

December 11, 2023

Mr Adam Kaufman, AICP
Director of Planning
Town of North Castle
15 Bedford Road
Armonk, New York 10504

RE: 40 High Street Subdivision
40 High Street
Tax ID – Section 101.03, Block 3, Lot 83

Dear Mr. Kaufman:

I am pleased to resubmit updated plans in support of the Subdivision application for the 40 High Street Subdivision property located at 40 High Street, Armonk NY, Section/Block/Lot: 101.03/3/83 in the Town of North Castle, Westchester County. I have prepared and am providing the supplemental information requested in your most recent review memorandum. Plans and comments have been addressed as follows:

- 1. The IPP and preliminary plat should be revised to depict the Town-regulated wetland and wetland buffer present on the property. Any disturbance should be quantified and depicted on the IPP.*

Response: As previously discussed, the IPP has been updated to depict Town-regulated wetland and wetland buffer present on the property. A site evaluation performed by Steve Marino, PWS, principal/Senior Wetland Scientist with Tim Miller Associates, Inc indicated a drainage channel exists on the site. One area is designated as Town regulated wetlands occurs on Lot 2, just north of the existing common driveway. As a result of this determination, there will be no disturbance to wetlands or the wetland buffer with the construction related activity associated with the development of Lot 1.

- 2. The IPP and preliminary plat should be revised to depict the Town-regulated steep slopes present on the property. Any disturbance should be quantified and depicted on the IPP.*

Response: As previously discussed, the IPP has been updated to depict the Town-regulated steep slopes present on the property. Steep Slopes have been shown as defined in Section 355-4 of the North Castle Town Code. The area of Steep Slope has been determined and applied to the Net Lot Area Calculation for each parcel.

The total area of steep slope disturbance associated with the development of Lot 1 has been provided on the plan.

- 3. It appears that the proposed subdivision would create impacts to Town-regulated wetlands and Town-regulated steep slopes. Given that the lot is already developed with a single family home, the Planning Department recommends that the Planning Board evaluate the impacts associated with the further development of this property with an aim to avoid the issuance of wetlands and steep slope permits.*

Response: The project will require the issuance of a Steep Slope Permit and Tree Removal Permit. Based on the updated wetland information, development of Lot 1 will not impact Town regulated wetlands or wetland buffer. Proposed drainage improvements proposed along the High Street drainage corridor will discharge stormwater runoff and direct toward existing channel. The discharge is located outside of the wetland buffer and will not require a wetland permit.

- 4. The Applicant should quantify tree removal for a) the proposed site improvements on Lot 1 and Lot 2 and b) for the entire proposed subdivision (including future development).*

Response: Tree Removal will only be required for future site improvements on Lot 1. Tree removal will not occur on Lot 2. The number of trees to be removed has been quantified and indicated on the IPP.

- 5. The proposed subdivision depicts lots that are capable of being further subdivided in the future (twice the minimum required net lot area). The Applicant should indicate whether the Applicant is willing to place a restriction on the property from being further subdivided at this time. If not, the Applicant will need to prepare a maximum development plan for review. The Applicant must create this plan since the Planning Board is required to take the necessary "hard look" at the full potential impacts associated with developing the entire parcel (to avoid segmentation).*

Response: The applicant is willing to restrict the future subdivision of the property. A note indicating that Lot 2 will not be subject to further subdividing has been added to the plan.

- 6. While Cannato Place is a Town Road, the road does not appear to meet Town-road standards. The Town Engineer should review whether the existing conditions of the road can support an additional house and, if not, whether any improvements to the road should be made as part of this subdivision.*

Response: So Noted. Cannato Place currently serves as access for three residential properties. Very limited use and proximity of Cul de Sac allows for maneuvering of vehicles at driveway entrances.

7. *The Applicant shall submit an exhibit demonstrating that adequate sight distance can be achieved at the proposed driveway location pursuant to Section 355-59.D of the Town Code.*

Response: The IPP has been updated to reflect sight lines from the proposed driveway entrance in each direction. A distance of 140 feet is available to the Cul de Sac and a distance of 152 feet is available to the Cannato Place entrance.

8. *The Applicant should submit exhibits depicting how average lot width and lot depth were calculated for Lots 1 and 2.*

Response: A sketch demonstrating lot widths and lot depths utilized in determining mean dimensions has been prepared and is attached. Dimensions for width and depth were recorded at equal increments in each direction. Averages for the total width and depth were determined and recorded on the zoning tabulation chart.

9. *The Applicant should submit a Gross Land Coverage Calculations Worksheet for proposed Lot 2. A GLC backup exhibit should also be submitted for review.*

Response: Updated Gross Land Coverage Worksheets have been prepared and are attached for your review. The graphical depiction of existing and future land coverage has been included on the plan.

10. *The Applicant should submit Gross Floor Area Calculations Worksheet for proposed Lot 2. A GFA backup exhibit should also be submitted for review.*

Response: The Town Engineer requested that a modest dwelling be considered for the development of Lot 1. The plan has been updated to reflect an updated design. A Gross Floor Area Calculation worksheet has been prepared based on the proposed dwelling and is attached for your review.

11. *A minimum contiguous buildable area exhibit should be submitted for review.*

Response: The required Contiguous Buildable Area for new lots created in the R-1A Residence Zoning District with On-Lot Sewage Disposal and Well is 25,000 square feet. The IPP has been updated to reflect the Contiguous Buildable Area as defined in Section 355-26 of the North Castle Town Code. The Contiguous Buildable Area for proposed Lot 1 is 28,145 square feet. The minimum width of the area is approximately 64 feet. The dimension has been provided on the plan in the narrowest section of the area.

12. *The applicant shall submit payment of the recreation fee in the amount of ten-thousand dollars (\$10,000) for each new building lot, for a total of \$10,000 as stated in Section 275-27 of the Town Code.*

Response: So Noted.

13. *The Applicant should submit a preliminary plat that conforms to the minimum requirements of Section 275-30 of the North Castle Town Code for review.*

Response: A preliminary plat will be prepared in accordance with Section 275-30 of the Town of North Castle Town Code by a New York State Licensed Land Surveyor and submitted for review.

14. *It appears that the property contains several existing elements that do not appear to comply with the Town Code (e.g. pool and pool patio does not meet rear yard setback, detached garage does not meet rear yard setback, pool fence not located on property, driveway courtyard does not meet front yard setback). The Applicant will need to demonstrate that all approvals/variances have been issued for these site elements.*

Response: Building Department records were reviewed and it appears that all approvals have been issued for the site elements.

Should you have any questions or require additional information please feel free to contact me.

Very truly yours,

DTS Provident Design Engineering, LLP



Peter J. Gregory, PE
Senior Associate



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

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GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: 40 High Street Subdivision - Lot 1 Date: 12-11-23

Tax Map Designation or Proposed Lot No.: 101.03 - 3 - 83 Lot 1

Gross Lot Coverage

1.	Total lot Area (Net Lot Area for Lots Created After 12/13/06):	<u>49,056</u>
2.	Maximum permitted gross land coverage (per Section 355-26.C(1)(a)): $9,350 + (5,496)(0.09)$	<u>9,845</u>
3.	BONUS maximum gross land cover (per Section 355-26.C(1)(b)): Distance principal home is beyond minimum front yard setback <u>1</u> x 10 =	<u>10</u>
4.	TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3	<u>9,855</u>
5.	Amount of lot area covered by principal building : <u>0</u> existing + <u>2,050</u> proposed =	<u>2,050</u>
6.	Amount of lot area covered by accessory buildings : <u>0</u> existing + <u>0</u> proposed =	<u>0</u>
7.	Amount of lot area covered by decks : <u>0</u> existing + <u>282</u> proposed =	<u>282</u>
8.	Amount of lot area covered by porches : <u>0</u> existing + <u>0</u> proposed =	<u>0</u>
9.	Amount of lot area covered by driveway, parking areas and walkways : <u>0</u> existing + <u>1,795</u> proposed =	<u>1,795</u>
10.	Amount of lot area covered by terraces : <u>0</u> existing + <u>0</u> proposed =	<u>0</u>
11.	Amount of lot area covered by tennis court, pool and mechanical equip : <u>0</u> existing + <u>16</u> proposed =	<u>16</u>
12.	Amount of lot area covered by all other structures : <u>0</u> existing + <u>0</u> proposed =	<u>0</u>
13.	Proposed gross land coverage : Total of Lines 5 – 12 =	<u>4,143</u>

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

Signature and Seal of Professional Preparing Worksheet

Date



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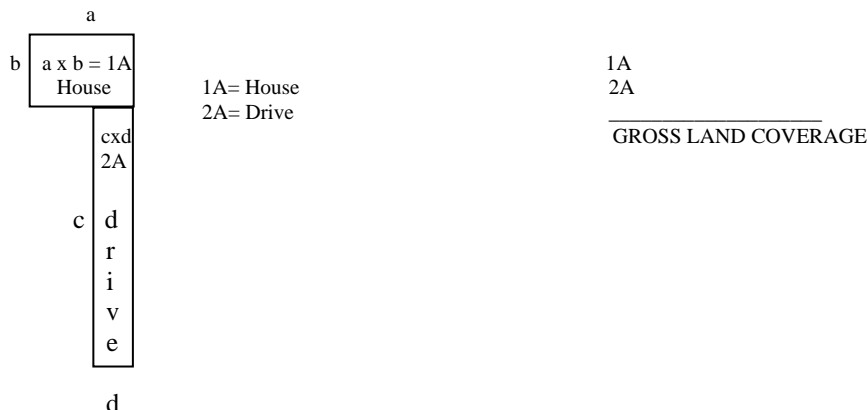
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GROSS LAND COVERAGE WORKSHEET

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 (or a schematic illustration with areas computed by CAD)



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 340 Wetlands and Drainage, of the Town Code, and the area of any steep slopes, as defined Chapter 355, 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 ¹ (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.



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GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: 40 High Street Subdivision - Lot 2 Date: 12-11-23

Tax Map Designation or Proposed Lot No.: 101.03 - 3 - 83 Lot 2

Gross Lot Coverage

- | | | |
|-----|--|----------------|
| 1. | Total lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>185,415</u> |
| 2. | Maximum permitted gross land coverage (per Section 355-26.C(1)(a)): $13,270 + (98,295)(0.075)$ | <u>20,642</u> |
| 3. | BONUS maximum gross land cover (per Section 355-26.C(1)(b)):
Distance principal home is beyond minimum front yard setback
<u>70.75</u> x 10 = | <u>708</u> |
| 4. | TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3 | <u>21,350</u> |
| 5. | Amount of lot area covered by principal building :
<u>3,470</u> existing + <u>0</u> proposed = | <u>3,470</u> |
| 6. | Amount of lot area covered by accessory buildings :
<u>1,841</u> existing + <u>0</u> proposed = | <u>1,841</u> |
| 7. | Amount of lot area covered by decks :
<u>0</u> existing + <u>0</u> proposed = | <u>0</u> |
| 8. | Amount of lot area covered by porches :
<u>0</u> existing + <u>0</u> proposed = | <u>0</u> |
| 9. | Amount of lot area covered by driveway, parking areas and walkways :
<u>11,512</u> existing + <u>(-310)</u> proposed = | <u>11,202</u> |
| 10. | Amount of lot area covered by terraces :
<u>3,912</u> existing + <u>0</u> proposed = | <u>3,912</u> |
| 11. | Amount of lot area covered by tennis court, pool and mechanical equip :
<u>717</u> existing + <u>0</u> proposed = | <u>717</u> |
| 12. | Amount of lot area covered by all other structures :
<u>200</u> existing + <u>0</u> proposed = | <u>200</u> |
| 13. | Proposed gross land coverage : Total of Lines 5 – 12 = | <u>21,342</u> |

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

Signature and Seal of Professional Preparing Worksheet

Date



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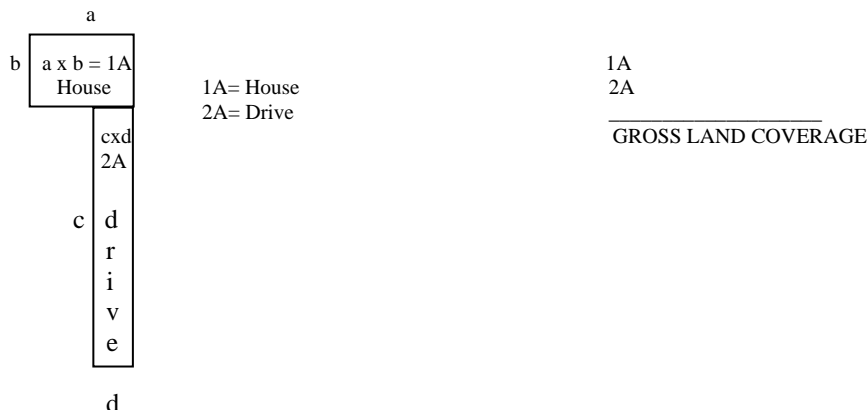
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1. Scaled worksheets are to be prepared based upon a site plan which represents existing or proposed conditions as applicable to the particular circumstances of the approval being sought. All site plans and worksheets are required to be prepared by 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 (or a schematic illustration with areas computed by CAD)



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 340 Wetlands and Drainage, of the Town Code, and the area of any steep slopes, as defined Chapter 355, 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 ¹ (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.



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FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: 40 High Street Subdivision - Lot 1 Date: 12-11-23

Tax Map Designation or Proposed Lot No.: 101.03 - 3 - 83 Lot 1

Floor Area

- | | | |
|-----|---|---------------|
| 1. | Total Lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>49,056</u> |
| 2. | Maximum permitted floor area (per Section 355-26.B(4)): $7,727 + (5,496)(0.06)$ | <u>8,057</u> |
| 3. | Amount of floor area contained within first floor:
<u>0</u> existing + <u>1,536</u> proposed = | <u>1,536</u> |
| 4. | Amount of floor area contained within second floor:
<u>0</u> existing + <u>2,050</u> proposed = | <u>2,050</u> |
| 5. | Amount of floor area contained within garage:
<u>0</u> existing + <u>500</u> proposed = | <u>500</u> |
| 6. | Amount of floor area contained within porches capable of being enclosed:
<u>0</u> existing + <u>0</u> proposed = | <u>0</u> |
| 7. | Amount of floor area contained within basement (if applicable – see definition):
<u>0</u> existing + <u>2,050</u> proposed = | <u>2,050</u> |
| 8. | Amount of floor area contained within attic (if applicable – see definition):
<u>0</u> existing + <u>0</u> proposed = | <u>0</u> |
| 9. | Amount of floor area contained within all accessory buildings:
<u>0</u> existing + <u>0</u> proposed = | <u>0</u> |
| 10. | Proposed floor area : Total of Lines 3 – 9 = | <u>6,136</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

Date



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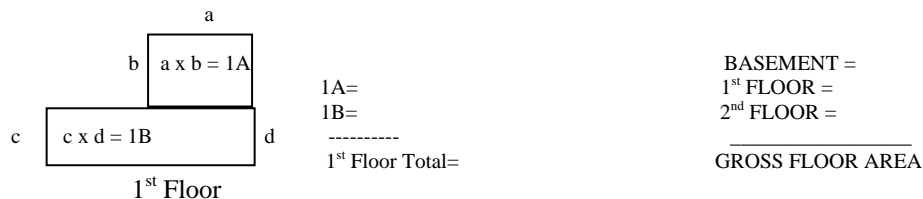
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GROSS FLOOR AREA WORKSHEET

The following format is to be used for all applications for the purpose of demonstrating the gross floor area of a building or group of buildings as necessary to show compliance with a building or group of buildings as necessary to show compliance with floor area limitations of the Town Code or as otherwise necessary to illustrate the intended or potential use of a structure.

1. Scaled worksheets are to be prepared based upon floor plans which represent existing or proposed conditions as applicable to the particular circumstances of the approval being sought. All floor plans and worksheets are required to be prepared by a licensed or registered professional in the State of New York.
2. The floor area of each floor 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 floor is to be completed. The area of each polygon is to be listed by reference label then added, resulting in the floor area for the entire floor.
4. A similar summary table is to be provided listing the total floor area of each floor within the resulting floor area of each building.
5. Any exception of floor area from the gross floor area must be identified on the floor plans and summary tables. The rationale for any exception must accompany the floor area worksheets.
6. A schematic illustration of the format is shown below (or schematic illustration with areas calculated with CAD).



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 340, except that in the case of one-family lots, the deduction for steep slopes shall be only fifty (50) percent.

FLOOR AREA, GROSS -- The sum of the horizontal areas of the several stories of the building or buildings, excluding any floor area used for off-street parking or loading purposes (except for one- and two-family residences), measured from the exterior walls or, in the case of a common wall separating two buildings, from the center line of such a common wall, and including any two-story or any enclosed porch, or one having a roof and capable of being enclosed. See the definition of "basement" for exclusion of basement/mechanical areas in nonresidential buildings from "floor area, gross." For one- and two-family residences, any attic space with a floor to ceiling height of 7.5 feet or greater shall be included as part of gross floor area, as shall those portions of any basement with a floor to ceiling height of 7.5 feet or greater if the basement is considered a "story" in accordance with one of the following three alternative measurements:

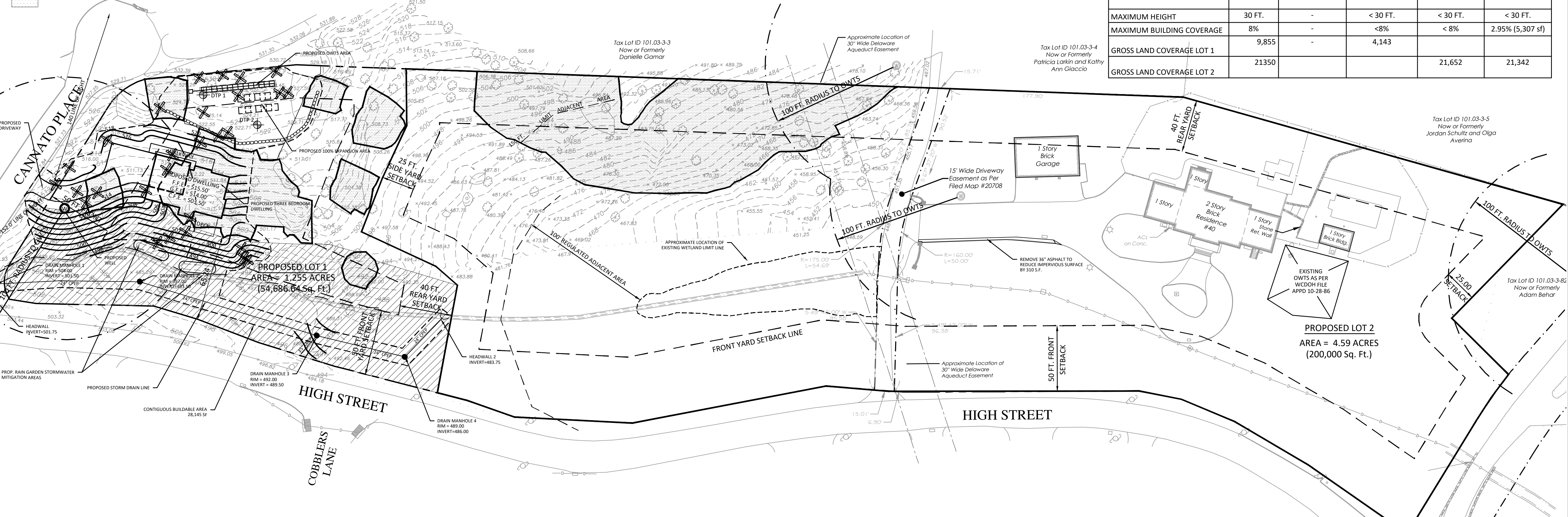
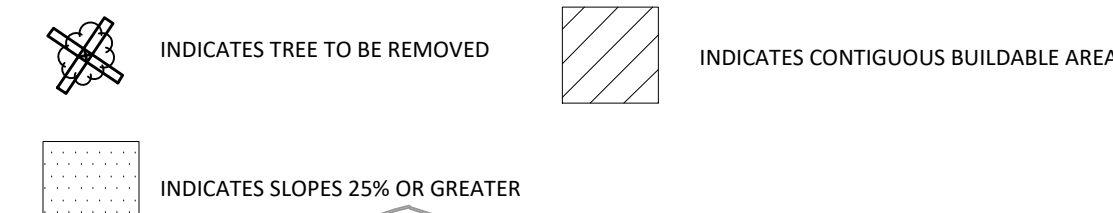
- A. Where the finished surface of the floor above the basement is more than six feet above average grade.
- B. Where the finished surface of the floor above the basement is more than six feet above the finished ground level for more than 50% of the total building perimeter.
- C. Where the finished surface of the floor above the basement is more than 12 feet above the finished ground level at any point along the building perimeter.

Lot Size	Maximum Permitted Gross Floor Area for One-Family Dwellings and Accessory Buildings ¹ (square feet)
Less than 5,000 square feet	1,875 or 50% of the lot area, whichever is greater
5,000 to 9,999 square feet	2,500 plus 25% of the lot area in excess of 5,000 square feet
10,000 to 14,999 square feet	3,750 plus 20% of the lot area in excess of 10,000 square feet
15,000 square feet to 0.499 acres	4,750 plus 15% of the lot area in excess of 15,000 square feet
0.5 to 0.749 acres	5,768 plus 10% of the lot area in excess of 0.5 acres
0.75 to 0.999 acres	6,856 plus 8% of the lot area in excess of 0.75 acres
1.0 to 1.499 acres	7,727 plus 6% of the lot area in excess of 1.0 acres
1.5 to 1.999 acres	9,034 plus 5% of the lot area in excess of 1.5 acres
2.0 to 3.999 acres	10,122 plus 4% of the lot area in excess of 2.0 acres
4.0 acres or more	13,607 plus 3% of the lot area in excess of 4.0 acres

*Permitted gross floor area for two-family dwellings in the R-2F District shall be one-third (1/3) greater than that permitted for one-family dwellings.

GENERAL NOTES

- THE CONSTRUCTION OF THE PROPOSED DWELLING, DRIVEWAY, WALKWAYS AND DECKS WILL CREATE A TOTAL AREA OF DISTURBANCE OF 28,145 SF.
- TOTAL AREA OF DISTURBANCE TO TOWN REGULATED STEEP SLOPES IS 5,468 SF.
- THE PROJECT WILL RESULT IN THE CREATION OF APPROXIMATELY 4,346 SF OF NEW IMPERVIOUS SURFACE.
- THE PROJECT WILL RESULT IN 28 TREES BEING REMOVED AS A RESULT OF THE CONSTRUCTION RELATED ACTIVITY.



ZONE: ONE FAMILY RESIDENCE DISTRICT ZONE 'R-1A'					
	PERMITTED /REQUIRED	LOT 1		LOT 2	
		EXISTING	PROPOSED	EXISTING	PROPOSED
LOT AREA:	1 AC	-	1.255 AC	-	4.59 AC
75% WETLAND AREA	-	-	-	-	0.112 AC
50% STEEP SLOPE AREA	-	-	0.129 AC	-	0.223 AC
NET LOT AREA	-	-	1.12 AC	-	4.26 AC
MINIMUM LOT FRONTAGE	125 FT.	-	708.75 FT.	-	604.87 FT.
MINIMUM LOT WIDTH	125 FT.	-	191.56 FT.	-	778.73 FT.
MINIMUM LOT DEPTH	150 FT.	-	264.63 FT.	-	238.80 FT.
FRONT YARD SETBACK	50 FT.	-	51.0 FT.	-	120.75 FT.
SIDE YARD SETBACK	25 FT.	-	63.88 FT.	-	145.88 FT.
REAR YARD SETBACK	40 FT.	-	107.09 FT.	-	49.55 FT.
MAXIMUM HEIGHT	30 FT.	-	< 30 FT.	-	< 30 FT.
MAXIMUM BUILDING COVERAGE	8%	-	< 8%	-	2.95% (5,307 sf)
GROSS LAND COVERAGE LOT 1	9,855	-	4,143	-	-
GROSS LAND COVERAGE LOT 2	21350	-	-	-	21,652
					21,342

NET LOT AREA CALCULATION

CONSTRAINTS - LOT 1 Area (sf)
 AREA OF SLOPES 25% AND GREATER 11,262
 AREA OF WETLAND (APPROX.) 0
 NET LOT AREA = 54,686.64 - (10.75 x 0) - (0.50 x 11,262)
 NET LOT AREA = 54,686.64 - (0) - (5,631)
 NET LOT AREA = 49,055.64 = 1.12 AC

CONSTRAINTS - LOT 2 Area (sf)
 AREA OF SLOPES 25% AND GREATER 33,750
 AREA OF WETLAND (APPROX.) 6,480
 NET LOT AREA = 200,000 - (0.75 x 6,480) - (0.50 x 19,450)
 NET LOT AREA = 200,000 - (4,860) - (9,725)
 NET LOT AREA = 185,415 SF = 4.26 AC

PROJECT NOTES

- PROJECT SITE ADDRESS:
40 HIGH STREET
ARMONK, NEW YORK 10504
(T) NORTH CASTLE
- TOWN OF NORTH CASTLE TAX MAP INFORMATION:
SECTION 101.03 BLOCK 3 LOT 83
TOTAL AREA OF PARCEL = 5.847 ACRES (254,686.647 Sq. Ft.)
ZONING DISTRICT: R-1A RESIDENCE DISTRICT
- WATERSHED BASIN:
INLAND LONG ISLAND SOUND - MIANUS RIVER BASIN

DEEP HOLE TEST RESULTS

TEST PIT 1

G.L.	FOREST LITTER
0'-6"	ORGANIC
6'-12"	BROWN FINE SANDY LOAM
12'-30"	MOD. COMPACT FINE-MED SANDS
30'-60"	COARSE GRAY SAND
*60" LEDGE	

TEST PIT 2

G.L.	FOREST LITTER
0'-6"	ORGANIC
6'-12"	BROWN FINE SANDY LOAM
12'-24"	MOD. COMPACT FINE-MED SANDS
24'-48"	COARSE GRAY SAND
*48" LEDGE	

TEST PIT 3

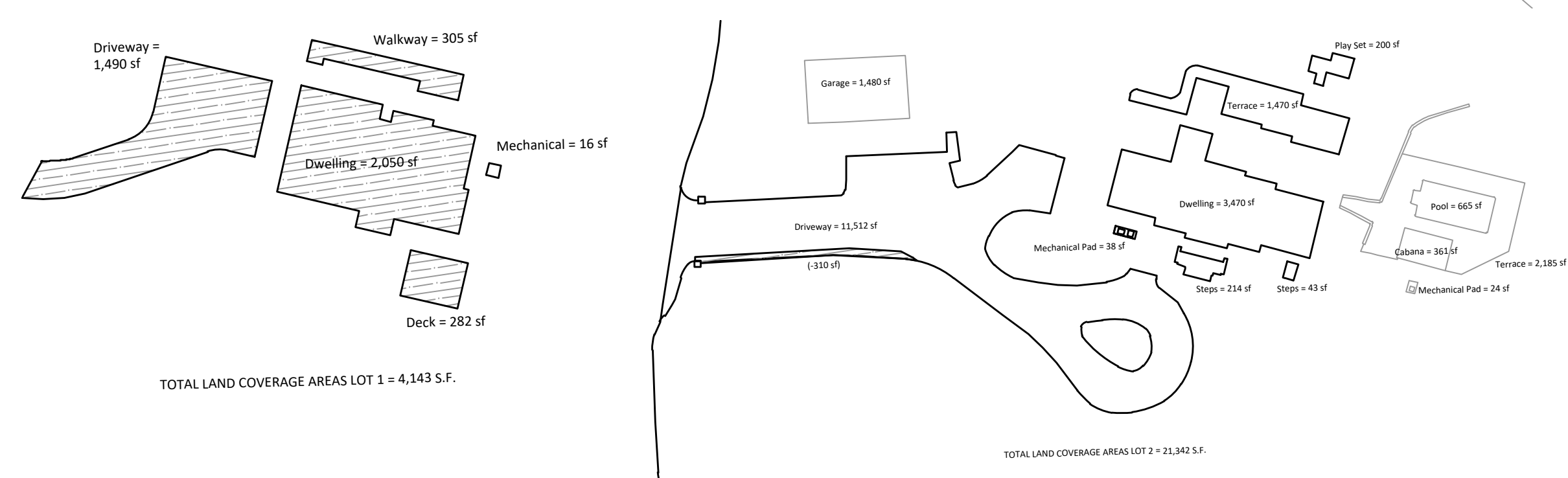
G.L.	FOREST LITTER
0'-12"	ORGANIC
12'-30"	BROWN FINE SANDY LOAM
30'-54"	COARSE GRAY SAND
*54" LEDGE	

PERCOLATION TEST RESULTS 1/15/2020

HOLE #	DROP MIN.	DROP INCH	RATE
1	5 min.	1.0 inch	5.0
	6 min.	1.0 inch	6.0
	6 min.	1.0 inch	6.0

HOLE #	DROP MIN.	DROP INCH	RATE
2	6 min.	1.0 inch	6.0
	7 min.	1.0 inch	7.0
	7 min.	1.0 inch	7.0

HOLE #	DROP MIN.	DROP INCH	RATE
3	3 min.	1.0 inch	3.0
	4 min.	1.0 inch	4.0
	5 min.	1.0 inch	5.0
	5 min.	1.0 inch	5.0



GENERAL NOTES

- THE INSTALLATION OF THE WELLS AND OWTS SHALL BE IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR THE DESIGN AND CONSTRUCTION OF RESIDENTIAL SUBSURFACE SEWAGE TREATMENT SYSTEMS AND DRILLED WELLS IN WESTCHESTER COUNTY.
- PROPOSED WELLS MUST BE INSTALLED BY A NYSDC REGISTERED WELL DRILLER.
- PRIOR TO ANY EXCAVATION, ALL UNDERGROUND UTILITIES MUST BE LOCATED. PLEASE CALL 1 (800) 962-7962
- THERE ARE NO OWTS WITHIN 200' OF THE PROPOSED WELLS UNLESS SHOWN ON THE PLAN.
- OWTS AREAS SHALL BE ISOLATED AND PROTECTED AGAINST DAMAGE BY EROSION, STORAGE OF EARTH OR MATERIALS, DISPLACEMENT, COMPACTION OR OTHER ADVERSE PHYSICAL CHANGE IN THE CHARACTERISTICS OF THE SOIL OR IN THE DRAINAGE OF THE AREA.
- IF FOR ANY REASON THE APPROVED CONSTRUCTION PLAN CAN NOT BE FOLLOWED, A REVISED PLAN MUST BE PREPARED, SUBMITTED, AND APPROVED BY THE WCDOH.
- THERE ARE NO OTHER KNOWN SOURCES OF CONTAMINATION WITHIN 200' OF THE PROPOSED WELLS.
- THE MINIMUM WELL YIELD IS 5 GPM; YIELDS LESS THAN 5 GPM MUST BE IMMEDIATELY REPORTED TO THE HEALTH DEPARTMENT.
- PROPERTY SHALL NOT BE SUBJECT TO FURTHER SUBDIVISION OF LOTS

ONSITE WASTEWATER TREATMENT SYSTEM CHART

LOT No.	LOT AREA (Ac.)	OWTS AREA (S.F.)	TEST PIT DESCRIPTION	SLOPE AREA (%)	PERC. RATE (min/in)	WATER LEVEL (ft)	IMPERV. LAYER (ft)	LENGTH OF FIELDS (ft)	BANK RUN FILL (ft)	CURTAIN DRAIN DEPTH (ft)	REMARKS	
1	4.214	8,000	0'-6" Topsoil 6'-30" Fine Sandy Loam 30'-48" Med. Compact Fine-Med. Sand	15	7	-	4	220	125	3	650	-
2	1.633	-	-	-	-	-	-	-	-	-	-	-

Existing OWTS as per WCDOH File 77NC 18 Approved by WCDOH March 24, 1978

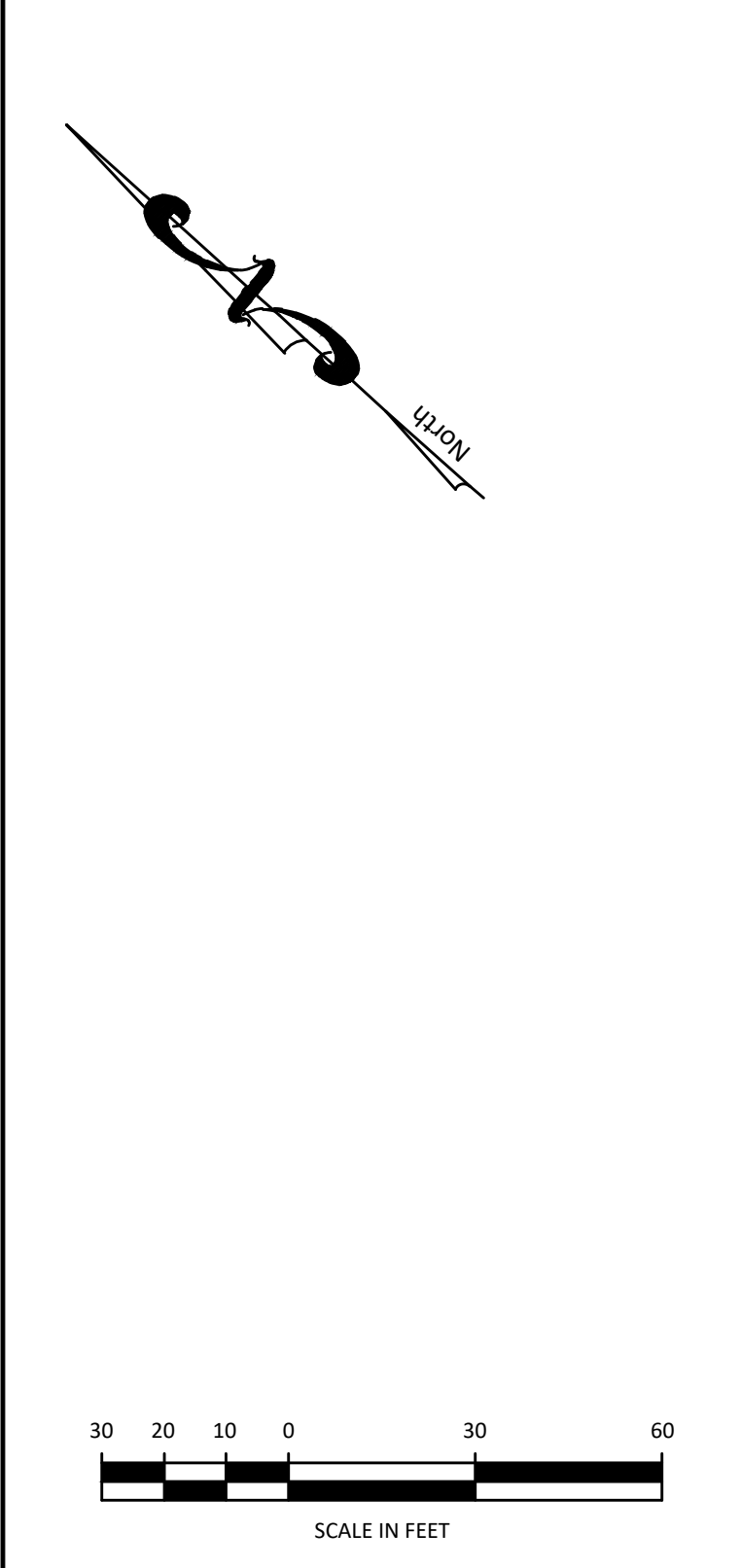
Approved by Town of North Castle Planning Board Resolution, Dated: _____

Christopher Carthy, Chairman, Town of North Castle Planning Board Date _____

Engineering Plans Reviewed for Conformance to Resolution: _____ Date _____

Joseph M. Cermele, PE
Kellard Sessions Consulting
Consulting Town Engineers

NO.	REVISION	DATE
1	WETLAND-PLANNING REVIEW	03/27/2023
2	STEEP SLOPE, CBA, GLA PARCEL 2	05/16/2023
3	ZONING CHART	05/30/2023
4	UPDATED WETLAND	09/29/2023
5	ISSUED TO PLANNING BOARD	12/11/2023



Surveyor: TC Merritts Land Surveyors, P.C.
394 Bedford Road
Pleasantville, New York 10570
Tel: (914) 769-8003

Applicant: Frank and Daria Contacessa
1168 Turnbridge Drive
Jupiter, FL 33458

Owner: Christopher & Elvira Gibaldi
40 High Street
Armonk, NY 10504

DTS • PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP
One North Broadway White Plains, NY 10601
P: 914.428.0010
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Under New York State Education Law Article 145 (Engineering), Section 7209 (2), It is a Violation Of This Law For Any Person, Unless Acting Under The Direction Of A Licensed Professional Engineer, To Alter This Document

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PROPOSED SUBDIVISION
40 High Street
Town of North Castle
Westchester County, New York

TITLE: **INTEGRATED PLOT PLAN**

Scale: 1" = 30'

Date: 10/20/2022

Drawn By: KMM

Checked By: PJG

Project No.: PJG-26

Sheet No.: 2 of 2

Dwg. No.: C-200

R:\PROJECTS\19\16\26-40 High Street, Armonk\CADD\SPALC-101 Integrated Plot Plan 23-10-23.dwg