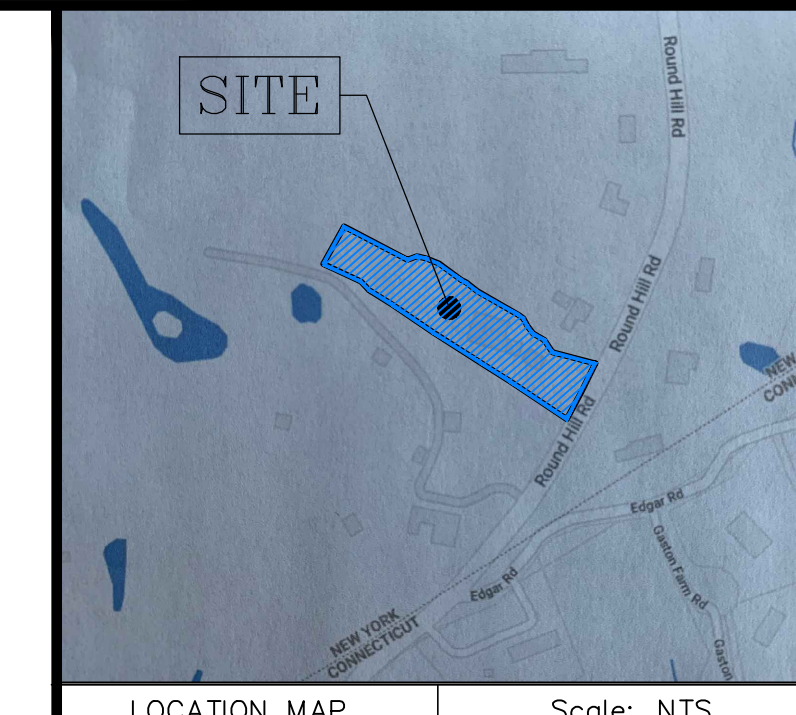


**ZONING SUMMARY CHART**

- 115 ROUND HILL ROAD -

ZONE	R-2A	PERMITTED	EXISTING	PROPOSED
LOT AREA (SF)		87,120	88,651	-
NET LOT AREA (SF)		88,651	88,651	-
STREET FRONTAGE		150 ft.	150 ft.	-
LOT WIDTH		150 ft.	150 ft.	-
LOT DEPTH		150 ft.	694.3 ft.	-
FRONT YARD		50 ft.	185.4 ft.	144.4 ft.
SIDE YARD		30 ft.	29 ft.	29 ft.
REAR YARD		50 ft.	250 ft.	250 ft.
BUILDING HEIGHT		30 ft.	N/A	-
MAX. BUILDING COVERAGE (%)		8 %	4.7 %	5.2 %
MAX. DRIVEWAY GRADIENT (%)		14 %	N/A	-
MAX. GROSS LAND COVERAGE		14,725	13,385	13,890

Area = 88,651 Sq. Ft.  
2.0351 Acres



PREMISES HEREON CONSISTING OF SOUTHERN PARCEL ON A CERTAIN MAP ENTITLED "LOT LINE CHANGE PREPARED FOR MARTIN AND JUDITH SCHWARTZ AND PETER R. CHERNEFF AND HESTER A. VELMANS." ON FILE IN THE OFFICE OF THE CLERK OF THE COUNTY OF WESTCHESTER, DIVISION OF LAND RECORDS, AS MAP NO. 27222.

MAP REFERENCES:

SURVEY OF PROPERTY TO BE CONVEYED TO DANIEL SULLIVAN, TOWN OF NORTH CASTLE, PREPARED BY J.L. WILSON DATED FEB. 7, 1962

TAX LOT DESIGNATION: SECTION 109.01 BLOCK 1 LOT 36

AREA OF PROPERTY IS 2.0351 ACRES

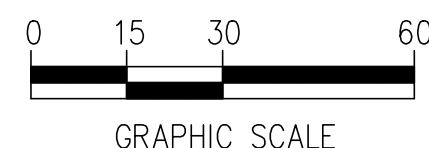
ELEVATIONS DEPICTED HEREON ARE REFERENCED TO AN ASSUMED SITE DATUM.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. THIS MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL SURVEYOR, INC.

THE LOCATION OF UNDERGROUND IMPROVEMENTS OR EASEMENTS HEREON, IF ANY EXIST OR ARE SHOWN, ARE NOT CERTIFIED.

FIELD SURVEY COMPLETED: JANUARY 25, 2021

*Aidan C. McCann* 01-11-22  
AIDAN C. McCANN DATE  
N.Y.S. License No. 50290



Approved by Town of North Castle Planning Board Resolution,

Date: \_\_\_\_\_

Christopher Carthy, Chairman  
Town of North Castle Planning Board

Date: \_\_\_\_\_

REV.	DATE	DESCRIPTION
1	01/11/22	REVISION

**Sound View**  
ENGINEERS & LAND SURVEYORS, LLC  
239 Glenville Road, Suite 300  
Greenwich, CT 06831  
(203) 532-1300 PHONE info@soundviewengineers.com  
www.soundviewengineers.com

CONSULTING CIVIL STRUCTURAL SITE DEVELOPMENT LAND SURVEYING

PREPARED FOR:

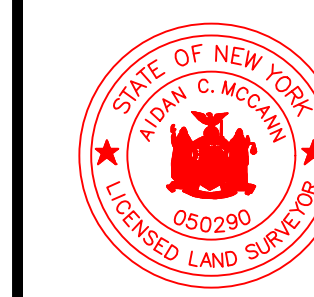
**MARTIN SCHWARTZ**  
**JUDITH SCHWARTZ**

ADDRESS:

115 ROUND HILL ROAD  
TOWN OF NORTH CASTLE  
WESTCHESTER COUNTY, NEW YORK

DRAWING TITLE:

**PROPOSED**  
**CONDITIONS**  
**SURVEY**



DWG. NO: 2668-3-PP  
SCALE: 1" = 30'  
DATE: MAY 3, 2021

**P-2**

THIS PRINT IS INVALID WITHOUT EMBOSSED SEAL.

**CONSTRUCTION NOTES**

- Land Survey and topographic information taken from "Map entitled Topographic Survey prepared for Martin & Judith Schwartz", prepared by Sound View Engineers & Land Surveyors, dated: January 25, 2021.
- The purpose and intent of this plan is to depict the proposed development associated with the construction of a pergola and addition pool/patio.
- Contours and elevations depicted hereon are referenced to an assumed datum.
- In accordance with New York State Industrial Code Rule 753, all excavators shall verify the depth and location of all utilities prior to commencing construction, and must call DigSafely New York at 1.800.962.7962 at least two working days prior to the start of excavation, but not more than ten.
- The locations of subsurface structures and utilities as depicted hereon indicate only that the structures exist, and no responsibility is assumed by the engineer or surveyor for the accuracy of the locations shown.
- All construction shall comply with applicable sections of the State of New York, Town of North Castle, and New York Basic Building codes, and those criteria shall take precedent over these plans.
- Any change in the location or design of the proposed drainage system without prior approval of the design engineer is not permitted.
- There shall be no dumping of construction debris and/or excess excavated material into or in proximity to any wetland areas. Excess material excavated during construction shall be disposed of legally off site.
- This property is served by well water and sewer utilities.
- All PVC pipe shall conform to ASTM D3034-04o "Standard Specification for Type PSM Poly(Vinyl Chloride) (PVC) Sewer Pipe and Fittings," or engineer approved equivalent (SDR-35).
- Bedding and backfill material shall conform to ASTM D2321-05 "Standard Practice for Underground Installation of Thermoplastic Pipe for Sewers and Other Gravity-Flow Applications."
- Where a soft sub-soil is encountered during construction of storm or sanitary sewers, the contractor shall remove the unsuitable material and replace it with other material approved by the engineer.
- Re-grading, filling, and other alterations to the site shall be restricted to the minimum level necessary to complete the project as shown on the approved plans.
- Property is served with private well water and Town sewer system.

**CONSTRUCTION PHASING**

- Install sediment and erosion controls.
- Install tree protection as required.
- Strip topsoil and stockpile with appropriate sediment controls.
- Rough in proposed construction access.
- Excavate for proposed foundation for garage.
- Construct proposed foundation.
- Backfill and rough grade around foundation.
- Install additional silt fence as needed per phases.
- Install utilities, and stormwater pipes.
- Construct stormwater systems.
- Fine grade and stabilize all yard areas.
- Landscape as required.
- Remove sediment and erosion controls.

**PERC TEST HOLE DATA  
RECORDED JULY 2, 2021**

PERC-1		
TIME	READINGS	RATE
11:35	24"	
11:40	26"	2.5 MIN./INCH
11:45	27-1/2"	3.3 MIN./INCH
ADDED WATER		
11:47	19-1/2"	
11:52	24"	1.1 MIN./INCH
11:57	25-1/2"	3.3 MIN./INCH
12:02	27"	3.3 MIN./INCH
ADDED WATER		
12:03	24"	5 MIN./INCH
12:08	25"	
12:13	26-1/4"	4 MIN./INCH

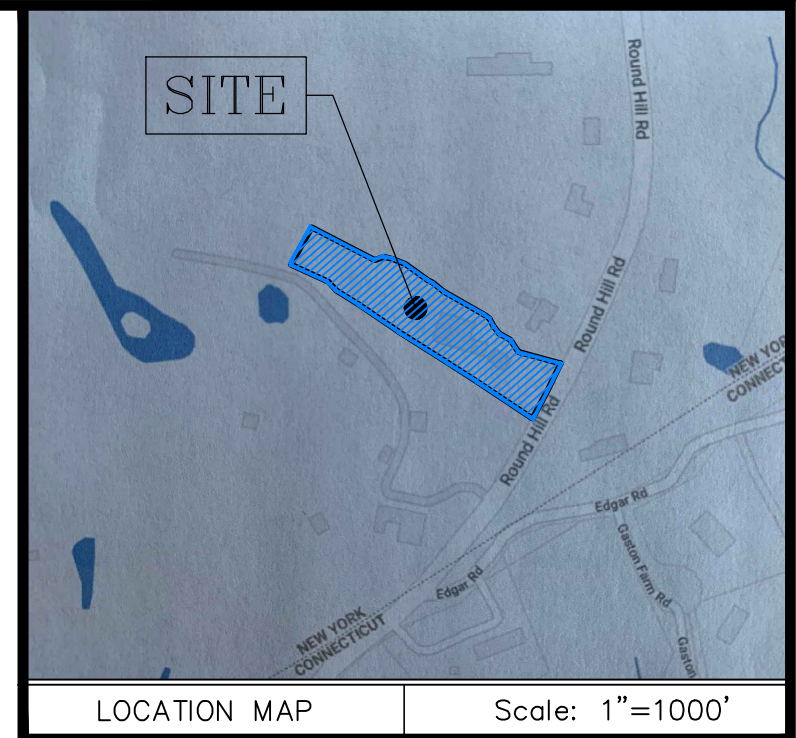
DESIGN RATE - 1" IN 5 MIN.

**TEST HOLE DATA - RECORDED JULY 2, 2021**

DT#1		DT#2	
0-4"	TOPSOIL	0-8"	TOPSOIL
4-42"	LIGHT BROWN SANDY LOAM	8-36"	LIGHT BROWN SANDY LOAM
42-96"	ORANGE BROWN COARSE SAND & GRAVEL	36-96"	ORANGE BROWN COARSE SAND & GRAVEL
MOTTLING @ 72"		MOTTLING @ 72"	
NO AGW		NO AGW	
NO LEDGE		NO LEDGE	
ROOTS @ 72"		ROOTS @ 72"	

**LEGEND**

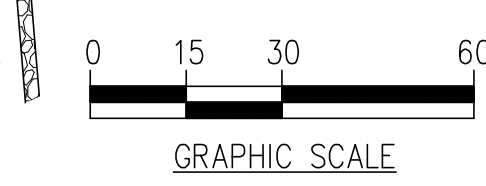
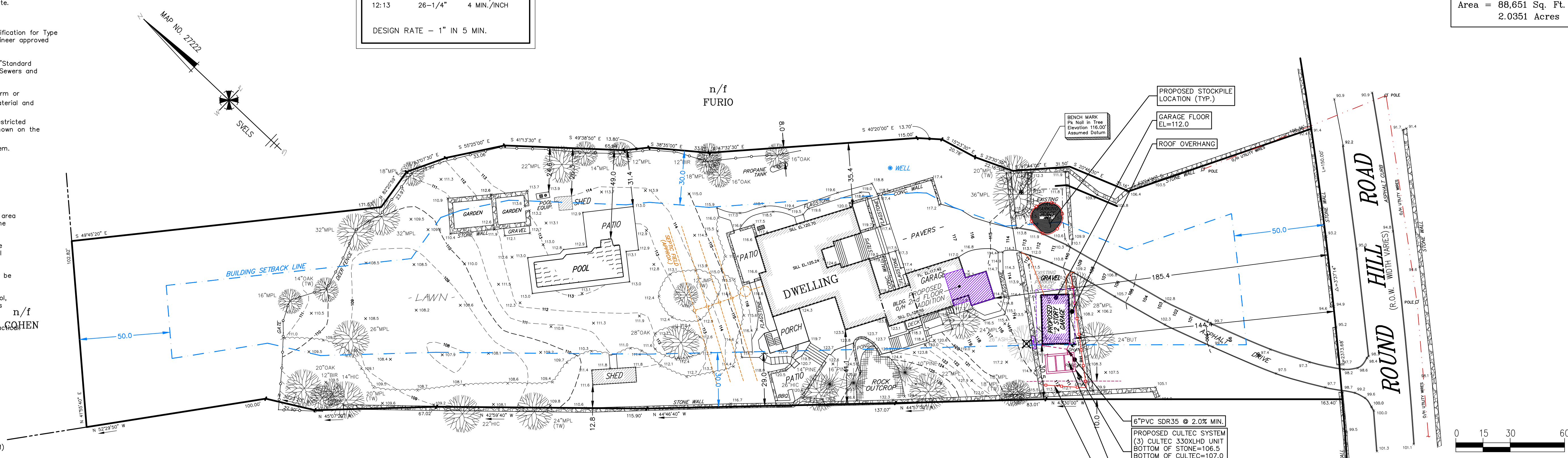
- Tree To be Removed
- Tree Protection
- Existing Elevations
- Proposed Elevations
- Existing Contours
- Proposed Contours
- Erosion Control Fence
- Deep Test Hole
- Perc Test



Area = 88,651 Sq. Ft.  
2.0351 Acres

**SEDIMENTATION AND EROSION CONTROL NOTES**

- Erosion and sediment control devices shall be installed in their proper sequence. No clearing or grading may be done in any area until the erosion control devices for that area, as shown on the plan, are in place and functional.
- All sediment and erosion control devices and provisions shall be maintained in operational condition by the contractor until final acceptance of the project.
- No changes of this soil erosion and sediment control plan may be made without prior approval of the supervising engineer.
- The contractor may provide alternate means of sediment control, but he may not eliminate placement of protection in the areas indicated hereon.
- Natural vegetation shall be maintained and protected where practical.
- Land disturbance is to be kept to a minimum. Reestablishment and/or stabilization of disturbed areas shall be scheduled as soon as practical.
- Erosion controls shall be monitored periodically to verify that they are maintained in effective working order. If, during construction, additional control measures are necessary, they shall be installed by that contractor.
- The contractor shall re-grade, topsoil, and seed all disturbed areas immediately after construction has been completed.
- Sediment fencing shall be installed where required prior to commencing construction, and shall remain in place for the duration of the project. Fencing shall be Propex Silt Stop (TM) as manufactured by Amoco, or engineer approved equivalent.
- Refer to the New York State Standards and Specifications for Erosion and Sediment Control for additional details and specifications.
- All designated trees shall be protected during the construction period, except those designated to be removed. Tree protection shall be in accordance with generally accepted standards. (Refer to the New York State Standards and Specifications for Erosion and Sediment Control for details and specifications).

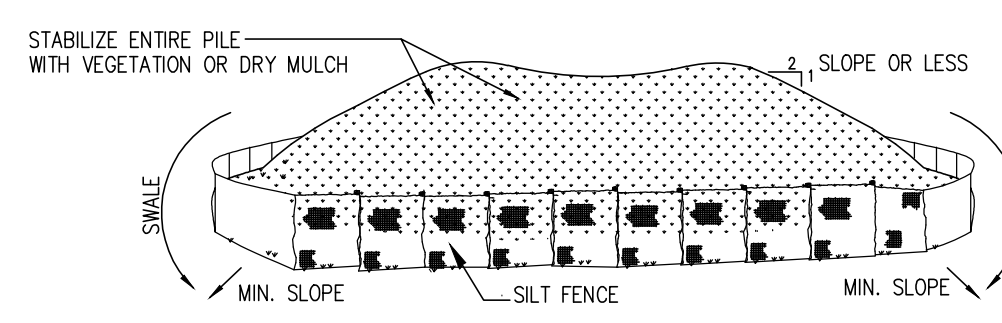
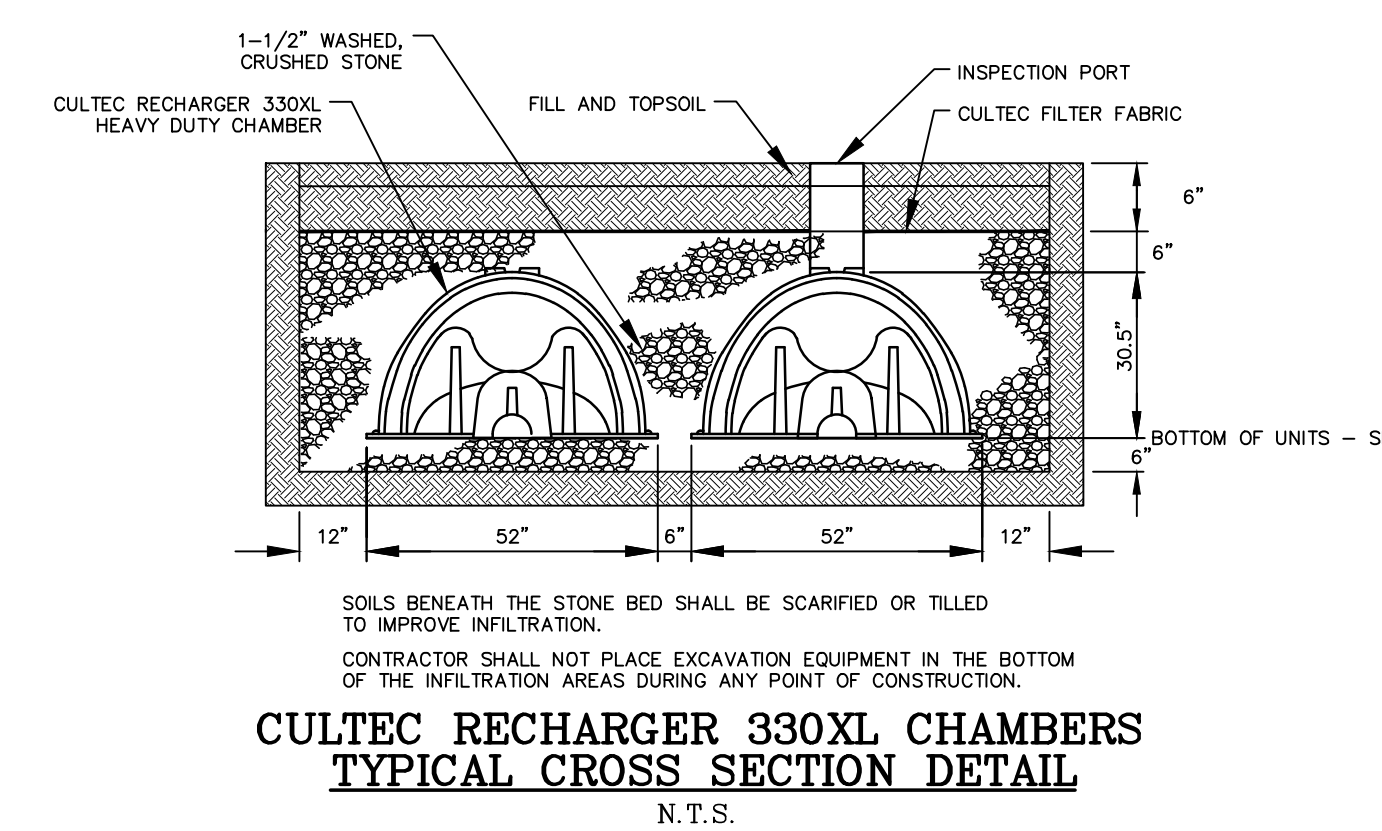
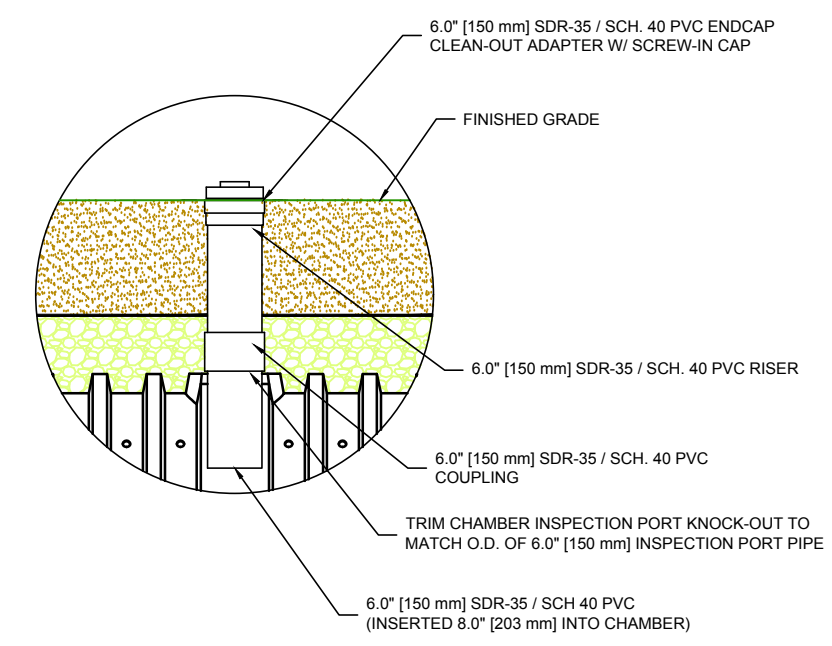
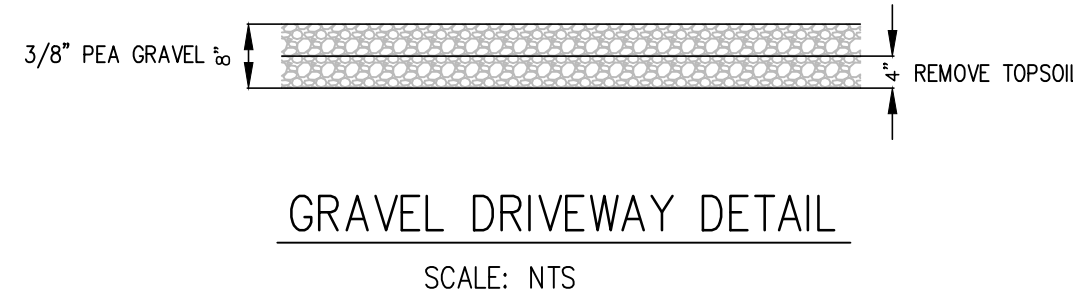


**ZONING SUMMARY CHART  
- 115 ROUND HILL ROAD -**

ZONE	R-2A	PERMITTED	EXISTING	PROPOSED
LOT AREA (SF)		87,120	88,651	-
NET LOT AREA (SF)		88,651	88,651	-
STREET FRONTAGE		150 ft.	150 ft.	-
LOT WIDTH		150 ft.	150 ft.	-
LOT DEPTH		150 ft.	694.3 ft.	-
FRONT YARD		50 ft.	185.4 ft.	144.4 ft.
SIDE YARD		30 ft.	29 ft.	29 ft.
REAR YARD		50 ft.	250 ft.	250 ft.
BUILDING HEIGHT		30 ft.	N/A	-
MAX. BUILDING COVERAGE (%)		8 %	4.7 %	5.2 %
MAX. DRIVEWAY GRADIENT (%)		14 %	N/A	-
MAX. GROSS LAND COVERAGE		14,725	13,385	13,890

**DRAINAGE CALCULATIONS (25 YEAR STORM):**

NET INCREASE (GARAGE) IN IMPERVIOUS AREA=420 (BUILDING) +210 (OVERHANG)=630 SF  
 STORE INCREASE FOR 25 YR STORM CHANGE IN COEFFICIENT OF RUNOFF Δ=0.95-0.2=0.75  
 REQUIRED STORAGE VOLUME=CIA =[(0.75x6.63 IN/DAY)/12](630 SQ.FT.)=261 CUBIC FEET  
 STORAGE PROVIDED:  
 CULTEC 330XLHD (3 UNITS), VOLUME=352 CUBIC FEET  
 352 PROVIDED > 261 REQUIRED



**INSTALLATION NOTES**

- THE AREA CHOSEN FOR STOCKPILING SHALL BE FLAT, DRY AND STABLE.
- MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
- UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH OTHER SILT FENCING OR HAY BALES, THEN STABILIZED WITH VEGETATION OR DRY MULCH.
- SEE SPECIFICATIONS (THIS SHEET) FOR INSTALLATION OF SILT FENCE.

**SOIL STOCKPILE DETAIL  
N.T.S.**

**EROSION CONTROL FENCE  
N.T.S.**

**TYPICAL INSPECTION PORT DETAIL  
N.T.S.**

Approved by Town of North Castle Planning Board Resolution,  
Date: \_\_\_\_\_

Christopher Carthy, Chairman  
Town of North Castle Planning Board

REV.	DATE	DESCRIPTION
1	01/11/22	REVISION

**Sound View**  
ENGINEERS & LAND SURVEYORS, LLC  
239 Glenville Road, Suite 300  
Greenwich, CT 06831  
(203) 532-1300 PHONE info@soundviewengineers.com  
www.soundviewengineers.com

CONSULTING CIVIL STRUCTURAL SITE DEVELOPMENT LAND SURVEYING

PREPARED FOR:  
**MARTIN SCHWARTZ  
JUDITH SCHWARTZ**

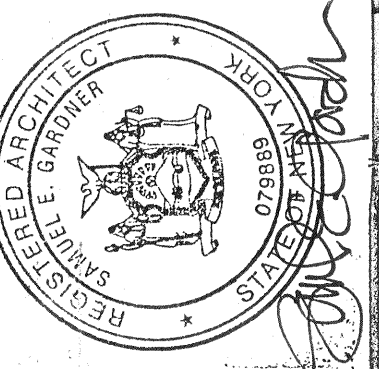
ADDRESS:  
115 ROUND HILL ROAD  
TOWN OF NORTH CASTLE  
WESTCHESTER COUNTY, NEW YORK

DRAWING TITLE:  
**SITE DEVELOPMENT PLAN**

REVISED DATE: 10/25/2021  
DWG. NO: 2668-4-SDP  
SCALE: 1" = 30'  
DATE: SEPTEMBER 28, 2021

**SDP**

ONLY COPIES OF THIS PLAN BEARING AN ORIGINAL IMPRINT OF THE ENGINEER'S EMBOSSED SEAL ARE TRUE, VALID COPIES.

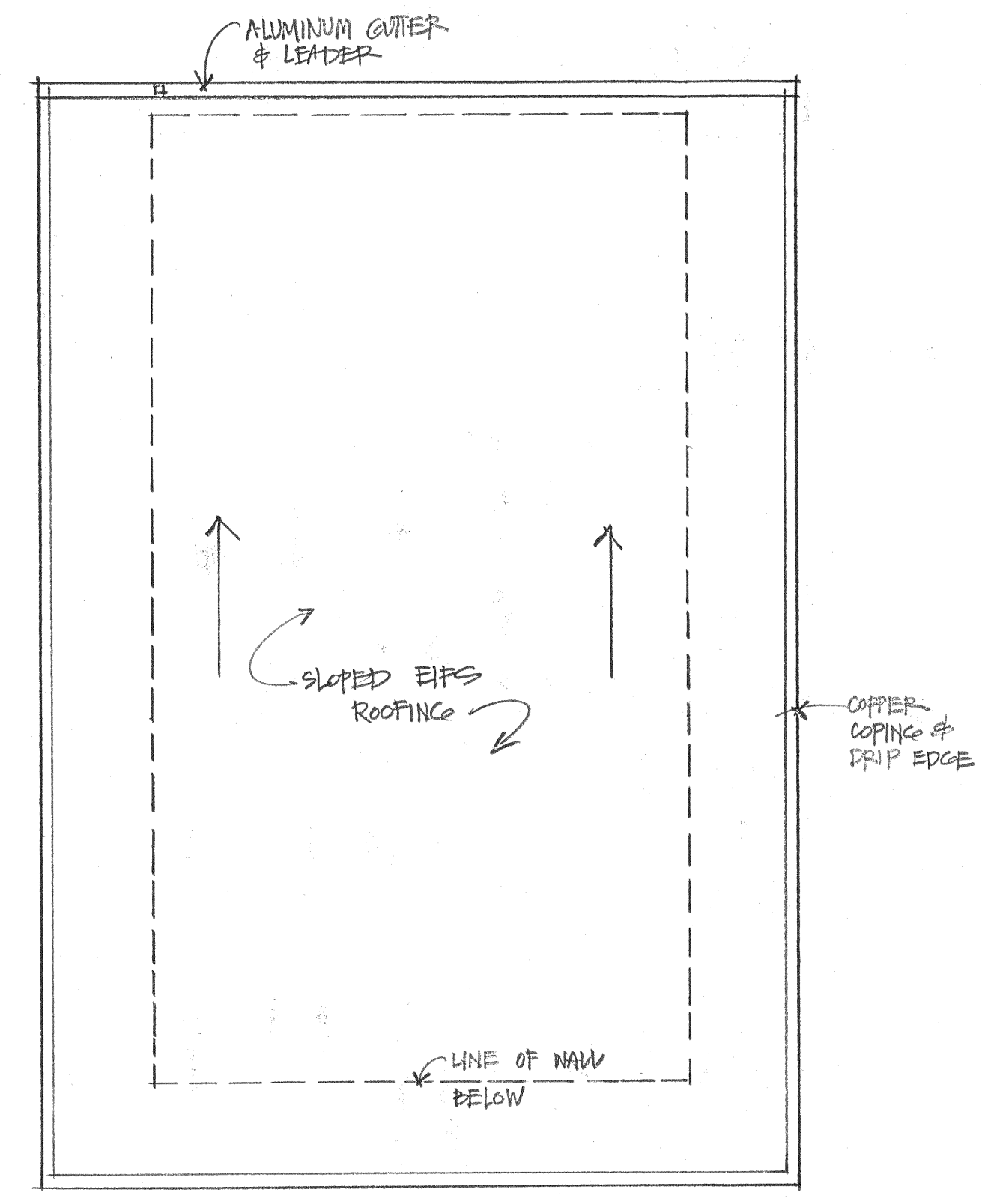


Samuel E. Gardner, AIA  
300 Regent Road, Wilton, CT 06897 (203) 214-4287

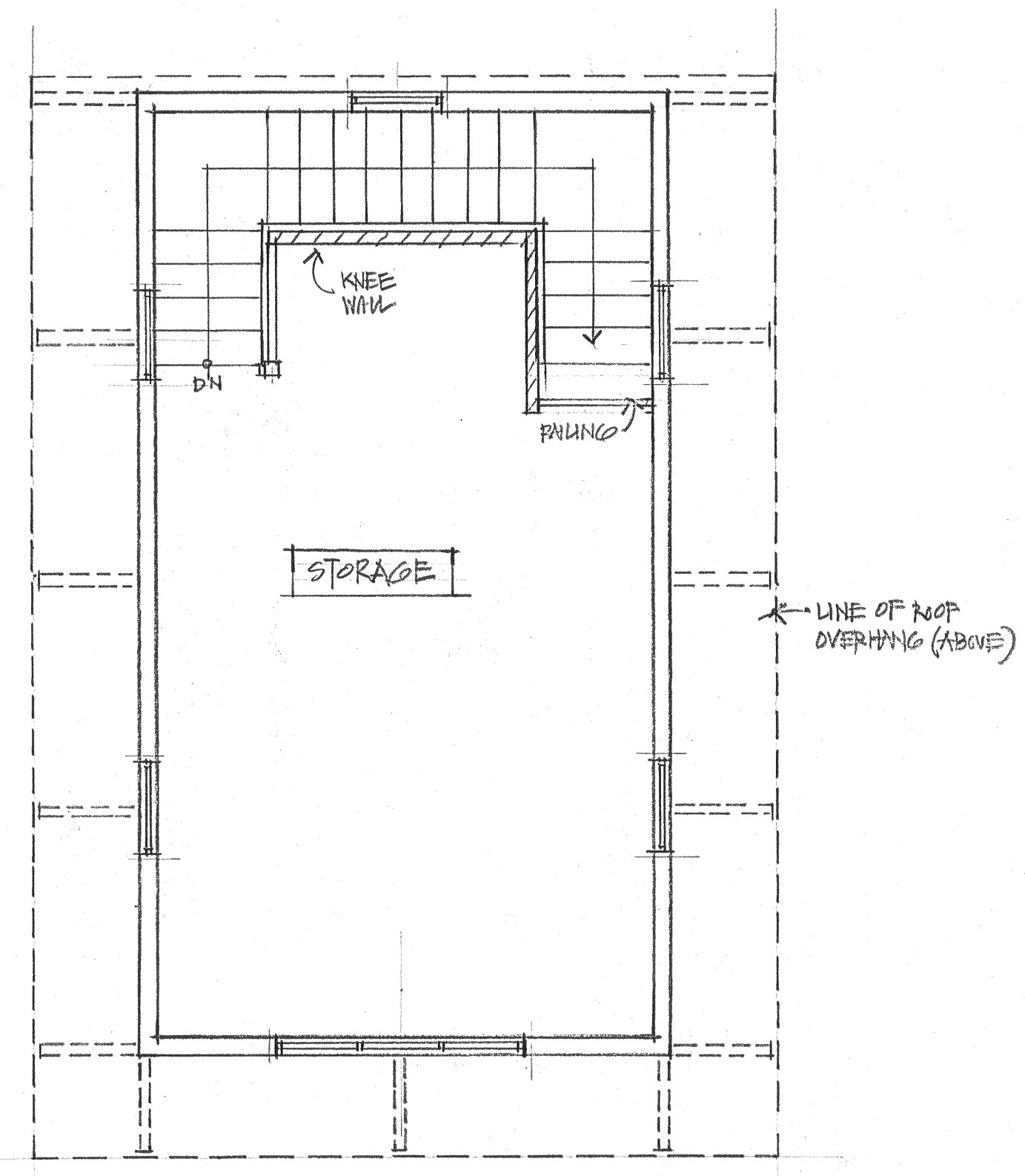
Date: 1/10/2022 Revision: \_\_\_\_\_  
Drawing Title: New 2-Level Garage  
Plans & Elevations

Addition & Renovations to Schwartz Residence  
115 Round Hill Road, Armonk, NY 10504

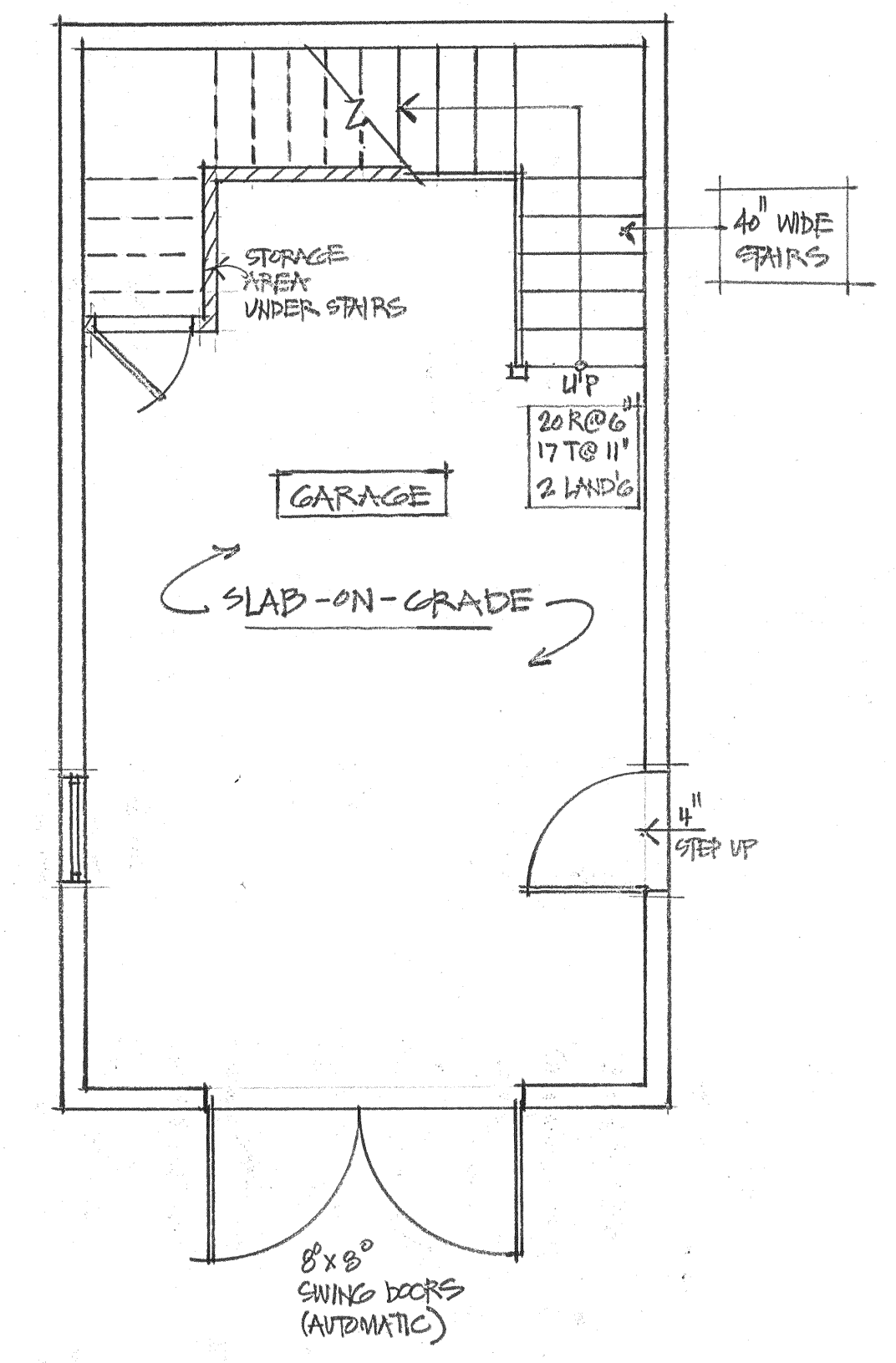
A-8



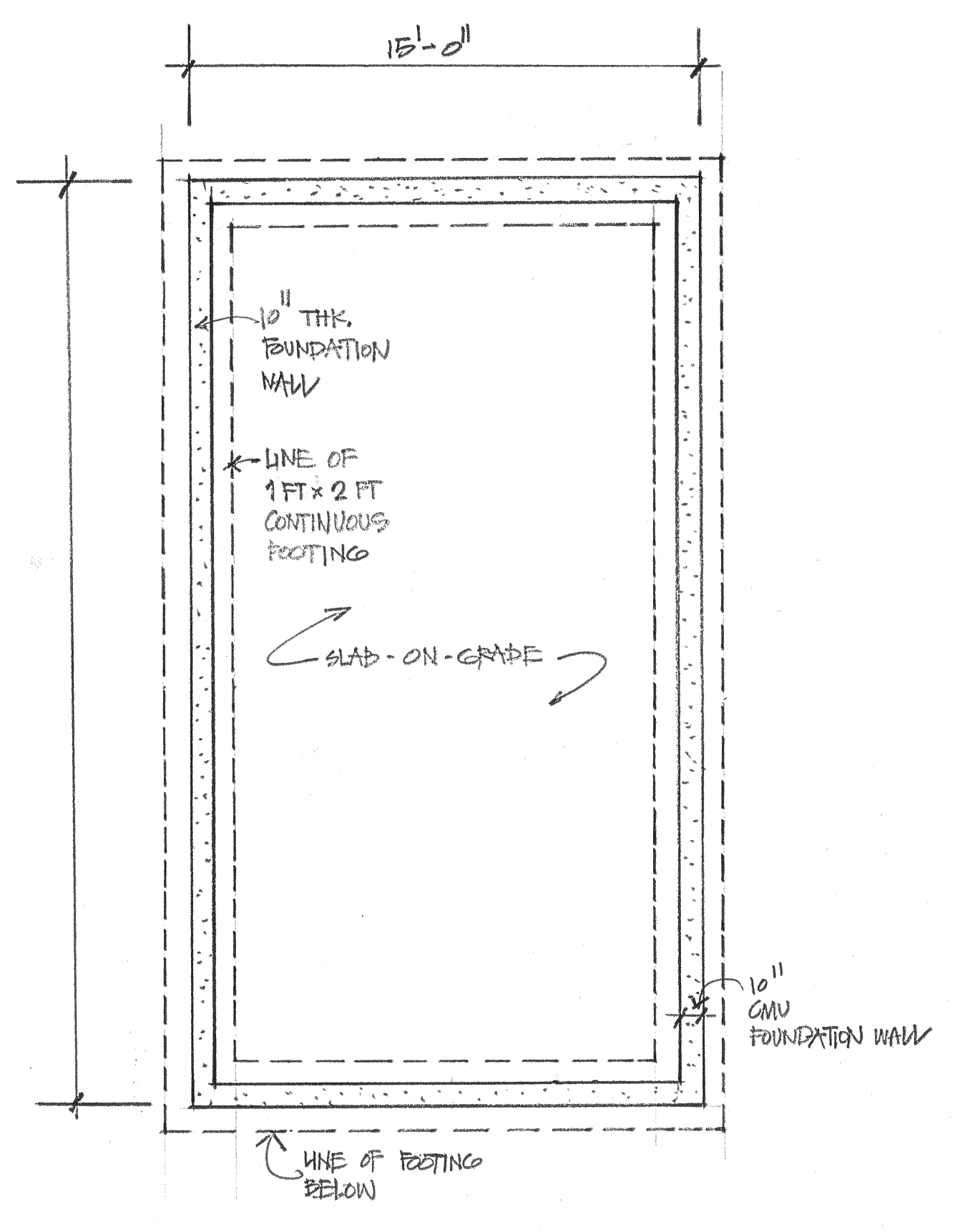
4. ROOF PLAN  
1/4" = 1'-0"



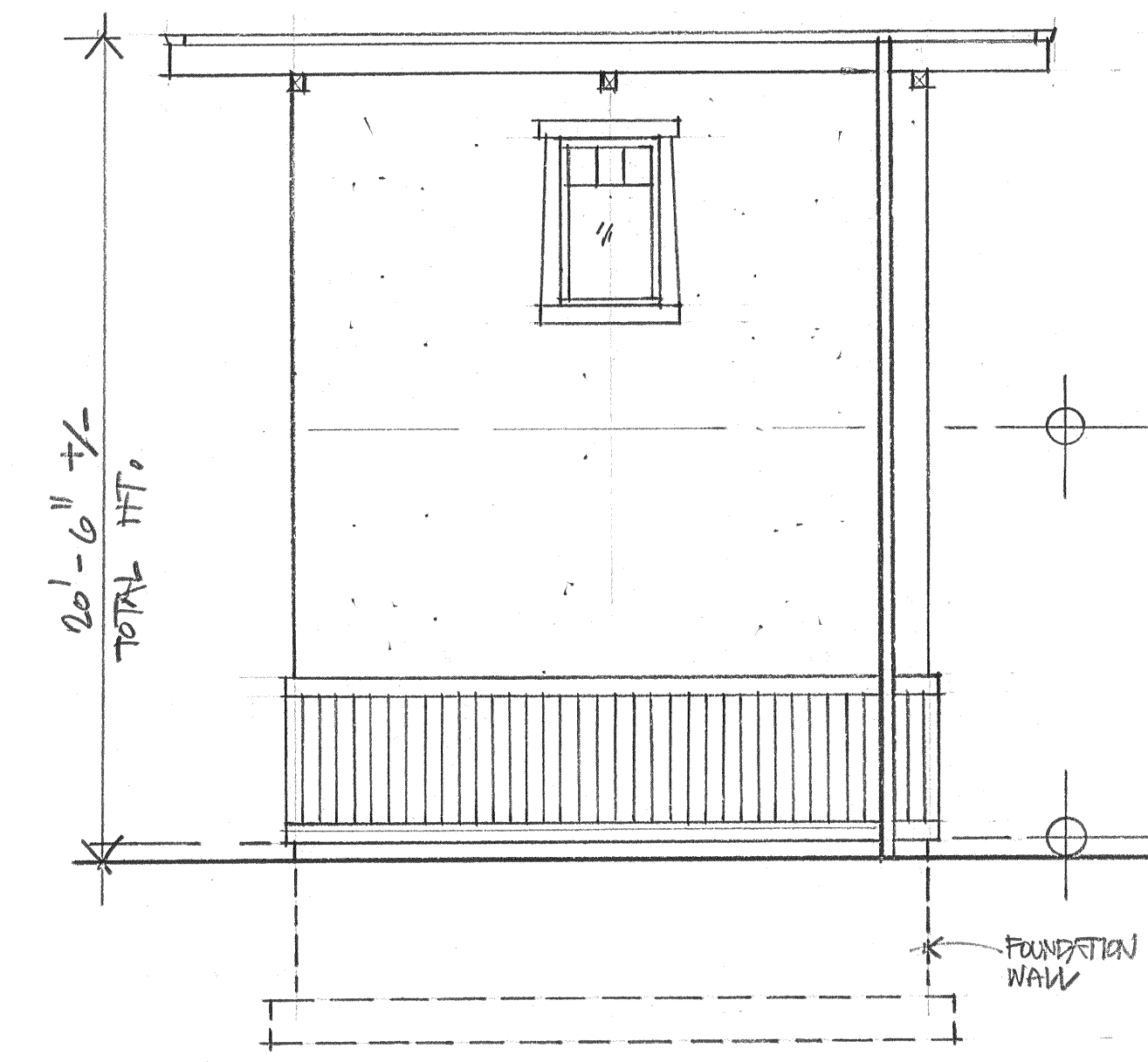
3. 2ND FLR. @ STORAGE  
1/4" = 1'-0"



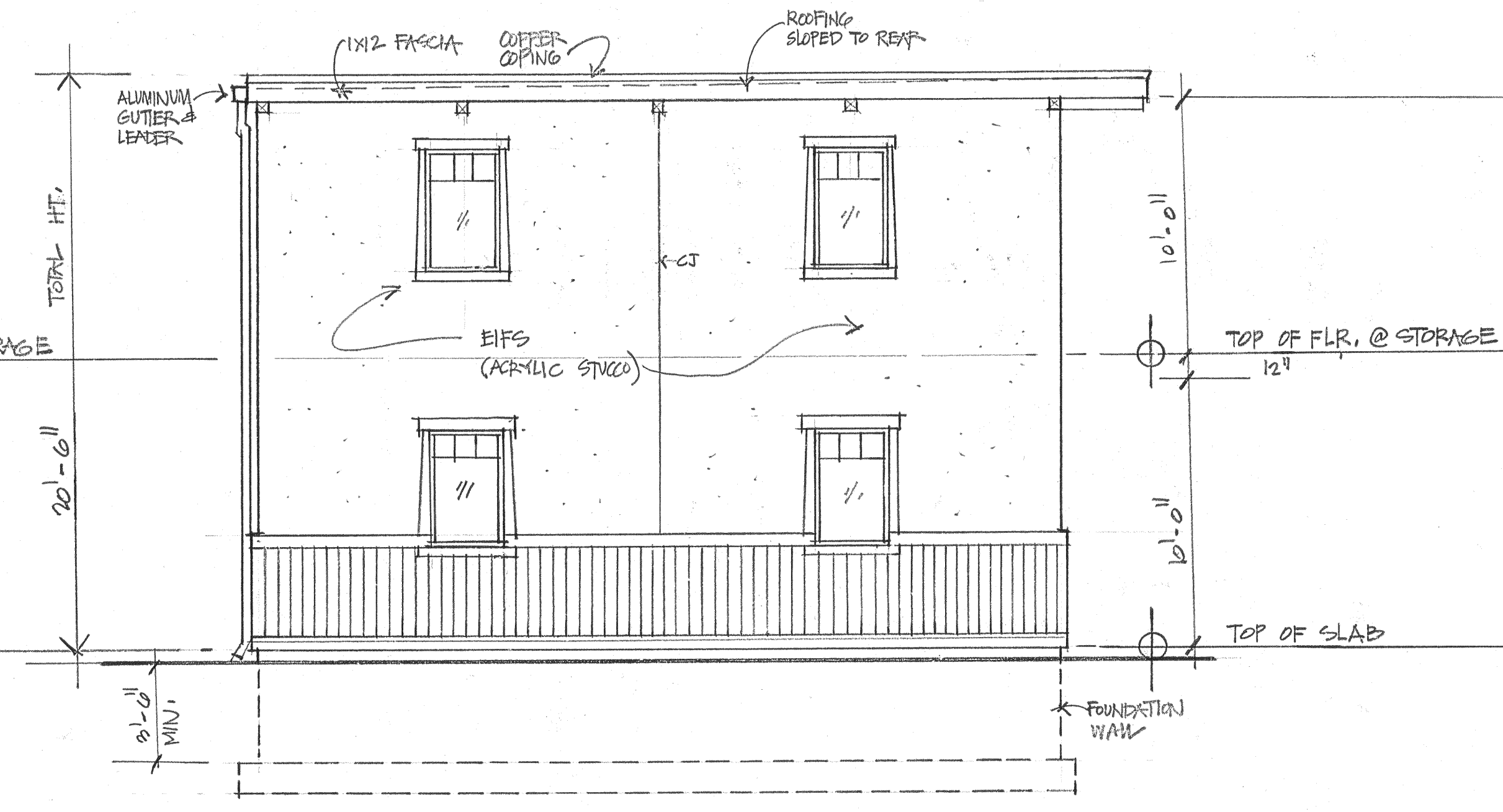
2. 1ST FLR. PLAN @ GARAGE  
1/4" = 1'-0"



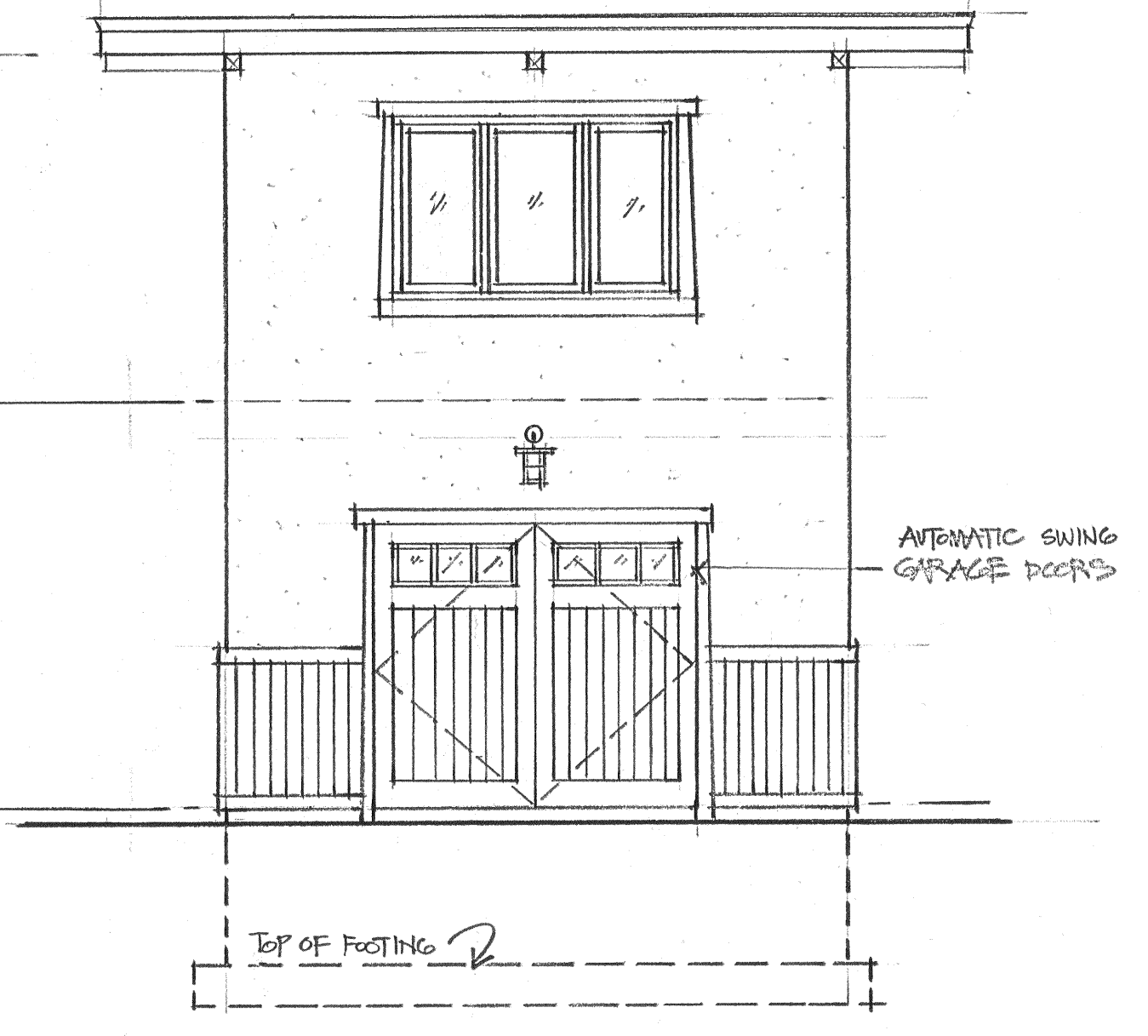
1. FOUNDATION PLAN  
1/4" = 1'-0"



7. REAR ELEVATION  
1/4" = 1'-0"

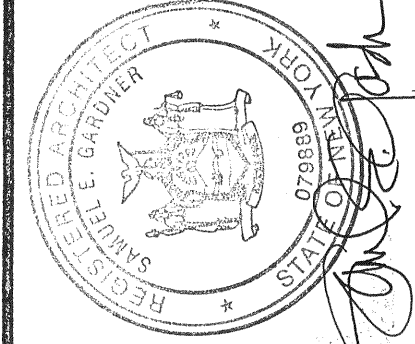


6. SIDE ELEVATION  
1/4" = 1'-0"



5. FRONT ELEVATION @ GARAGE  
1/4" = 1'-0"

1  
9  
9

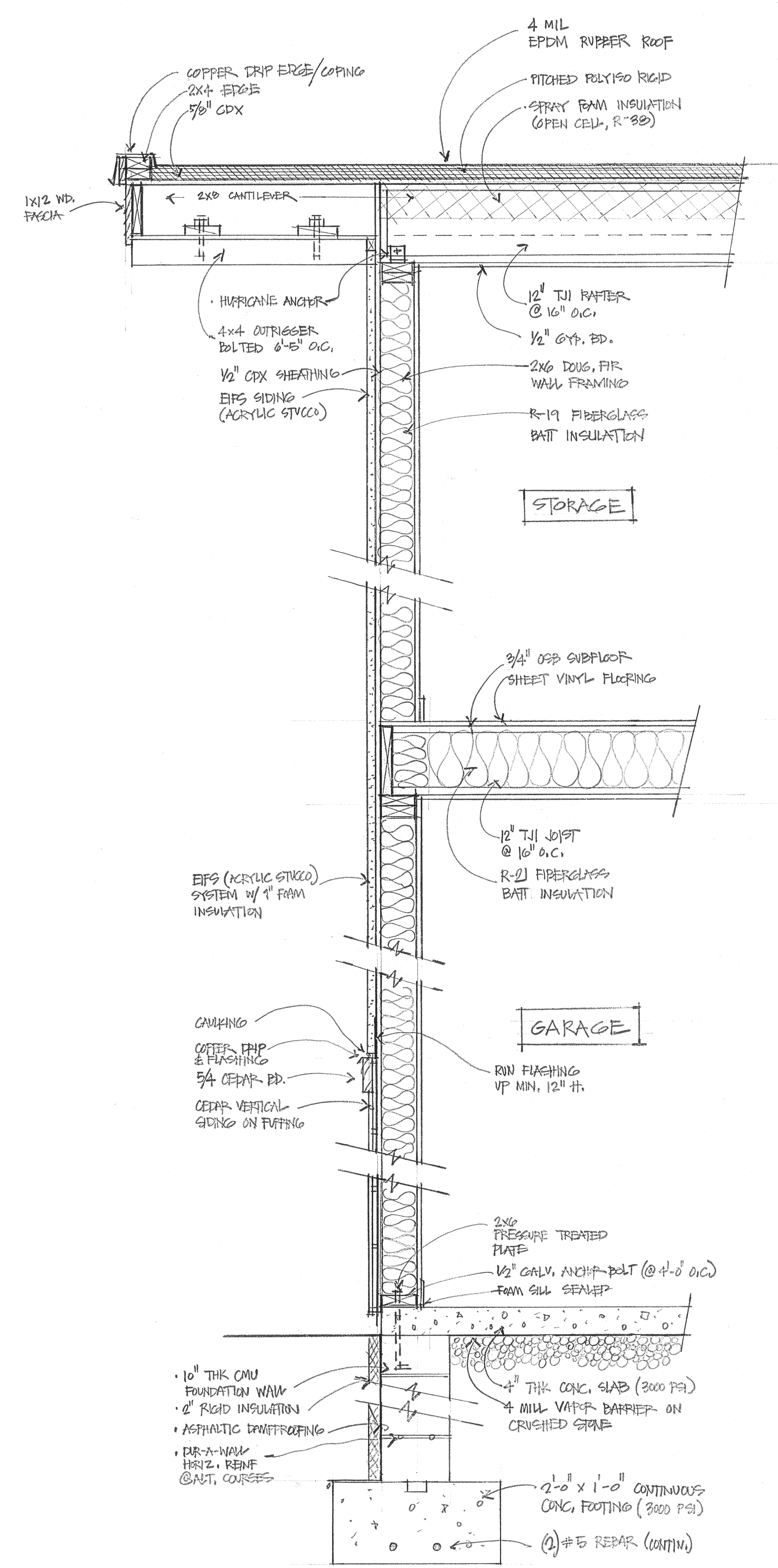


Samuel E. Gardner, AIA  
390 Ridgetown Road, Wilton, CT 06897 (203) 716-4297

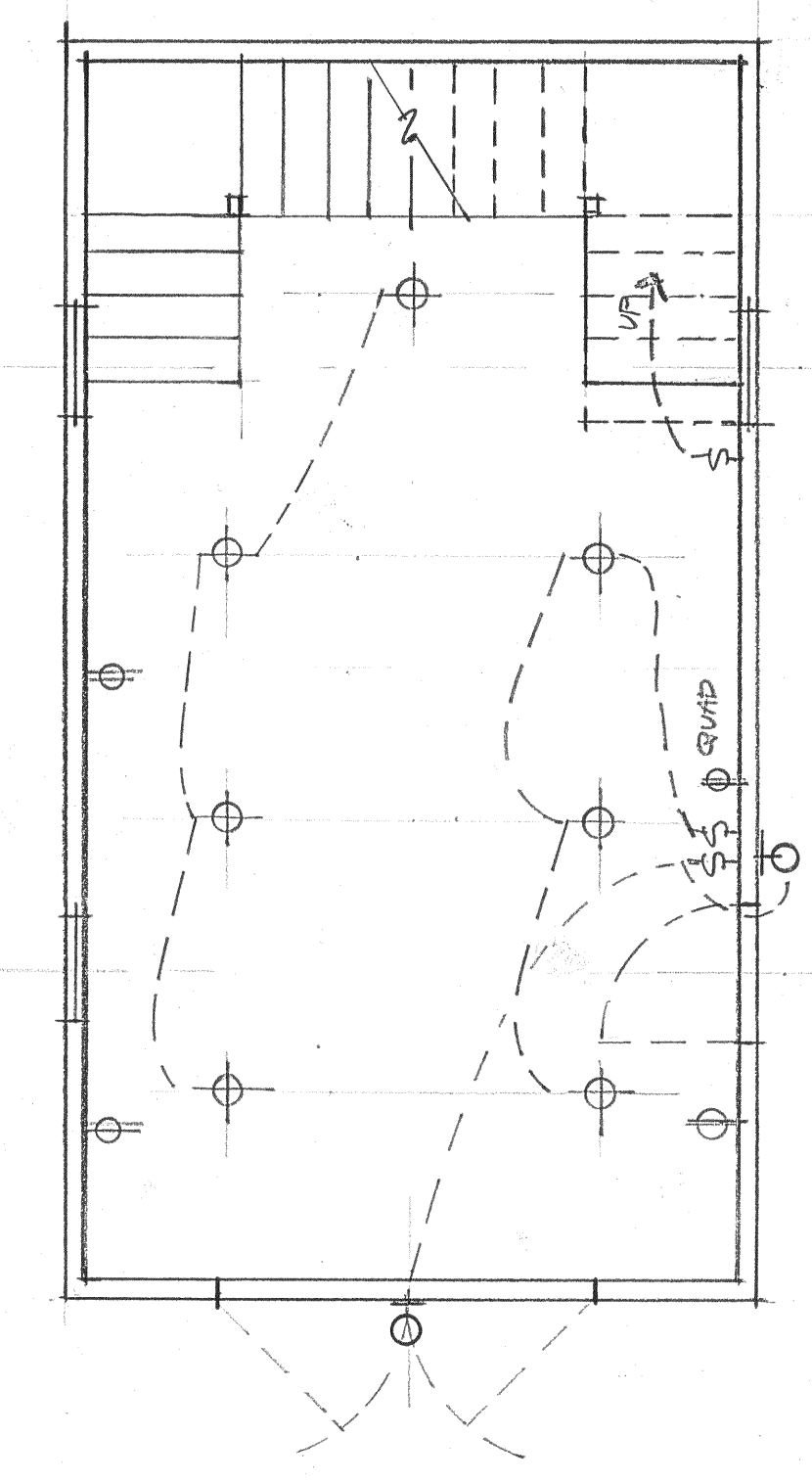
Revision: \_\_\_\_\_  
Date: 1/10/2022  
Drawing Title: New 2-Level Garage  
Plans, Elevations, Sections & Details

Addition & Renovations to Schwartz Residence  
115 Round Hill Road, Armonk, NY 10504

A-9

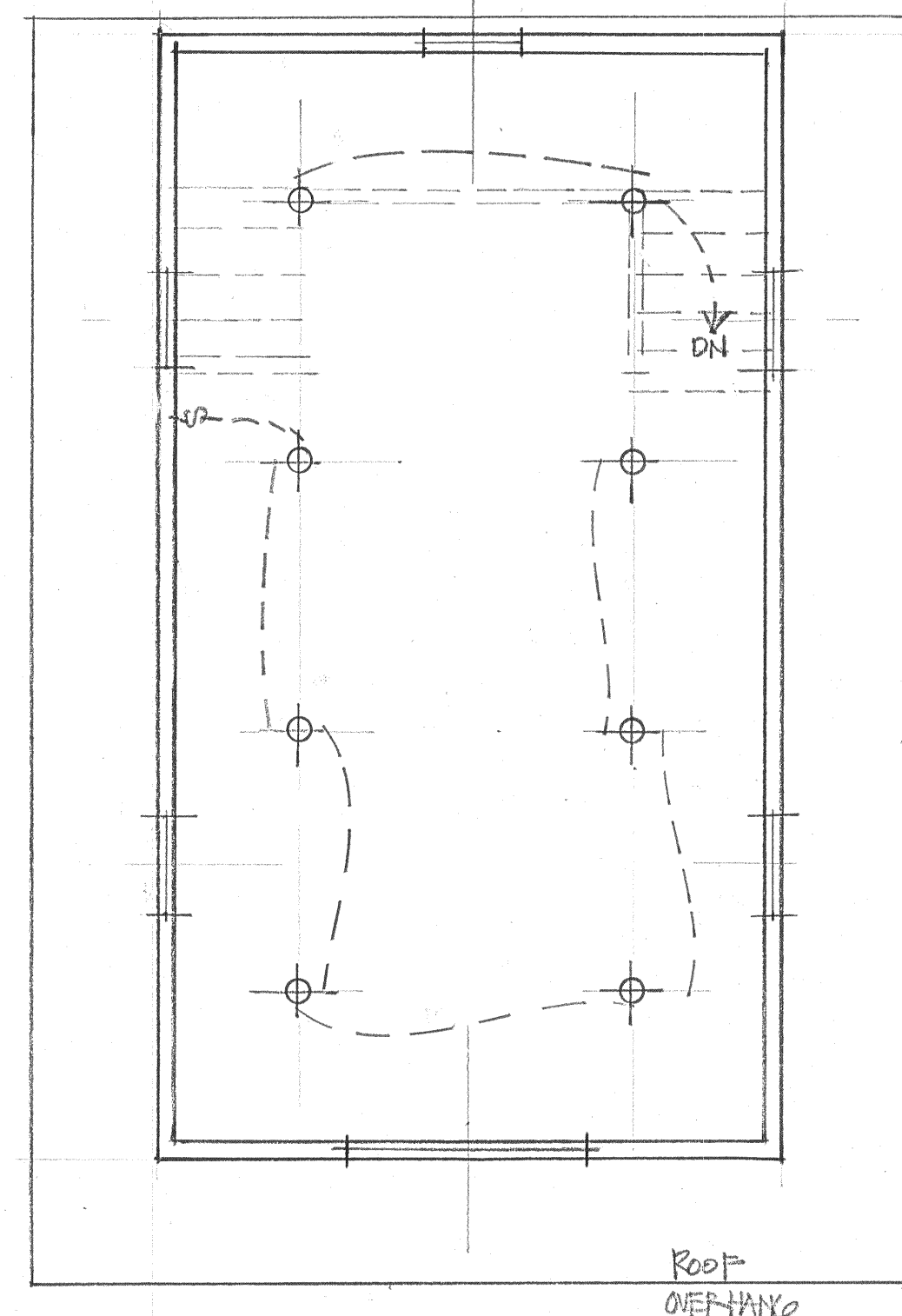


3. TYPICAL WALL SECTION  
1" = 1'-0"

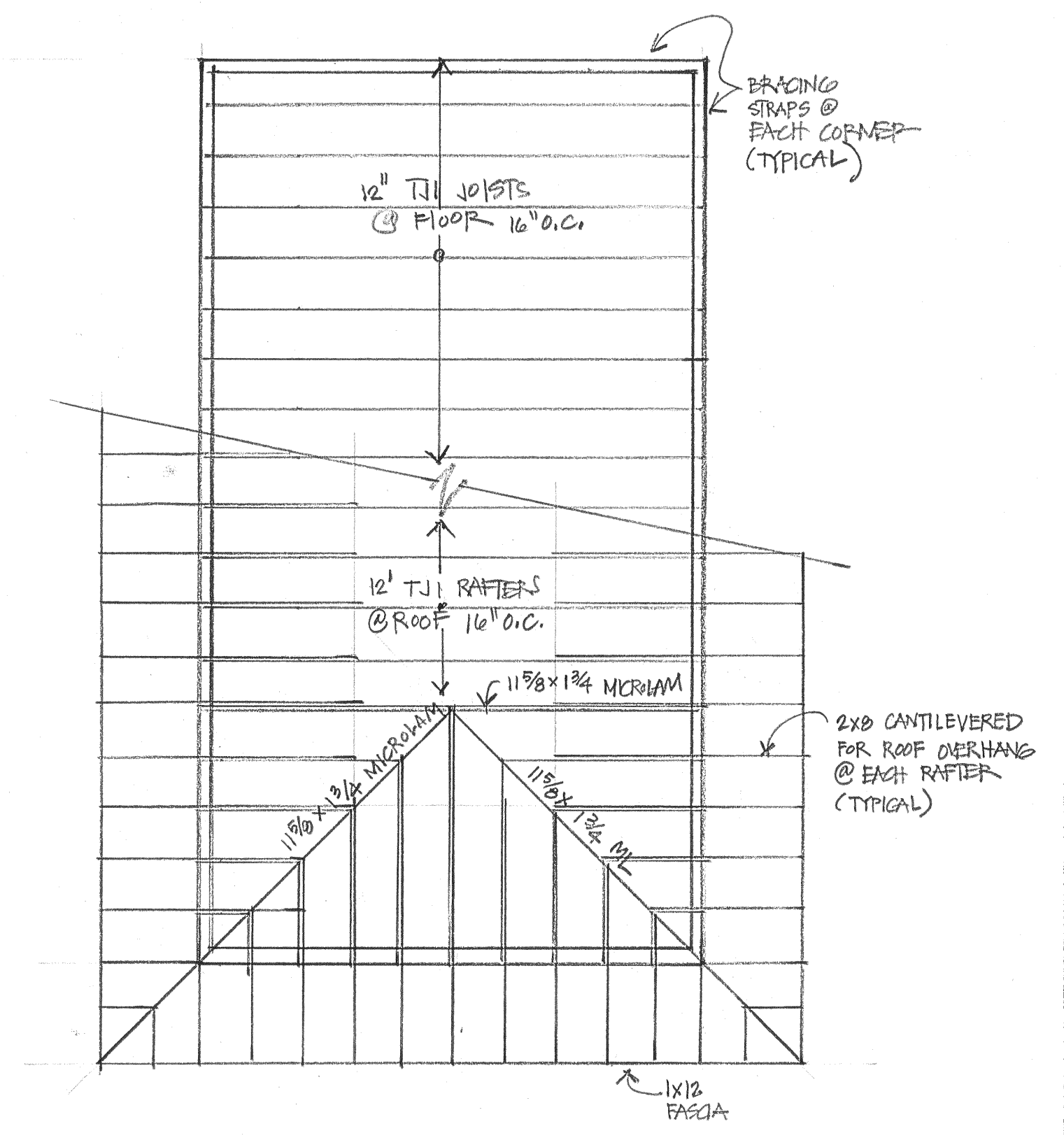


6. RCP W/ LIGHTING @ GARAGE LEVEL  
1/4" = 1'-0"

LIGHTING LEGEND  
⊕ 6" ⌀ RECESSED LED FIXTURE  
⊙ EXTERIOR LED FIXTURE

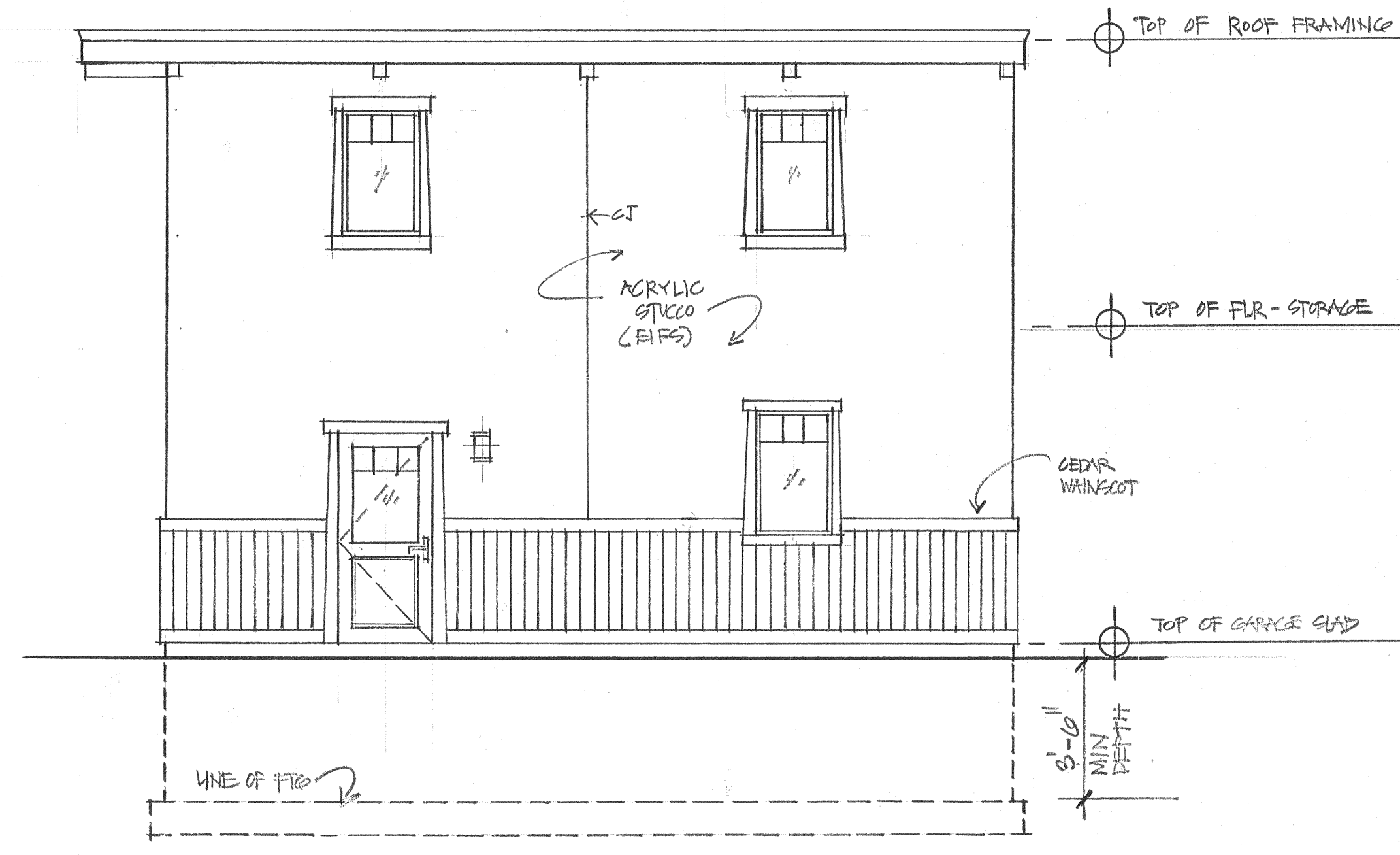


5. RCP W/ LIGHTING @ STORAGE LEVEL  
1/4" = 1'-0"

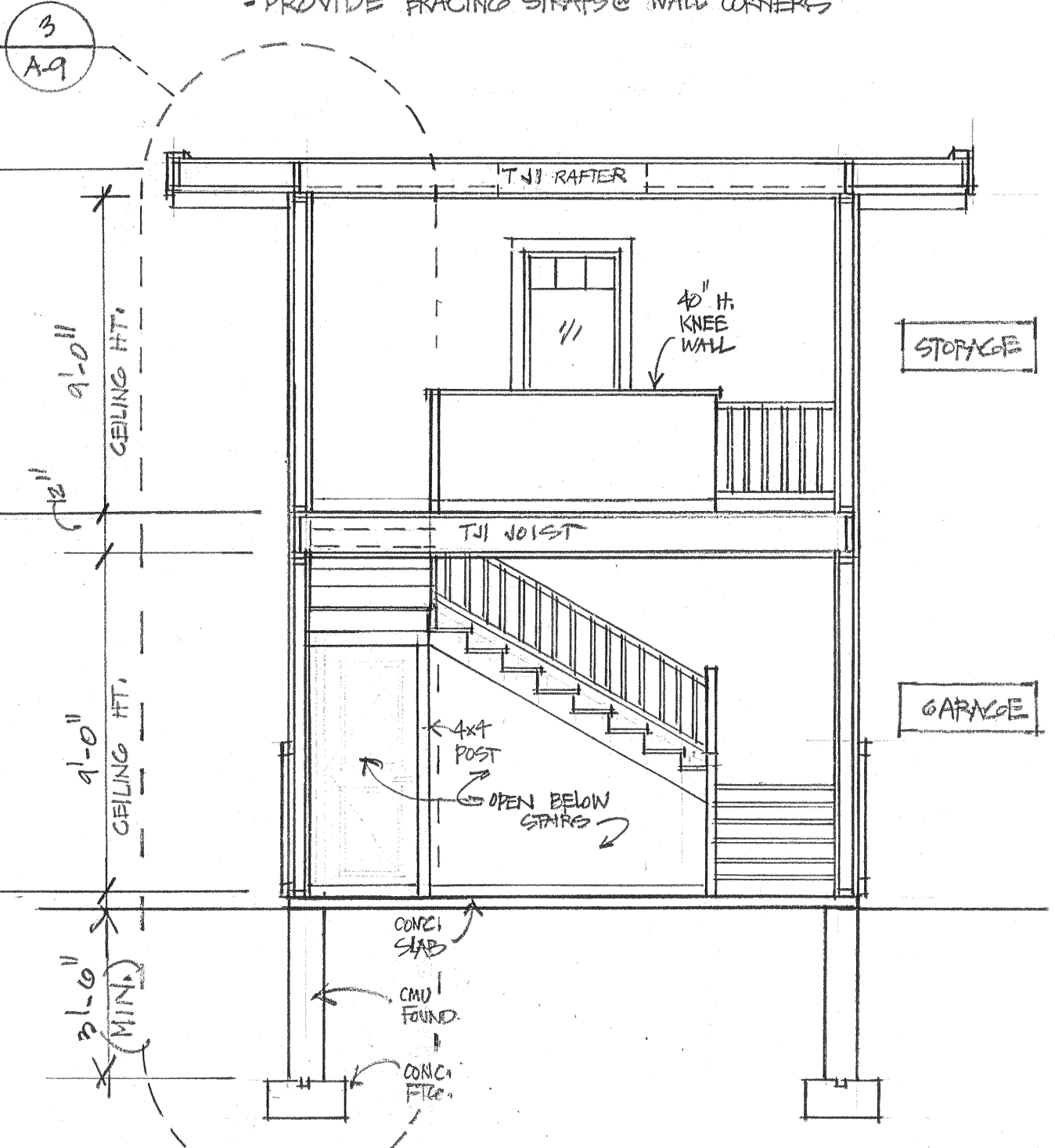


4. FRAMING PLAN @ FLOOR & ROOF (COMBINED DRAWING)  
1/4" = 1'-0"

\* NOTE 1: -INSTALL GALVANIZED HURRICANE ANCHOR @ EACH RAFTER  
-PROVIDE BRACING STRAPS @ WALL CORNERS



1. SIDE ELEVATION  
1/4" = 1'-0"



2. TYPICAL BLDG. SECTION  
1/4" = 1'-0"



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

PLANNING DEPARTMENT  
Adam R. Kaufman, AICP  
Director of Planning

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

## Application for Special Use Permit Approval

Application Name

SAMUEL E. GARDNER, ARCHITECT

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

Name of Property Owner: MARTIN SCHWARTZ / JUDITH SCHWARTZ  
Mailing Address: 115 ROUND HILL ROAD, ARMONK, NY  
Telephone: 914-273-8973 Fax: — e-mail MARTIN.SCHWARTZ@NYU.EDU

Name of Applicant (if different): SAMUEL GARDNER  
Address of Applicant: 390 RIDGEFIELD RD. WILTON, CT 06897  
Telephone: 203-216-4297 Fax: \_\_\_\_\_ e-mail sgardner@gwgarchitects.com  
Interest of Applicant, if other than Property Owner:  
ARCHITECT

Is the Applicant (if different from the property owner) a Contract Vendee?

Yes  No

If yes, please submit affidavit stating such. If no, application cannot be reviewed by Planning Board

Name of Professional Preparing Site Plan:  
SOUNDVIEW ENGINEERS & LAND SURVEYORS, LLC ATTN: AIDEN McCANN, LS  
Address: 239 GLENVILLE RD. GREENWICH, CT 06831  
Telephone: 203-532-1300 Fax: \_\_\_\_\_ e-mail aiden@soundviewengineers.com

Name of Other Professional: SAMUEL E. GARDNER, ARCHITECT  
Address: 390 RIDGEFIELD RD., WILTON, CT 06897  
Telephone: 203-216-4297 Fax: \_\_\_\_\_ e-mail sgardner@gwgarchitects.com

Name of Attorney (if any): \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ e-mail \_\_\_\_\_

**Samuel E. Gardner, AIA**  
390 Ridgefield Road, Wilton, CT 06897 (203) 216-4297

January 10, 2022

Planning Board  
Town of North Castle  
15 Bedford Road, Armonk, NY 10504

Re: Affidavit Stating Applicant is a Contract Vendee  
Application for 115 Round Hill Road, Armonk, NY

To Whom It May Concern:

Please let this letter serve as an affidavit stating that Samuel E. Gardner, Architect is a Contract Vendee to Martin & Judith Schwartz, Owners of 115 Round Hill Road, Armonk, NY. The Schwartz's seek a Special Permit to construct a 2-story garage on their property at 115 Round Hill Road.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Samuel E. Gardner', with a long horizontal flourish extending to the right.

Samuel E. Gardner, Architect

cc. Martin & Judith Schwartz

### 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 of publication and the giving of public notice as required, and further acknowledges that he/she shall be responsible for reimbursing the Town for the cost of professional review services required for this application.

It is further acknowledged by the Applicant that all bills for the expenses of publication and the giving of public notice as well as professional consultant 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: *Justin Elshang* Date: 12/21/2021  
Signature of Property Owner: *Justin Elshang* Date: 12/21/2021

MUST HAVE BOTH SIGNATURES



# **Samuel E. Gardner, AIA**

390 Ridgefield Road, Wilton, CT 06897 (203) 216-4297

January 10, 2022

Special Permit Application for 115 Round Hill Road, Armonk, NY

Property Owner: Martin & Judith Schwartz  
Applicant: Samuel E. Gardner, Architect  
Tax Map Designation: 109.01 -1 -36  
Zoning District: R-2A  
Total Land Area: 88,649 SF

## **SPECIAL PERMIT NARRATIVE:**

The Owners of a private residence seek a Special Permit to construct a new two-story garage at 115 Round Hill Road, Armonk, NY. The garage will be on 2-levels with parking on the 1<sup>st</sup> level (at grade) and storage on the second level. The footprint of the garage is 27 FT x 15 FT; and is a total of 20'-6" in Height. Enclosed SF equals 810 SF (2 Floors). The 2 levels are connected by an open stair allowing for easy access from garage to the storage level. The garage is situated on an existing gravel parking area along the driveway and will have a new dry well retention system for roof runoff (previously approved).

\*It is important to note that the Town North Castle RPRC and town engineers have already approved a one-story garage at this same location. Owners are now seeking Special permit because they need storage in the garage and the added height exceeds the 15 FT height limit.

The architectural style of the garage has a flat roof and exterior stucco and cedar finishes that will replicate the finishes and style of the existing Main House.



**FRONT ENTRY OF EXISTING MAIN HOUSE**



**APPROVED 2<sup>ND</sup> STORY ADDITION AT EXISTING MAIN HOUSE**



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

**GROSS LAND COVERAGE CALCULATIONS WORKSHEET**

Application Name or Identifying Title: 115 ROUNDHILL RD./SCHWARTZ RES. Date: 1/10/22  
 Tax Map Designation or Proposed Lot No.: TAX ID: 109.01-1-36

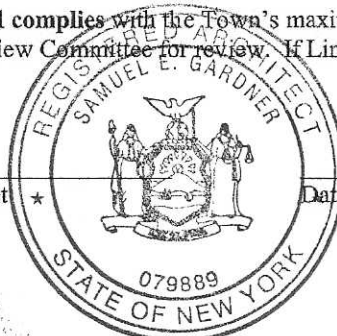
Gross Lot Coverage

1. Total lot Area (Net Lot Area for Lots Created After 12/13/06): 88,649 SF.
2. Maximum permitted gross land coverage (per Section 355-26.C(1)(b)):  
13,385 SF.
3. BONUS maximum gross land cover (per Section 355-26.C(1)(b)):  
Distance principal home is beyond minimum front yard setback  
\_\_\_\_\_ x 10 = \_\_\_\_\_ 1,350 SF
4. TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3 14,725 SF
5. Amount of lot area covered by principal building:  
3,964 existing + 0 proposed = 3,964 SF
6. Amount of lot area covered by accessory buildings:  
230 existing + 405 proposed = 635 SF  
(GARAGE)
7. Amount of lot area covered by decks:  
130 existing + -0- proposed = 130 SF
8. Amount of lot area covered by porches:  
285 existing + -0- proposed = 285 SF
9. Amount of lot area covered by driveway, parking areas and walkways:  
4,465 existing + -0- proposed = 4,465 SF
10. Amount of lot area covered by terraces:  
3,630 existing + -0- proposed = 3,630 SF
11. Amount of lot area covered by tennis court, pool and mechanical equip:  
781 existing + -0- proposed = 781 SF
12. Amount of lot area covered by all other structures:  
-0- existing + -0- proposed = 0 SF.
13. Proposed gross land coverage: Total of Lines 5 – 12 = 13,890 SF

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.

*[Handwritten Signature]*

Signature and Seal of Professional Preparing Worksheet



1/10/22  
Date



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

PLANNING DEPARTMENT  
 Adam R. Kaufman, AICP  
 Director of Planning

January 29, 2019  
 Telephone: (914) 273-3542  
 Fax: (914) 273-3554  
[www.northcastlennv.com](http://www.northcastlennv.com)

FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: 115 ROUND HILL RD. / SCHWARTZ RES. Date: 11/22/21

Tax Map Designation or Proposed Lot No.: TAX ID : 109.01-1-36

Floor Area

- |     |  |                      |
|-----|--|----------------------|
| 1.  | Total Lot Area (Net Lot Area for Lots Created After 12/13/06):   | <u>88,649 SF</u>     |
| 2.  | Maximum permitted floor area (per Section 355-26.B(4)):  | <u>10,183.2 SF</u> - |
| 3.  | Amount of floor area contained within first floor: (LOWER LEVEL)<br><u>2416</u> existing + <u>-0-</u> proposed =                   | <u>2,416 SF</u>      |
| 4.  | Amount of floor area contained within second floor: (UPPER LEVEL)<br><u>3426</u> existing + <u>400</u> proposed =                  | <u>3,826 SF</u>      |
| 5.  | Amount of floor area contained within garage:<br><u>484</u> existing + <u>-0-</u> proposed =                                       | <u>484 SF</u>        |
| 6.  | Amount of floor area contained within porches capable of being enclosed:<br><u>285</u> existing + <u>-0-</u> proposed =            | <u>285 SF</u>        |
| 7.  | Amount of floor area contained within basement (if applicable – see definition):<br><u>-0-</u> existing + <u>-0-</u> proposed =    | <u>0 SF</u>          |
| 8.  | Amount of floor area contained within attic (if applicable – see definition):<br><u>-0-</u> existing + <u>-0-</u> proposed =       | <u>0 SF</u>          |
| 9.  | Amount of floor area contained within all accessory buildings:<br><u>230</u> existing + <u>810</u> proposed =<br>(SHEDS) FS GARAGE | <u>1040 SF</u>       |
| 10. | Proposed floor area: Total of Lines 3 – 9 =  | <u>8,051 SF</u> -    |

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

Signature and Seal of Professional Preparing Worksheet



1/10/22  
 Date

II. IDENTIFICATION OF SUBJECT PROPERTY

Street Address: 115 ROUNDHILL ROAD

Location (in relation to nearest intersecting street):

\_\_\_\_\_ feet (north, south, east or west) of \_\_\_\_\_

Abutting Street(s): NONE

Tax Map Designation (NEW): Section 109.01 Block 1 Lot 36

Tax Map Designation (OLD): Section \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Zoning District: R-2A Total Land Area 88,649 SF.

Land Area in North Castle Only (if different) \_\_\_\_\_

Fire District(s) ARMONK (#2) School District(s) ARMONK (BYRAM HIGGINS 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 \_\_\_\_\_ Yes (adjacent) \_\_\_\_\_ Yes (within 500 feet) [checked]

If yes, please identify name(s): GREENWICH, CT

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

No [checked] 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 [checked] 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 [checked] 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 [checked] Yes (adjacent) \_\_\_\_\_ Yes (within 500 feet) \_\_\_\_\_

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

No [checked] Yes (adjacent) \_\_\_\_\_ Yes (within 500 feet) \_\_\_\_\_

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

No [checked] Yes \_\_\_\_\_

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

\_\_\_\_\_

### III. DESCRIPTION OF PROPOSED DEVELOPMENT

Type of Special Use Permit:

Accessory Apartment \_\_\_\_\_

Accessory Structure over 800 square feet  **NEW 2-STORY GARAGE**

Gross Floor Area: Existing \_\_\_\_\_ S.F. Proposed **405 SF - GARAGE @ 1st LVL**  
**405 SF - S.F. STORAGE @ 2nd LVL**

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

Earthwork Balance: Cut \_\_\_\_\_ C.Y. Fill \_\_\_\_\_ C.Y. \_\_\_\_\_

Will Development on the subject property involve any of the following:

Areas of special flood hazard? No  Yes \_\_\_\_\_

(If yes, application for a Development Permit pursuant to Chapter 177 of the North Castle Town Code may also be required)

Trees with a diameter at breast height (DBH) of 8" or greater?

No  Yes \_\_\_\_\_

(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  Yes \_\_\_\_\_

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

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

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

#### IV. SUBMISSION REQUIREMENTS

The special use permit 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 special use permit application package (for distribution to the Town Planner for preliminary review purposes).
- Once a completed preliminary special use permit 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 special use permit 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 SPECIAL USE PERMIT SITE PLAN

The following checklist is provided to enable the Applicant to determine if he/she has provided enough information on the special use permit plan for the Planning Board to review his/her proposal. Applicants are advised to review Chapter 355 Article VII of the North Castle Town Code for a complete enumeration of pertinent requirements and standards prior to making application for special use permit approval.

The application for special use permit 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**.

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

### Legal Data:

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



**Existing Conditions Data:**

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

**Proposed Development Data:**

- Proposed location of lots, streets, and public areas, and property to be affected by proposed easements, deed restrictions and covenants.
- Proposed location, use and architectural design of all buildings, including proposed floor plans and elevations.
- Proposed means of vehicular and pedestrian access to and egress from the site onto adjacent streets.
- Proposed sight distance at all points of vehicular access.
- Proposed streets, with profiles indicating grading and cross-sections showing the width of the roadway; the location and width of sidewalks; and the location and size of utility lines.
- Proposed location and design of any pedestrian circulation on the site and off-street parking and loading areas, including handicapped parking and ramps, and including details of construction, surface materials, pavement markings and directional signage.
- Proposed location and design of facilities for water supply, sanitary sewage disposal, storm water drainage, and gas and electric service, with pipe sizes, grades, rim and inverts, direction of flow, etc. indicated.
- Proposed location of all structures and other uses of land, such as walks, retaining walls, fences, designated open space and/or recreation areas and including details of design and construction.
- Location, type, direction, power and time of use of proposed outdoor lighting.

- NA Location of proposed landscaping and buffer screening areas, including the type (scientific and common names), size and amount of plantings.
- NA The proposed location, size, design and use of all temporary structures and storage areas to be used during the course of construction.
- NA Proposed grade elevations, clearly indicating how such grades will meet existing grades of adjacent properties or the street.
- NA Proposed soil erosion and sedimentation control measures.
- NA For all proposed 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.
- NA For all proposed 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.
- NA For all proposed plans involving disturbance to Town-regulated wetlands, the data required to ensure compliance with Chapter 340 of the North Castle Town Code.

The special use permit application package shall also include a narrative document that demonstrates compliance with the following:

- ✓ The location and size of the use, the nature and intensity of the operations involved in it or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located and that it complies with all special requirements for such use.
- ✓ The location, nature and height of buildings, walls, fences and the nature and extent of existing or proposed plantings on the site are such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings.
- ✓ Operations in connection with any special use will not be more objectionable to nearby properties by reason of noise, fumes, vibration or other characteristics than would be the operations of any permitted uses not requiring a special permit.
- ✓ Parking areas will be of adequate size for the particular use, properly located and suitably screened from adjoining residential uses, and the entrance and exit drives shall be laid out so as to achieve maximum convenience and safety.
- ✓ Where required, The provisions of the Town Flood Hazard Ordinance shall be met.
- ✓ The proposed special permit use will not have a significant adverse effect on the environment.

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

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

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

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: <b>1-CAR GARAGE (2-STORIES)</b>			
Project Location (describe, and attach a location map): <b>115 ROUND HILL ROAD, ARMONK, N.Y</b>			
Brief Description of Proposed Action: <b>NEW 15' x 27', 1-CAR GARAGE LOCATED ON EXISTING PARKING AREA. (405 SF.) STRUCTURE IS 2-STORIES W/ GARAGE @ 1ST LEVEL AND STORAGE @ 2ND LEVEL.</b>			
Name of Applicant or Sponsor: <b>SAMUEL F. GARDNER, ARCHITECT</b>		Telephone: <b>203-216-4297</b>	
Address: <b>390 RIDGEFIELD RD.</b>		E-Mail: <b>sgardner@gwgarchitects.com</b>	
City/PO: <b>WILTON</b>		State: <b>CT</b>	Zip Code: <b>06097</b>
1. <u>Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</u>			NO YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<input checked="" type="checkbox"/> <input type="checkbox"/>
2. <u>Does the proposed action require a permit, approval or funding from any other governmental Agency?</u>			NO YES
If Yes, list agency(s) name and permit or approval:			<input checked="" type="checkbox"/> <input type="checkbox"/>
3. a. <u>Total acreage of the site of the proposed action?</u>		<b>2.04</b> acres	
b. <u>Total acreage to be physically disturbed?</u>		<b>.009</b> acres ( <b>405 SF</b> )	
c. <u>Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</u>		<b>2.04</b> acres	
4. <u>Check all land uses that occur on, adjoining and near the proposed action:</u>			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

		NO	YES	N/A
5.	Is the proposed action,			
a.	<u>A permitted use under the zoning regulations?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	<u>Consistent with the adopted comprehensive plan?</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.	<u>Is the proposed action consistent with the predominant character of the existing built or natural landscape?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7.	<u>Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</u> If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	a. <u>Will the proposed action result in a substantial increase in traffic above present levels?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.	<u>Does the proposed action meet or exceed the state energy code requirements?</u> If the proposed action will exceed requirements, describe design features and technologies: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10.	<u>Will the proposed action connect to an existing public/private water supply?</u> If No, describe method for providing potable water: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11.	<u>Will the proposed action connect to existing wastewater utilities?</u> If No, describe method for providing wastewater treatment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.	a. <u>Does the site contain a structure that is listed on either the State or National Register of Historic Places?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13.	a. <u>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?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	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: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14.	<u>Identify the typical habitat types that occur on, or are likely to be found on the project site.</u> Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15.	<u>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?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16.	<u>Is the project site located in the 100 year flood plain?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17.	<u>Will the proposed action create storm water discharge, either from point or non-point sources?</u> If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <u>ROOF DRAINAGE CONNECTED TO APPROVED/REVIEWED (NEW) DRY WELL</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
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
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"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: SAMUEL E. GARDNER, ARCHITECT

Date: 1/16/2022

Signature: 