

ALFONZETTI ENGINEERING, P.C.
14 Smith Ave., Mt. Kisco, New York 10549

(914) 666-9800

Info@AlfonzettiEng.com

Mittman subdivision comparison

	TOTAL DISTURBANCE (s.f)	WETLAND BUFFER DISTRURBANCE (s.f)	STEEP SLOPE DISTURBANCE (s.f.)	CUT / FILL (c.f.)	TREE REMOVAL (+/-)
2 LOT	82,290	0	680	696 (fill)	164
6 LOT	297,695	27,032	6,752	9,215 (fill)	548



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

FLOOR AREA CALCULATIONS WORKSHEET

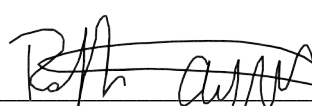
Application Name or Identifying Title: Mittman Subdivision Date: 5/20/2022


Tax Map Designation or Proposed Lot No.: 94.04-2-29

Floor Area

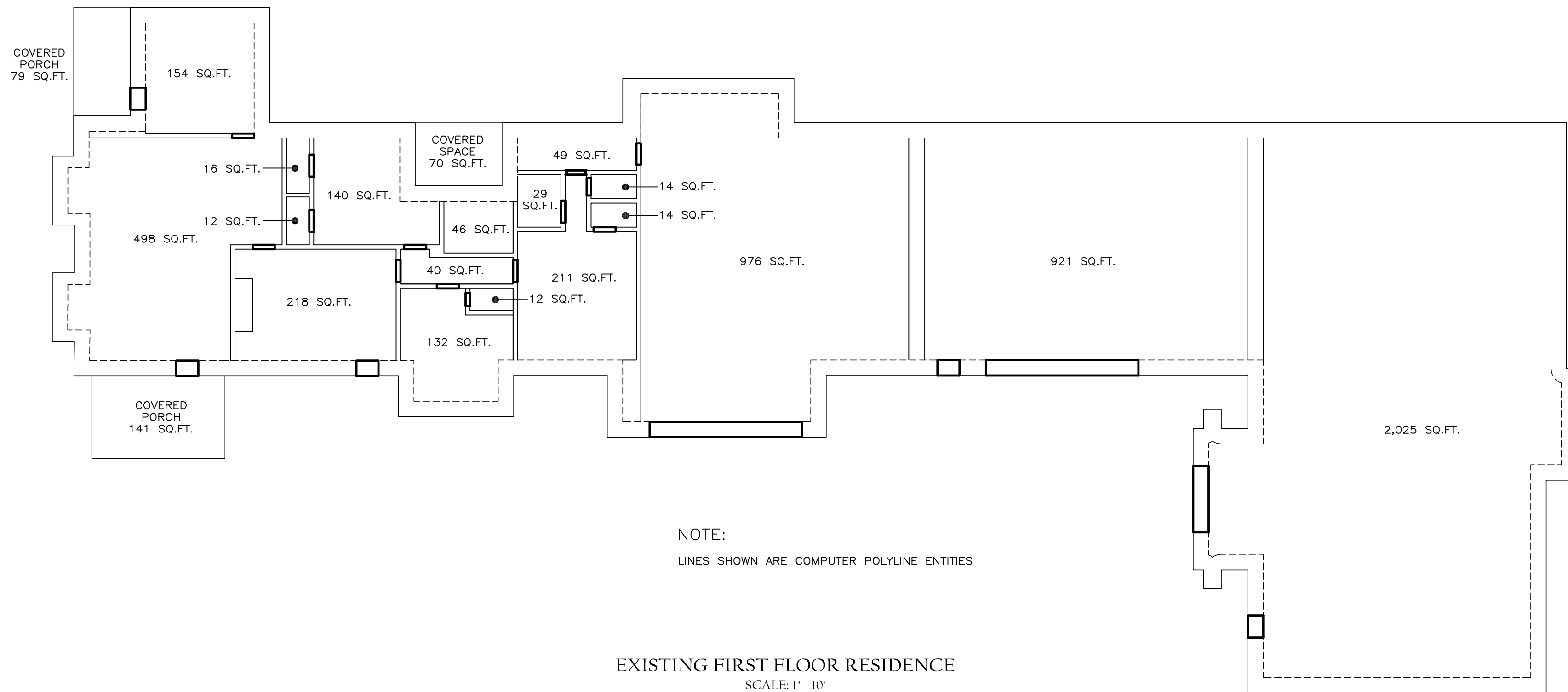
- | | | |
|-----|---|------------------------|
| 1. | Total Lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>132,756.83 S.F.</u> |
| 2. | Maximum permitted floor area (per Section 355-26.B(4)): | <u>11,948.03 S.F.</u> |
| 3. | Amount of floor area contained within first floor:
<u>5,797</u> existing + <u>0</u> proposed = | <u>5,507 S.F.</u> |
| 4. | Amount of floor area contained within second floor:
<u>0</u> existing + <u>0</u> proposed = | <u>N/A</u> |
| 5. | Amount of floor area contained within garage:
<u>0</u> existing + <u>0</u> proposed = | <u>???</u> |
| 6. | Amount of floor area contained within porches capable of being enclosed:
<u>290</u> existing + <u>0</u> proposed = | <u>290 S.F.</u> |
| 7. | Amount of floor area contained within basement (if applicable – see definition):
<u>2,025</u> existing + <u>0</u> proposed = | <u>2,025</u> |
| 8. | Amount of floor area contained within attic (if applicable – see definition):
<u>0</u> existing + <u>0</u> proposed = | <u>???</u> |
| 9. | Amount of floor area contained within all accessory buildings:
<u>2,926</u> existing + <u>0</u> proposed = | <u>1,926</u> |
| 10. | Proposed floor area : Total of Lines 3 – 9 = | <u>9,748</u> |

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


 Signature and Seal of Professional Preparing Worksheet

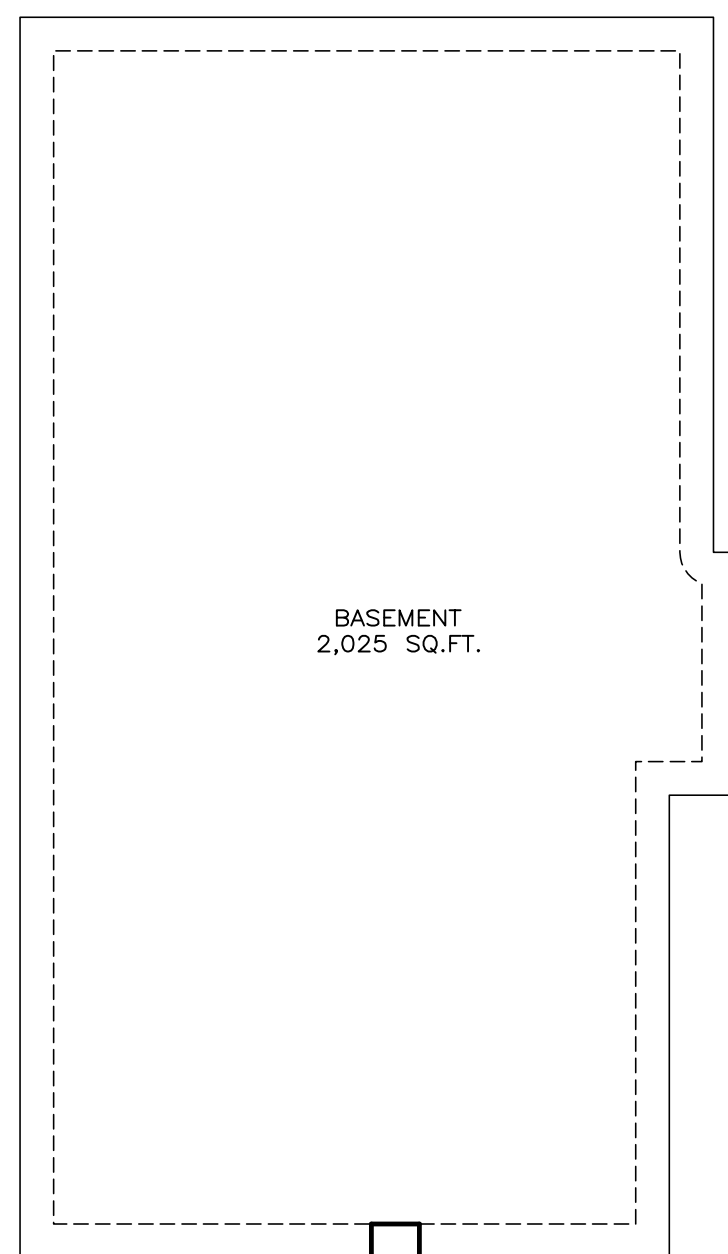


5/20/2022
 Date

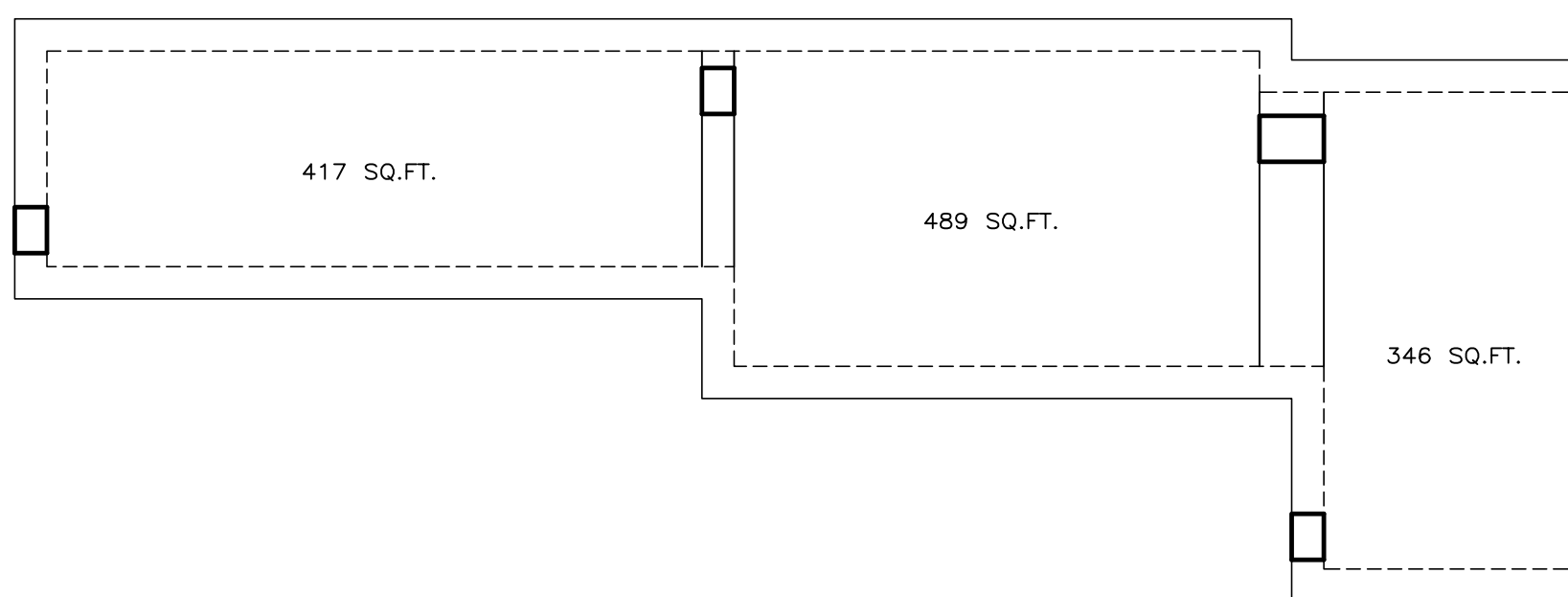


NOTE:
LINES SHOWN ARE COMPUTER POLYLINE ENTITIES

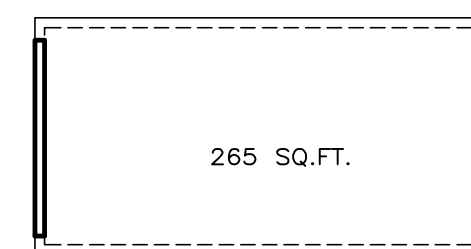
EXISTING FIRST FLOOR RESIDENCE
SCALE: 1" = 10'



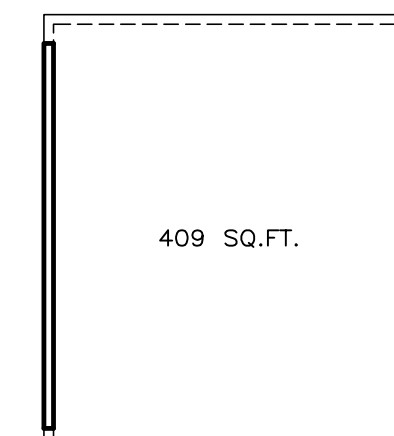
EXISTING BASEMENT LEVEL



EXISTING STONE BARN



EXISTING FRAME BARN 1



EXISTING FRAME BARN 2



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GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: Mittman Subdivision Date: 5/20/2022

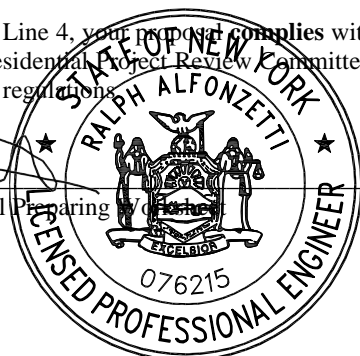
Tax Map Designation or Proposed Lot No.: 94.04-2-29

Gross Lot Coverage

- | | | |
|-----|---|------------------------|
| 1. | Total lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>132,756.83 S.F.</u> |
| 2. | Maximum permitted gross land coverage (per Section 355-26.C(1)(a)): | <u>16,693 S.F.</u> |
| 3. | BONUS maximum gross land cover (per Section 355-26.C(1)(b)): | |
| | Distance principal home is beyond minimum front yard setback
_____ x 10 = | <u>N/A</u> |
| 4. | TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3 | <u>23,226.7 S.F.</u> |
| 5. | Amount of lot area covered by principal building :
<u>2,729.4</u> S.F. existing + <u>0</u> proposed = | <u>6,719.4 S.F.</u> |
| 6. | Amount of lot area covered by accessory buildings :
<u>2,462.1</u> S.F. existing + <u>0</u> proposed = | <u>2,462.1 S.F.</u> |
| 7. | Amount of lot area covered by decks :
<u>0</u> existing + <u>0</u> proposed = | <u>N/A</u> |
| 8. | Amount of lot area covered by porches :
<u>290</u> S.F. existing + <u>0</u> proposed = | <u>290 S.F.</u> |
| 9. | Amount of lot area covered by driveway, parking areas and walkways :
<u>5,892.4</u> S.F. existing + <u>0</u> proposed = | <u>5,896.4 S.F.</u> |
| 10. | Amount of lot area covered by terraces :
<u>0</u> existing + <u>0</u> proposed = | <u>N.A.</u> |
| 11. | Amount of lot area covered by tennis court, pool and mechanical equip :
<u>0</u> existing + <u>0</u> proposed = | <u>0</u> |
| 12. | Amount of lot area covered by all other structures :
<u>0</u> existing + <u>0</u> proposed = | <u>0</u> |
| 13. | Proposed gross land coverage : Total of Lines 5 – 12 = | <u>15,367.9 S.F.</u> |

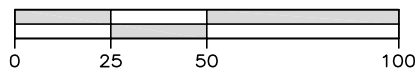
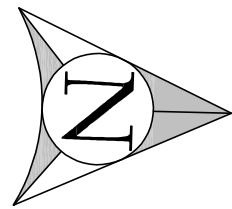
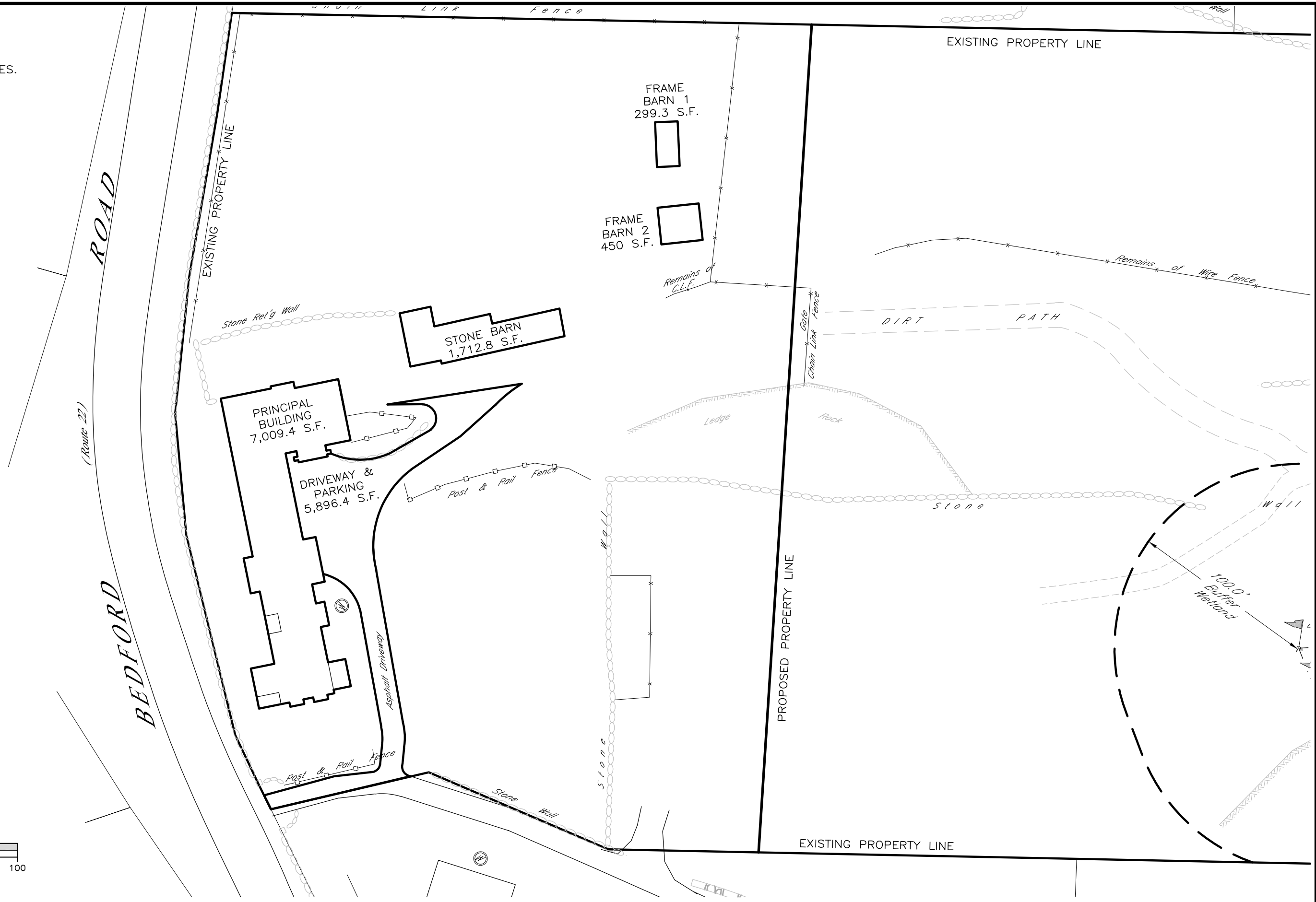
If Line 13 is less than or equal to Line 4, your proposal complies with the Town's maximum gross land coverage regulations and the project may proceed to the Residential Project Review Committee for review. If Line 13 is greater than Line 4 your proposal does not comply with the Town's regulations.

Adam R. Kaufman
 Signature and Seal of Professional Preparing



5/20/2022
 Date

NOTE:
 LINES SHOWN ARE CLOSED
 COMPUTER POLYLINE ENTITIES.



SCALE: 1" = 50'

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

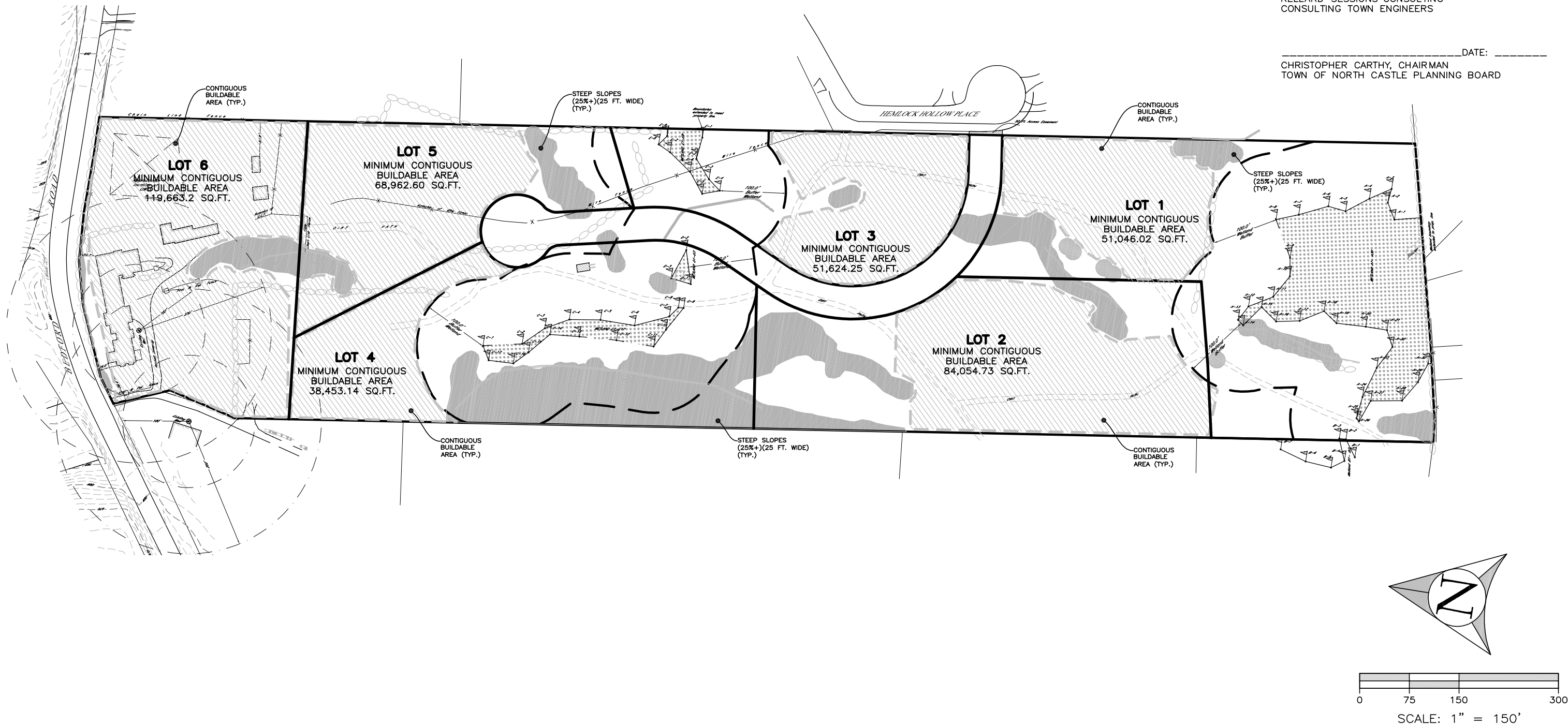
SCHOOL DISTRICT: BYRAM HILLS

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

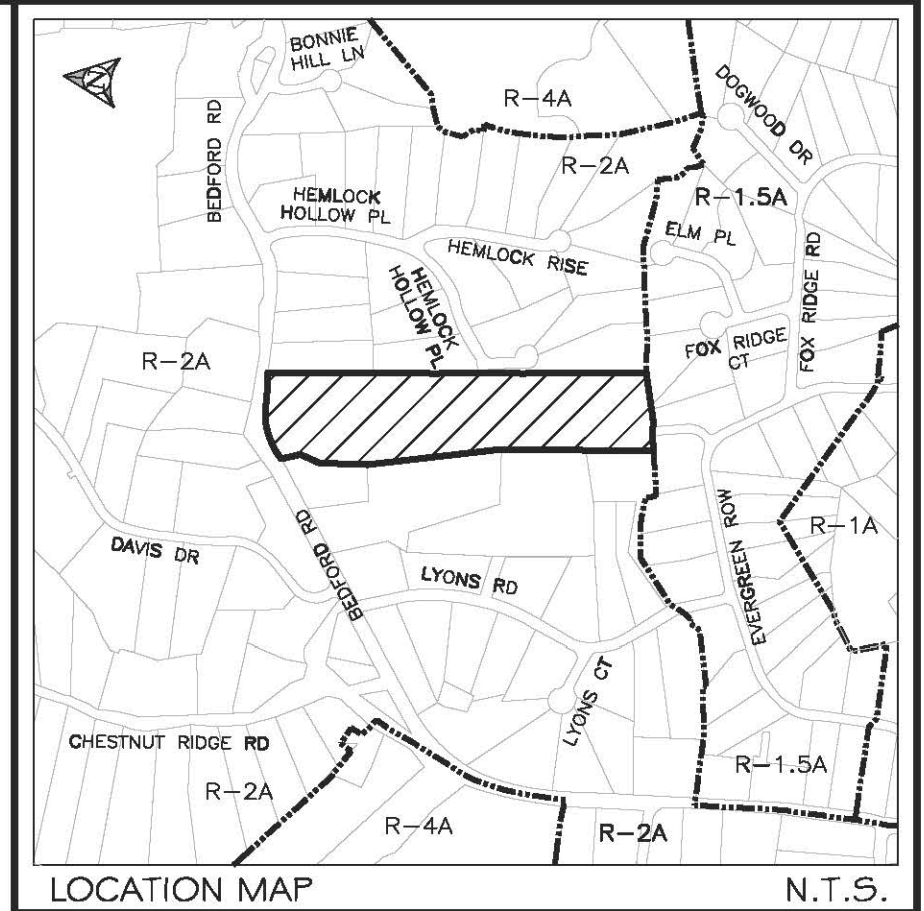


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14 SMITH AVE, MT. KISCO, N.Y. 10549
914-666-9800 INFO@ALFONZETTIENG.COM

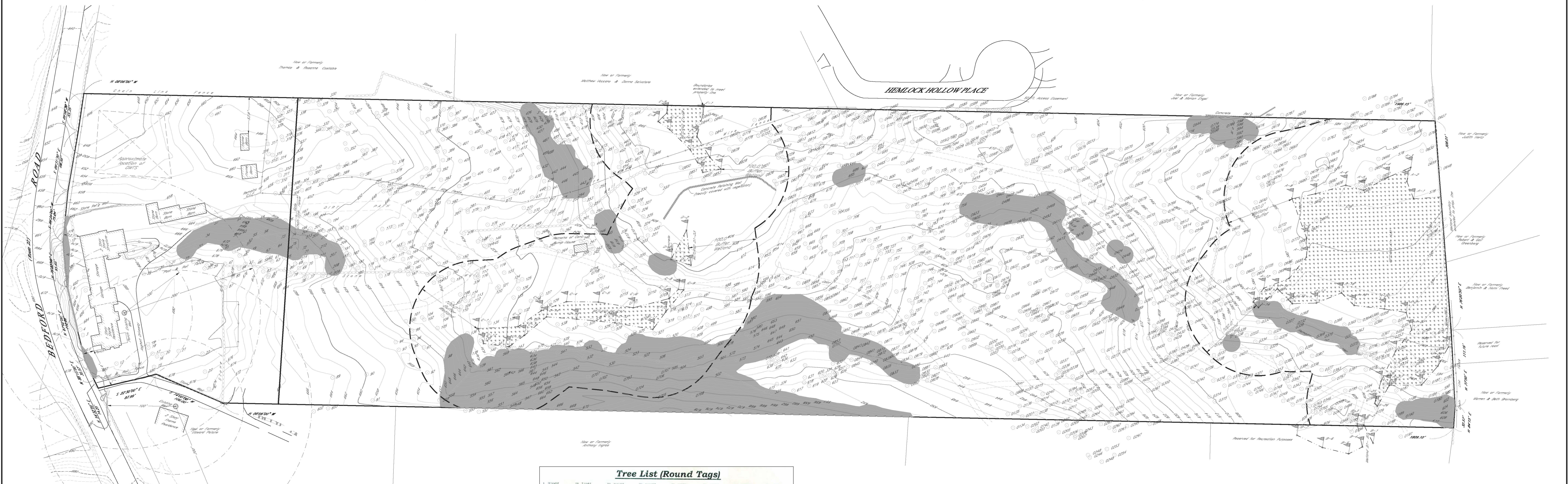
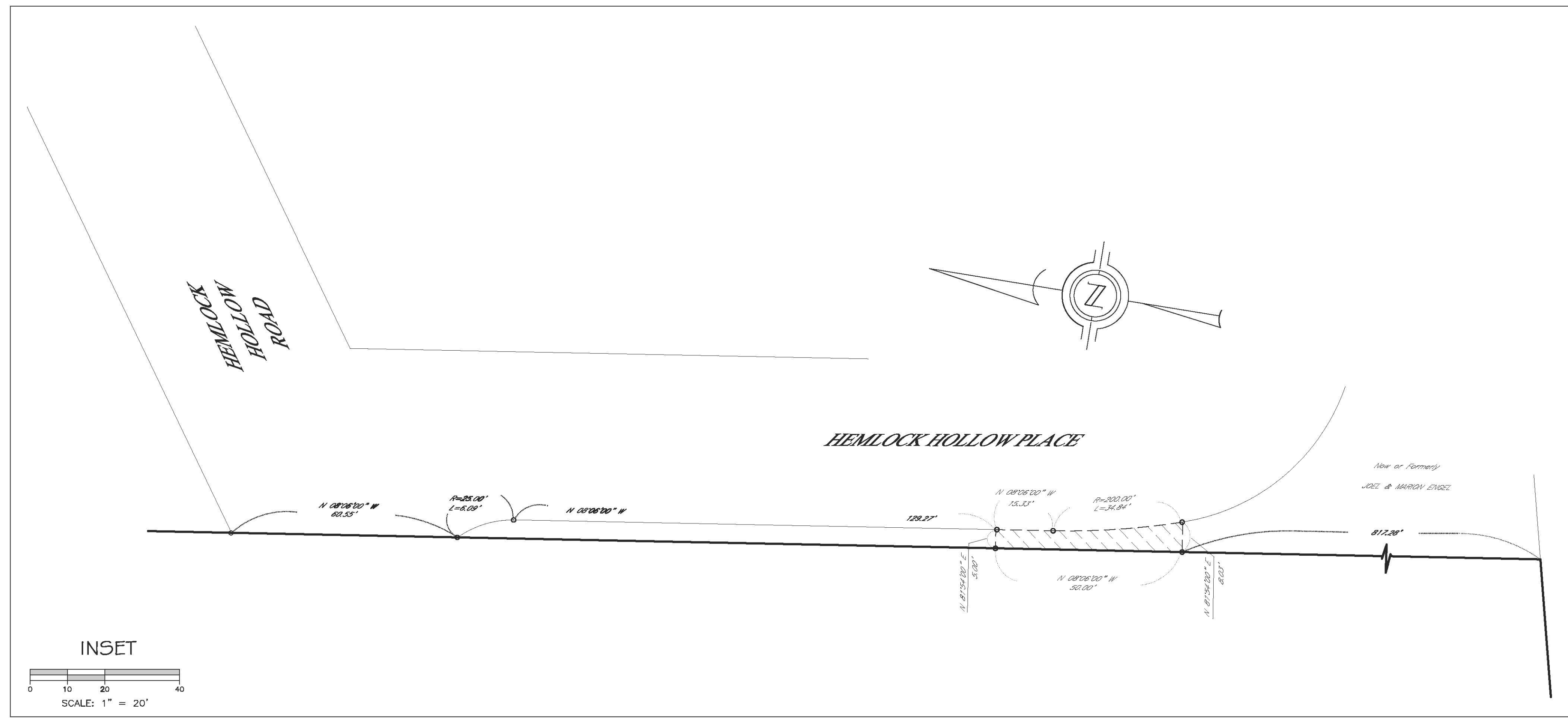
PROPOSED SUBDIVISION
655 BEDFORD ROAD (RT 22)
TOWN OF NORTH CASTLE,
WESTCHESTER COUNTY, NEW YORK

REV. MAY 20, 2022

MINIMUM CONTIGUOUS
BUILDABLE AREA EXHIBIT
APRIL 6, 2022



- GENERAL NOTES:
- 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 & 6, 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".
 - VERTICAL DATUM BASED ON USGS QUAD MAPS.
 - WETLANDS BOUNDARIES SHOWN HEREON FLAGGED BY EVANS ASSOCIATES ENVIRONMENTAL CONSULTING, INC. ON JUNE 11, 2023.



Tree List (Round Tags)

Tag #	Species	DBH	Height	Health	Notes
1	Red Maple	12.0	15.0	Good	
2	White Birch	8.0	10.0	Good	
3	Red Maple	10.0	12.0	Good	
4	White Birch	6.0	8.0	Good	
5	Red Maple	14.0	18.0	Good	
6	White Birch	9.0	11.0	Good	
7	Red Maple	11.0	14.0	Good	
8	White Birch	7.0	9.0	Good	
9	Red Maple	13.0	16.0	Good	
10	White Birch	8.0	10.0	Good	
11	Red Maple	10.0	13.0	Good	
12	White Birch	6.0	8.0	Good	
13	Red Maple	12.0	15.0	Good	
14	White Birch	9.0	11.0	Good	
15	Red Maple	11.0	14.0	Good	
16	White Birch	7.0	9.0	Good	
17	Red Maple	13.0	16.0	Good	
18	White Birch	8.0	10.0	Good	
19	Red Maple	10.0	13.0	Good	
20	White Birch	6.0	8.0	Good	
21	Red Maple	12.0	15.0	Good	
22	White Birch	9.0	11.0	Good	
23	Red Maple	11.0	14.0	Good	
24	White Birch	7.0	9.0	Good	
25	Red Maple	13.0	16.0	Good	
26	White Birch	8.0	10.0	Good	
27	Red Maple	10.0	13.0	Good	
28	White Birch	6.0	8.0	Good	
29	Red Maple	12.0	15.0	Good	
30	White Birch	9.0	11.0	Good	
31	Red Maple	11.0	14.0	Good	
32	White Birch	7.0	9.0	Good	
33	Red Maple	13.0	16.0	Good	
34	White Birch	8.0	10.0	Good	
35	Red Maple	10.0	13.0	Good	
36	White Birch	6.0	8.0	Good	
37	Red Maple	12.0	15.0	Good	
38	White Birch	9.0	11.0	Good	
39	Red Maple	11.0	14.0	Good	
40	White Birch	7.0	9.0	Good	
41	Red Maple	13.0	16.0	Good	
42	White Birch	8.0	10.0	Good	
43	Red Maple	10.0	13.0	Good	
44	White Birch	6.0	8.0	Good	
45	Red Maple	12.0	15.0	Good	
46	White Birch	9.0	11.0	Good	
47	Red Maple	11.0	14.0	Good	
48	White Birch	7.0	9.0	Good	
49	Red Maple	13.0	16.0	Good	
50	White Birch	8.0	10.0	Good	

Tree List (Oval Tags)

Tag #	Species	DBH	Height	Health	Notes
51	Red Maple	15.0	20.0	Good	
52	White Birch	10.0	13.0	Good	
53	Red Maple	18.0	25.0	Good	
54	White Birch	12.0	16.0	Good	
55	Red Maple	20.0	28.0	Good	
56	White Birch	14.0	18.0	Good	
57	Red Maple	22.0	30.0	Good	
58	White Birch	16.0	20.0	Good	
59	Red Maple	24.0	32.0	Good	
60	White Birch	18.0	22.0	Good	
61	Red Maple	26.0	34.0	Good	
62	White Birch	20.0	24.0	Good	
63	Red Maple	28.0	36.0	Good	
64	White Birch	22.0	26.0	Good	
65	Red Maple	30.0	38.0	Good	
66	White Birch	24.0	28.0	Good	
67	Red Maple	32.0	40.0	Good	
68	White Birch	26.0	30.0	Good	
69	Red Maple	34.0	42.0	Good	
70	White Birch	28.0	32.0	Good	
71	Red Maple	36.0	44.0	Good	
72	White Birch	30.0	34.0	Good	
73	Red Maple	38.0	46.0	Good	
74	White Birch	32.0	36.0	Good	
75	Red Maple	40.0	48.0	Good	
76	White Birch	34.0	38.0	Good	
77	Red Maple	42.0	50.0	Good	
78	White Birch	36.0	40.0	Good	
79	Red Maple	44.0	52.0	Good	
80	White Birch	38.0	42.0	Good	

Alfonzetti Engineering, P.C.
14 SMITH AVE. MT. KISCO, N.Y. 10549
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STATE OF NEW YORK
SEAL OF ALFONZETTI ENGINEERING, P.C.
REGISTERED PROFESSIONAL ENGINEER

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

SITE DATA
OWNER/CLIENT: EDWIN WITMAN
SITE ADDRESS: 655 BEDFORD RD., ARMONK, NY 10504
SCHOOL DISTRICT: BYRAM HILLS
APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD
ENGINEERING DRAWINGS, PLANS REVIEWED BY TOWN ENGINEER
DATE: APRIL 6, 2022

EXISTING CONDITIONS PLAN
APRIL 6, 2022

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

