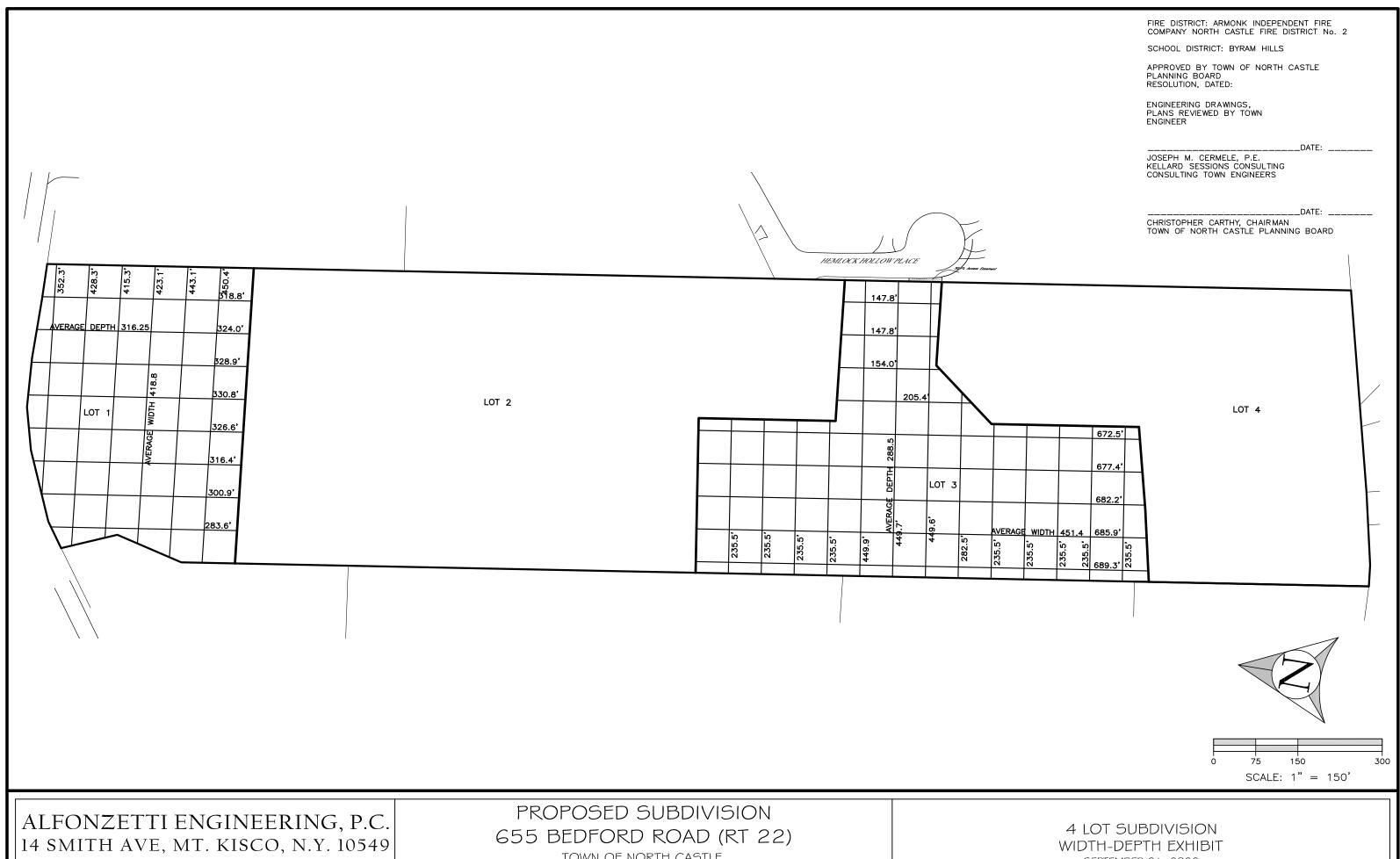
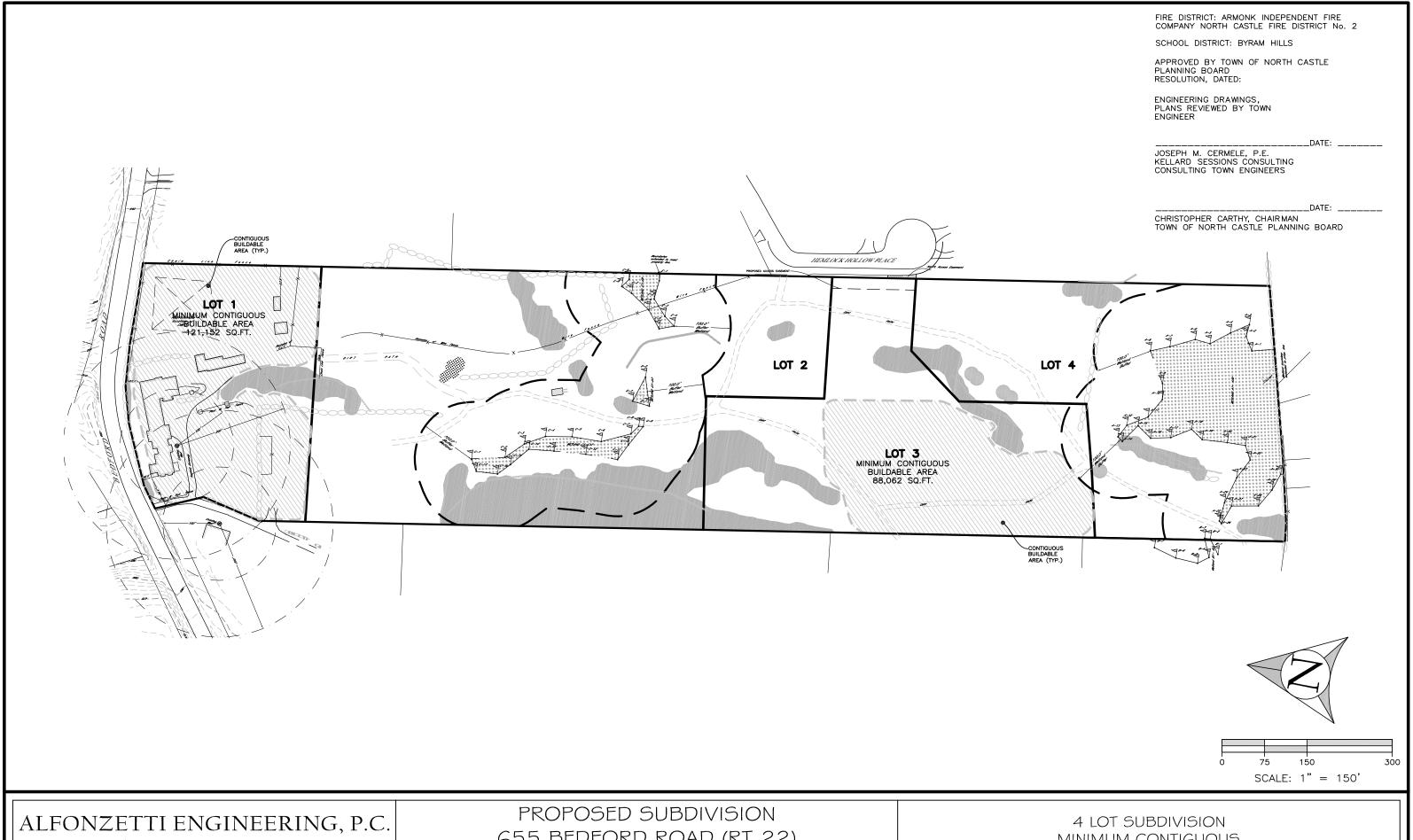
							NOTES:
TAX PARCEL: 94.04-2-29 ZONE DISTRICT: R-2A ONE F PROPOSED USE: RESIDENTIAL	FAMILY RESIDENCE DISTRICT		NING COMPLIANCE T	ABLE			1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED TOPOGRAPHIC SURVEY OF PROPERTY." PREPARED BY JOHN MARANO LAND SURVEYOR, DATED 12/10/07.
DESCRIPTION	REQUIREMENT	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2 (NOT A BUILDING LOT)	PROPOSED LOT 3	PROPOSED LOT 2 (NOT A BUILDING LOT)	2. LOCATIONS OF PROPOSED ON—SITE WASTEWAITER TREATMENT SYSTEMS (OWTS) AND ON—SITE WASTE SUPPLY WELLS ARE SUBJECT TO CHANGE BASED ON LOCATIONS OF EXISTENCY AND WATER SUPPLY WELLS OF NEIGHBORING PROPERTIES. VIABILITY OF PROPOSED LOTS AND TOTAL LOT COUNT IS SUBJECT TO CHANGE BASED UPON THIS INFORMATION.
MINIMUM GROSS LOT AREA (SQUARE FEET)/(ACRES) 75% WETLAND AREA (SQUARE FEET)/(ACRES)		902,653.361 SF / 20.722 AC 42,799.45 / 0.983	136,571.30 SF / 3.135 AC 0.0 / 0.0	N/A N/A	196,044 SF / 4.5 AC 0.0 / 0.0	N/A N/A	R-2A P FOX RIDGE T
50%STEEP SLOPE AREA (SQUARE FEET)/(ACRES) MINIMUM NET LOT AREA (SQUARE FEET)/(ACRES)	- 87,120/2 ⁽¹⁾	51,953.177 / 1.193 807,900.734 SF / 18.546 AC	3,814.47 / 0.088 132,756.83 SF / 3.048 AC	N/A N/A	12,027 / 0.28 184,017 SF / 4.22 AC	N/A N/A	DAVIS DR 3
MINIMUM LOT FRONTAGE (SQUARE FEET) MINIMUM LOT WIDTH	150 150	442	443	N/A N/A	N/A 451.4	N/A N/A	LYONS RD
(FEET) MINIMUM LOT DEPTH (FEET) MAXIMUM BUILDING HEIGHT	150	1,986	316.25	N/A	288.5	N/A	CHESTNUT RIDGE RD R-2A R-2A R-2A R-2A
(FEET) MAXIMUM BUILDING COVERAGE (%) MINIMUM DWELLING UNIT SIZE	8	≤30 1.27	≤30 0.5	N/A N/A	≤30 2.0	N/A N/A	LOCATION MAP N.T.S.
(SQUARE FEET) MAXIMUM GROSS FLOOR AREA (SQUARE FEET)	1,400 (SEE NOTE 2)	7,009	3,600 11,948.03 (ALLOWED) <11,948.03 (PROPOSED)	N/A N/A	3,600 13,894.5 (ALLOWED) <13,894.5 (PROPOSED)	N/A N/A	
MINIMUM CONTIGUOUS BUILDABLE AREA (SQUARE FEET) MAXIMUM GROSS LAND COVERAGE	35,000 ⁽³⁾ (SEE NOTE 4)	≥35,000	121,152 16,693.8 (ALLOWED)	N/A N/A	88,062 20,522.74 (ALLOWED)	N/A N/A	
(SQUARE FEET) MINIMUM BUILDING SETBAC FRONT YARD		16.0	<16,693.8 (PROPOSÉD) ≥50	N/A	<20,522.74 (PROPOSED) ≥50	N/A	
(FEET) SIDE YARD (FEET) REAR YARD	30 50	54.7 1,930.4	≥30 ≥50	N/A N/A	≥30 ≥50	N/A N/A	
(FEET) MINIMUM LANDSCAPE BUFF FRONT YARD (FEET)	FER 15	≥15		N/A	 ≥15	N/A	
SIDE YARD (FEET) REAR YARD	15	≥15 ≥15	≥15 ≥15	N/A N/A	≥15 ≥15	N/A N/A	
WATERCOURSES BUT EXCLUDING ANY ADJACE 2. FOR 2.0 TO 3.999 ACRES, 10,122 S.F. PLU	ENT AREAS, AND THE AREA OF ANY STEEP SLO JS 4% OF THE NET LOT AREA IN EXCESS OF	SUREMENT PURPOSES IS TO BE "NET LOT AREA", W LOPES, EXCEPT THAT IN THE CASE OF ONE—FAMILY 2.0 ACRES. FOR 4.0 ACRES OR MORE, 13,607 S.	WHICH IS DEFINED AS FOLLOWS: "NET LOT AREA Y LOTS, DEDUCTION FOR STEEP SLOPES IS TO BI S.F. PLUS 3% OF THE TOTAL AREA IN EXCESS OF	IS THE LOT AREA MINUS 75% OF THE AREA OF ANE ONLY 50%." 4.0 ACRES.	Y WETLANDS, WATER BODIES AND	1477	
3. WITH ON-SITE WASTEWATER TREATMENT SYST FLOODPLAINS AND STEEP SLOPES (25% OF DISTRICT, WHICH IS 75 FEET. 4. FOR 2.0 ACRES OR MORE, 13,270 S.F. PLU			BUILDABLE AREA (MCBA) IN THE R-2A DISTRICT. T IT LESS THAN A MINIMUM DIMENSION IN EVERY DI	THE MCBA EXCLUDES WETLANDS, WATER BODIES, WA IRECTION OF AT LEAST 1/2 THE MINIMUM LOT WIDT	TERCOURSES, AND ADJOINING AREAS, H REQUIRED IN THE R-2A ZONING		
			Now or Formerly Thomas & Rosanne Costable	2000		Now or A	Tornedy
/	NOSOSOO"W Chain Link	Fence	330 S	Stans Mail			Boundaries extended to meet property line. Boundaries PROPOSED LIMITS OF DISTURBANCE OF DISTURBANCE 61,151.1 SQ.FT. Now or Formerly Joel & Maring Formerly Joel & Maring Formerly And
648		660 662	374 0 329 0 351 0 3551 0 3551	\$ 365 O 368	381 0 0 123 95 55 65 65 65 65 65 65 65 65 65 65 65 65	10 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	PROPOSED ACCESS EASEMENT EASEMEN
50.0' FRONT YARD SETBACK 652 648	30.0°. SIDE YAR SEIBACK	S SETI	320 334 340 45 356 354 356 354 356 354 356 354 356 354 356 354 356 3554 356 3554 356 3554 356 3554 356 356 356 356 356 356 356 356 356 356	37 8 3650	$\begin{array}{cccccccccccccccccccccccccccccccccccc$		060 050 050 050 050 050 050 050 050 050
- 059 A54 B G G G G G G G G G G G G G G G G G G	Approximate location of OWTS	662	315 314 339 340 340 340 369 369	319 319 0 329 0 392 0 392 0 392 0 392 0 392	$\begin{array}{c} \begin{array}{c} \begin{array}{c} \begin{array}{c} \begin{array}{c} \begin{array}{c} \begin{array}{c} \begin{array}{c} $		050 050 050 050 050 050 050 050 050 050
656 658	LOT AREA = 136,571.30 NET AREA = 132,756.83	0 SF / 3.135 AC Remains to 656 3 SF / 3.048 AC Remains	310 300 304 300 300 300 300 300 300 300 30	29 29 39 39 39 39 39 39 39 39 39 39 39 39 39	399 · 40 · 4p1 398 · 398 · 3214 35 · 3214 35 · 3214 35 · 3214 35 · 3214 35 · 3214 36 · 3214 37 · 3	438 O A O 252 O A O 252 O A O O O O O O O O O O O O O O O O O	LOT 2 (NOT A BUILDING LOT)
960 GGO Ret'S Woll	Stone Stone Bom	Agon 19 ago	197 195 195 194	644 3 234 - 24 H - 256 60	281 279 275 0 21 281 279 0 275	270 0 258 259 259	LOT 2 (NOT A BUILDING LOT) LOT AREA = 357,165 SF / 8.2 AC
664	605	664	\$ 199 \tag{200 1933 192 \to 189}	© 173 © 172	10 276 271 5 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	169 168 161 res 1 141 se	100.0 606 100.0 100
200 Page 200	Roll Roll	676 14 10 50 50 50 6 6	6/3 70 68 70	1000 18 0 158 170 160 0 150 170 170 170 184 0 155	0152	264 0 263 243 243	LOT AREA = 212 685 SF / AR
682	705/	85 616 N 61 68	366 14 19 88 88 85 85 856 856 856 856 856 856 856		0 125 m g 117 0 125 126 126 126	9716 O714	Now or Formerly Benjamin & Nomi Freed
8 686	100 200	50.0		101 104 104	0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Company of the state of the sta	315 C/G O110 Side Side Side Side Side Side Side Side
684	Sorting Parching In Drivewoy	50.0' REAR YARD SETBACK		95 VD 706	36 G-12 G-12	538 530 529 535 535 530 529 535	Sold Sold Sold Sold Sold Sold Sold Sold
R Porch	3 78 0 20 0 21	616		0 93 (395 (395	138 Sec. 10 10 143	570 571 0 540 534 34 36 38	Reserved for future road Solvent State Control of the state Control of
68 8 6 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	678 P. W. S.	672 V	389	90	976 642 6	644 646 648 650 552 654 656 658	SIDE YARD STORMWATER MININGATION SYSTEM STORMWATER MININGATIO
	5 22'30'00 100' Assima B		© 602 ⊙ 600 €		→ 555 → 552 → — — — — — — — — — — — — — — — — — —	660 662	LOT 3 LOT AREA = 196,044 SF / 4.5 AC New or formerly Now or formerly Now area & Beth Bromberg Not area & Beth Bromberg Not area & Beth Bromberg Not area & Beth Bromberg
	Frame Residence	Non or Formerly Edward Patane					0 0134 0 020 0148 0139 0 0200 0148 0139 0 0200 0 02
						Now or Formerly Anthony Ingrao	Reserved for Recreation Purposes $B = 5$
							ONG Satisfy. New York: (Call Sql)
							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 TO SECTION 7 ALICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR TO DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR 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.
							ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
							ST RI ALFONIZA
							$\begin{array}{c ccccccccccccccccccccccccccccccccccc$
							ALFONZETTI ENGINEERING, P.C.
							14 SMITH AVE, MT. KISCO, N.Y. 10549 914-666-9800 INFO@ALFONZETTIENG.COM
							SITE DATA OWNER/APPLICANT: EVAN MITTMAN SITE ADDRESS:
							FIRE DISTRICT: ARMONK INDEPENDENT FIRE COMPANY NORTH CASTLE FIRE DISTRICT. BYRAM HILLS SCHOOL DISTRICT: BYRAM HILLS SITE ADDRESS: 655 BEDFORD RD, 655 BEDFORD RD, 757 HOUSE 657 BORD RD, 757 HOUSE 657 BORD RD, 758 HOUSE 657 BORD
							APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED: ENGINEER DIAMANGS, PLANS REVIEWED BY TOWN ENGINEER LOT AREA: 20.72 ACRES ZONING: R-2A DRAWING: R-2A DRAWING: INTEGRATED PLOT PLAN OIL
							A LOT SUBDIVISION JOSEPH M. CERMELE, P.E. KELLARD SESSIONS CONSULTING CONSULTING TOWN ENGINEERS A LOT SUBDIVISION SEPTEMBER 21, 2022 PROJECT: PROPOSED SUBDIVISION
							CONSULTING TOWN ENGINEERS TOWN OF NORTH CASTLE, TOWN OF NORTH CASTLE PLANNING BOARD
							WESTCHESTER COUNTY, NEW YORK



914-666-9800 INFO@ALFONZETTIENG.COM

TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK SEPTEMBER 21, 2022



14 SMITH AVE, MT. KISCO, N.Y. 10549 914-666-9800 INFO@ALFONZETTIENG.COM 655 BEDFORD ROAD (RT 22)

TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK MINIMUM CONTIGUOUS BUILDABLE AREA EXHIBIT SEPTEMBER 21, 2022