

ALFONZETTI ENGINEERING, P.C.

14 Smith Ave., Mt. Kisco, New York 10549

(914) 666-9800

Info@AlfonzettiEng.com

Adam R. Kaufman, AICP
Director of Planning
Planning Department
Town of North Castle
17 Bedford Road
Armonk, NY 10504

April 13, 2022

Re: Mittman Subdivision/655 Bedford Road
Town of North Castle

Adam:

For your review, please find enclosed the following:

- One (1) copy of the following plans:
 - Existing Conditions Plan, dated April 6, 2022, Proposed Subdivision 655 Bedford Road (Rt 22) Town of North Castle, Westchester County, New York.
 - Integrated Plot Plan 6 Lot, dated April 7, 2022, Proposed Subdivision 655 Bedford Road (Rt 22) Town of North Castle, Westchester County, New York.
 - Integrated Plot Plan 3 Lot, dated April 7, 2022, Proposed Subdivision 655 Bedford Road (Rt 22) Town of North Castle, Westchester County, New York.
 - Minimum Contiguous Buildable Area Exhibit, dated April 6, 2022, Proposed Subdivision 655 Bedford Road (Rt 22) Town of North Castle, Westchester County, New York.
- One (1) copy of letter from Veneziano & Associates Counsellors-At-Law.
- One (1) copy of letter of Authorization.
- One (1) copy of Application for Preliminary Subdivision Approval.
- One (1) copy of Preliminary Subdivision Completeness Review Form.
- One (1) copy of Short Environmental Assessment Form.

We are submitting the above material to be placed on the next Planning Board agenda.

Please call if there are any questions.

Thank You,



Ralph Alfonzetti
ALFONZETTI ENGINEERING, P.C.

ZEMO CONSTRUCTION CORP.
60 Morrow Avenue
Scarsdale, New York 10583

February 25, 2022


Evan Mittman
655 Bedford Road
North Castle, New York 10504

Re: 655 Bedford Road Subdivision

Dear Mr. Mittman:

This letter will serve as authorization for Zemo Construction Corp. to apply for and sign on your behalf any applications or submissions required by the Building Department, Health Department and related agencies as part of the subdivision application requirements.

Very Truly Yours,


Zemo Construction Corp.
Thomas Dioguardi

By my signature below, authorization is hereby granted by Evan Mittman as Owner of the property located at 655 Bedford Road in Armonk, N.Y. to Zemo Construction Corp to apply for and sign on my behalf any applications or submissions required by the Building Department, Health Department and related agencies as part of the subdivision application requirements.

Agreed to by: Evan Mittman Date: 2/25/22
Evan Mittman

VENEZIANO & ASSOCIATES

COUNSELLORS-AT-LAW

84 BUSINESS PARK DRIVE
SUITE 200
ARMONK, NEW YORK 10504

TEL: (914) 273-1300
FAX: (914) 273-1303

April 12, 2022

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

Re: Subdivision Application
Tax Lot: 94.04-2-29

Honorable Chairman Members of the Board:

This subdivision application is being submitted by my client Zemo Construction Corp., and is associated with 655 Bedford Road. The property is owned by Evan Mittman and Debra Jane Mittman. The property is located off of Route 22. My client has entered into an agreement with the Mittmans to develop a single-family house at this property.

Submitted herewith is a proposed Integrated Plot Plan (Plot Plan) reflecting six lots, prepared by Ralph Alfonzetti, P.E., the project engineer. Lot 6 is for an existing home adjacent to, and access from, Route 22. The area of Lot 6 is 2.8 acres. The other five lots are laid out consistent with the R-2 zone, and will be served with private water wells and septic fields. However, the Mittmans, would prefer to develop only a single new home and will file a conservation easement against the remaining four lots.

Lot #2 is 3.34 acres in size and reflects a new home together with a pool. That lot will be served by an easement as reflected on the Subdivision Plat submitted herewith. The house is proposed to be +/-6000 ft.²

As the access to this home is proposed to be provided via easement, as opposed to a public road, a section 280-a application will be submitted to the zoning board of appeals to vary that requirement.

Also enclosed is our Subdivision Plat application form, and a Short Form Environmental Assessment Form, both prepared by Ralph Alfonzetti. Kindly place this matter on the planning board's next available agenda for initial discussion. Thank you.

Very truly yours,

Anthony F. Veneziano, Jr.
Anthony F. Veneziano, Esq



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 Preliminary Subdivision Approval

Application Name

MITTMAN SUBDIVISION

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

Name of Property Owner: <u>EVAN MITTMAN</u>
Mailing Address: <u>655 BEDFORD ROAD, ARMONK, NY 10504</u>
Telephone: _____ Fax: _____ e-mail _____
Name of Applicant (if different): <u>Zemo Construction Corp.</u>
Address of Applicant: <u>44 Bedford Rd., Armonk, NY 10504</u>
Telephone: <u>914-273-5700</u> Fax: <u>914-273-3119</u> e-mail <u>jondio@djdmgmt.com</u>
Interest of Applicant, if other than Property Owner: <u>Developer/Builder</u>
Is the Applicant (if different from the property owner) a Contract Vendee? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If yes, please submit affidavit stating such. If no, application cannot be reviewed by Planning Board
Name of Professional Preparing Site Plan: <u>ALFONZETTI ENGINEERING, P.C.</u>
Address: <u>14 SMITH AVENUE, MOUNT KISCO, NY 10549</u>
Telephone: <u>(914) 666 9800</u> Fax: _____ e-mail <u>INFO@ALFONZETTIENG.COM</u>
Name of Other Professional: <u>TC Merritts</u>
Address: <u>394 Bedford Rd., Pleasantville, NY 10570</u>
Telephone: <u>914-769-8003</u> Fax: _____ e-mail <u>daniel@tcmerritts.com</u>
Name of Attorney (if any): <u>ANTHONY VENEZIANO</u>
Address: <u>84 BUSINESS PARK DRIVE-SUITE 200, ARMONK, NY 10504</u>
Telephone: <u>(914) 273 1300</u> Fax: <u>(914) 273 1303</u> e-mail <u>afv@venezianox.com</u>

Applicant Acknowledgement

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

The Applicant also agrees to pay all expenses of publication and the giving of public notice as required, and further acknowledges that he/she shall be responsible for reimbursing the Town for the cost of professional review services required for this application.

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

Signature of Applicant:

[Handwritten Signature] Date: 4/16/22

Signature of Property Owner:

[Handwritten Signature] Date: 4/16/22

Must have both signatures

THOMAS DODGANS FIRE EVAN MITTMAN

II. IDENTIFICATION OF SUBJECT PROPERTY

Property Street Address: 655 BEDFORD ROAD, ARMONK, NY 10504

Location (in relation to nearest intersecting street):

727 feet north, south, east or west) of DAVIS DRIVE

Abutting Street(s): HEMLOCK HOLLOW PLACE

Tax Map Designation (NEW): Section 94.04 Block 2 Lot 29

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

Zoning District: R-2A Total Land Area 20.72 ACRES

Land Area in North Castle Only (if different) 20.72 ACRES

Fire District(s) ARMONK FD School District(s) BYRAM HILLS

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

The boundary of any city, town or village?

No Yes (adjacent) _____ Yes (within 500 feet) _____

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) _____ Yes (within 500 feet) _____

The right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway?

No _____ Yes (adjacent) Yes (within 500 feet) _____

The existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel lines?

No 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 Yes (adjacent) _____ Yes (within 500 feet) _____

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

No Yes (adjacent) _____ Yes (within 500 feet) _____

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

No _____ Yes

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

94.04-2-30

III. DESCRIPTION OF PROPOSED DEVELOPMENT

Type of Subdivision proposed: Conventional Conservation _____

Total Number of Lots Proposed on Preliminary Subdivision Plat: 3

Total Number of Lots Proposed in North Castle Only (if different): _____

Are any new streets proposed? No Yes _____

Has the center line of each proposed street been staked? No Yes _____

If no, please indicate the date by which such center lines will be staked: _____

Have the corners of each proposed lot been identified with appropriate stakes? No Yes _____

If no, please indicate the date by which such lot corners will be staked: _____

Are any waivers from the provisions of Chapter 355 (Zoning) or Chapter 275 (Subdivision of Land) of the North Castle Town Code requested? No Yes _____

If yes, please specify type: _____

Earthwork Balance: Cut _____ C.Y. Fill _____ C.Y.

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

Areas of special flood hazard? No Yes _____

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

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

No _____ Yes

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

Town-regulated wetlands? No Yes _____

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

State-regulated wetlands? No Yes _____

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

IV. SUBMISSION REQUIREMENTS

The preliminary subdivision 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 preliminary subdivision application package (for distribution to the Town Planner for preliminary review purposes).
- Once a completed preliminary subdivision 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 preliminary subdivision 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 checks 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 PRELIMINARY SUBDIVISION PLAT

The following checklist is provided to enable the Applicant to determine if he/she has provided enough information on the preliminary subdivision plat and preliminary construction plans for the Planning Board to review his/her proposal. Applicants are advised to review Chapter 275 of the North Castle Town Code for a complete enumeration of pertinent requirements and standards prior to making application for preliminary subdivision plat approval.

The information required to be shown on the preliminary subdivision plat and the preliminary construction plans may be combined and shown on one plan to be identified as the Integrated Plot Plan. Whether this information is presented on one or two different plans, the application for preliminary subdivision plat approval will not be accepted for Planning Board review unless all items identified below are supplied and **so indicated with a check mark in the blank line provided**. If a particular item is not relevant to the subject property or the development proposal, **the letters "NA" should be entered instead**.

The information to be included on an Integrated Plot Plan shall include:

- Name of the proposed subdivision or other identifying title and signature block.
- Name and address of the Property Owner and the Applicant (if different).
- Name, address and telephone number of the surveyor, engineer or other legally qualified professional and the seal of the 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 district, school district, special district and municipal boundaries.
- Names of existing streets
- Total acreage of the property to be developed, as well as property boundaries showing dimensions and bearings as determined by a current survey; name and width of existing streets; and lines of existing rights-of-way, reservations, easements and areas dedicated to public uses.
- 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 proposed lots' compliance with those requirements, including lot area, frontage, lot width, lot depth, building coverage, yards and other pertinent requirements.
- Site location map, at a scale of one (1) inch equals eight hundred (800) feet, 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 notations identifying the revisions.
- 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.
- Location of temporary stakes in the field to enable the Planning Board to find and appraise features of the preliminary plat.
- Location of existing use and design of buildings and other structures.
- Location of all other existing site improvements, including pavement, walks, curbing, retaining wall and fences.
- Location and sizes of existing water supply, sanitary sewage disposal, storm water drainage and other utility lines and structures within and nearby the proposed subdivision.
- Location of all existing monuments.
- Proposed arrangement of lots, including identifying numbers and approximate area and dimensions of each.
- Proposed layout of new streets, including sight distance at all proposed road intersections, widths and approximate curve radii, and any proposed rights-of-way, easements, deed restrictions, covenants and/or reservations.
- Location, size and nature of any area proposed to be reserved for park purposes.
- Proposed system for the provision of water supply and fire protection facilities, sanitary sewage disposal facilities, storm water drainage facilities and other utility services.
- Proposed street profiles and cross-sections showing the approximate grade of proposed streets, the relationship of existing grades to proposed grades and the proposed vertical curvature along the center line of all new streets.
- Proposed names for new streets.
- Location of proposed monuments.
- Where the preliminary plat includes only a portion of the Applicant's contiguous holding, the Applicant shall also indicate on a sketch, at a scale of not less than one (1) inch equals two hundred (200) feet, the probable future street system, lot arrangement, and location of park and other reservations for the remaining portion of the tract and topographic data with vertical contour interval of not more than ten (10) feet.
- For all proposed subdivision 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 subdivision 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 subdivision 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			
EVAN MITTMAN			
Name of Action or Project: Mittman Subdivison			
Project Location (describe, and attach a location map): 44 BEDFORD ROAD, ARMONK, NY 10504			
Brief Description of Proposed Action: Subdivision into 1 lot with an exist house, 1 lot with a proposed house and the remaining area as a conservation area.			
Name of Applicant or Sponsor: Zemo Construction		Telephone: 914-273-5700	
		E-Mail:	
Address: 655 BEDFORD ROAD			
City/PO: ARMONK		State: NY	Zip Code: 10504
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
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
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
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 20.72 acres	
b. Total acreage to be physically disturbed?		_____ 1.23 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 0.0 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 checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>Private well.</u> _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ PRIVATE SEPTIC SYSTEM	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>THOMAS J. PUGH</u> Date: <u>4/11/21</u> Signature: <u>[Handwritten Signature]</u>		



Town of North Castle Planning Department

17 Bedford Road Armonk, New York 10504

(914) 273-3542 (914) 273-3554 (fax)

PRELIMINARY SUBDIVISION COMPLETENESS REVIEW FORM

This form represents the standard requirements for a completeness review for all preliminary subdivision plans. Failure to provide all of the information requested will result in a determination that the preliminary subdivision application is incomplete. The review of the subdivision plat for completeness will be based on the requirements of the Town of North Castle Town Code.

Project Name on Plan:

MITTMAN SUBDIVISION

Initial Submittal Revised Preliminary

Street Location:

655 BEDFORD ROAD, ARMONK, NY 10504

Zoning District: R-2A Property Acreage: 20.72 Tax Map Parcel ID: 94.04-2-29

Date: 4/13/2022

DEPARTMENTAL USE ONLY

Date Filed: _____ Staff Name: _____

Preliminary Plan Completeness Review Checklist

Items marked with a "☒" are complete, items left blank "☐" are incomplete and must be completed, "NA" means not applicable.

1. Proposed subdivision name or identifying title
2. Name and address of the property owner and subdivider (if other than owner)
3. The name and address of the surveyor and/or engineer preparing the plan
4. Scale
5. The approximate true North point
6. Date
7. Signature and seal of a licensed professional engineer or licensed land surveyor

PRELIMINARY SUBDIVISION COMPLETENESS REVIEW FORM

Page 2

- 8. Approximate location and dimensions of all property lines
- 9. Total acreage of the proposed subdivision
- 10. Location of any zoning, special district or municipal boundary lines affecting the subdivision
- 11. Names of owners of record or properties adjoining and directly across the street from the proposed subdivision
- 12. Location of all existing structures and pertinent features, including railroads, water bodies, watercourses, wetlands, substantial rock outcroppings, wooded areas and stone walls, that may influence the design of the subdivision
- 13. Accurate topography at a vertical contour interval of not more than two feet
- 14. The location and status of existing streets, easements and rights-of-way (if any), proposals for the layout of new streets, including widths and approximate curve radii, and any proposed easements, rights-of-way and/or reservations
- 15. The names of existing streets
- 16. The proposed arrangement of lots, including identifying section, lot and block numbers and approximate area and dimensions of each
- 17. The location, size and nature of any area proposed to be reserved for park purposes
- 18. A site location sketch, at a scale of one inch equals 800 feet, showing the general situation of the applicant's property with respect to surrounding properties and streets
- 19. Where the preliminary plat includes only a portion of an applicant's contiguous holding, the applicant shall also indicate, on a sketch at a scale of not less than one inch equals 200 feet, the probable future street system, lot arrangement and location of park and other reservations for the remaining portion of the tract. Such sketch shall be for the purpose of guiding the Planning Board in reviewing the proposed preliminary plat and shall include topographic data with a vertical contour interval of not more than 10 feet, plus any other information determined necessary by the Planning Board
- 20. A block for the preliminary approval signature of the Planning Board Chairman, for purposes of accurate records of approval
- 21. Submission of a Zoning Conformance Table depicting the plan's compliance with the minimum requirements of the Zoning District
- 22. If a tree removal permit is being sought, submission of a plan depicting the location and graphical removal status of all Town-regulated trees within the proposed area of disturbance. In addition, the tree plan shall be accompanied by a tree inventory includes a unique ID number, the species, size, health condition and removal status of each tree.

PRELIMINARY SUBDIVISION COMPLETENESS REVIEW FORM

Page 3

23. If a wetlands permit is being sought, identification of the wetland and the 100-foot wetland buffer.

More information about the items required herein can be obtained from the North Castle Planning Department. A copy of the Town Code can be obtained from Town Clerk or on the North Castle homepage: <http://www.northcastleny.com>

_____ On this date, all items necessary for a technical review of the proposed preliminary subdivision plat have been submitted and constitute a COMPLETE APPLICATION.

FIRE DISTRICT: ARMONK INDEPENDENT FIRE COMPANY NORTH CASTLE FIRE DISTRICT No. 2

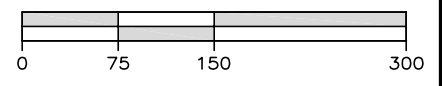
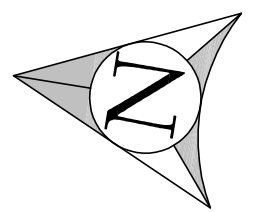
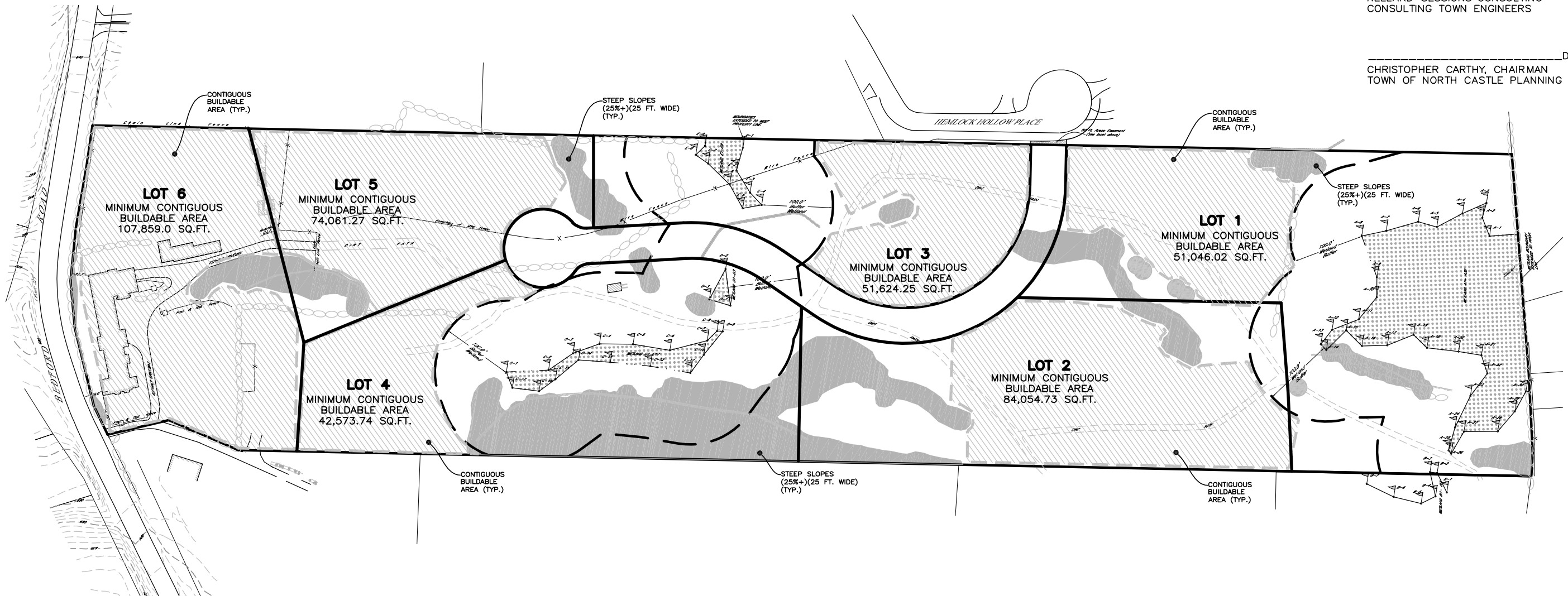
SCHOOL DISTRICT: BYRAM HILLS

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED:

ENGINEERING DRAWINGS, PLANS REVIEWED BY TOWN ENGINEER

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

DATE: _____
CHRISTOPHER CARTHY, CHAIRMAN
TOWN OF NORTH CASTLE PLANNING BOARD

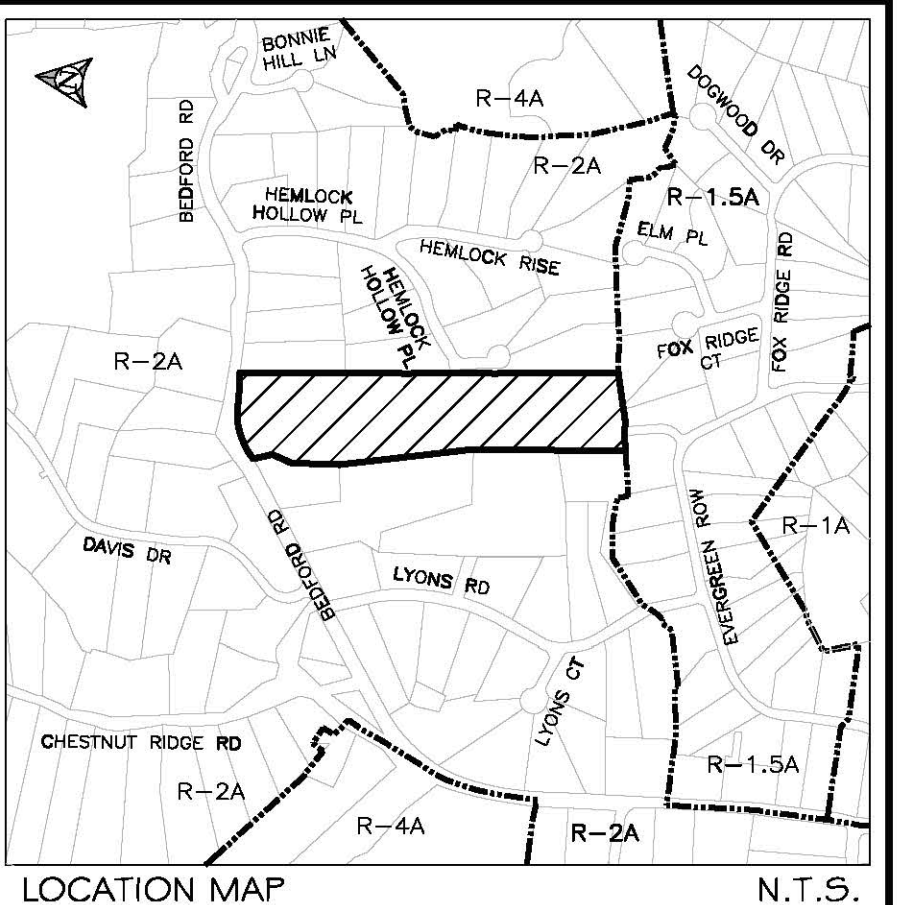


SCALE: 1" = 150'

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

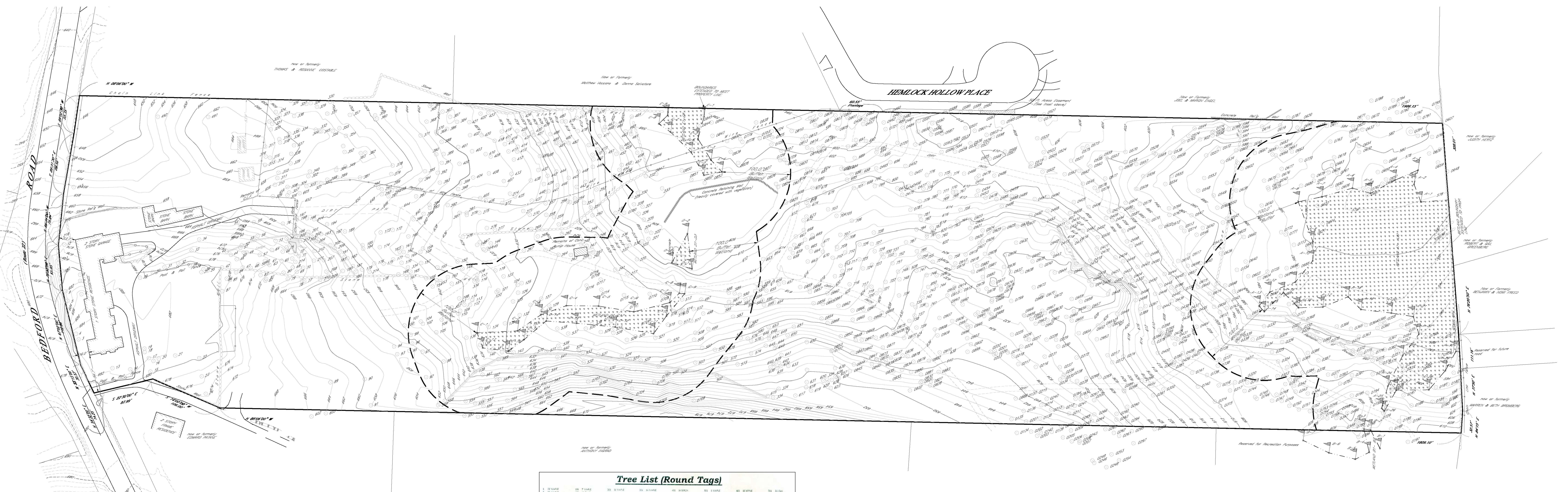
PROPOSED SUBDIVISION
655 BEDFORD ROAD (RT 22)
TOWN OF NORTH CASTLE,
WESTCHESTER COUNTY, NEW YORK

MINIMUM CONTIGUOUS
BUILDABLE AREA EXHIBIT
APRIL 6, 2022



GENERAL NOTES:

1. EXISTING FEATURES SHOWN HEREON TAKEN FROM SURVEY MAP ENTITLED "TOPOGRAPHIC SURVEY OF PROPERTY PREPARED FOR THE ESTATE OF MR. FRANK PATANE PROPERTY BEING SECTION 1, BLOCK 4 & TAX LOT 18, MAP ENTITLED "OFFICIAL TAX ASSESSMENT MAPS OF THE TOWN OF NORTH CASTLE" TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK, DATED DECEMBER 30, 2007. SURVEY CONTAINS 2 PAGES".
2. VERTICAL DATUM BASED ON USGS QUAD MAPS.
3. WETLANDS BOUNDARIES SHOWN HEREON FLAGGED BY EVANS ASSOCIATES ENVIRONMENTAL CONSULTING, INC. ON JUNE 11, 2003.



Tree List (Round Tags)

1	08	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Tree List (Oval Tags)

101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200
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IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 14C, SECTION 200(3)(i), 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 MANNER BY ANY MEANS, TO BE VALID, UNLESS SUCH ALTERATION IS MADE IN ACCORDANCE WITH THE SIGNATURE AND 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/CLIENT: EVAN WITMAN	DRAWN BY: EJG
SITE ADDRESS: 800 BEDFORD RD, MOUNTAIN VIEW, NY 10549	CHECKED BY: EJG
STATE MAP #: 94-24-79	DATE: 04/22/22
LOT AREA: 20.72 ACRES	SCALE: 1" = 50'
ZONING: R-2A	
ENGINEERING DRAWINGS: PLANS REVIEWED BY TOWN ENGINEER	SHEET: 01 OF 01
EXISTING CONDITIONS PLAN	
APRIL 6, 2022	
PROJECT: PROPOSED SUBDIVISION	
655 BEDFORD ROAD (RT 22)	
TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK	

FIRE DISTRICT: ANAND INCORPORATED FIRE COMPANY NORTH CASTLE FIRE DISTRICT NO. 2
SCHOOL DISTRICT: BYRAM HILLS
APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD:
DATE: _____
ENGINEERING DRAWINGS:
PLANS REVIEWED BY TOWN ENGINEER
DATE: _____
JOSEPH W. CENELLE, P.E.
REGISTERED PROFESSIONAL ENGINEER
CONSULTING TOWN ENGINEER
CHIEF TOWN ENGINEER,
TOWN OF NORTH CASTLE PLANNING BOARD

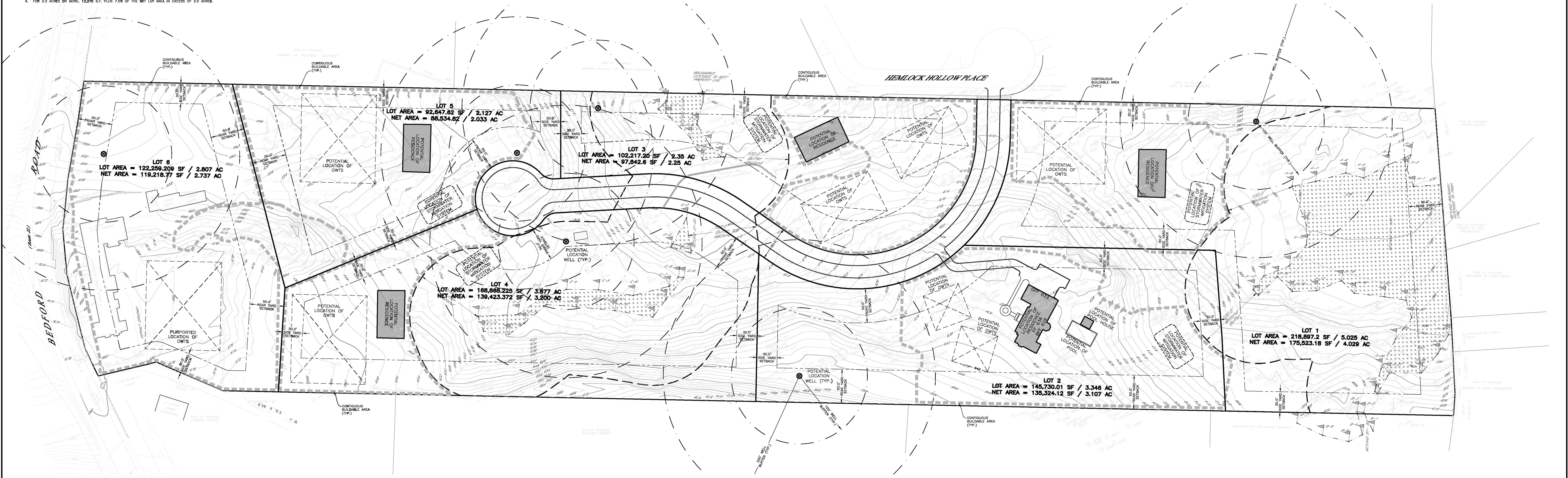
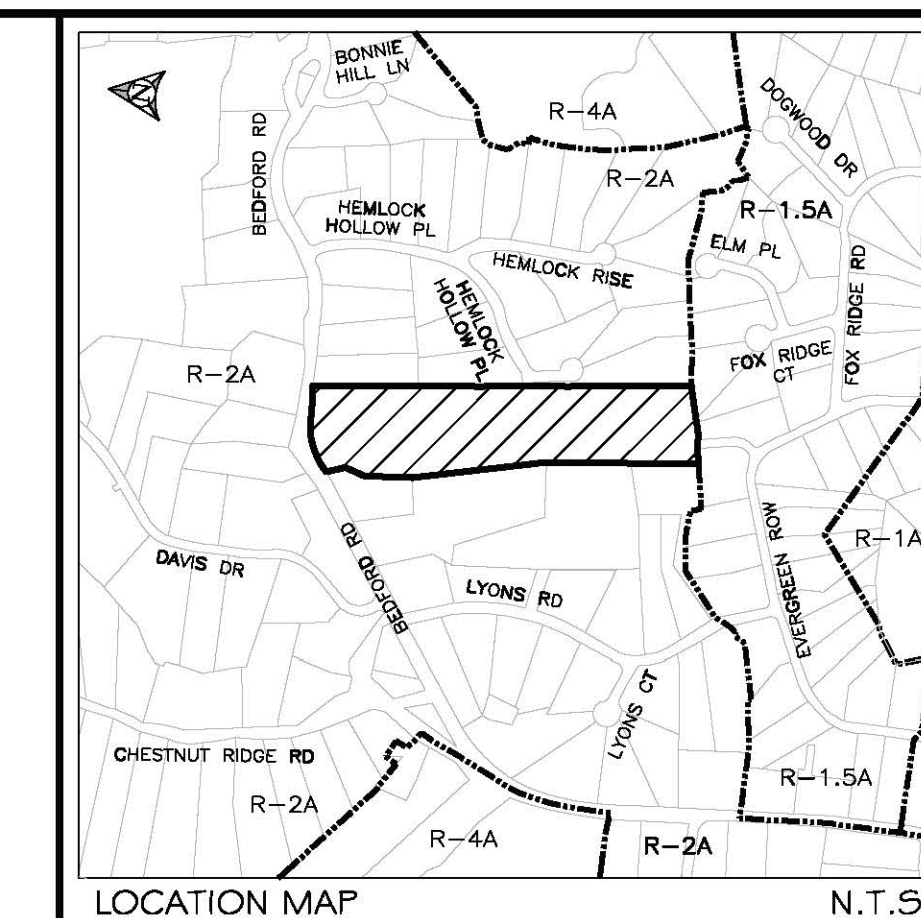
ZONING COMPLIANCE TABLE

DESCRIPTION	REQUIREMENT	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3	PROPOSED LOT 4	PROPOSED LOT 5	PROPOSED LOT 6
MINIMUM GROSS LOT AREA (SQUARE FEET)/(ACRES)	-	902,633.361 SF / 20.722 AC	218,897.2 SF / 5.025 AC	145,730.0 SF / 3.346 AC	102,217.20 SF / 2.35 AC	168,868.225 SF / 3.877 AC	92,647.62 SF / 2.127 AC	122,259.209 SF / 2.807 AC
75% WETLAND AREA (SQUARE FEET)/(ACRES)	-	42,799.45 / 0.983	34,317.92 / 0.788	0.0 / 0.0	2,687.8 / 0.061	5,813.7 / 0.133	0.0 / 0.0	0.0 / 0.0
GREATEST SLOPE AREA (SQUARE FEET)/(ACRES)	-	51,953.177 / 1.193	9,056.1 / 0.208	10,405.88 / 0.239	1,706.8 / 0.039	23,696.64 / 0.544	4,112.8 / 0.094	3,040.44 / 0.070
MINIMUM NET LOT AREA (SQUARE FEET)/(ACRES)	87,120/2.0	807,800.734 SF / 18.546 AC	178,523.18 SF / 4.029 AC	135,324.12 SF / 3.107 AC	97,842.6 SF / 2.25 AC	139,423.372 SF / 3.200 AC	88,534.82 SF / 2.033 AC	119,218.77 SF / 2.737 AC
MINIMUM LOT FRONTAGE (FEET)	150	442	±150	±150	±150	±150	±150	±150
MINIMUM LOT WIDTH (FEET)	150	410	±150	±150	±150	±150	±150	±150
MINIMUM LOT DEPTH (FEET)	150	1,086	±150	±150	±150	±150	±150	±150
MAXIMUM BUILDING HEIGHT (FEET)	30	530	530	530	530	530	530	530
MAXIMUM BUILDING COVERAGE (%)	8	1.27	1.7	2.7	3.1	2.2	3.4	7.3
MINIMUM DWELLING UNIT SIZE (SQUARE FEET)	1,400	7,009	3,000	3,600	3,000	3,000	3,000	6,720
MAXIMUM GROSS FLOOR AREA (SQUARE FEET)	(SEE NOTE 2)	-	13,844.9 (ALLOWED) <13,844.9 (PROPOSED)	12,050.8 (ALLOWED) <12,050.8 (PROPOSED)	10,557.8 (ALLOWED) <10,557.8 (PROPOSED)	12,212.9 (ALLOWED) <12,212.9 (PROPOSED)	10,179.5 (ALLOWED) <10,179.5 (PROPOSED)	11,408.2 (ALLOWED) <11,408.2 (PROPOSED)
MINIMUM CONTIGUOUS BUILDABLE AREA (SQUARE FEET)	35,000 ⁽³⁾	±35,000	51,046.02	84,054.73	51,624.25	42,573.74	74,061.27	107,859.0
MAXIMUM GROSS LAND COVERAGE (SQUARE FEET)	(SEE NOTE 4)	-	19,898.7 (ALLOWED) <19,898.7 (PROPOSED)	16,886.6 (ALLOWED) <16,886.6 (PROPOSED)	14,086.8 (ALLOWED) <14,086.8 (PROPOSED)	17,190.4 (ALLOWED) <17,190.4 (PROPOSED)	13,377.8 (ALLOWED) <13,377.8 (PROPOSED)	15,677.8 (ALLOWED) <15,677.8 (PROPOSED)
MINIMUM BUILDING SETBACKS								
FRONT YARD (FEET)	50	16.0	±50	±50	±50	±50	±50	±50
SIDE YARD (FEET)	30	54.7	±30	±30	±30	±30	±30	±30
REAR YARD (FEET)	50	1,930.4	±50	±50	±50	±50	±50	±50
MINIMUM LANDSCAPE BUFFER								
FRONT YARD (FEET)	15	±15	±15	±15	±15	±15	±15	±15
SIDE YARD (FEET)	15	±15	±15	±15	±15	±15	±15	±15
REAR YARD (FEET)	15	±15	±15	±15	±15	±15	±15	±15

- FOR ANY NEW BUILDING LOT CREATED BY SUBDIVISION, THE "LOT AREA" USED FOR MEASUREMENT PURPOSES IS TO BE "NET LOT AREA", WHICH IS DEFINED AS FOLLOWS: "NET LOT AREA IS THE LOT AREA MINUS 75% OF THE AREA OF ANY WETLANDS, WATER BODIES AND WATERCOURSES BUT EXCLUDES ANY HIGHWAY AREAS AND THE AREA OF ANY STEEP SLOPES, EXCEPT THAT IN THE CASE OF ONE-TRACT LOTS, OCCURRING FOR STEEP SLOPES IS TO BE "GROSS" AREA.
- FOR 2.0 TO 3.999 ACRES, 10,122 S.F. PLUS 4% OF THE NET LOT AREA IN EXCESS OF 2.0 ACRES, PLUS 13,807 S.F. PLUS 3% OF THE TOTAL AREA IN EXCESS OF 4.0 ACRES.
- WITH ON-SITE WASTEWATER TREATMENT SYSTEM (OWTS) AND WATER SUPPLY WELLS, 25,000 SQUARE FEET IS THE MINIMUM CONTIGUOUS BUILDABLE AREA (CBA) IN THE R-2A DISTRICT, THE AREA ENCLOSED BY WETLANDS, WATER BODIES, WATERCOURSES, AND ADJOINING AREAS, FLOODPLAINS AND STEEP SLOPES (OR OF GREATER SLOPE A HORIZONTAL AREA AT LEAST 25 FEET IN ALL DIRECTIONS), AND HAVING NOT LESS THAN A MINIMUM DIMENSION IN EVERY DIRECTION OF AT LEAST 1/2 THE MINIMUM LOT WIDTH REQUIRED IN THE R-2A ZONING DISTRICT, WHICH IS 75 FEET.
- FOR 2.0 ACRES OR MORE, 13,870 S.F. PLUS 7.5% OF THE NET LOT AREA IN EXCESS OF 2.0 ACRES.

NOTES:

- EXISTING CONDITIONS SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED "TOPOGRAPHIC SURVEY OF PROPERTY, PREPARED BY JOHN MANNING LAND SURVEYOR, DATED 12/10/07."
- FOR THE PURPOSES OF THIS SUBDIVISION WE HAVE CONSERVATIVELY USED A 45-90 MIN./IN. SOIL PERCOLATION RATE FOR 4-INCH WETLANDS, ACCORDING TO THE WESTCHESTER COUNTY HEALTH DEPARTMENT RULES AND REGULATIONS FOR THE DESIGN AND CONSTRUCTION OF RESIDENTIAL SUBSURFACE SEWAGE TREATMENT SYSTEMS AND SOILED WELLS IN WESTCHESTER COUNTY. ADDITIONAL RULES IS REQUIRED FOR THE FRONT YARD AND REAR YARD AREAS OF RESIDENTIAL TRACTS. THE DESIGN OF ON-SITE WASTEWATER TREATMENT SYSTEMS (OWTS) SHALL BE SUBJECT TO SOIL TESTING.
- LOCATIONS OF PROPOSED ON-SITE WASTEWATER TREATMENT SYSTEMS (OWTS) AND WATER SUPPLY WELLS ARE SUBJECT TO CHANGE BASED ON LOCATIONS OF EXISTING OWTS AND WATER SUPPLY WELLS OF ADJOINING PROPERTIES. MAPS OF PROPOSED LOTS AND TOTAL LOT COUNT IS SUBJECT TO CHANGE BASED UPON THIS INFORMATION.



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

STATE OF NEW YORK
REGISTERED PROFESSIONAL ENGINEER
072015

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

SITE DATA
OWNER/DEVELOPER: EVAN WITMAN
SITE ADDRESS: 655 BEDFORD RD., ARMONK, NY 10504
TAX MAP #: 34-2-29
LOT AREA: 20.72 ACRES
ZONING: R-2A

INTEGRATED PLOT PLAN
6 LOT
APRIL 7, 2022
PROJECT: PROPOSED SUBDIVISION
655 BEDFORD ROAD (RT 22)
TOWN OF NORTH CASTLE,
WESTCHESTER COUNTY, NEW YORK

ENGINEERING DRAWINGS, PLANS REVIEWED BY TOWN ENGINEER
DATE: _____
JOSEPH W. CERNELE, P.E.
REGISTERED PROFESSIONAL ENGINEER
DATE: _____
CHIEF ENGINEER, CHAIRMAN
TOWN OF NORTH CASTLE PLANNING BOARD

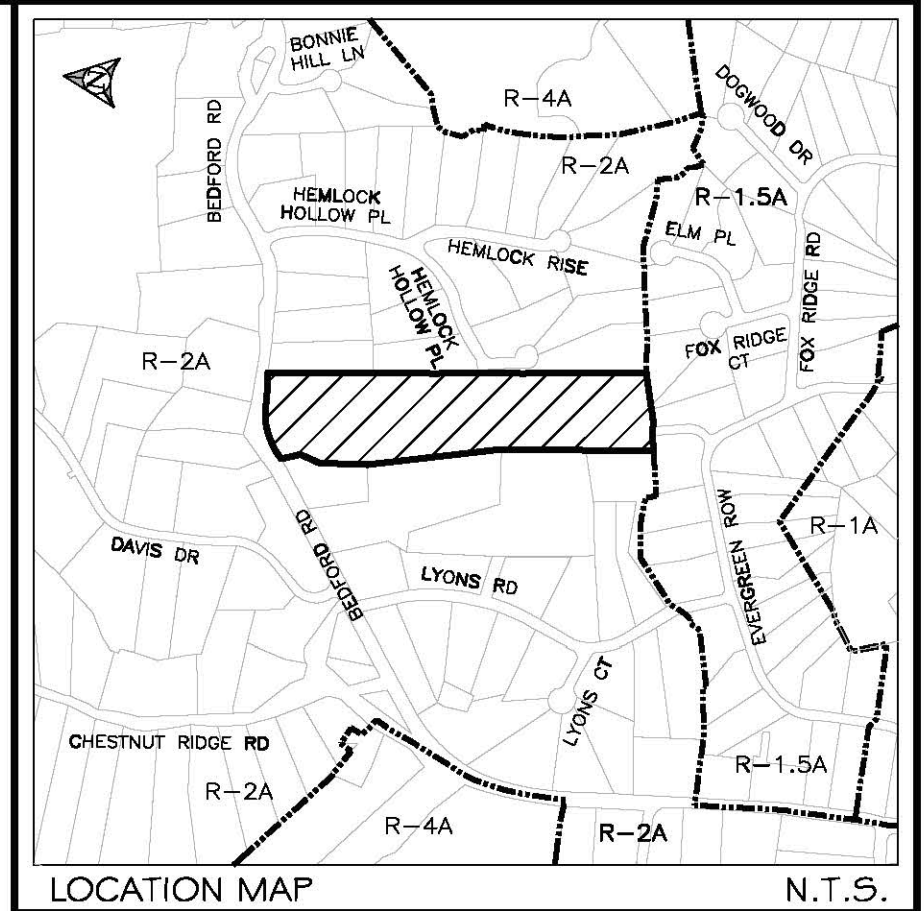
ZONING COMPLIANCE TABLE					
TAX PARCEL: 94.04-2-29					
ZONE DISTRICT: R-2A ONE FAMILY RESIDENCE DISTRICT (2 ACRES)					
PROPOSED USE: RESIDENTIAL, SUBDIVISION					
DESCRIPTION	REQUIREMENT	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3
MINIMUM GROSS LOT AREA (SQUARE FEET)/(ACRES)	-	902,633.361 SF / 20.722 AC	634,664.152 SF / 15.57 AC	145,730.0 SF / 3.346 AC	122,259.209 SF / 2.807 AC
75% WETLAND AREA (SQUARE FEET)/(ACRES)	-	42,799.45 / 0.983	N/A	0.0 / 0.0	0.0 / 0.0
STEEPEST SLOPE AREA (SQUARE FEET)/(ACRES)	-	51,953.177 / 1.193	N/A	10,405.88 / 0.239	3,040.44 / 0.070
MINIMUM NET LOT AREA (SQUARE FEET)/(ACRES)	87,120/(2 ³¹)	807,800.734 SF / 18.546 AC	N/A	135,324.12 SF / 3.107 AC	119,218.77 SF / 2.737 AC
MINIMUM LOT FRONTAGE (SQUARE FEET)	150	442	N/A	±150	±150
MINIMUM LOT WIDTH (FEET)	150	410	N/A	±150	±150
MINIMUM LOT DEPTH (FEET)	150	1,986	N/A	±150	±150
MAXIMUM BUILDING HEIGHT (FEET)	30	530	N/A	530	530
MAXIMUM BUILDING COVERAGE (%)	8	1.27	N/A	2.7	7.3
MINIMUM DWELLING UNIT SIZE (SQUARE FEET)	1,400	7,009	N/A	3,600	8,720
MAXIMUM GROSS FLOOR AREA (SQUARE FEET)	(SEE NOTE 2)	-	N/A	12,050.8 (ALLOWED)	11,406.2 (ALLOWED)
MINIMUM CONTIGUOUS BUILDABLE AREA (SQUARE FEET)	35,000(2)	±35,000	N/A	84,054.73	107,859.0
MAXIMUM GROSS LAND COVERAGE (SQUARE FEET)	(SEE NOTE 4)	-	N/A	16,886.6 (ALLOWED)	15,677.8 (ALLOWED)
MINIMUM BUILDING SETBACKS					
FRONT YARD (FEET)	50	16.0	N/A	±50	±50
SIDE YARD (FEET)	30	54.7	N/A	±30	±30
REAR YARD (FEET)	50	1,930.4	N/A	±50	±50
MINIMUM LANDSCAPE BUFFER					
FRONT YARD (FEET)	15	±15	N/A	±15	±15
SIDE YARD (FEET)	15	±15	N/A	±15	±15
REAR YARD (FEET)	15	±15	N/A	±15	±15

NOTES:

1. EXISTING CONDITIONS SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TELEGRAPHIC SURVEY OF PROPERTY, PREPARED BY JOHN MARINO LAND SURVEYOR, DATED 12/10/07.

2. FOR THE PURPOSES OF THIS SUBDIVISION, WE HAVE CONSERVATIVELY USED A 45-50 MIN./IN. SOIL PERCOLATION RATE FOR A-BEFORE REASONING. ACCORDING TO THE WESTCHESTER COUNTY HEALTH DEPARTMENT RULES AND REGULATIONS FOR TREATMENT AND CONSTRUCTION OF RESIDENTIAL SEWAGE TREATMENT SYSTEMS AND BOLLARD WELLS IN WESTCHESTER COUNTY, NEW YORK (PREVIOUSLY KNOWN AS BULLETINS 50-22 AND 50-49), EFFECTIVE JANUARY 1, 2008 THE MINIMUM FEET OF ASSURPTION HEAD IS REQUIRED FOR THE FOUR DIFFERENT TYPES OF TREATMENT SYSTEMS (OWTS) SHALL BE SUBJECT TO SOIL TESTING.

3. LOCATIONS OF PROPOSED ON-SITE WASTEWATER TREATMENT SYSTEMS (OWTS) AND ON-SITE WATER SUPPLY WELLS ARE SUBJECT TO CHANGE BASED ON LOCATION OF EXISTING UTILS AND WATER SUPPLY WELLS OF NEIGHBORING PROPERTIES. SUBJECT OF PROPOSED LOTS AND TOTAL LOT COUNT IS SUBJECT TO CHANGE BASED UPON THIS INFORMATION.

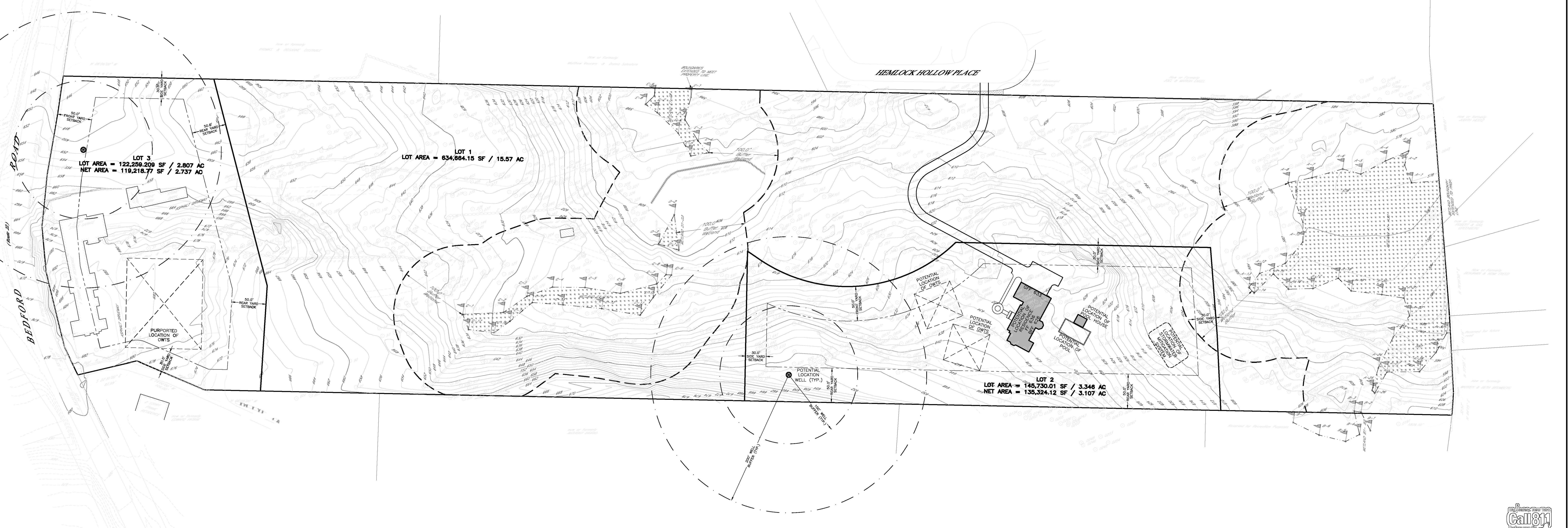


1. FOR ANY NEW BUILDING LOT CREATED BY SUBDIVISION, THE "LOT AREA" USED FOR MEASUREMENT PURPOSES IS TO BE THE "NET LOT AREA", WHICH IS DEFINED AS FOLLOWS: "NET LOT AREA IS THE LOT AREA MINUS 75% OF THE AREA OF ANY WETLANDS, WATER BODIES AND WATERCOURSES BUT EXCLUDES ANY ADJACENT AREAS AND THE AREA OF ANY STEEP SLOPES, EXCEPT THAT IN THE CASE OF ONE-THIRD LOT, EXCLUSION FOR STEEP SLOPES IS TO BE ONLY ONE-THIRD."

2. FOR 2.0 TO 2.999 ACRES, 10,122 S.F. PLUS 4% OF THE NET LOT AREA IN EXCESS OF 2.0 ACRES, FOR 4.0 ACRES OR MORE, 13,807 S.F. PLUS 3% OF THE TOTAL AREA IN EXCESS OF 4.0 ACRES.

3. WITH ON-SITE WASTEWATER TREATMENT SYSTEM (OWTS) AND WATER SUPPLY WELLS, 35,000 SQUARE FEET IS THE MINIMUM CONTIGUOUS BUILDABLE AREA (CBA) IN THE R-2A DISTRICT, THE MINIMUM EXCLUDED WETLANDS, WATER BODIES, WATERCOURSES, AND ADJACENT AREAS, FLOODPLAINS AND STEEP SLOPES (20% OR GREATER SLOPE A PERCENTAL AREA AT LEAST 25 FEET IN ALL DIRECTIONS), AND HAVING NOT LESS THAN A MINIMUM DIMENSION IN EVERY DIRECTION OF AT LEAST 1/2 THE MINIMUM LOT WIDTH REQUIRED IN THE R-2A ZONING DISTRICT, WHICH IS 75 FEET.

4. FOR 2.0 ACRES OR MORE, 13,870 S.F. PLUS 7.5% OF THE NET LOT AREA IN EXCESS OF 2.0 ACRES.



Alfonzetti Engineering, P.C. logo

IF IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 140, SECTION 200(2)(b), 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, BY ANY ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR TO BE ALTERED, THE ALTERING WORKMAN SHALL BE FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

STATE OF NEW YORK
LICENSED PROFESSIONAL ENGINEER

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

SITE DATA

OWNER/APPPLICANT:
EVAN WITMAN

SITE ADDRESS:
655 BEDFORD RD.
ARMOCK, NY 10504

TAX MAP #:
94-04-29

LOT AREA:
20.72 ACRES

ZONING:
R-2A

ENGINEERING DRAWINGS,
PLANS REVIEWED BY TOWN
ENGINEER

DATE: _____

JOSPH W. CERNELE, P.E.
REGISTERED PROFESSIONAL ENGINEER
CONSULTING TOWN ENGINEER

DATE: _____

CHRISTOPHER GRIFFIN, CHAIRMAN
TOWN OF NORTH CASTLE PLANNING BOARD

INTEGRATED PLOT PLAN
3 LOT
APRIL 7, 2022
PROPOSED SUBDIVISION
655 BEDFORD ROAD (RT 22)
TOWN OF NORTH CASTLE,
WESTCHESTER COUNTY, NEW YORK

SHEET
01
OF
01

FIRE DISTRICT: ARMONK INDEPENDENT FIRE COMPANY NORTH CASTLE FIRE DISTRICT No. 2

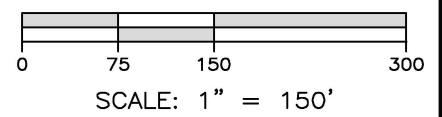
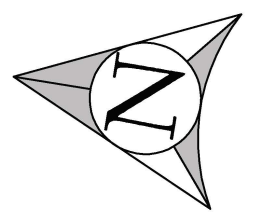
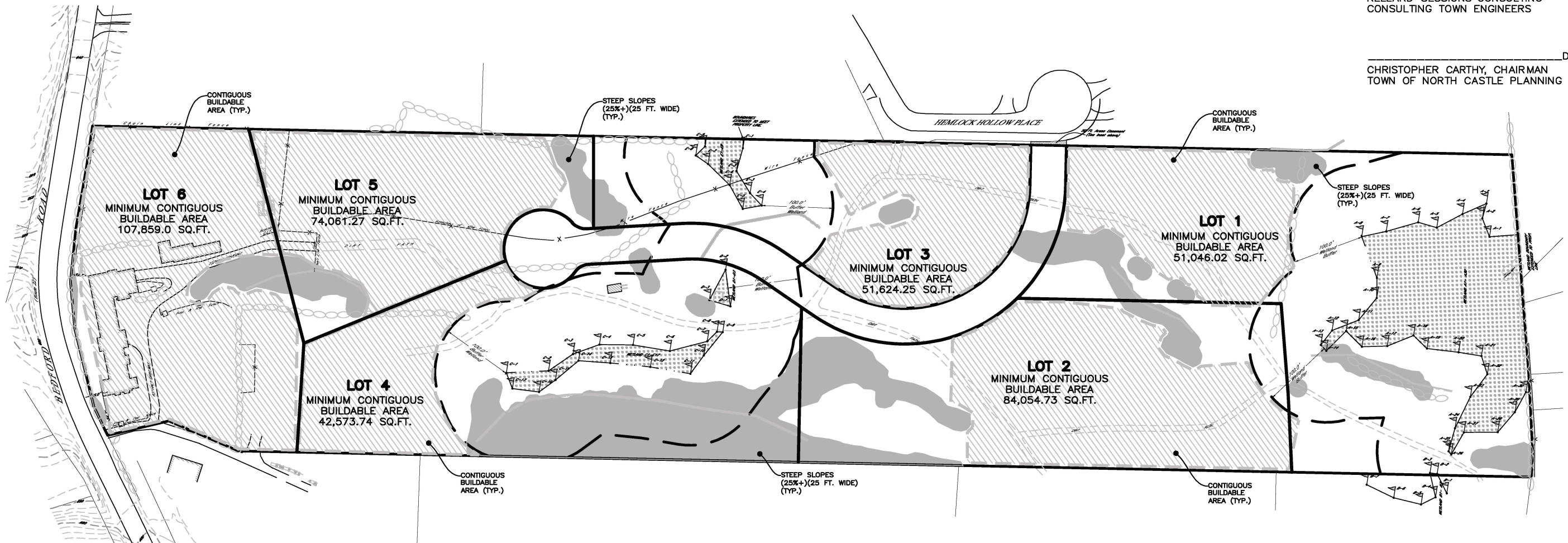
SCHOOL DISTRICT: BYRAM HILLS

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED:

ENGINEERING DRAWINGS, PLANS REVIEWED BY TOWN ENGINEER

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

DATE: _____
CHRISTOPHER CARTHY, 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

PROPOSED SUBDIVISION
655 BEDFORD ROAD (RT 22)
TOWN OF NORTH CASTLE,
WESTCHESTER COUNTY, NEW YORK

MINIMUM CONTIGUOUS
BUILDABLE AREA EXHIBIT
APRIL 6, 2022



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

PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

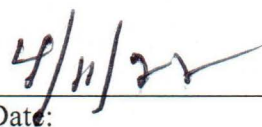
Telephone: (914) 273-3542
Fax: (914) 273-3554
www.northcastleny.com

PLANNING BOARD SCHEDULE OF ESCROW ACCOUNT DEPOSITS

<u>Type of Application Deposit*</u>	<u>Amount of Initial Escrow Account</u>
Concept Study	\$500.00
Site Plan Waiver for Change of Use	\$500.00
Site Development Plan for:	
Multifamily Developments	\$3,000.00 plus \$100.00 per proposed dwelling unit
Commercial Developments	\$3,000.00 plus \$50.00 for each required parking space
1 or 2 Family Projects	\$2,000.00
Special Use Permit	\$2,000.00 plus \$50.00 for each required parking space
Subdivision:	
Lot Line Change resulting in no new lots	\$1,500.00
All Others	\$3,000.00 plus \$200.00 per proposed new lot in excess of two (2)
Preparation or Review of Environmental Impact Statement	\$15,000.00

* If a proposed action involves multiple approvals, a single escrow account will be established. The total amount of the initial deposit shall be the sum of the individual amounts indicated. When the balance in such escrow account is reduced to one-third (1/3) of its initial amount, the applicant shall deposit additional funds into such account to restore its balance to the amount of the initial deposit.


Applicant Signature


Date: