

Transmittal & Cover Letter

To:	Town of North Castle	Date:	02/11/2022
Attn:	Planning Department	From:	Yosef Melamed, R.A.
Subject:	Planning Board Submission	Project:	# Byram Ridge Road, Armonk NY 10504

These are submitted digitally via email to the Planning Department:

- | | | |
|-----------------------------------------------------------------------------|------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Project Cover Letter | <input checked="" type="checkbox"/> Site Development Plan Application & Checklist | <input checked="" type="checkbox"/> Architectural Plans & Elevations |
| <input checked="" type="checkbox"/> Land Coverage & Floor Area Calculations | <input checked="" type="checkbox"/> Survey | <input checked="" type="checkbox"/> NYSDEC Validated Wetland Map |
| <input checked="" type="checkbox"/> Tree Removal Application | <input checked="" type="checkbox"/> Administrative Wetland Permit Application | <input checked="" type="checkbox"/> Wetland Disturbance & Preliminary Mitigation Plan |
| <input checked="" type="checkbox"/> Short Environmental Assessment Form | <input checked="" type="checkbox"/> Civil Engineering Site Plans, Details & Report | |

All fees are mailed to the Town Hall: Application Fee Check

Please find attached our submission to the Planning Board for site plan approval on new construction single family residence at Byram Ridge Road, Armonk.

Our project was referred to the Planning Board by the Residential Project Review Committee, meeting dated 02/01/2022. The Lot ID: 101.01-2.65; Application Number: 2022-0051.

The proposed work includes a new construction single-family residence on vacant 1.003 acre lot with a town-regulated wetland within the rear yard & NYSDEC Wetland (pond) to the rear of the property. New 2-story house to include basement, 3-car garage, 4 bedrooms with private bathrooms, & large double-height living room. Exterior work to include new rear deck with swimming pool, new driveway with one curb cut, and a covered entrance.

In response to the RPRC feedback, we have made the following changes to the project:

- The proposed massing has shifted 8' further away from the wetland, toward the front yard and street. The point of nearest distance from proposed disturbance to the wetland has increased from 1' to 17'.
- All proposed disturbance has been shifted so it is no longer located within the FEMA Zone A to the rear of the property.
- The proposed pool cabana accessory structure has been eliminated from the project.

- The ground floor house footprint has been reduced from 3,102 SF to 2,920 SF. The gross floor area of the house has been reduced from 5,980 SF to 5,684 SF. These were a result of reducing the length of the rear wing to further distance the house from the wetland.
- The rear deck, pool, and front walkway have been slightly reduced in size. This has reduced the gross land coverage from 7,615 SF to 6,218 SF.
- The driveway layout has been updated with a functional 25' deep back-up apron at the garage entry. The driveway and front walkway are to be permeable pavers.
- The scope of site work has been further developed for this submission. This includes septic design, site grading, site drainage, stormwater mitigation, & wetland mitigation.

The proposed project will also require a Tree Removal Permit & a Wetland Permit, which have been included in this submission.

The application fee, totaling \$500, will be mailed to the Town Hall. The breakdown is as follows:

- \$125 to bring the Escrow account to \$2000
- \$200 for site plan application fee
- \$50 for short environmental assessment form
- \$75 for tree removal permit
- \$50 for wetland permit

We look forward to working with you on this project. Please contact me if you have any comments or questions.

Thank you,

Yosef Melamed, R.A.

Phone: 917 -658-7236 or 631-935-3446

Emails: yosef@melamedarchitect.com, amy@melamedarchitect.com



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

PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

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

Application for Site Development Plan Approval

Application Name

BYRAM RIDGE ROAD



TOWN OF NORTH CASTLE
WESTCHESTER COUNTY
17 Bedford Road
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APPLICATIONS REQUIRING PLANNING BOARD APPROVAL
SCHEDULE OF APPLICATION FEES

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

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

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

Name of Property Owner: Daniel Simchi
Mailing Address: 135 Woodland Street Tenafly, NJ 07670
Telephone: 917-999-8177 Fax: _____ e-mail daniel@m1.capital

Name of Applicant (if different): Yosef Melamed, Registered Architect
Address of Applicant: 153 W 27th St, Suite 303. New York, NY 10001
Telephone: 212-203-5053 Fax: _____ e-mail yosef@melamedarchitect.com & amy@melamedarchitect.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:
Yosef Melamed, Registered Architect
Address: 153 W 27th St, Suite 303. New York, NY 10001
Telephone: 212-203-5053 Fax: _____ e-mail yosef@melamedarchitect.com & amy@melamedarchitect.com

Name of Other Professional: Ralph Alfonzetti, P.E.
Address: 14 Smith Avenue, Mt. Kisco, NY 10509
Telephone: 914-666-9800 Fax: _____ e-mail ralpha@alfonzettieng.com

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

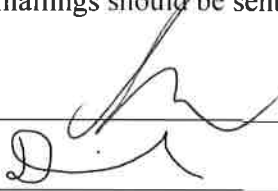
Applicant Acknowledgement

By making this application, the undersigned Applicant agrees to permit Town officials and their designated representatives to conduct on-site inspections in connection with the review of this application.

The Applicant also agrees to pay all expenses for the cost of professional review services required for this application.

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

Signature of Applicant: _____



Date: 2/9/2022

Signature of Property Owner: _____



Date: 2/8/2022

MUST HAVE BOTH SIGNATURES

II. IDENTIFICATION OF SUBJECT PROPERTY

Street Address: no legal address assigned. adjacent to 88 Byram Ridge Road, Armonk NY 10504

Location (in relation to nearest intersecting street):

400 feet (north) south, east or west) of Lake Ridge Drive

Abutting Street(s): none

Tax Map Designation (NEW): Section 101.01 Block 2 Lot 65

Tax Map Designation (OLD): Section 2/05C/3.-1 Block _____ Lot _____

Zoning District: R-1A Total Land Area 1.003 Acre

Land Area in North Castle Only (if different) _____

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

Is any portion of subject property abutting or located within five hundred (500) feet of the following:

The boundary of any city, town or village?
No x Yes (adjacent) _____ Yes (within 500 feet) _____
If yes, please identify name(s): _____

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

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

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

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

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

Does the Property Owner or Applicant have an interest in any abutting property?
No x Yes _____

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

III. DESCRIPTION OF PROPOSED DEVELOPMENT

Proposed Use: Single Family Residential Home

Gross Floor Area: Existing 0 S.F. Proposed 5,684 S.F.

Proposed Floor Area Breakdown:

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

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

Other Nonresidential _____ S.F.; Residential 5,684 S.F.;

Number of Dwelling Units: 1

Number of Parking Spaces: Existing _____ Required _____ Proposed _____

Number of Loading Spaces: Existing _____ Required _____ Proposed _____

Earthwork Balance: Cut 350 C.Y. Fill 50 C.Y.

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

Areas of special flood hazard? No _____ Yes X

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

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

No _____ Yes X

(If yes, application for a Tree Removal Permit pursuant to Chapter 308 of the North Castle Town Code may also be required.)

Town-regulated wetlands? No _____ Yes X

(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 X

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

IV. SUBMISSION REQUIREMENTS

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

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

(continued next page)

V. INFORMATION TO BE INCLUDED ON SITE DEVELOPMENT PLAN

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

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

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

Legal Data:

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

Existing Conditions Data:

- NA 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.
- 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.
- NA Location, size and design of existing signs.
- NA Location, type, direction, power and time of use of existing outdoor lighting.
- NA Location of existing outdoor storage, if any.
- Existing topographical contours with a vertical interval of two (2) feet or less.
- Location of existing floodplains, wetlands, slopes of 15% or greater, wooded areas, landscaped areas, single trees with a DBH of 8" or greater, rock outcrops, stone walls and any other significant existing natural or cultural features.

Proposed Development Data:

- Proposed location of lots, streets, and public areas, and property to be affected by proposed easements, deed restrictions and covenants.
- Proposed location, use and architectural design of all buildings, including proposed floor elevations and the proposed division of buildings into units of separate occupancy.
- Proposed means of vehicular and pedestrian access to and egress from the site onto adjacent streets.
- Proposed sight distance at all points of vehicular access.
- 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.
- 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.
- NA Location, size and design of all proposed signs.
- NA Location, type, direction, power and time of use of proposed outdoor lighting.
- NA Location and design of proposed outdoor garbage enclosure.
- Location of proposed outdoor storage, if any.
- Location of proposed landscaping and buffer screening areas, including the type (scientific and common names), size and amount of plantings.
- 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.
- Proposed grade elevations, clearly indicating how such grades will meet existing grades of adjacent properties or the street.
- Proposed soil erosion and sedimentation control measures.
- For all proposed site development plans containing land within an area of special flood hazard, the data required to ensure compliance with Chapter 177 of the North Castle Town Code.
- For all proposed site development plans involving clearing or removal of trees with a DBH of 8" or greater, the data required to ensure compliance with Chapter 308 of the North Castle Town Code.
- For all proposed site development plans involving disturbance to Town-regulated wetlands, the data required to ensure compliance with Chapter 340 of the North Castle Town Code.

Short Environmental Assessment Form

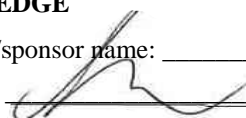
Part 1 - Project Information

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information				
Name of Action or Project:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:		Telephone:		
		E-Mail:		
Address:				
City/PO:		State:	Zip Code:	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? 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	YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO	YES
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, adjoining and near the proposed action.				
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input 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				

<p>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)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p>	<p>YES</p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p>	<p>YES</p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p>	<p>YES</p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: _____ Date: _____</p> <p>Signature:  _____</p>		



Town of North Castle Building Department

17 Bedford Road

Armonk, New York 10504-1898

Telephone: (914) 273-3000 ext. 44 Fax: (914) 273-3554

www.northcastleny.com

TOWN OF NORTH CASTLE TREE REMOVAL APPLICATION PERMIT

WHEN A PERMIT IS REQUIRED

The Town of North Castle finds and declares that the preservation of Trees is necessary to protect the health, safety and general welfare of the Town of North Castle because trees provide shade, impede soil erosion, aid water absorption and retention, inhibit excess runoff and flooding, enhance air quality, offer a natural barrier to noise, provide a natural habitat for wildlife, provide screening, enhance property values and add to the aesthetic quality of the community.

A tree removal permit is required under the following circumstances:

1. Removal of a tree within a property's regulated setback zone or landscape buffer zone (All trees 8" or greater DBH - Diameter at Breast Height).

The regulated setback zone refers to the area of vegetative screening or landscaping measured from each property line of a residentially zoned property toward the interior of such property.

R-4A One-Family Residence District: 25 feet.

R-2A One-Family Residence District: 15 feet.

R-1.5A One-Family Residence District: 12 feet.

R-1A One-Family Residence District: 10 feet.

All other residential districts: 5 feet

2. Removal of a Significant Tree that's 24 inches or greater DBH at 4 feet.
3. Removal of any tree in wetlands, within clearing lines, or Conservation Easements.
3. Any cutting of more than 5 trees of 8 inches in diameter or more in any one quarter-acre area, within a 12 month period with such area being measured as a square with each side measuring 104 feet.
4. Removal of any street tree within the Right of Way.
5. Removal in any calendar year of more than ten (10) trees on any lot.



Town of North Castle Building Department

17 Bedford Road

Armonk, New York 10504-1898

Telephone: (914) 273-3000 ext. 44 Fax: (914) 273-3554

www.northcastleny.com

Tree Removal Application

NOTE: TWO (2) SETS OF ALL REQUIRED DOCUMENTS MUST BE SUBMITTED WITH THIS APPLICATION

Section I- PROJECT ADDRESS: _____ DATE: _____

Section II- CONTACT INFORMATION: (Please print clearly. All information must be current)

APPLICANT: _____

ADDRESS: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

PROPERTY OWNER: _____

ADDRESS: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

Tree Company: _____

ADDRESS: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

Section III- REGULATED ACTIVITY: (Check all that apply)

____ Removal of a tree within a property's regulated setback zone or landscaped buffer zone.

____ Removal of a significant tree.

____ Removal of any tree in the wetlands, within clearing lines, or conservation easements.

____ Clearing/Thinning.

____ Removal of any tree within the right of way.

____ Removal in any calendar year of more than ten (10) trees on any lot.

Section IV- DESCRIPTION OF WORK: (Please include how many trees will be removed)

Section V- FUTURE PLANS:

Do you have any intention of tearing down the house to build a new house within the next six (6) months. [] Yes [] No

Town of North Castle Building Department

Section V- FUTURE PLANS: (Continued)

Do you have any intention to expand the house over 1500 square feet within the next six (6) months? [] Yes [] No

Section VI- RESTRICTION:

Is there any conservation easements on your deed? [] Yes [] No

Section VII- PERMIT FEES: (\$50 application fee and a \$25 Certificate of Compliance fee)

Section VIII- APPLICANT CERTIFICATION

I hereby certify that I have read the instructions & examined this application and know the same to be true & correct. All provisions of laws & ordinances covering this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or land use or the performance of construction.

Signature: _____ Date: _____

Section IX- AFFIDAVIT OF OWNER AUTHORIZATION: (To be notarized)

STATE OF NEW YORK }
COUNTY OF WESTCHESTER } SS:

The applicant _____ has proper consent from said owner to make this application as submitted and said owner agrees to all terms and conditions placed upon same.

Owner's Name (PRINT) _____ Owner's Signature _____

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

OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

Zone: _____ Section: _____ Block: _____ Lot: _____

Building Department Checklist:

Does this permit require RPRC approval? [] Yes [] No

Has a plan delineating all improvements, site grading and disturbance proposed on the subject property. [] Yes [] No

[] GC License [] Work. Comp. [] Liability. Ins. [] Disability [] Two sets of documents

Permit Fee \$75.00 Payment type: [] Check #: _____ [] Cash

Name on check: _____ Received By: _____ Date: _____

Reviewed By: _____ Date: _____

Building Inspector Approval: _____ Date: _____

Conditions: _____



Town of North Castle Building Department

17 Bedford Road

Armonk, New York 10504-1898

Telephone: (914) 273-3000 ext. 44 Fax: (914) 273-3554

www.northcastleny.com

Administrative Wetland Permit Application

NOTE: TWO (3) SETS OF ALL REQUIRED DOCUMENTS MUST BE SUBMITTED WITH THIS APPLICATION

Section I- PROJECT ADDRESS: _____ DATE: _____

Section II- CONTACT INFORMATION: (Please print clearly. All information must be current.)

APPLICANT: _____

ADDRESS: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

PROPERTY OWNER: _____

ADDRESS: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

Section III- DESCRIPTION OF WORK: (Identify the improvements proposed within the wetland buffer.)

Section IV- Questioner:

1. Is the project located within the NYCDEP watershed? Yes No

2. What is the total area of proposed disturbance? < 5,000 s.f. 5,000 s.f.- < 1 acre. > 1 acre

3. Total area of wetland: _____ and/or wetland buffer disturbance: _____

4. Total area of mitigation: _____

Plantings Invasive species removed/ monitoring No-mow Zone Prohibition of pesticides/ herbicides

Other _____

6. Does the proposed action require any other permit/ approvals from other agencies/ Departments? (Check all that apply)

Planning Board Town Board Zoning Board of appeals Building Department Highway Department

Tree Removal Sediment & Erosion Control Flood Development Permit WCDH NYSDOT

NYCDEP NYSDEC Wetland NYSDEC SWPPP/ NOI

Town of North Castle Building Department

Section IV- Questioner: (Continued)

7. Requested waivers: _____

Section V- Fees: (Please see Master Fee Schedule on line)

Section VI- APPLICANT CERTIFICATION

Note: Initially, all applications shall be submitted with three sets of plans that illustrate the existing conditions (2' contours, well, SSDS, structures, etc.) and proposed improvements. Said plan must include a line which encircles the total area of proposed land disturbance and the approximate area of disturbance must be calculated (square feet). Mitigation for proposed impacts within the regulated area must be provided. The Town Wetland Consultant may require additional materials, information, reports and plans, as determined necessary, to review and evaluate the proposed action. Application materials outlined under §209-6 of the Town Code must be submitted, unless waived. Pursuant to §209-6D, the applicant shall be responsible for the reimbursement of consultant services related to the issuance and review of Wetland Permit Applications.

I hereby certify that I have read the instructions & examined this application and know the same to be true & correct. All provisions of laws & ordinances covering this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or land use or the performance of construction.

Signature:  _____ Date: _____

OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

Permit Fee _____ Payment: Check #: _____ Cash Credit Card

Name on check: _____

Received By: _____

BUILDING INSPECTOR APPROVAL

Has all the conditions of the RPRC been met? Yes NA

Is a Flood Development permit required? Yes No

Reviewed By: _____ Date: _____

Building Inspector Approval: _____ Date: _____

Byram Ridge Road

Armonk, NY 10504

Planning Board Submission



ARCHITECTURAL DRAWING LIST

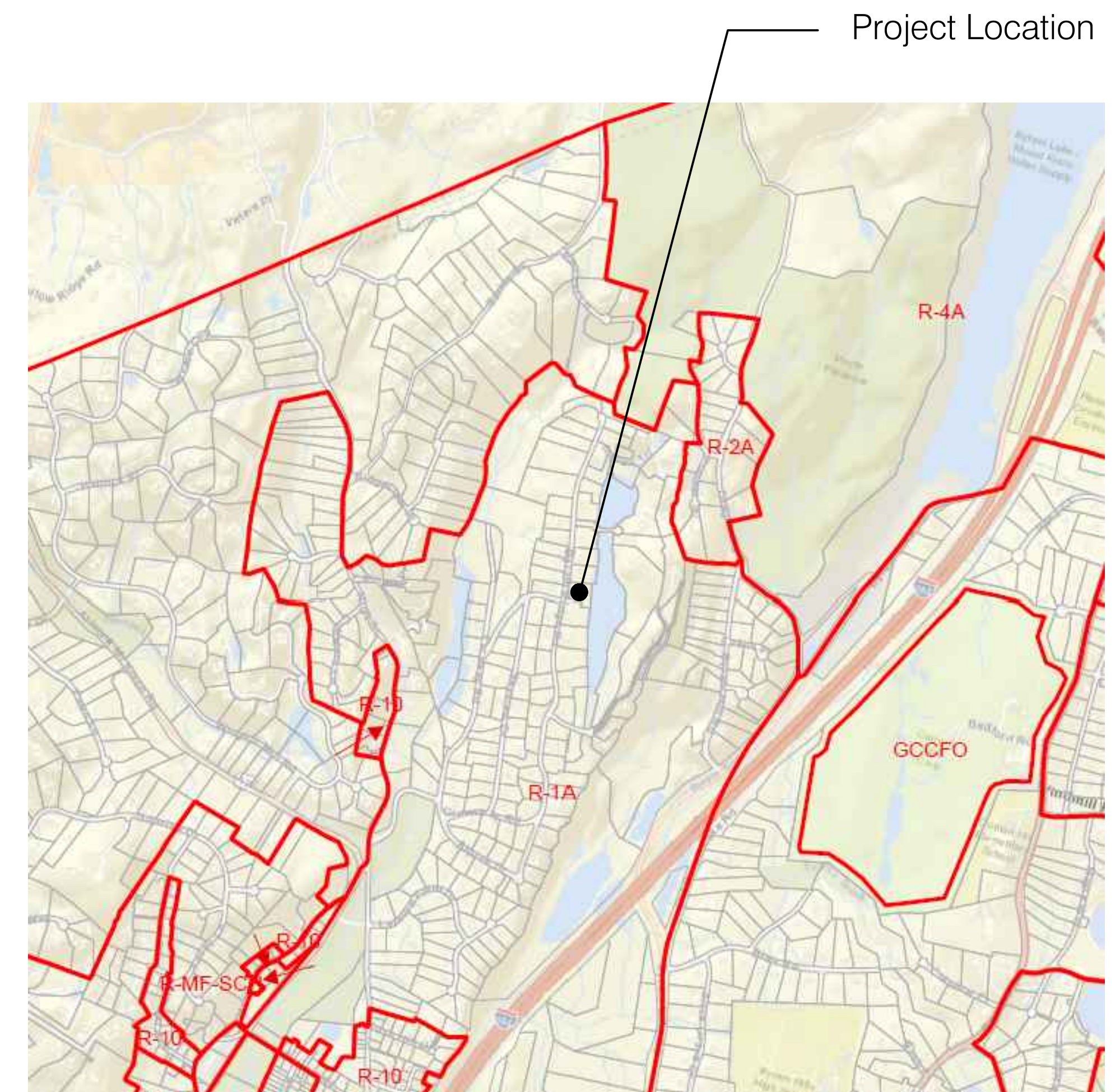
A-000	COVER SHEET
A-001	BUILDING INFORMATION & ZONING ANALYSIS
A-002	ARCHITECTURAL SITE PLAN
A-003	WETLAND DISTURBANCE & MITIGATION DIAGRAMS
A-004	LAND COVERAGE & FLOOR AREA CALCULATION WORKSHEETS
A-100	PROPOSED BASEMENT PLAN
A-101	PROPOSED FIRST FLOOR PLAN
A-102	PROPOSED SECOND FLOOR PLAN
A-103	PROPOSED ROOF PLAN
A-200	PROPOSED FRONT & REAR ELEVATIONS
A-201	PROPOSED SIDE ELEVATIONS

Yossi Melamed, RA AIA
Melamed Architect, P.C.
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A-000.00

Architectural Drawings

PROJECT INFORMATION

SITE INFORMATION:

ADDRESS: # BYRAM RIDGE ROAD, ARMONK NY 10504
 LOT ID: 101.01-2-65
 TAX MAP: SECTION 101.01, BLOCK 2, LOT 65
 ZONE: R-1A RESIDENTIAL SINGLE FAMILY
 LOT AREA: 43,699.06 SF (1.003 ACRE)

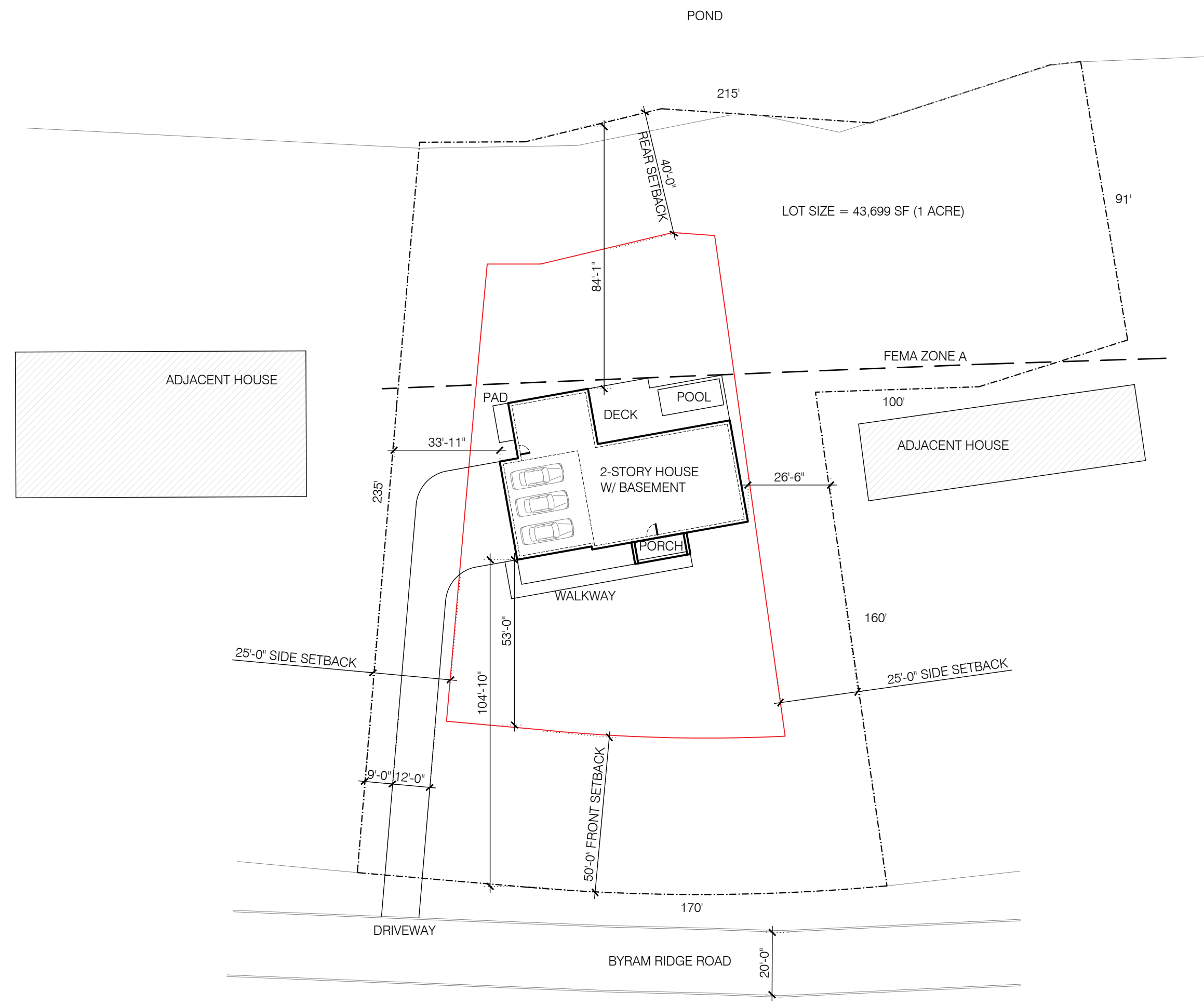
SCOPE OF WORK:

NEW CONSTRUCTION TWO-STORY SINGLE FAMILY RESIDENCE W/ BASEMENT. EXTERIOR WORK INCLUDING NEW DRIVEWAY, SWIMMING POOL & REAR DECK. FULL INTERIOR DESIGN & CONSTRUCTION. PLUMBING, MECHANICAL, SPRINKLER, & STRUCTURAL DESIGN & CALCULATIONS TO BE DONE BY LICENSED ENGINEERS.

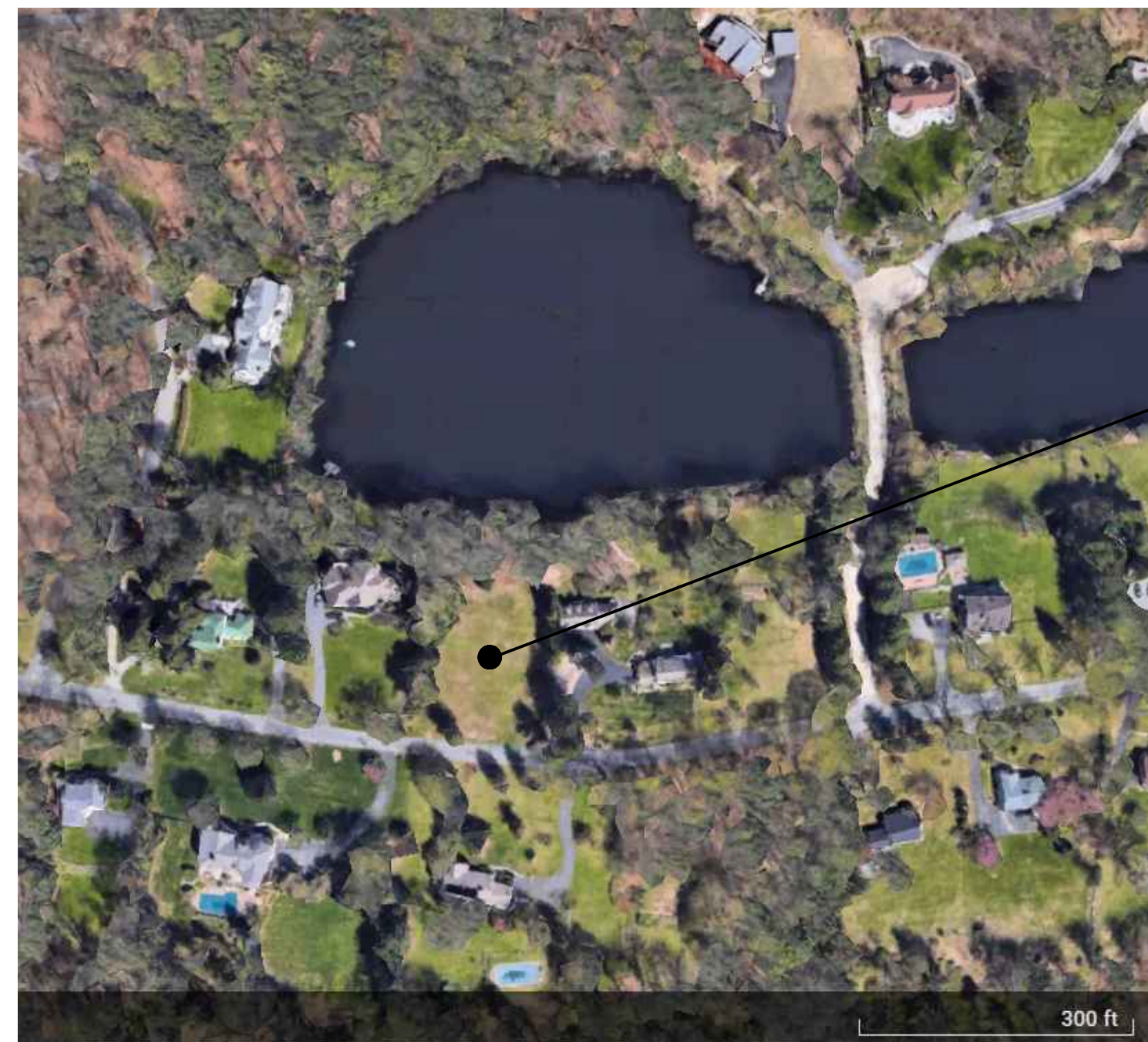
CODE COMPLIANCE

ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH RULES AND REGULATIONS OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE, 2018 INTERNATIONAL BUILDING CODE, 2020 INTERNATIONAL PLUMBING CODE, BASE BUILDING STANDARDS AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

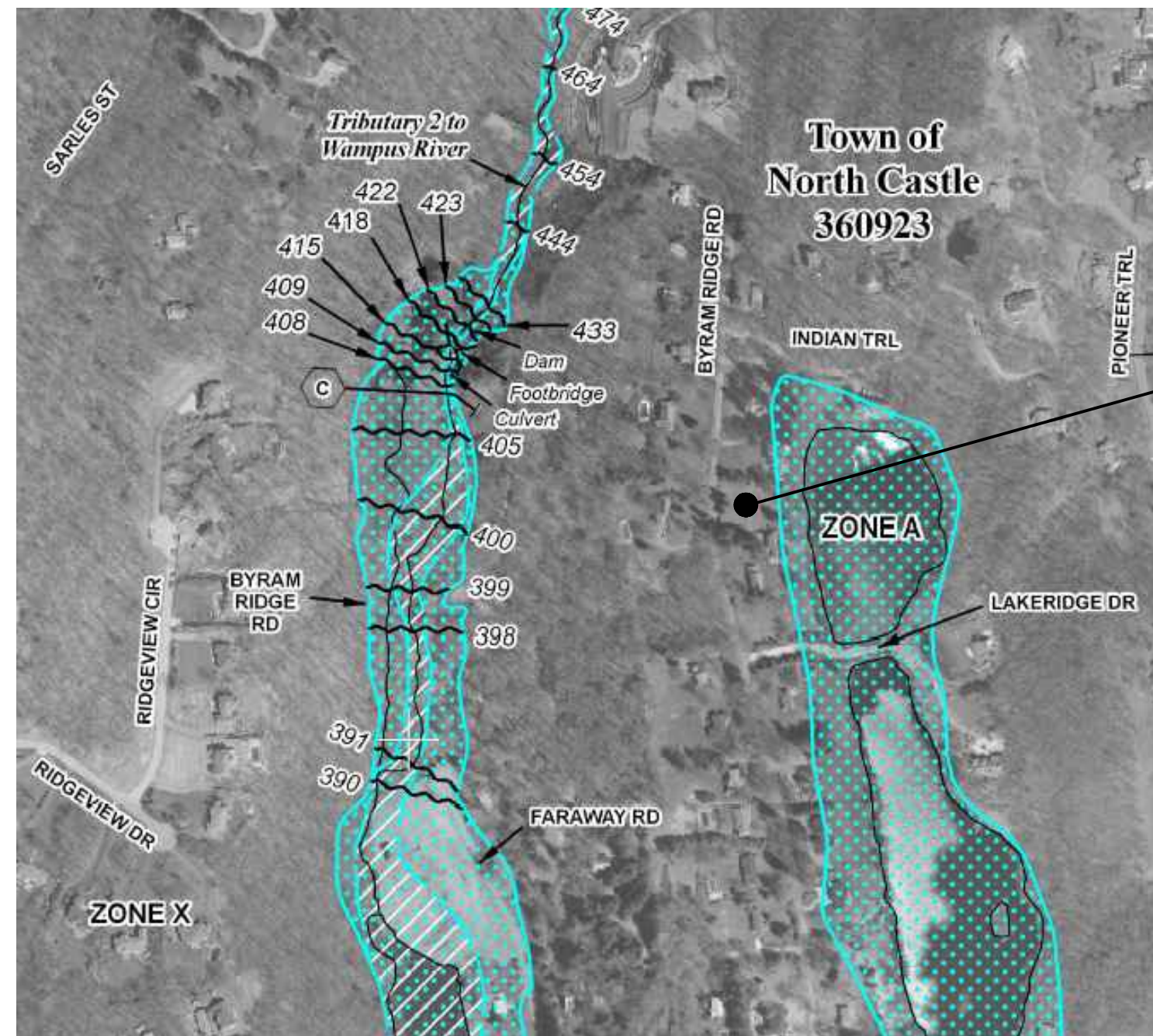
ZONING ANALYSIS				
ADDRESS:	# BYRAM RIDGE ROAD, ARMONK NY 10504			
ZONING DISTRICT:	R-1A			
SECTION:	101.01			
BLOCK:	2			
LOT:	65			
LOT AREA:	43,699.06	SF (1.003 ACRE)		
FLOOD ZONE:	PARTIAL ZONE A			
GROSS LAND COVERAGE		MAX ALLOWED	PROPOSED	
LAND COVERAGE AREA (SF)	9,960		6,218	COMPLIED
BUILDING COVERAGE		MAX ALLOWED	PROPOSED	
MAX BUILDING COVERAGE ALLOWED	12%	5,243.89 SF (43,699.06 X 12%)		
PROPOSED BUILDING COVERAGE		2,920.00 SF (2920 / 43,699.06)	6.7%	COMPLIED
GROSS FLOOR AREA		MAX ALLOWED	PROPOSED	
FLOOR AREA (SF)	7,727		5,684	COMPLIED
MIN. LOT AREA & LOT WIDTH:		MIN REQ'D	PROPOSED	
LOT AREA (SF)	1 ACRE		1.003 ACRE	COMPLIED
LOT FRONTAGE (LF)	125'		170'	COMPLIED
LOT WIDTH (LF)	125'		134' (AT NARROWEST)	COMPLIED
LOT DEPTH (LF)	150'		235'	COMPLIED
YARD REGULATION:		REQUIRED	PROPOSED	
FRONT YARD	50'		104'-10"	COMPLIED
SIDE YARD	25'		26'-6" & 33'-11"	COMPLIED
REAR YARD	40'		84'-1"	COMPLIED
HEIGHT & SETBACK REGULATION:		REQUIRED	PROPOSED	
MAX. BUILDING HEIGHT:	36'		36'	TO MAX ROOF HEIGHT COMPLIED



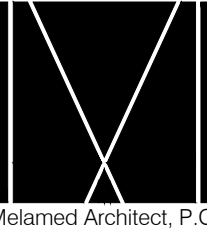
1 ZONING SETBACK DIAGRAM
 A-001 SCALE: 1/32" = 1'-0"



GOOGLE EARTH AERIAL PHOTO

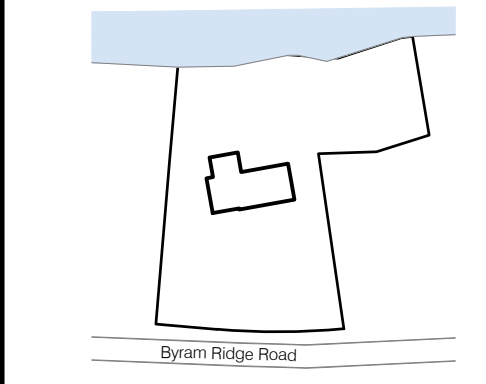


FEMA: 2007 MAP # 36119C0164F



DATE	REVISION NO.	DESCRIPTION	COORDINATION	REVIEW	APPROVAL	BID	CONSTRUCTION
01.18.22	1	RPRC SUBMISSION					
02.11.22	2	PLANNING BOARD					

**Byram Ridge Road
 Armonk, NY 10504**



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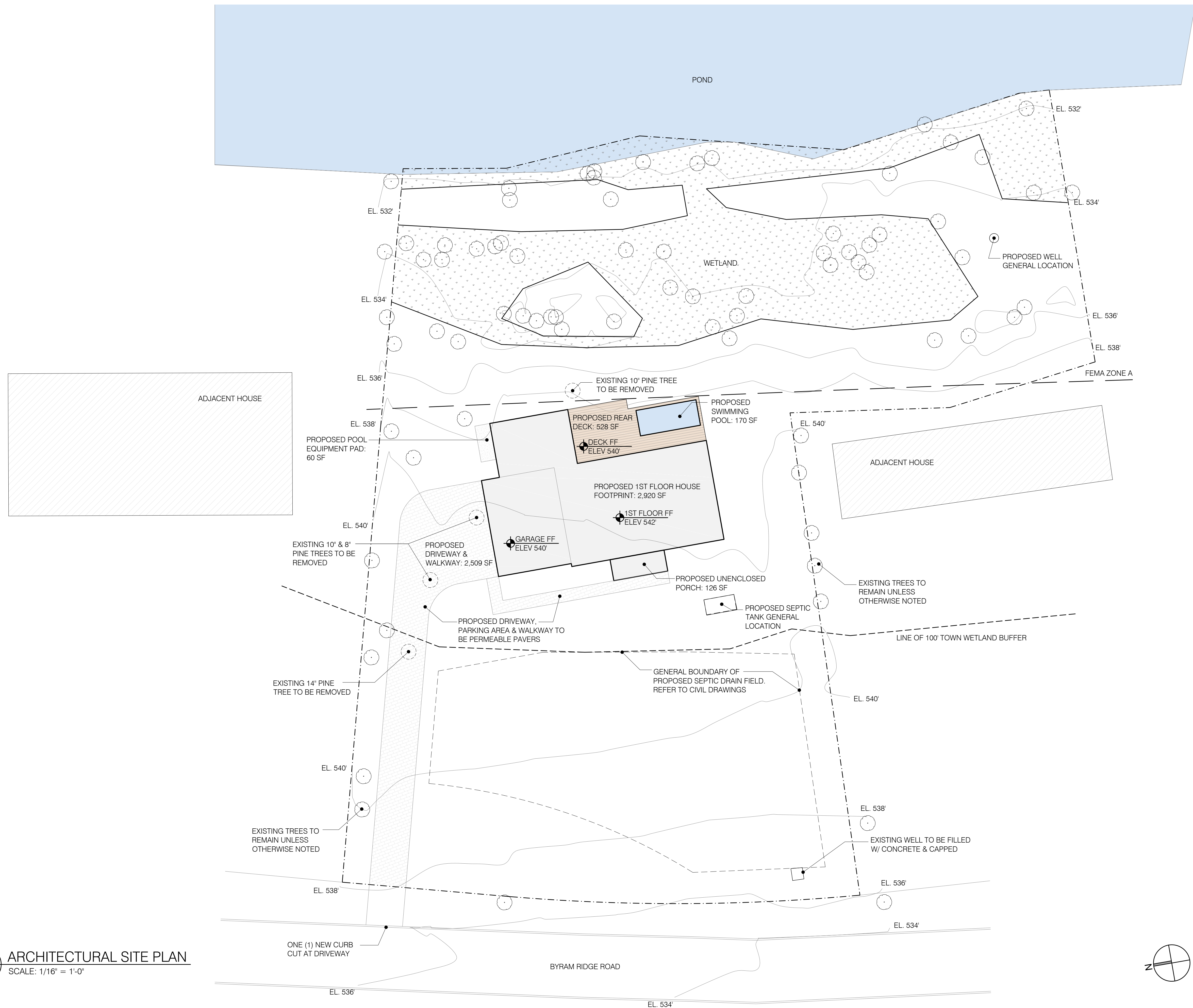
DRAWING TITLE:
**BUILDING INFORMATION &
 ZONING ANALYSIS**

DRAWING NUMBER:
A-001

DATE: 2022
 SCALE: AS NOTED

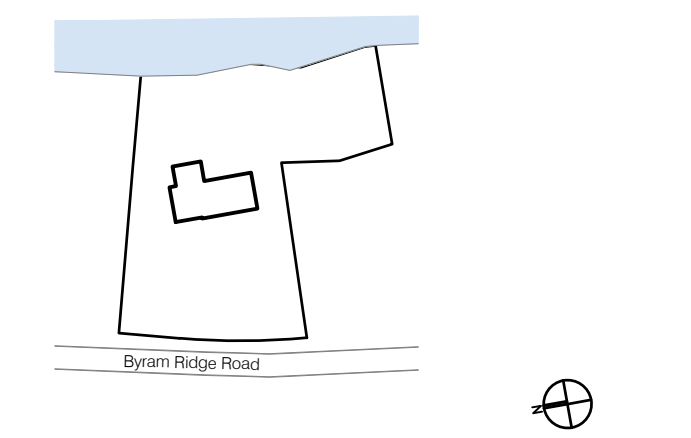


DATE	REVISION NO.	DESCRIPTION	COORDINATION	REVIEW	APPROVAL	BID	CONSTRUCTION
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02.11.22	2	PLANNING BOARD					



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**Byram Ridge Road
 Armonk, NY 10504**



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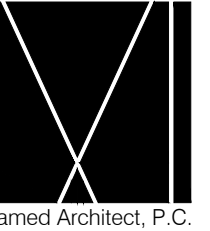


DRAWING TITLE:
ARCHITECTURAL SITE PLAN

DRAWING NUMBER:
A-002

DATE: 2022 SCALE: AS NOTED

1 ARCHITECTURAL SITE PLAN
 A-002 SCALE: 1/16" = 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

GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: BYRAM RIDGE ROAD Date: Revised 02.11.22
Tax Map Designation or Proposed Lot No.: 101.01-2-65

Gross Lot Coverage		43,699.06 SF = 1.003 ACRE
1. Total lot Area (Net Lot Area for Lots Created After 12/13/06):		9,350 SF
2. Maximum permitted gross land coverage (per Section 355-26.C(1)(b)):		9,350 SF
3. BONUS maximum gross land cover (per Section 355-26.C(1)(b)):		
Distance principal home is beyond minimum front yard setback 53' x 10 = 530 SF		
4. TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3		9,880 SF
5. Amount of lot area covered by principal building: 0 existing + 2,920 SF proposed =		2,920 SF
6. Amount of lot area covered by accessory buildings: 0 existing + 0 proposed =		0
7. Amount of lot area covered by decks: 0 existing + 528 SF proposed =		528 SF
8. Amount of lot area covered by porches: 0 existing + 126 SF proposed =		126 SF
9. Amount of lot area covered by driveway, parking areas and walkways: 0 existing + 2,414 SF proposed =		2,414 SF
10. Amount of lot area covered by terraces: 0 existing + 0 proposed =		0
11. Amount of lot area covered by tennis court, pool and mechanical equip: 0 existing + 230 SF proposed =		230 SF
12. Amount of lot area covered by all other structures: 0 existing + 0 proposed =		0
13. Proposed gross land coverage: Total of Lines 5 - 12 =		6,218 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.

Signature and Seal:  _____ Date: 02.11.22



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

PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

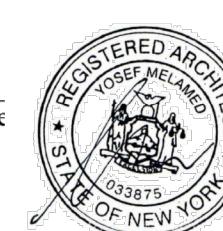
January 29, 2019
Telephone: (914) 273-3542
Fax: (914) 273-3554
www.northcastleny.com

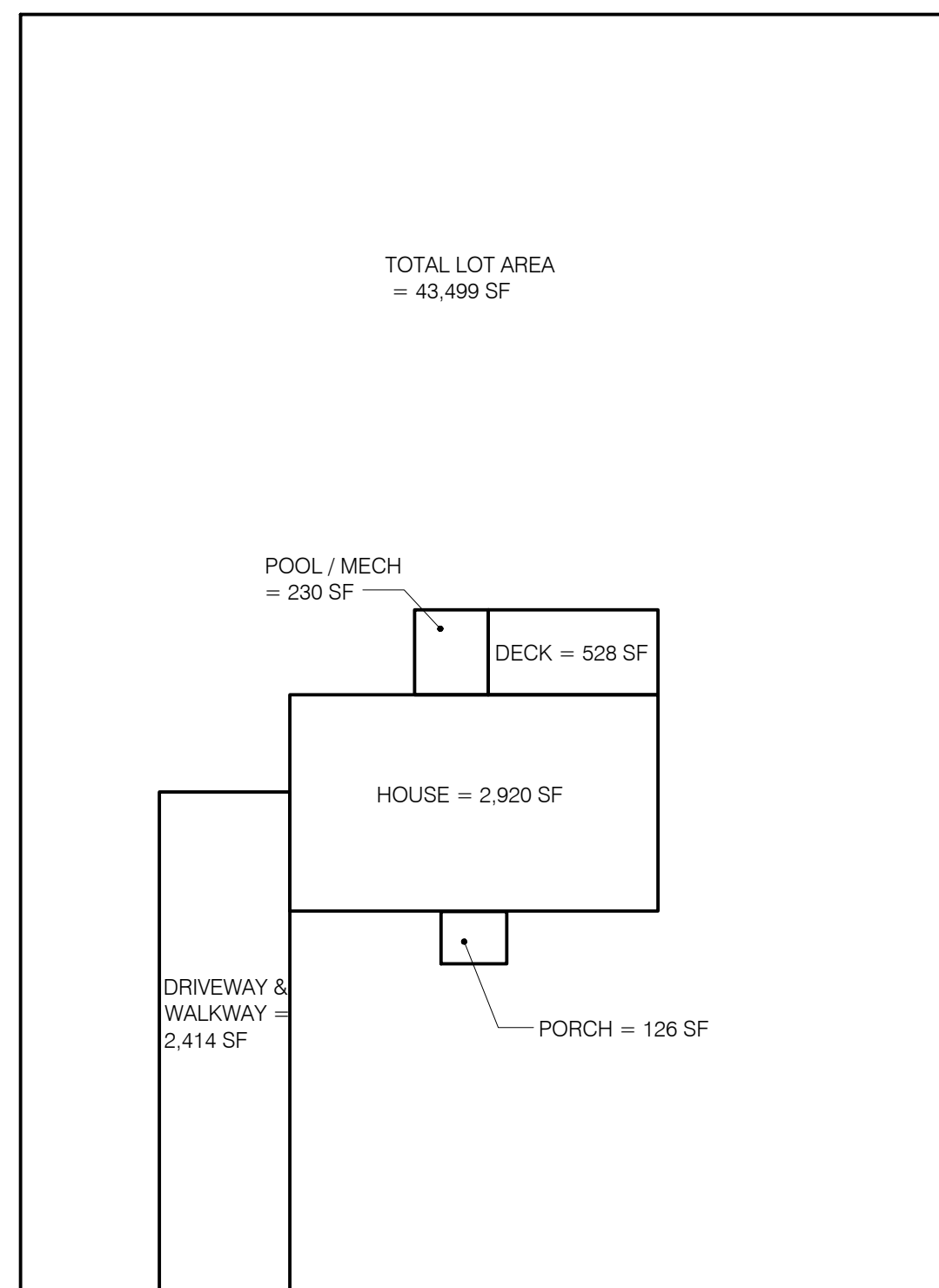
FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: BYRAM RIDGE ROAD Date: Revised 02.11.22
Tax Map Designation or Proposed Lot No.: 101.01-2-65

Floor Area		43,699.06 SF = 1.003 ACRE
1. Total Lot Area (Net Lot Area for Lots Created After 12/13/06):		7,727 SF
2. Maximum permitted floor area (per Section 355-26.B(4)):		7,727 SF
3. Amount of floor area contained within first floor: 0 existing + 2,183 SF proposed =		2,183 SF
4. Amount of floor area contained within second floor: 0 existing + 2,764 SF proposed =		2,764 SF
5. Amount of floor area contained within garage: 0 existing + 737 SF proposed =		737 SF
6. Amount of floor area contained within porches capable of being enclosed: 0 existing + 0 proposed =		0
7. Amount of floor area contained within basement (if applicable - see definition): 0 existing + 0 proposed =		0
8. Amount of floor area contained within attic (if applicable - see definition): 0 existing + 0 proposed =		0
9. Amount of floor area contained within all accessory buildings: 0 existing + 0 proposed =		0
10. Proposed floor area: Total of Lines 3 - 9 =		5,684 SF

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:  _____ Date: 02.11.22



1 GROSS LAND COVERAGE DIAGRAM
A-004 SCALE: 1/32" = 1'-0"

SUMMARY TABLE

HOUSE =	2,920 SF
DECK =	528 SF
PORCH =	126 SF
DRIVEWAY =	2,414 SF
POOL/MECH =	230 SF
TOTAL LOT COVERAGE =	6,218 SF
MAX LOT COVERAGE =	9,880 SF
6,218 < 9,880. COMPLIES	

* PROJECT HISTORY NOTE:
GROSS LAND COVERAGE HAS BEEN REDUCED SINCE INITIAL RESIDENTIAL PROJECT REVIEW COMMITTEE SUBMISSION DATED 01/18/2022.

RPRC LOT COVERAGE = 7,615 SF
CURRENT LOT COVERAGE = 6,218 SF

THIS RESULTS IN A LOT COVERAGE REDUCTION OF 1,397 SF.

* GEOMETRIES HAVE BEEN SIMPLIFIED FOR CLARITY AND DO NOT REFLECT ACTUAL SHAPE/DIMENSIONS.

SUMMARY TABLE

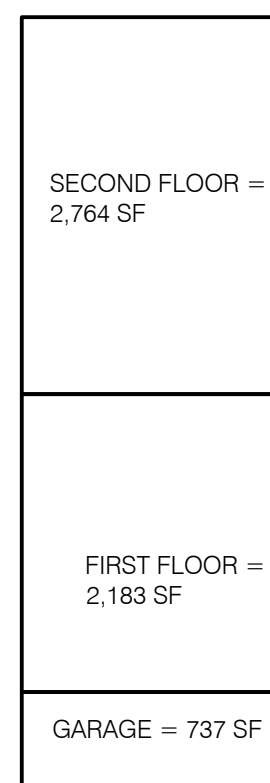
FIRST FLOOR =	2,183 SF
SECOND FLOOR =	2,764 SF
GARAGE =	737 SF
GROSS FLOOR AREA =	5,684 SF
MAX FLOOR AREA =	7,727 SF
5,684 < 7,727. COMPLIES	

THE BASEMENT IS EXCLUDED FROM GROSS FLOOR AREA BECAUSE IT IS NOT CONSIDERED A STORY PER ZONING DEFINITION:

- A) THE FINISH SURFACE OF THE FLOOR ABOVE THE BASEMENT IS NOT GREATER THAN SIX FEET ABOVE AVERAGE GRADE.
- B) THE FINISH SURFACE OF THE FLOOR ABOVE THE BASEMENT IS NOT MORE THAN SIX FEET ABOVE THE FINISHED GROUND LEVEL FOR MORE THAN 50% OF THE TOTAL BUILDING PERIMETER.
- C) THE FINISH SURFACE OF THE FLOOR ABOVE THE BASEMENT IS NOT MORE THAN TWELVE FEET ABOVE THE FINISHED GROUND LEVEL AT ANY POINT ALONG THE BUILDING PERIMETER.

THE ATTIC IS EXCLUDED FROM GROSS FLOOR AREA BECAUSE IT HAS A FLOOR TO CEILING HEIGHT OF LESS THAN 7.5 FEET.

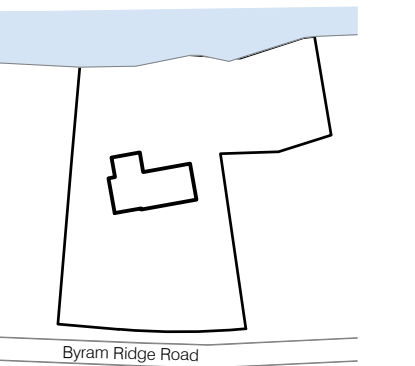
* GEOMETRIES HAVE BEEN SIMPLIFIED FOR CLARITY AND DO NOT REFLECT ACTUAL SHAPE/DIMENSIONS.



2 GROSS FLOOR AREA DIAGRAM
A-004 SCALE: 1/32" = 1'-0"

DATE	REVISION NO. / COPY TO	COORDINATION	REVIEW	APPROVAL	BID	CONSTRUCTION
01.18.22	1 RPRC SUBMISSION					
02.11.22	2 PLANNING BOARD					

Byram Ridge Road
Armonk, NY 10504



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DRAWING TITLE:
LAND COVERAGE & FLOOR AREA CALCULATION WORKSHEETS

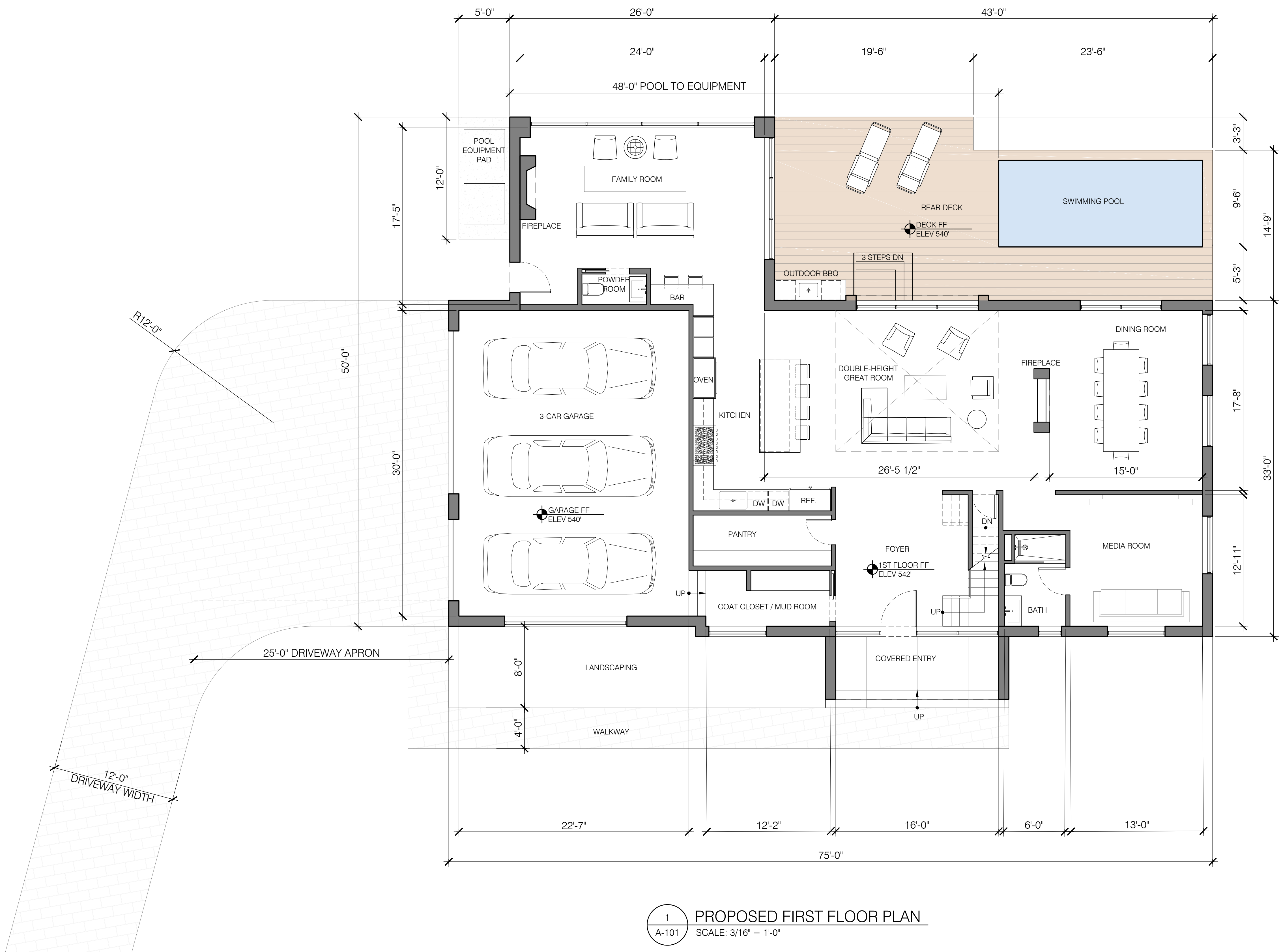
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A-004

DATE: 2022 AS NOTED

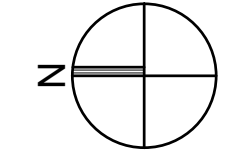


DATE	REVISION NO.	DESCRIPTION	COORDINATION	REVIEW	APPROVAL	BID	CONSTRUCTION
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02.11.22	2	PLANNING BOARD					

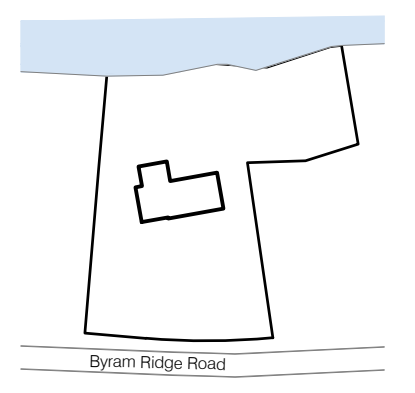
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1
A-101 PROPOSED FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



**Byram Ridge Road
Armonk, NY 10504**



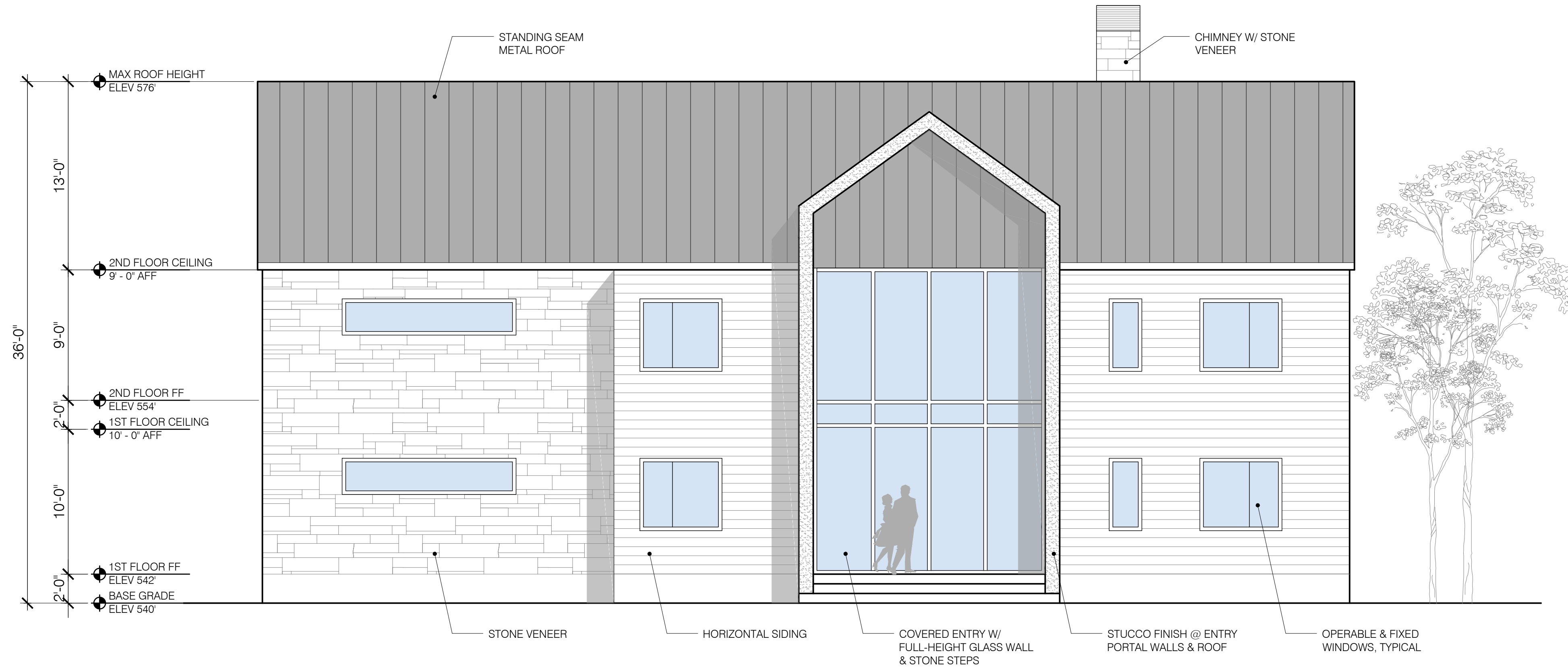
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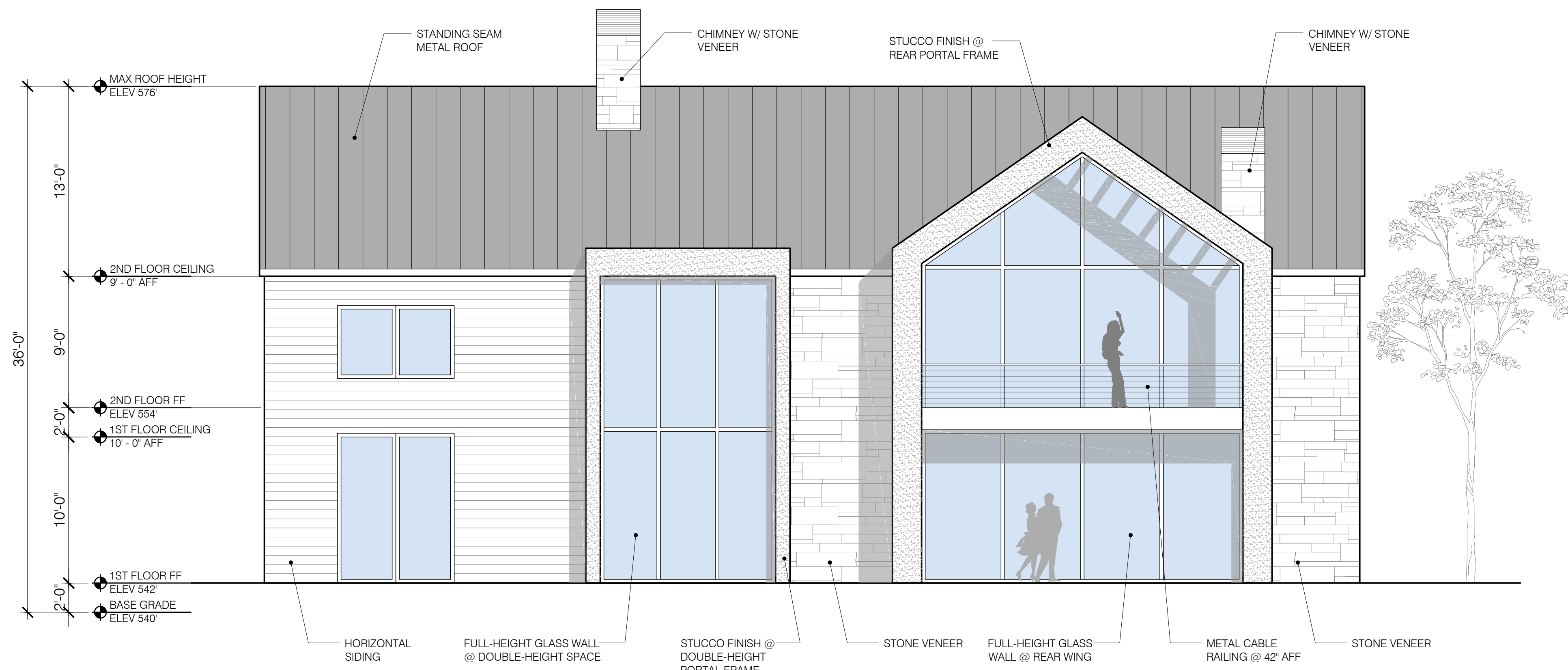
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PROPOSED FIRST FLOOR PLAN

DRAWING NUMBER:
A-101

DATE: 2022 SCALE: AS NOTED



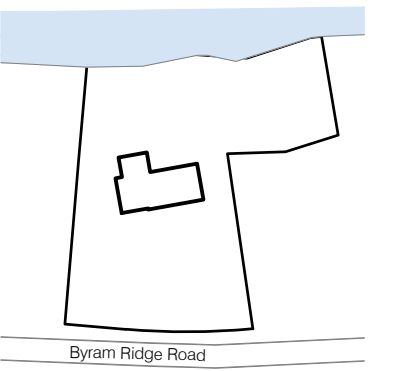
1 FRONT (WEST) ELEVATION
A-200 SCALE: 3/16" = 1'-0"



2 REAR (EAST) ELEVATION
A-200 SCALE: 3/16" = 1'-0"

DATE	REVISION NO. COPY TO	COORDINATION	REVIEW	APPROVAL	BID	CONSTRUCTION
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DRAWING TITLE:
PROPOSED FRONT & REAR ELEVATIONS

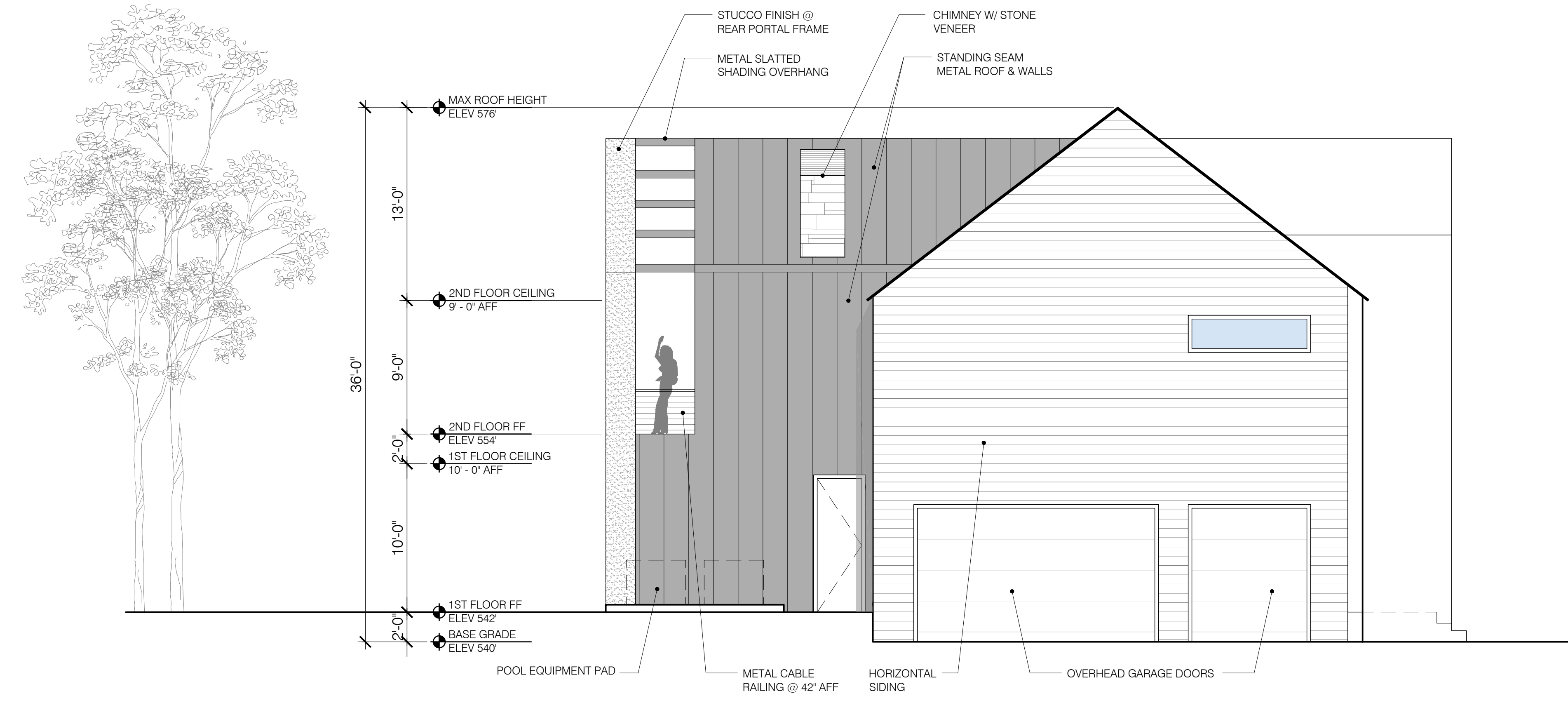
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A-200

DATE: 2022 SCALE: AS NOTED



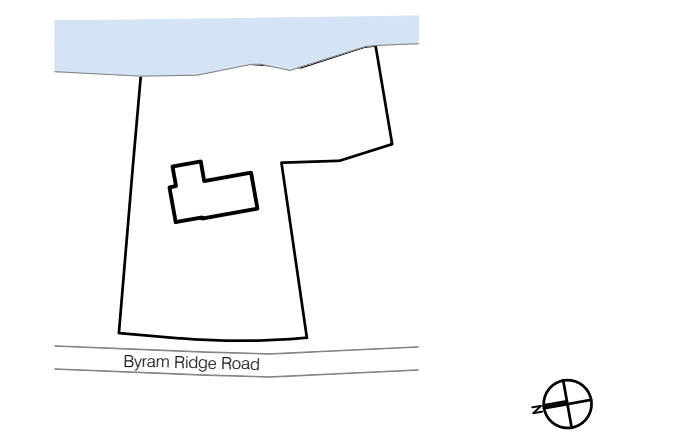
1 SIDE (SOUTH) ELEVATION
 A-201 SCALE: 3/16" = 1'-0"



2 SIDE (NORTH) ELEVATION
 A-201 SCALE: 3/16" = 1'-0"

DATE	REVISION NO.	DESCRIPTION	COORDINATION	REVIEW	APPROVAL	BID	CONSTRUCTION
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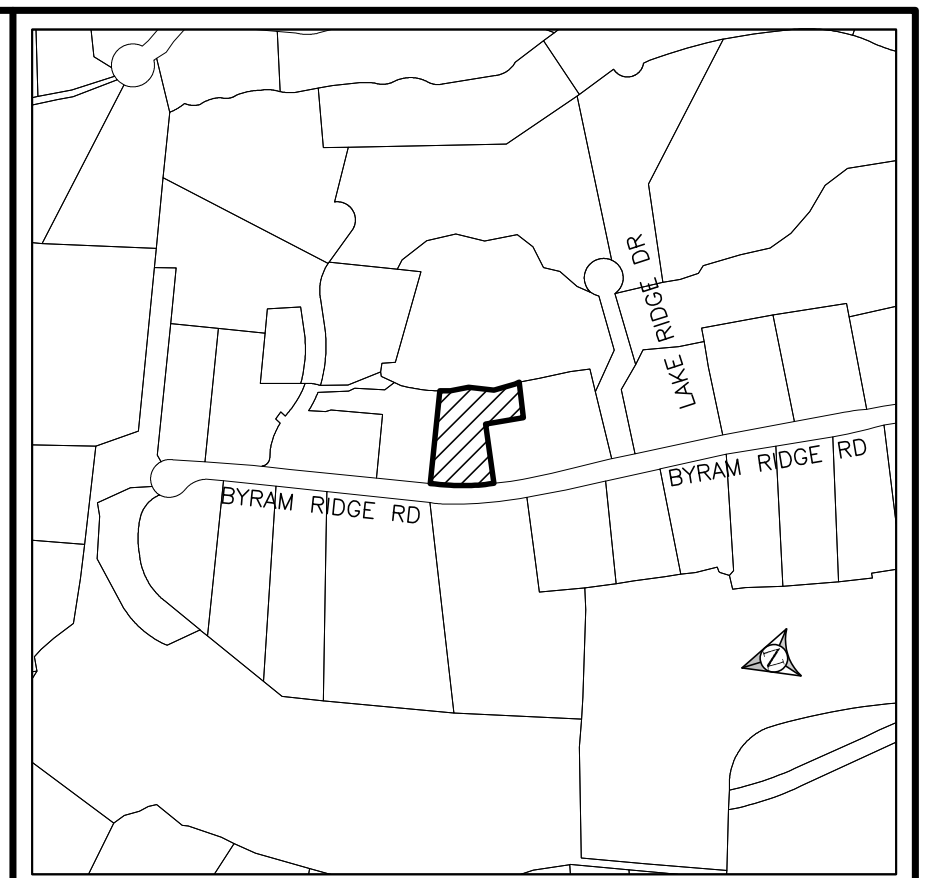
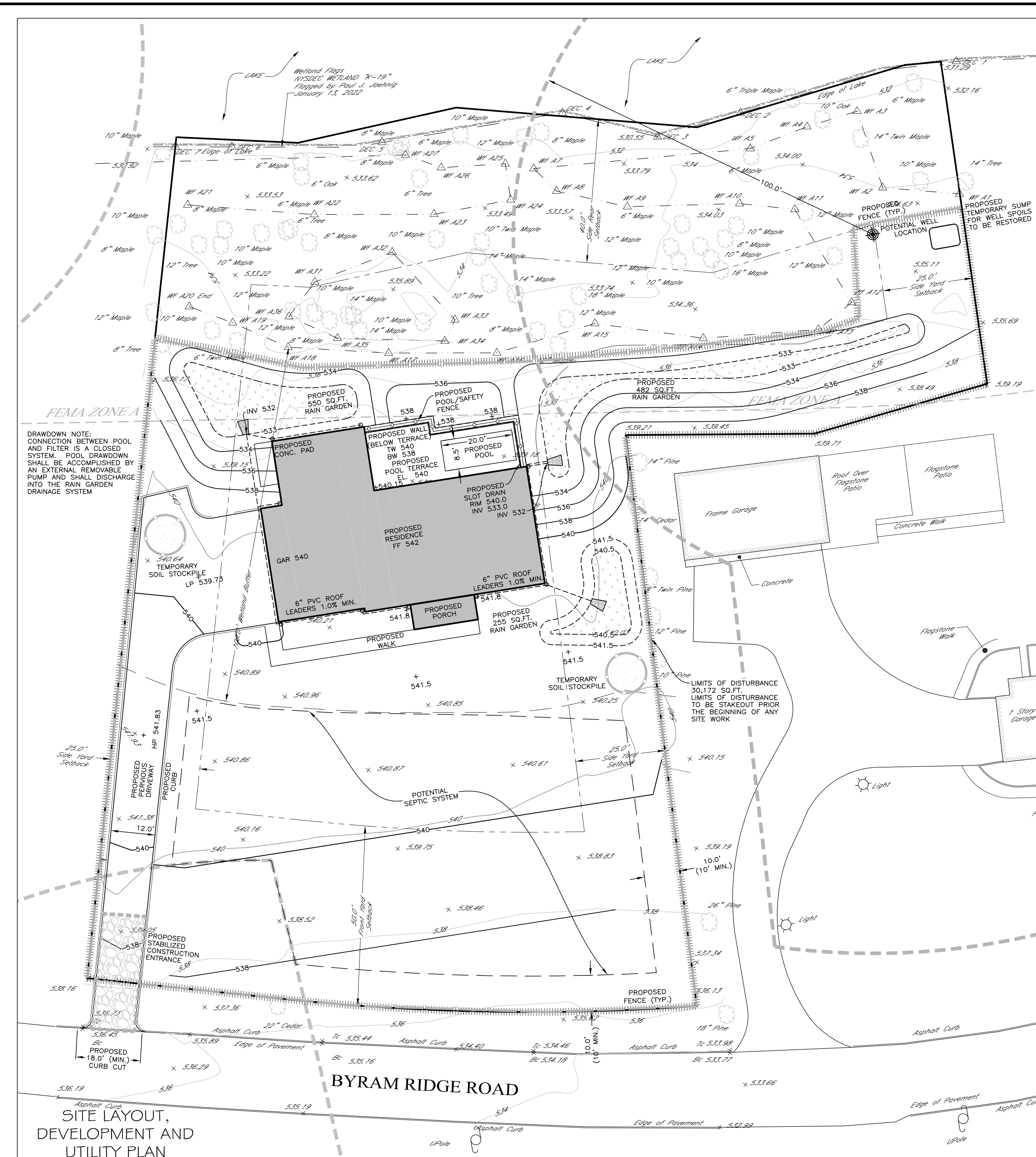
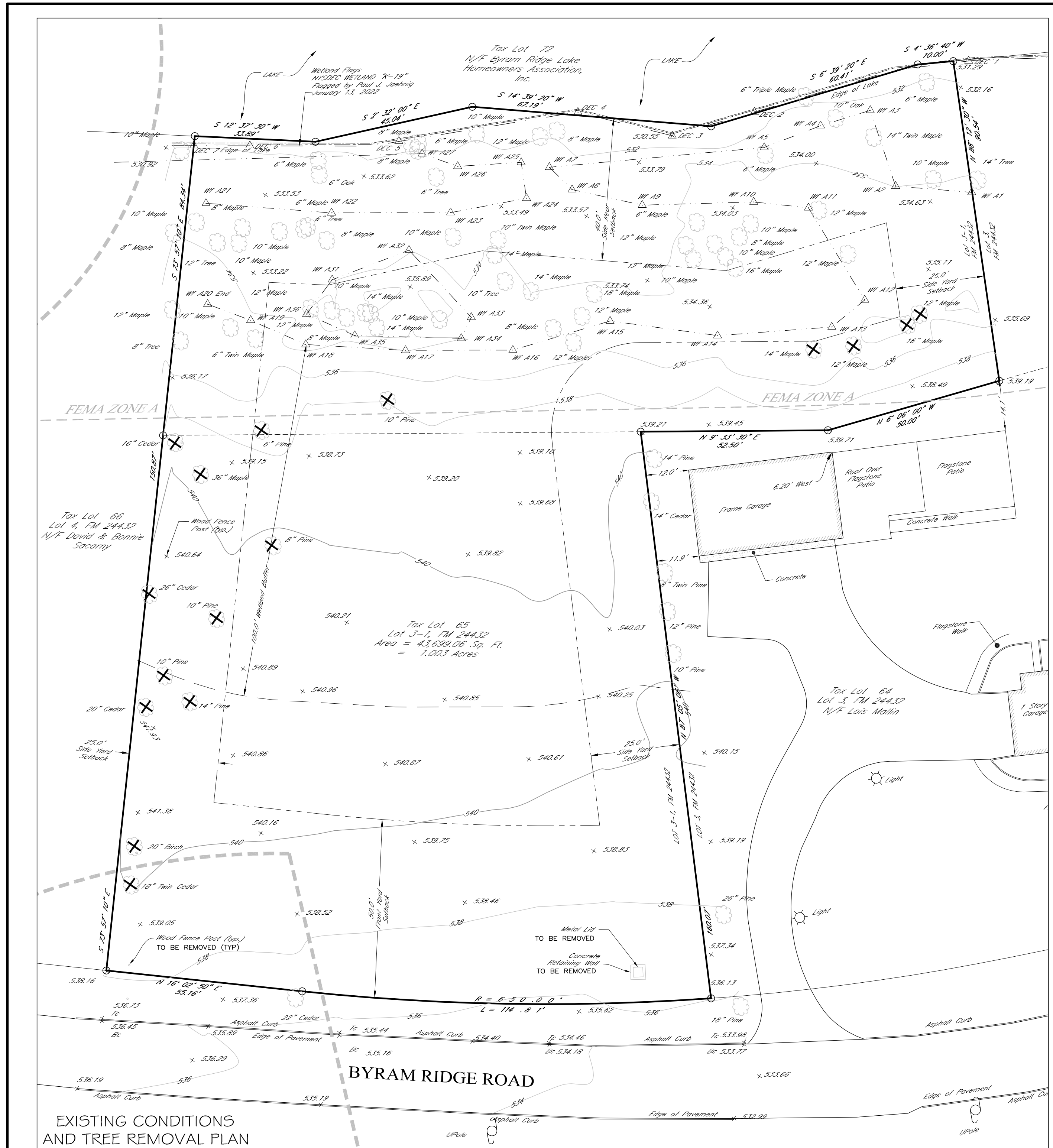
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DRAWING TITLE:
 PROPOSED SIDE ELEVATIONS

DRAWING NUMBER:
A-201

DATE: 2022
 SCALE: AS NOTED



LOCATION MAP N.T.S.

GENERAL NOTES

- EXISTING FEATURES SHOWN HEREON ARE TAKEN FROM:
 - SURVEY MAP ENTITLED "TOPOGRAPHIC SURVEY OF PROPERTY, PREPARED FOR DANIEL SIMCHI LOCATED IN THE TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK, DATED JUNE 21, 2021 AND LAST REVISED JANUARY 26, 2022 PREPARED BY TC MERRITS LAND SURVEYORS."
- THIS SITE PLAN IS NOT A SURVEY.

CONSTRUCTION NOTES:

- THE CONTRACTOR SHALL LOCATE AND VERIFY IN THE FIELD ALL UTILITIES: SEWER, WATER, GAS, ELECTRICAL, ETC. PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL CALL CODE 753 (FORMERLY CODE 83) PRIOR TO THE START OF CONSTRUCTION.
- THE INSTALLATION OF WATER AND SEWER SHALL BE INSPECTED UNDER THE DIRECTION OF A N.Y. STATE LICENSED PROFESSIONAL ENGINEER.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REQUIRED AS INDICATED ON THIS PLAN OR THE EROSION CONTROL PLAN OR AS DIRECTED BY THE GOVERNING AGENCY, IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS" (BLUE BOOK).
- AS BUILT PLANS IF REQUIRED, SHALL BE CERTIFIED BY A N.Y. STATE LICENSED SURVEYOR OR PROFESSIONAL ENGINEER.
- ALL PROPERTY DISTURBED IN THE RIGHT-OF-WAY OR ON PRIVATE LANDS, SHALL BE RESTORED TO ACCEPTABLE CONDITIONS, AS REQUIRED BY THE GOVERNING AGENCY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICATIONS AND PERMITS REQUIRED FOR CONSTRUCTION.
- THE ROAD AND UTILITIES SHALL BE STAKED IN THE FIELD BY A N.Y. STATE LICENSED SURVEYOR OR ENGINEER.
- UNDERGROUND UTILITIES: GAS, ELECTRIC, CABLE, TELEPHONE, ETC. SHALL BE AS REQUIRED BY THE GOVERNING AGENCY AND THE APPROPRIATE UTILITY COMPANY.
- ALL PROPOSED OR DISTURBED SLOPES, 1H:2V OR GREATER SHALL BE STABILIZED WITH AN EROSION CONTROL BLANKET.
- IN LIEU OF BLASTING, ROCK RIPPING WILL BE USED WHEREVER POSSIBLE. IF BLASTING IS REQUIRED, BLASTING WILL OCCUR IN ACCORDANCE WITH REGULATIONS AND STANDARDS PRESCRIBED BY THE GOVERNING AGENCY. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY PERMITS IF BLASTING IS REQUIRED.
- NO REPRESENTATION OF THE SUB-SURFACE SOIL CONDITIONS ON THIS SITE ARE MADE OR IMPLIED. IT IS THE DEVELOPER/CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL IMPROVEMENTS ARE PLACED ON SOIL WITH A SUITABLE BEARING CAPACITY.
- OVERNIGHT EXCAVATIONS WILL NOT BE PERMITTED.

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209(2), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER ANY ITEM ON THIS PLAN IN ANY WAY. IF ANY ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED OR THE ALTERED ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

EXISTING CONDITIONS AND TREE REMOVAL PLAN

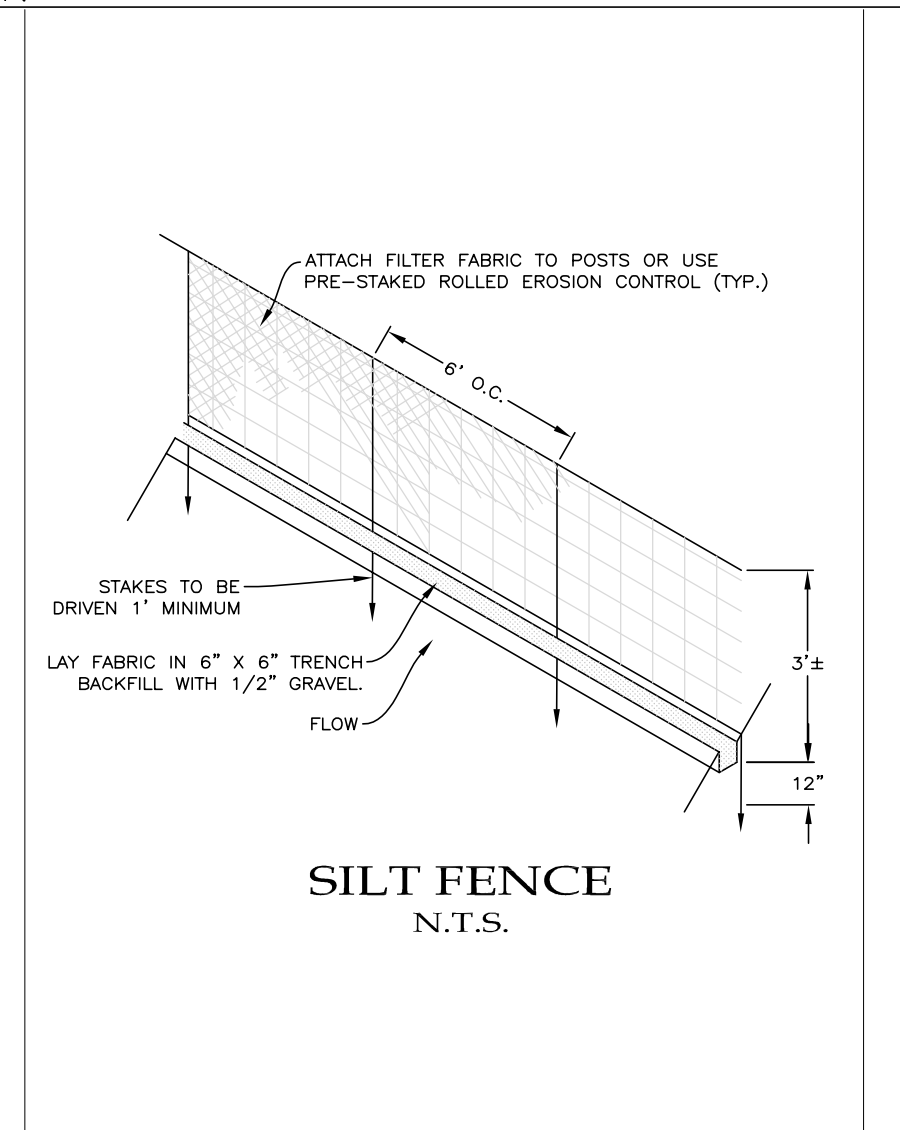
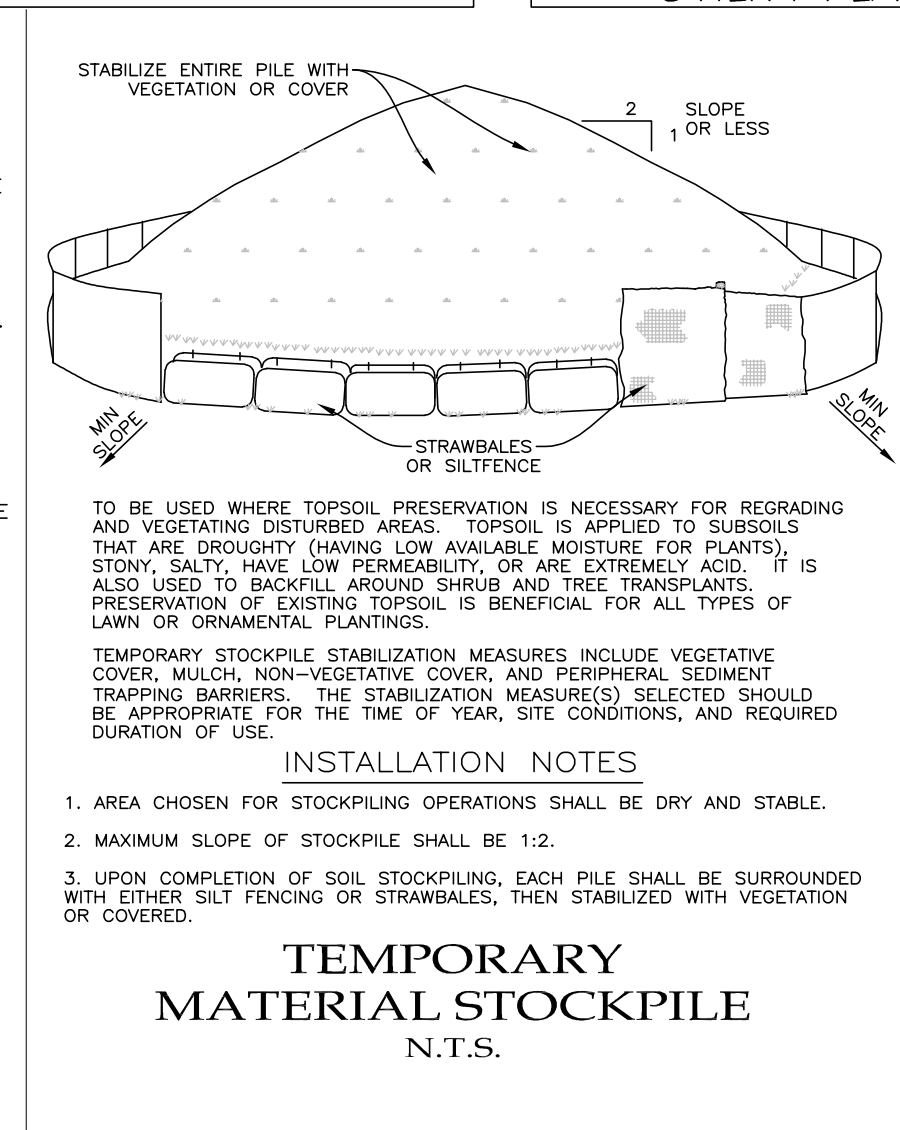
CONSTRUCTION SEQUENCE:

- SURVEY AND STAKE LIMITS OF DISTURBANCE AND EROSION CONTROL INSTALLATION.
- INSTALL EROSION CONTROLS (ANTI-TRACKING PAD, SILT FENCE, TEMPORARY SOIL STOCKPILE) AS SHOWN ON THE EROSION CONTROL PLAN AND PER THE RESPECTIVE EROSION CONTROL DETAILS.
- CORDON OFF PROPOSED LOCATION OF SEPTIC AREAS.
- REMOVE TREES PER SITE DEMOLITION PLAN.
- SWPPP WEEKLY INSPECTIONS SHALL COMMENCE.
- STAGING AREA SHALL BE WITHIN THE DISTURBANCE LIMITS.
- REMOVE ANY IMPERVIOUS SURFACES PROPOSED TO BE REMOVED.
- STRIP TOPSOIL AND ROUGH GRADING. NOTE THAT DISTURBED SOIL THAT WILL NOT BE WORKED FOR A PERIOD GREATER THAN 14 DAYS MUST BE STABILIZED. STABILIZATION MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN SEVEN (7) DAYS.
- EXCAVATE FOR PROPOSED FOOTINGS/FOUNDATION. HOUSE FRAMING AND SUPERSTRUCTURE IS CONSTRUCTED.
- EXCAVATE AND INSTALL SUBSURFACE UTILITIES; WATER SERVICE, ELECTRIC TELEPHONE/CABLE/DRAINAGE; SEPTIC SYSTEM SHALL BE STAKED. SEPTIC SYSTEM AND WELL SHALL BE INSTALLED.
- COORDINATE WITH HEALTH DEPARTMENT AND DESIGN ENGINEER CONSTRUCTION INSPECTION FOR SEPTIC SYSTEM.
- PROTECT SEPTIC SYSTEM DURING THE REMAINING OF CONSTRUCTION AFTER INSTALLATION.
- FINAL GRADING, SEEDING, SODDING, AND OTHER SOIL STABILIZING LANDSCAPING FOR FINAL SITE STABILIZATION.
- COORDINATE WITH THE DESIGN ENGINEER THE FINAL SWPPP INSPECTION.
- REMOVE EROSION CONTROL, SILT FENCE AND ANTI-TRACKING PAD. DISCARD EROSION CONTROL DEVICES IN AN APPROPRIATE MANNER.

EROSION CONTROL NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, AND MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD OR UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- PRIOR TO ANY EXCAVATION, SILT FENCE SHALL BE INSTALLED AT THE LOCATIONS NOTED ON THE EROSION CONTROL PLAN. ADDITIONAL SILT FENCE MAY BE REQUIRED BY THE ENGINEER IN THE FIELD. SILT FENCING SHALL BE MAINTAINED IN EFFECTIVE CONDITION AND SHALL NOT BE REMOVED UNTIL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
- INSTALL ANTI-TRACKING PAD AT ALL CONSTRUCTION ENTRANCES. ANTI-TRACKING PAD SHALL BE 2"-3" DIAMETER CRUSHED STONE 6" DEEP.
- TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. THE SEDIMENT LEVEL IN ALL SEDIMENT REMOVING DEVICES SHALL BE CLOSELY MONITORED AND SEDIMENT REMOVED PROMPTLY WHEN MAXIMUM LEVELS ARE REACHED OR AS ORDERED BY THE ENGINEER. SEDIMENT SHALL BE DISPOSED OF IN A MANNER THAT DOES NOT RESULT IN ADDITIONAL EROSION OR POLLUTION. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED ON A REGULAR BASIS, AND IMMEDIATELY AFTER EACH RAINFALL TO INSURE PROPER OPERATION AS DESIGNED. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND PLACED IN A STABILIZED STOCKPILE OR FILL AREA. ALL TOPSOIL REQUIRED FOR FINAL GRADING AND STORED ON SITE SHALL BE LIMED, FERTILIZED, TEMPORARILY SEEDED AND MULCHED WITHIN 14 DAYS OR OTHERWISE STABILIZED. DO NOT STOCKPILE MATERIALS ON STEEP SLOPES, IN DRAINAGE SWALES OR IN WETLAND AREAS. SURROUND ALL STOCKPILE AREAS WITH STAKED HAYBALES OR SILT FENCE.
- ALL SLOPES CONSTRUCTED WITH FILL MATERIAL AND ALL SLOPES WITH GRADE 3:1 OR STEEPER SHALL BE TOPSOILED, SEEDED, MULCHED AND STABILIZED WITH STAKED TOBACCO NETTING, OR EROSION BLANKET AS NOTED, UNLESS OTHERWISE DIRECTED.

- ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 7 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING. MULCH SHALL BE USED IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER. DISTURBED AREAS SHALL BE LIMED AND FERTILIZED PRIOR TO TEMPORARY SEEDING.
- ALL DISTURBED AREAS WITHIN 500 FEET OF A BUILDING SHALL BE WETTED AS NECESSARY TO PROVIDE DUST CONTROL. A WATERING TRUCK WILL BE USED IN DRY SEASON TO WET DOWN DUST AREAS.
- THE CONTRACTOR SHALL KEEP THE ROADWAYS WITHIN THE PROJECT CLEAR OF SOIL AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.
- ALL CATCH BASINS AND DRAIN INLETS ARE TO BE PROTECTED WITH SEDIMENT FILTERS THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE STABILIZED.
- UTILITY LINE EXCAVATED MATERIAL SHALL BE TEMPORARILY STOCKPILED ON THE HIGH SIDE OF EXCAVATION SO RUNOFF IS DIRECTED AWAY FROM TRENCH. AFTER BACK-FILLING, AREA IS TO BE TOPSOILED, SEEDED AND MULCHED.
- SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.
- ALL AREAS OF DISTURBED SOIL SHALL BE STABILIZED BY THE CONTRACTOR IN ADDITION TO ALL SPECIFIED EROSION CONTROL DEVICES, THE CONTRACTOR SHALL TAKE ALL STEPS PRUDENT AND NECESSARY TO STABILIZE THE SITE AT ALL TIMES.
- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS" (BLUE BOOK).



DEMO TREE LIST

QTY	SIZE	TYPE
1	6"	PINE
1	8"	PINE
3	10"	PINE
2	12"	MAPLE
1	14"	PINE
1	14"	MAPLE
1	16"	MALPE
1	16"	CEDAR
1	18"	CEDAR
1	20"	CEDAR
1	20"	BIRCH
1	26"	CEDAR
1	36"	MAPLE

TOTAL OF 16 TREES TO BE REMOVED UNDER THIS DEVELOPMENT.

TREE LEGEND

☒ TREES TO BE REMOVED

TREE REMOVAL NOTE

- NO TOWN REGULATED TREE REMOVAL IS PROPOSED WITH THIS APPLICATION.

THESE PLANS ARE SUBMITTED FOR PLANNING BOARD DATED FEBRUARY 28, 2022

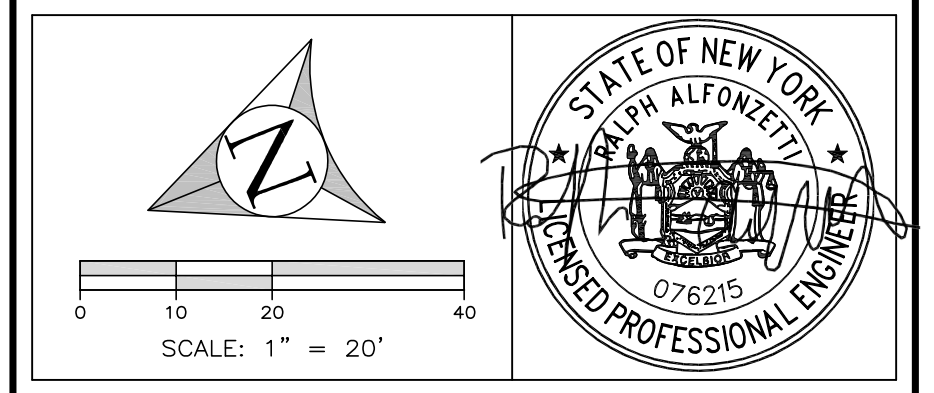
ENGINEERING DRAWINGS, PLANS REVIEWED BY TOWN ENGINEER

DATE: _____

DATE: _____

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

CHRISTOPHER CARTHAY, CHAIRMAN
TOWN OF NORTH CASTLE PLANNING BOARD



ALFONZETTI ENGINEERING, P.C.
14 SMITH AVE, MT. KISCO, N.Y. 10549
914-666-9800 INFO@ALFONZETTIENG.COM

SITE DATA

OWNER/APPLICANT: DANIEL SIMCHI

SITE ADDRESS: BYRAM RIDGE ROAD, ARMONK, NY 10504

TAX MAP #: 101.01-2-65

LOT AREA: 1.003 AC

ZONE: R-1A

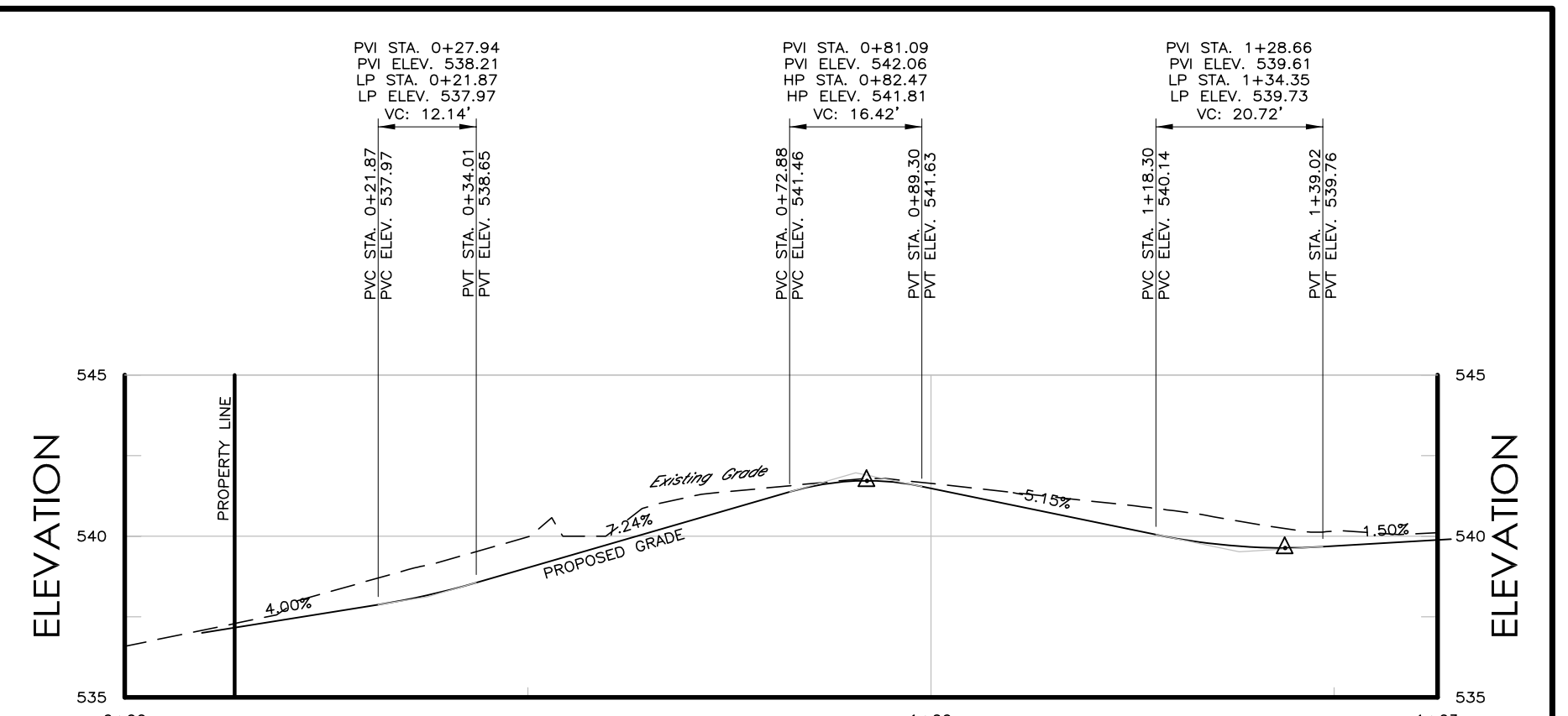
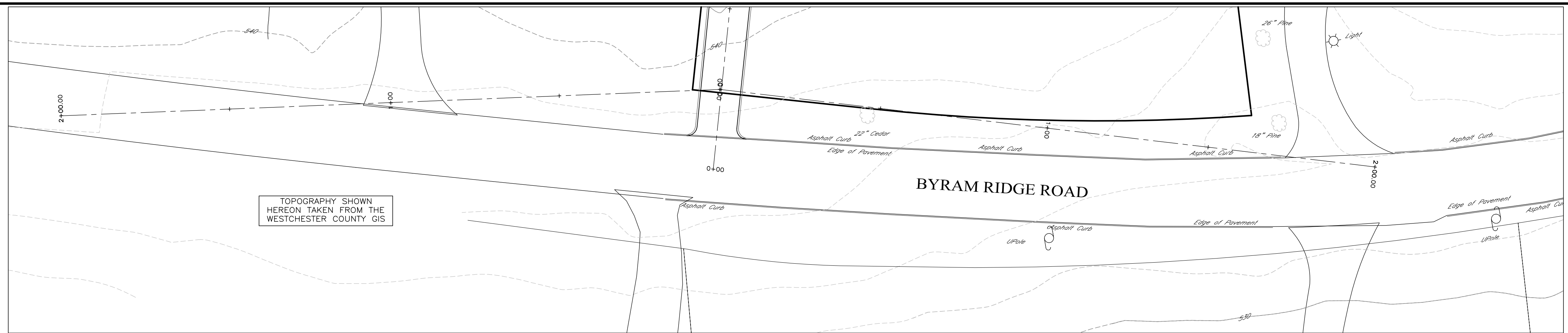
DATE: _____

SITE PLAN
FEBRUARY 7, 2022

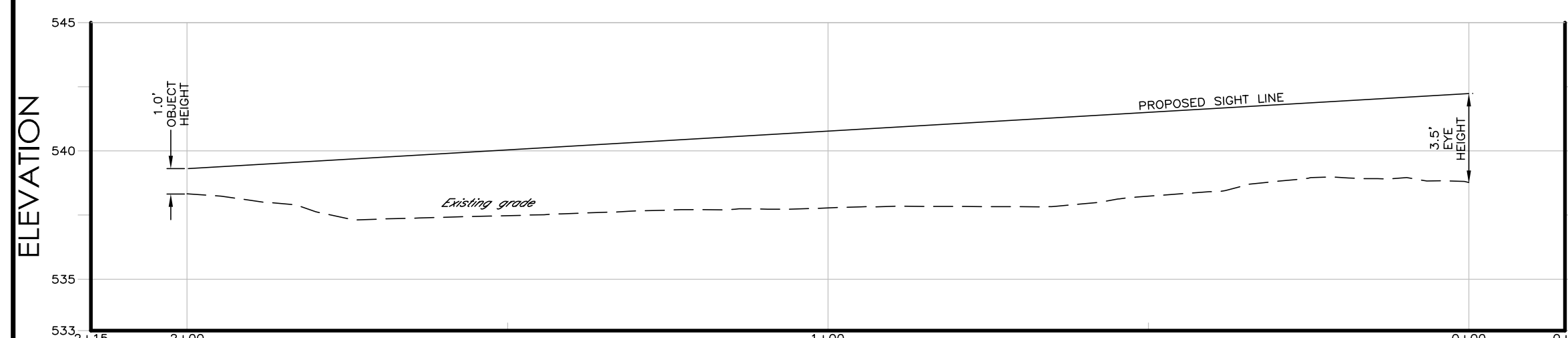
PROPOSED RESIDENCE
TOWN OF NORTH CASTLE,
WESTCHESTER COUNTY, NEW YORK

PROJECT: _____

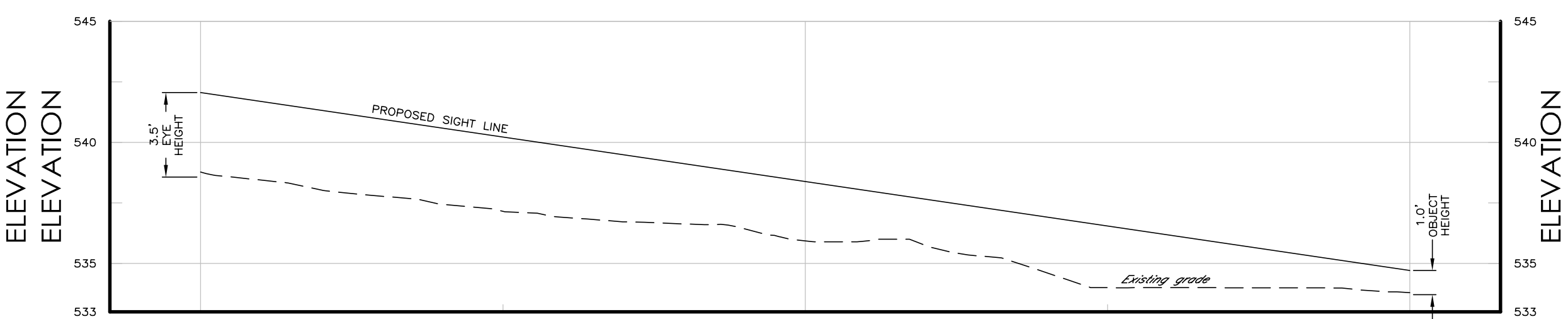
SHEET: 01 OF 02



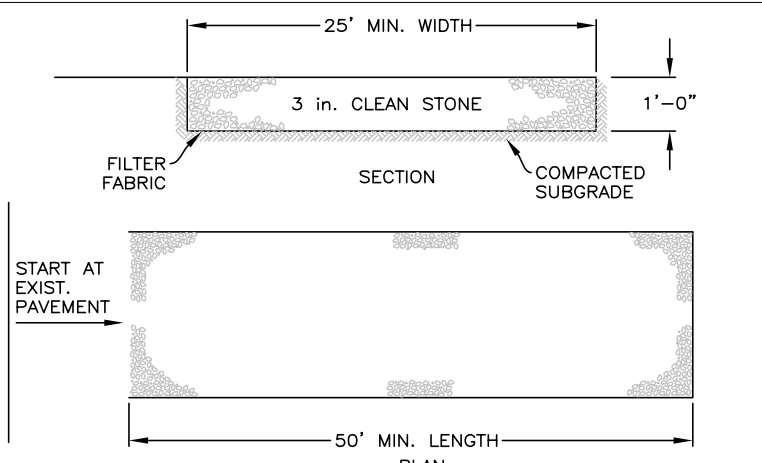
PROPOSED DRIVEWAY PROFILE
 HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 5'



NORTH SIGHT DISTANCE PROFILE
 HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 5'



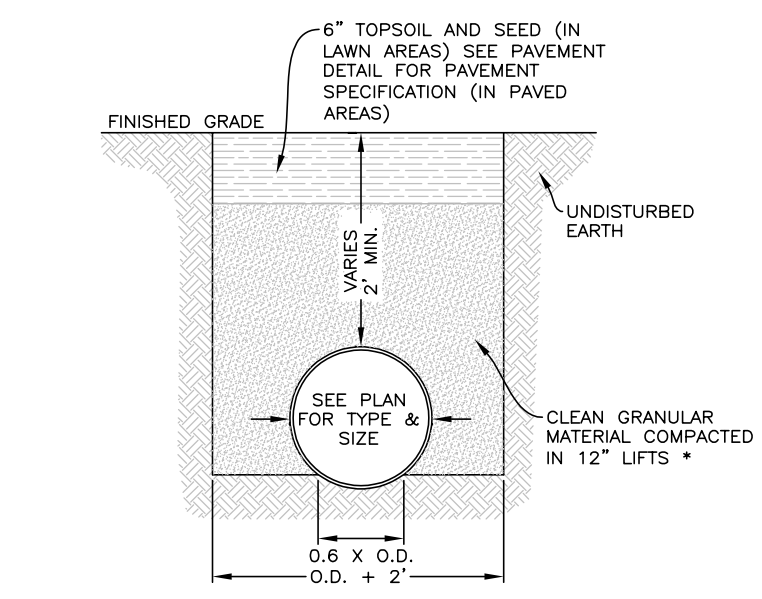
SOUTH SIGHT DISTANCE PROFILE
 HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 5'



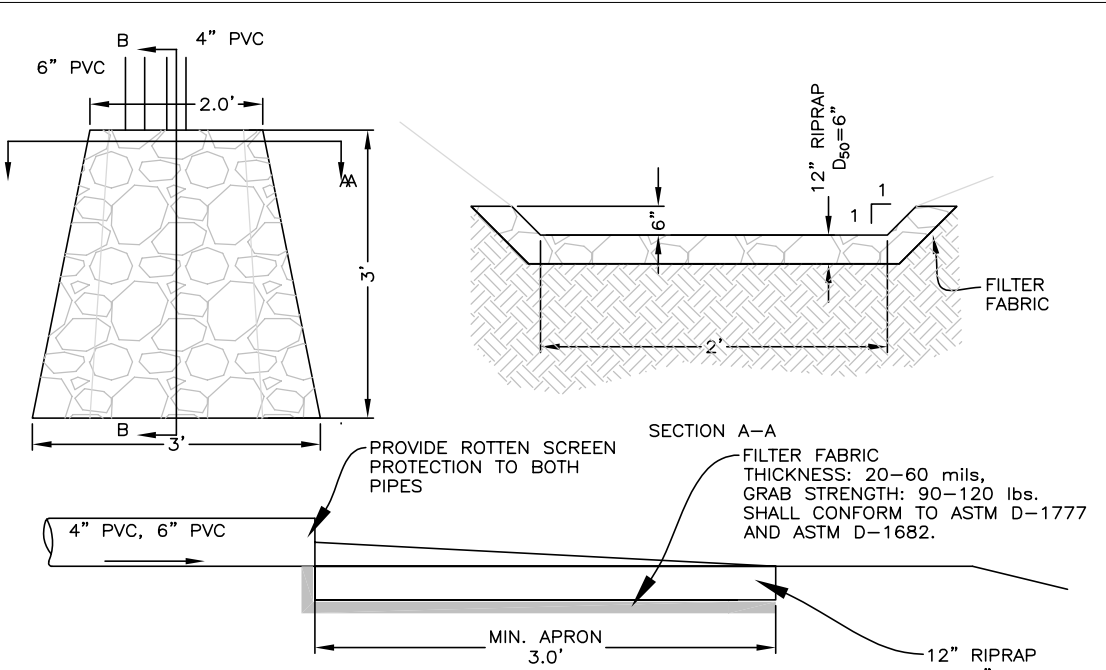
TO BE PROVIDED AT ALL POINTS OF EQUIPMENT INGRESS OR EGRESS ONTO PUBLIC RIGHTS-OF-WAY.

- INSTALLATION NOTES**
- STONE SIZE - USE 3" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
 - THICKNESS - NOT LESS THAN SIX (6) INCHES.
 - WIDTH - 25 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT PORTS WHERE INGRESS OR EGRESS OCCUR.
 - FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
 - SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
 - WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

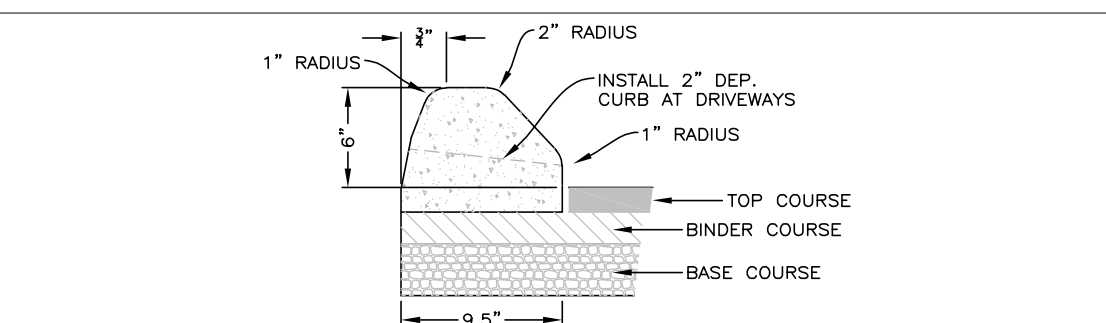
STABILIZED CONSTRUCTION ENTRANCE (ANTI-TRACKING PAD) N.T.S.



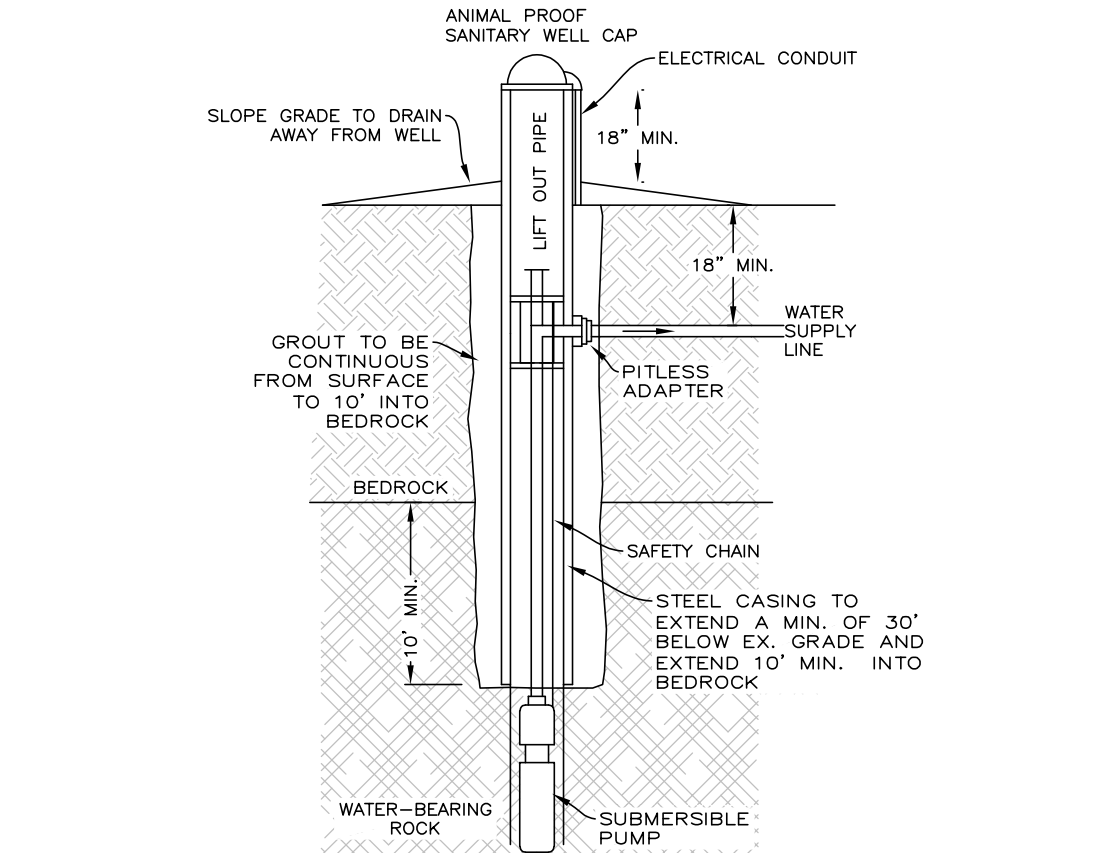
DRAIN PIPE TRENCH DETAIL N.T.S.



OUTLET PROTECTION DETAIL N.T.S.

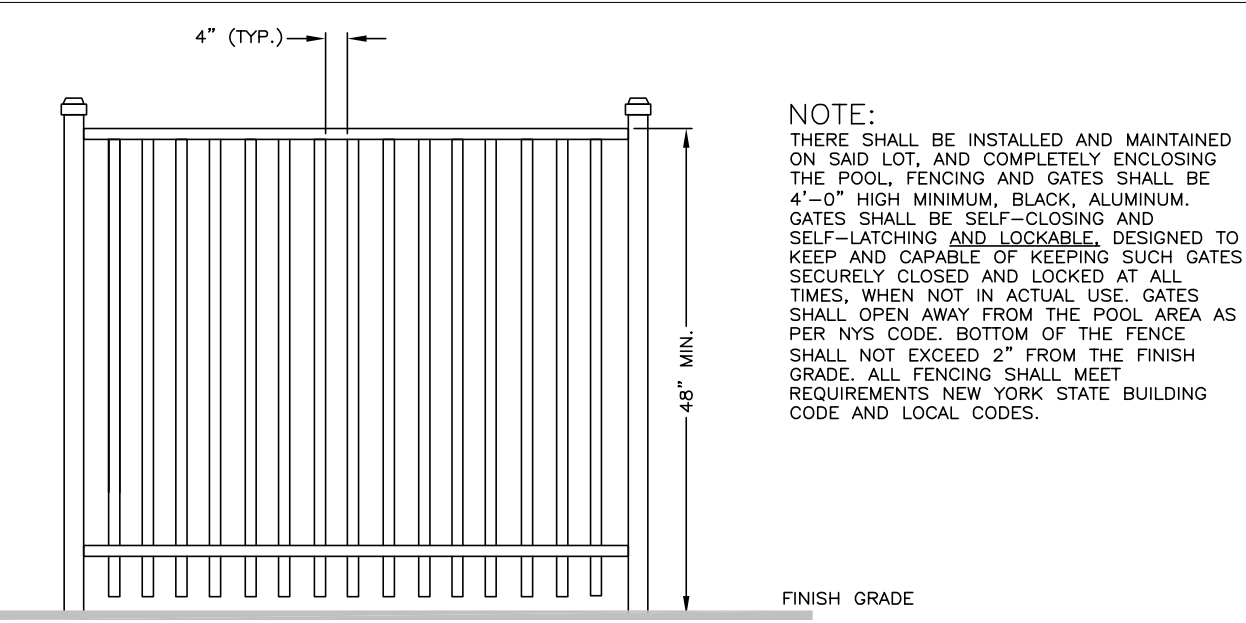


ASPHALT CONCRETE CURB N.T.S.

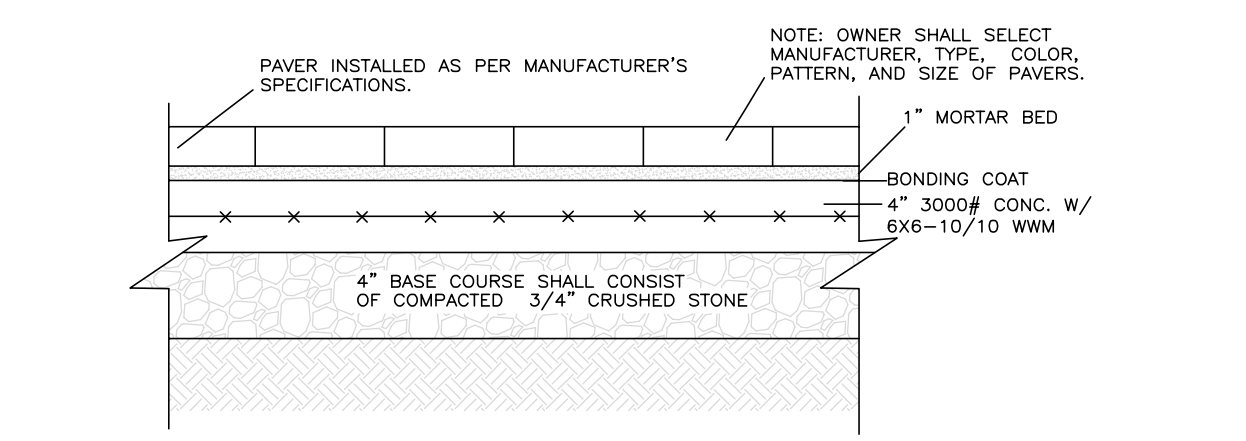


- NOTES**
- THE WELL IS TO BE A DRILLED WELL, CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF WESTCHESTER COUNTY HEALTH DEPARTMENT RULES AND REGULATIONS, FOR THE DESIGN AND CONSTRUCTION OF RESIDENTIAL SUBSURFACE SEWAGE TREATMENT SYSTEMS AND DRILLED WELLS IN WESTCHESTER COUNTY, N.Y., AND WITH APPENDIX 5-B OF THE NEW YORK STATE DEPARTMENT OF HEALTH.
 - THERE ARE NO SOURCES OF CONTAMINATION WITHIN 200 FEET OF THE PROPOSED WELL.
 - THE MINIMUM WELL YIELD IS 5 GPM; YIELDS LESS THAN 5 GPM MUST BE IMMEDIATELY REPORTED TO THE DEPARTMENT.

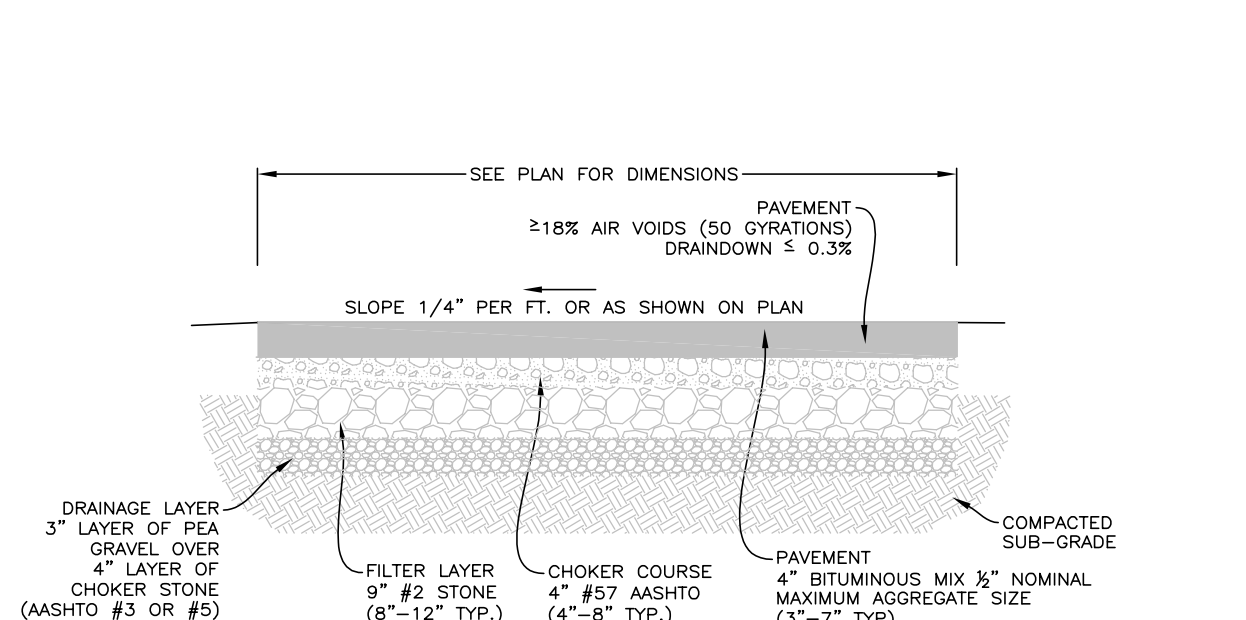
WELL DETAIL N.T.S.



POOL FENCE, FENCE DETAIL N.T.S. (OR APPROVED EQUAL)



WALKWAY DETAIL N.T.S.



POROUS ASPHALT SECTION N.T.S.

STORMWATER DETENTION CALCULATIONS

NET INCREASE IMPERVIOUS AREA RESIDENCE, POOL, POOL PATIO	S.F.	4048
DESIGN STORM (100 YR.):	IN.	9.2
HYDROLOGIC SOIL TYPE:		B
EXISTING CN:		61
PROPOSED CN:		98
REQUIRED STORAGE VOLUME CALCULATION		
EX. RUNOFF DEPTH:	IN.	4.38
PR. RUNOFF DEPTH:	IN.	8.96
DELTA RUNOFF DEPTH:	IN.	4.58
INCREASE IN RUNOFF VOLUME:	C.F.	1543.7
REQUIRED 25 YR STORAGE VOLUME:	C.F.	1543.7
RAIN GARDEN FOOTPRINT AREA:	S.F.	1287
THICKNESS OF SOIL MEDIA:	FT.	1.5
THICKNESS OF DRAINAGE MEDIA:	FT.	1
SOIL MEDIA VOID RATIO:		0.2
DRAINAGE MEDIA VOID RATIO:		0.4
VOID VOLUME OF SOIL MEDIA:	C.F.	386.1
VOID VOLUME OF DRAINAGE MEDIA:	C.F.	514.8
PONDING DEPTH:	FT.	0.5
VOLUME OF PONDING:	C.F.	643.5
TOTAL VOLUME OF RAIN GARDEN:	C.F.	1544.40

6" DRAWDOWN CALCULATION

POOL WIDTH:	FT	8.5
POOL LENGTH:	FT	20
DRAWDOWN:	IN	6
DRAWDOWN VOL:	CF	85

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209(2), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER ANY ITEM ON THIS PLAN IN ANY WAY, IF ANY ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

ALFONZETTI ENGINEERING, P.C.
 14 SMITH AVE, MT. KISCO, N.Y. 10549
 914-666-9800 INFO@ALFONZETTIENG.COM

SITE DATA

OWNER/APPLICANT: DANIEL SIMCHI
 SITE ADDRESS: BYRAM RIDGE ROAD, ARMONK, NY 10504
 TAX MAP #: 101.01-2-65
 LOT AREA: 1.003 AC
 ZONE: R-1A

SIGHT DISTANCE PLAN
 FEBRUARY 7, 2022

PROPOSED RESIDENCE
 TOWN OF NORTH CASTLE,
 WESTCHESTER COUNTY, NEW YORK

THESE PLANS ARE SUBMITTED FOR PLANNING BOARD DATED: FEBRUARY 28, 2022

ENGINEERING DRAWINGS, PLANS REVIEWED BY TOWN ENGINEER

DATE: _____

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

DATE: _____

CHRISTOPHER CARTHAY, CHAIRMAN
 TOWN OF NORTH CASTLE PLANNING BOARD



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Underground utilities shown hereon are approximate and should be verified before excavating. Additional underground utilities are not shown or certified. Encroachments and structures below grade, if any, not shown or certified.

Subject to covenants, easements, restrictions, conditions and agreements of record.

This map is prepared to show topography only and is not to be used for title transfer purposes. Map may not be certified to title companies and/or banks.

Tree species shown hereon to be verified by a licensed arborist and are not certified by surveyor.

Elevations shown hereon generally in accordance with North American Vertical Datum 88.

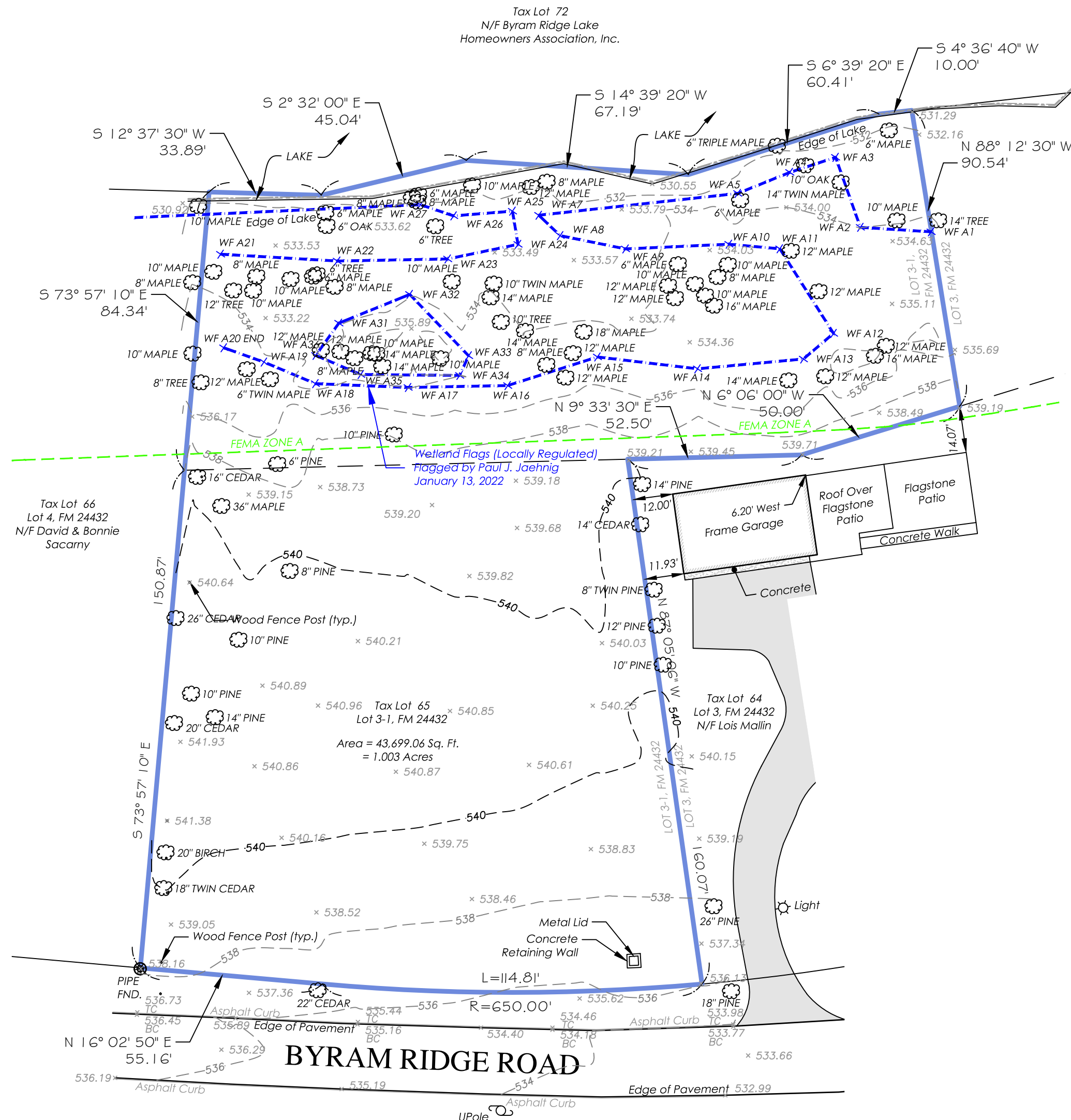
Reference: Lot 3-1 as shown on a certain map entitled, "Resubdivision Map of Properties Belonging to S.A.H. Realty Corp. Niels & Joan Stone Jr., Lois J. Mallin and George & Marcia Nagle, Jr." Said map filed in the Westchester County Clerk's Office, Division of Land Records on June 4, 1991, as map number 24432.

This survey depicts portions of property described in Deed Liber 7971, Page 481 and Deed Liber 10421, Page 241.

Premises shown hereon designated on the Town of North Castle Tax Maps as: Section 101.01, Block 2, Lot 65.

Property Address:
No # Byram Ridge Road
Armonk, New York 10504

The survey shows the zone designation of any area shown as being within a Special Flood Hazard Area according to current Federal Emergency Management Agency Maps which make up a part of the National Flood Insurance Administration Report. Said described property is located within an area having a Zone Designation ZONE A (No Base Flood Elevation determined) by the Secretary Housing and Urban Development, on Flood Insurance Rate Map No. 36119C0164F, with a date of identification of September 28, 2007, for Community Number 360923, in the Town of North Castle, Westchester County, State of New York, which is the current Flood Insurance Rate map for the community in which said property is situated.



**TOPOGRAPHIC SURVEY OF PROPERTY
PREPARED FOR
DANIEL SIMCHI**
SITUATE IN THE
TOWN OF NORTH CASTLE
WESTCHESTER COUNTY, NEW YORK

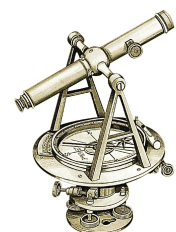
SCALE: 1" = 30'

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

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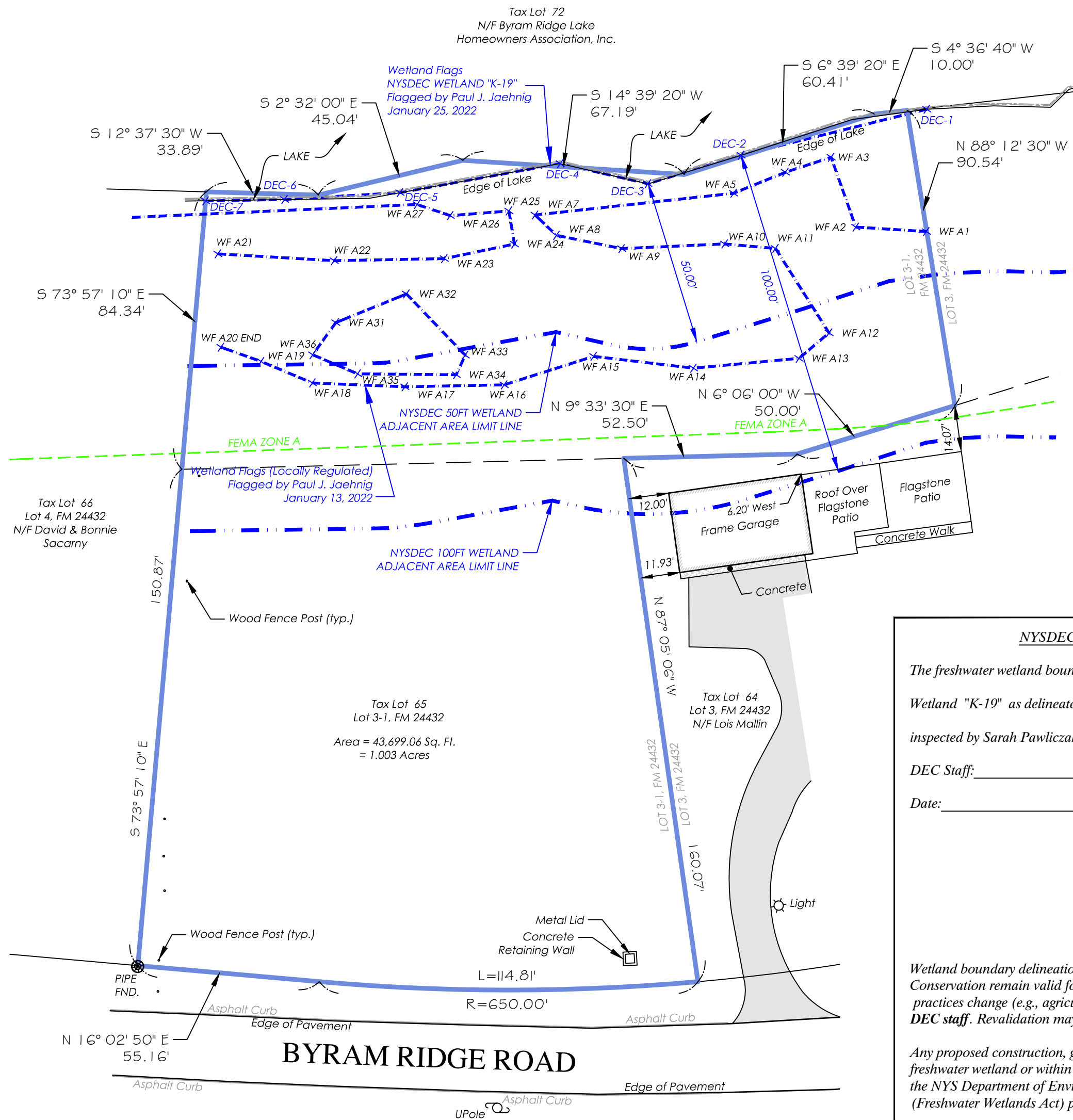
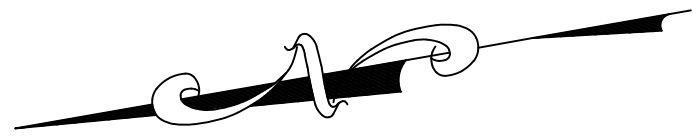
394 BEDFORD ROAD • PLEASANTVILLE • NY 10570
(914) 769-8003 • survey@tcmerritts.com



Surveyed: June 21, 2021
Map Prepared: June 23, 2021
Map Revised: January 26, 2022 to show topography and trees

By: *Daniel T. Merritts*
New York State Licensed Land Surveyor No. 050604

Project: JOB# 21-245	Reference: JOB# 09-052
Field Survey By: AN/SH	Drawn By: CMP
Project Manager: CMP	Checked By: DA/CP



NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION

The freshwater wetland boundary as represented on this map accurately depicts the limits of Freshwater Wetland "K-19" as delineated by Paul J. Jaehnig, Wetlands Consultant, on January 25, 2022 and field inspected by Sarah Pawliczak, NYSDEC Bureau of Habitat on January 26, 2022.

DEC Staff: _____ Surveyor: Daniel T. Merritts, L.S.

Date: _____ SEAL

Wetland boundary delineations as validated by the New York State Department of Environmental Conservation remain valid for 5 years unless existing exempt activities, area hydrology, or land use practices change (e.g., agricultural to residential). After 5 years the boundary must be revalidated by DEC staff. Revalidation may include a new delineation and survey of the wetland boundary.

Any proposed construction, grading, filling, excavating, clearing or other regulated activity in the freshwater wetland or within 100 feet of the wetland boundary, as depicted on this map, requires a permit from the NYS Department of Environmental Conservation under Article 24 of the Environmental Conservation Law (Freshwater Wetlands Act) prior to commencement of work.

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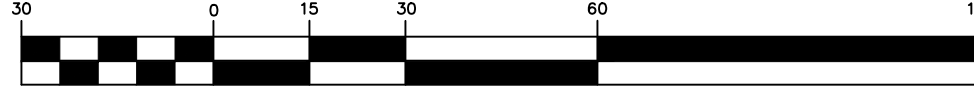
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**WETLAND MAP
PREPARED FOR
DANIEL SIMCHI**
SITUATE IN THE
TOWN OF NORTH CASTLE
WESTCHESTER COUNTY, NEW YORK

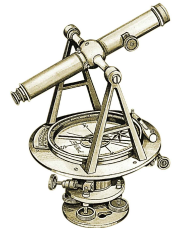
SCALE: 1" = 30'

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

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Surveyed: June 21, 2021
Map Prepared: February 7, 2022

By: Daniel T. Merritts
New York State Licensed Land Surveyor No. 050604

Project: JOB# 21-245	Reference: JOB# 09-052
Field Survey By: AN/SH	Drawn By: CMP
Project Manager: CMP	Checked By: DA/CP