

Site Design Consultants

Civil Engineers • Land Planners

May 23, 2022

Christopher Carthy, Chairman
Members of the Town of North Castle Planning Board
15 Bedford Road
Armonk, NY 10504

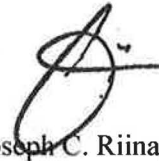
Re: Paul Eisenberg
47 Windmill Road
Section 102.03, Block 1, Lot 1

Dear Chairman Carthy and Members of the Planning Board:

The site plans for this project have been revised to address the concerns regarding the motor court proposed for the project. In its place we are showing a circular drive at the front of the building.

Please contact us if you have any questions. We have provided this submission in an email to Valerie Desimone in pdf format. Thank you.

Yours Truly,

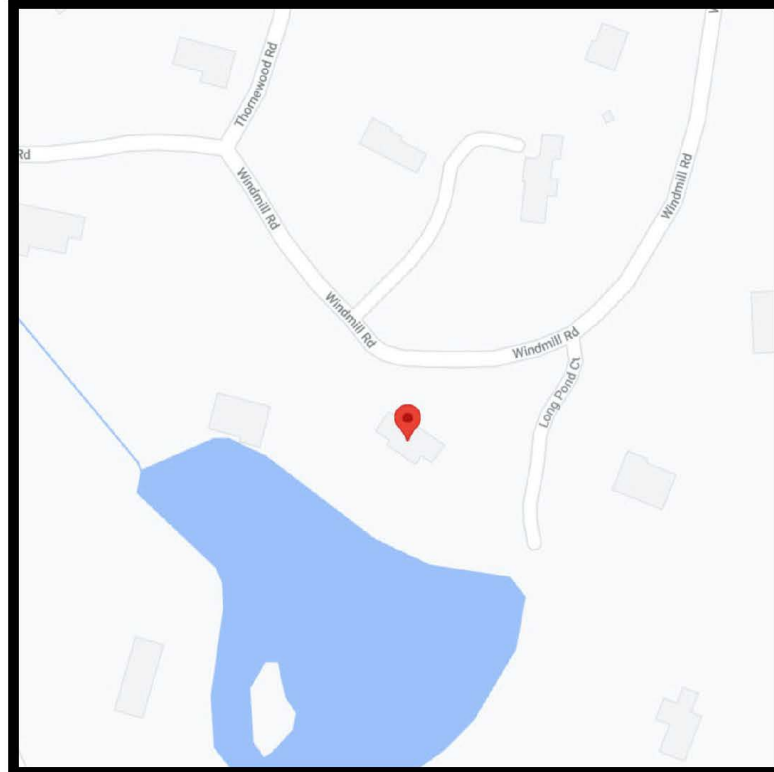


Joseph C. Riina, P.E.

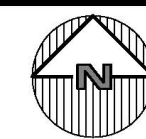
Cc: Planning Department

JCR/cm/enc./sdc 21-54





LOCATION MAP
NOT TO SCALE



SITE DATA:

OWNER / DEVELOPER: PAUL EISENBERG
 47 WINDMILL ROAD
 ARMONK, NY 10504

PROJECT LOCATION: 47 WINDMILL ROAD
 ARMONK, NY 10504

EXISTING TOWN ZONING: R-1.5A, RESIDENTIAL
 PROPOSED USE: SECTION 102.03, BLOCK 1, LOT 1
 TOWN TAX MAP DATA: 1.86 ACRES (81,078 SF)

SITE AREA: ONSITE SSTS
 SEWAGE FACILITIES: PUBLIC WATER FACILITIES
 WATER FACILITIES: BYRAM HILLS
 SCHOOL DISTRICT: FD#2
 FIRE DISTRICT: FD#2

ZONING SCHEDULE:

ZONING DISTRICT: R-1.5A, SINGLE FAMILY RESIDENTIAL			
DIMENSIONAL REGULATIONS:	REQUIRED	PROVIDED	VARIANCE REQUIRED
MINIMUM SIZE OF LOT:			
MINIMUM LOT AREA:	65,340 SF.	81,078 SF.	NONE
MINIMUM LOT WIDTH:	150 FT.	268 FT.	NONE
MINIMUM LOT FRONTAGE:	150 FT.	570 FT.	NONE
MINIMUM YARD DIMENSIONS:			
PRINCIPAL BUILDING:	50 FT.	52.0 FT.	NONE
FRONT YARD SETBACK:	40 FT.	103.5 FT.	NONE
REAR YARD SETBACK:	30 FT.	42.2 FT.	NONE
MAXIMUM % OF LOT TO BE OCCUPIED:			
PRINCIPAL BUILDING COVERAGE:	10% OF LOT AREA	6.4 % OF LOT AREA	NONE
MAXIMUM HEIGHT:			
PRINCIPAL BUILDING - FEET:	30 FEET	30 FT MAX	NONE
PRINCIPAL BUILDING - STORIES:	2 1/2	2 1/2 MAX	NONE

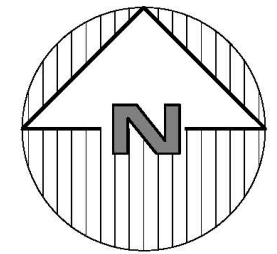
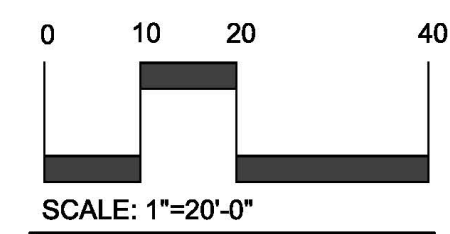
APPROVED BY THE TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION DATED: _____ Date: _____

CHRISTOPHER CARTHY, CHAIRMAN,
 TOWN OF NORTH CASTLE PLANNING BOARD
 ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION: _____ Date: _____

JOSEPH M. CERMELE, PE
 KELLARD SESSIONS CONSULTING
 CONSULTING TOWN ENGINEERS

LEGEND

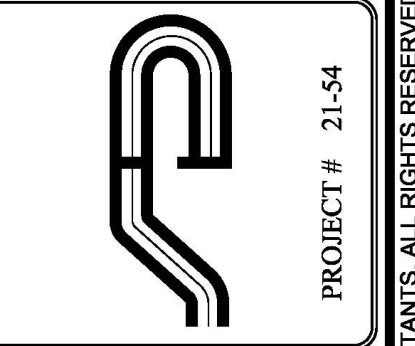
- 222 --- EXISTING GRADING
- x 222.8 EXISTING SPOT GRADE
- 200 --- PROPOSED GRADING
- --- PROPERTY LINE / RIGHT OF WAY
- - - - - EDGE OF WETLAND
- - - - - 100' WETLAND BUFFER
- ⊙ EXISTING FIRE HYDRANT
- --- PROPOSED DRAINAGE LINE
- ⊕ PROPOSED CATCH BASIN
- ⊕ PROPOSED DRAINAGE MANHOLE
- --- PROPOSED HEADWALL WITH RIP RAP
- RD PROPOSED ROOF DRAIN
- --- PROPOSED HOUSE AND DRIVE
- --- PROPOSED RETAINING WALLS



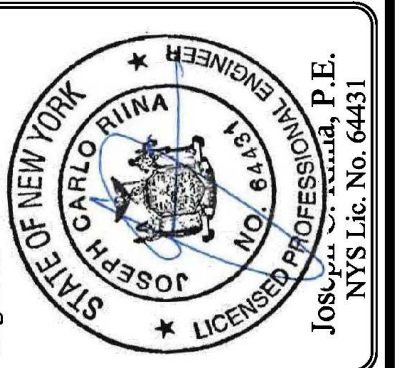
SAFE DIG
 Before You Dig, Drill or Blast!
 Call 811 or 1-800-487-4811
 NY Industrial Code Rule 233 requires no less
 than 100' notice for utility locates. See our
 www.call811.com

NOTE:
 1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY TC MERRITS LAND SURVEYORS, DATED 11/05/20. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.



Site Design Consultants
 Civil Engineers • Land Planners
 251-F Underhill Avenue, Yorktown Heights, NY 10598
 (914) 962-4488 - Fax: (914) 962-7386
 www.sitedesignconsultants.com



Revisions:	No.	Date	Comments

SCALE: 1" = 20'
 DRAWN BY: TK
 DATE: 5-23-22

**ALTERNATE
 SITE PLAN**

SITE PLAN PREPARED FOR
PAUL EISENBERG
 47 WINDMILL ROAD
 Town of North Castle, Westchester County, New York

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