

Transmittal & Cover Letter

To:	Town of North Castle	Date:	05/09/2022
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 re-submission to the Planning Board for site plan approval on new construction single family residence at Byram Ridge Road, Armonk.

Our project was reviewed by Planning Board on February 28th, 2022 and we had a site walk through with the board on April 25th, 2022.

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, & double-height living room. Exterior work to include small rear deck, new driveway with one curb cut, and a covered entrance.

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

- The driveway is shifted away from the property line to reduce tree removals and to allow for additional planting buffer area
- The house is shifted further away toward the street and away from wetland.
- The house is reduced in size by approx. 300 SF.
- The proposed pool is eliminated to reduce disturbance

Melamed Architect PC

- Revised septic and grading design
- Updated Mitigation plan
- New Landscape plan

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

A reminder that the application fees were already paid in the previous submission.

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

Emails: yosef@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
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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 _____

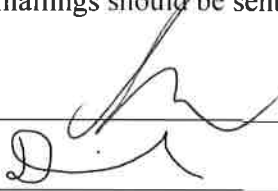
Applicant Acknowledgement

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 5,379 S.F.

Proposed Floor Area Breakdown:

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

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

Other Nonresidential _____ S.F.; Residential 5,379 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

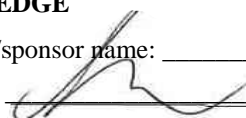
Part 1 - Project Information

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

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: _____



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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.



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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

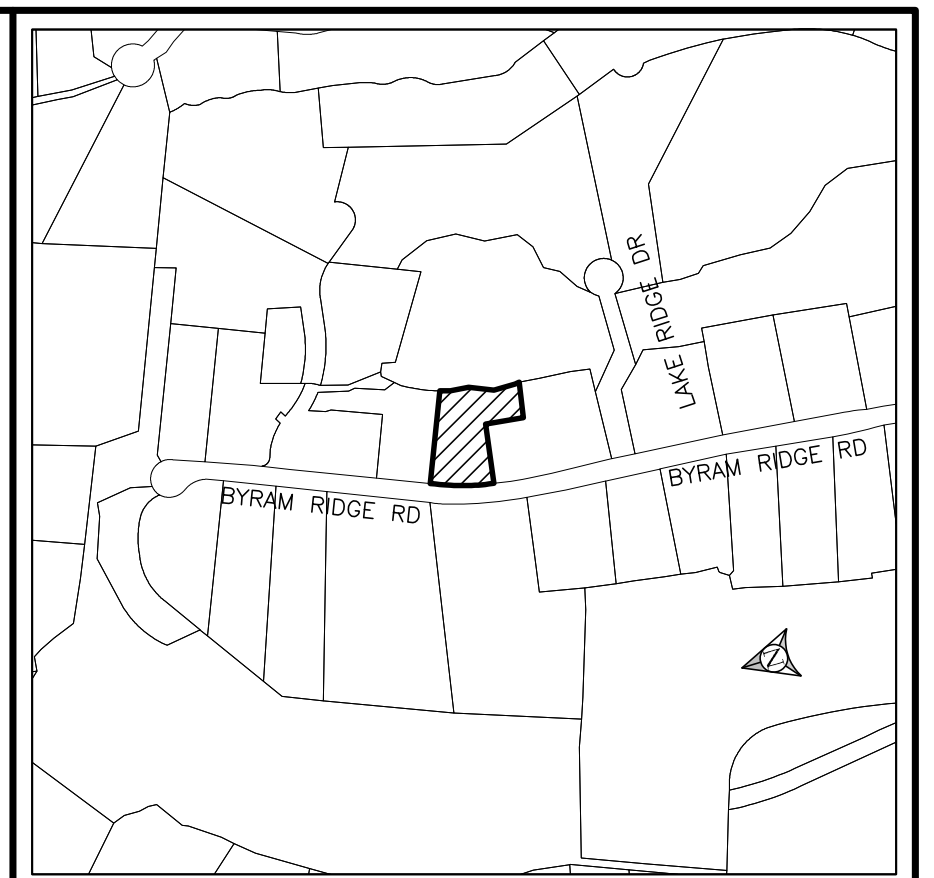
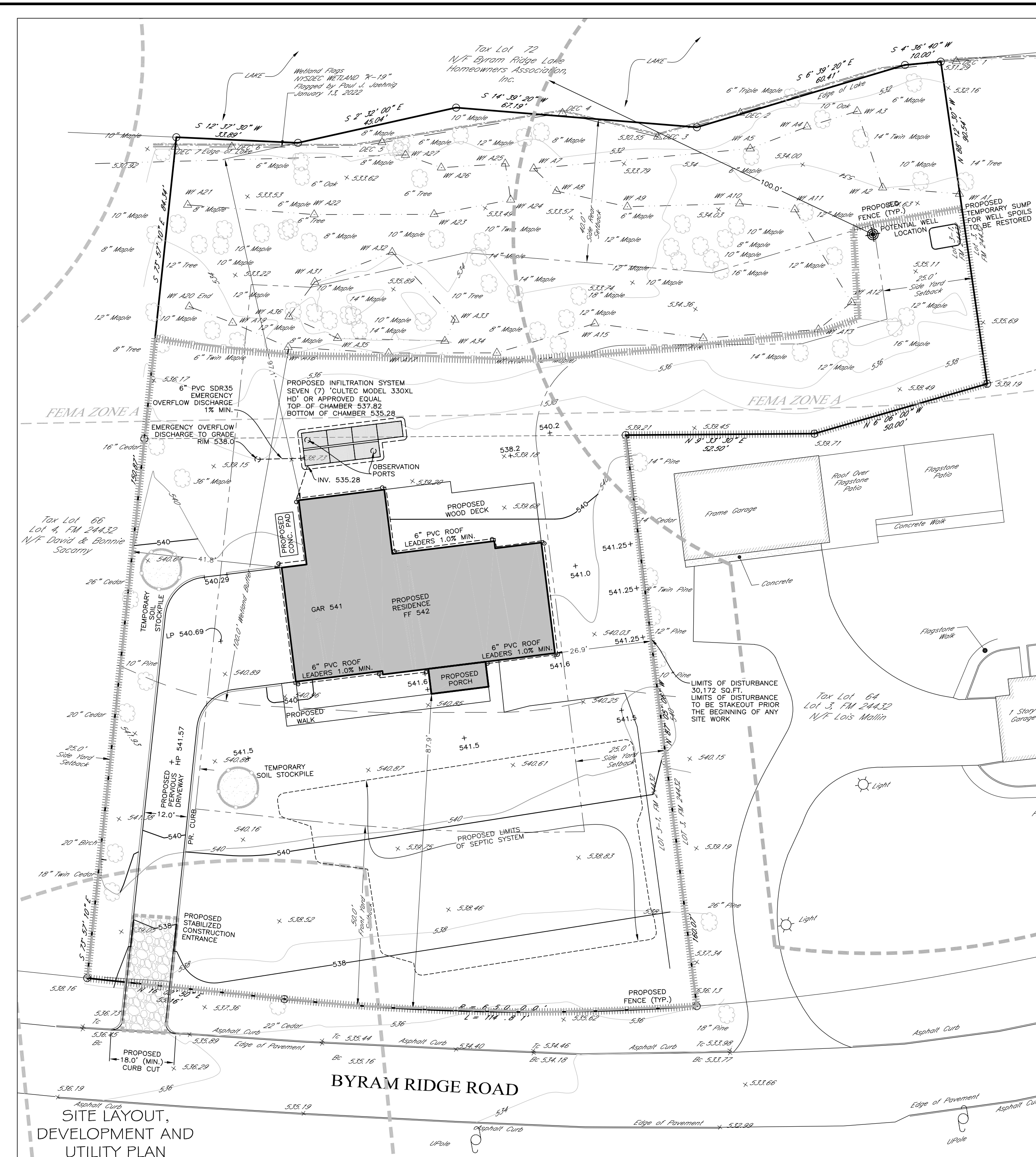
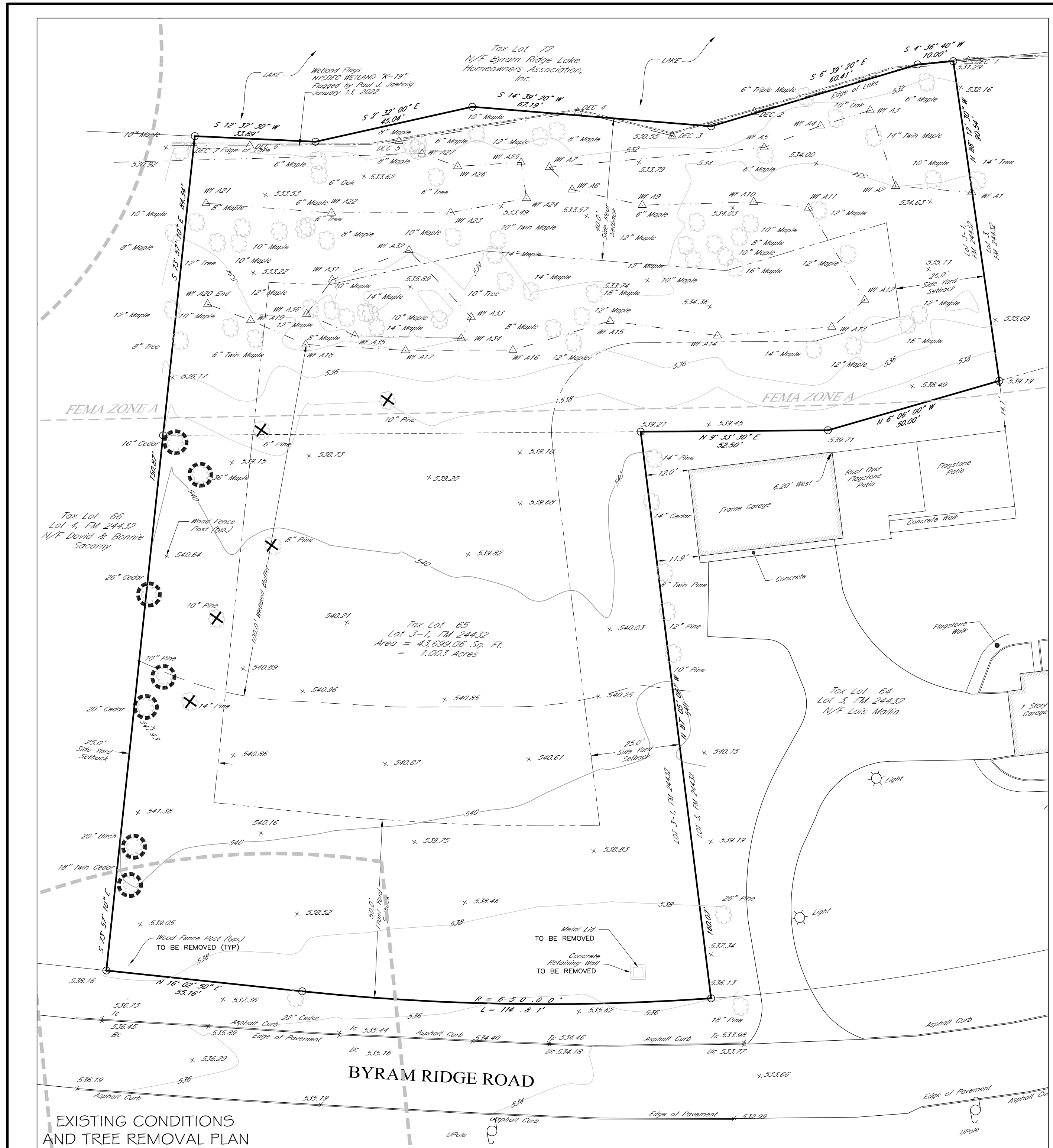
Permit Fee \$75.00 Payment type: [] Check #: _____ [] Cash

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

Reviewed By: _____ Date: _____

Building Inspector Approval: _____ Date: _____

Conditions: _____



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, ELECTRICAL, 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 BY 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.

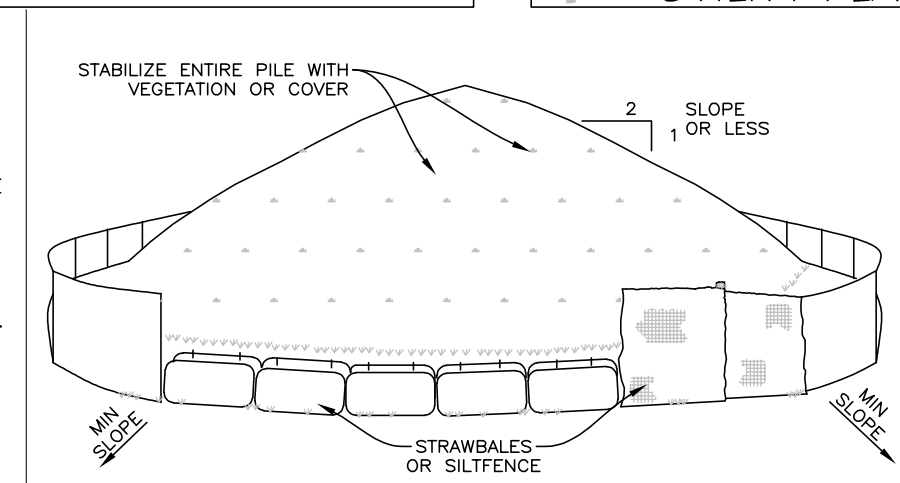
CONSTRUCTION SEQUENCE:

- 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/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.

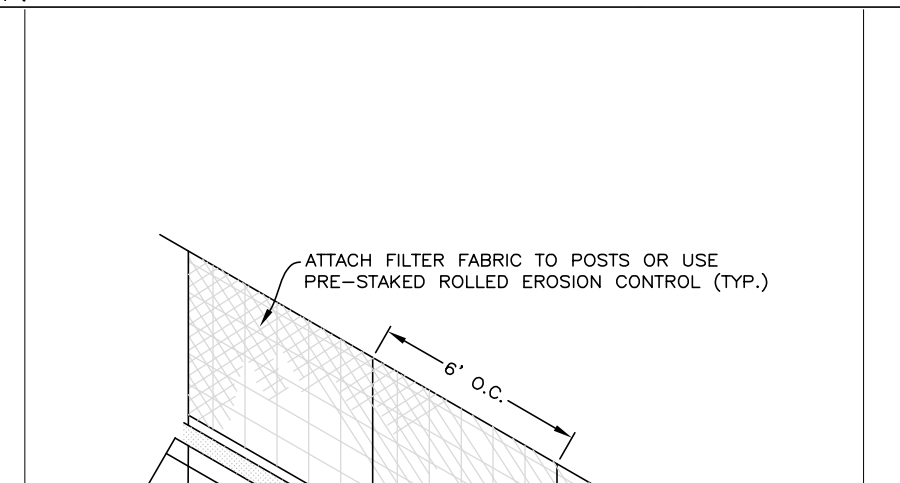
EROSION CONTROL NOTES:

- 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, SEEDDED 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).



- INSTALLATION NOTES
- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
 - MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
 - UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.



- TEMPORARY MATERIAL STOCKPILE N.T.S.

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	18"	CEDAR
1	20"	CEDAR
1	20"	BIRCH
1	26"	CEDAR
1	36"	MAPLE

TOTAL OF 16 TREES TO BE REMOVE UNDER THIS DEVELOPMENT.

TREE LEGEND

☒ TREES TO BE REMOVED

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

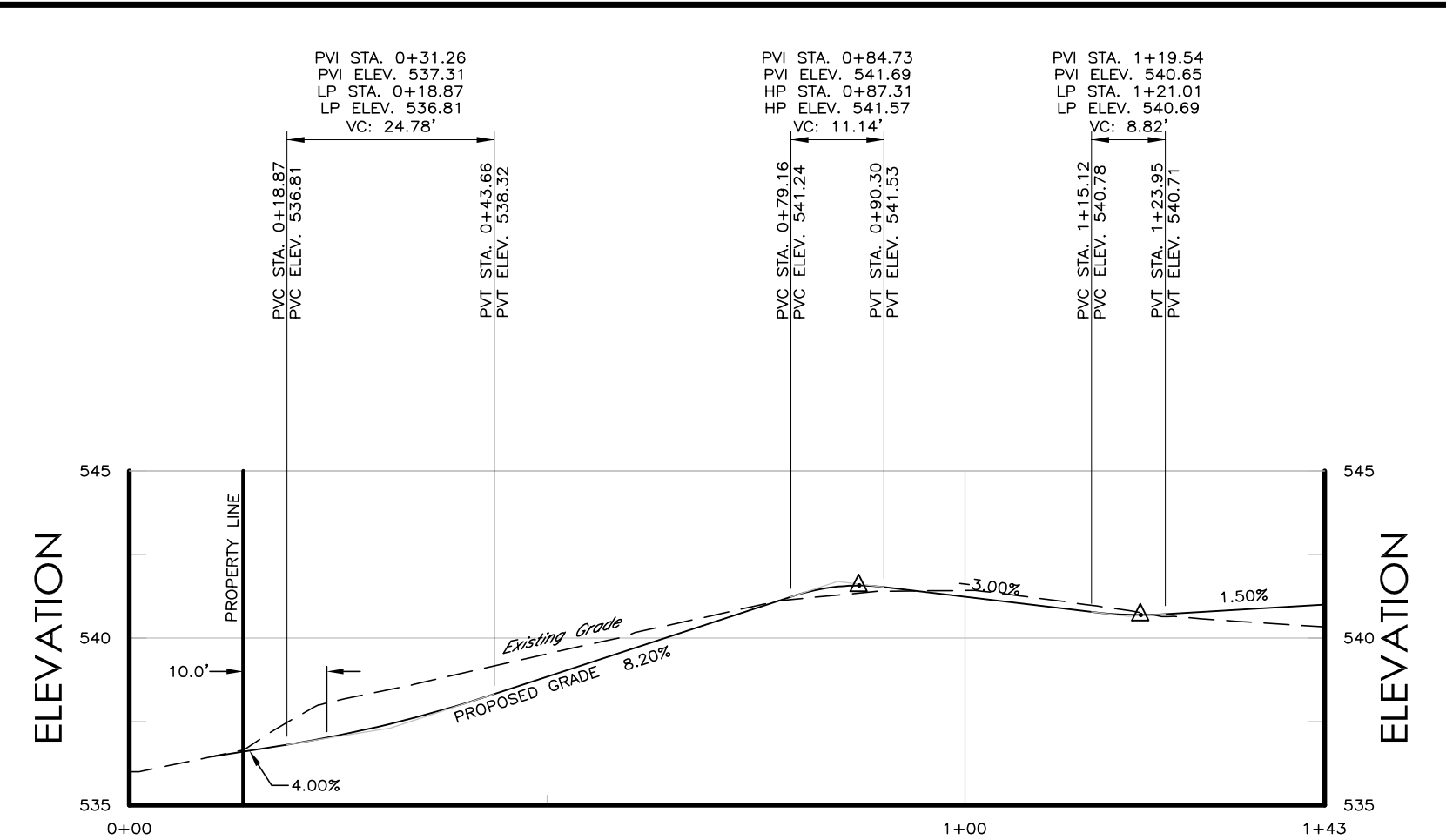
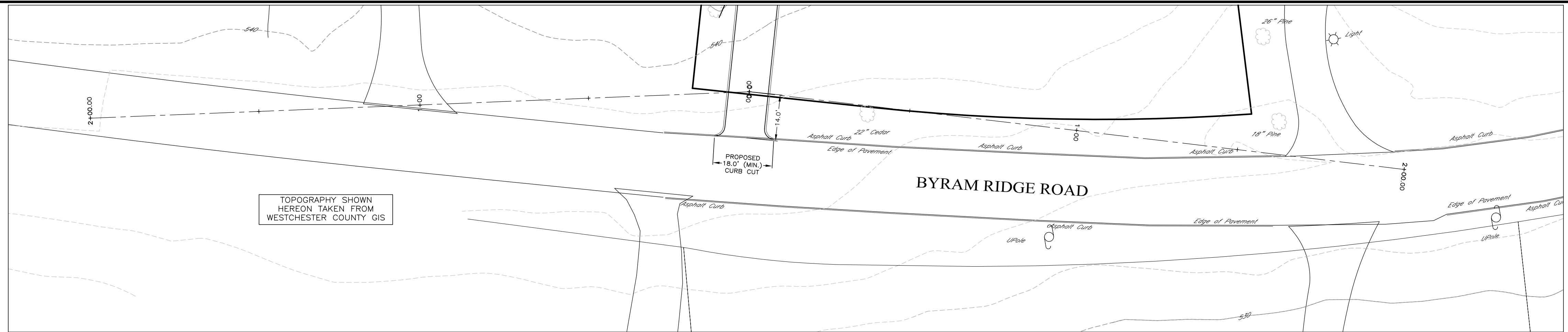
REVISIONS: MAY 3, 2022

SITE PLAN
FEBRUARY 7, 2022

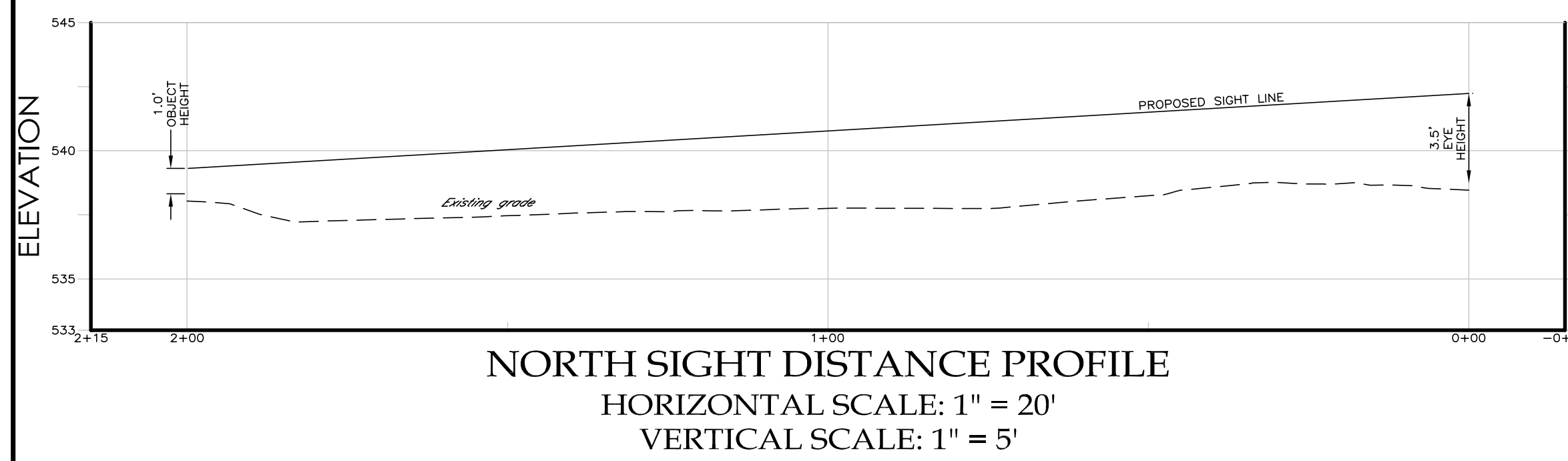
PROPOSED RESIDENCE
TOWN OF NORTH CASTLE,
WESTCHESTER COUNTY, NEW YORK

PROJECT: _____

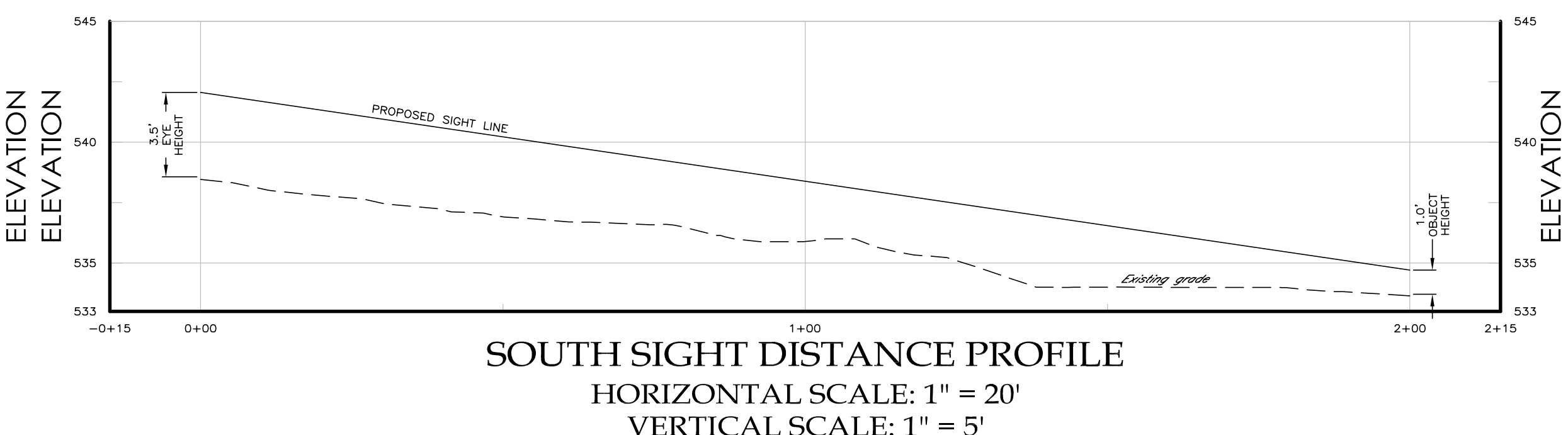
SHEET: 01 OF 02



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'

STORMWATER DETENTION CALCULATIONS

USING STORMWATER CHAMBERS	
DRAINAGE STUDY AREA (NET NEW IMPERVIOUS)	S.F. 2886.4
DESIGN STORM (100 YR.)	IN. 9.2
HYDROLOGIC SOIL TYPE	C/D
EXISTING CN	77
PROPOSED CN	98
REQUIRED STORAGE VOLUME CALCULATION	
EX. RUNOFF DEPTH	IN. 6.39
PR. RUNOFF DEPTH	IN. 8.96
DELTA RUNOFF DEPTH	IN. 2.57
REQUIRED STORAGE VOLUME	C.F. 619.2
CHAMBER INFORMATION	
LENGTH OF 1 CHAMBER	FT. 8.5
WIDTH OF 1 CHAMBER	FT. 4.33
HEIGHT OF CHAMBER	FT. 2.54
WIDTH OF STONE SURROUNDING CHAMBER	FT. 1
DEPTH OF STONE UNDER CHAMBER	FT. 0.5
STONE VOID RATIO	0.33
VOLUME PER CHAMBER (AS PER MANUFACTURER)	C.F./L.F. 7.46
TRENCH SIZE	
TRENCH WIDTH	FT. 6.33
TRENCH LENGTH (UNIT LENGTH)	FT. 1
TRENCH HEIGHT	FT. 3.04
TRENCH VOLUME	C.F./L.F. 19.24
STONE VOID VOLUME	C.F. 3.89
PERCOLATION AREA	S.F./L.F. 6.33
PERCOLATION RATE	MIN./IN. 40
PERCOLATION HOLE DIAMETER	IN. 10
WATER LEVEL DROP	IN. 1
AVERAGE DEPTH OF WATER	IN. 8.5
PERCOLATION HOLE BOTTOM AREA	S.F. 0.55
PERCOLATION HOLE SIDE AREA	S.F. 1.85
PERCOLATION HOLE TOTAL AREA	S.F. 2.40
PERCOLATION VOLUME CHANGE	C.F. 0.045
ADJUSTED PERCOLATION RATE	C.F./S.F./DAY 0.68
PERCOLATION VOL. PER DAY	C.F./DAY /L.F. 4.3
PERCOLATION WITH CLOGGING	C.F./DAY /L.F. 3.2
TOTAL VOLUME OF CHAMBERS	C.F./DAY /L.F. 14.6
REQUIRED LENGTH CHAMBERS	L.F. 42.45
REQUIRED NUMBER OF CHAMBERS @ 7 L.F./CHAMBER	6.06
PROPOSED NUMBER OF CHAMBERS	7.00

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

ENGINEERING DRAWINGS, PLANS REVIEWED BY TOWN ENGINEER

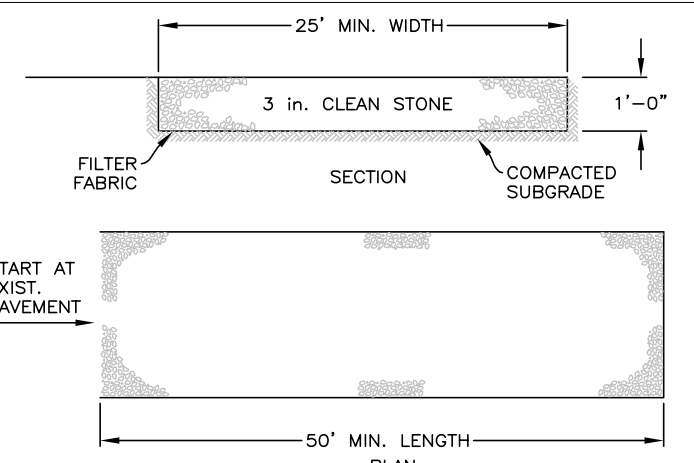
DATE: _____

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

DATE: _____

CHRISTOPHER CATHY, CHAIRMAN
 TOWN OF NORTH CASTLE PLANNING BOARD

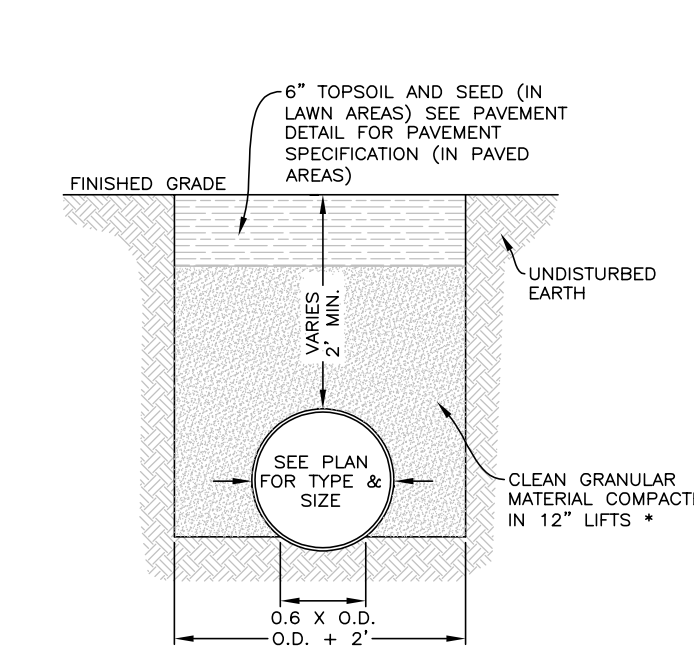
IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209(2), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER ANY ITEM ON THIS PLAN IN ANY WAY, IF ANY ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS 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.



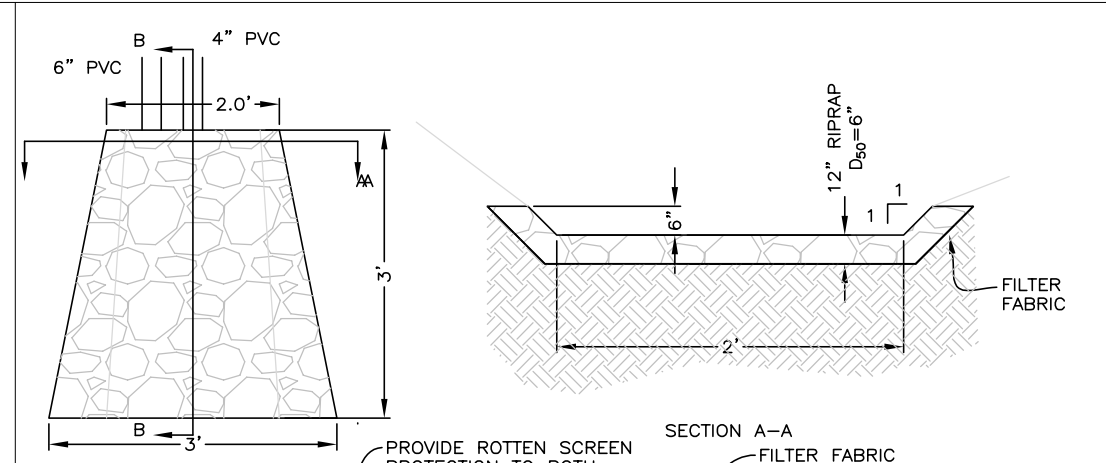
TO BE PROVIDED AT ALL POINTS OF EQUIPMENT INGRESS OR EGRESS ONTO PUBLIC RIGHTS-OF-WAY.

- 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 POINTS 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 BEAM 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 DEVICES 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.

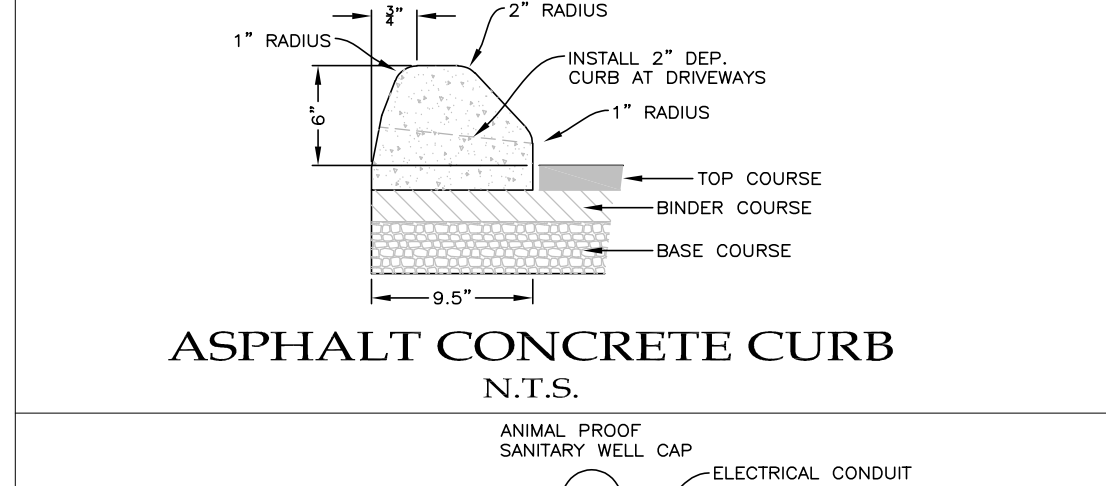
STABILIZED CONSTRUCTION ENTRANCE (ANTI-TRACKING PAD) N.T.S.



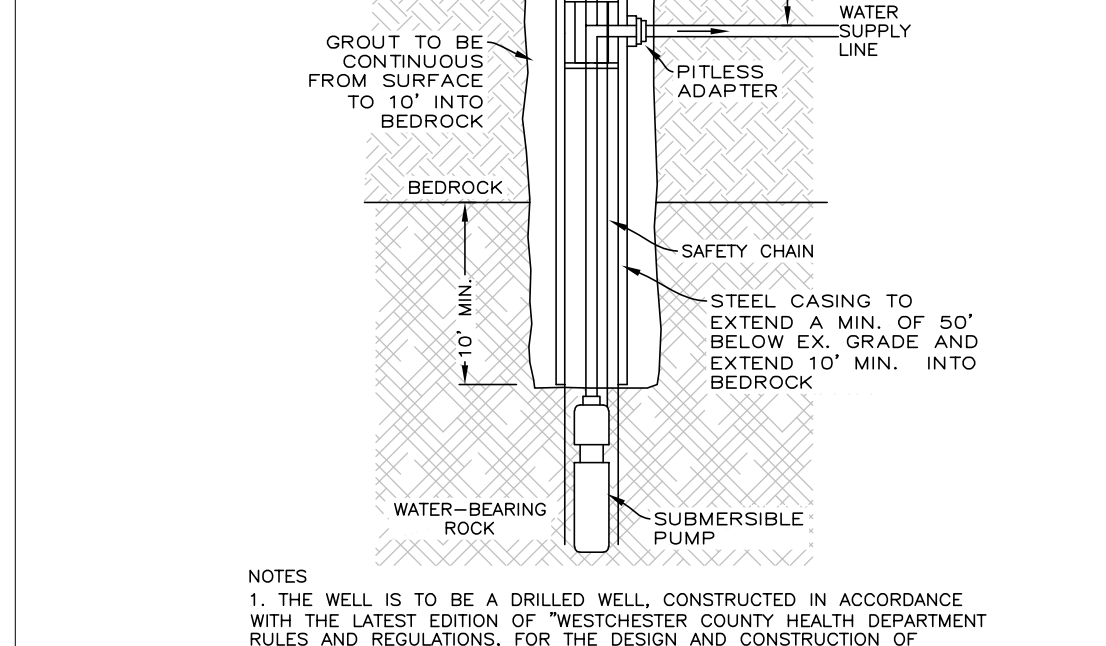
DRAIN PIPE TRENCH DETAIL N.T.S.



OUTLET PROTECTION DETAIL N.T.S.

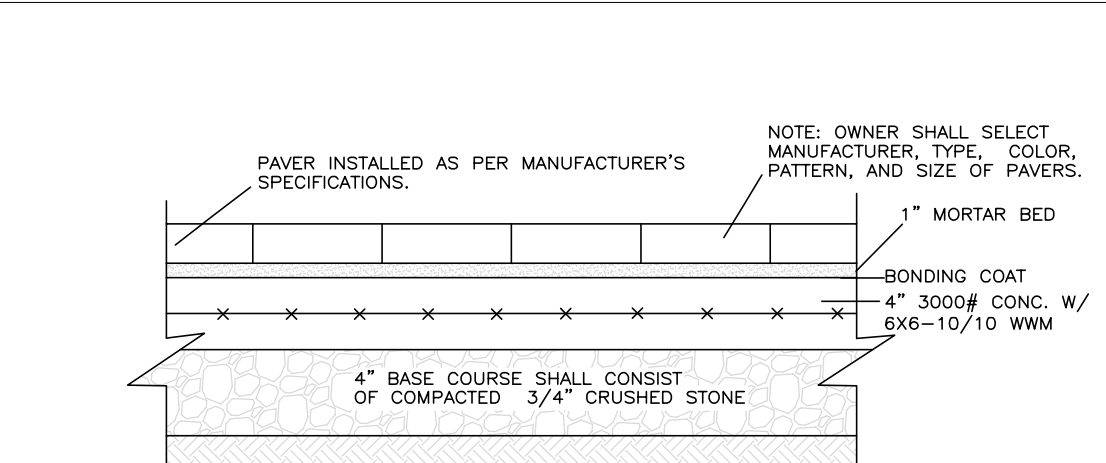


ASPHALT CONCRETE CURB N.T.S.

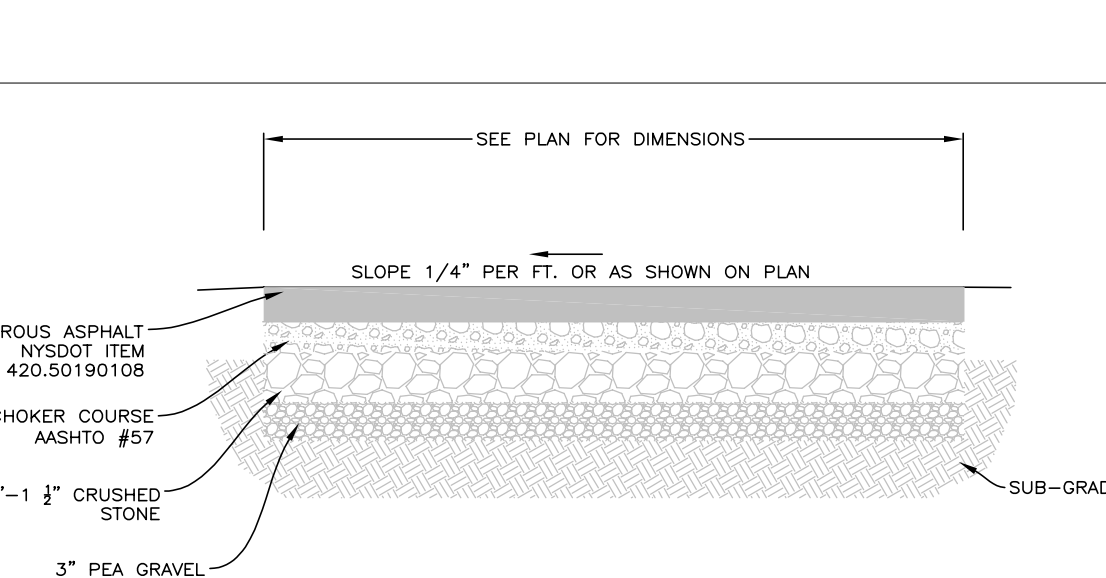


WELL DETAIL N.T.S.

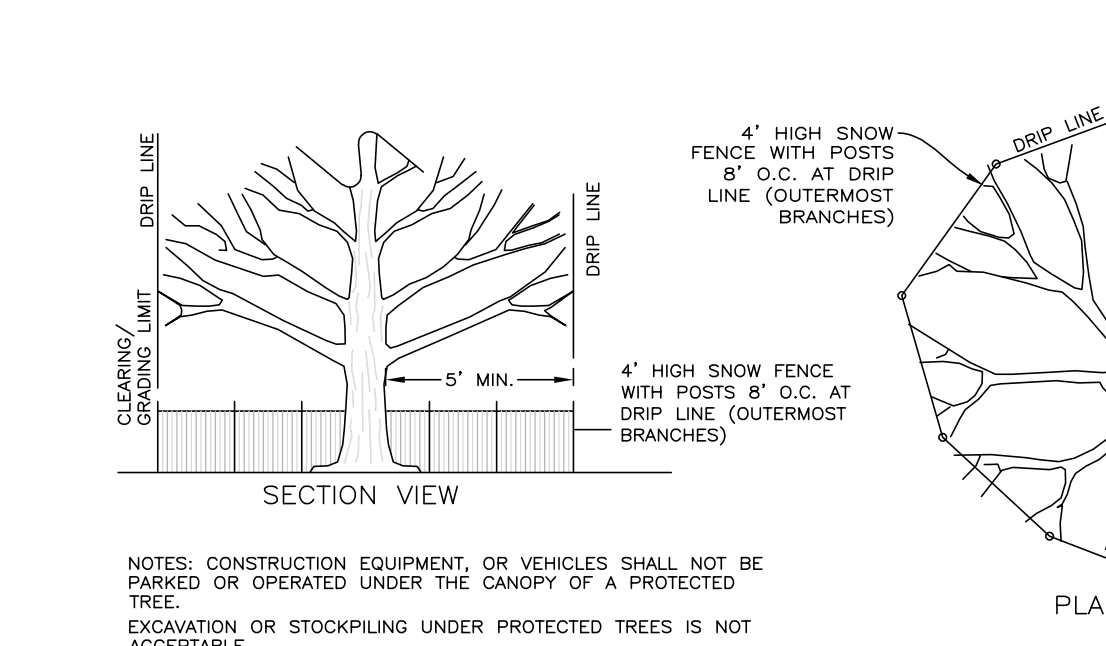
- NOTES**
- THE WELL IS TO BE A DRILLED WELL, CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF WESTCHESTER COUNTY HEALTH DEPARTMENT RULES AND REGULATIONS FOR THE DESIGN AND CONSTRUCTION OF RESIDENTIAL SUBSURFACE SEWAGE TREATMENT SYSTEMS AND DRILLED WELLS IN WESTCHESTER COUNTY, N.Y. AND WITH APPENDIX D-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.



WALKWAY DETAIL N.T.S.

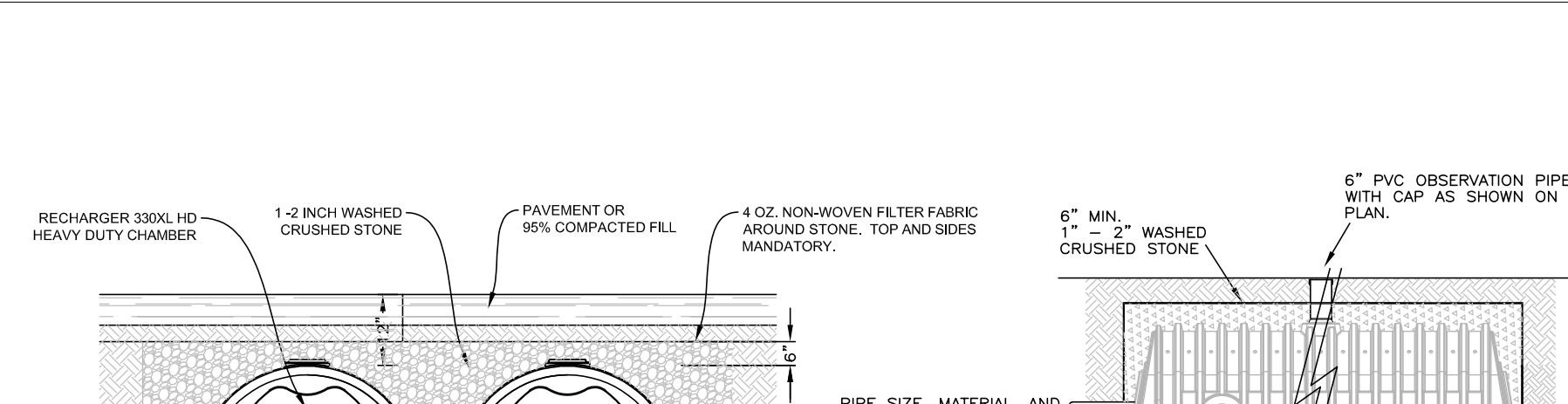


POROUS ASPHALT SECTION N.T.S.

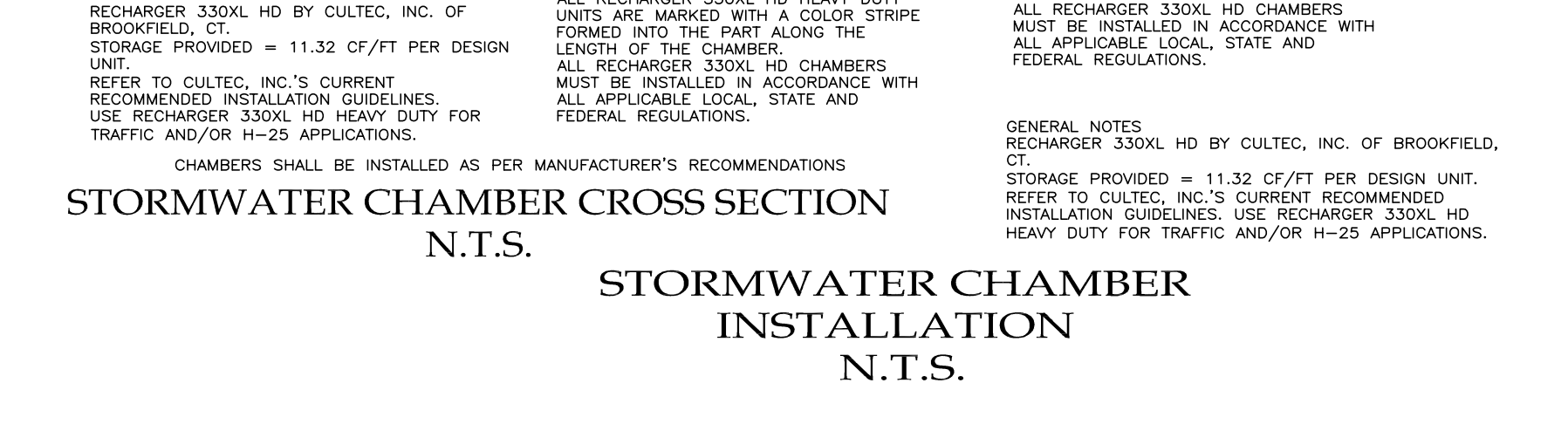


TREE PROTECTION DETAIL N.T.S.

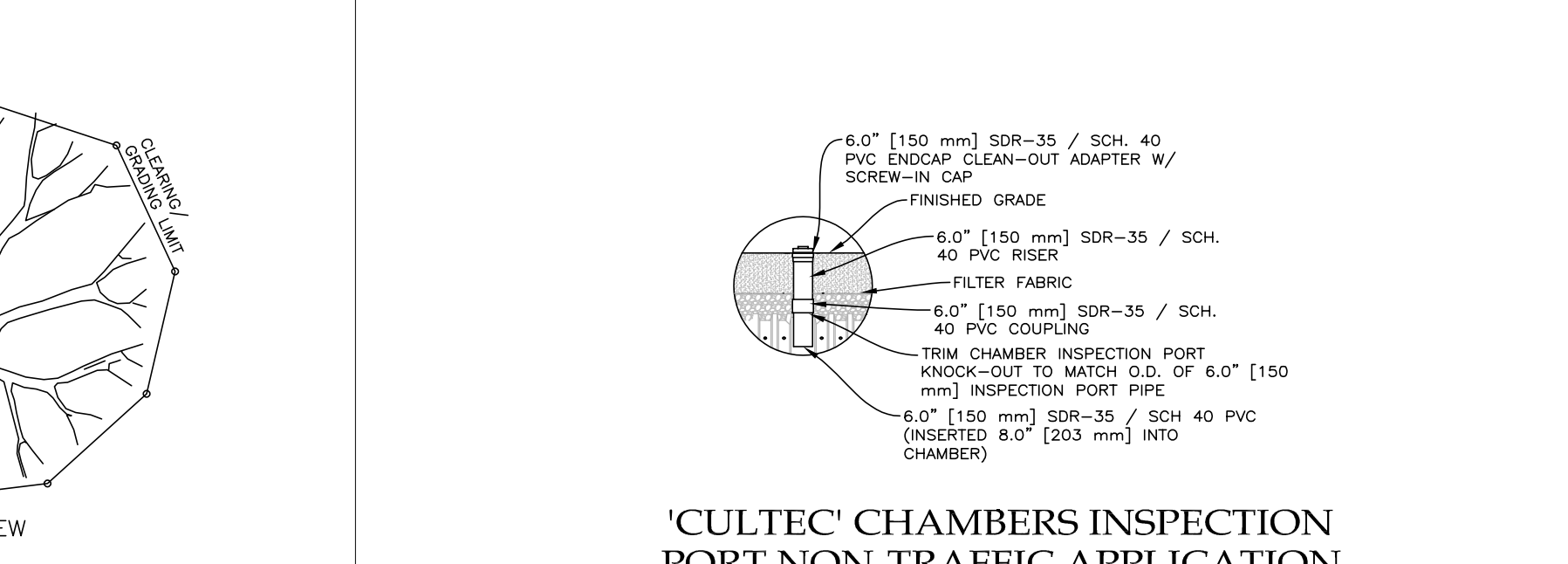
- NOTES:** CONSTRUCTION EQUIPMENT, OR VEHICLES SHALL NOT BE PARKED OR OPERATED UNDER THE CANOPY OF A PROTECTED TREE. EXCAVATION OR STOCKPILING UNDER PROTECTED TREES IS NOT ACCEPTABLE. BOARDS OR FENCES SHALL NOT BE NAILED TO PROTECTED TREES.



STORMWATER CHAMBER CROSS SECTION N.T.S.

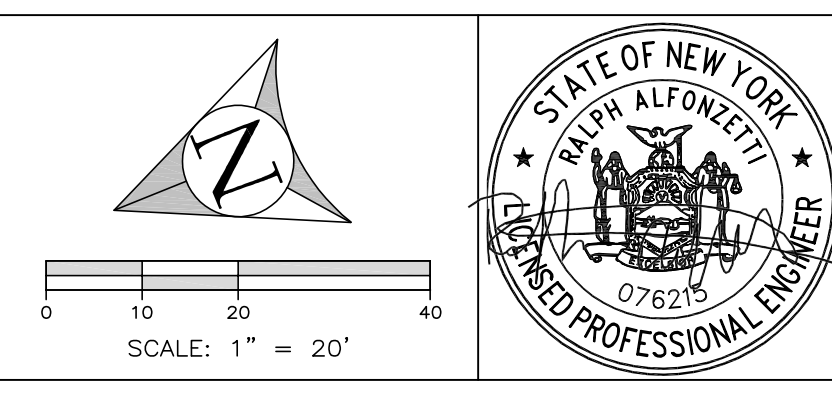


STORMWATER CHAMBER INSTALLATION N.T.S.



'CULTEC' CHAMBERS INSPECTION PORT NON-Traffic APPLICATION N.T.S.

- NOTES:** CONSTRUCTION EQUIPMENT, OR VEHICLES SHALL NOT BE PARKED OR OPERATED UNDER THE CANOPY OF A PROTECTED TREE. EXCAVATION OR STOCKPILING UNDER PROTECTED TREES IS NOT ACCEPTABLE. BOARDS OR FENCES SHALL NOT BE NAILED TO PROTECTED TREES.



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

REVISED: MAY 3, 2022

SIGHT DISTANCE PLAN
 FEBRUARY 7, 2022

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

Byram Ridge Road

Armonk, NY 10504

Planning Board Submission.

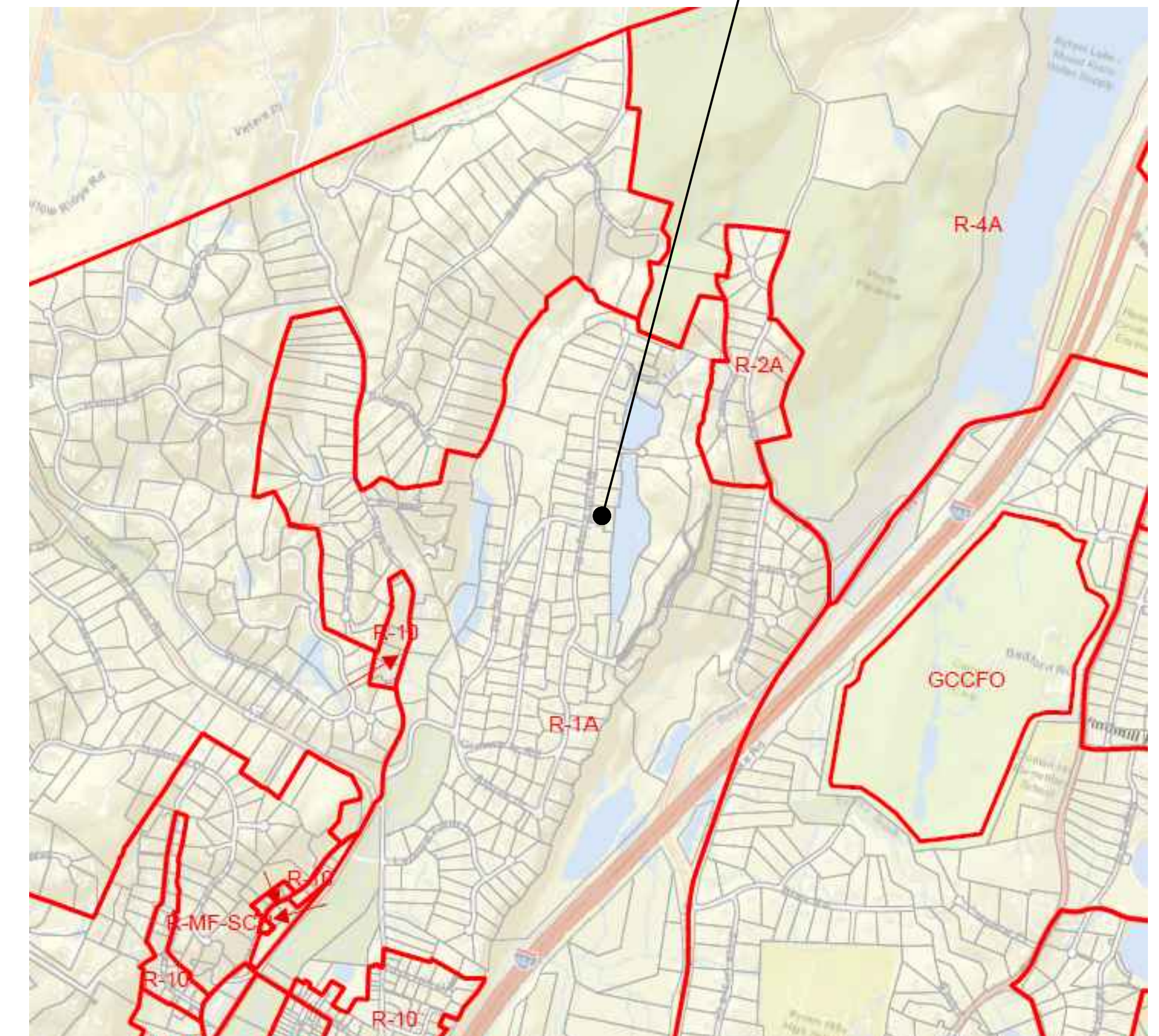
Revised Design May 9th, 2022



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-005	EXISTING & PROPOSED MITIGATION PLAN
L-100	PROPOSED PLANTING PLAN
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

Project Location



Yossi Melamed, RA AIA
Melamed Architect, P.C.
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New York, NY 10001
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Tel: 212-749-5050
info@melamedarchitect.com
www.melamedarchitect.com



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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)

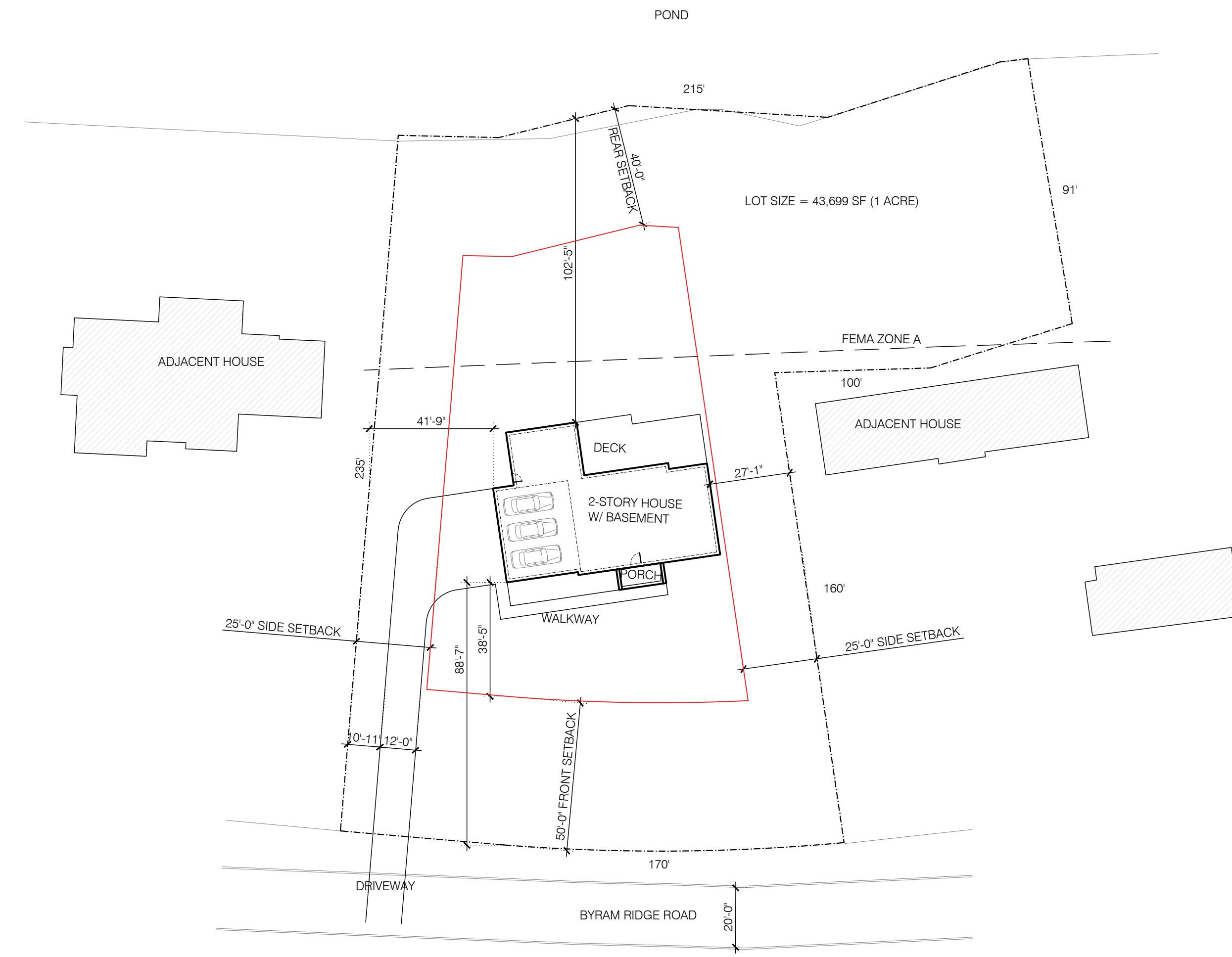
SCOPE OF WORK:

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.

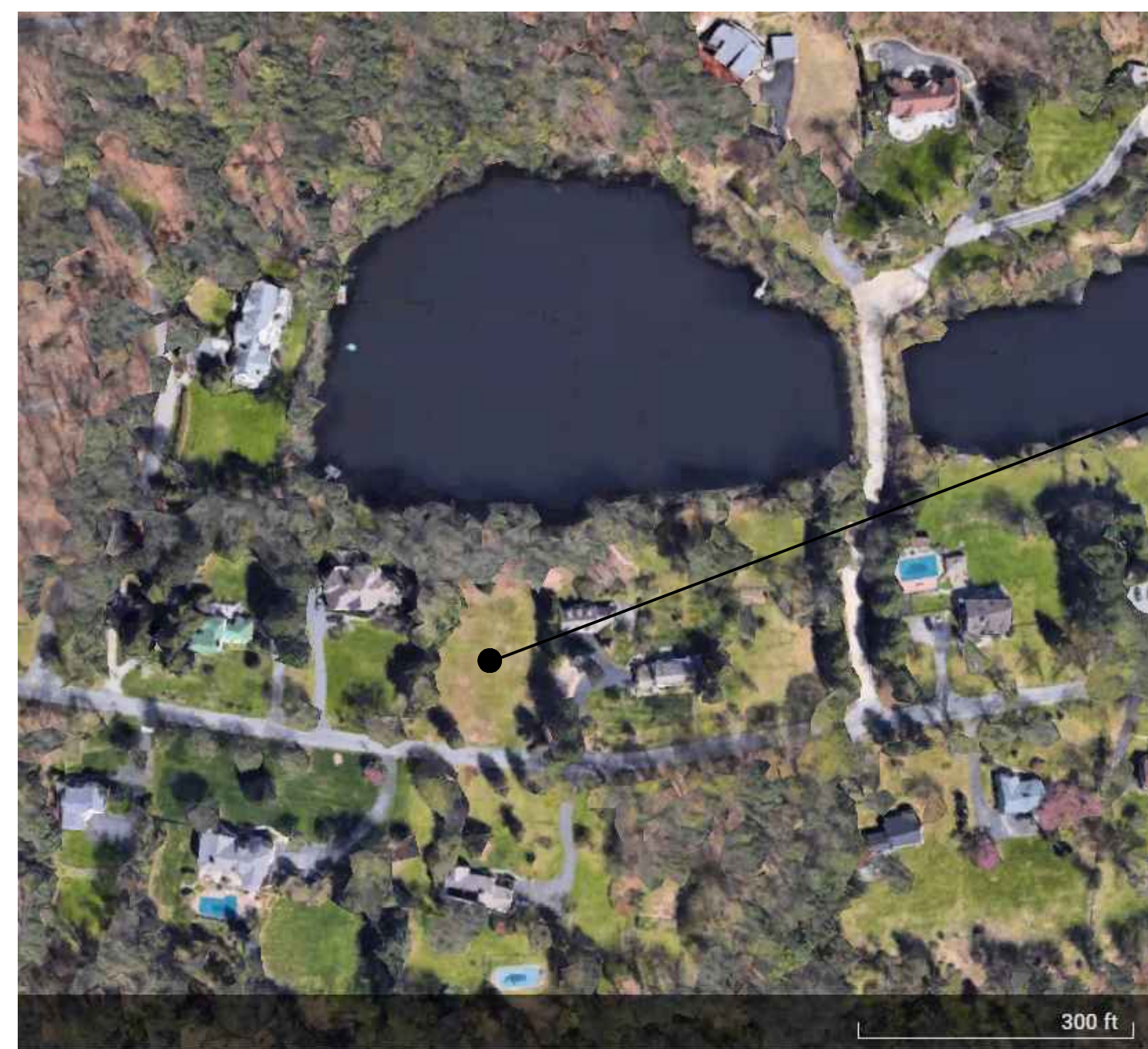
CODE COMPLIANCE

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)	9,734		5,938	COMPLIED
BUILDING COVERAGE				
	MAX ALLOWED		PROPOSED	
MAX BUILDING COVERAGE ALLOWED	12%	5,243.89 SF (43,699.06 X 12%)		
PROPOSED BUILDING COVERAGE		2,774.00 SF (2920 / 43,699.06)	6.3%	COMPLIED
GROSS FLOOR AREA				
	MAX ALLOWED		PROPOSED	
FLOOR AREA (SF)	7,727		5,379	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'		88'-7"	COMPLIED
SIDE YARD	25'		27'-1" & 41'-9"	COMPLIED
REAR YARD	40'		102'-5"	COMPLIED
HEIGHT & SETBACK REGULATION:				
	REQUIRED		PROPOSED	
MAX. BUILDING HEIGHT:	36'		36'	TO MAX ROOF HEIGHT COMPLIED

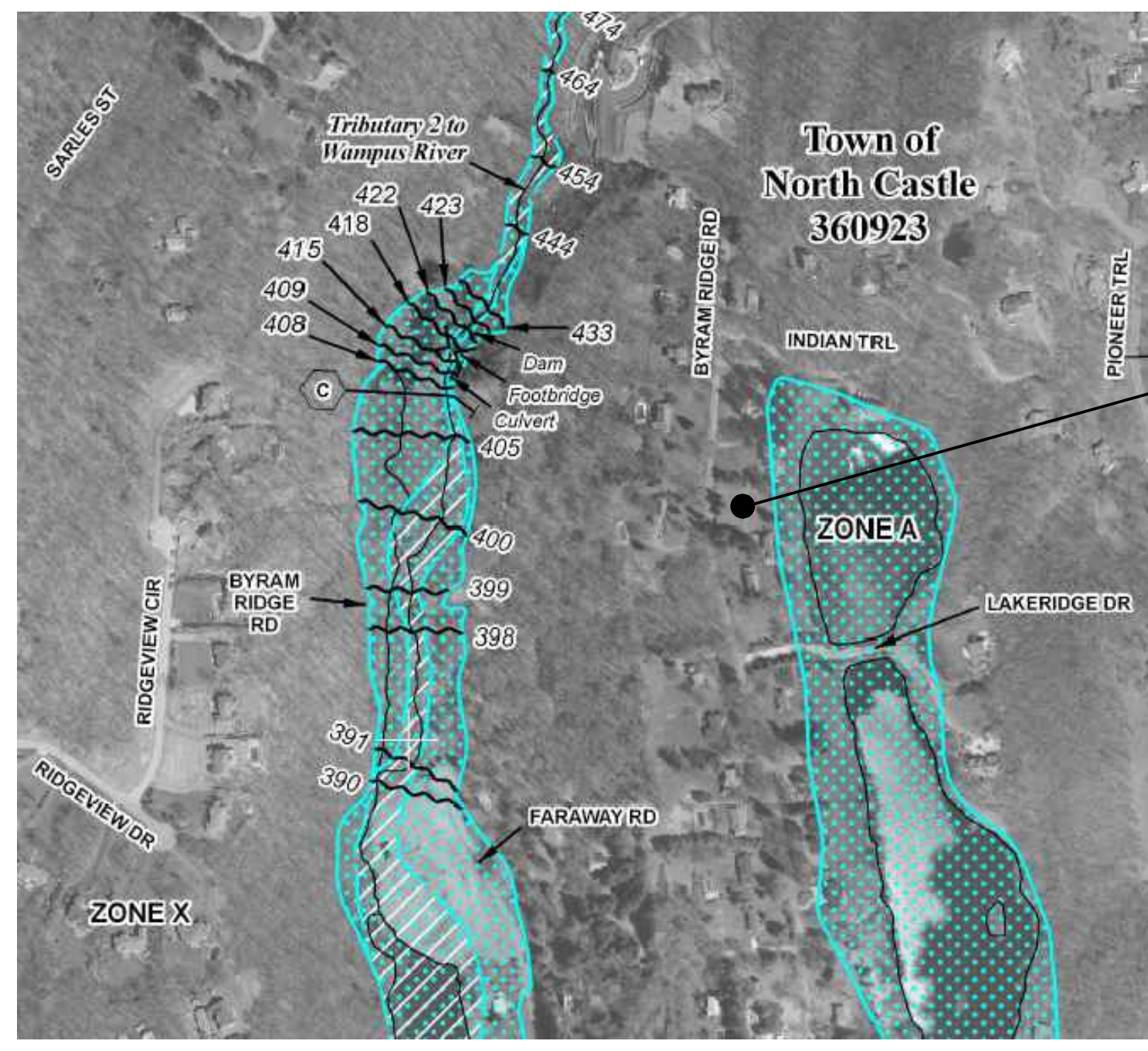


1 ZONING SETBACK DIAGRAM
 A-001 SCALE: 1/32" = 1'-0"



Project Location

GOOGLE EARTH AERIAL PHOTO

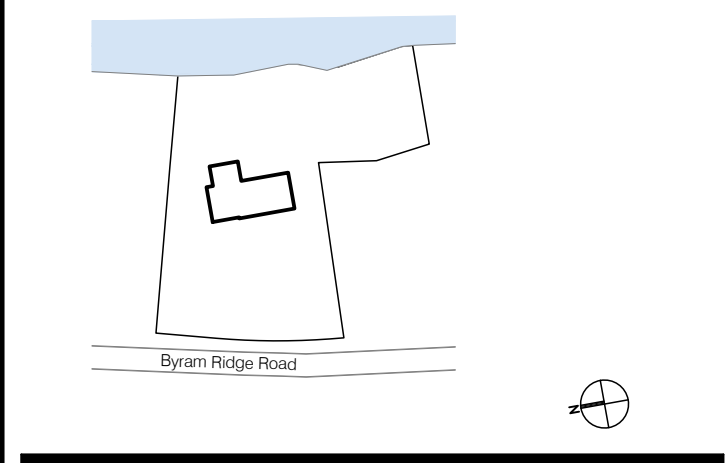


Project Location

FEMA: 2007 MAP # 36119C0164F

DATE	REVISION NO.	DESCRIPTION	COORDINATION	REVIEW	APPROVAL	BID	CONSTRUCTION
01.18.22	1	RPRC SUBMISSION					
02.14.22	2	PLANNING BOARD					
03.07.22	3	ARB SUBMISSION					
04.26.22	4	COORDINATION					
05.04.22	5	COORDINATION					
05.09.22	6	PLANNING BOARD					

**Byram Ridge Road
 Armonk, NY 10504**



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

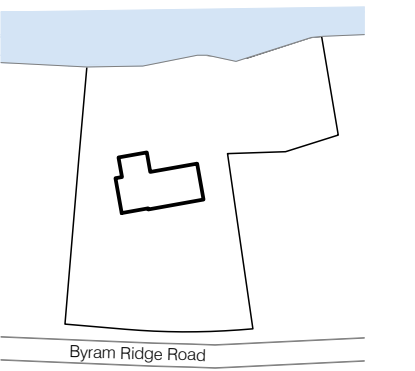
DRAWING NUMBER:
A-001

DATE: 2022
 SCALE: AS NOTED



DATE	REVISION NO. COPY TO	COORDINATION REVIEW	APPROVAL	BID	CONSTRUCTION
01.18.22	1 RPRC SUBMISSION				
02.14.22	2 PLANNING BOARD				
03.07.22	3 ARB SUBMISSION				
04.26.22	4 COORDINATION				
05.04.22	5 COORDINATION				
05.09.22	6 PLANNING BOARD				

**Byram Ridge Road
 Armonk, NY 10504**



NOTICE

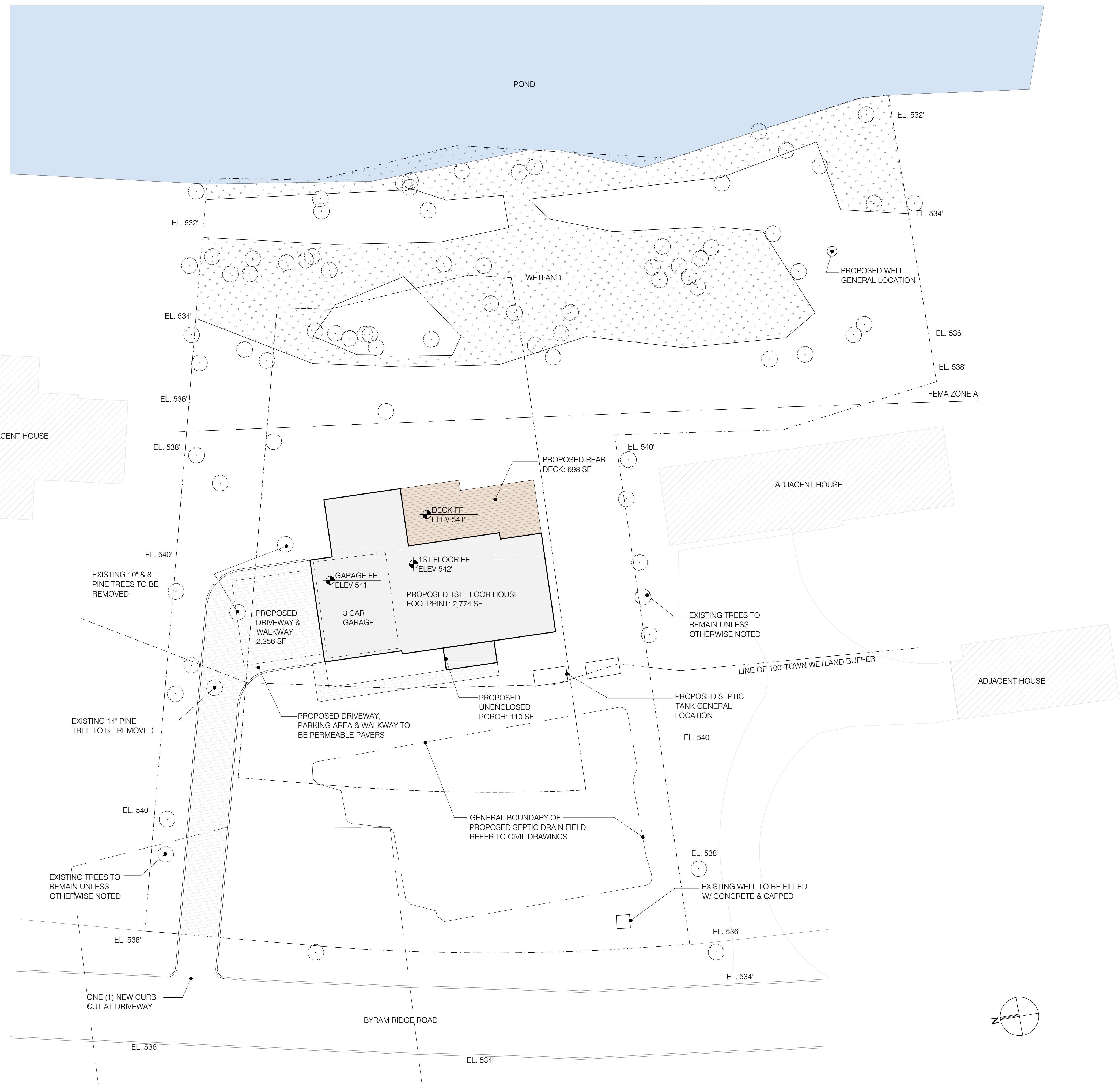
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DRAWING TITLE:
ARCHITECTURAL SITE PLAN

DRAWING NUMBER:
A-002

DATE: 2022 SCALE: AS NOTED



1 ARCHITECTURAL SITE PLAN
 A-002 SCALE: 1/16" = 1'-0"

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LEGEND

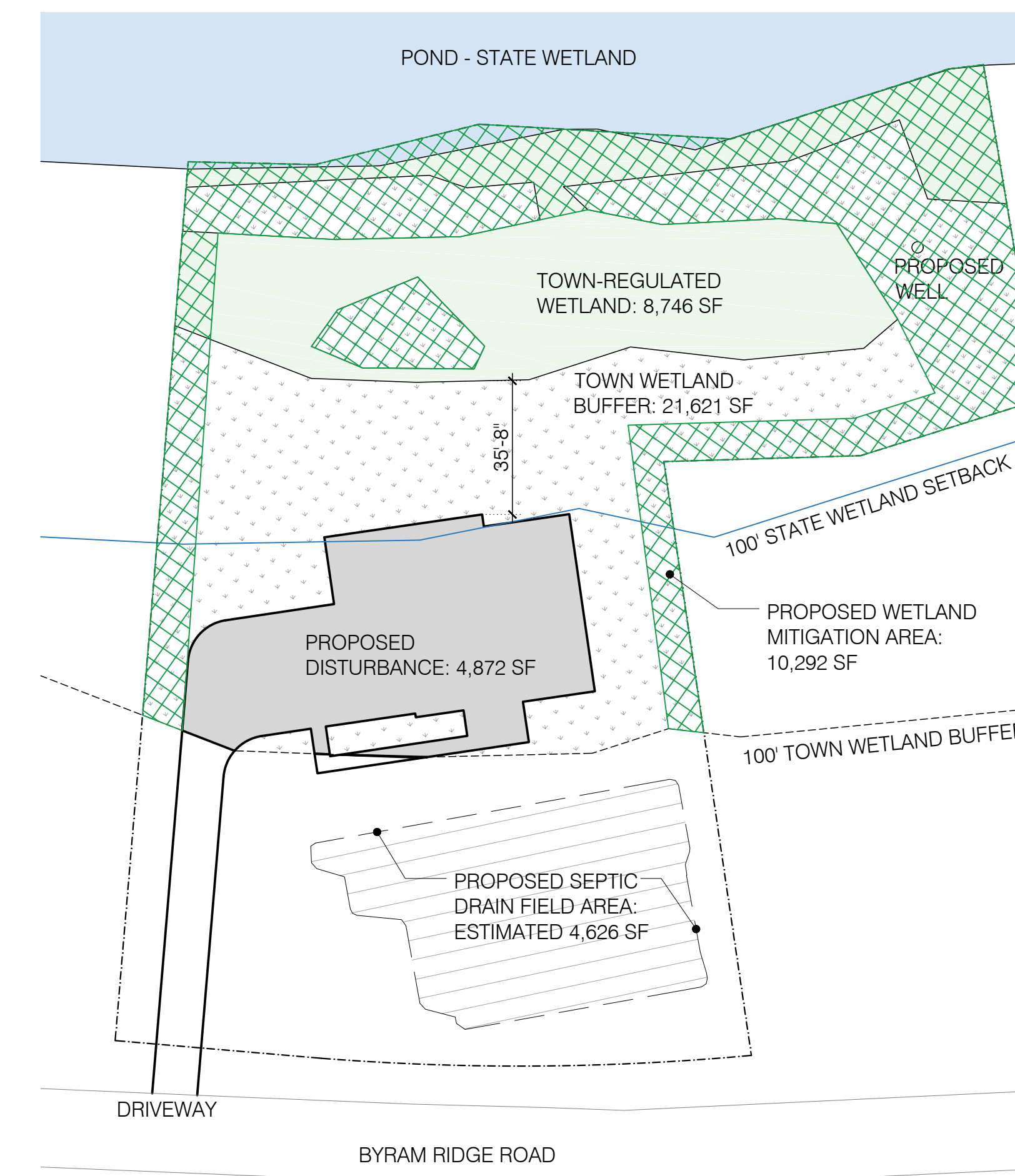
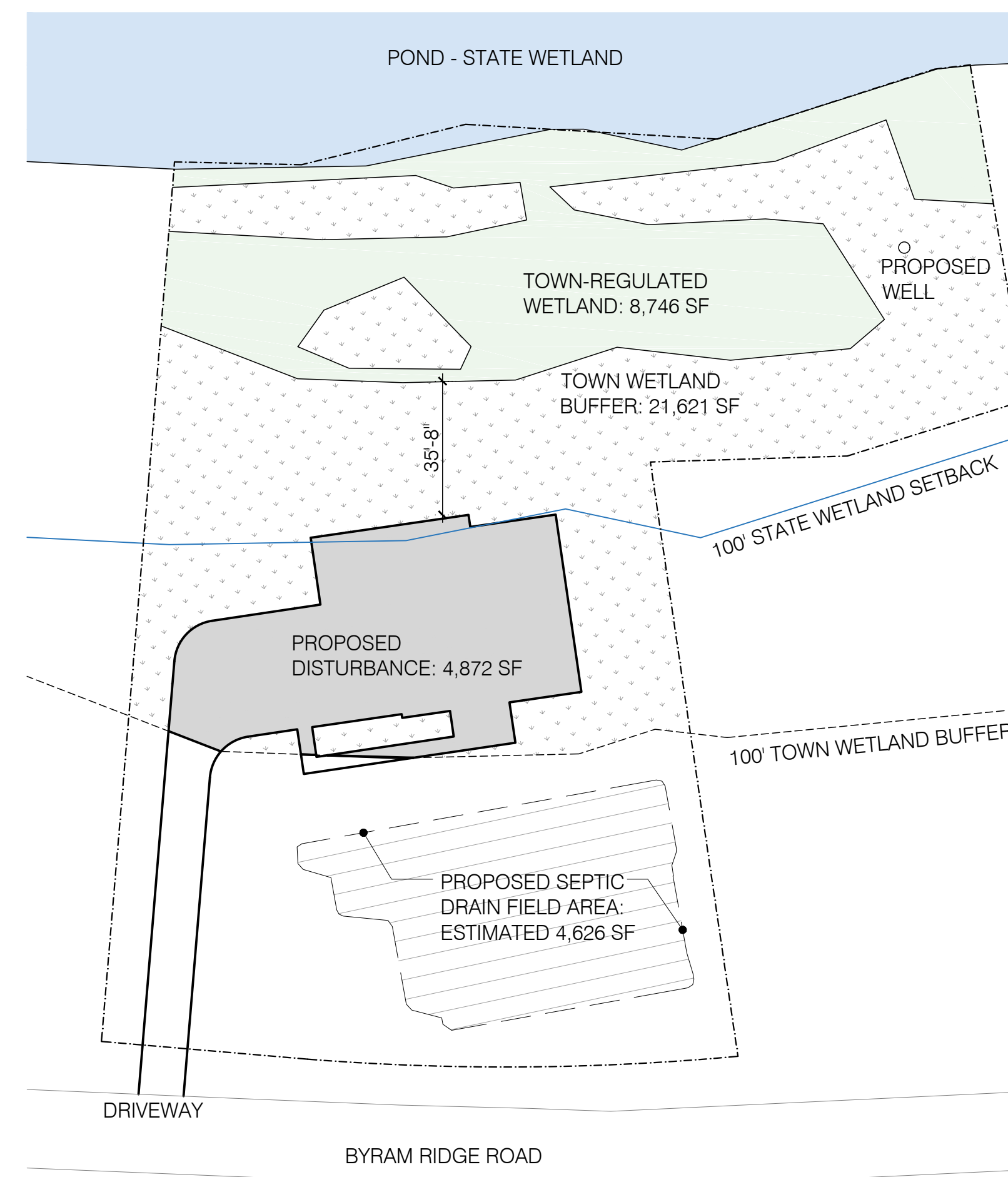
- POND: NYSDEC WETLAND "K-19" FLAGGED BY PAUL JAEHNIG JAN. 25, 2022
- TOWN-REGULATED WETLAND FLAGGED BY PAUL JAEHNIG JAN. 13, 2022
- 100' TOWN-REGULATED WETLAND BUFFER ZONE
- PROPOSED TOTAL DISTURBANCE IN TOWN WETLAND
- PROPOSED SEPTIC DRAIN FIELD AREA. SEE CIVIL DRAWINGS FOR DETAILS
- PROPOSED RAIN GARDEN LOCATIONS FOR STORMWATER MITIGATION. DOES NOT COUNT TOWARD WETLAND MITIGATION.
- PROPOSED LANDSCAPING MITIGATION AREA. MITIGATION METHOD & FINAL PLAN IN PROGRESS, TO BE DESIGNED BY OTHERS.
- PROPOSED ROW OF BOULDERS TO ACT AS PHYSICAL DEMARCATION BETWEEN RESIDENTIAL DEVELOPMENT & WETLAND.

LEGEND

- POND: NYSDEC WETLAND "K-19" FLAGGED BY PAUL JAEHNIG JAN. 25, 2022
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MITIGATION CALCULATION:

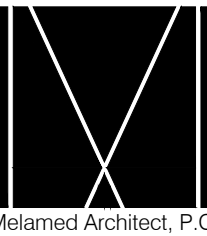
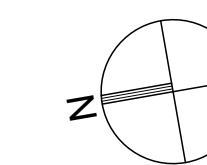
PROPOSED DISTURBANCE: 4,872 SF
 REQUIRED AREA OF MITIGATION: 4,872 X 2 = 9,744 SF
 PROPOSED AREA OF MITIGATION: 10,292 SF.
 10,292 > 9,744. COMPLIES



1 EXISTING WETLANDS EXTENTS
 A-003 SCALE: 1/32" = 1'-0"

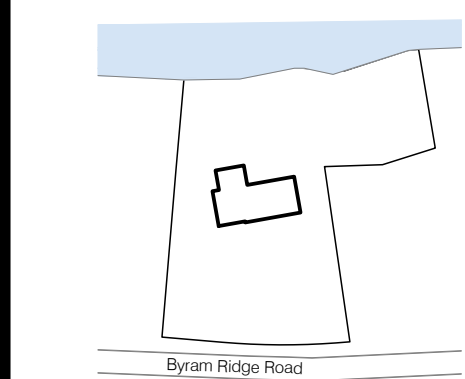
2 WETLAND DISTURBANCE DIAGRAM
 A-003 SCALE: 1/32" = 1'-0"

3 PRELIMINARY MITIGATION PLAN
 A-003 SCALE: 1/32" = 1'-0"



DATE	REVISION NO. COPY TO	COORDINATION	REVIEW	APPROVAL	BID	CONSTRUCTION
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02.14.22	2 PLANNING BOARD					
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DRAWING TITLE:
WETLAND DISTURBANCE & MITIGATION DIAGRAMS

DRAWING NUMBER:
A-003

DATE: 2022 SCALE: AS NOTED



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

<u>Gross Lot Coverage</u>		43,699.06 SF = 1.003 ACRE
1. Total lot area (Net Lot Area for Lots Created After 12/13/06):		<u>43,699.06 SF</u>
2. Maximum permitted gross land coverage (per Section 355-26.C(1)(b)):		<u>9,350 SF</u>
3. BONUS maximum gross land cover (per Section 355-26.C(1)(b)):		<u>38'5" x 10' = 384 SF</u>
4. TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3		<u>9,734 SF</u>
5. Amount of lot area covered by principal building :		<u>0 existing + 2,774 SF proposed = 2,774 SF</u>
6. Amount of lot area covered by accessory buildings :		<u>0 existing + 0 proposed = 0</u>
7. Amount of lot area covered by decks :		<u>0 existing + 698 SF proposed = 698 SF</u>
8. Amount of lot area covered by porches :		<u>0 existing + 110 SF proposed = 110 SF</u>
9. Amount of lot area covered by driveway, parking areas and walkways :		<u>0 existing + 2,356 SF proposed = 2,356 SF</u>
10. Amount of lot area covered by terraces :		<u>0 existing + 0 proposed = 0</u>
11. Amount of lot area covered by tennis court, pool and mechanical equip :		<u>0 existing + 0 proposed = 0</u>
12. Amount of lot area covered by all other structures :		<u>0 existing + 0 proposed = 0</u>
13. Proposed gross land coverage : Total of Lines 5 - 12 =		<u>5,938 SF</u>

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

Signature and Seal:  _____ Date: 05.04.22



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
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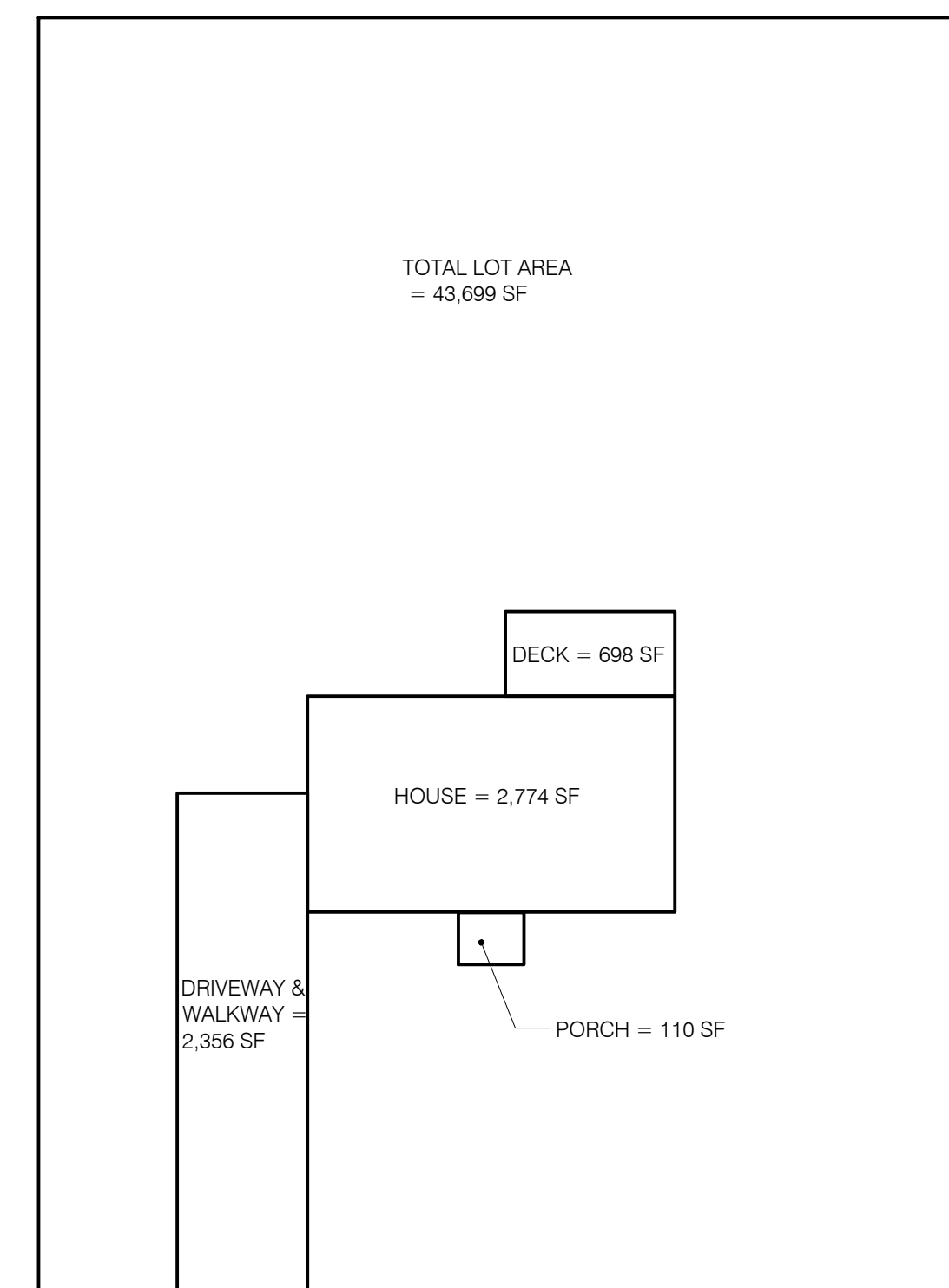
FLOOR AREA CALCULATIONS WORKSHEET

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

<u>Floor Area</u>		43,699.06 SF = 1.003 ACRE
1. Total lot area (Net Lot Area for Lots Created After 12/13/06):		<u>43,699.06 SF</u>
2. Maximum permitted floor area (per Section 355-26.B(4)):		<u>7,727 SF</u>
3. Amount of floor area contained within first floor:		<u>0 existing + 2,036 SF proposed = 2,036 SF</u>
4. Amount of floor area contained within second floor:		<u>0 existing + 2,606 SF proposed = 2,606 SF</u>
5. Amount of floor area contained within garage:		<u>0 existing + 737 SF proposed = 737 SF</u>
6. Amount of floor area contained within porches capable of being enclosed:		<u>0 existing + 0 proposed = 0</u>
7. Amount of floor area contained within basement (if applicable - see definition):		<u>0 existing + 0 proposed = 0</u>
8. Amount of floor area contained within attic (if applicable - see definition):		<u>0 existing + 0 proposed = 0</u>
9. Amount of floor area contained within all accessory buildings:		<u>0 existing + 0 proposed = 0</u>
10. Proposed floor area : Total of Lines 3 - 9 =		<u>5,379 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:  _____ Date: 05.04.22



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

SUMMARY TABLE

HOUSE =	2,774 SF
DECK =	698 SF
PORCH =	110 SF
DRIVEWAY =	2,356 SF
TOTAL LOT COVERAGE =	5,938 SF
MAX LOT COVERAGE =	9,734 SF
5,938 < 9,734. 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 =	2,036 SF
SECOND FLOOR =	2,606 SF
GARAGE =	737 SF
GROSS FLOOR AREA =	5,379 SF
MAX FLOOR AREA =	7,727 SF
5,379 < 7,727. COMPLIES	

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

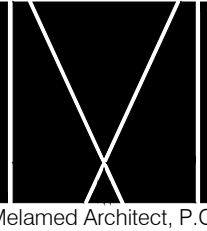
- A) THE FINISH SURFACE OF THE FLOOR ABOVE THE BASEMENT IS NOT GREATER THAN SIX FEET ABOVE AVERAGE GRADE.
- B) THE FINISH SURFACE OF THE FLOOR ABOVE THE BASEMENT IS NOT MORE THAN SIX FEET ABOVE THE FINISHED GROUND LEVEL FOR MORE THAN 50% OF THE TOTAL BUILDING PERIMETER.
- C) THE FINISH SURFACE OF THE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

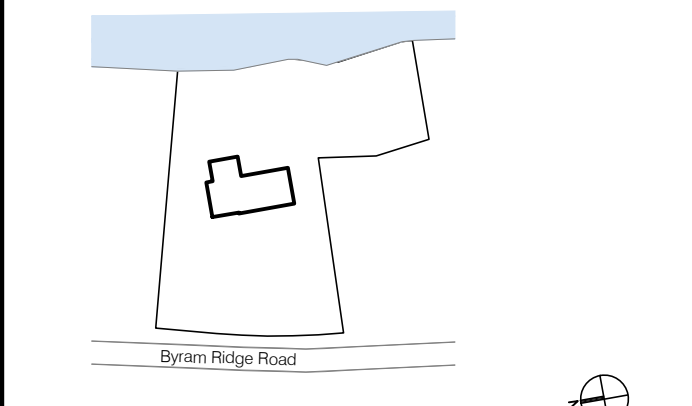
2 GROSS FLOOR AREA DIAGRAM
A-004 SCALE: 1/32" = 1'-0"

Yossi Melamed, AIA
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New York, NY 10001
Tel: 212-203-5053
info@melamedarchitect.com
www.melamedarchitect.com



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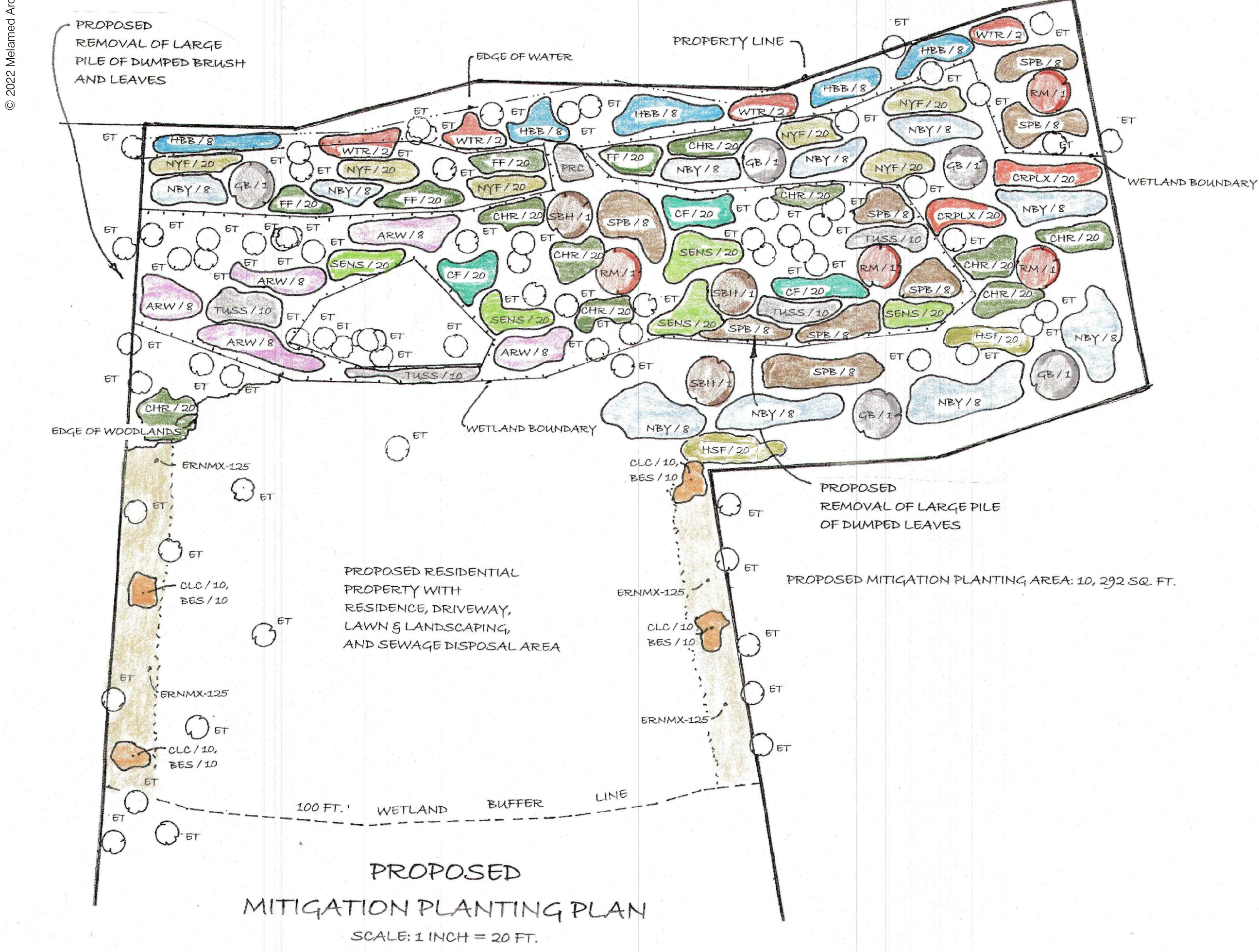
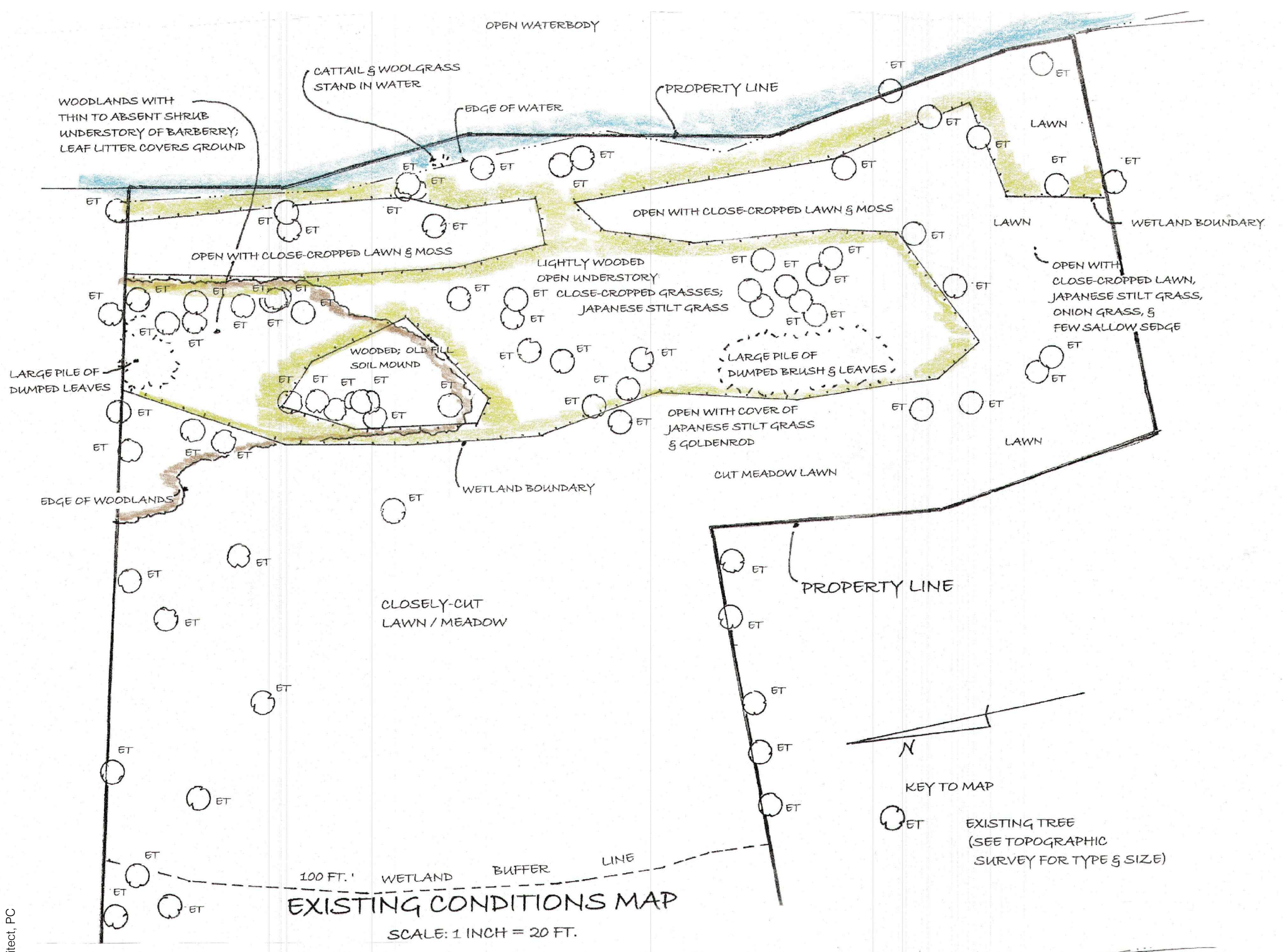


DRAWING TITLE:
LAND COVERAGE & FLOOR AREA CALCULATION WORKSHEETS

DRAWING NUMBER:

A-004

DATE: 2022 SCALE: AS NOTED

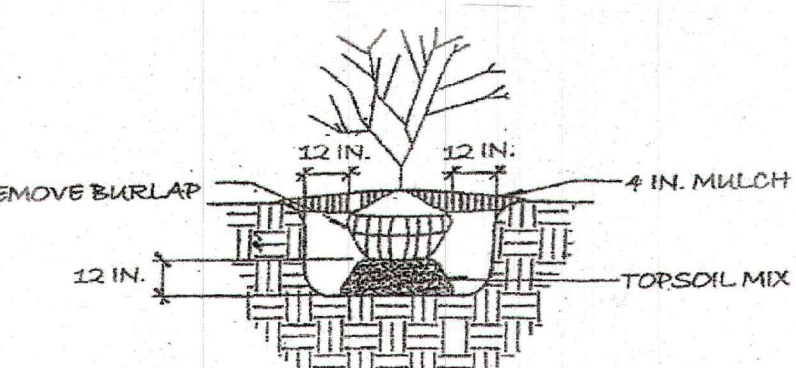
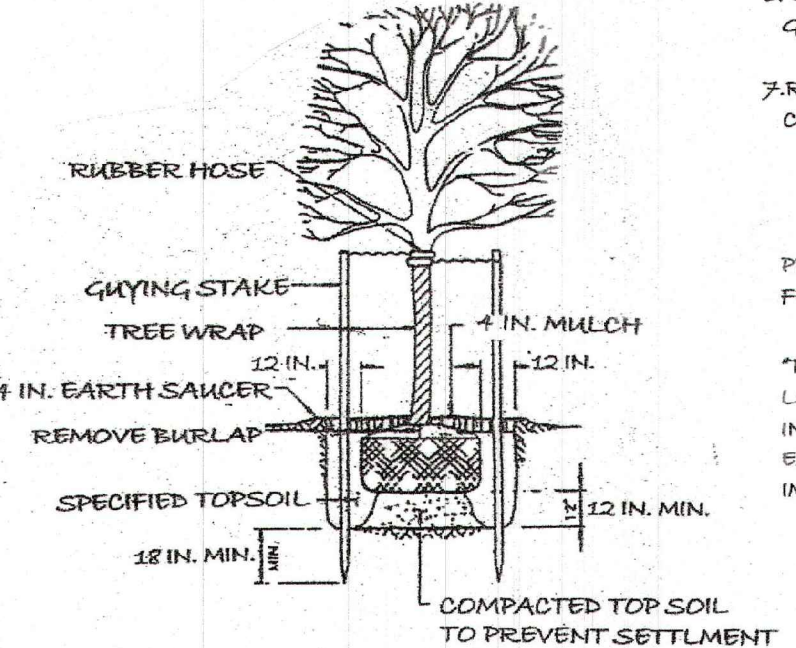


KEY TO PROPOSED MITIGATION PLANTING PLAN

PLAN LOCATION	COMMON NAME	BOTANICAL NAME	FORM	SIZE	QUANT.
TREES: 12					
KEY ON PLAN: GR / 1 PLANT TYPE / QUANTITY IN PLANTING AREA					
GRB	GRAY BIRCH	BETULA POPULIFOLIA	B&B*	2 IN. **	5
RM	RED MAPLE	ACER RUBRUM	B&B*	2 IN. **	4
SBH	SHAGBARK HICKORY	CARYA OVATA	B&B*	2 IN. **	3
ET	EXISTING TREE				
SHRUBS: 232					
KEY ON PLAN: SPB / 20 PLANT-TYPE / QUANTITY IN PLANTING AREA					
ARW	NORTHERN ARROWWOOD	VIBURNUM DENTATUM	3 GAL. CONT.	24-30 IN. HT.	40
HBB	HIGHBUSH BLUEBERRY	VACCINIUM CORYMBOSUM	3 GAL. CONT.	24-30 IN. HT.	40
NBY	NORTHERN HAYBERRY	MYRICA PENNSYLVANICA	3 GAL. CONT.	24-30 IN. HT.	80
SPB	SPICEBUSH	LINDERA BENZOIN	3 GAL. CONT.	24-30 IN. HT.	64
WTR	WINTERBERRY	ILEX VERTICILLATA	3 GAL. CONT.	36 IN. HT.	8
HERBACEOUS: 740					
KEY ON PLAN: CHR / 20 PLANT-TYPE / QUANTITY IN PLANTING AREA					
BES	BLACK-EYED SUSAN	RUDBECKIA HIRTA	1 QUART. CONT.	N/A	40
OLC	CUT-LEAVED CONEFLOWER	RUDBECKIA LACINIATA	1 QUART. CONT.	N/A	40
CF	CINNAMON FERN	OSMUNDA CINNAMOMEA	1 QUART. CONT.	N/A	60
CHR	CHRISTMAS FERN	POLYSTICHUM ACROSTICHOIDES	1 QUART. CONT.	N/A	180
CRPLX	CREeping PHLOX	PHLOX STOLONIFERA	1 QUART. CONT.	N/A	40
FF	FOAM FLOWER	TIARELLA CORDIFOLIA	1 QUART. CONT.	N/A	80
HSF	HAY-SCENTED FERN	DENNSTAEDIA PUNCTILOBATA	1 QUART. CONT.	N/A	40
NYF	NEW YORK FERN	THELYPTERIS	1 QUART. CONT.	N/A	120
SENS	SENSITIVE FERN	ONOCLEA SENSIBILIS	1 QUART. CONT.	N/A	100
TUS	TUSSOCK SEDGE	CAREX STRICTA	1 QUART. CONT.	N/A	40
SEED MIX					
NATIVE POLLINATOR MIX / APPLICATION RATE 4-8 LBS PER ACRE & 30 LBS. PER ACRE OATS (AVENA SATIVA)					
KEY ON PLAN: ERNMX-125					
COMPOSED OF:					
	COMMON NAME	BOTANICAL NAME	% OF MIX		
	PURPLE CONEFLOWER	ECHINACEA PURPUREA	19.8		
	BLACK-EYED SUSAN	HIRTA RUDBECKIA	11.0		
	TALL WHITE BEARDE Tongue	PENSTEMON DIGITALIS	8.5		
	PARTRIDGE PEA	CHAMAECRISTA FASCICULATA	8.0		
	LANELEAF COREOPSIS	COREOPSIS LANCOLATA	8.0		
	BLUE VERVAIN	VERBENA HASTATA	8.0		
	SWAMP MILKWEED	ASOLEPIAS INCARNATA	6.0		
	OXYE SUNFLOWER	HELIOPSIS HELIANTHOIDES	6.0		
	NEW ENGLAND ASTER	ASTER NOVAE-ANGLIAE	5.5		
	GOLDEN ALEXANDERS	ZIZIA AUREA	5.0		
	OHIO SPIDERWORT	TRADESCANTIA OHIENSIS	4.0		
	NARROWLEAF MOUNTAINMINT	PHYCANTHEMUM TENNIFOLIUM	2.5		
	WILD SENA	SENA HERCAREA	2.5		
	BLUE FALSE INDIGO	BAPTISTA AUSTRALIS	1.5		
	WILD BERGAMOT	MONARDA FISTULOSA	1.1		
	GRAY GOLDENROD	SOLIDAGO NEMORALIS	0.9		
	WRINKLELEAF GOLDENROD	SOLIDAGO RUGOSA	0.6		
	COMMON MILKWEED	ASOLEPIAS SYRIACA	0.5		
	WHITE GOLDENROD	SOLIDAGO BICOLOR	0.4		
	BONESET	EUPATORIUM PERFOLIATUM	0.2		
			100%		
COBBLES					
PRC	PLACED ROUNDED COBBLES, APPROX. 6 INCH X 4 INCH SIZED COBBLES TO REST ON FILTER FABRIC BED TUCKED INTO GROUND				

- GENERAL PLANTING NOTES:
1. VERIFY ANY BURIED UTILITIES.
 2. PLANTING TO BE CARRIED OUT BETWEEN APRIL 15 TO JUNE 1 AND AUG. 15 TO NOV. 1 (UNLESS OTHERWISE DIRECTED BY THE TOWN OF NORTH CASTLE ENV. CONSULTANT).
 3. PLANTS ARE TO BE INSTALLED AS DEPICTED ON THE PLAN, AS IS FEASIBLE.
 4. REMOVE BRUSH AND LEAF PILES ON SITE AND DISPOSE OF OFF-SITE IN AN ENVIRONMENTALLY RESPONSIBLE MANNER.
 5. POTTED PLANT HOLES AND GROUND PREPARATION TO BE CARRIED OUT AS DEPICTED IN DETAILS. HOLES FOR PLANTINGS SHOULD BE EXCAVATED TO AT LEAST 4 INCHES CLEARANCE AROUND THE SOIL BALL AND BELOW ROOT SYSTEM. THE SOIL IN THE BOTTOM OF THE HOLE SHALL BE LOOSENEED TO A DEPTH OF 4 INCHES.
 6. THE POTTED PLANTS WILL BE PLACED IN AN UPRIGHT POSITION IN THE HOLES ON A PEDESTAL OF COMPACTED TOPSOIL MIX TO A DEPTH SUCH THAT THE ROOT "COLLAR" IS COINCIDENT WITH THE ESTABLISHED GROUND LEVEL.
 7. EACH HOLE WILL BE BACKFILLED WITH TOP SOIL HAVING A TWO TO TWENTY PERCENT ORGANIC CONTENT. INSTALL TEMPORARY DEER FENCING AROUND YOUNG SHRUBS BASED ON SITE CONDITIONS.
 8. APPLY TOP SOIL AMENDMENT TO GROUND SURFACE, AS NEEDED.
 9. ALL PLANTS WILL BE THOROUGHLY WATERED ON THE DAY OF PLANTING, AS IS WARRANTED.
 10. WATER PLANTS DAILY FOR TWO WEEKS AFTER PLANTING, IF NEEDED. CONTINUE WATERING PLANTS EVERY TWO WEEKS, IF NEEDED, DURING DRY PERIODS THAT EXCEED THREE WEEKS WITHOUT A GOOD SOAKING.
 11. ALL AREAS DISTURBED BY PLANTING MITIGATION WORK, INCLUDING ACCESS ROUTE, WILL BE RESTORED TO EXISTING OR BETTER CONDITIONS.
 12. NOTIFY TOWN OF NORTH CASTLE ENVIRONMENTAL CONSULTANT ONCE PLANTINGS ARE INSTALLED SO THAT THE TOWN CAN MAKE A SITE VISIT TO INSPECT THE WORK.

- GENERAL NOTES RELATED TO PREPARATION SEED BEDS IN MITIGATION AREA:
1. REMOVE EXISTING LAWN IN PLANTING MITIGATION AREA BY MECHANICAL METHODS ONLY AND NOT CHEMICAL METHODS. APPLY A TARP OR EQUIVALENT COVER TO KILL OFF LAWN AREA, IF DESIRED, IN ORDER TO FACILITATE REMOVAL OF LAWN.
 2. RAKE SMOOTH DISTURBED BARE SOILS AREAS, MAKING THEM FREE OF RUTS, ROOTS, AND MAN-MADE DEBRIS.
 3. APPLY, IF NEEDED, A 4 TO 6 IN. COVER OF TOP SOIL TO AMEND THE SOIL FOR SEEDING.
 4. APPLY SEED MIX BY HAND, OVER SOIL SURFACE AND IN A UNIFORM APPLICATION RATE. FINE RAKE SEED APPROX. 1/4 IN. DEPTH INTO THE SOIL SURFACE.
 5. APPLY A THIN COVER OF STRAW MULCH OVER THE SEEDBED SOIL SURFACE. LIGHTLY PUNCH MULCH INTO THE SOIL IN ORDER TO ANCHOR IT.
 6. GENTLY WATER SEEDBED AREAS THE DAY OF SEEDING TO INSURE A GOOD SOAKING.
 7. ROUTINELY WATER THE SEEDBED AREAS, AS NEEDED, UNTIL THE VEGETATIVE COVER IS FIRMLY ESTABLISHED.
- PROHIBITION AGAINST APPLICATION OF ORGANIC OR INORGANIC CHEMICALS (I.E. FERTILIZERS):
- THERE SHALL BE NO ORGANIC OR INORGANIC CHEMICALS (INCLUDING, BUT NOT LIMITED TO, FERTILIZERS, PESTICIDES, HERBICIDES, AND FUNGICIDES) DEPOSITED OR INTRODUCED IN THE WETLANDS OR WITHIN 100 FT. WETLAND BUFFER AREA, TO THE EXTENT ANY SUCH DEPOSITS OR INTRODUCTION HAS OCCURRED, IT SHALL IMMEDIATELY BE TERMINATED.

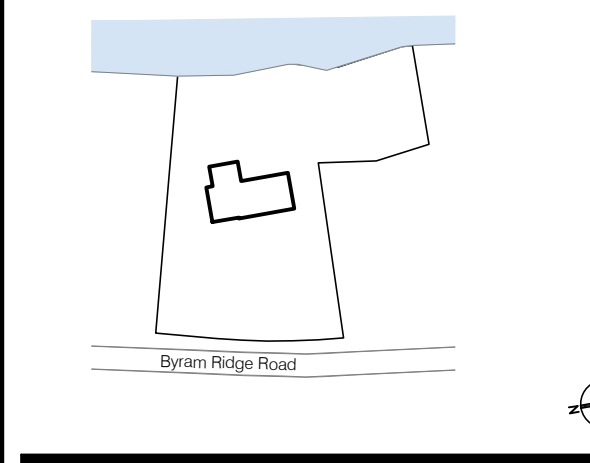


- GENERAL NOTES:
1. WETLANDS BOUNDARY DELINEATED BY PAUL J. JAEHNIG, WETLANDS AND SOILS CONSULTING AND SURVEY LOCATED BY MERRITT'S LAND SURVEYING.
 2. SURVEY INFORMATION, INCLUDING LOCATION OF EXISTING TREES, FROM MERRITT'S LAND SURVEYING.

EXISTING CONDITIONS & PROPOSED MITIGATION PLANTING PLAN
THE DANIEL SIMCHI SITE
BYRAM RIDGE ROAD
TOWN OF NORTH CASTLE
PREPARED BY
PAUL J. JAEHNIG - WETLANDS AND SOILS CONSULTING
MAY 2, 2022
SCALE: 1 INCH = 20 FT.

DATE	REVISION NO.	DESCRIPTION	COORDINATION	REVIEW	APPROVAL	BID	CONSTRUCTION
01.18.22	1	RPRC SUBMISSION					
02.14.22	2	PLANNING BOARD					
03.07.22	3	ARB SUBMISSION					
04.26.22	4	COORDINATION					
05.04.22	5	COORDINATION					
05.09.22	6	PLANNING BOARD					

**Byram Ridge Road
Armonk, NY 10504**



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DRAWING TITLE:
EXISTING CONDITION & PROPOSED MITIGATION PLAN

DRAWING NUMBER:
A-005

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- LEGEND**
- PROPOSED TREE
 - EX. TREE TO REMAIN
 - PROPOSED SHRUB
 - PROPOSED MEADOW

1 PLANTING PLAN
L100 SCALE: 1/16" = 1'-0"

PLANTING SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TREES					
6	BP	Betula papyrifera	Paper Birch	10'-12' tall	B&B, Multistem
10	QP	Quercus phellos	Willow Oak	8-10' tall	B&B, Well Developed
6	PS	Prunus serotina	Black Cherry	8-10' tall	B&B, Well Developed
14	PST	Pinus strobus	Eastern White Pine	8-10' tall	B&B, Well Developed
3	CB	carpinus betulus 'fastigiata':	Columnar hornbeam	8-10' tall	B&B, Well Developed
SHRUBS					
23	CO	Cephalanthus occidentalis	Buttonbush	30" spread	7 gallon
23	IG	Ilex glabra	Inkberry	30" spread	7 gallon
23	RA	Rhus aromatica	Sumac	30" spread	7 gallon
20	CD	Cotoneaster dammeri	Bearberry Cotoneaster	24" spread	5 gallon
MEADOW MIX					
90	SS	Schizachyrium scoparium	Little Bluestem	2 gal.	well developed, 24" o.c
90	BC	Bouteloua curtipendula	Sideoats Grama	2 gal.	well developed, 24" o.c
90	ZA	Zizia aurea	Golden Alexanders	2 gal.	well developed, 24" o.c
90	DP	Dalea purpurea	Purple Prairie Clover	2 gal.	well developed, 24" o.c
90	AA	Aster azureus	Sky Blue Aster	2 gal.	well developed, 24" o.c
90	CL	Coreopsis lanceolata	Lanceleaf coreopsis	2 gal.	well developed, 24" o.c

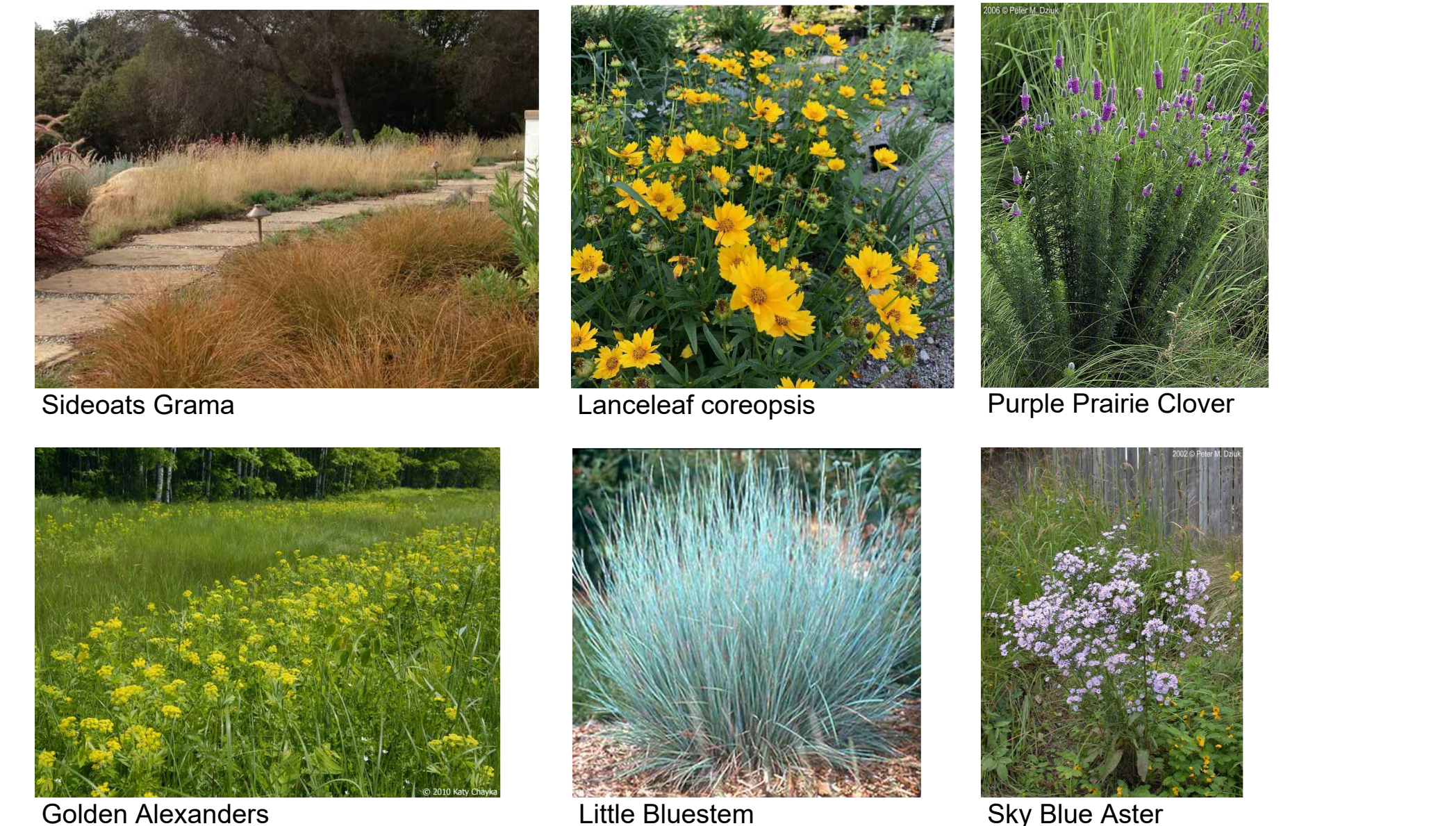
NATIVE TREES



NATIVE SHRUBS



NATIVE MEADOW MIX



Melamed Architect PC

Yossi Melamed, AIA
153 West 27th Street, Suite 303
New York, NY 10001
Tel: 212-203-5053
info@melamedarchitect.com
www.melamedarchitect.com

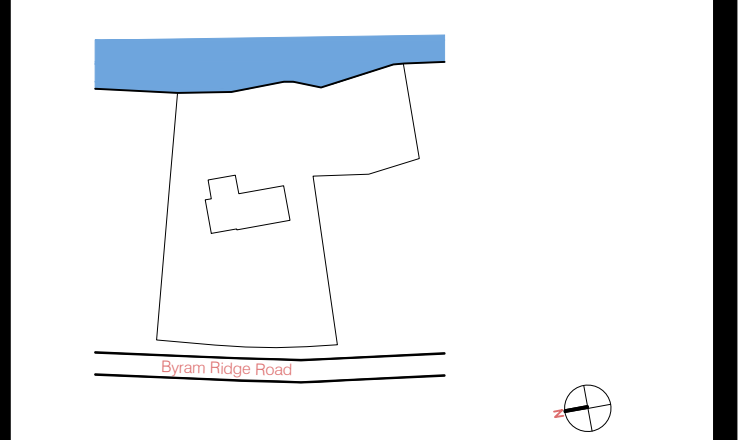


TURF LANDSCAPE DESIGN

335 W19th Street, Suite A9
New York, NY 10011
Tel: 646-244-1285
info@turf-design.com

DATE	REVISIONS	DESCRIPTION	COORDINATION	REVIEW	APPROVAL	CONSTRUCTION
01.18.22	1	RPRC SUBMISSION				
02.14.22	2	PLANNING BOARD				
03.07.22	3	ARB SUBMISSION				
04.28.22	4	COORDINATION				
05.04.22	5	COORDINATION				
05.09.22	6	PLANNING BOARD				

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DRAWING TITLE:
Proposed Planting plan

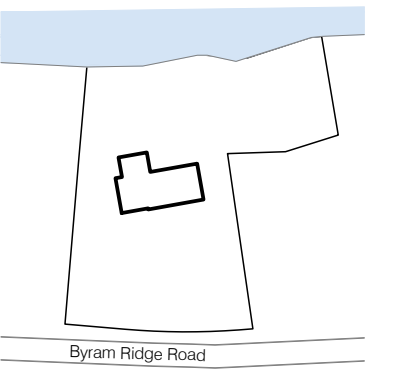
DRAWING NUMBER:
L-100

DATE: 2022 SCALE: AS NOTED



DATE	REVISION NO. COPY TO	COORDINATION REVIEW	APPROVAL APP'D	BID	CONSTRUCTION
01.18.22	1 RPRC SUBMISSION				
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05.04.22	5 COORDINATION				
05.09.22	6 PLANNING BOARD				

**Byram Ridge Road
 Armonk, NY 10504**



NOTICE

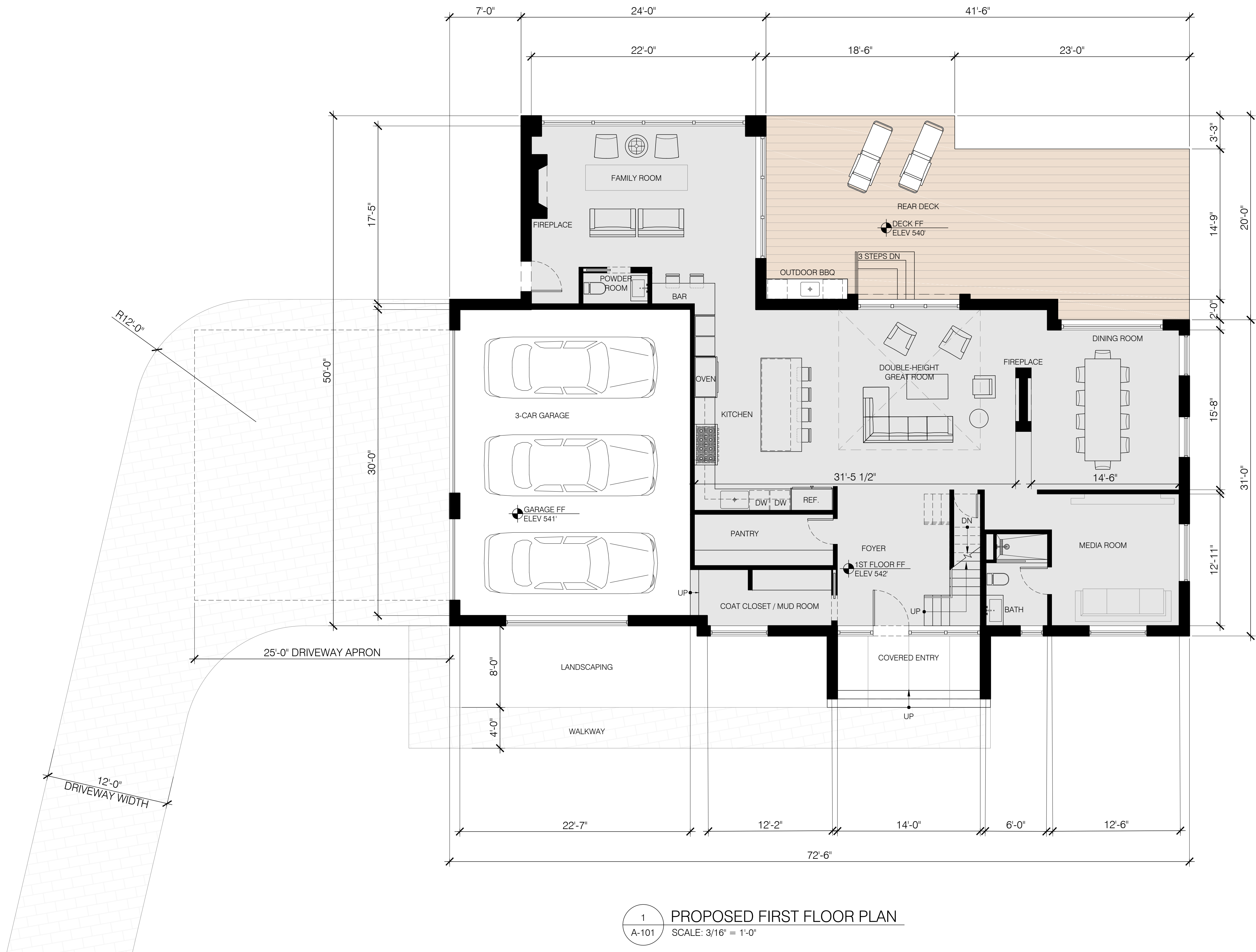
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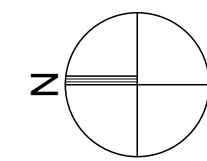
DRAWING TITLE:
**PROPOSED FIRST FLOOR
 PLAN**

DRAWING NUMBER:
A-101

DATE: 2022 SCALE: AS NOTED

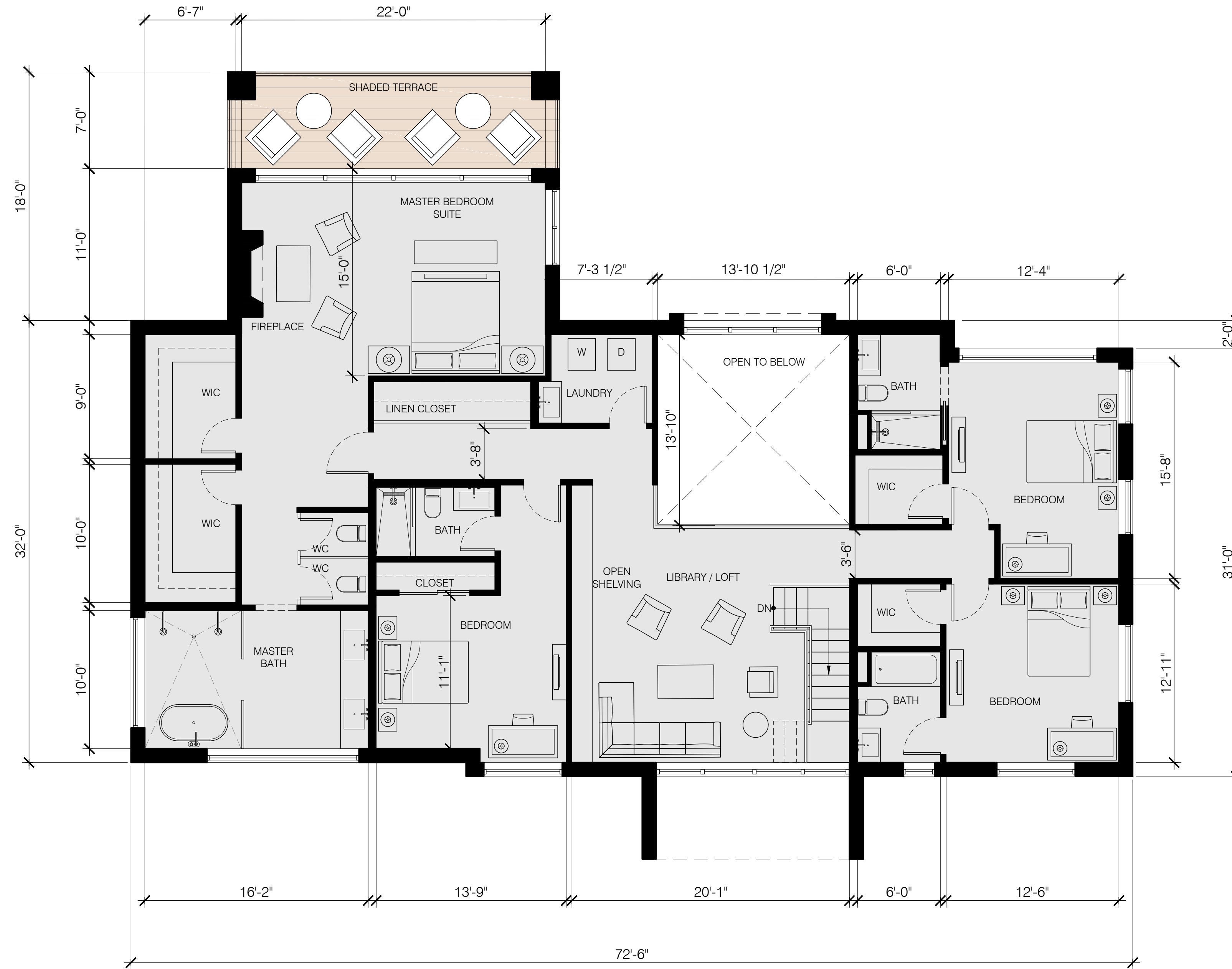


1 PROPOSED FIRST FLOOR PLAN
 A-101 SCALE: 3/16" = 1'-0"

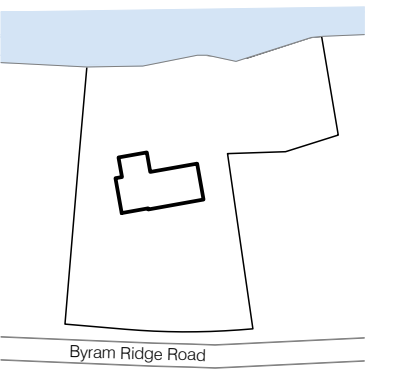




DATE	REVISION NO.	DESCRIPTION	COORDINATION	REVIEW	APPROVAL	BID	CONSTRUCTION
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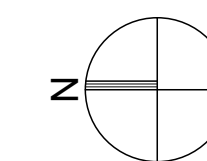


DRAWING TITLE:
PROPOSED SECOND FLOOR PLAN

DRAWING NUMBER:
A-102

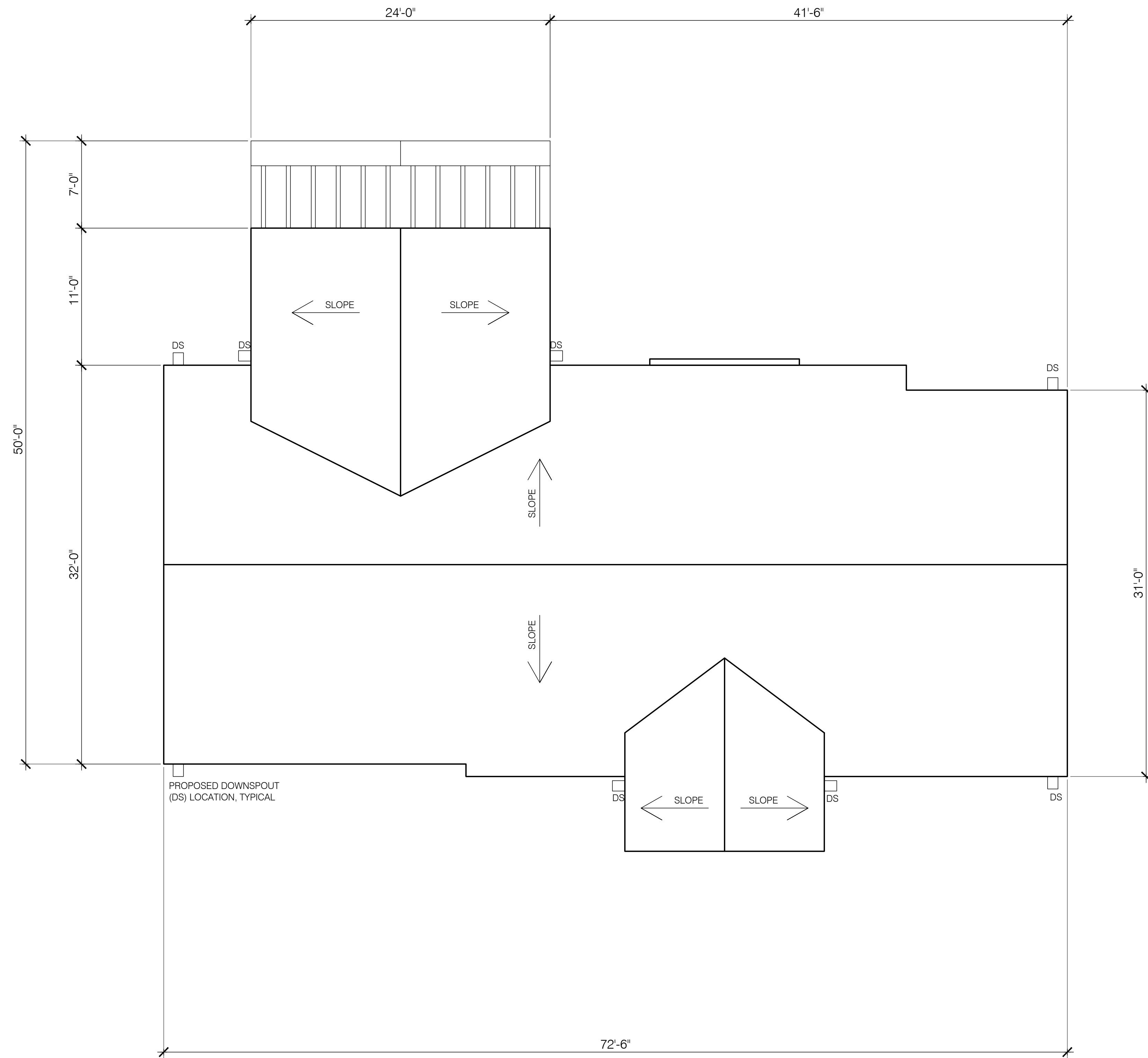
DATE: 2022 SCALE: AS NOTED

1 PROPOSED SECOND FLOOR PLAN
 A-102 SCALE: 3/16" = 1'-0"



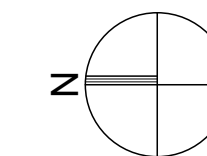


DATE	REVISION NO. COPY TO	COORDINATION	REVIEW	APPROVAL	BID	CONSTRUCTION
01.18.22	1 RPRC SUBMISSION					
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05.04.22	5 COORDINATION					
05.09.22	6 PLANNING BOARD					

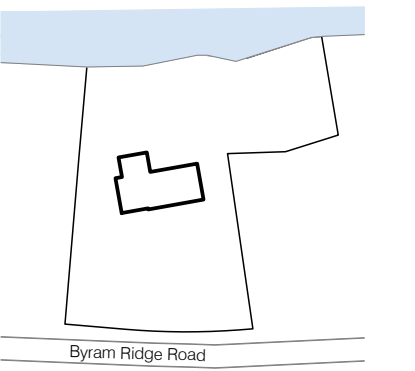


PROPOSED DOWNSPOUT
(DS) LOCATION, TYPICAL

1 PROPOSED ROOF PLAN
 A-103 SCALE: 3/16" = 1'-0"



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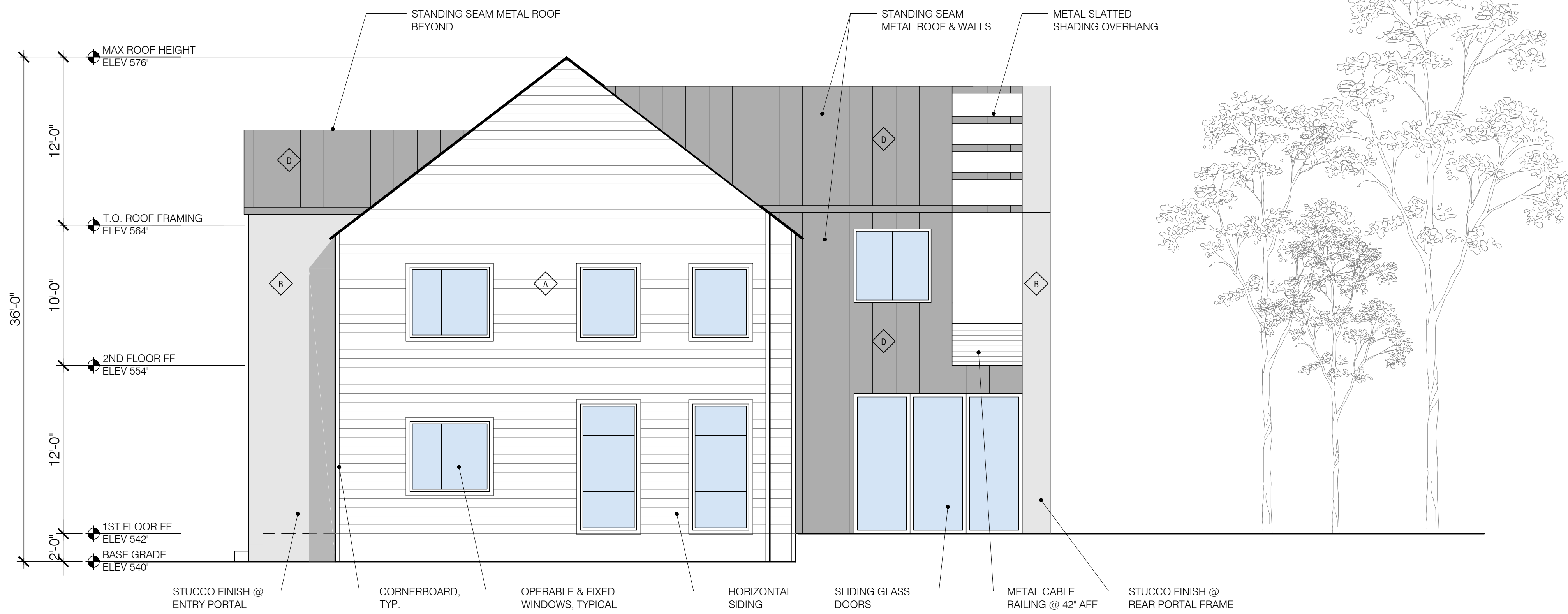
DRAWING TITLE:
PROPOSED ROOF PLAN

DRAWING NUMBER:
A-103

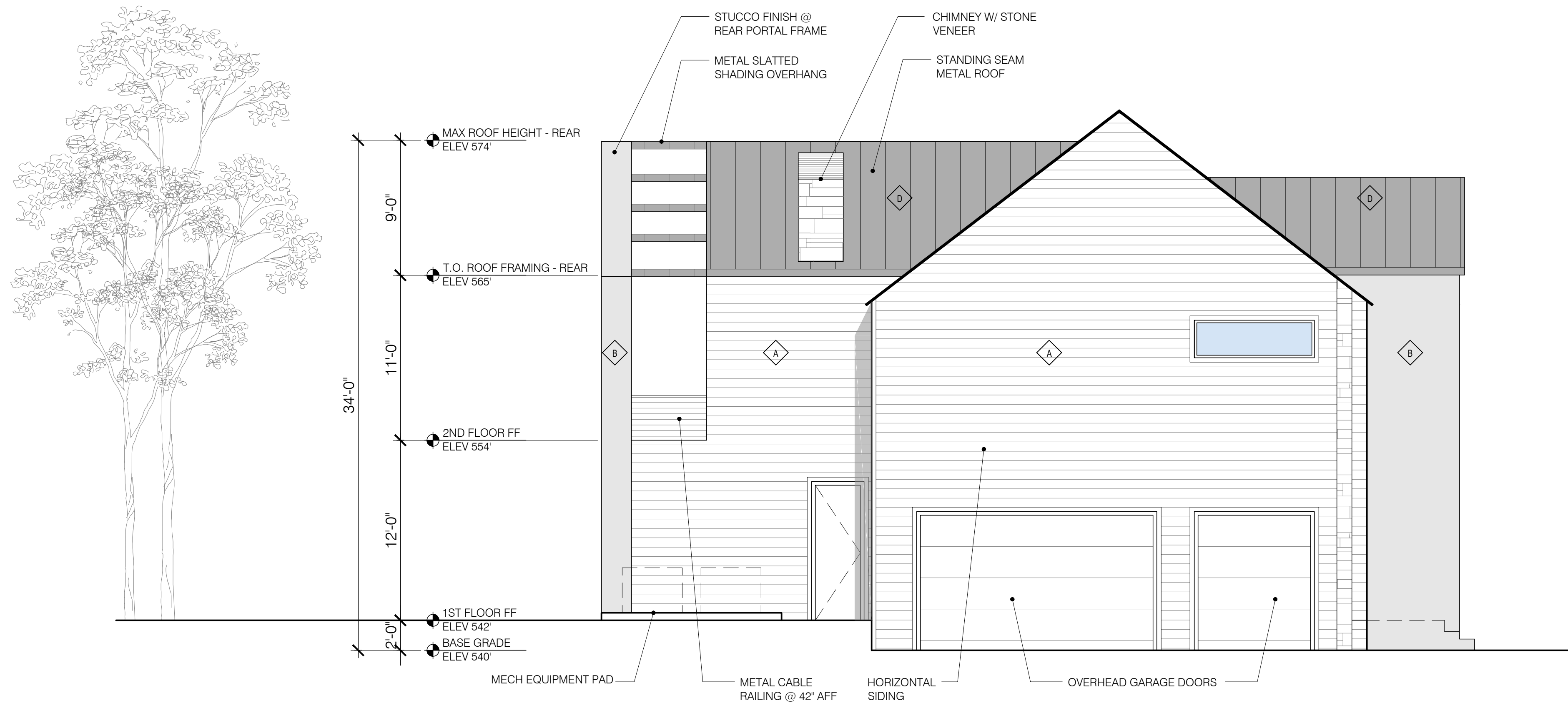
DATE: 2022 SCALE: AS NOTED

FACADE MATERIAL LEGEND:

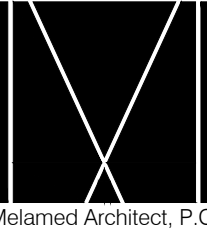
⬠	FIBER CEMENT SIDING; HARDIE PLANK. COLOR: ARCTIC WHITE
⬢	STUCCO, COLOR: PEWTER 3016L, SMOOTH TEXTURE
⬢	STONE VENEER, ARRIS-CRAFT LAURIER. COLOR: MAHOGANY
⬢	METAL STANDING SEAM. ATAS DUTCH SEAM. COLOR: SLATE GRAY



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

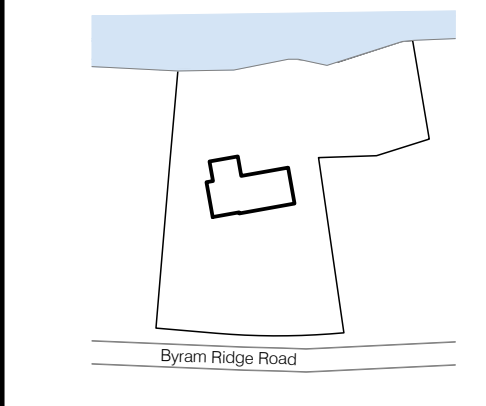


2 SIDE (NORTH) ELEVATION
A-201 SCALE: 3/16" = 1'-0"



DATE	REVISION NO.	DESCRIPTION	COORDINATION	REVIEW	APPROVAL	BID	CONSTRUCTION
01.18.22	1	RPRC SUBMISSION					
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05.04.22	5	COORDINATION					
05.09.22	6	PLANNING BOARD					

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DRAWING TITLE:
PROPOSED SIDE ELEVATIONS

DRAWING NUMBER:
A-201

DATE: 2022 SCALE: AS NOTED

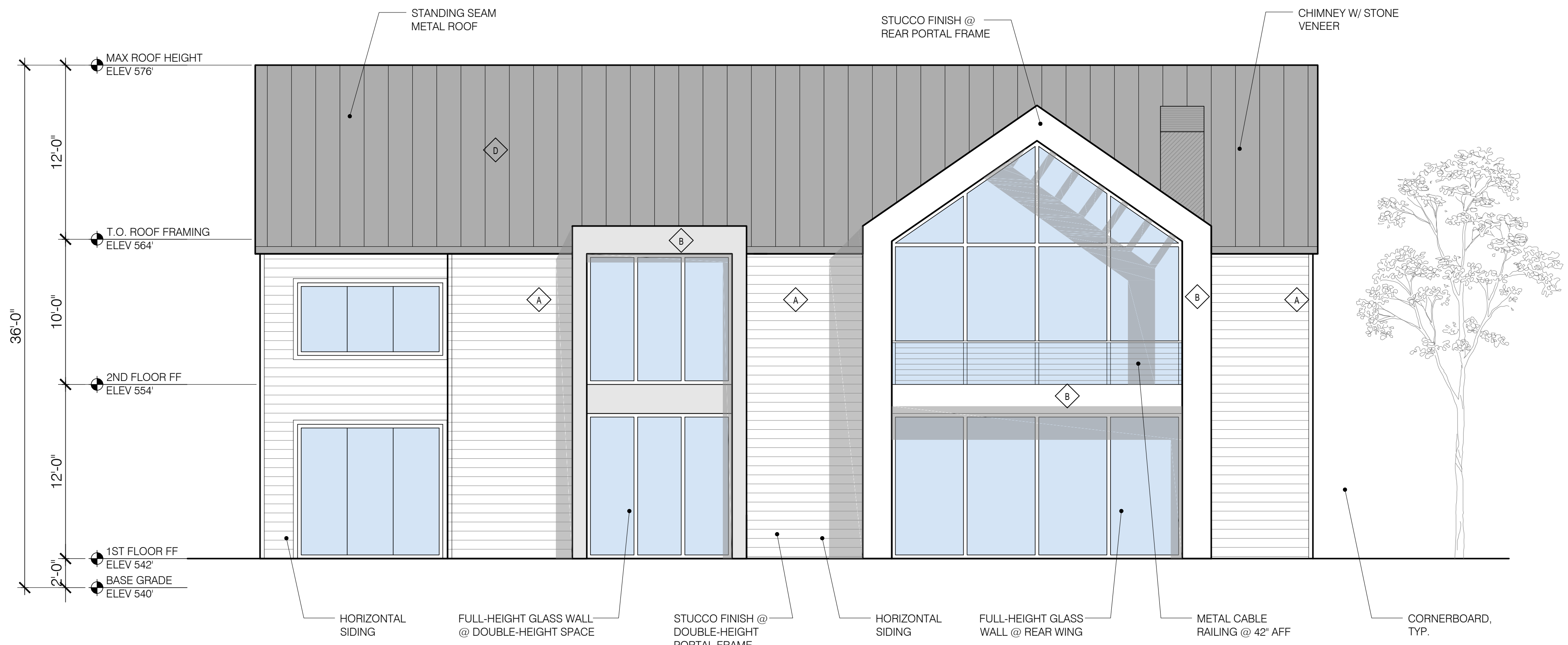


FACADE MATERIAL LEGEND:

A	FIBER CEMENT SIDING, HARDIE PLANK. COLOR: ARCTIC WHITE
B	STUCCO, COLOR: PEWTER 3016L, SMOOTH TEXTURE
C	STONE VENEER, ARRISCRAFT LAURIER. COLOR: MAHOGANY
D	METAL STANDING SEAM: ATAS DUTCH SEAM. COLOR: SLATE GREY



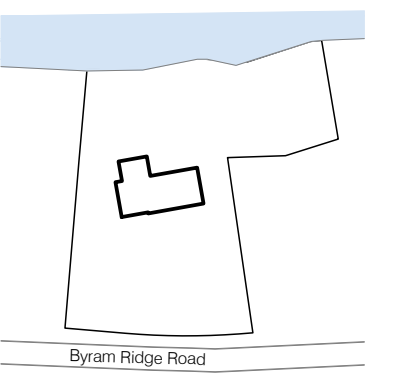
1 FRONT (WEST) ELEVATION
 A-200 SCALE: 3/16" = 1'-0"



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

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

DRAWING NUMBER:

A-200

DATE: 2022 SCALE: AS NOTED



Only copies from the original of this topography map marked with an original of the Land Surveyors embossed seal or red colored seal shall be considered to be true, valid copies.

Unauthorized alteration or addition to a map bearing a licensed Land Surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

Possession only where indicated.

Adjacent property lines and easements not surveyed or certified. Access to adjacent rights of way, easements and public or private lands not guaranteed or certified.

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.

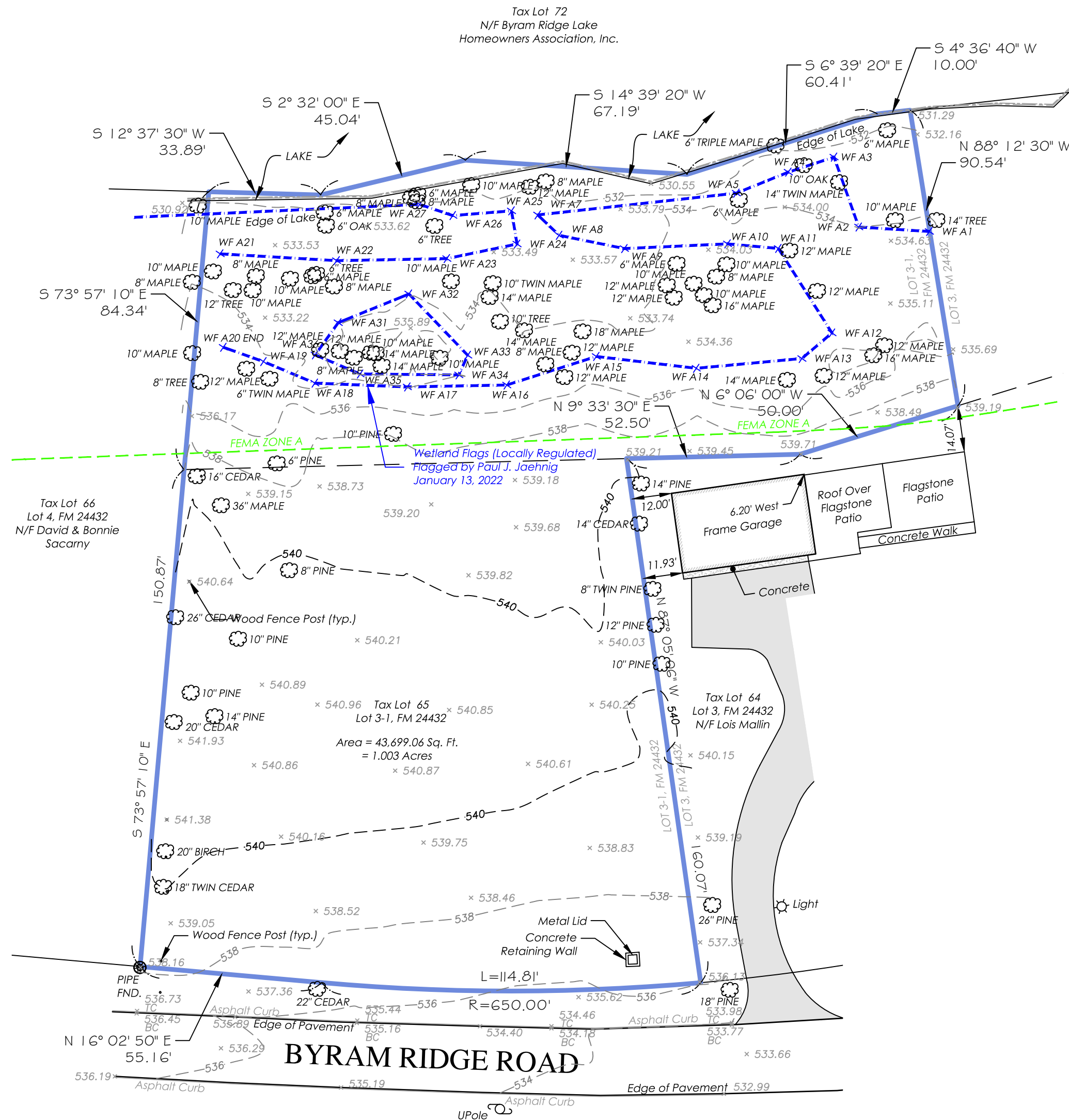
Reference: Lot 3-1 as shown on a certain map entitled, "Resubdivision Map of Properties Belonging to S.A.H. Realty Corp. Niels & Joan Stone Jr., Lois J. Mallin and George & Marcia Nagle, Jr." Said map filed in the Westchester County Clerk's Office, Division of Land Records on June 4, 1991, as map number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

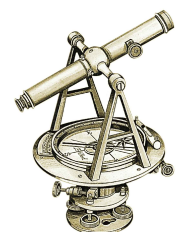
SCALE: 1" = 30'

GRAPHIC SCALE

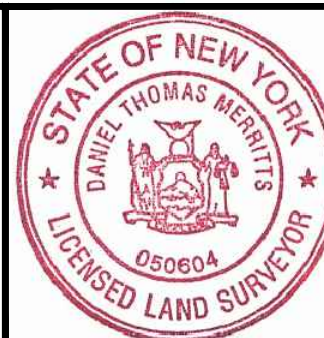


(IN FEET)
1 inch = 30 ft.

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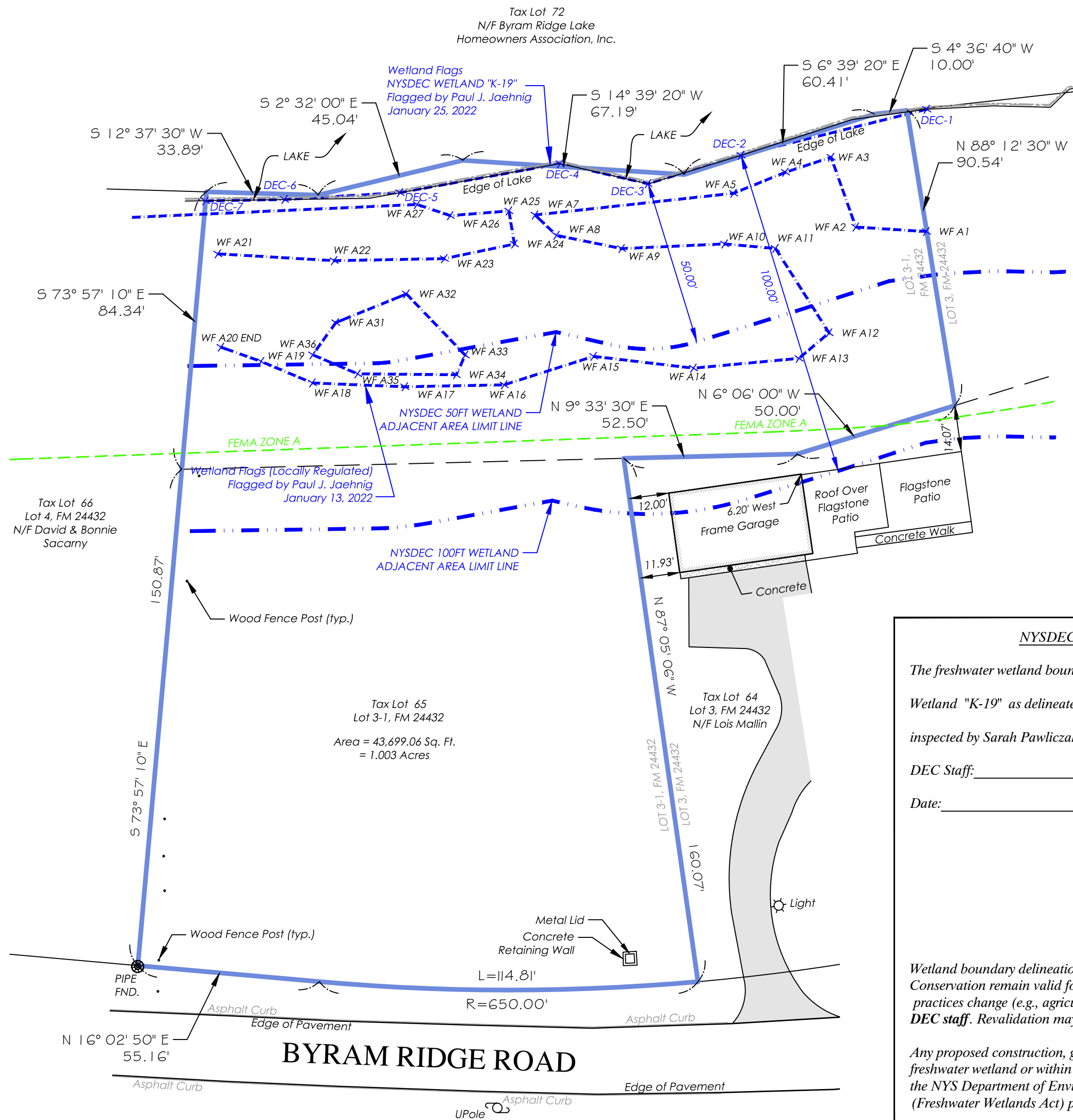
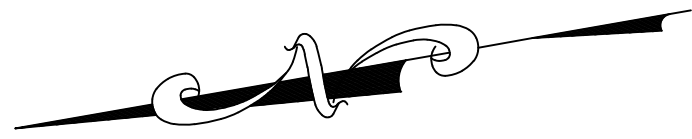
TC MERRITTS LAND SURVEYORS
394 BEDFORD ROAD • PLEASANTVILLE • NY 10570
(914) 769-8003 • survey@tcmerritts.com



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.

Only copies from the original of this topography map marked with an original of the Land Surveyors embossed seal or red colored seal shall be considered to be true, valid copies.

Unauthorized alteration or addition to a map bearing a licensed Land Surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

Possession only where indicated.

Adjacent property lines and easements not surveyed or certified. Access to adjacent rights of way, easements and public or private lands not guaranteed or certified.

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.

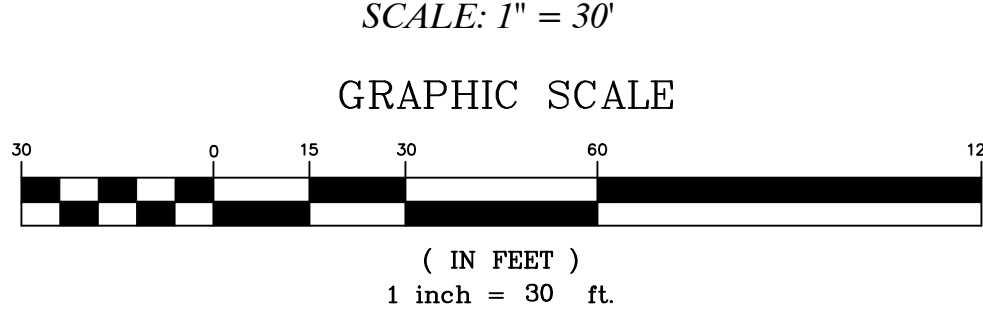
This survey depicts portions of property described in Deed Liber 7971, Page 481 and Deed Liber 10421, Page 241.

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

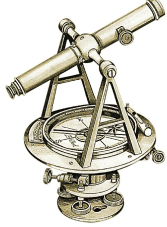
Property Address:
No # Byram Ridge Road
Armonk, New York 10504

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.

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



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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