



PLANNING  
DEPARTMENT

# TOWN OF NORTH CASTLE

WESTCHESTER COUNTY  
17 Bedford Road  
Armonk, New York 10504-1898

Telephone: (914) 273-3542  
Fax: (914) 273-3554  
[www.northcastleny.com](http://www.northcastleny.com)

## Application for Site Development Plan Approval

Application Name

DURAND-ROSENBERG LOT



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### Important General Information

- Prior to submitting an application, the "Notice to Applicants" should be reviewed.
- To appear before the Planning Board, all required application materials shall be submitted not later than **11:00 A.M., Monday, fourteen (14) days** prior to the date of the Planning Board meeting at which the application is scheduled to be heard or as otherwise noted by the Planning Board Secretary.

If all required application materials, including the pertinent application fee are not submitted by that deadline, the application shall be automatically removed from the agenda.

At the discretion of the Planning Board Chairman, the application may be rescheduled, if appropriate, for the next available Planning Board meeting or the application may be removed from future agendas altogether. Without prior authorization from the Planning Board, application submissions shall not be accepted at Planning Board meetings.

- At the time of submission, all required application materials shall be submitted. **Piecemeal** submissions **shall not** be accepted. Substitution of previously submitted materials shall not be permitted.
- All submissions shall be dated, with revision dates identified on new submissions.
- All submissions shall be accompanied by a cover letter describing the project and/or any changes as compared to previous submissions.
- For distribution purposes and mailing to the Planning Board Members and others (as required), multiple copies of application materials shall be collated into separate sets, each containing one copy of every submitted document. All application materials shall be submitted in a form that fits into a **12" x 17" envelope**. Plans shall be **folded** and **rubber banded** as necessary.
- To be considered complete for Planning Board hearing purposes, an application package shall contain the information identified in Parts IV and V of this application form.
- For purposes of completing this application form, all responses provided shall be printed, except as otherwise specified.



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### NOTICE TO APPLICANTS

In the Town of North Castle, the Planning Board is responsible for the review and approval of all applications concerning site plans, subdivisions and lot line changes; some applications concerning special use permits, wetlands permits and tree removal permits; and the environmental review of those applications over which it has jurisdiction. The Planning Board may also have an advisory role in connection with some applications before the Town Board, such as those involving other categories of special use permits and zoning amendments.

The Planning Board is composed of five volunteer members – all residents of North Castle – who are appointed by the Town Board for five-year terms. As part of the review of some applications, the Planning Board is assisted on an as-needed basis by other lay boards of the Town, such as the Conservation Board (CB), the Zoning Board of Appeals (ZBA), the Open Space Committee and the Architectural Review Board (ARB). As part of the review of most applications, the Planning Board is also assisted by the Director of Planning, the Town Engineer, the Town Attorney and other special consultants when required.

#### **FEES:**

If you submit an application for Planning Board review, you will be required to reimburse the Town for the cost of professional review services, including legal and engineering services, incurred in connection with the review of your application. For the 2005 calendar year, charges for professional planning review services are \$120/hour. If other types of professional consultant review services are required, those charges will be in accord with fees usually charged for such services and pursuant to a contractual agreement between the Town and such professional.

At the time of submission of an application, the Planning Board may require the establishment of an escrow account from which withdrawals shall be made to reimburse the Town for the cost of consultant fees and professional staff services.

#### **DIRECT BILLING:**

You will be periodically billed by the Town for the cost of such professional review services. Additional information on these requirements is provided in the North Castle Town Code (see Sections 213-67B and A216-34.C).



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### PROCEDURE:

Prior to submitting an application to the Planning Board for review and approval, prospective applicants should schedule an appointment with the Planning Board Secretary at (914) 273-3542 for a consultation with the Town Planner and the Town Engineer. When the appointment is made, a verbal description of the proposal should be provided to the Planning Board Secretary. The Town of North Castle is providing the services of the Director of Planning and the Town Engineer for *initial* consultation at no cost to the applicant so that it is possible to conduct the application review as efficiently as possible for the benefit of the applicant as well as the Planning Board.

After meeting with the Town Planner and Town Engineer, prospective applicants should prepare one complete set of application documents and plans. This set will be reviewed for completeness by the Town Planner. If determined to be incomplete, the Planning Department will submit a checklist indicating which items have not been adequately addressed. If determined to be complete, the checklist will be initialed and the Applicant should submit the remainder of the required application packages.

Once the checklist has been initialed and all application packages have been submitted, the Planning Board Secretary will schedule the application for the first available opening on the Planning Board's meeting agenda. However, if the required application material packages, including the pertinent application fee are not received at the Planning Board office by 11:00 AM, Monday, 14 days prior to the date of the Planning Board meeting at which you are scheduled to appear (or otherwise scheduled by the Planning Board Secretary), your application will be automatically removed from the agenda. At the discretion of the Planning Board Chairman, your application may be rescheduled, if appropriate, for the next available Planning Board meeting or the application may be removed from future agendas altogether. Additional requirements pertinent to each type of application are provided on the individual application forms, which you should carefully review prior to submitting your application.

When an application is deemed complete and submitted for review, it will be forwarded to the Planning Board Members and its professional advisors in advance of the meeting to allow adequate time for review, preparation of written reports and site inspections as necessary. Your application may also be forwarded to other boards and staff of the Town as well as to agencies outside of the Town, if required. Compliance with State Environmental Quality Review (SEQR) procedures is also required as part of the processing of all applications.

At your first appearance before the Planning Board, the Applicant will describe the project and the Planning Board will discuss any preliminary issues. The Planning Board discussion may be continued at future meetings, or if the Planning Board review has progressed sufficiently, the application may be scheduled for a public hearing (if one is required) The public hearing may occur at a single Planning Board

meeting, or it may be adjourned and continued at another Planning Board meeting. Because the nature and complexity of each application varies considerably, it is not possible to predict in advance the length of time needed to secure Planning Board approval. There are certain steps that you can take, however, to expedite the review process. These include, but are not limited to, the following:





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- Be thoroughly familiar with the requirements pertinent to your application. Carefully review relevant provisions of the North Castle Town Code and the application form for your particular type of application. Be sure to check on what other types of approvals may be required in addition to that of the Planning Board. Approvals by other Town boards or departments as well as agencies outside of the Town may be required before you will be allowed to proceed with your project.
- Make sure that your application materials are accurately prepared and contain all required information. The information that we initially request is required, so make sure that your submission is complete. If supplementary information is requested as the review process continues, make sure that it is submitted in a timely fashion so the Planning Board can continue to move your application along.
- Follow up to make sure that your application materials are being submitted on time, or deliver them to the Planning office yourself.
- Attend the Planning Board meeting at which your application will be discussed and be on time for the meeting. If you cannot appear personally, make sure that your representative will be there and is thoroughly familiar with your application.

If the Application is approved by the Planning Board, a resolution of approval will be adopted by the Planning Board. It is the Applicant's responsibility to address any and all conditions of approval. Permits from the Building Department cannot be issued until all conditions have been addressed and the plans have been signed by the Planning Board Chair and the Town Engineer.

**ON LINE AGENDAS & PLANNING DEPARTMENT MEMORANDA CAN BE REVIEWED AT  
[WWW.NORTHCASTLENY.COM](http://WWW.NORTHCASTLENY.COM)**



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### **INFORMATION REGARDING NEIGHBOR NOTIFICATIONS & PUBLIC HEARINGS**

1. The North Castle Assessor's Office shall prepare a list of neighbors to be notified for the neighbor notifications and public hearings - **A minimum of one week's notice is required**. The fee is \$25.00 which includes the list of neighbors and two sets of labels for mailing. The Assessor's Office may be reached Monday – Friday from 8:30 a.m.– 4:30 p.m. at 273-3324. You may also e-mail your request to [assessor@northcastleny.com](mailto:assessor@northcastleny.com)

When requesting your list please reference the list of application types below so that you can tell the Assessor's office how many feet on all sides of the property to create the list for.

**Subdivisions** - All lots zoned R-10, R-5 and R-2F shall notice all neighbors within 250 feet from all sides of their property. All other zoning districts shall notice neighbors within 500 feet from all sides of their property. Public hearing notice must be published in the newspaper.

**Special Use Permit for Structures over 800 sq ft. & Accessory Apartment** - All Zoning Districts shall notice all neighbors within 250 feet from all sides of their property. Public hearing notice must be published in the newspaper.

**Special Use Permit for Gross Land Coverage and Gross Floor Area** – All lots zoned R-3/4A or smaller shall notice all neighbors within 250 feet from all sides of their property. All other zoning districts will notice neighbors within 500 feet from all sides of their property. Neighbor notification only, no publication in the newspaper required.

**Site Plan, Non Residential** - All Zoning Districts shall notice all neighbors within 250 feet from all sides of their property. Public hearing must be published in the newspaper.

**Site Plan, Residential** – no public hearing required, no publication in the newspaper required.

**Wetlands Permit** - All Zoning Districts shall notice all neighbors within 100 feet from all sides of their property. Public hearing must be published in the newspaper.

2. The Director of Planning will prepare a Neighbor Notification/Public Notice. The applicant and or professional will review, sign, date and return to the Planning Department Secretary. If there are any changes necessary, please edit and return for corrections. The corrections will be made and emailed back to the applicant who will forward it to the Journal Newspaper, when applicable.



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**If notification to the newspaper is not required, please continue to #3.**

You may email your public notice to [www.lohud.com/orderad](http://www.lohud.com/orderad). Please request an affidavit of publication which must be submitted to the Planning Board secretary prior to the public hearing. You will also have the opportunity to make payment while at the site. The Journal News requires three days prior notice before 12 noon, not counting weekends and holidays, for ad placement. When the ad is done and completed by a representative, they will email/call/fax you the proof letting you know of the run date or date's and the cost of the ad, they will also get pre-payment (if necessary). Make sure the proof notes placement of the ad in the AN (Add Northern) and AC (Add Central). This notice can not be published any sooner than 20 days prior to the meeting and must be published no less than 10 days prior to the meeting.

**ALL PUBLIC NOTICES MUST BE PUBLISHED IN THE NORTHERN AND CENTRAL EDITIONS OF THE JOURNAL NEWSPAPER.**

If you have any questions regarding your publication you may call:

Legal Advertising Representative 694-5123  
Affidavit Department 694-5177  
Billing Department 694-5325

It is suggested that you purchase the newspaper for your records the day the notice is published. The Journal news notes that it takes 10 business days for the affidavit to be delivered to the recipient.

3. Send out the Neighbor Notifications/Public Hearing Notice, certified mail, return receipt requested to all neighbors on the list prepared by the Assessor's Office. This must be sent out no less than 10 days prior to the meeting and no more than 20 days prior to the meeting date.
4. The Friday before the meeting or no later than 11:00 a.m. the day of the meeting the following **must** be submitted.
  - List of Neighbors prepared by the Assessor's Office
  - Proof of Mailing – All white slips post marked from the US Post Office
  - All green cards and or returned envelopes
  - Return Proof of Service Form (next page) Notarized by the person who did the mailing
  - Affidavit of publication from the Newspaper (only if published in the newspaper)



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### APPLICATIONS REQUIRING PLANNING BOARD APPROVAL SCHEDULE OF APPLICATION FEES

<u>Type of Application</u>	<u>Application Fee</u>
Site Development Plan	\$200.00
Each proposed Parking Space	\$10
Special Use Permit (each)	\$200 (each)
Preliminary Subdivision Plat	\$300 1 <sup>st</sup> Lot \$200 (each additional lot)
Final Subdivision Plat	\$250 1 <sup>st</sup> Lot \$100 (each additional lot)
Tree Removal Permit	\$75
Wetlands Permit	\$50 (each)
Short Environmental Assessment Form	\$50
Long Environmental Assessment Form	\$100
Town Environmental Clearance Form	\$25
Recreation Fee	\$10,000 Each Additional Lot

**\*\*Any amendment to previously approved applications requires new application forms and fees\*\***



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### APPLICATIONS REQUIRING PLANNING BOARD APPROVAL SCHEDULE OF ESCROW ACCOUNT DEPOSITS

<u>Type of Application</u>	<u>Amount of Initial Escrow Account Deposit*</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
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 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.

**I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES**

Name of Property Owner: <u>Marlene Durand &amp; Diane Rosenberg</u>
Mailing Address: <u>4 Bushcliff Terrace, Winchester, MA 01890</u>
Telephone: <u>1(781)640-2819</u> Fax: _____ e-mail <u>marlenedurand@comcast.net</u> <u>1(650)274-0003</u> <u>dianedrosenberg@gmail.com</u>
Name of Applicant (if different): _____
Address of Applicant: _____
Telephone: _____ Fax: _____ e-mail _____
Interest of Applicant, if other than Property Owner: _____
Name of Professional Preparing Site Plan: <u>Ralph Alfonzetti</u>
Address: <u>14 Smith Ave. Mt. Kisco, New York 10549</u>
Telephone: <u>(914)666-9800</u> Fax: _____ e-mail <u>info@AlfonzettiEng.com</u>
Name of Other Professional: _____
Address: _____
Telephone: _____ Fax: _____ e-mail _____
Name of Other Professional: _____
Address: _____
Telephone: _____ Fax: _____ e-mail _____
Name of Attorney (if any): _____
Address: _____
Telephone: _____ Fax: _____ e-mail _____

### 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 for the cost of professional review services required for this application.

It is further acknowledged by the Applicant that all bills for the professional 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.

*Marlene Duard*

Signature of Applicant: *[Signature]* Date: 12/12/2022

Signature of Property Owner: *[Signature]* Date: 12/12/2022



**II. IDENTIFICATION OF SUBJECT PROPERTY**

Street Address: 1613 Old Orchard St. West Harrison

Location (in relation to nearest intersecting street):

800 feet (north, south, east or west) of Mt. Kisco Road

Abutting Street(s): Old Orchard St.

Tax Map Designation (NEW): Section 118.03 Block 1 Lot 4

Tax Map Designation (OLD): Section \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Zoning District: R-1A Total Land Area 1.0734 Acres

Land Area in North Castle Only (if different) \_\_\_\_\_  
NO. White Plains

Fire District(s) F.D. School District(s) Valhalla School District

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 X 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) X Yes (within 500 feet) \_\_\_\_\_

The right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway?  
No X 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 X 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 X Yes (adjacent) \_\_\_\_\_ Yes (within 500 feet) \_\_\_\_\_

The boundary of a farm operation located in an agricultural district?  
No X Yes (adjacent) \_\_\_\_\_ Yes (within 500 feet) \_\_\_\_\_

Does the Property Owner or Applicant have an interest in any abutting property?  
No \_\_\_\_\_ Yes X

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

118.03-1-5 (Located across the street)

**III. DESCRIPTION OF PROPOSED DEVELOPMENT**

Proposed Use: Single Family Residence

Gross Floor Area: Existing 0 S.F. Proposed 4,180 S.F.

Proposed Floor Area Breakdown:

Retail \_\_\_\_\_ S.F.; Office \_\_\_\_\_ S.F.;

Industrial \_\_\_\_\_ S.F.; Institutional \_\_\_\_\_ S.F.;

Other Nonresidential \_\_\_\_\_ S.F.; Residential □,□□□ S.F.;

Number of Dwelling Units: 1

Number of Parking Spaces: Existing \_\_\_\_\_ Required \_\_\_\_\_ Proposed \_\_\_\_\_

Number of Loading Spaces: Existing 0 Required \_\_\_\_\_ Proposed \_\_\_\_\_

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 X Yes \_\_\_\_\_

(If yes, application for a Development Permit pursuant to Chapter 109 of the North Castle Town Code may also be required)

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

No \_\_\_\_\_ Yes X

(If yes, application for a Tree Removal Permit pursuant to Chapter 192 of the North Castle Town Code may also be required.)

Town-regulated wetlands? No \_\_\_\_\_ Yes X

(If yes, application for a Town Wetlands Permit pursuant to Chapter 209 of the North Castle Town Code may also be required.)

State-regulated wetlands? No X Yes \_\_\_\_\_

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

## V. SUBMISSION REQUIREMENTS

The site development plan 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 site development plan application package (for distribution to the Town Planner for preliminary review purposes).
- Once a completed preliminary site plan 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 site development plan 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, payable to "Town of North Castle" in the amount specified on the "Schedule of Application Fees."

(continued next page)

## VI. INFORMATION TO BE INCLUDED ON SITE DEVELOPMENT PLAN

The following checklist is provided to enable the Applicant to determine if he/she has provided enough information on the site development plan for the Planning Board to review his/her proposal. Applicants are advised to review ARTICLE VIII, Site Development Plan of the North Castle Town Code for a complete enumeration of pertinent requirements and standards prior to making application for site development plan approval.

The application for site development plan 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**. In addition, the project will not be scheduled on a Planning Board agenda until the Applicant receives an initialed "site plan checklist" from the Planning Department.

The information to be included on a site development plan shall include:

### **Legal Data:**

- Name of the application or other identifying title.
- Name and address of the Property Owner and the Applicant, (if different).
- Name, address and telephone number of the architect, engineer or other legally qualified 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, school, special district and municipal boundaries.
- Size of the property to be developed, as well as property boundaries showing dimensions and bearings as determined by a current survey; dimensions of yards along all property lines; name and width of existing streets; and lines of existing lots, reservations, easements and areas dedicated to public use.
- 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 plan's proposed compliance with those requirements, including lot area, frontage, lot width, lot depth, lot coverage, yards, off-street parking, off-street loading and other pertinent requirements.
- Locator map, at a convenient scale, 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 notation identifying the revisions.
- A signature block for Planning Board endorsement of approval.

**Existing Conditions Data:**

- N/A Location of existing use and design of buildings, identifying first floor elevation, and other structures.
- N/A Location of existing parking and truck loading areas, with access and egress drives thereto.
- N/A Location of existing facilities for water supply, sanitary sewage disposal, storm water drainage, and gas and electric service, with pipe sizes, grades, rim and inverts, direction of flow, etc. indicated.
- N/A Location of all other existing site improvements, including pavement, walks, curbing, retaining walls and fences.
- N/A Location, size and design of existing signs.
- N/A Location, type, direction, power and time of use of existing outdoor lighting.
- N/A Location of existing outdoor storage, if any.
- X Existing topographical contours with a vertical interval of two (2) feet or less.
- X 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.

**Proposed Development Data:**

- X Proposed location of lots, streets, and public areas, and property to be affected by proposed easements, deed restrictions and covenants.
- X Proposed location, use and architectural design of all buildings, including proposed floor elevations and the proposed division of buildings into units of separate occupancy.
- X Proposed means of vehicular and pedestrian access to and egress from the site onto adjacent streets.
- X Proposed sight distance at all points of vehicular access.
- X Proposed number of employees for which buildings are designed
- N/A Proposed streets, with profiles indicating grading and cross-sections showing the width of the roadway; the location and width of sidewalks; and the location and size of utility lines.
- N/A Proposed location and design of any pedestrian circulation on the site and off-street parking and loading areas, including handicapped parking and ramps, and including details of construction, surface materials, pavement markings and directional signage.
- X Proposed location and design of facilities for water supply, sanitary sewage disposal, storm water drainage, and gas and electric service, with pipe sizes, grades, rim and inverts, direction of flow, etc. indicated.

- X Proposed location of all structures and other uses of land, such as walks, retaining walls, fences, designated open space and/or recreation areas and including details of design and construction.
- N/A Location, size and design of all proposed signs.
- N/A Location, type, direction, power and time of use of proposed outdoor lighting.
- N/A Location and design of proposed outdoor garbage enclosure.
- N/A Location of proposed outdoor storage, if any.
- X Location of proposed landscaping and buffer screening areas, including the type (scientific and common names), size and amount of plantings.
- N/A Type of power to be used for any manufacturing
- N/A Type of wastes or by-products to be produced and disposal method
- N/A In multi-family districts, floor plans, elevations and cross sections
- N/A The proposed location, size, design and use of all temporary structures and storage areas to be used during the course of construction.
- X Proposed grade elevations, clearly indicating how such grades will meet existing grades of adjacent properties or the street.
- X Proposed soil erosion and sedimentation control measures.
- X For all proposed site development plans containing land within an area of special flood hazard, the data required to ensure compliance with Chapter 109 of the North Castle Town Code.
- X For all proposed site development plans involving clearing or removal of trees with a DBH of 8" or greater, the data required to ensure compliance with Chapter 192 of the North Castle Town Code.
- X For all proposed site development plans involving disturbance to Town-regulated wetlands, the data required to ensure compliance with Chapter 209 of the North Castle Town Code.

PROJECT I.D. NUMBER

**617.20**  
**Appendix C**  
**State Environmental Quality Review**  
**SHORT ENVIRONMENTAL ASSESSMENT FORM**  
**FOR UNLISTED ACTIONS ONLY**

PART 1 - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR <b>Marlene Durand &amp; Diane Rosenberg</b>	2. PROJECT NAME <b>Durand-Rosenberg Lot</b>
3. PROJECT LOCATION: Municipality <b>Town of North Castle</b> County <b>Westchester</b>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)  <b>1613 Old Orchard Street, West Harrison New York, 10604</b>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY:  <b>Proposed single family residence with related developments</b>	
7. AMOUNT OF LAND AFFECTED: Initially <u><b>0.363</b></u> acres      Ultimately <u><b>0.363</b></u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No      If no, describe briefly	
9. WHAT IS THE PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No      If yes, list agency(s) and permit/approvals <p align="right">Westchester County Health Department: Well permit. Town of North Castle: Tree removal permit &amp; wetland permit.</p>	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input type="checkbox"/> No      If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u><b>Diane Rosenberg and Marlene Durand</b></u> Date: <u><b>12/12/2022</b></u>	
Signature: <u><b>Marlene Durand and Diane Rosenberg</b></u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment



**Town of North Castle  
Environmental Clearance Form**

I. Identification of Applicant

Name Marlene Durand & Diane Rosenberg

Address 4 Bushcliff Terrace

City Winchester State MA 01890 Zip \_\_\_\_\_

Home Phone 1(781)640-2819 Work Phone \_\_\_\_\_  
1(650)274-0003

II. Identification of Site Involved, If Any

a. Name or other identification of site Durand-Rosenberg Lot

b. Streets which site abuts Old Orchard Street

c. Tax Map Section 118.03 Block 1 Lot 4

d. Total site area (sq. ft.or acres) 1.0734

III. Identification of Proposed Action

a. Description of Proposed Action  
Single Family Residence with related developments

b. List all approvals, permits, licenses, etc., which, to the best of your knowledge are required from Town of North Castle

Tree removal permit , wetland permit & Site devlopment plan approval

c. List other agencies which to best of your knowledge will have jurisdiction over some aspect of the proposed action and indicate nature of approval, permit or required by agency

Well permit from Westchester County Department of Health.

d. Relationship to other actions:

1. List any further actions which may be undertaken of which this proposed action is part or first step, e.g., further subdivision or a large parcel of land  
n/a

2. List any related action which may be undertaken as a result of this proposed action, e.g., highway reconstruction to serve increased traffic  
n/a

3. List any action which are dependent upon this proposed action, and therefore should be reviewed as a part of this action, e.g., house construction in the case of a residential subdivision  
n/a

All such actions must be reviewed in conjunction with the action proposed.

Marlene Duval and Jane Rosenberg  
SIGNATURE OF APPLICANT

12/12/2022  
DATE

(Departmental Use Only)

IV. Classification of Proposed Action (Classes of Actions listed below)

Type I. A Full Environmental Assessment form is required.  
Type II. No further compliance required.  
Unlisted A Short Environmental Assessment Form required.

Exempt or excluded action. Specify

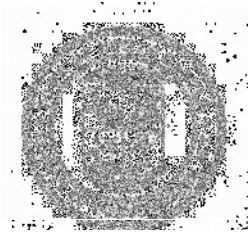
V. Basis for Classification

Classification Approved.

\_\_\_\_\_  
AUTHORIZED SIGNATURE

\_\_\_\_\_  
DATE

NOTE: The completion of this environmental clearance form does not confer any rights, privileges, licenses, permits or other entitlements upon the applicant and does not relieve the applicant from compliance with all other applicable laws, rules and regulations of the Town of North Castle.



# TOWN OF NORTH CASTLE

WESTCHESTER COUNTY  
17 Bedford Road  
Armonk, New York 10504-1898

Telephone: (914) 273-3542  
Fax: (914) 273-3554  
[www.northcastleny.com](http://www.northcastleny.com)

PLANNING  
DEPARTMENT

## GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Location Name or Identifying Title  Durand-Rosenberg Lot  Date  12/09/2022

Map Designation or Proposed Lot No.  118.03-1-4

### Gross Lot Coverage

- 1. Total lot area net Lot area for Lots created after 12/13/06  46,758 Acres
- 2. Maximum Permitted gross land coverage per Section 213-22.2  9,637.8 s.f.
- 3. BONUS Maximum gross land coverage per Section 213-22.2 

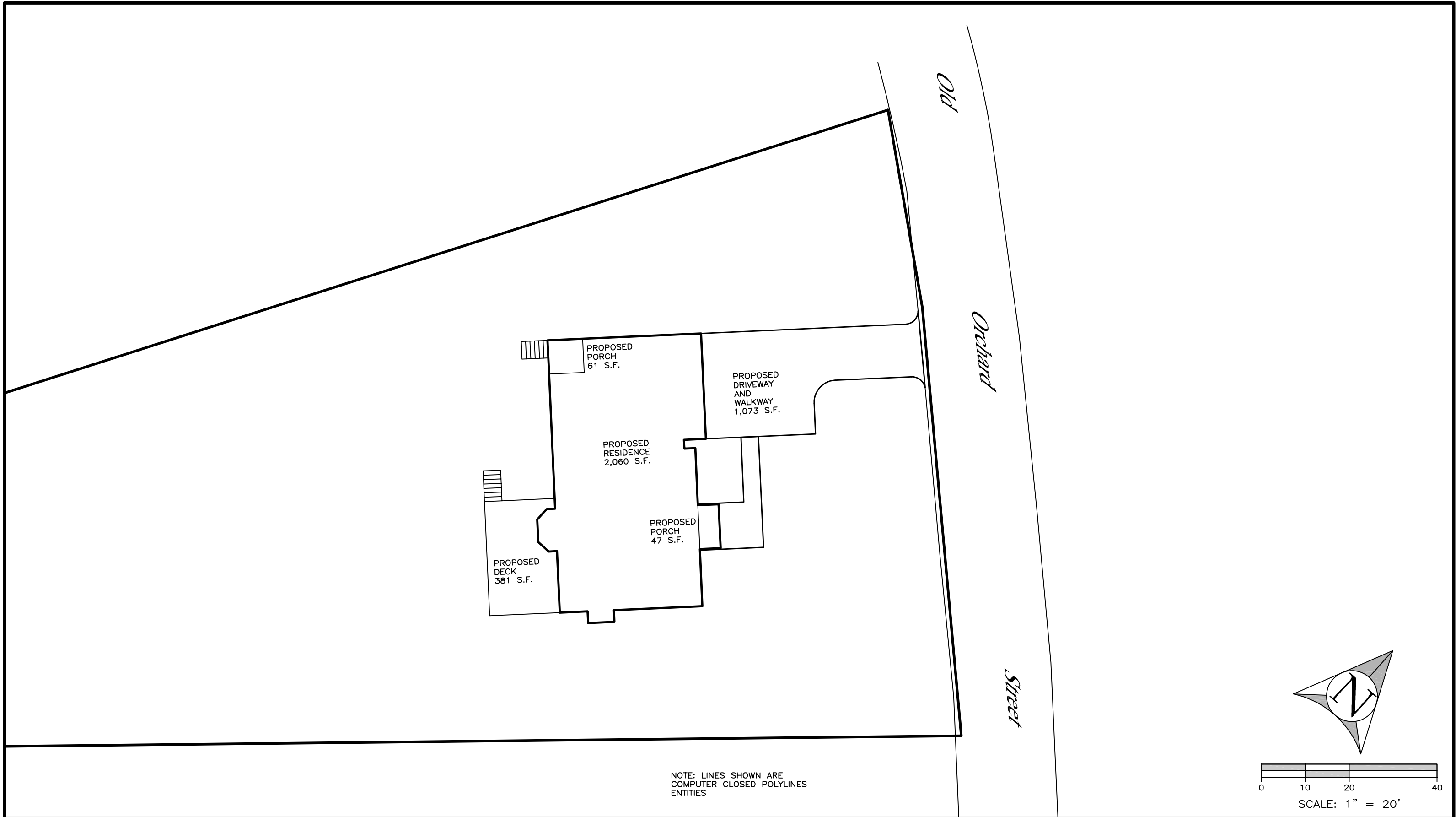
Distance in feet to be beyond minimum front yard setback  10   n/a
- 4. TOTAL Maximum Permitted gross land coverage  of lines 2 and 3  9,637.8 s.f.
- 5. Count of lot area covered by principal building:  0  existing  2,060 S.F.  Proposed  2,060 S.F.
- 6. Count of lot area covered by accessory buildings:  0  existing  0  Proposed  n/a
- Count of lot area covered by decks:  0  existing  381 s.f.  Proposed  381 s.f.
- 8. Count of lot area covered by porches:  0  existing  108 S.F.  Proposed
- Count of lot area covered by driveway, parking areas and walkways:  0  existing  1,073 S.F.  Proposed
- 10. Count of lot area covered by terraces:  0  existing  0  Proposed  n/a
- 11. Count of lot area covered by tennis court, pool and mechanical equip:  0  existing  0  Proposed  n/a
- 12. Count of lot area covered by all other structures:  0  existing  0  Proposed  n/a
- 13. Proposed gross land coverage: Total of Lines 5  12  3,622 s.f.

If Line 13 is less than or equal to Line 4 our proposed gross land coverage complies with the zoning regulations and the project is subject to the Residential Code for the Town of North Castle. If Line 13 is greater than Line 4 our proposed gross land coverage does not comply with the zoning regulations.

Signature and Seal of Professional Registrar or Surveyor



12/09/2022   
Date



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

DURAND-ROSENBERG  
TOWN OF NORTH CASTLE,  
WESTCHESTER COUNTY, NEW YORK

GROSS LAND COVERAGE EXHIBIT  
DECEMBER 9, 2022



PLANNING  
DEPARTMENT

# TOWN OF NORTH CASTLE

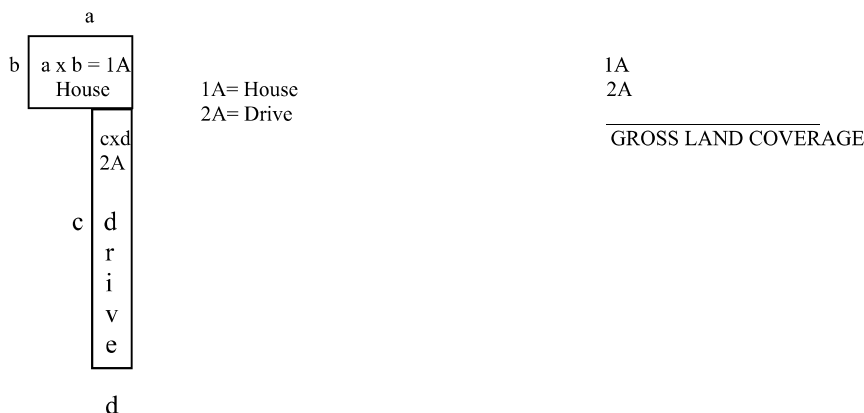
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## GROSS LAND COVERAGE WORKSHEET

The following format is to be used for all applications for the purpose of demonstrating the gross land coverage of a property as necessary to show compliance with gross land coverage limitations of the Town Code.

1. Scaled worksheets are to be prepared based upon a site plan which represents existing or proposed conditions as applicable to the particular circumstances of the approval being sought. All site plans and worksheets are required to be prepared by a licensed or registered professional in the State of New York.
2. Each component of the gross land coverage is to be divided into simple polygons (squares, rectangles, etc.) each being drawn on the plan. The area of each polygon is to be shown by providing the dimensions and resulting area measurement. Each polygon is to be assigned an identifying label for reference purposes.
3. A summary table for each component is to be completed. The area of each polygon is to be listed by reference label then added, resulting in the gross land coverage for the entire site.
4. Any exception of land coverage from the gross land coverage must be identified on the floor plans and summary tables. The rationale for any exception must accompany the floor area worksheets.
5. A schematic illustration of the format is shown below



LOT AREA, NET – Lot area minus seventy five (75) percent of the area of any wetlands, waterbodies and, watercourses, but excluding any adjacent areas, all as defined in Chapter 209 Wetlands and Drainage, of the Town Code, and the area of any steep slopes, as defined Chapter 213, except that in the case of one-family lots, the deduction for steep slopes shall be only fifty (50) percent.

Lot Size	Maximum Permitted Gross Land Coverage for One-Family Dwelling Lots <sup>1</sup> (square feet)
Less than 5,000 square feet	50% of the lot area
5,000 to 9,999 square feet	2,500 plus 30% of the lot area in excess of 5,000 square feet
10,000 to 14,999 square feet	4,000 plus 24% of the lot area in excess of 10,000 square feet
15,000 square feet to 0.499 acres	5,200 plus 18% of the lot area in excess of 15,000 square feet
0.5 to 0.749 acres	6,420 plus 15% of the lot area in excess of 0.5 acres
0.75 to 0.999 acres	8,050 plus 12% of the lot area in excess of 0.75 acres
1.0 to 1.999 acres	9,350 plus 9% of the lot area in excess of 1.0 acres
2.0 acres or more	13,270 plus 7.5% of the lot area in excess of 2.0 acres

\*Permitted gross land coverage limitations for two-family dwelling lots in the R-2F District shall be twenty five (25) percent greater than that permitted for one-family dwelling lots.

NOTWITHSTANDING ABOVE LIMITATIONS, AN ADDITIONAL 10 SQUARE FEET OF GROSS LAND COVERAGE SHALL BE PERMITTED FOR EACH ONE FOOT OF FRONT YARD SETBACK OF THE PRINCIPAL DWELLING IN EXCESS OF THE MINIMUM FRONT YARD SETBACK REQUIRED.

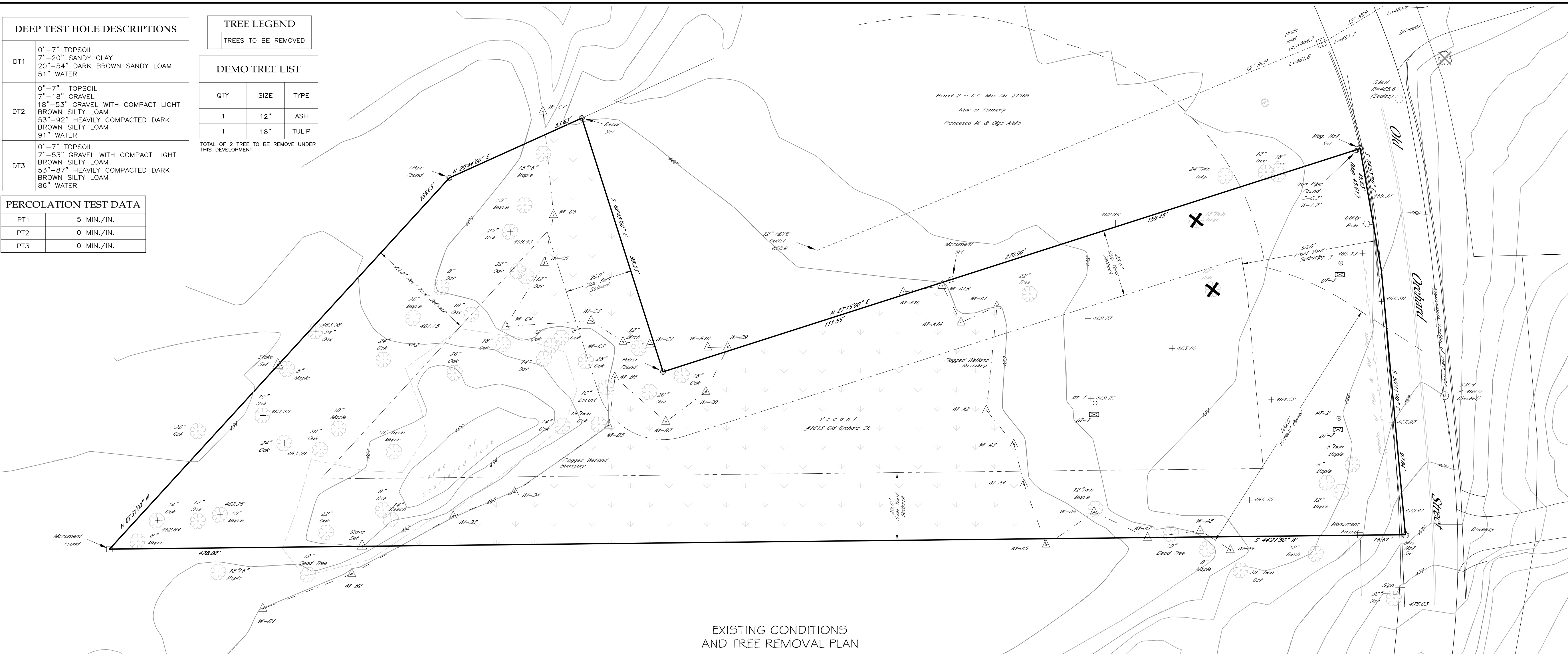


DEEP TEST HOLE DESCRIPTIONS	
DT1	0"-7" TOPSOIL 7"-20" SANDY CLAY 20"-54" DARK BROWN SANDY LOAM 51" WATER
DT2	0"-7" TOPSOIL 7"-18" GRAVEL 18"-53" GRAVEL WITH COMPACT LIGHT BROWN SILTY LOAM 53"-92" HEAVILY COMPACTED DARK BROWN SILTY LOAM 91" WATER
DT3	0"-7" TOPSOIL 7"-53" GRAVEL WITH COMPACT LIGHT BROWN SILTY LOAM 53"-87" HEAVILY COMPACTED DARK BROWN SILTY LOAM 86" WATER

TREE LEGEND		
TREES TO BE REMOVED		
DEMO TREE LIST		
QTY	SIZE	TYPE
1	12"	ASH
1	18"	TULIP

TOTAL OF 2 TREE TO BE REMOVED UNDER THIS DEVELOPMENT.

PERCOLATION TEST DATA	
PT1	5 MIN./IN.
PT2	0 MIN./IN.
PT3	0 MIN./IN.



EXISTING CONDITIONS AND TREE REMOVAL PLAN

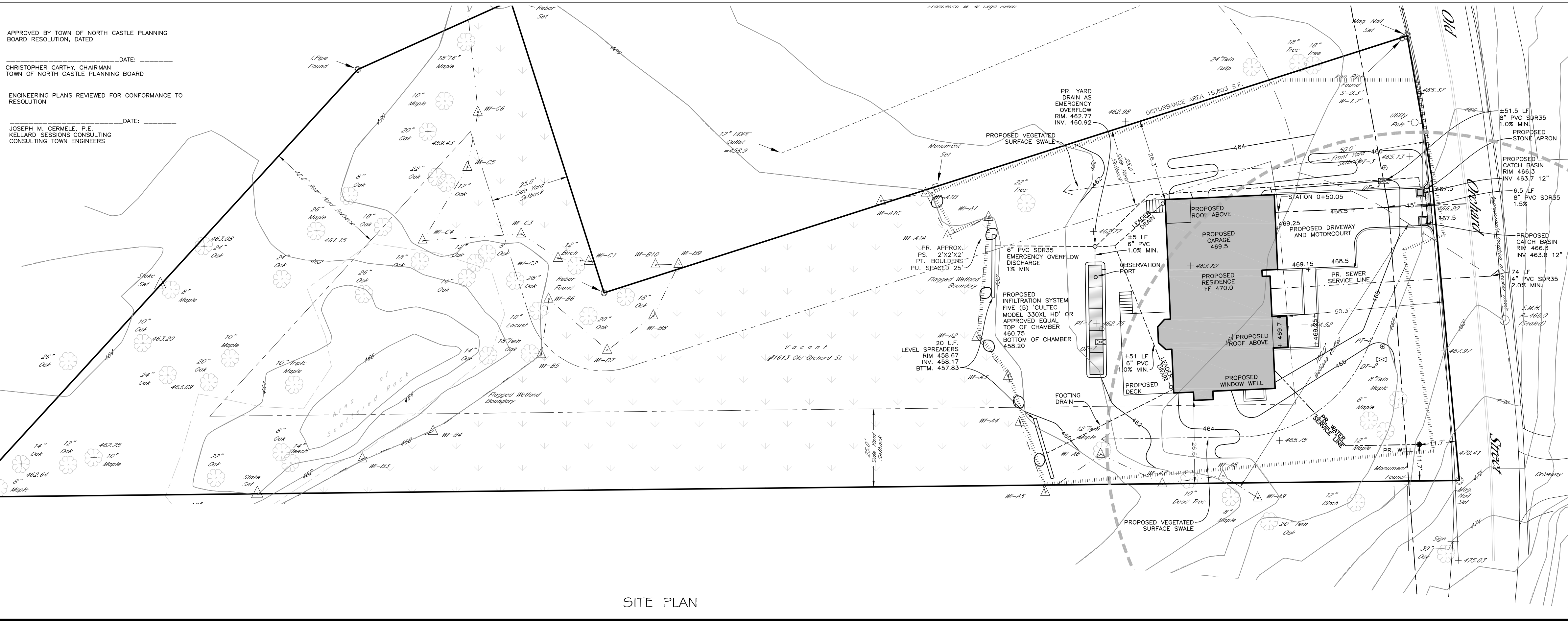
ZONING CONFORMANCE TABLE		
ZONING DISTRICT: R-1A	REQUIRED OR ALLOWED	PROPOSED
MINIMUM LOT AREA	43,560 S.F.	46,757.304 S.F.
FRONT YARD SETBACK	60 FT.	50.3 FT.
SIDE YARD SETBACK	35 FT.	26.3 FT.
REAR YARD SETBACK	60 FT.*	244.5 FT.
BUILDING HEIGHT	2.5 STORIES/ 35 FT.	2.5 STORIES
MAXIMUM BUILDING COVERAGE	(SEE NOTE 1)	2,166 S.F.
MAXIMUM DEVELOPMENT COVERAGE	(SEE NOTE 2)	3,328 S.F.

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CHRISTOPHER CATHY, CHAIRMAN  
 TOWN OF NORTH CASTLE PLANNING BOARD

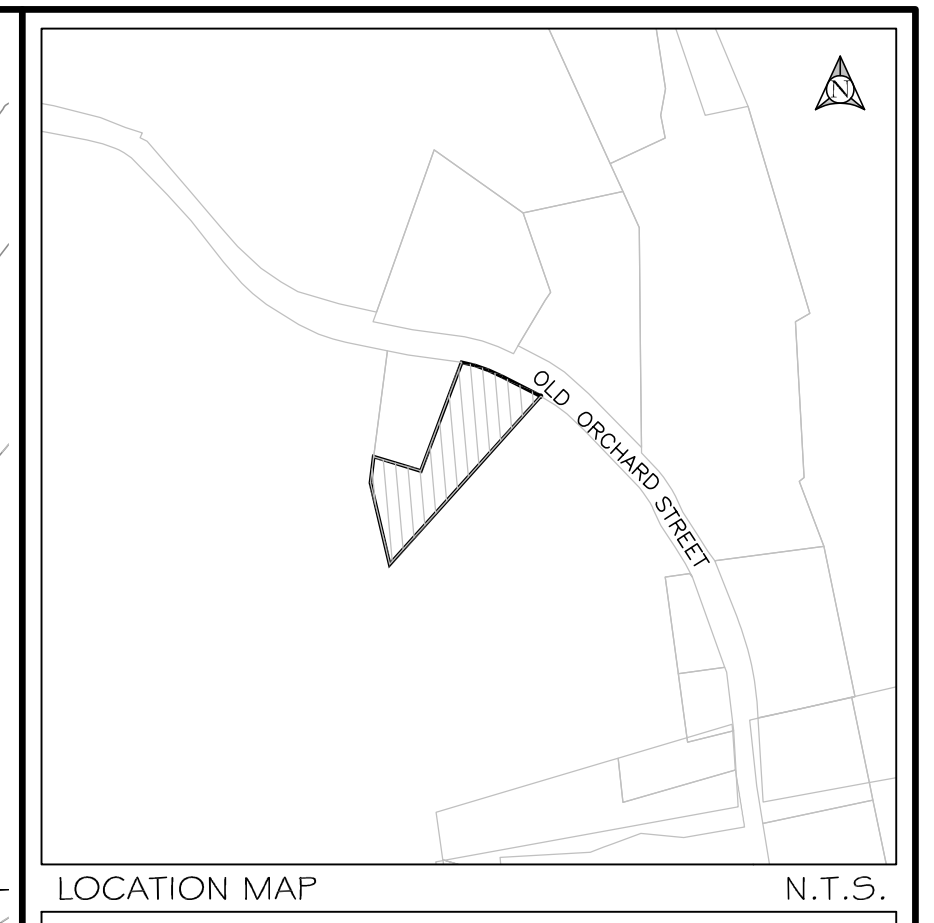
ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION: \_\_\_\_\_ DATE: \_\_\_\_\_  
 JOSEPH M. CERMELE, P.E.  
 KELLAND SESSIONS CONSULTING  
 CONSULTING TOWN ENGINEERS

- MAXIMUM BUILDING COVERAGE: 4,432 S.F. PLUS 10% IN EXCESS OF 43,560 S.F.
- MAXIMUM DEVELOPMENT COVERAGE: 8,742 S.F. PLUS 10% IN EXCESS OF 43,560 S.F.

WETLAND MITIGATION		
	DISTURBED AREA (S.F.)	IMPERVIOUS AREA (S.F.)
WETLAND	0	0
100' WETLAND BUFFER	16,069	3155



SITE PLAN



LOCATION MAP N.T.S.

- GENERAL NOTES**
- EXISTING FEATURES SHOWN HEREON ARE TAKEN FROM:
    - SURVEY MAP ENTITLED "SURVEY OF PROPERTY PREPARED FOR MARLENE DURAND & DIANE ROSENBERG IN THE TOWN OF NORTH CASTLE WESTCHESTER COUNTY, PREPARED BY WARD CARPENTER ENGINEERS INC, DATED JULY 22, 2022".
  - THIS SITE PLAN IS NOT A SURVEY.
- CONSTRUCTION NOTES:**
- THE CONTRACTOR SHALL LOCATE AND VERIFY IN THE FIELD ALL UTILITIES: SEWER, WATER, GAS, ELECTRICAL, ETC. PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL CALL CODE 753 (FORMERLY CODE 53) PRIOR TO THE START OF CONSTRUCTION.
  - THE INSTALLATION OF WATER AND SEWER SHALL BE INSPECTED UNDER THE DIRECTION OF A N.Y. STATE LICENSED PROFESSIONAL ENGINEER.
  - EROSION AND SEDIMENT CONTROL MEASURES, SHALL BE REQUIRED AS INDICATED ON THIS PLAN OR THE EROSION CONTROL PLAN OR AS DIRECTED BY THE GOVERNING AGENCY, IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS" (BLUE BOOK).
  - AS BUILT PLANS IF REQUIRED, SHALL BE CERTIFIED BY A N.Y. STATE LICENSED SURVEYOR OR PROFESSIONAL ENGINEER.
  - ALL PROPERTY DISTURBED IN THE RIGHT-OF-WAY OR ON PRIVATE LANDS, SHALL BE RESTORED TO ACCEPTABLE CONDITIONS, AS REQUIRED BY THE GOVERNING AGENCY.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICATIONS AND PERMITS REQUIRED FOR CONSTRUCTION.
  - THE ROAD AND UTILITIES SHALL BE STAKED IN THE FIELD BY A NEW YORK STATE LICENSED SURVEYOR OR ENGINEER.
  - UNDERGROUND UTILITIES: GAS, ELECTRIC, CABLE, TELEPHONE, ETC. SHALL BE AS REQUIRED BY THE GOVERNING AGENCY AND THE APPROPRIATE UTILITY COMPANY.
  - ALL PROPOSED OR DISTURBED SLOPES, 1H:2V OR GREATER SHALL BE STABILIZED WITH AN EROSION CONTROL BLANKET.
  - IN LIEU OF BLASTING, ROCK RIPPING WILL BE USED WHEREVER POSSIBLE. IF BLASTING IS REQUIRED, BLASTING WILL OCCUR IN ACCORDANCE WITH REGULATIONS AND STANDARDS PRESCRIBED BY THE GOVERNING AGENCY. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY PERMITS IF BLASTING IS REQUIRED.
  - NO REPRESENTATION OF THE SUB-SURFACE SOIL CONDITIONS ON THIS SITE ARE MADE OR IMPLIED. IT IS THE DEVELOPER/CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL IMPROVEMENTS ARE PLACED ON SOIL WITH A SUITABLE BEARING CAPACITY.
  - OVERNIGHT EXCAVATIONS WILL NOT BE PERMITTED.

Call 811 before you dig

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 DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER ANY ITEM ON THIS PLAN IN ANY WAY. IF 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.

SCALE: 1" = 20'

STATE OF NEW YORK  
 SEAL OF ALFONZETTI  
 LICENSED PROFESSIONAL ENGINEER  
 076215

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

**SITE DATA**

OWNER/APPLICANT: MARLENE DURAND & DIANE ROSENBERG

SITE ADDRESS: 1613 OLD ORCHARD ST., TOWN OF NORTH CASTLE, NEW YORK, 10604

TAX MAP #: 118.03-1-4  
 LOT AREA: 1,0734 ACRES  
 ZONING: R-1A

DRAWING: **SITE PLAN**  
 DECEMBER 9, 2022

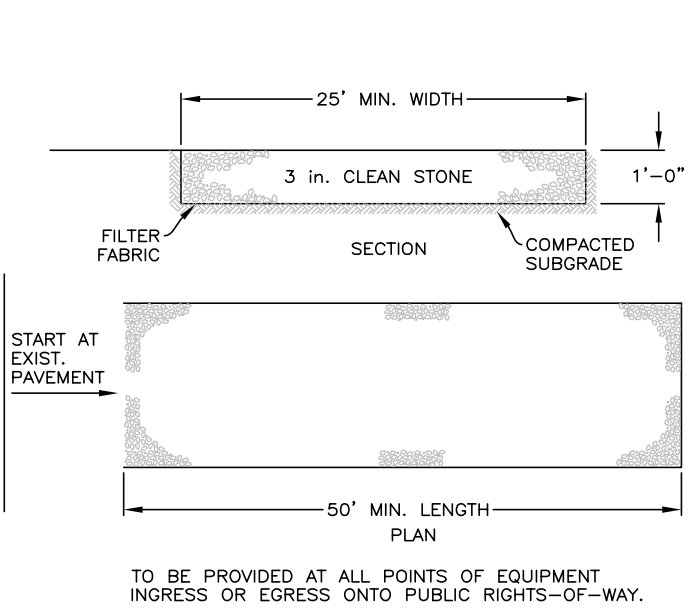
PROJECT: **DURAND-ROSENBERG LOT**  
 TOWN OF NORTH CASTLE, WESTCHESTER, NEW YORK

SHEET: 01 OF 03

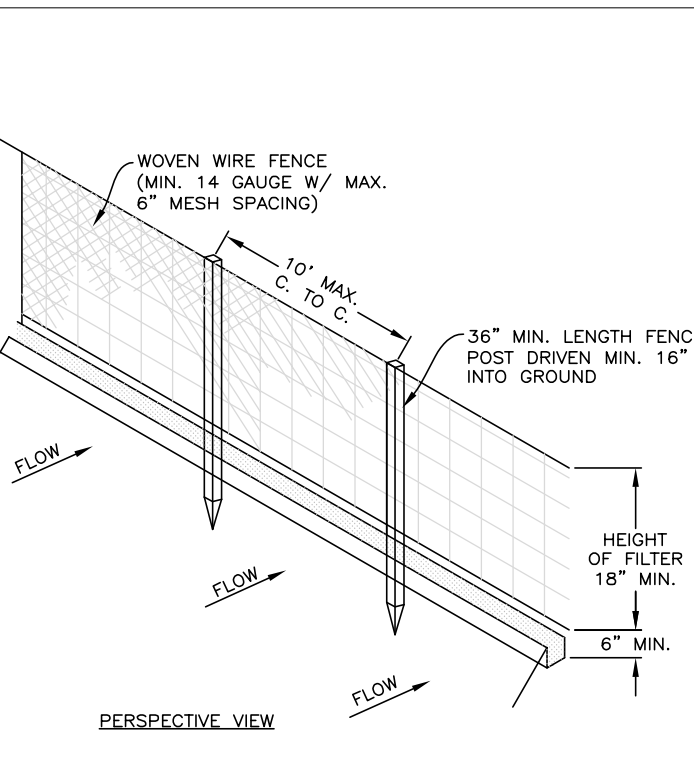


**EROSION CONTROL NOTES:**

- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, AND MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD OR UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- PRIOR TO ANY EXCAVATION, SILT FENCE SHALL BE INSTALLED AT THE LOCATIONS NOTED ON THE EROSION CONTROL PLAN. ADDITIONAL SILT FENCE MAY BE REQUIRED BY THE ENGINEER IN THE FIELD. SILT FENCING SHALL BE MAINTAINED IN EFFECTIVE CONDITION AND SHALL NOT BE REMOVED UNTIL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
- INSTALL ANTI-TRACKING PAD AT ALL CONSTRUCTION ENTRANCES. ANTI-TRACKING PAD SHALL BE 2'-3" DIAMETER CRUSHED STONE 6" DEEP.
- TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. THE SEDIMENT LEVEL IN ALL SEDIMENT REMOVING DEVICES SHALL BE CLOSELY MONITORED AND SEDIMENT REMOVED PROMPTLY WHEN MAXIMUM LEVELS ARE REACHED OR AS ORDERED BY THE ENGINEER. SEDIMENT SHALL BE DISPOSED OF IN A MANNER THAT DOES NOT RESULT IN ADDITIONAL EROSION OR POLLUTION. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED ON A REGULAR BASIS, AND IMMEDIATELY AFTER EACH RAINFALL TO INSURE PROPER OPERATION AS DESIGNED. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND PLACED IN A STABILIZED STOCKPILE OR FILL AREA. ALL TOPSOIL REQUIRED FOR FINAL GRADING AND STORED ON SITE SHALL BE LIMED, FERTILIZED, TEMPORARILY SEEDING AND MULCHED WITHIN 14 DAYS OR OTHERWISE STABILIZED. DO NOT STOCKPILE MATERIALS ON STEEP SLOPES, IN ORANGE HAYBALE AREAS, SURROUND ALL STOCKPILE AREAS WITH STAKED HAYBALES OR SILT FENCE.
- ALL SLOPES CONSTRUCTED WITH FILL MATERIAL AND ALL SLOPES WITH GRADE 3:1 OR STEEPER SHALL BE TOPSOILED, SEEDING, MULCHED AND STABILIZED WITH STAKED TOBACCO NETTING, OR EROSION BLANKET AS NOTED, UNLESS OTHERWISE DIRECTED.
- ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 14 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING. MULCH SHALL BE USED IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER. DISTURBED AREAS SHALL BE LIMED AND FERTILIZED PRIOR TO TEMPORARY SEEDING.
- ALL DISTURBED AREAS WITHIN 500 FEET OF A BUILDING SHALL BE WETTED AS NECESSARY TO PROVIDE DUST CONTROL. A WATERING TRUCK WILL BE USED IN DRY SEASON TO WET DUST AREAS.
- THE CONTRACTOR SHALL KEEP THE ROADWAYS WITHIN THE PROJECT CLEAR OF SOIL AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.
- ALL CATCH BASINS AND DRAIN INLETS ARE TO BE PROTECTED WITH SEDIMENT FILTERS THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE STABILIZED.
- UTILITY LINE EXCAVATED MATERIAL SHALL BE TEMPORARILY STOCKPILED ON THE HIGH SIDE OF EXCAVATION. RUMPLET IS DIRECTED AWAY FROM TRENCH. AFTER BACK-FILLING, AREA IS TO BE TOPSOILED, SEEDING AND MULCHED.
- SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.
- ALL AREAS OF DISTURBED SOIL SHALL BE STABILIZED BY THE CONTRACTOR. IN ADDITION TO ALL SITED EROSION CONTROL DEVICES, THE CONTRACTOR SHALL TAKE ALL STEPS PRUDENT AND NECESSARY TO STABILIZE THE SITE AT ALL TIMES.
- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL" (BLUE BOOK).

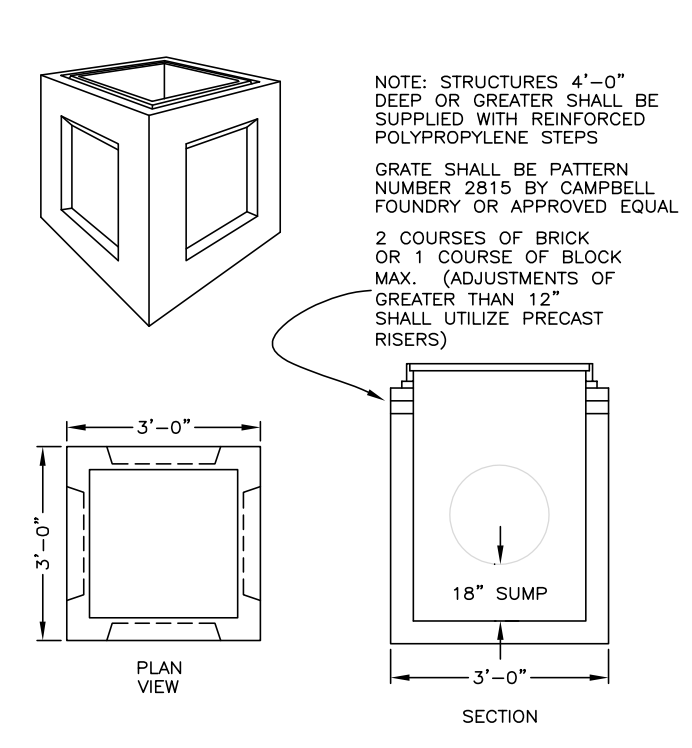


**STABILIZED CONSTRUCTION ENTRANCE (ANTI-TRACKING PAD)**  
N.T.S.

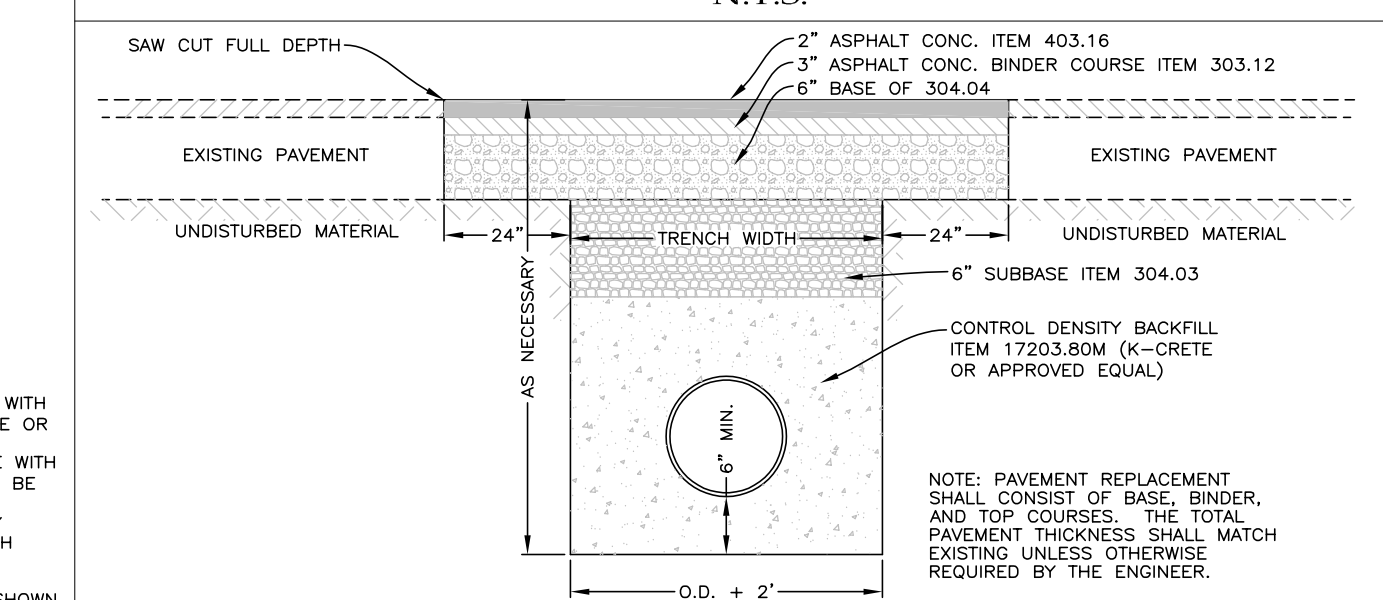


**SILT FENCE**  
N.T.S.

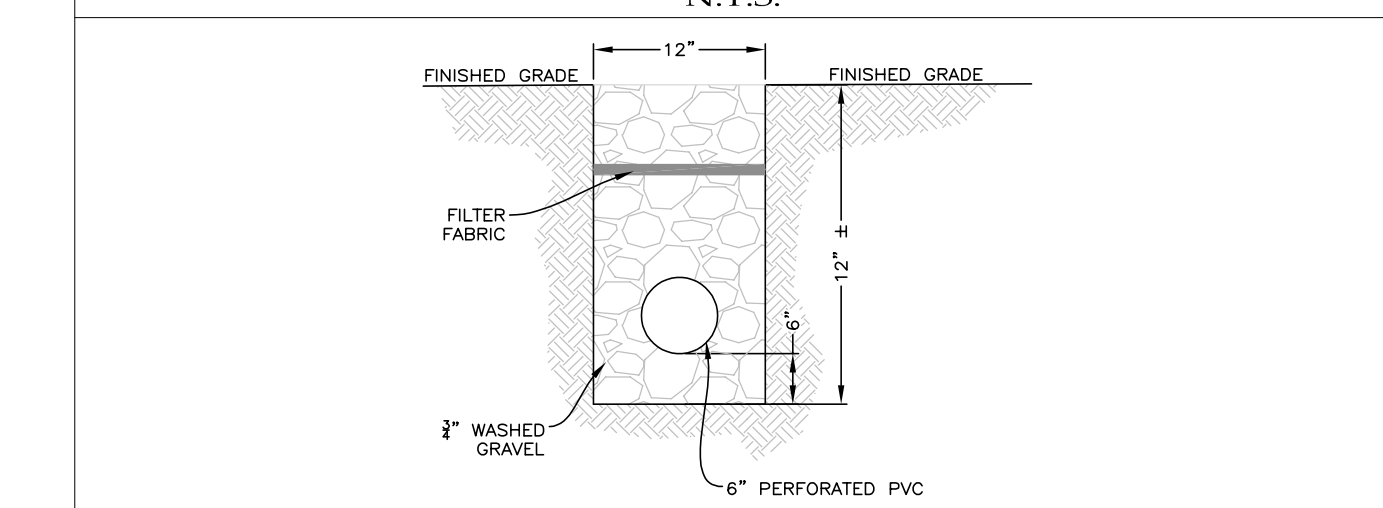
- INSTALLATION NOTES**
- STONE SIZE - USE 3" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
  - LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
  - THICKNESS - NOT LESS THAN SIX (6) INCHES.
  - WIDTH - 25 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR.
  - FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
  - SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BEAM WITH 5:1 SLOPES WILL BE PERMITTED.
  - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
  - WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
  - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



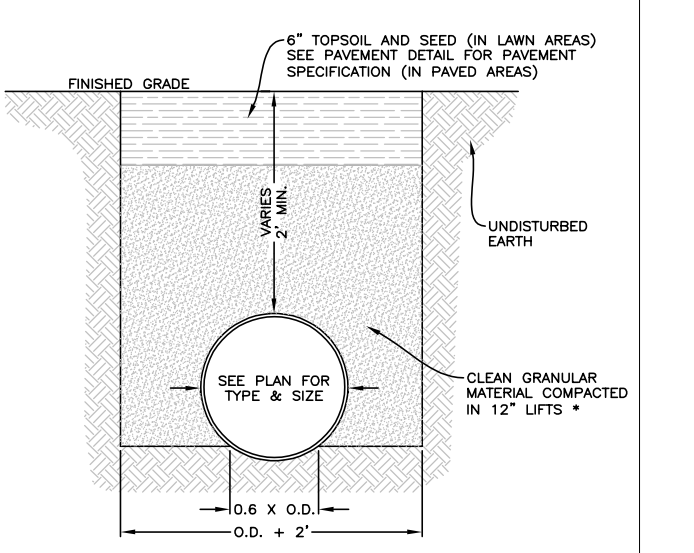
**YARD DRAIN**  
N.T.S.



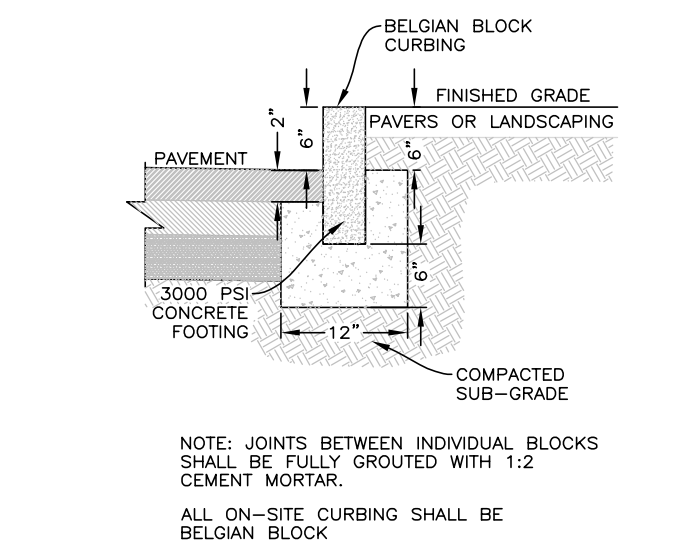
**PAVEMENT REPLACEMENT DETAILS FOR UTILITIES WITHIN R.O.W.**  
N.T.S.



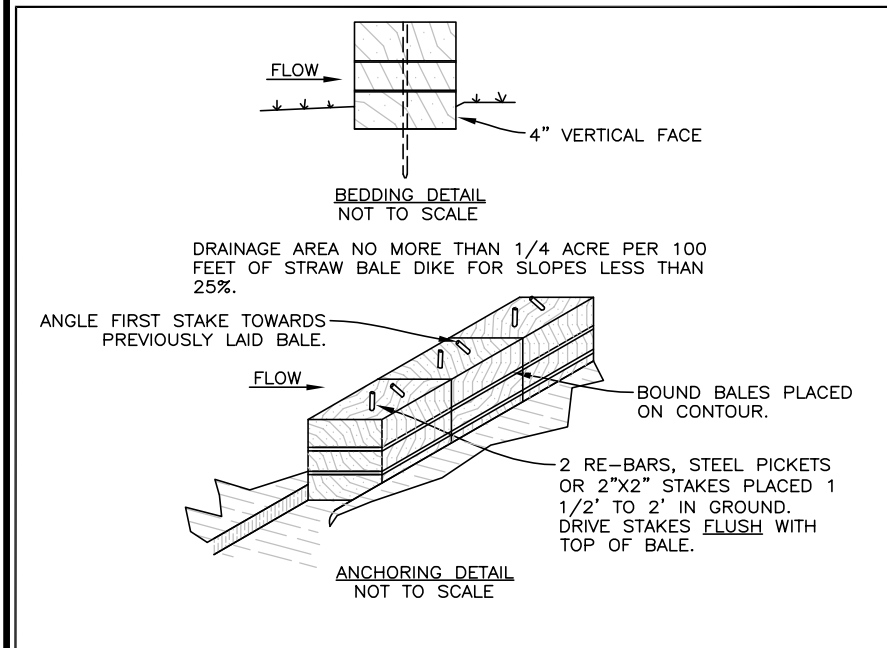
**LEVEL SPREADER**  
N.T.S.



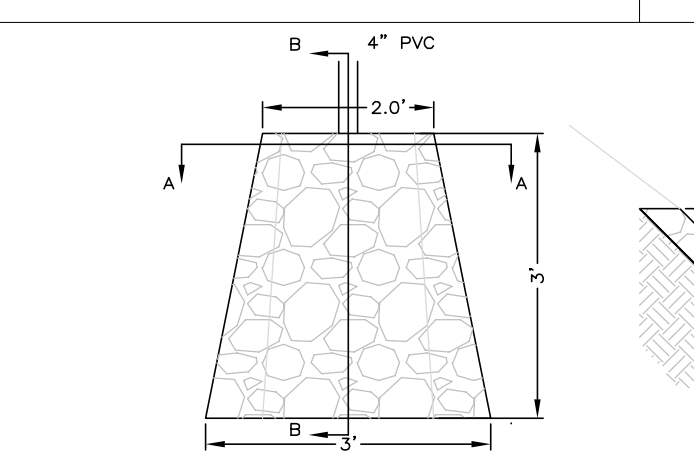
**DRAIN PIPE TRENCH DETAIL**  
N.T.S.



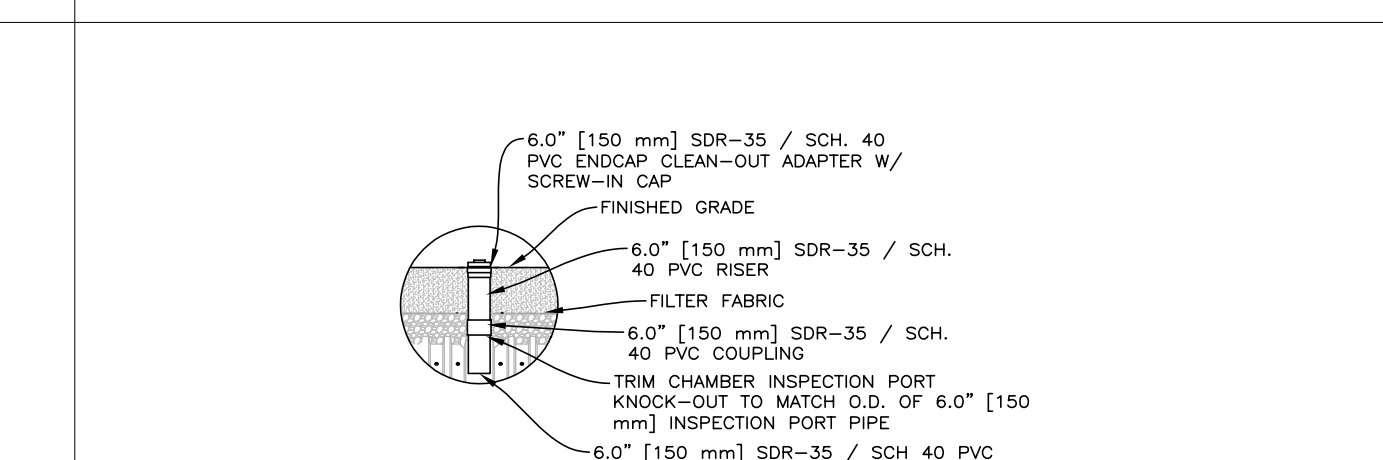
**BELGIAN BLOCK CURB**  
N.T.S.



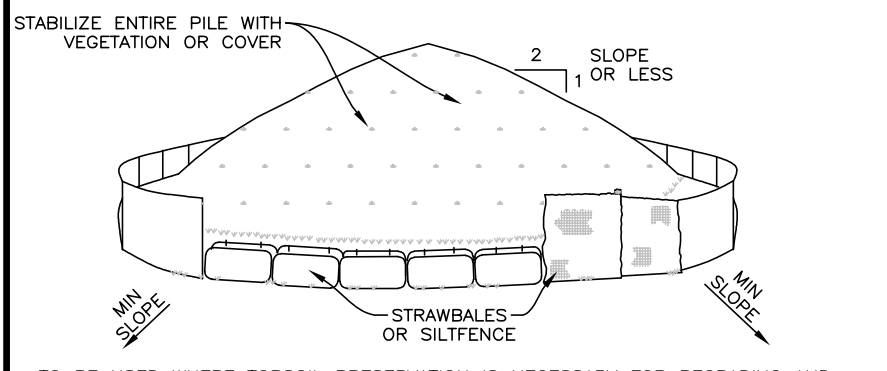
- HAYBALE SEDIMENT BARRIERS**  
N.T.S.
- BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
  - EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES, AND PLACED SO THE BINDINGS ARE HORIZONTAL.
  - BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
  - INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
  - BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.



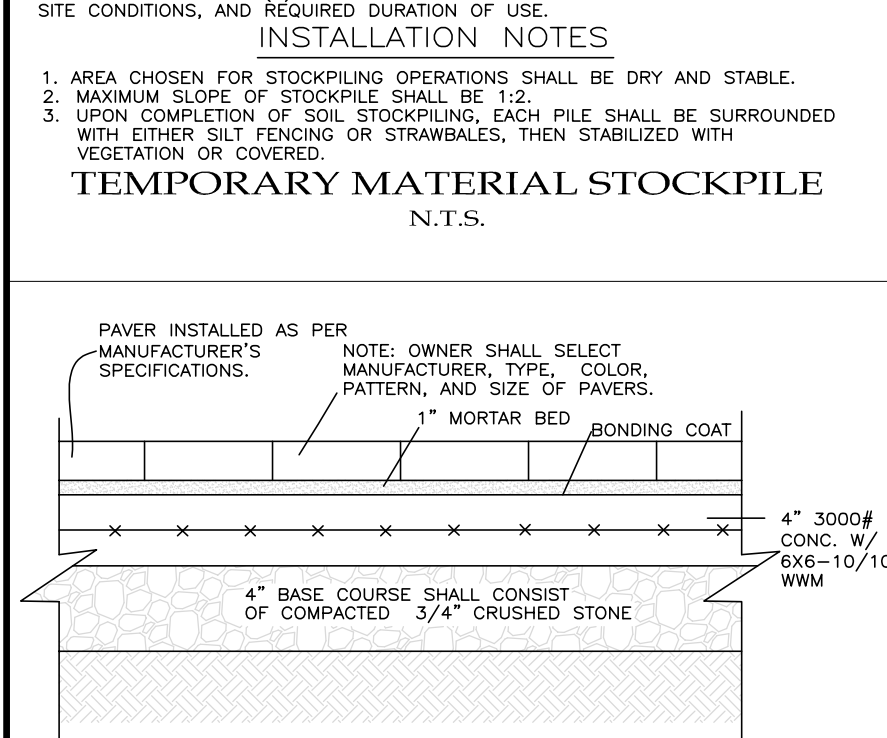
**FOOTING DRAIN OUTLET PROTECTION DETAIL**  
N.T.S.



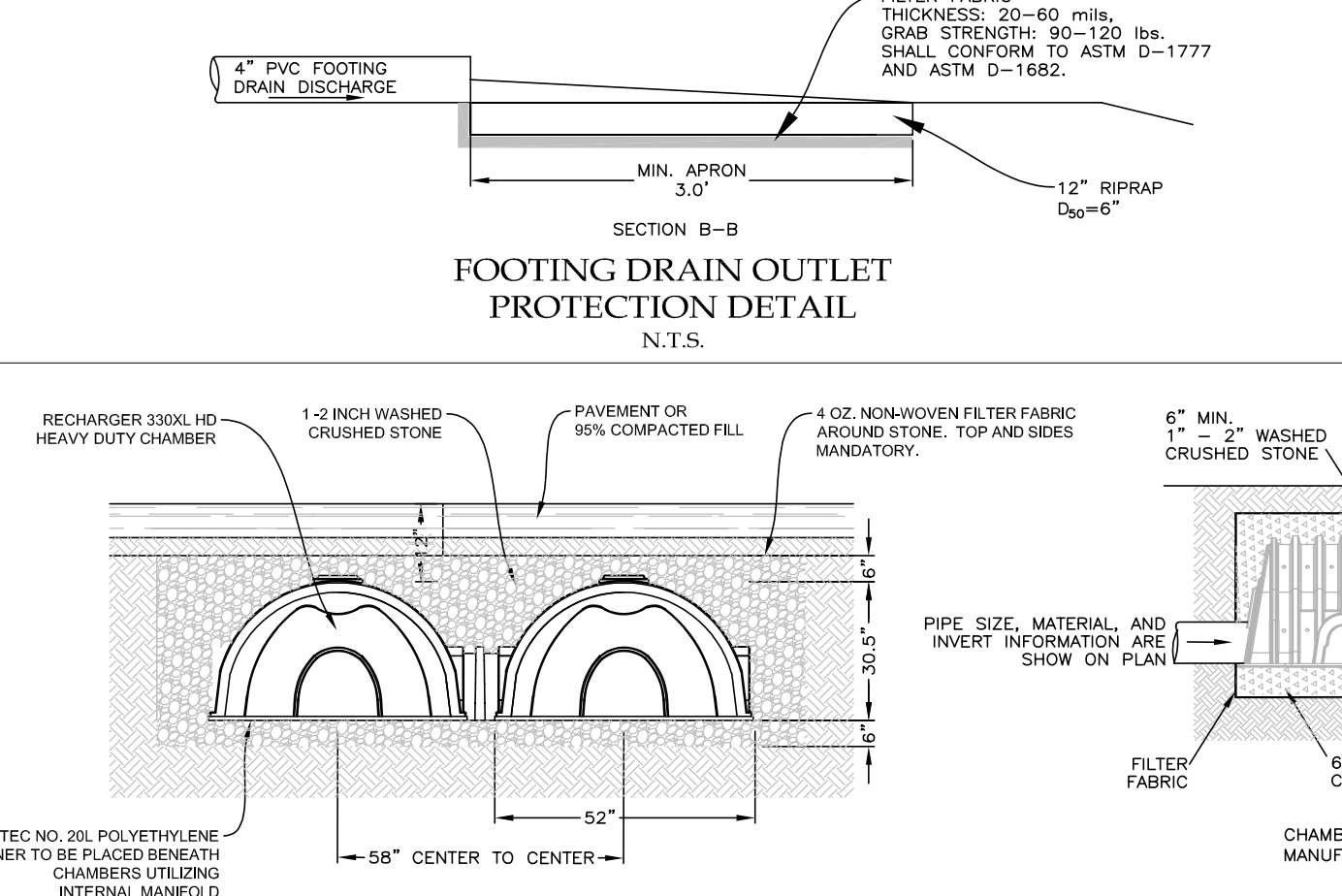
**'CULTEC' CHAMBERS INSPECTION PORT NON-TRAFFIC APPLICATION**  
N.T.S.



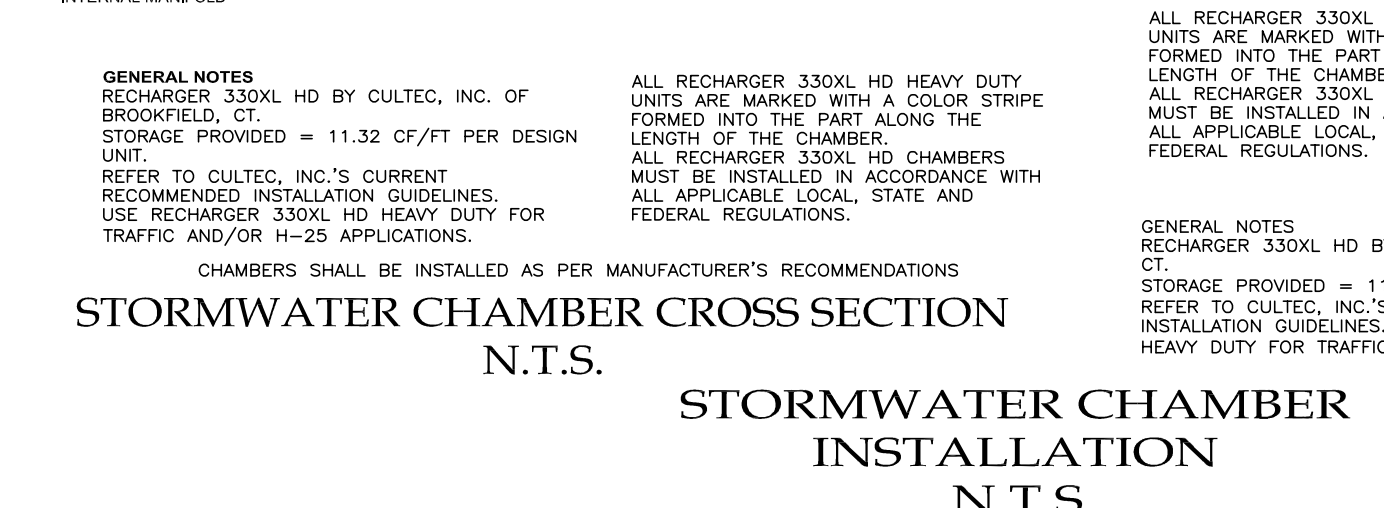
- TEMPORARY MATERIAL STOCKPILE**  
N.T.S.
- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
  - MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
  - UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
  - STRIP TOPSOIL AND ROUGH GRADING. NOTE THAT DISTURBED SOIL THAT WILL NOT BE WORKED FOR A PERIOD GREATER THAN 14 DAYS MUST BE STABILIZED.
  - STABILIZATION MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN SEVEN (7) DAYS.
  - REMOVE ANY IMPERVIOUS SURFACES PROPOSED TO BE REMOVED.
  - EXCAVATE FOR PROPOSED FOOTINGS/FOUNDATION. HOUSE FRAMING AND SUPERSTRUCTURE IS CONSTRUCTED.
  - EXCAVATE AND INSTALL SUBSURFACE UTILITIES, WATER SERVICE, ELECTRIC TELEPHONE/CABLE/DRAINAGE, SEPTIC SYSTEM SHALL BE STAKED. SEPTIC SYSTEM AND WELL SHALL BE INSTALLED.
  - FINAL GRADING, SEEDING, SODDING, AND OTHER SOIL STABILIZING LANDSCAPING FOR FINAL SITE STABILIZATION.
  - COORDINATE WITH THE DESIGN ENGINEER THE FINAL SWPPP INSPECTION.
  - REMOVE EROSION CONTROL, SILT FENCE AND ANTI-TRACKING PAD, DISCARD EROSION CONTROL DEVICES IN AN APPROPRIATE MANNER.



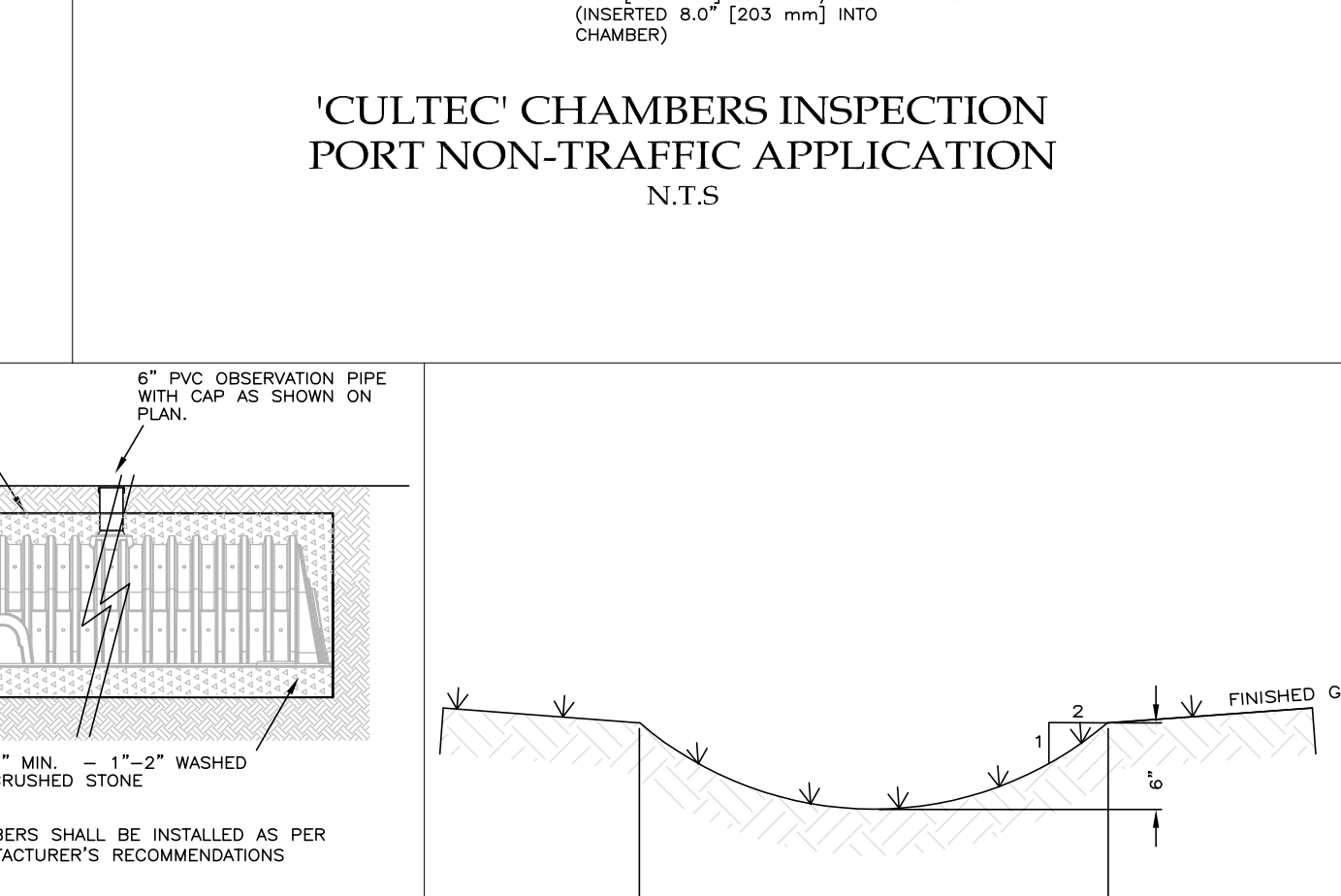
**PATIO/WALKWAY DETAIL**  
N.T.S.



**STORMWATER CHAMBER CROSS SECTION**  
N.T.S.



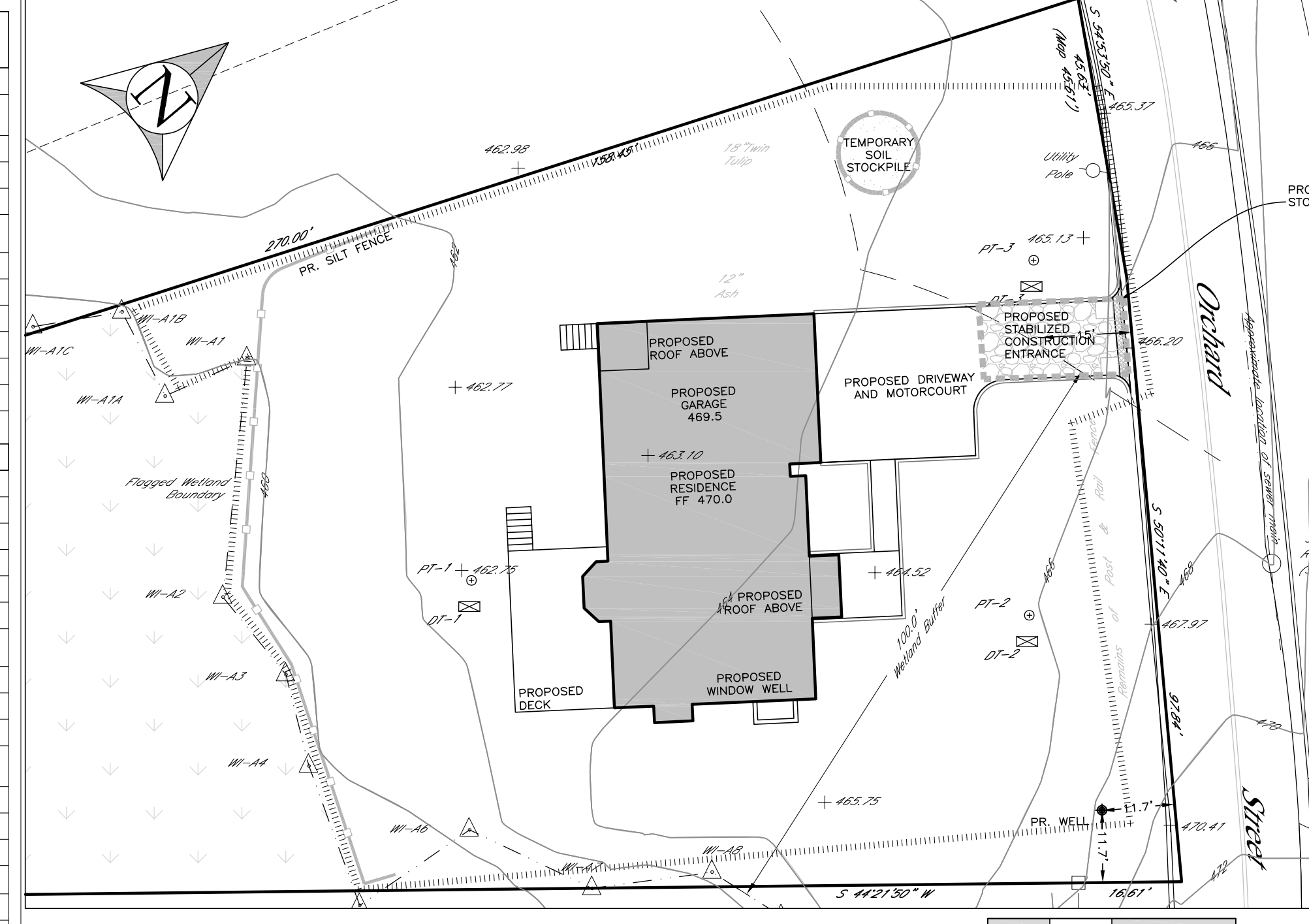
**STORMWATER CHAMBER INSTALLATION**  
N.T.S.



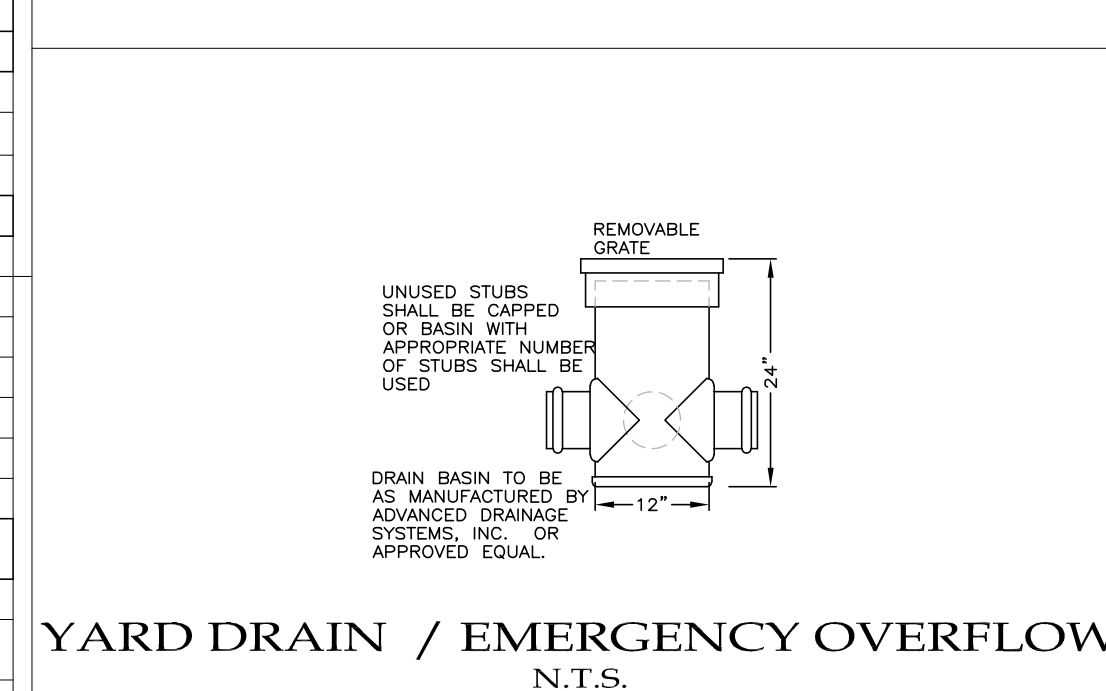
**GRASS SWALE**  
N.T.S.

DESIGN PARAMETER	UNIT	VALUE
DESIGN STORM (100 YR.)	IN.	9.2
HYDROLOGIC SOIL TYPE (SITE UNDER SOILS)		B
EXISTING CN:		61
PROPOSED CN:		98
<b>REQUIRED STORAGE VOLUME CALCULATION</b>		
EX. RUNOFF DEPTH:	IN.	4.38
PR. RUNOFF DEPTH:	IN.	8.96
DELTA RUNOFF DEPTH:	IN.	4.58
INCREASE IN RUNOFF VOLUME:	C.F.	1203.1
REQUIRED STORAGE VOLUME:	C.F.	1203.1
<b>CHAMBER INFORMATION</b>		
LENGTH OF 1 CHAMBER:	FT.	7
WIDTH OF 1 CHAMBER:	FT.	4.33
HEIGHT OF CHAMBER:	FT.	2.54
WIDTH OF STONE SURROUNDING CHAMBER:	FT.	1
DEPTH OF STONE UNDER CHAMBER:	FT.	0.5
STONE VOID RATIO:		0.33
VOLUME PER CHAMBER (AS PER MANUFACTURER):	C.F./L.F.	7.46
<b>TRENCH SIZE</b>		
TRENCH WIDTH:	FT.	6.33
TRENCH LENGTH (UNIT LENGTH):	FT.	1
TRENCH HEIGHT:	FT.	3.04
TRENCH VOLUME:	C.F./L.F.	19.24
STONE VOID VOLUME:	C.F.	3.89
PERCOLATION AREA:	S.F./L.F.	6.33
PERCOLATION RATE:	MIN./IN.	5
PERCOLATION HOLE DIAMETER:	IN.	10
WATER LEVEL DROP:	IN.	1
AVERAGE DEPTH OF WATER:	IN.	8.5
PERCOLATION HOLE BOTTOM AREA:	S.F.	0.55
PERCOLATION HOLE SIDE AREA:	S.F.	1.85
PERCOLATION HOLE TOTAL AREA:	S.F.	2.40
PERCOLATION VOLUME CHANGE:	C.F.	0.045
ADJUSTED PERCOLATION RATE:	C.F./S.F./D AY	5.45
PERCOLATION VOL. PER DAY:	C.F./DAY/ L.F.	34.5
SOIL CLOGGING FACTOR:		25%
PERCOLATION WITH CLOGGING:	C.F./DAY/ L.F.	25.9
TOTAL VOLUME OF CHAMBERS:	C.F./DAY/ L.F.	37.2
REQUIRED LENGTH CHAMBERS:	L.F.	32.30
REQUIRED NUMBER OF CHAMBERS @ 7 L.F./CHAMBER:	IN.	4.61
PROPOSED NUMBER OF CHAMBERS:		5.00

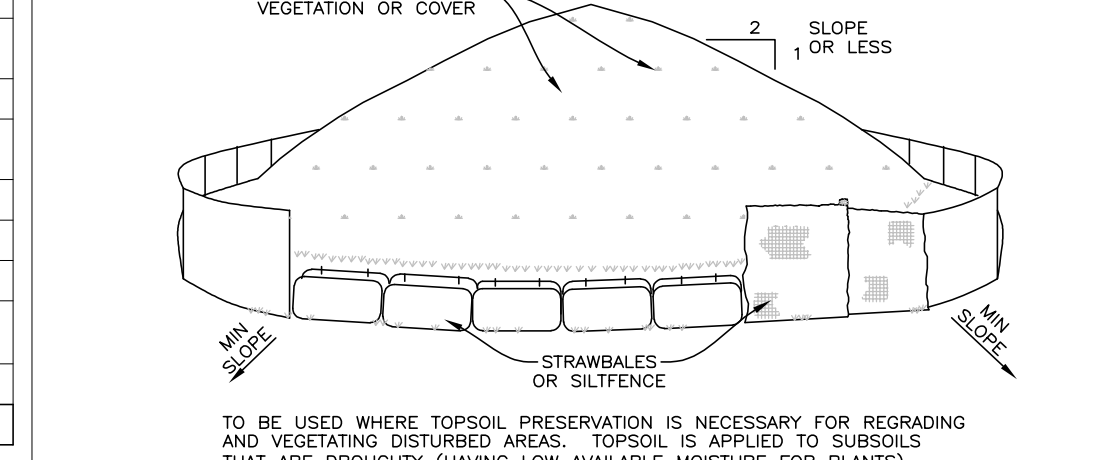
- CONSTRUCTION SEQUENCE:**
- SURVEY AND STAKE LIMITS OF DISTURBANCE AND EROSION CONTROL INSTALLATION.
  - INSTALL EROSION CONTROLS (ANTI-TRACKING PAD, SILT FENCE, TEMPORARY SOIL STOCKPILES) AS SHOWN ON THE EROSION CONTROL PLAN AND PER THE RESPECTIVE EROSION CONTROL DETAILS.
  - REMOVE TREES PER SITE DEMOLITION PLAN.
  - SWPPP WEEKLY INSPECTIONS SHALL COMMENCE.
  - STAGING AREA SHALL BE WITHIN THE DISTURBANCE LIMITS.
  - REMOVE ANY IMPERVIOUS SURFACES PROPOSED TO BE REMOVED.
  - STRIP TOPSOIL AND ROUGH GRADING. NOTE THAT DISTURBED SOIL THAT WILL NOT BE WORKED FOR A PERIOD GREATER THAN 14 DAYS MUST BE STABILIZED.
  - STABILIZATION MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN SEVEN (7) DAYS.
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  - FINAL GRADING, SEEDING, SODDING, AND OTHER SOIL STABILIZING LANDSCAPING FOR FINAL SITE STABILIZATION.
  - COORDINATE WITH THE DESIGN ENGINEER THE FINAL SWPPP INSPECTION.
  - REMOVE EROSION CONTROL, SILT FENCE AND ANTI-TRACKING PAD, DISCARD EROSION CONTROL DEVICES IN AN APPROPRIATE MANNER.



**EROSION CONTROL PLAN**  
SCALE: 1" = 20'

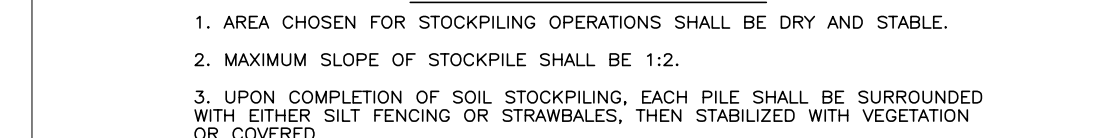


**YARD DRAIN / EMERGENCY OVERFLOW**  
N.T.S.

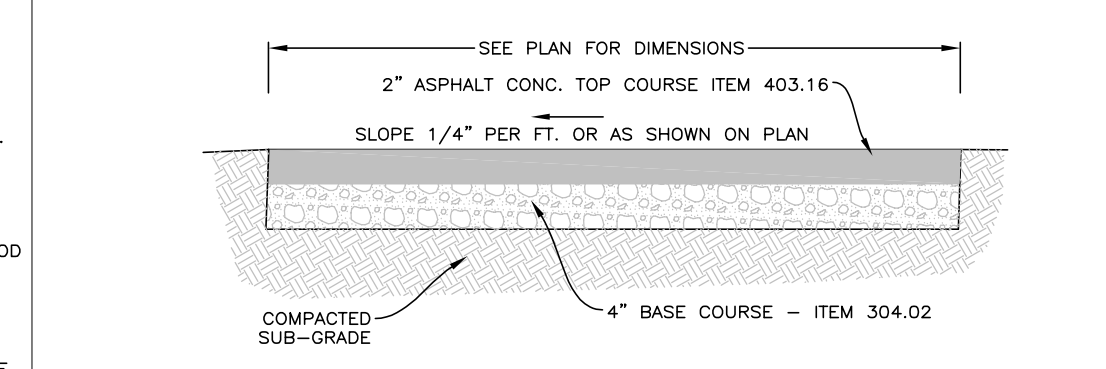


- WELL DETAIL**  
N.T.S.
- THE WELL IS TO BE A DRILLED WELL, CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF WESTCHESTER COUNTY HEALTH DEPARTMENT RULES AND REGULATIONS FOR THE DESIGN AND CONSTRUCTION OF RESIDENTIAL SUBSURFACE SEWAGE TREATMENT SYSTEMS AND DRILLED WELLS IN WESTCHESTER COUNTY, N.Y. AND WITH APPENDIX 5-B OF THE NEW YORK STATE DEPARTMENT OF HEALTH.
  - THERE ARE NO SOURCES OF CONTAMINATION WITHIN 200 FEET OF THE PROPOSED WELL.
  - THE MINIMUM WELL YIELD IS 5 GPM. YIELDS LESS THAN 5 GPM MUST BE IMMEDIATELY REPORTED TO THE DEPARTMENT.

- INSTALLATION NOTES**
- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
  - MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
  - UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.



**TEMPORARY MATERIAL STOCKPILE**  
N.T.S.



**DRIVEWAY SECTION**  
N.T.S.

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED \_\_\_\_\_

CHRISTOPHER CARTH, CHAIRMAN  
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION \_\_\_\_\_ DATE \_\_\_\_\_

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

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

**SITE DATA**

OWNER/APPLICANT: MARLENE DURAND & DIANE ROSENBERG

SITE ADDRESS: 1813 OLD GRAYDON STREET, TOWN OF NORTH CASTLE, NEW YORK 10804

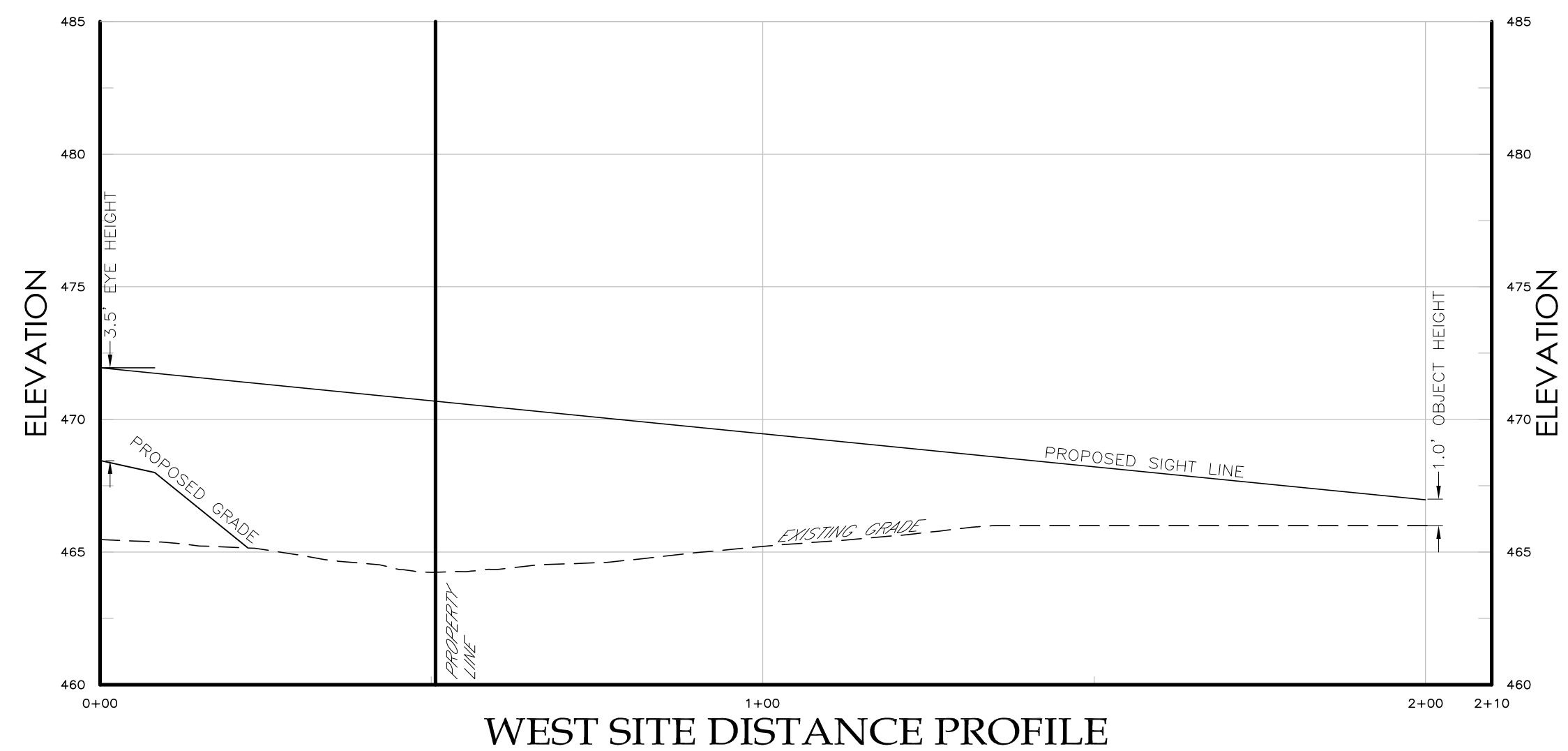
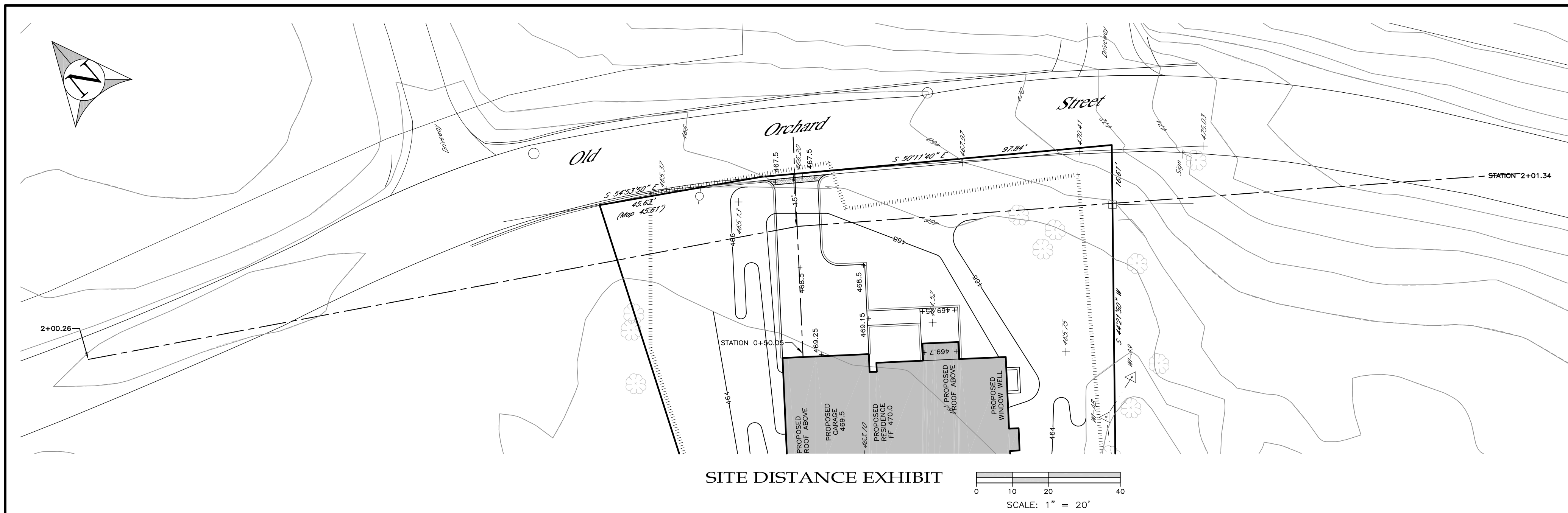
TAX MAP #: 118.03-1-4  
LOT AREA: 1.0734 ACRES  
ZONING: R-1A

DRAWING: \_\_\_\_\_ SHEET: 02 OF 03

**SITE DETAILS**  
DECEMBER 9, 2022

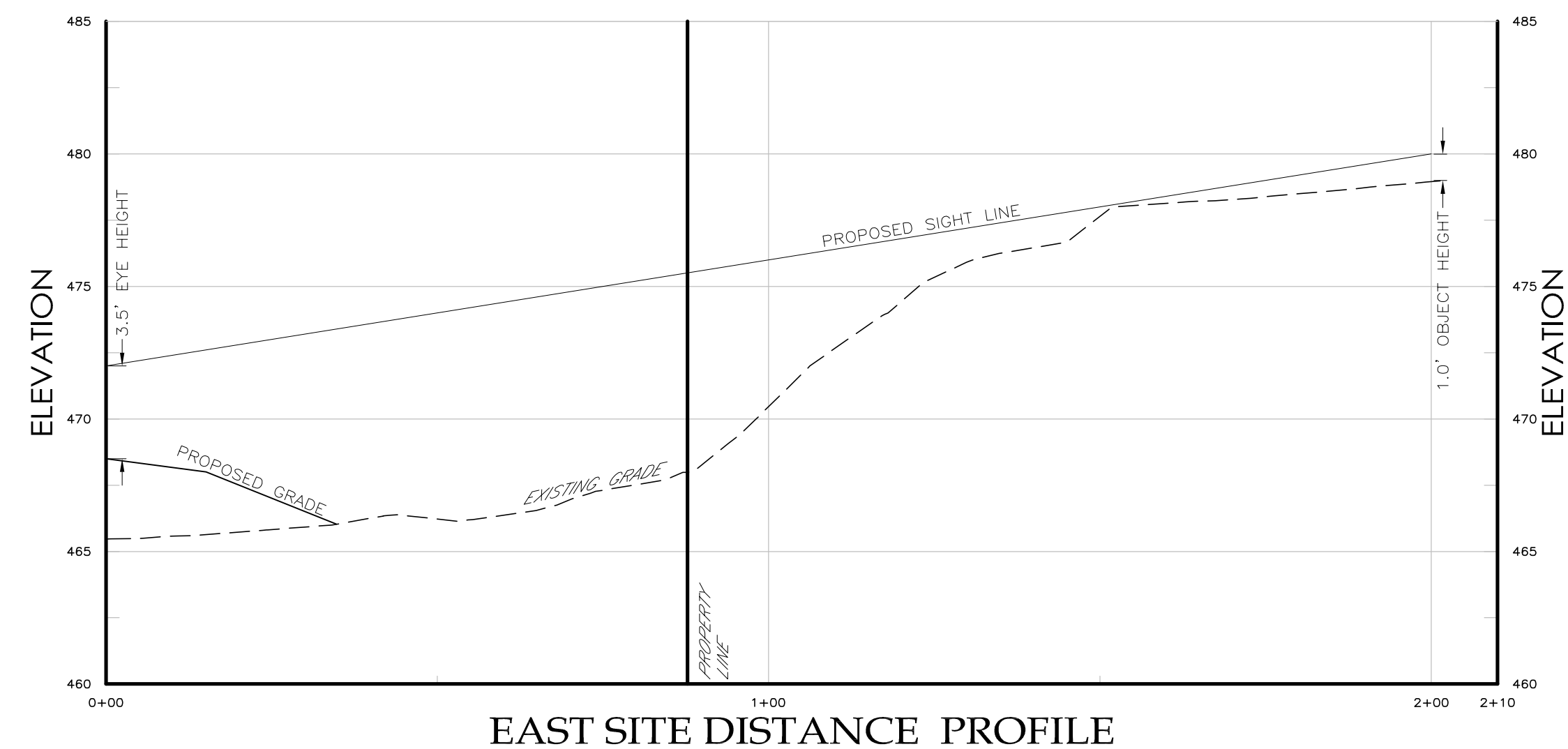
PROJECT: DURAND-ROSENBERG LOT  
TOWN OF NORTH CASTLE, WESTCHESTER, NEW YORK





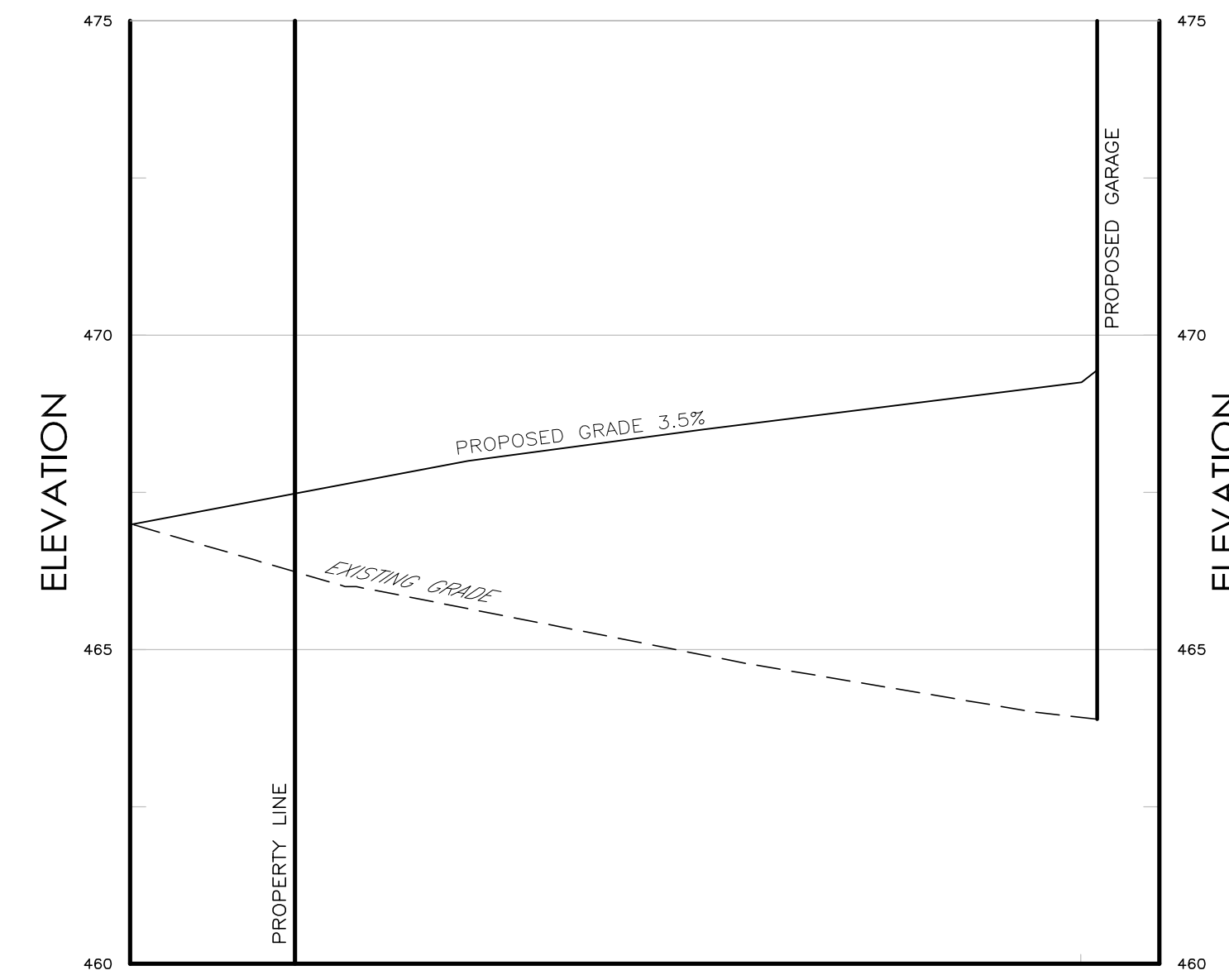
WEST SITE DISTANCE PROFILE

HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 5'



EAST SITE DISTANCE PROFILE

HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 5'



DRIVEWAY PROFILE

HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 5'

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 2209(2), 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. IF 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:  
MARLENE DURAND &  
DIANE ROSENBERG  
SITE ADDRESS:  
1613 OLD ORCHARD  
STREET, TOWN OF NORTH  
CASTLE, NEW YORK 10604  
TAX MAP #: 118.03-1-4  
LOT AREA: 1.0734 ACRES  
ZONING: R-1A

**SITE PROFILES**  
DECEMBER 9, 2022

PROJECT:  
**DURAND-ROSENBERG LOT**  
TOWN OF NORTH CASTLE, WESTCHESTER,  
NEW YORK

APPROVED BY 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, P.E.  
KELLARD SESSIONS CONSULTING  
CONSULTING TOWN ENGINEERS



SHEET:  
03  
OF  
03



## **Town of North Castle Building Department**

17 Bedford Road

Armonk, New York 10504-1898

Telephone: (914) 273-3000 ext. 44 Fax: (914) 273-3554

[www.northcastleny.com](http://www.northcastleny.com)

### **TOWN OF NORTH CASTLE TREE REMOVAL APPLICATION PERMIT**

#### **WHEN A PERMIT IS REQUIRED**

The Town of North Castle finds and declares that the preservation of Trees is necessary to protect the health, safety and general welfare of the Town of North Castle because trees provide shade, impede soil erosion, aid water absorption and retention, inhibit excess runoff and flooding, enhance air quality, offer a natural barrier to noise, provide a natural habitat for wildlife, provide screening, enhance property values and add to the aesthetic quality of the community.

#### **A tree removal permit is required under the following circumstances:**

1. Removal of a tree within a property's regulated setback zone or landscape buffer zone (All trees 8" or greater DBH - Diameter at Breast Height).

The regulated setback zone refers to the area of vegetative screening or landscaping measured from each property line of a residentially zoned property toward the interior of such property.

R-4A One-Family Residence District: 25 feet.

R-2A One-Family Residence District: 15 feet.

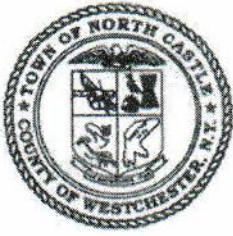
R-1.5A One-Family Residence District: 12 feet.

R-1A One-Family Residence District: 10 feet.

All other residential districts: 5 feet

2. Removal of a Significant Tree that's 24 inches or greater DBH at 4 feet.
3. Removal of any tree in wetlands, within clearing lines, or Conservation Easements.
3. Any cutting of more than 5 trees of 8 inches in diameter or more in any one quarter-acre area, within a 12 month period with such area being measured as a square with each side measuring 104 feet.
4. Removal of any street tree within the Right of Way.
5. Removal in any calendar year of more than ten (10) trees on any lot.





## Town of North Castle Building Department

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Telephone: (914) 273-3000 ext. 44 Fax: (914) 273-3554

[www.northcastleny.com](http://www.northcastleny.com)

## Tree Removal Application

NOTE: TWO (2) SETS OF ALL REQUIRED DOCUMENTS MUST BE SUBMITTED WITH THIS APPLICATION

**Section I- PROJECT ADDRESS:** 1613 Old Orchard Street, West Harrison, New York 10604 **DATE:** 12/09/2022

**Section II- CONTACT INFORMATION:** (Please print clearly. All information must be current)

**APPLICANT:** Marlene Durand & Diane Rosenberg

**ADDRESS:** 4 Bushcliff Terrace, Winchester, MA 01890

**PHONE:** (781)640-2819 **MOBILE:** (650) 274-0003 **EMAIL:** MarleneDurand@comcast.net / DianeDRosenberg@gmail.com

**PROPERTY OWNER:** Marlene Durand & Diane Rosenberg

**ADDRESS:** 4 Bushcliff Terrace, Winchester, MA 01890

**PHONE:** (781) 640-2819 **MOBILE:** (650) 274-0003 **EMAIL:** MarleneDurand@comcast.net / DianeDRosenberg@gmail.com

**Tree Company:** TBD

**ADDRESS:** \_\_\_\_\_

**PHONE:** \_\_\_\_\_ **MOBILE:** \_\_\_\_\_ **EMAIL:** \_\_\_\_\_

**Section III- REGULATED ACTIVITY:** (Check all that apply)

- Removal of a tree within a property's regulated setback zone or landscaped buffer zone.
- Removal of a significant tree.
- Removal of any tree in the wetlands, within clearing lines, or conservation easements.
- Clearing/Thinning.
- Removal of any tree within the right of way.
- Removal in any calendar year of more than ten (10) trees on any lot.

**Section IV- DESCRIPTION OF WORK:** ( Please include how many trees will be removed)

Removing two (2) trees from site

**Section V- FUTURE PLANS:**

Do you have any intention of tearing down the house to build a new house within the next six (6) months.  Yes  No

# Town of North Castle Building Department

## Section V- FUTURE PLANS: (Continued)

Do you have any intention to expand the house over 1500 square feet within the next six (6) months?      Yes       No

## Section VI- RESTRICTION:

Is there any conservation easements on your deed?      Yes       No

## Section VII- PERMIT FEES: (\$50 application fee and a \$25 Certificate of Compliance fee)

## Section VIII- APPLICANT CERTIFICATION

I hereby certify that I have read the instructions & examined this application and know the same to be true & correct. All provisions of laws & ordinances covering this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or land use or the performance of construction.

Signature: Marlene Smard      Date: 12/12/2022

## Section IX- AFFIDAVIT OF OWNER AUTHORIZATION: (To be notarized)

STATE OF NEW YORK      }  
COUNTY OF WESTCHESTER      } SS:

The applicant \_\_\_\_\_ has proper consent from said owner to make this application as submitted and said owner agrees to all terms and conditions placed upon same.

Owner's Name (PRINT) \_\_\_\_\_ Owner's Signature \_\_\_\_\_

Sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

### OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

Zone: \_\_\_\_\_ Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_

### Building Department Checklist:

Does this permit require RPRC approval?      Yes      No

Has a plan delineating all improvements, site grading and disturbance proposed on the subject property.      Yes      No

GC License      Work. Comp.      Liability. Ins.      Disability      Two sets of documents

Permit Fee \$75.00      Payment type:      Check #: \_\_\_\_\_      Cash

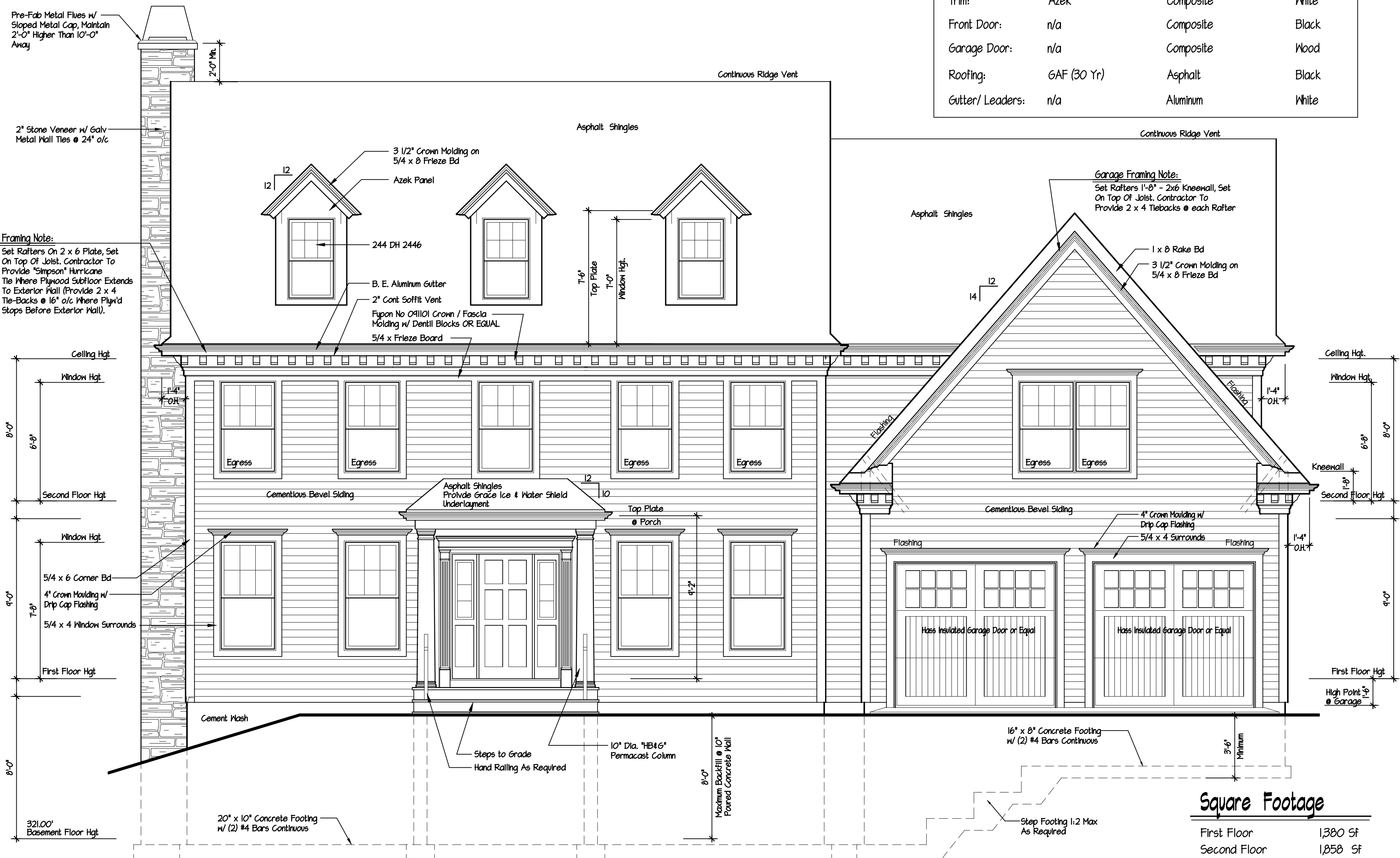
Name on check: \_\_\_\_\_ Received By: \_\_\_\_\_ Date: \_\_\_\_\_

Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_

Building Inspector Approval: \_\_\_\_\_ Date: \_\_\_\_\_

Conditions: \_\_\_\_\_

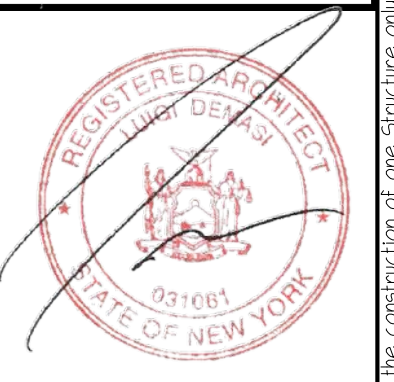




**Schedule For Proposed Building Material and Color Scheme**

	Name:	Type:	Color:
Siding:	James Hardie	Shingle Siding	White
Windows:	Andersen (400 Series)	Double Hung	Black
Trim:	Azek	Composite	White
Front Door:	n/a	Composite	Black
Garage Door:	n/a	Composite	Wood
Roofing:	GAF (30 Yr)	Asphalt	Black
Gutter/ Leaders:	n/a	Aluminum	White

**DeMasi Architects P.C.**  
 105 SMITH AVENUE, MOUNT KISCO, NEW YORK 10549  
 PHONE: (914) 666-3858  
 EMAIL: Lou@DemasiArchitects.com



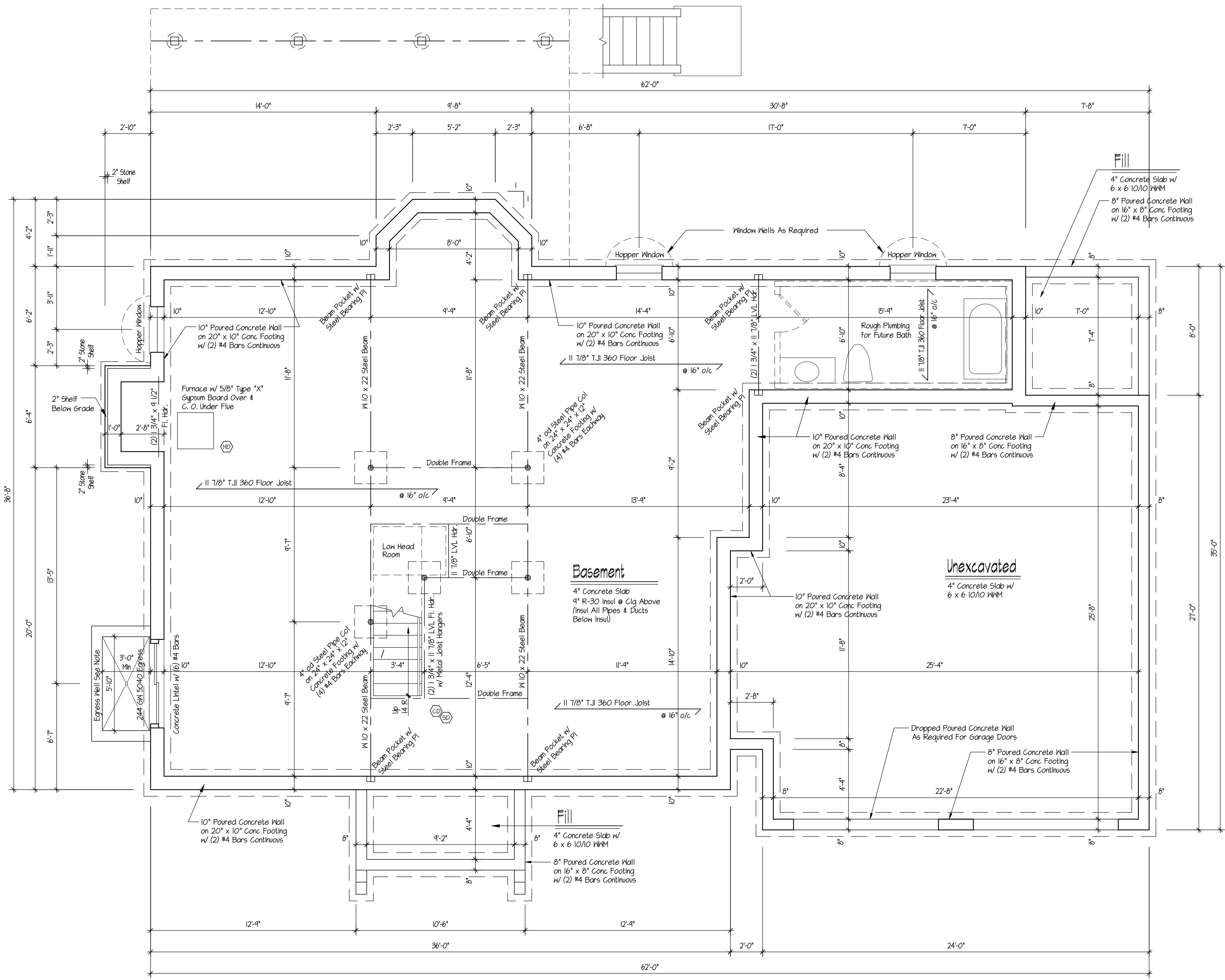
Residence For  
**1613 Old Orchard St.**  
**West Harrison, NY.**

**Square Footage**

First Floor	1,380 Sf
Second Floor	1,858 Sf
<b>Total</b>	<b>3,130 Sf</b>

Revision	Date
Date	Nov. 28, 2022
Job No	222-127
Drawing	

1 OF 8



**Foundation Plan**  
Scale: 1/4" = 1'-0"

**DeMasi Architects P.C.**  
105 SMITH AVENUE, MOUNT KISCO, NEW YORK 10549  
PHONE: (914) 666-3858  
EMAIL: Lou@DemasiArchitects.com

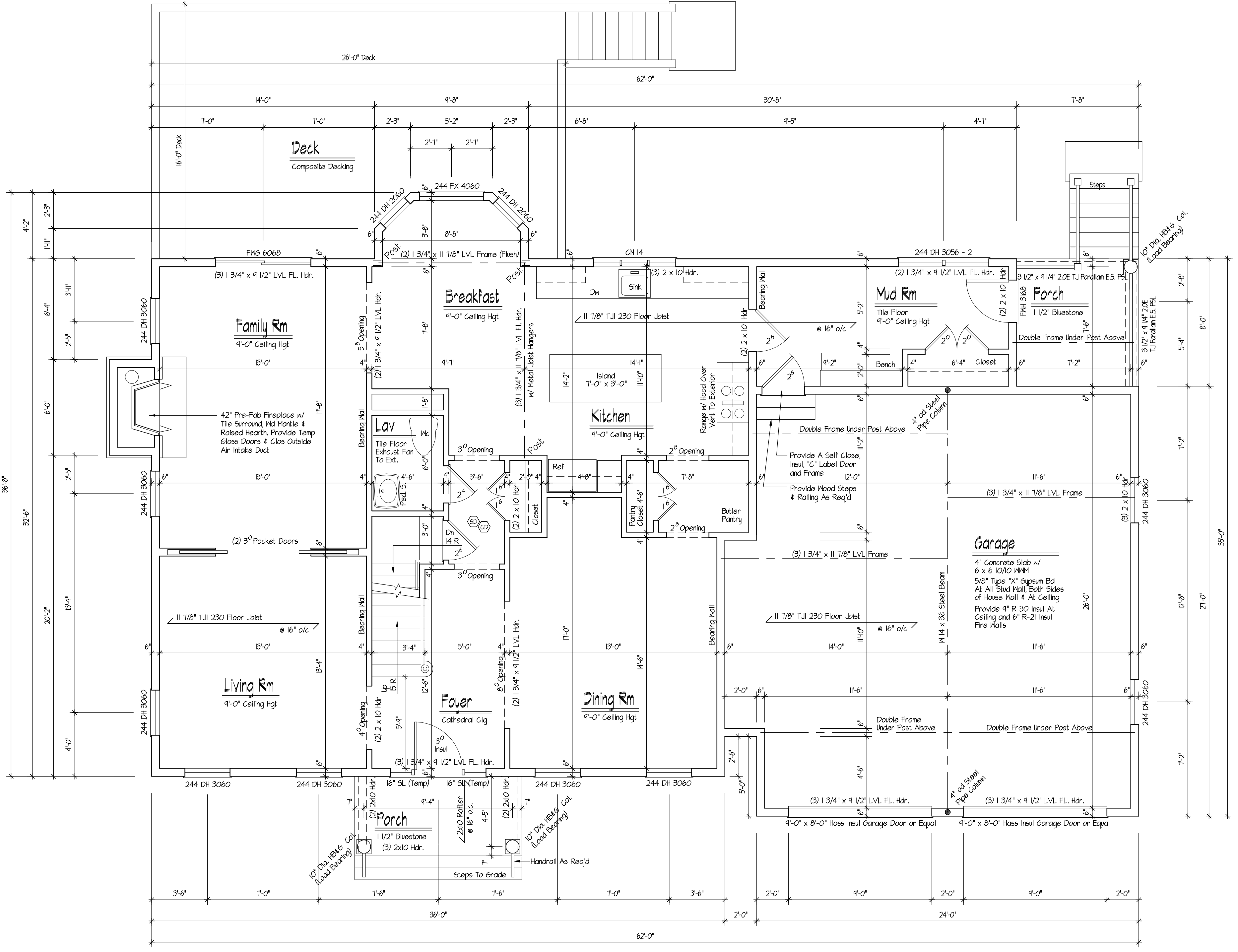


Residence For  
**1613 Old Orchard St.  
West Harrison, NY.**

Revision	Date
Date	Nov. 28, 2022
Job No	222-127

Drawing  
**2 of 8**



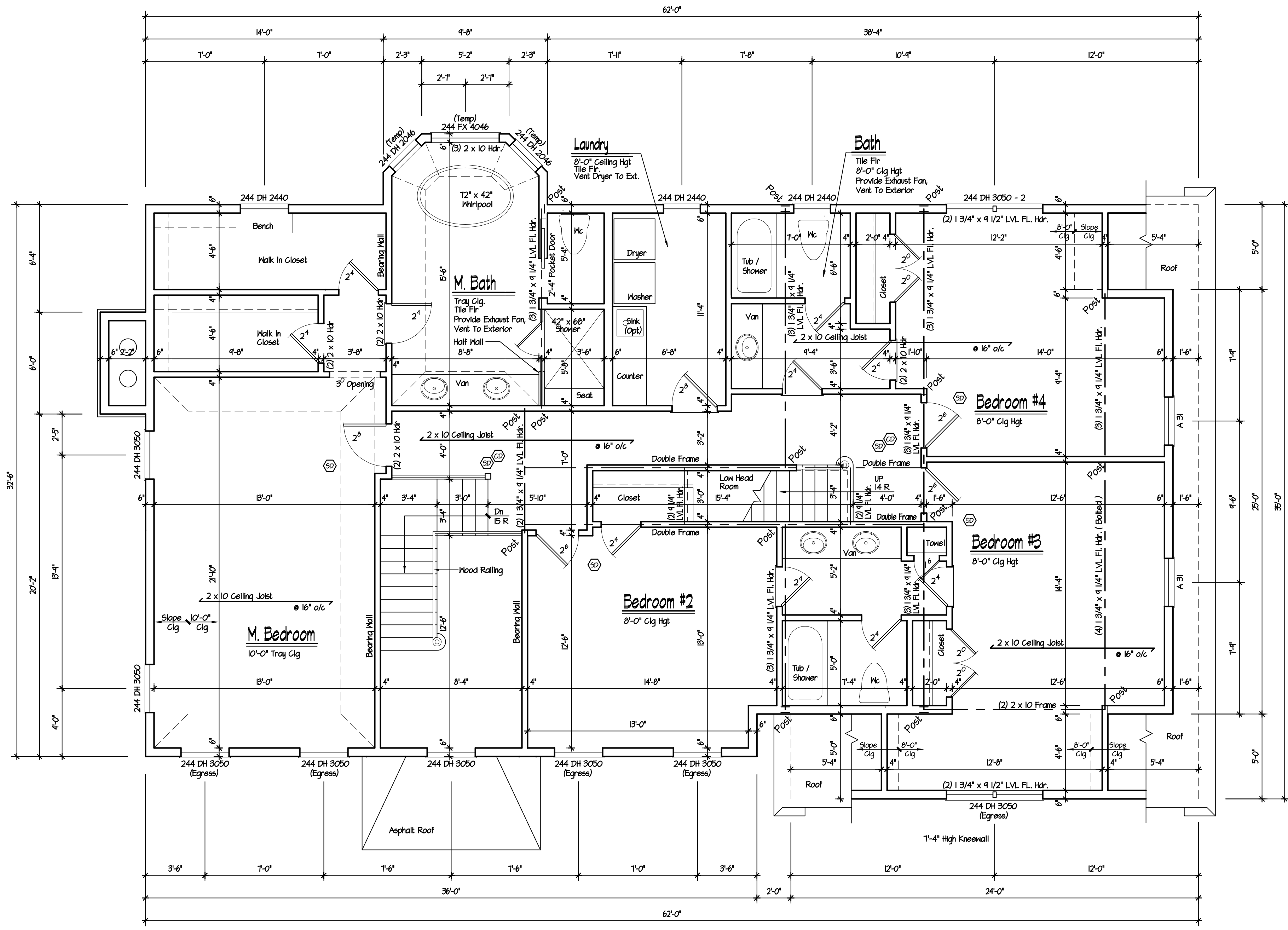


**First Floor Plan**  
 Scale: 1/4" = 1'-0"

**DeMasi Architects P.C.**  
 105 SMITH AVENUE, MOUNT KISCO, NEW YORK 10549  
 PHONE: (914) 666-3858  
 EMAIL: Lou@DemasiArchitects.com

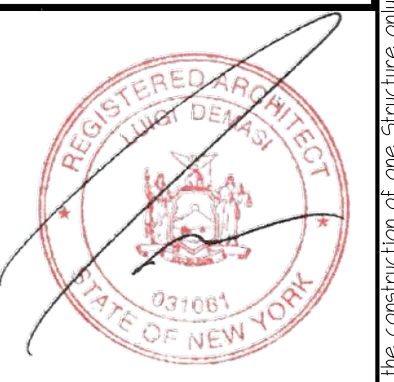
Residence For  
**1613 Old Orchard St.**  
**West Harrison, NY.**

Revision	Date
Date	Nov. 28, 2022
Job No	222-127
Drawing	3 OF 8



**Second Floor Plan**  
Scale: 1/4" = 1'-0"

**DeMasi Architects P.C.**  
105 SMITH AVENUE, MOUNT KISCO, NEW YORK 10549  
PHONE: (914) 666-3858  
EMAIL: Lou@DemasiArchitects.com

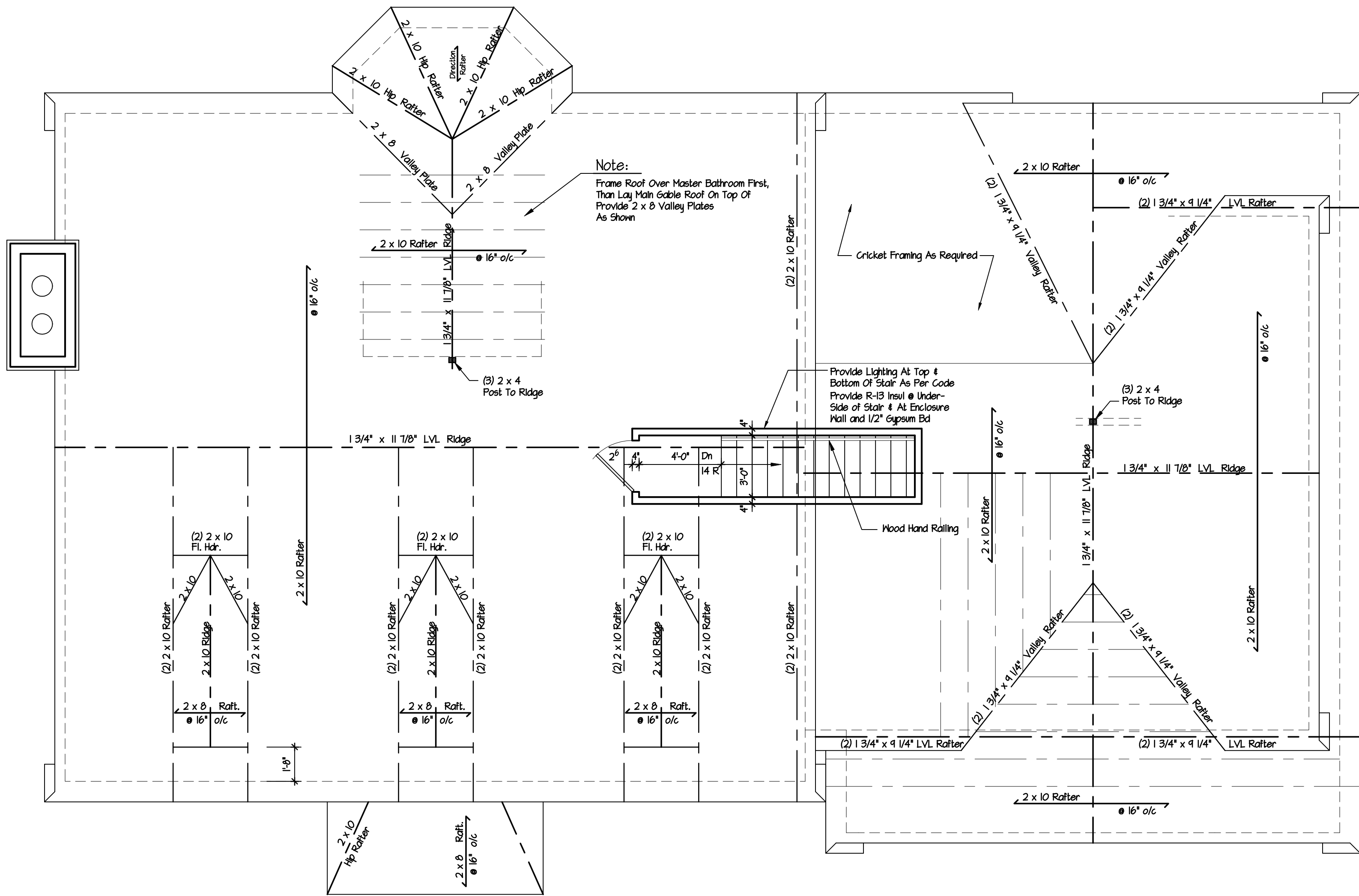


Residence For  
**1613 Old Orchard St.  
West Harrison, NY.**

Revision	Date
Date	Nov. 28, 2022
Job No	222-127
Drawing	

4 OF 8

Do Not Scale Prints. These plans are the property of the Architect. Any use or reproduction in whole or part without the written authorization of the Architect is prohibited. Any person or corporation using plans without proper authorization will be responsible to compensate the Architect.



**Note:**  
 Frame Roof Over Master Bathroom First,  
 Then Lay Main Gable Roof On Top Of  
 Provide 2 x 8 Valley Plates  
 As Shown

Provide Lighting At Top &  
 Bottom Of Stair As Per Code  
 Provide R-13 Insul @ Under-  
 Side Of Stair & At Enclosure  
 Wall and 1/2" Gypsum Bd

Wood Hand Railing

Cricket Framing As Required

# Roof Framing Plan

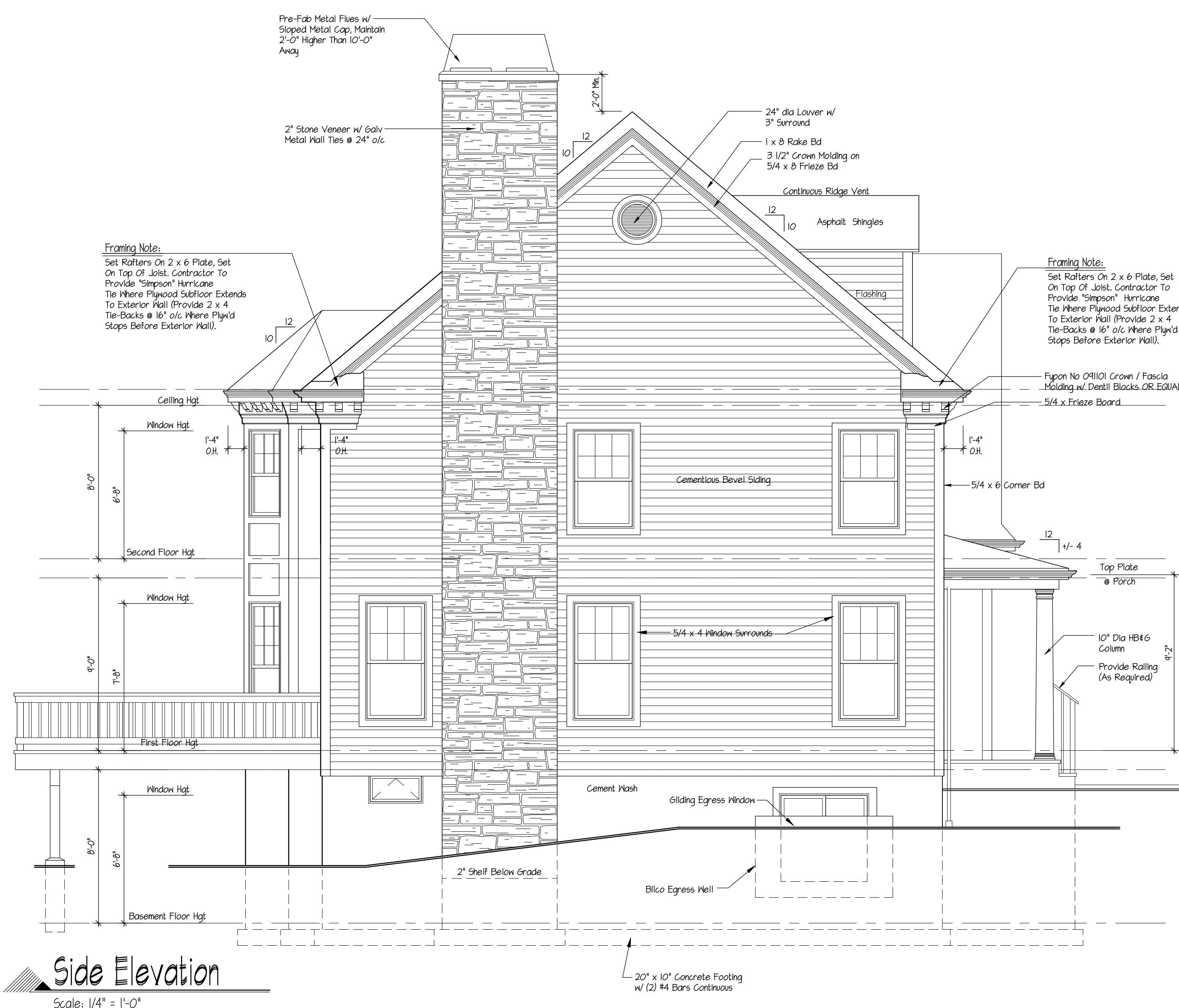
Scale: 1/4" = 1'-0"

**DeMasi Architects P.C.**  
 105 SMITH AVENUE, MOUNT KISCO, NEW YORK 10549  
 PHONE: (914) 666-3858  
 EMAIL: Lou@DemasiArchitects.com



Residence For  
**1613 Old Orchard St.  
 West Harrison, NY.**

Revision	Date
	Nov. 28, 2022
Job No	222-127
Drawing	JT OF 08



**Framing Note:**  
 Set Rafters On 2 x 6 Plate, Set On Top Of Joist. Contractor To Provide "Simpson" Hurricane Tie Where Plywood Subfloor Extends To Exterior Wall (Provide 2 x 4 Tie-Backs @ 16" o/c Where Ply'd Stops Before Exterior Wall).

**Framing Note:**  
 Set Rafters On 2 x 6 Plate, Set On Top Of Joist. Contractor To Provide "Simpson" Hurricane Tie Where Plywood Subfloor Extends To Exterior Wall (Provide 2 x 4 Tie-Backs @ 16" o/c Where Ply'd Stops Before Exterior Wall).

**Side Elevation**  
 Scale: 1/4" = 1'-0"

**DeMasi Architects P.C.**  
 105 SMITH AVENUE, MOUNT KISCO, NEW YORK 10549

PHONE: (914) 666-3858  
 EMAIL: Lou@DemasiArchitects.com

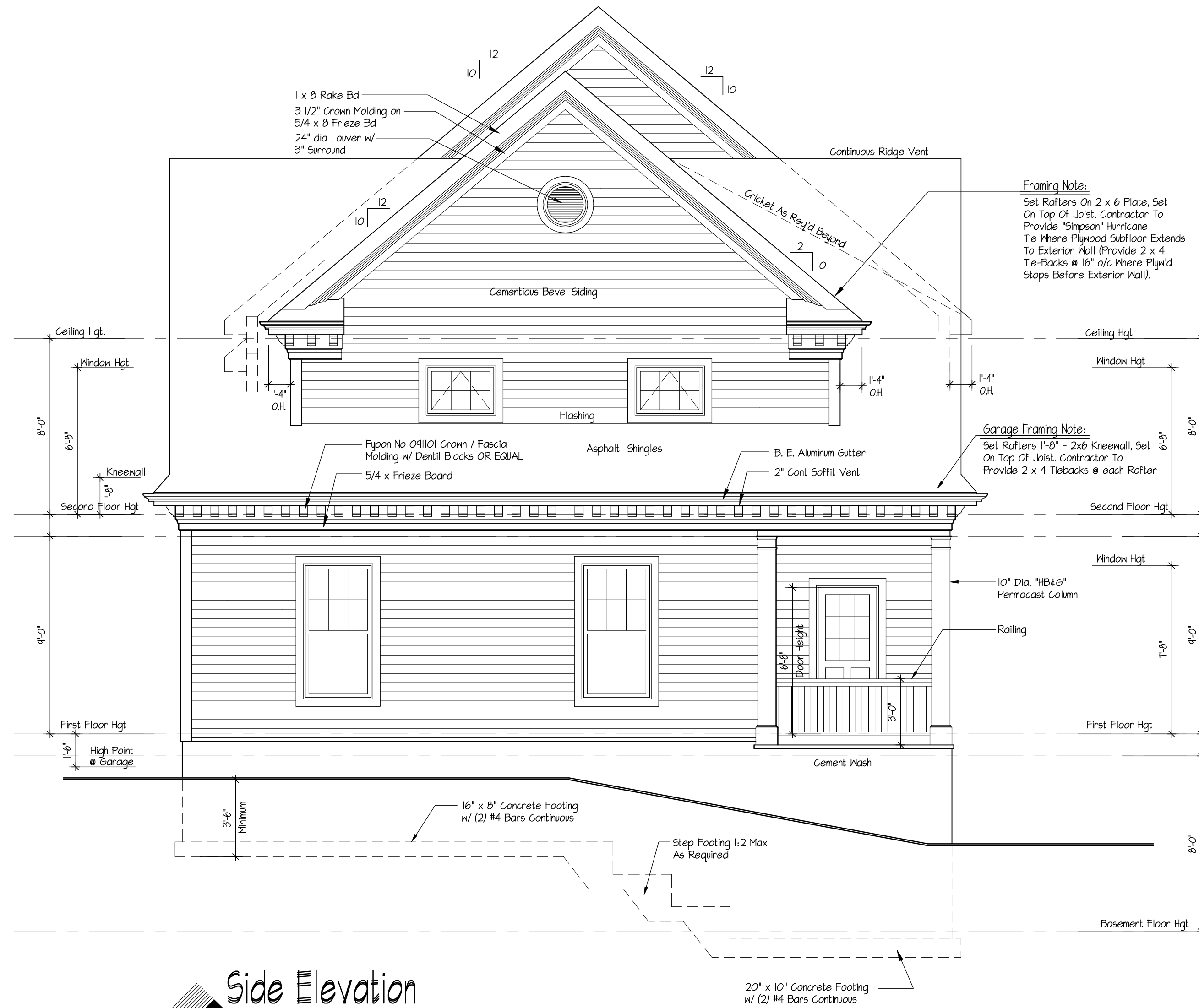


Residence For  
 1613 Old Orchard St.  
 West Harrison, NY.

Revision	Date
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**Framing Note:**  
Set Rafters On 2 x 6 Plate, Set On Top Of Joist. Contractor To Provide "Simpson" Hurricane Tie Where Plywood Subfloor Extends To Exterior Wall (Provide 2 x 4 Tie-Backs @ 16" o/c Where Ply'd Stops Before Exterior Wall).

**Garage Framing Note:**  
Set Rafters 1'-8" - 2x6 Kneewall, Set On Top Of Joist. Contractor To Provide 2 x 4 Tiebacks @ each Rafter

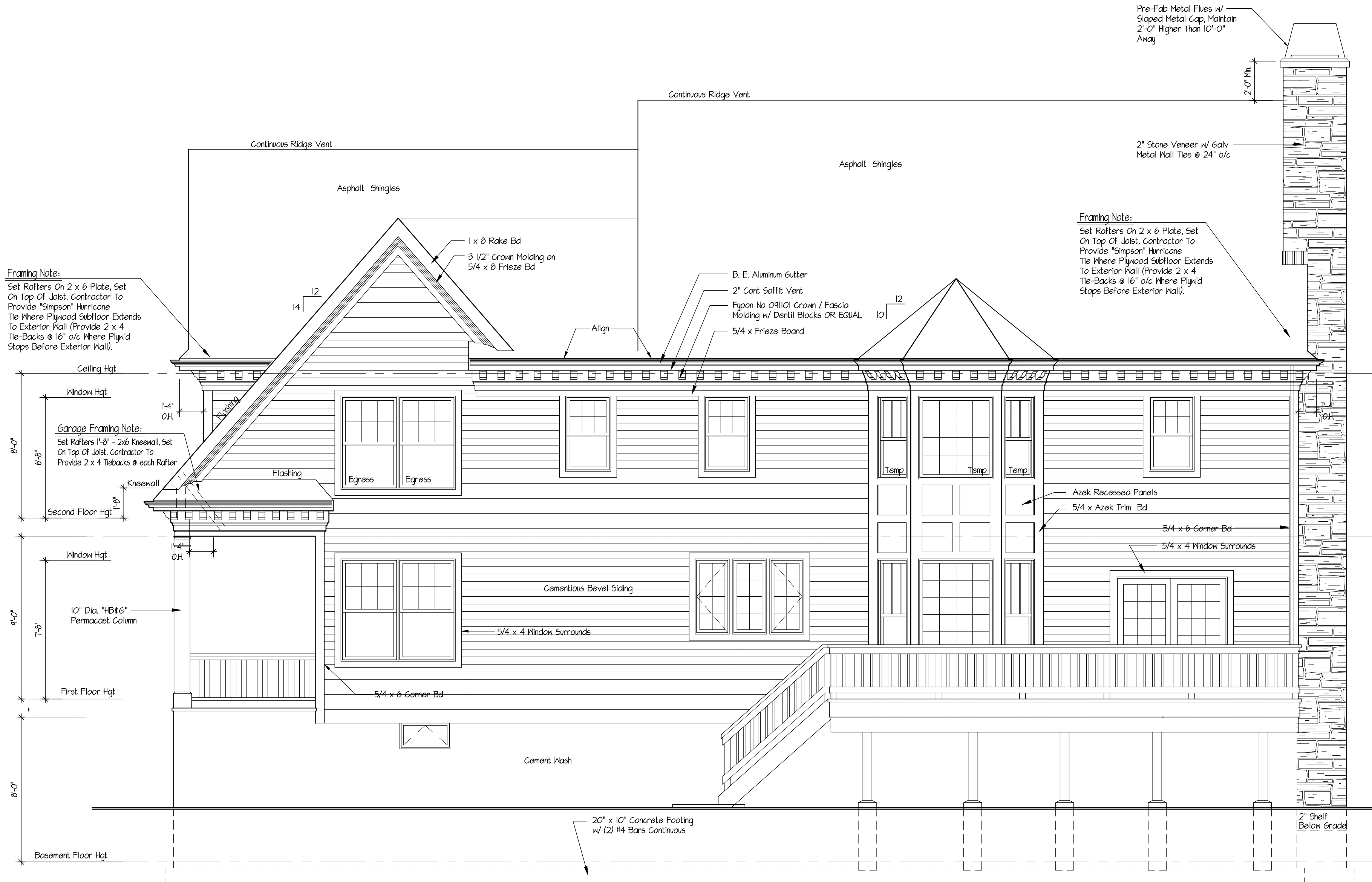
**DeMasi Architects P.C.**  
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Residence For  
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**Rear Elevation**  
Scale: 1/4" = 1'-0"

**DeMasi Architects P.C.**

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Residence For  
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West Harrison, NY.**

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**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](http://www.northcastleny.com)**

**FLOOR AREA CALCULATIONS WORKSHEET**

Application Name or Identifying Title: 1613 Old Orchard Lane Date: 11-30-22

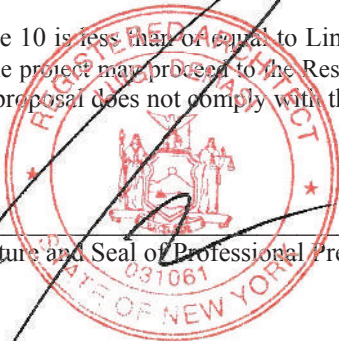
Tax Map Designation or Proposed Lot No.: 118.03-1-4

Floor Area

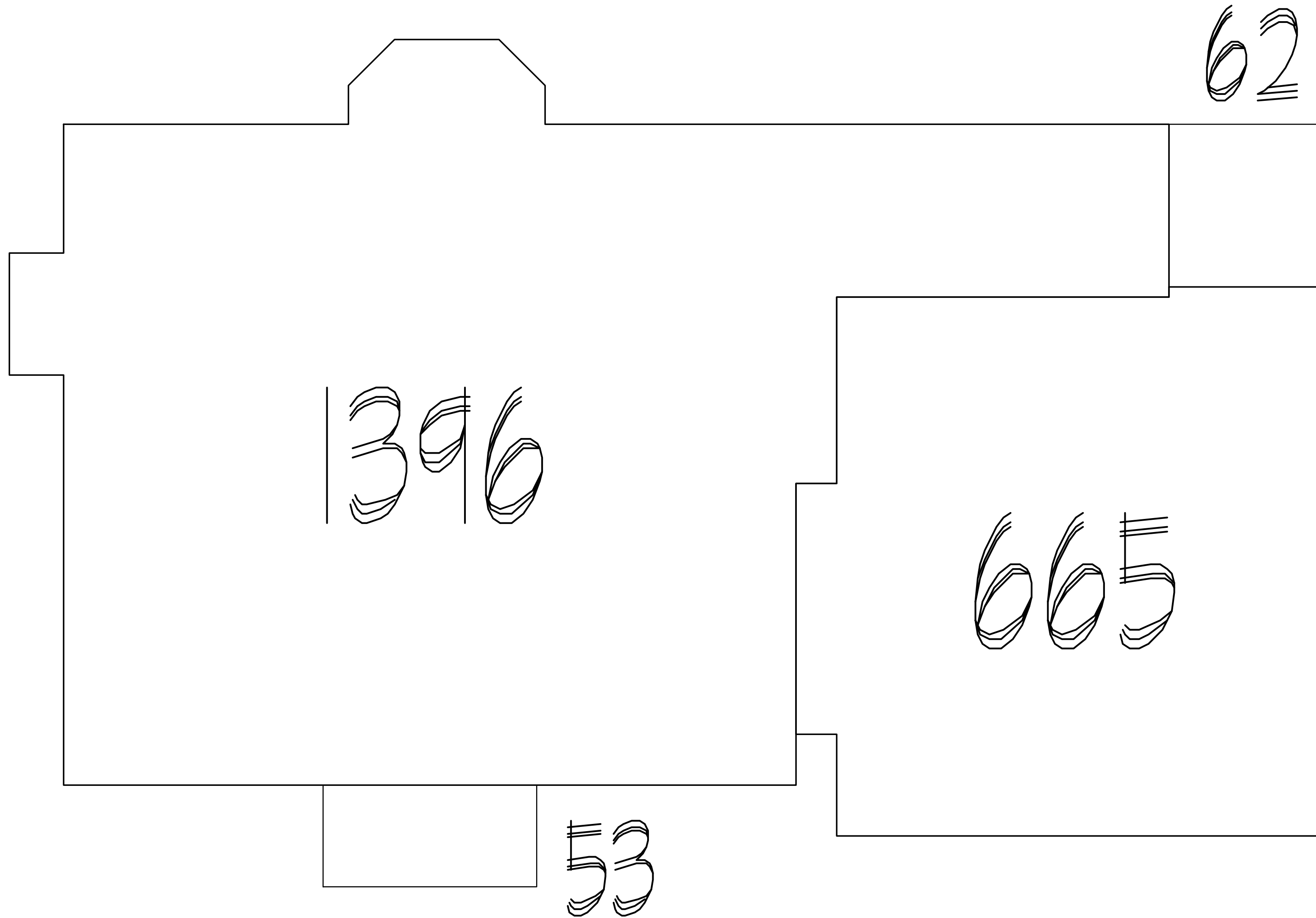
- |     |  |                                    |
|-----|--|------------------------------------|
| 1.  | Total Lot Area (Net Lot Area for Lots Created After 12/13/06):   | <u>46,757.3 SQFT = 1.0734 Acre</u> |
| 2.  | <b>Maximum</b> permitted floor area (per Section 355-26.B(4)):   | <u>7,918.84</u>                    |
| 3.  | Amount of floor area contained within first floor:<br>_____ existing + <u>1,396</u> proposed =                           | <u>1,396</u>                       |
| 4.  | Amount of floor area contained within second floor:<br>_____ existing + <u>2,004</u> proposed =                          | <u>2,004</u>                       |
| 5.  | Amount of floor area contained within garage:<br>_____ existing + <u>665</u> proposed =                                  | <u>665</u>                         |
| 6.  | Amount of floor area contained within porches capable of being enclosed:<br>_____ existing + <u>115</u> proposed =       | <u>115</u>                         |
| 7.  | Amount of floor area contained within basement (if applicable – see definition):<br>_____ existing + <u>0</u> proposed = | <u>0</u>                           |
| 8.  | Amount of floor area contained within attic (if applicable – see definition):<br>_____ existing + <u>0</u> proposed =    | <u>0</u>                           |
| 9.  | Amount of floor area contained within all accessory buildings:<br>_____ existing + <u>0</u> proposed =                   | <u>0</u>                           |
| 10. | Proposed <b>floor area</b> : Total of Lines 3 – 9 =  | <u>4,180 SQFT</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



11-30-22  
Date



First Floor

Scale: 1/4" = 1'-0"

Note: Lines Shown are  
Computer Polyline Entities

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Floor Area Calculations For

1613 Old Orchard St.  
West Harrison, NY.

Revision	Date
	Nov. 30, 2022

Job No 222-127

Drawing  
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