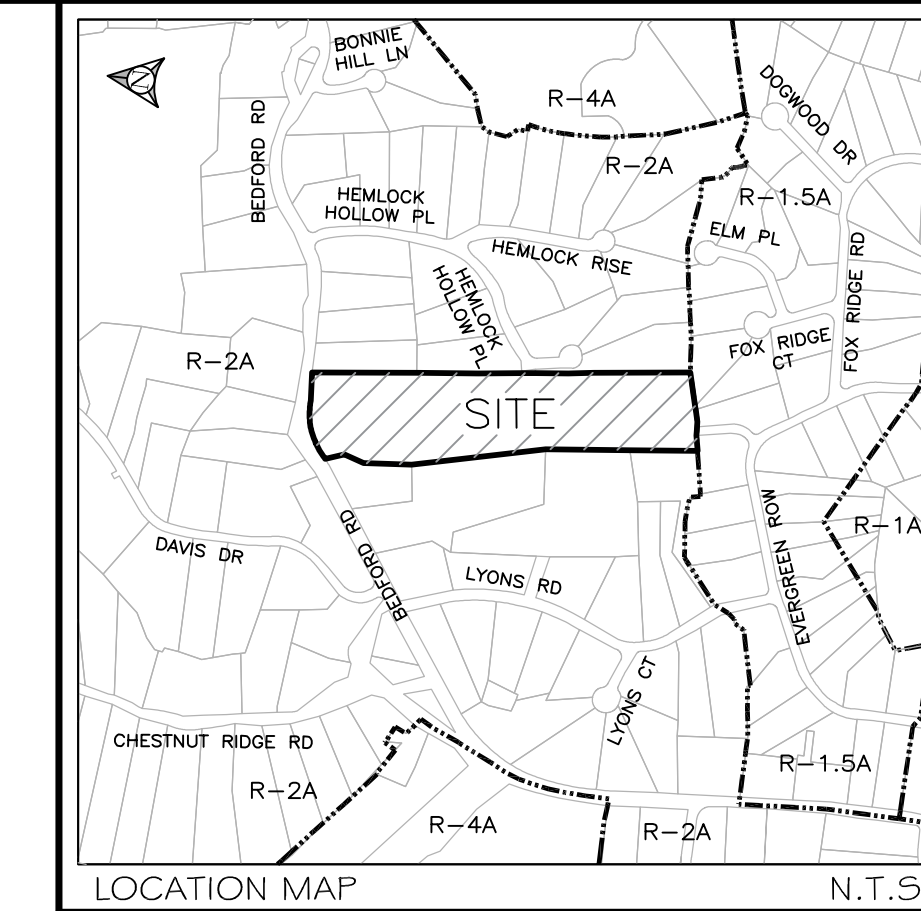


ZONING COMPLIANCE TABLE

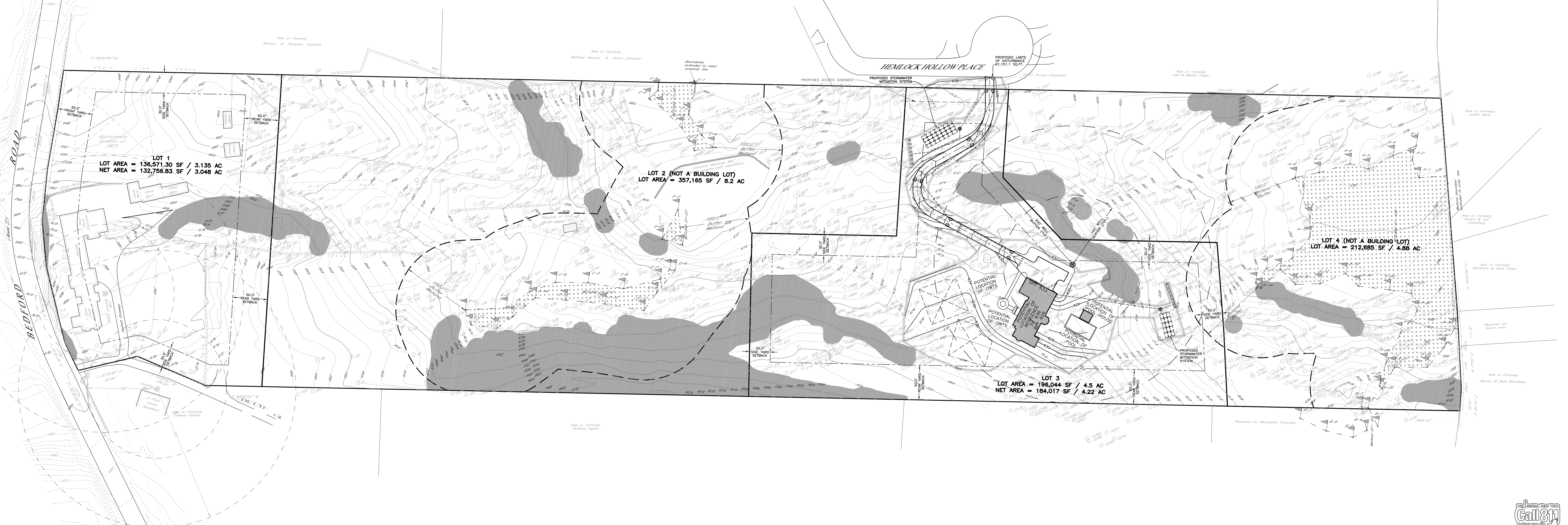
TAX PARCEL: 94-04-2-29
 ZONE DISTRICT: R-2A ONE FAMILY RESIDENCE DISTRICT (2 ACRES)
 PROPOSED USE: RESIDENTIAL SUBDIVISION

DESCRIPTION	REQUIREMENT	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2 (NOT A BUILDING LOT)	PROPOSED LOT 3	PROPOSED LOT 4 (NOT A BUILDING LOT)
MINIMUM GROSS LOT AREA (SQUARE FEET)/(ACRES)	-	902,653.361 SF / 20.722 AC	136,571.30 SF / 3.135 AC	N/A	196,044 SF / 4.5 AC	N/A
75% WETLAND AREA (SQUARE FEET)/(ACRES)	-	42,799.45 / 0.983	0.0 / 0.0	N/A	0.0 / 0.0	N/A
SOORSTEEP SLOPE AREA (SQUARE FEET)/(ACRES)	-	51,953.177 / 1.193	3,814.47 / 0.088	N/A	12,027 / 0.28	N/A
MINIMUM NET LOT AREA (SQUARE FEET)/(ACRES)	87,120/2.0	807,900.734 SF / 18.546 AC	132,756.83 SF / 3.048 AC	N/A	184,017 SF / 4.22 AC	N/A
MINIMUM LOT FRONTAGE (SQUARE FEET)	150	442	443	N/A	N/A	N/A
MINIMUM LOT WIDTH (FEET)	150	410	418.8	N/A	451.4	N/A
MINIMUM LOT DEPTH (FEET)	150	1,986	316.25	N/A	288.5	N/A
MAXIMUM BUILDING HEIGHT (FEET)	30	530	530	N/A	530	N/A
MAXIMUM BUILDING COVERAGE (%)	8	1.27	0.5	N/A	2.0	N/A
MINIMUM DWELLING UNIT SIZE (SQUARE FEET)	1,400	7,009	3,600	N/A	3,600	N/A
MAXIMUM GROSS FLOOR AREA (SQUARE FEET)	(SEE NOTE 2)	-	11,948.03 (ALLOWED) <11,948.03 (PROPOSED)	N/A	13,894.5 (ALLOWED) <13,894.5 (PROPOSED)	N/A
MINIMUM CONTIGUOUS BUILDABLE AREA (SQUARE FEET)	35,000 ³⁾	235,000	121,152	N/A	85,062	N/A
MAXIMUM GROSS LAND COVERAGE (SQUARE FEET)	(SEE NOTE 4)	-	16,693.8 (ALLOWED) <16,693.8 (PROPOSED)	N/A	20,522.74 (ALLOWED) <20,522.74 (PROPOSED)	N/A
MINIMUM BUILDING SETBACKS						
FRONT YARD (FEET)	50	16.0	250	N/A	250	N/A
SIDE YARD (FEET)	30	54.7	230	N/A	230	N/A
REAR YARD (FEET)	50	1,930.4	250	N/A	250	N/A
MINIMUM LANDSCAPE BUFFER						
FRONT YARD (FEET)	15	215	215	N/A	215	N/A
SIDE YARD (FEET)	15	215	215	N/A	215	N/A
REAR YARD (FEET)	15	215	215	N/A	215	N/A

NOTES:
 1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY FIELD TOPOGRAPHIC SURVEYS OF PROPERTY PREPARED BY JOHN MANNING LAND SURVEYOR, DATED 12/10/07.
 2. LOCATIONS OF PROPOSED ON-SITE WASTEWATER TREATMENT SYSTEMS (SPTS) AND ON-SITE WATER SUPPLY WELLS ARE SUBJECT TO CHANGE BASED ON LOCATIONS OF EXISTING SPTS AND WATER SUPPLY WELLS OF ADJACENT PROPERTIES. VIABILITY 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 EXCLUDING ANY ADJACENT AREAS, AND THE AREA OF ANY STEEP SLOPES, EXCEPT THAT IN THE CASE OF ONE-FAMILY LOTS, DEDUCTION FOR STEEP SLOPES IS TO BE ONLY 50%.
 2. FOR 2.0 TO 3.999 ACRES, 15,120 S.F. PLUS .4% OF THE NET LOT AREA IN EXCESS OF 2.0 ACRES, FOR 4.0 ACRES OR MORE, 13,800 S.F. PLUS .3% OF THE TOTAL AREA IN EXCESS OF 4.0 ACRES.
 3. WITH ON-SITE WASTEWATER TREATMENT SYSTEMS (SPTS) AND WATER SUPPLY WELLS, 30,000 SQUARE FEET IS THE MINIMUM CONTIGUOUS BUILDABLE AREA (CBA) IN THE R-2A DISTRICT. THE CBA EXCLUDES WETLANDS, WATER BODIES, WATERCOURSES, AND ADJACENT AREAS, FLOODWAYS, AND STEEP SLOPES (2% OR GREATER OVER 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. MINIMUM IS 75 FEET.
 4. FOR 2.0 ACRES OR MORE, 13,270 S.F. PLUS 7.5% OF THE NET LOT AREA IN EXCESS OF 2.0 ACRES.



Call 811
 (before you dig)

IF IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 144, SECTION 200(3), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER OR ADD TO THIS PLAN IN ANY MANNER, 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.

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

SITE DATA
 OWNER/APPLICANT: EMM MITTANI
 SITE ADDRESS: 655 BEDFORD RD, ARMONK, NY 10504
 TAX MAP #: 94-04-29
 LOT AREA: 357.2 ACRES
 ZONING: R-2A

ENGINEERING DRAWINGS, PLANS REVIEWED BY TOWN ENGINEER

APPROVED BY TOWN OF NORTH CASTLE RESOLUTION DATED: _____
 ENGINEER: JOSEPH W. CENIZALE, P.E. KILLARU, BEDFORD CORSENING CONSULTING TOWN ENGINEERS
 DATE: _____
 APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD
 CHAIRMAN: CHRISTOPHER CANTINI
 DATE: _____

INTEGRATED PLOT PLAN
 4 LOT SUBDIVISION
 SEPTEMBER 21, 2022
 PROJECT: PROPOSED SUBDIVISION
 655 BEDFORD ROAD (RT 22)
 TOWN OF NORTH CASTLE,
 WESTCHESTER COUNTY, NEW YORK

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

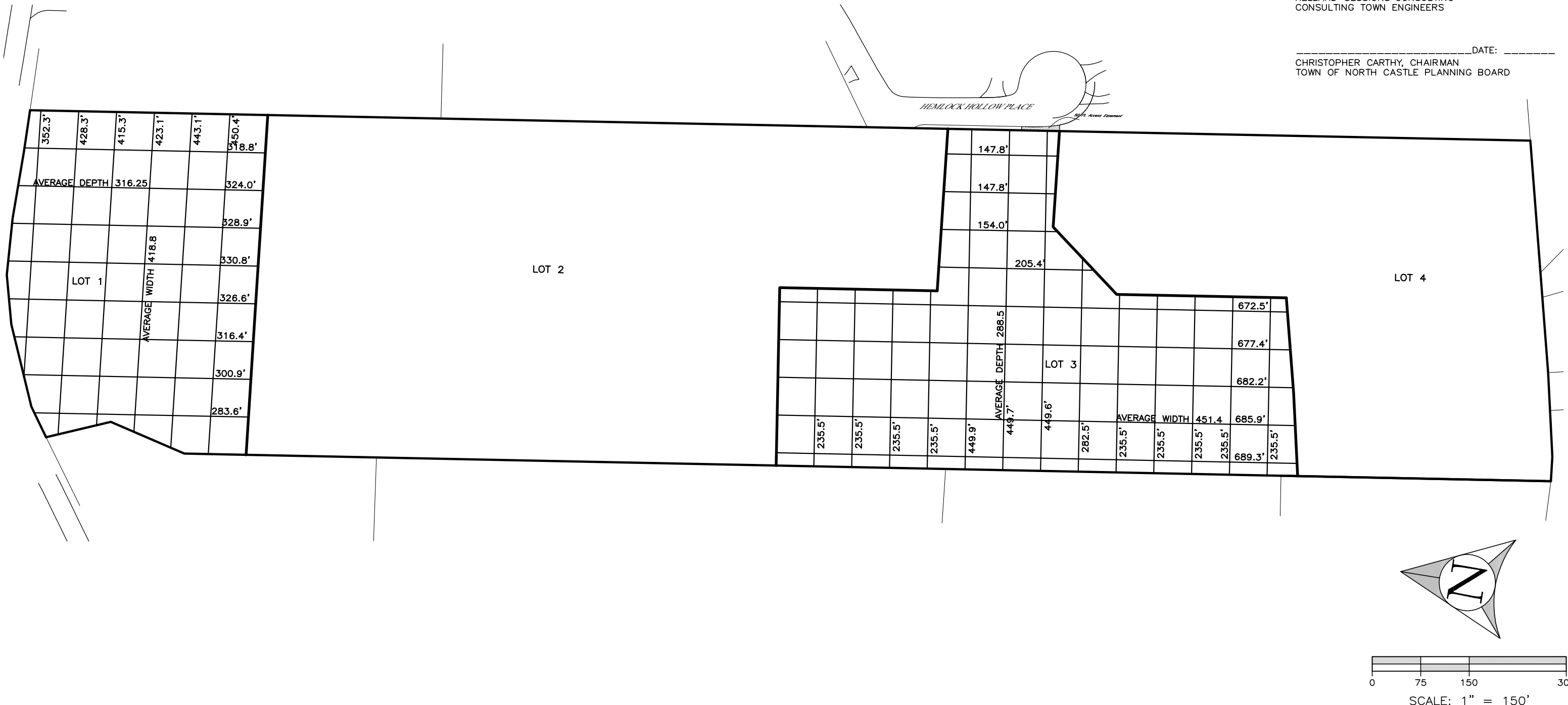
SCHOOL DISTRICT: BYRAM HILLS

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

4 LOT SUBDIVISION
WIDTH-DEPTH EXHIBIT
SEPTEMBER 21, 2022

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

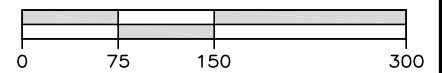
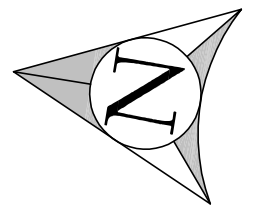
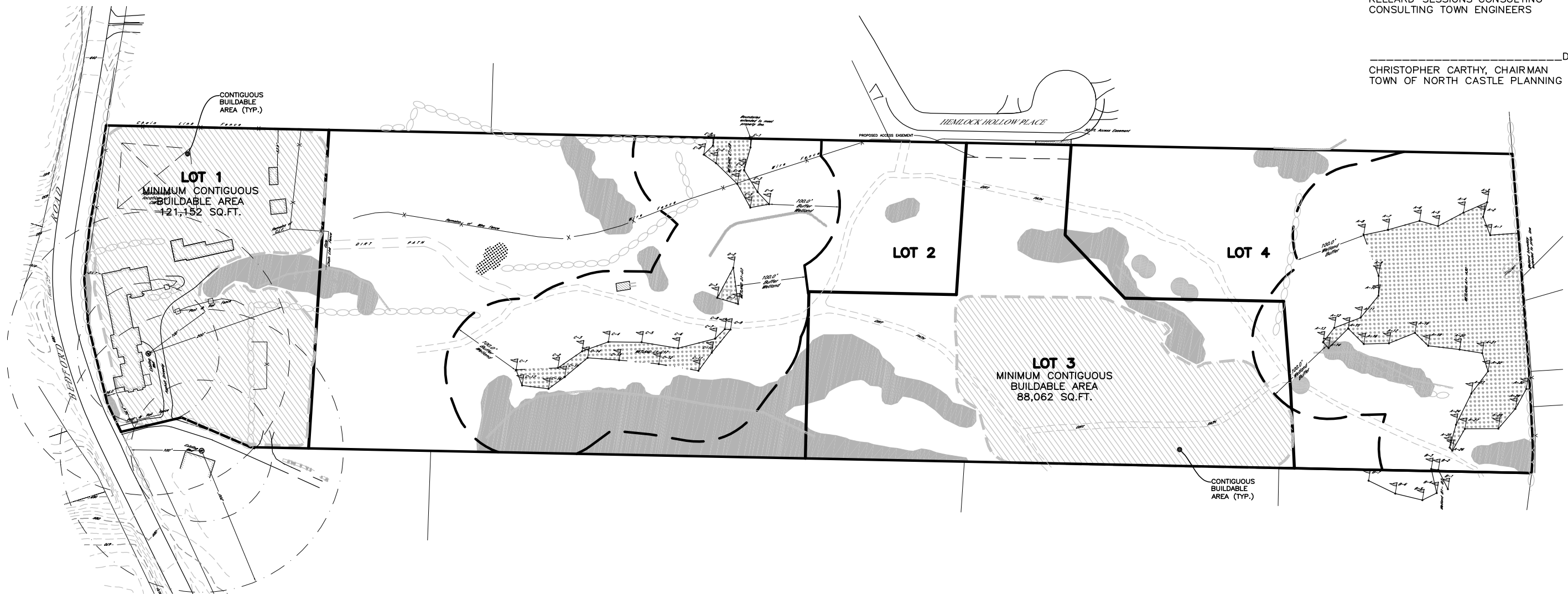
SCHOOL DISTRICT: BYRAM HILLS

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

4 LOT SUBDIVISION
MINIMUM CONTIGUOUS
BUILDABLE AREA EXHIBIT
SEPTEMBER 21, 2022