

February 12, 2024

[Via Email]

Christopher Carthy, Chairman
Town of North Castle Planning Board
17 Bedford Road
Armonk, NY 10504

Re: Subdivision Application
40 High Street, Armonk, New York

Chairman Carthy and Members of the Planning Board:

This firm, together with DTS Provident represents Frank Contacessa and Daria Contacessa (“Applicant”), prior owners of the property located at 40 High Street (“Property”). As you will recall, the Property is located at 40 High Street and is identified on the Tax Assessment Map of the Town of North Castle as 101.03-3-83. The site is located in the R-1A zoning district, a residential zoning district with a minimum required lot size of 1 acre. The Property is approximately 5.8 acres and is improved with a single-family home, pool, and cabana.

Our original proposal called for subdividing the Property into two lots with proposed Lot 1 being 3.4 acres and proposed Lot 2 being 2.4 acres. Since our initial submission, based on comments received from your Board and its consultants, we have revised our proposal. Lot 1 is now proposed to be 1.25 acres and Lot 2 is proposed to be 4.59 acres. Both are lots are fully zoning compliant. Lot 2 will continue to access the site via the existing driveway on High Street and Lot 1 will be accessed via a new driveway off Cannato Place.

In support of this application, the following plans are being submitted:

1. Integrated Plot Plan, Sheet 1 of 4, last revised February 12, 2024
2. Construction Plan, Sheet 2 of 4, dated February 12, 2024
3. Detail Sheet, Sheet 3 of 4, dated February 12, 2024
4. Profile Sheet, Sheet 4 of 4, dated February 12, 2024

Additionally, DTS has prepared a comment/response memorandum, which is attached hereto as **Exhibit A**, which addresses the comments raised in KSCJ Consulting’s memorandum dated October 20, 2023 and updated on January 8, 2024, as well as many of the conditions of approval contained in the draft resolutions that were posted on January 8, 2024.

Please place this matter the Planning Board's February 26, 2024 agenda so that we can conduct the public hearing and, if your Board deems appropriate, obtain preliminary and final subdivision approval.

If you have any questions or concerns, please do not hesitate to contact me.

Respectfully submitted,

ZARIN & STEINMETZ

Kory Salomone
Kory Salomone

cc: Dr. Frank Contacessa
Peter Gregory, P.E.
Adam Kaufman, AICP
Roland Baroni, Esq.
John Kellard, P.E.

February 12, 2024

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. Plans and comments have been addressed as follows to address conditions outlined in Resolution of Approval:

- 1. The Town Engineer shall confirm that Cannato Place is suitably improved and capable of accommodating the new house. 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: 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.

- 2. The applicant is proposing a storm drainage pipe to convey runoff from High Street. The applicant shall prepare detailed plans and profiles of the proposed drainage system to the satisfaction of the Town Engineer. The applicant shall submit stormwater computations used in determining the sizing of the system. Please also specify size, details and capacity of the existing downstream pipe system on Lot #2. The plans shall show improvements within High Street and the connection of the Cobblers Lane drainage system into the proposed drainage system.*

Response: Plan and profiles for the proposed drainage system have been provided on plan for review by the Town Engineer. Stormwater computations have been prepared to determine sizing of the proposed system. Survey information indicates that the existing downstream pipe on Lot #2 is a 24" Corrugated metal pipe which ultimately flows into a 30" Corrugated metal pipe beneath a driveway on the

adjacent southern property. Discharge from the Cobblers Lane drainage system will be connected into the proposed drainage system. Additional information related to Cobblers Lane system, as it relates to the discharge will need to be field verified and will be provided for review.

3. *The applicant has calculated net building lot area for the two (2) proposed lots which will be created by the proposed subdivision. The area of steep slopes on Lot #2 seem to have only considered slopes within the northern portion of the lot where topography is provided. The Applicant shall include steep slopes across the remainder of the property to the satisfaction of the Planning Department and Town Engineer.*

Response: Net building lot area for Lot #2 does consider the total area of slopes which exist on Lot #2. The Westchester County GIS topographical mapping was utilized in determining designated steep slope areas on the southern portion of the property. Areas designated as regulated steep slopes were transferred onto the Integrated Plot Plan and used in the net building area calculation provided on the plan.

4. *The Applicant shall provide stormwater mitigation and design calculations for the runoff generated by the net increase in impervious surface for the 100-year, 24-hour design storm event to the satisfaction of the Town Engineer. Provide details of the stormwater mitigation system.*
Response: Details for the stormwater mitigation system have been provided on the Detail Sheet, Sheet C-202. Final design calculations will be provided upon completion of soil testing.

5. *The Applicant shall perform deep and percolation soil testing in the vicinity of the proposed mitigation system to be witnessed by the Town Engineer. The test locations and results shall be shown on the plan. Contact the Town Engineer to schedule the testing.*
Response: This office will contact the Town Engineer to schedule soil testing for proposed stormwater mitigation practices. Upon completion, location and results of the soil testing will be shown on the plan.

6. *Please provide sizing calculations and designs for the proposed rain gardens which confirm stormwater mitigation can be obtained on Lot#1 to the satisfaction of the Town Engineer.*
Response: Final sizing calculations will be provided upon completion of soil testing.

7. *Provide stormwater collection and piping systems to the satisfaction of the Town Engineer. Provide rims, inverts, size and material for all drainage materials. Provide details.*
Response: Stormwater collection and piping system for roof and driveway drainage have been provided on the plan. Details are included on the Detail Sheet, Sheet C-202.

8. *The plan shall illustrate the roof drain and drainage pipe connections on the site plan to the satisfaction of the Town Engineer. Include the size, slope and material. Provide outlet protection details.*

Response: The plan has been updated to indicate the roof drain and drainage pipe connections for the proposed dwelling. Roof and driveway drainage is directed to the proposed stormwater practice. Size and type of material has been provided on the plan.

9. *The plan shall illustrate the footing drain location on the site plan to the satisfaction of the Town Engineer. Include the size, slope and material. Provide outlet protection details.*

Response: The plan has been updated to indicate a proposed footing drain for the proposed dwelling. A dissipator is proposed at the footing drain outlet. Size and type of material has been provided on the plan.

10. *The applicant will need to prepare an Erosion and Sediment Control Plan, including, but not limited to, temporary construction access, temporary sediment basins, silt fence, erosion control blanket, inlet protection, construction sequence, etc. to the satisfaction of the Town Engineer. Provide details. The Erosion and Sediment Control Plan shall illustrate and quantify the limits of disturbance, inclusive of drainage improvements. The plan shall note that disturbance limits shall be staked in the field prior to construction.*

Response: Erosion and Sediment Controls have been indicated on the Construction Plan Sheet C-201. The plan illustrates and quantifies the limits of disturbance, including the drainage improvements along High Street. A note indicating that the disturbance limits shall be staked in the field prior to construction has been provided on the plan.

11. *The plan shall provide construction details and specifications on the plan for all proposed walls to the satisfaction of the Town Engineer.*

Response: Construction Details and specifications for retaining walls will be prepared by structural engineer for review by Town Engineer.

12. *The plan shall include driveway dimensions, as appropriate, for the proposed platform area and width to the satisfaction of the Town Engineer.*

Response: Driveway dimensions for the proposed platform areas and width have been provided on the Construction Plan Sheet C-201.

13. *The plan shall illustrate and note that all driveway curb cuts shall be a maximum of 18 feet wide to the satisfaction of the Town Engineer.*

Response: An 18 feet wide maximum driveway curb cut has been noted and

illustrated on the Construction Plan Sheet C-201.

14. *The site plan shall be revised to include sight distance profiles for the proposed driveway demonstrating adequate sight lines for a minimum distance of 200 feet in each direction to the satisfaction of the Town Engineer. The applicant shall provide sight distance profiles for the proposed driveway demonstrating adequate sight lines for a minimum distance of 200 feet in each direction, as required by Town Code.*

Response: Sight distances in each direction have been provided on the Construction Plan, Sheet C-201. A distance of 140 feet is available to the Cannato Place Cul de Sac and a distance of 152 feet is available to the Cannato Place intersection with High Street. Sight distance profiles for the proposed driveway entrance onto Cannato Place have been provided on the Profile Plan, Sheet C-203.

15. *The plan shall include a driveway profile to demonstrate compliance with Section 355-59B(1) of the Town Code and grading for the driveway to the satisfaction of the Town Engineer.*

Response: A driveway profile has been prepared and is provided on the Profile Plan, Sheet C-203.

16. *Provide construction details for all proposed improvements, including, but not limited to, driveway, drainage, curbing, pavement restoration, walkways, sewer and water services, erosion controls, etc. to the satisfaction of the Town Engineer.*

Response: Construction Details have been prepared and are provided on the Detail Sheet, C-202.

17. *The Applicant shall submit a preliminary plat that conforms to the minimum requirements of Section 275-30 of the North Castle Town to the satisfaction of the Planning Department and Town Engineer.*

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.

18. *The Applicant shall submit a gross floor area calculations worksheet and backup exhibit for proposed Lot 2.*

Response: A Gross Floor Area Calculation Worksheet has been prepared using the calculated Net Lot Area of 185,515 square feet. The Maximum permitted floor area was determined to be 13,942 square feet. The total existing floor area is 10,028 sf. This assumes the basement is applicable. The Backup exhibit will be completed based on record plans and submitted for your review.

19. *The Applicant shall submit an exhibit demonstrating that proposed Lot 2 contains a 25,000 square foot contiguous buildable area.*

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 25,590 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. The Contiguous Buildable Area for proposed Lot 2 is 42,380 square feet and has been indicated on the Integrated Plot Plan.

20. *The subdivision plat shall include a note, to the satisfaction of the Planning Department, indicating that the future subdivision of Lot 2 shall be prohibited.*

Response: The Integrated Plot Plan has been updated to include a note prohibiting the future subdivision of Lot 2. The Plat will include a similar note.

21. *The Applicant shall submit a deed restriction, in form satisfactory to the Town Attorney, prohibiting the further subdivision of Lot 2.*

Response: A deed restriction prohibiting the further subdivision of Lot 2 will be submitted to Town Attorney for review.

22. *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 shall demonstrate, to the satisfaction of the Building Department, 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.

23. *Payment of all applicable fees, including any outstanding consulting fees.*

Response: So noted.

24. *The applicant shall furnish the necessary documentation confirming that all taxes assessed against the property have been paid.*

Response: So noted.

25. *The plat shall be referred to the Tax Assessor for review and for the assignment of the new tax lot numbers. The plat shall be revised per the Assessor as required and all new tax lot numbers shall be placed on the subdivision plat.*

Response: The plat will be referred to the Tax Assessor for review and for assignment of new tax lot numbers. All new tax lot numbers will be placed on the subdivision plat.

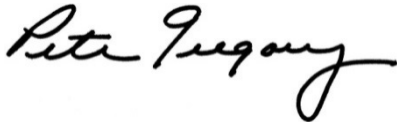
26. *The applicant shall provide approvals from the WCHD for the subdivision, proposed on-site wastewater treatment systems and on-site wells to the satisfaction of the Town Engineer.*

Response: Upon approval from WCHD for the subdivision, the plat will be submitted for review by Town Engineer and Planning Board prior to final signature.

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

Very truly yours,

DTS Provident Design Engineering, LLP

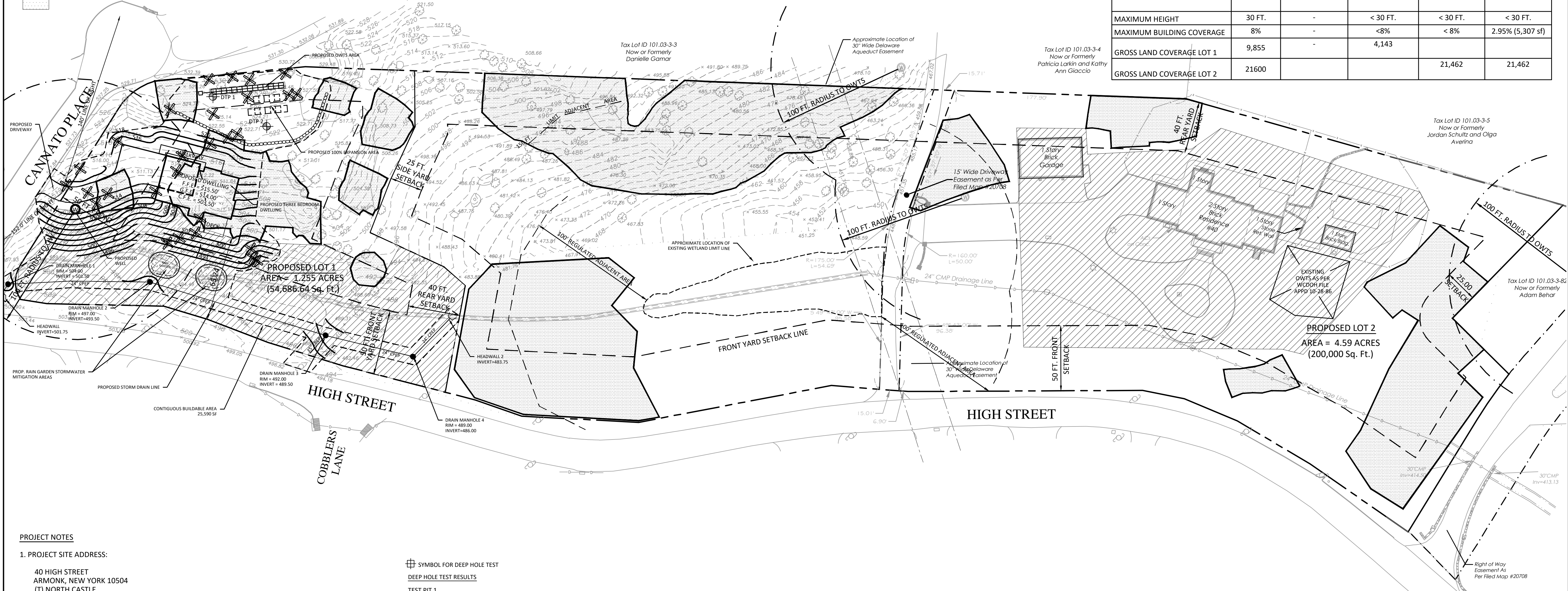
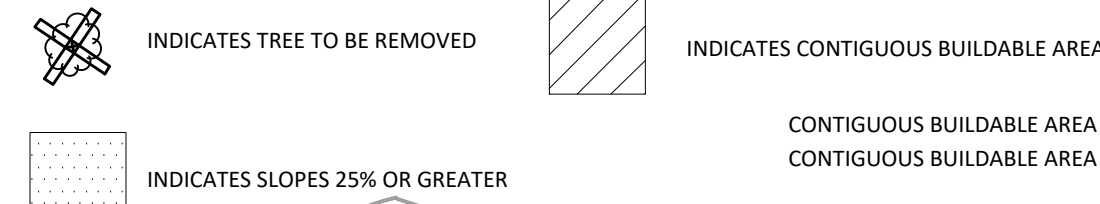


Peter J. Gregory, PE
Senior Associate

GENERAL NOTES

1. THE CONSTRUCTION OF THE PROPOSED DWELLING, DRIVEWAY, WALKWAYS AND DECKS WILL CREATE A TOTAL AREA OF DISTURBANCE OF 28,685 SF.
3. TOTAL AREA OF DISTURBANCE TO TOWN REGULATED STEEP SLOPES IS 5,468 SF.
4. THE PROJECT WILL RESULT IN THE CREATION OF APPROXIMATELY 4,346 SF OF NEW IMPERVIOUS SURFACE.
5. THE PROJECT WILL RESULT IN 28 TREES BEING REMOVED AS A RESULT OF THE CONSTRUCTION RELATED ACTIVITY.

LIMITS OF DISTURBANCE SHALL BE STAKED IN THE FIELD BY A LICENSED LAND SURVEYOR AND CONFIRMED BY THE TOWN OF NORTH CASTLE TOWN ENGINEER AND BUILDING INSPECTOR PRIOR TO COMMENCEMENT OF ANY WORK.



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.	-	50.32 FT.	120.75 FT.	-
SIDE YARD SETBACK	25 FT.	-	63.77 FT.	145.88 FT.	-
REAR YARD SETBACK	40 FT.	-	108.74 FT.	49.55 FT.	-
MAXIMUM HEIGHT	30 FT.	-	< 30 FT.	< 30 FT.	< 30 FT.
MAXIMUM BUILDING COVERAGE	8%	-	< 8%	< 8%	2.95% (5,307 sf)
GROSS LAND COVERAGE LOT 1	9,855	-	4,143	-	-
GROSS LAND COVERAGE LOT 2	21600	-	-	21,462	21,462

NET LOT AREA CALCULATION

CONSTRAINTS - LOT 1

Area of Slopes 25% and Greater	Area (sf)
Area of Wetland (Approx.)	11,262
NET LOT AREA = 54,686.64 - (0.75 x 0) - (0.50 x 11,262)	0
NET LOT AREA = 54,686.64 - (0) - (5,631)	
NET LOT AREA = 49,055.64 = 1.12 AC	

CONSTRAINTS - LOT 2

Area of Slopes 25% and Greater	Area (sf)
Area of Wetland (Approx.)	33,750
NET LOT AREA = 200,000 - (0.75 x 6,480) - (0.50 x 19,450)	6,480
NET LOT AREA = 200,000 - (4,860) - (9,725)	
NET LOT AREA = 185,415.5 = 4.26 AC	

PROJECT NOTES

1. PROJECT SITE ADDRESS:
40 HIGH STREET
ARMONK, NEW YORK 10504
(T) NORTH CASTLE
2. 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
3. WATERSHED BASIN:
INLAND LONG ISLAND SOUND - MIANUS RIVER BASIN

GENERAL NOTES:

1. 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.
2. PROPOSED WELLS MUST BE INSTALLED BY A NYSEDEC REGISTERED WELL DRILLER.
3. PRIOR TO ANY EXCAVATION, ALL UNDERGROUND UTILITIES MUST BE LOCATED. PLEASE CALL 1 (800) 962-7962
4. THERE ARE NO OWTS WITHIN 200' OF THE PROPOSED WELLS UNLESS SHOWN ON THE PLAN.
5. 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.
6. IF FOR ANY REASON THE APPROVED CONSTRUCTION PLAN CAN NOT BE FOLLOWED, A REVISED PLAN MUST BE PREPARED, SUBMITTED, AND APPROVED BY THE WCDOH.
7. THERE ARE NO OTHER KNOWN SOURCES OF CONTAMINATION WITHIN 200' OF THE PROPOSED WELLS.
8. THE MINIMUM WELL YIELD IS 5 GPM; YIELDS LESS THAN 5 GPM MUST BE IMMEDIATELY REPORTED TO THE HEALTH DEPARTMENT.
9. THE PROPERTY SHALL NOT BE SUBJECT TO FURTHER SUBDIVISION. THE FURTHER SUBDIVISION OF LOT 2 IS PROHIBITED. REFER TO FILED DEED RESTRICTION.

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

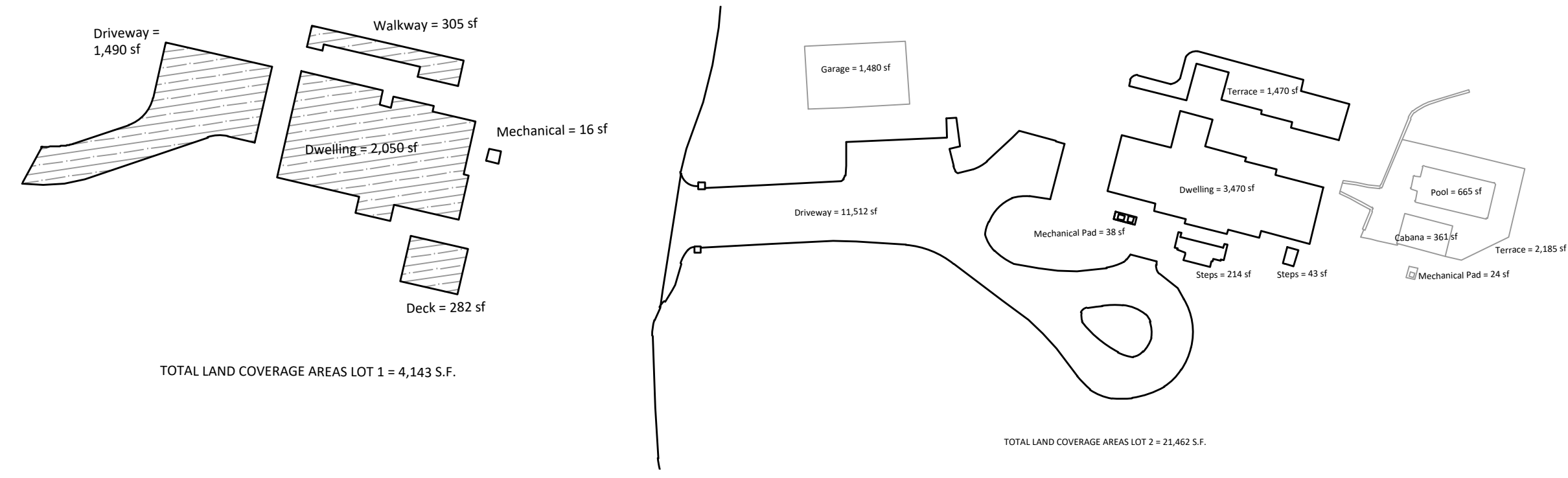
G.L.	FOREST LITTER
0'-12"	ORGANIC
12'-30"	BROWN FINE SANDY LOAM
30'-54"	COARSE GRAY SAND
*54" LEDGE	

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



ONSITE WASTEWATER TREATMENT SYSTEM CHART

LOT No.	LOT AREA (Ac.)	OWTS AREA (S.F.)	TEST PIT DESCRIPTION	SLOPE PERCENT (%)	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	Pumping Required 3'-0" R.O.B. FBI
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

Engineering Plans Reviewed for Conformance to Resolution: _____

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
6	LOT 2 COVERAGE CALCS	01/31/2024
7	ISSUED TO PLANNING BOARD	02/12/2024

Scale: 1" = 30'

Date: 10/20/2022

Drawn By: KMM

Checked By: PJG

Project No.: PJG-26

Sheet No.: 1 of 4

Dwg. No.: C-200

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

Frank and Daria Contacessa
1168 Turnbridge Drive
Jupiter, FL 33458

Christoper & 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
F: 914.428.0017

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**

Seal: STATE OF NEW YORK
PETER J. GREGORY
LICENSED PROFESSIONAL ENGINEER
No. 071226

R:\PROJECTS\19\16\26-40 High Street, Armonk\CADD\SPALC-101 Integrated Plot Plan 24-02-12.dwg



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

GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: 40 High Street Subdivision - Lot 2 Date: 2-12-24

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)): One Time Land Coverage Exception	<u>250</u>
	Distance principal home is beyond minimum front yard setback $70.75 \times 10 =$	<u>708</u>
4.	TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3	<u>21,600</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>0</u> proposed =	<u>11,512</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>727</u> existing + <u>0</u> proposed =	<u>727</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>21,462</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



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

PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

Telephone: (914) 273-3542
Fax: (914) 273-3554
www.northcastleny.com

FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: 40 High Street Subdivision - Lot 2 Date: 2-12-24

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

Floor Area

1.	Total Lot Area (Net Lot Area for Lots Created After 12/13/06):	<u>185,415</u>
2.	Maximum permitted floor area (per Section 355-26.B(4)): 13,607 + (11,175)(0.03)	<u>13,942</u>
3.	Amount of floor area contained within first floor: <u>2,800</u> existing + <u>0</u> proposed =	<u>2,800</u>
4.	Amount of floor area contained within second floor: <u>1,917</u> existing + <u>0</u> proposed =	<u>1,917</u>
5.	Amount of floor area contained within garage: <u>670</u> existing + <u>0</u> proposed =	<u>670</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>2,800</u> existing + <u>0</u> proposed =	<u>2,800</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>1,841</u> existing + <u>0</u> proposed =	<u>1,841</u>
10.	Proposed floor area : Total of Lines 3 – 9 =	<u>10,028</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