

October 24, 2022

[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:

I. INTRODUCTION

This firm represents Frank Contacessa and Daria Contacessa (“Applicant”), prior owners of the property located at 40 High Street (“Property”). The purpose of this letter is to transmit an application for a two-lot subdivision and to request placement on your November 14, 2022 agenda.

II. DESCRIPTION OF SITE AND ZONING

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.

III. PROPOSED SUBDIVISION

As can be seen on the Existing Conditions Plan enclosed herewith, the existing home, pool, and cabana are located on the southern portion of the Property, with the northern portion of the site, adjacent to Cannato Place, being vacant land. The purpose of this application is to subdivide the 5.8 acre Property into two (2) zoning compliant lots. The proposed subdivision is shown on the Integrated Plot Plan (“IPP”), prepared by DTS Provident Design Engineering, dated, October 20, 2022, which is enclosed herewith. As shown on the zoning compliance chart, both proposed lots are fully zoning compliant with the R-1A zoning district minimum yard requirements.

Proposed Lot 1 will be approximately 3.4 acres and will consist of the vacant portion of the Property. The driveway servicing Lot 1 will provide access directly to Cannato

Place via a new curb cut. Proposed Lot 2 will contain the existing home and will be approximately 2.4 acres. As shown on the IPP, access to Lot 2 will be via the existing driveway

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

1. Survey of Property Prepared for Frank and Daria Contacessa, prepared by TC Merritts Land Surveyors, dated January 6, 2006, last revised July 21, 2022;
2. Survey of Property Prepared for Frank and Daria Contacessa, prepared by TC Merritts Land Surveyors (with proposed lot lines), dated January 6, 2006, last revised July 27, 2022;
3. Existing Conditions Plan, prepared by DTS Provident, dated October 20, 2022;
and
4. Integrated Plot Plan, prepared by DTS Provident, dated October 20, 2022.

IV. CONCLUSION

Enclosed herewith, please find a completed Preliminary Subdivision Application and Short Environmental Assessment Form, together with the application fee of \$350.

Please place this matter on the Planning Board's November 14, 2022 agenda for an initial presentation and discussion.

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

Respectfully submitted,

ZARIN & STEINMETZ


Kory Salomone

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



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

Application for Preliminary Subdivision Approval

Application Name

40 High Street - Proposed 2 Lot Subdivision



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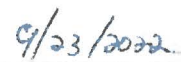
PLANNING BOARD SCHEDULE OF ESCROW ACCOUNT DEPOSITS

<u>Type of Application Deposit*</u>	<u>Amount of Initial Escrow Account</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	\$2,000.00
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	\$3,000.00 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.


Applicant Signature




Date:

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

Name of Property Owner: <u>Christopher Gibaldi and Elvira Gibaldi</u>
Mailing Address: <u>40 High Street, Armonk, New York 10504</u>
Telephone: _____ Fax: _____ e-mail _____
Name of Applicant (if different): <u>Frank Contacessa & Daria Contacessa Tranquilo</u>
Address of Applicant: <u>1168 Turnbridge Drive, Jupiter, FL 33458</u>
Telephone: _____ Fax: _____ e-mail _____
Interest of Applicant, if other than Property Owner: _____
Is the Applicant (if different from the property owner) a Contract Vendee? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If yes, please submit affidavit stating such. If no, application cannot be reviewed by Planning Board
Name of Professional Preparing Site Plan: <u>Peter J. Gregory, P.E. DTS-Provident Design Engineering, LLP</u>
Address: <u>One North Broadway, White Plains, New York 10601</u>
Telephone: <u>914 - 428 - 0010</u> Fax: <u>914 - 428 - 0017</u> e-mail <u>pgregory@dtsprovident.com</u>
Name of Other Professional: <u>Daniel T. Merritts, L.S. TC Merritts Land Surveyors</u>
Address: <u>394 Bedford Road, Pleasantville, New York 10570</u>
Telephone: <u>914 - 769 - 8003</u> Fax: _____ e-mail <u>survey@tcmerritts.com</u>
Name of Attorney (if any): <u>Kory Salomone, Esq. Zarin & Steinmetz, LLP</u>
Address: <u>81 Main Street, White Plains, New York 10601</u>
Telephone: <u>914 - 682 - 7800</u> Fax: _____ e-mail <u>ksalomone@zarin-steinmetz.com</u>

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 of publication and the giving of public notice as required, and further acknowledges that he/she shall be responsible for reimbursing the Town for the cost of professional review services required for this application.

It is further acknowledged by the Applicant that all bills for the expenses of publication and the giving of public notice as well as professional consultant 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.

Signature of Applicant: _____ Date: _____

Signature of Property Owner: CJ Date: 9/23/2022

Must have both signatures

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Signature of Applicant: *[Handwritten Signature]* Date: 9/23/2022

Signature of Property Owner: *[Handwritten Signature]* Date: 9/23/2022

Must have both signatures

II. IDENTIFICATION OF SUBJECT PROPERTY

Property Street Address: 40 High Street, Armonk, New York 10504

Location (in relation to nearest intersecting street):

10 feet (north, south, east or west) of Cannato Place

Abutting Street(s): High Street & Cannato Place

Tax Map Designation (NEW): Section 101.03 Block 3 Lot 28

Tax Map Designation (OLD): Section 2 Block 05 Lot 9.8

Zoning District: R - 1A Total Land Area 5.847 acres

Land Area in North Castle Only (if different) _____

Fire District(s) Armonk School District(s) Byram Hills

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 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) _____ Yes (within 500 feet) _____

The right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway?

No 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 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 Yes (adjacent) _____ Yes (within 500 feet) _____

The boundary of a farm operation located in an agricultural district?

No Yes (adjacent) _____ Yes (within 500 feet) _____

Does the Property Owner or Applicant have an interest in any abutting property?

No Yes _____

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

III. DESCRIPTION OF PROPOSED DEVELOPMENT

Type of Subdivision proposed: Conventional Conservation _____

Total Number of Lots Proposed on Preliminary Subdivision Plat: 2

Total Number of Lots Proposed in North Castle Only (if different): _____

Are any new streets proposed? No Yes _____

Has the center line of each proposed street been staked? No _____ Yes _____ - NA -

If no, please indicate the date by which such center lines will be staked: _____

Have the corners of each proposed lot been identified with appropriate stakes? No _____ Yes

If no, please indicate the date by which such lot corners will be staked: _____

Are any waivers from the provisions of Chapter 355 (Zoning) or Chapter 275 (Subdivision of Land) of the North Castle Town Code requested? No Yes _____

If yes, please specify type: _____

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 Yes _____

(If yes, application for a Development Permit pursuant to Chapter 177 of the North Castle Town Code may also be required)

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

No _____ Yes

(If yes, application for a Tree Removal Prmit pursuant to Chapter 308 of the North Castle Town Code may also be required.)

Town-regulated wetlands? No _____ Yes

(If yes, application for a Town Wetlands Permit pursuant to Chapter 340 of the North Castle Town Code may also be required.)

State-regulated wetlands? No Yes _____

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

IV. SUBMISSION REQUIREMENTS

The preliminary subdivision 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) PDF set of the preliminary subdivision application package in a single PDF file .
- A check for the required application fee and a check for the required Escrow Account, both checks made payable to "Town of North Castle" in the amount specified on the "Schedule of Application Fees."

(continued next page)

V. INFORMATION TO BE INCLUDED ON PRELIMINARY SUBDIVISION PLAT

The following checklist is provided to enable the Applicant to determine if he/she has provided enough information on the preliminary subdivision plat and preliminary construction plans for the Planning Board to review his/her proposal. Applicants are advised to review Chapter 275 of the North Castle Town Code for a complete enumeration of pertinent requirements and standards prior to making application for preliminary subdivision plat approval.

The information required to be shown on the preliminary subdivision plat and the preliminary construction plans may be combined and shown on one plan to be identified as the Integrated Plot Plan. Whether this information is presented on one or two different plans, the application for preliminary subdivision plat 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**.

The information to be included on an Integrated Plot Plan shall include:

- Name of the proposed subdivision or other identifying title and signature block.
- Name and address of the Property Owner and the Applicant (if different).
- Name, address and telephone number of the surveyor, engineer or other legally qualified professional and the seal of the 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 district, school district, special district and municipal boundaries.
- Names of existing streets
- Total acreage of the property to be developed, as well as property boundaries showing dimensions and bearings as determined by a current survey; name and width of existing streets; and lines of existing rights-of-way, reservations, easements and areas dedicated to public uses.
- 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 proposed lots' compliance with those requirements, including lot area, frontage, lot width, lot depth, building coverage, yards and other pertinent requirements.
- Site location map, at a scale of one (1) inch equals eight hundred (800) feet, 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 notations identifying the revisions.
- Existing topographical contours with a vertical interval of two (2) feet or less.

- 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.
- Location of temporary stakes in the field to enable the Planning Board to find and appraise features of the preliminary plat.
- Location of existing use and design of buildings and other structures.
- Location of all other existing site improvements, including pavement, walks, curbing, retaining wall and fences.
- Location and sizes of existing water supply, sanitary sewage disposal, storm water drainage and other utility lines and structures within and nearby the proposed subdivision.
- Location of all existing monuments.
- Proposed arrangement of lots, including identifying numbers and approximate area and dimensions of each.
- w/a Proposed layout of new streets, including sight distance at all proposed road intersections, widths and approximate curve radii, and any proposed rights-of-way, easements, deed restrictions, covenants and/or reservations.
- w/a Location, size and nature of any area proposed to be reserved for park purposes.
- Proposed system for the provision of water supply and fire protection facilities, sanitary sewage disposal facilities, storm water drainage facilities and other utility services.
- w/a Proposed street profiles and cross-sections showing the approximate grade of proposed streets, the relationship of existing grades to proposed grades and the proposed vertical curvature along the center line of all new streets.
- w/a Proposed names for new streets.
- w/a Location of proposed monuments.
- w/a Where the preliminary plat includes only a portion of the Applicant's contiguous holding, the Applicant shall also indicate on a sketch, at a scale of not less than one (1) inch equals two hundred (200) feet, the probable future street system, lot arrangement, and location of park and other reservations for the remaining portion of the tract and topographic data with vertical contour interval of not more than ten (10) feet.
- w/a For all proposed subdivision plans containing land within an area of special flood hazard, the data required to ensure compliance with Chapter 177 of the North Castle Town Code.
- For all proposed subdivision plans involving clearing or removal of trees with a DBH of 8" or greater, the data required to ensure compliance with Chapter 308 of the North Castle Town Code.
- For all proposed subdivision plans involving disturbance to Town-regulated wetlands, the data required to ensure compliance with Chapter 340 of the North Castle Town Code.

Short Environmental Assessment Form

Part 1 - Project Information

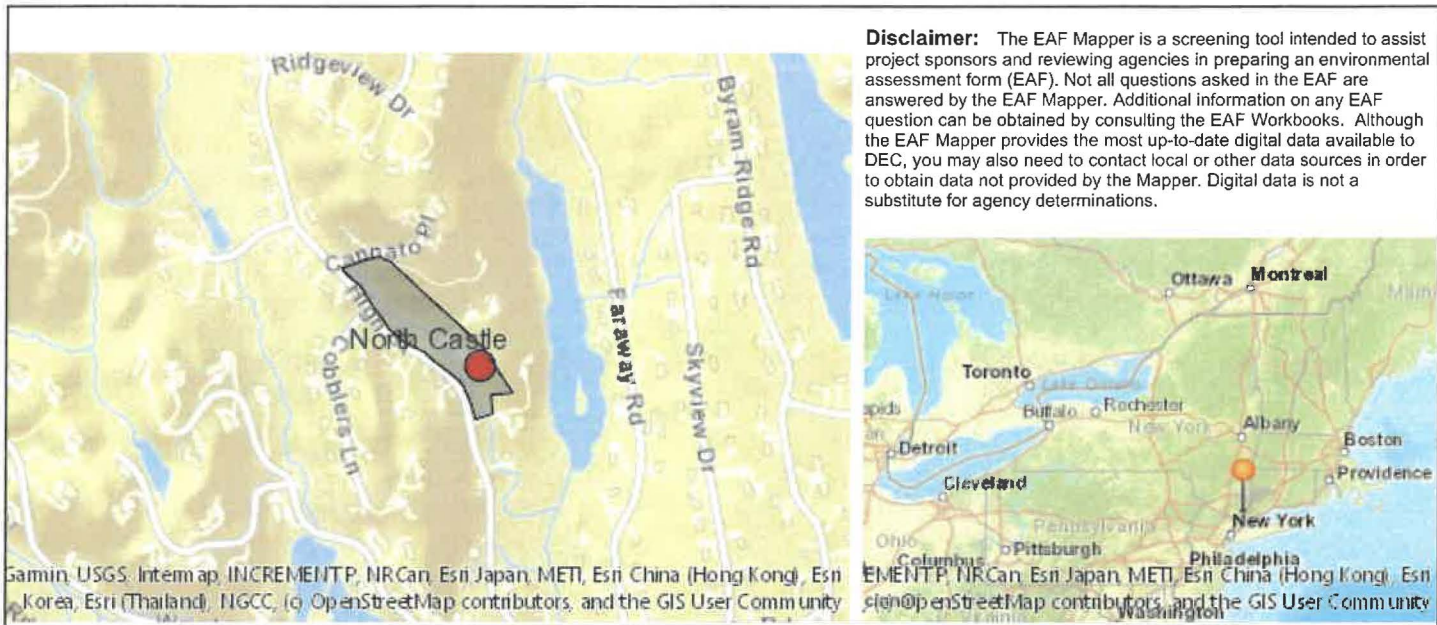
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

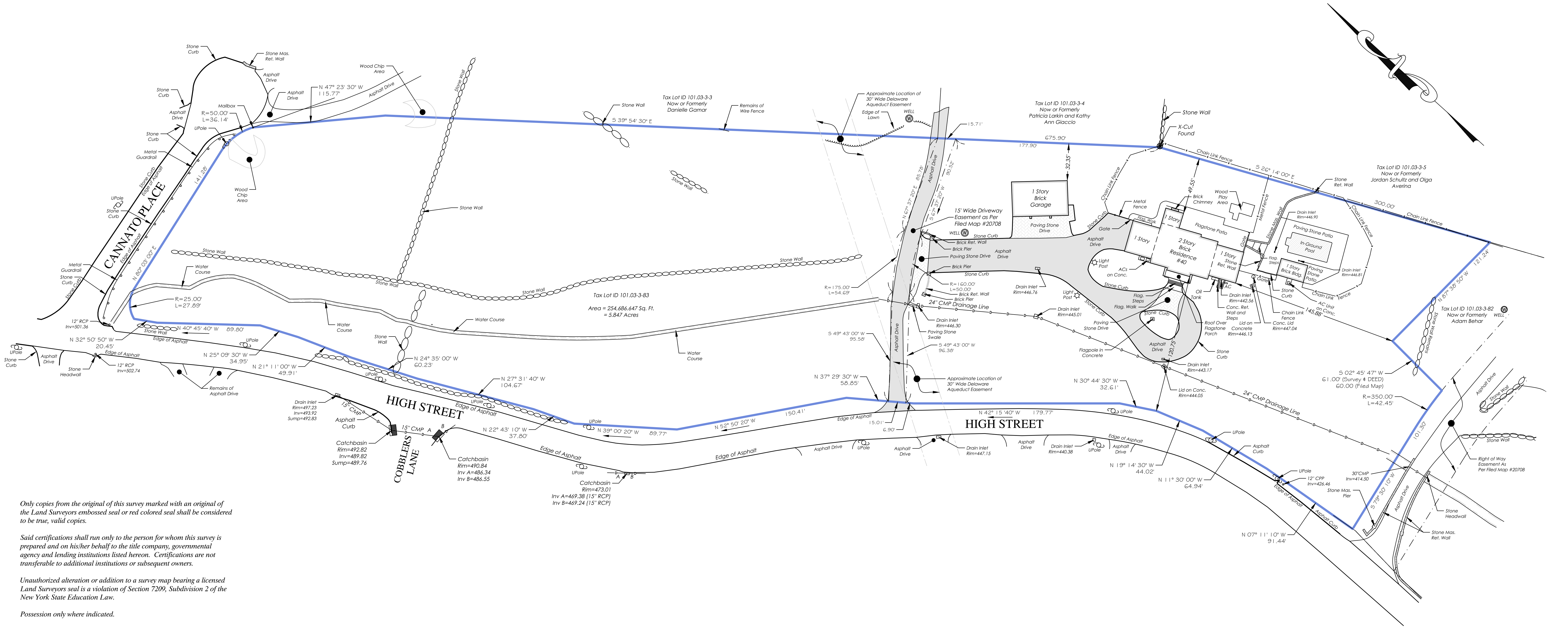
Part 1 – Project and Sponsor Information			
Name of Action or Project: 40 High Street - Proposed 2 Lot Subdivision			
Project Location (describe, and attach a location map): 40 High Street, Armonk, New York			
Brief Description of Proposed Action: The proposed action involves a Two (2) Lot Subdivision which will create one new lot and maintain two zoning compliant lots.			
Name of Applicant or Sponsor: Frank Contacessa		Telephone:	
		E-Mail:	
Address: 40 High Street			
City/PO: Armonk		State: New York	Zip Code: 10504
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		5.847 acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		5.847 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ The proposed action will involve the installation of an individual drilled well to provide potable water to proposed dwelling. _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ The proposed action will involve the construction of an On-Site Wastewater Treatment System to serve proposed dwelling _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



Only copies from the original of this survey marked with an original of the Land Surveyors embossed seal or red colored seal shall be considered to be true, valid copies.

Said certifications shall run only to the person for whom this survey is prepared and on his/her behalf to the title company, governmental agency and lending institutions listed hereon. Certifications are not transferable to additional institutions or subsequent owners.

Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

Possession only where indicated.

Adjacent property lines and easements not surveyed or certified. Access to adjacent rights of way, easements and public or private lands not guaranteed or certified.

Underground utilities shown hereon are approximate and should be verified before excavating. Additional underground utilities are not shown or certified. Encroachments and structures below grade, if any, not shown or certified.

Subject to covenants, easements, restrictions, conditions and agreements of record.

Elevations shown hereon generally in accordance with North American Vertical Datum 88.

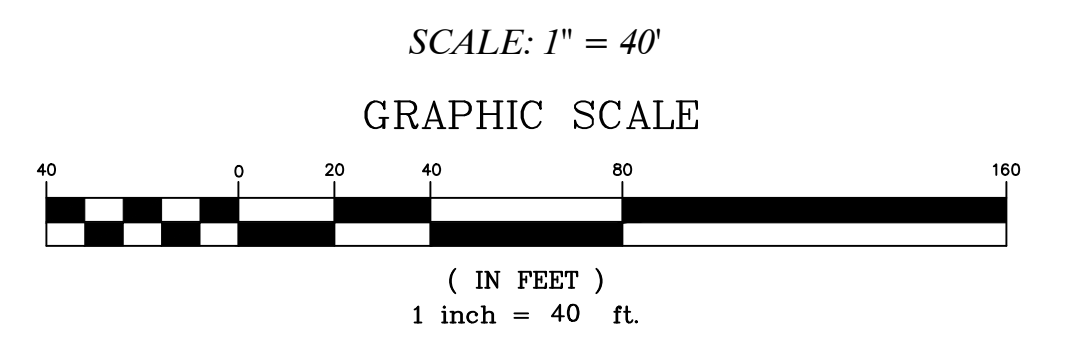
Premises hereon being Lot 8 as shown on a certain map entitled, "Subdivision of Faraway Places, situate in the Town of North Castle, Westchester County, New York." Said map filed in the Westchester County Clerk's Office, Division of Land Records September 9, 1981, as map number 20708.

Surveyed in accordance with Deed Control Number 480950261.

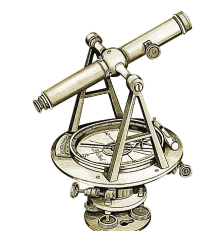
Premises shown hereon designated on the Town of North Castle Tax Maps as: Section 101.03, Block 3, Lot 83.

Property Address: 40 High Street
Amonk, NY 10504

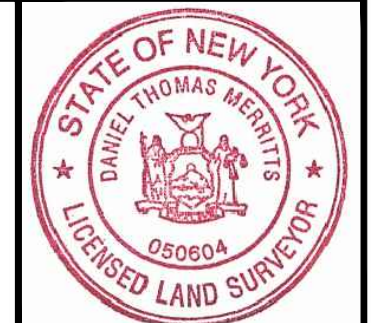
**SURVEY OF PROPERTY
PREPARED FOR
FRANK AND DARIA
CONTACESSA**
SITUATE IN THE
TOWN OF NORTH CASTLE
WESTCHESTER COUNTY, NEW YORK



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ALL RIGHTS RESERVED. UNAUTHORIZED DUPLICATION OR
ELECTRONIC TRANSMISSION WITHOUT PRIOR PERMISSION
IS A VIOLATION OF APPLICABLE LAWS.



TC MERRITTS LAND SURVEYORS
394 BEDFORD ROAD • PLEASANTVILLE • NY 10570
(914) 769-8003 • survey@tcmerriitts.com



Surveyed: January 6, 2006
Map Prepared: January 25, 2006
Map Revised: July 21, 2022

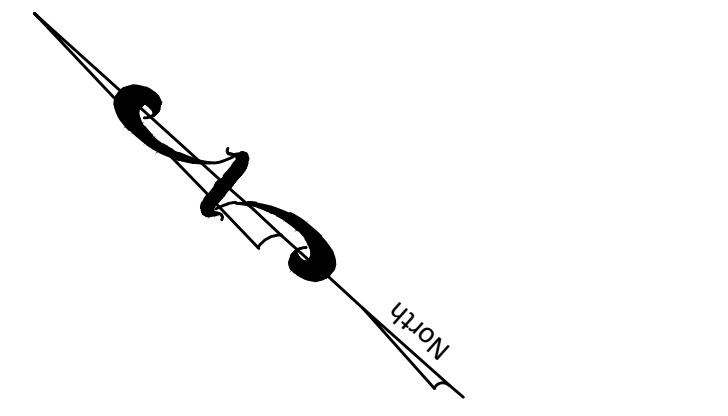
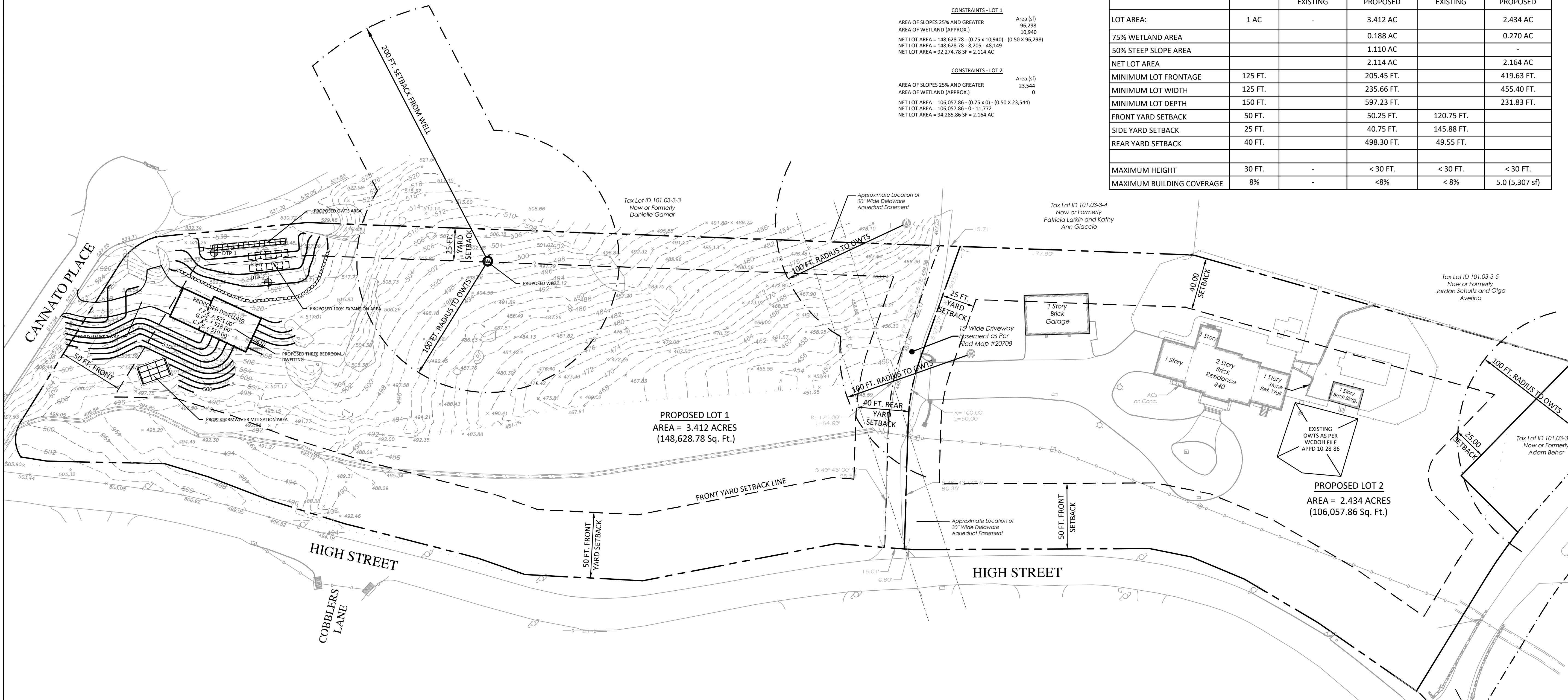
By: *Daniel T. Merritt*
New York State Licensed Land Surveyor No. 050604

Project: 83-018	Reference: 93-058
Field Survey By: TM/FT & CR/MM	Drawn By: DA/BIC
Project Manager: BFC	Checked By: BFC/DM

ZONE: ONE FAMILY RESIDENCE DISTRICT ZONE 'R-1A'					
	PERMITTED /REQUIRED	LOT 1		LOT 2	
		EXISTING	PROPOSED	EXISTING	PROPOSED
LOT AREA:	1 AC	-	3.412 AC	-	2.434 AC
75% WETLAND AREA			0.188 AC		0.270 AC
50% STEEP SLOPE AREA			1.110 AC		-
NET LOT AREA			2.114 AC		2.164 AC
MINIMUM LOT FRONTAGE	125 FT.		205.45 FT.		419.63 FT.
MINIMUM LOT WIDTH	125 FT.		235.66 FT.		455.40 FT.
MINIMUM LOT DEPTH	150 FT.		597.23 FT.		231.83 FT.
FRONT YARD SETBACK	50 FT.		50.25 FT.		120.75 FT.
SIDE YARD SETBACK	25 FT.		40.75 FT.		145.88 FT.
REAR YARD SETBACK	40 FT.		498.30 FT.		49.55 FT.
MAXIMUM HEIGHT	30 FT.		< 30 FT.		< 30 FT.
MAXIMUM BUILDING COVERAGE	8%		< 8%		< 8%
					5.0 (5,307 sf)

CONSTRAINTS - LOT 1
 AREA OF SLOPES 25% AND GREATER Area (sf) 96,298
 AREA OF WETLAND (APPROX.) 10,940
 NET LOT AREA = 148,628.78 - (0.75 x 10,940) - (0.50 x 96,298)
 NET LOT AREA = 148,628.78 - 8,205 - 48,149
 NET LOT AREA = 92,274.78 SF = 2.114 AC

CONSTRAINTS - LOT 2
 AREA OF SLOPES 25% AND GREATER Area (sf) 23,544
 AREA OF WETLAND (APPROX.) 0
 NET LOT AREA = 106,057.86 - (0.75 x 0) - (0.50 x 23,544)
 NET LOT AREA = 106,057.86 - 0 - 11,772
 NET LOT AREA = 94,285.86 SF = 2.164 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
- 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 NYSDEC 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.

SYMBOL FOR DEEP HOLE TEST

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	

SYMBOL FOR PERCOLATION TEST

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 OWTS AREA (%)	PERC. RATE (min/in)	WATER LEVEL (ft)	IMPERV. LAYER (ft)	LENGTH OF FIELDS (ft)	BANK RUN FILL (ft)	CURTAIN DRAIN (ft)	REMARKS
1	2.434										Existing OWTS as per WCDOH File 77NC 18 Approved by WCDOH March 24, 1978
2	3.142	8,000	0'-6" Topsoil 6"-30" Fine Sandy Loam 30'-48" Mod. Compact Fine-Med. Sand	15	7	-	4	220	125	3	650 Pumping Required 3'-0" R.O.B. Fill

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

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

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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

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