below



LOT AREA, NET – Lot area minus seventy five (75) percent of the area of any wetlands, waterbodies and, watercourses, but excluding any adjacent areas, all as defined in Chapter 209 Wetlands and Drainage, of the Town Code, and the area of any steep slopes, as defined Chapter 213, except that in the case of one-family lots, the deduction for steep slopes shall be only fifty (50) percent.

Lot Size	Maximum Permitted Gross Land Coverage for One-Family Dwelling Lots ¹ (square feet)
Less than 5,000 square feet	50% of the lot area
5,000 to 9,999 square feet	2,500 plus 30% of the lot area in excess of 5,000 square feet
10,000 to 14,999 square feet	4,000 plus 24% of the lot area in excess of 10,000 square feet
15,000 square feet to 0.499 acres	5,200 plus 18% of the lot area in excess of 15,000 square feet
0.5 to 0.749 acres	6,420 plus 15% of the lot area in excess of 0.5 acres
0.75 to 0.999 acres	8,050 plus 12% of the lot area in excess of 0.75 acres
1.0 to 1.999 acres	9,350 plus 9% of the lot area in excess of 1.0 acres
2.0 acres or more	13,270 plus 7.5% of the lot area in excess of 2.0 acres

*Permitted gross land coverage limitations for two-family dwelling lots in the R-2F District shall be twenty five (25) percent greater than that permitted for one-family dwelling lots.

NOTWITHSTANDING ABOVE LIMITATIONS, AN ADDITIONAL 10 SQUARE FEET OF GROSS LAND COVERAGE SHALL BE PERMITTED FOR EACH ONE FOOT OF FRONT YARD SETBACK OF THE PRINCIPAL DWELLING IN EXCESS OF THE MINIMUM FRONT YARD SETBACK REQUIRED.



TOWN OF NORTH CASTLE

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SEE PAGE 11 OF THIS PACKET

FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: _____ Date: _____

Tax Map Designation or Proposed Lot No.: _____

Floor Area

1. Total Lot Area (Net Lot Area for Lots Created After 12/13/06): _____
2. **Maximum** permitted floor area (per Section 213-22.2B): _____
3. Amount of floor area contained within first floor:
_____ existing + _____ proposed = _____
4. Amount of floor area contained within second floor:
_____ existing + _____ proposed = _____
5. Amount of floor area contained within garage:
_____ existing + _____ proposed = _____
6. Amount of floor area contained within porches capable of being enclosed:
_____ existing + _____ proposed = _____
7. Amount of floor area contained within basement (if applicable – see definition):
_____ existing + _____ proposed = _____
8. Amount of floor area contained within attic (if applicable – see definition):
_____ existing + _____ proposed = _____
9. Amount of floor area contained within all accessory buildings:
_____ existing + _____ proposed = _____
10. Proposed **floor area**: Total of Lines 3 – 9 = _____

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

Signature and Seal of Professional Preparing Worksheet

Date



PLANNING
DEPARTMENT

TOWN OF NORTH CASTLE

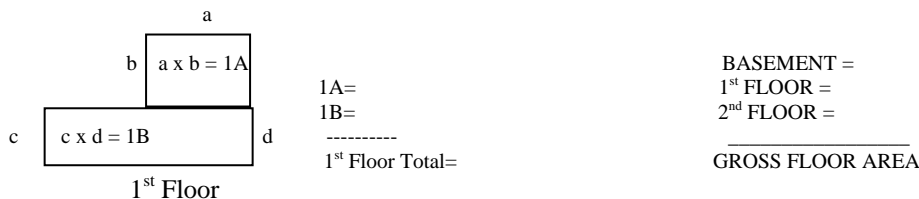
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GROSS FLOOR AREA WORKSHEET

The following format is to be used for all applications for the purpose of demonstrating the gross floor area of a building or group of buildings as necessary to show compliance with a building or group of buildings as necessary to show compliance with floor area limitations of the Town Code or as otherwise necessary to illustrate the intended or potential use of a structure.

1. Scaled worksheets are to be prepared based upon floor plans which represent existing or proposed conditions as applicable to the particular circumstances of the approval being sought. All floor plans and worksheets are required to be prepared by a licensed or registered professional in the State of New York.
2. The floor area of each floor is to be divided into simple polygons (squares, rectangles, etc.) each being drawn on the plan. The area of each polygon is to be shown by providing the dimensions and resulting area measurement. Each polygon is to be assigned an identifying label for reference purposes.
3. A summary table for each floor is to be completed. The area of each polygon is to be listed by reference label then added, resulting in the floor area for the entire floor.
4. A similar summary table is to be provided listing the total floor are of each floor within the resulting floor area of each building.
5. Any exception of floor area from the gross floor area must be identified on the floor plans and summary tables. The rationale for any exception must accompany the floor area worksheets.
6. A schematic illustration of the format is shown below.



LOT AREA, NET – Lot area minus seventy five (75) percent of the area of any wetlands, waterbodies and, watercourses, but excluding any adjacent areas, all as defined in Chapter 209 Wetlands and Drainage, of the Town Code, and the area of any steep slopes, as defined Chapter 213, except that in the case of one-family lots, the deduction for steep slopes shall be only fifty (50) percent.

FLOOR AREA, GROSS -- The sum of the horizontal areas of the several stories of the building or buildings, excluding any floor area used for off-street parking or loading purposes (except for one- and two-family residences), measured from the exterior walls or, in the case of a common wall separating two buildings, from the center line of such a common wall, and including any two-story or any enclosed porch, or one having a roof and capable of being enclosed. See the definition of "basement" for exclusion of basement/mechanical areas in nonresidential buildings from "floor area, gross." For one- and two-family residences, any attic space with a floor to ceiling height of 7.5 feet or greater shall be included as part of gross floor area, as shall those portions of any basement with a floor to ceiling height of 7.5 feet or greater if the basement is considered a "story" in accordance with one of the following three alternative measurements:

- A. Where the finished surface of the floor above the basement is more than six feet above average grade.
- B. Where the finished surface of the floor above the basement is more than six feet above the finished ground level for more than 50% of the total building perimeter.
- C. Where the finished surface of the floor above the basement is more than 12 feet above the finished ground level at any point along the building perimeter.

Lot Size	Maximum Permitted Gross Floor Area for One-Family Dwellings and Accessory Buildings ¹ (square feet)
Less than 5,000 square feet	1,875 or 50% of the lot area, whichever is greater
5,000 to 9,999 square feet	2,500 plus 25% of the lot area in excess of 5,000 square feet
10,000 to 14,999 square feet	3,750 plus 20% of the lot area in excess of 10,000 square feet
15,000 square feet to 0.499 acres	4,750 plus 15% of the lot area in excess of 15,000 square feet
0.5 to 0.749 acres	5,768 plus 10% of the lot area in excess of 0.5 acres
0.75 to 0.999 acres	6,856 plus 8% of the lot area in excess of 0.75 acres
1.0 to 1.499 acres	7,727 plus 6% of the lot area in excess of 1.0 acres
1.5 to 1.999 acres	9,034 plus 5% of the lot area in excess of 1.5 acres
2.0 to 3.999 acres	10,122 plus 4% of the lot area in excess of 2.0 acres
4.0 acres or more	13,607 plus 3% of the lot area in excess of 4.0 acres

*Permitted gross floor area for two-family dwellings in the R-2F District shall be one-third (1/3) greater than that permitted for one-family dwellings.