

**WALLACE J. TOSCANO A.I.A.  
ARCHITECT**

30 COTSWOLD DR  
NORTH SALEM, NY, 10560  
914 329 1491 CELL  
ARCHWJT36@GMAIL.COM

December 14, 2022

Mr. Adam Kaufman AICP  
Residential Project Review Committee  
Town of North Castle  
17 Bedford Rd.  
Armonk, New York 10504

RE: Weinhoff Residence  
3 Maple Way  
Armonk NY 10504

*Gentlemen*

The following is our responses to your letter of November 1, 2022  
( copy enclosed)

1. We have revised the curb curb cuts complying with current codes. See drawing 25
2. Our landscape plan drawing number 26 has been corrected and shows the location of the trees post to be removed
3. We have moved the building to the north which then increases the dimension between the curb cut of the parking Area so as to allow for larger trees See drawing. 25
- 4 See letter from Dan Sherman our landscape Architect
- 5 The original calculation for floor area ratio were incorrect ,we are resubmitting new information
- 6 We have noted the the proposed building Heights on both main house and the pool house See drawings 5 and 24
- 7 We have added a detail of the pool fence around the perimeter of property on drawings 25 and 27

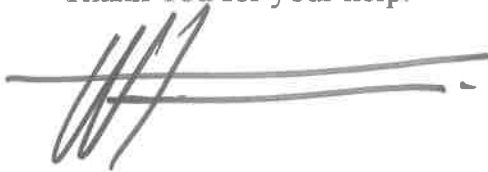
Items 8 through 21 have been answered by Campbell Engineering which is enclosed

12 We are enclosing a report from Evans associates who performed a Wetland evaluation report .According to this report there are no wetlands that are of any concern.

22. A note has been added to drawing 1 regarding the certification of of walls over 4 ft high

23 The plan has been revised so that the curb cut is a maximum of 18 feet wide. See drawing 25

Thank You for your help.

A handwritten signature in black ink, appearing to read 'W. J. Toscano', is written over two horizontal lines that serve as a baseline for the signature.

Wallace J. Toscano AIA



# TOWN OF NORTH CASTLE

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

RESIDENTIAL PROJECT  
REVIEW COMMITTEE  
Adam R. Kaufman AICP, Chair

Telephone: (914) 273-8625  
Fax: (914) 273-3554  
www.northcastlenny.com

## RPRC DETERMINATION LETTER

Project Description: Tear down and new construction.  
Street Location: 3 MAPLE WAY  
Zoning District: R-2A Tax ID: 101.04-2-74 Application No.: 2022-0870  
RPRC DECISION: RPRC - Requires Planning Board  
Date: 11/01/2022

The above referenced application was reviewed by the Residential Project Review Committee (RPRC).

The Committee determined that Planning Board and Architectural Review Board approval of the proposed project is REQUIRED.

The following issues will need to be addressed with the next submission to the Planning Board:

*yo* ~~1~~ The site plan depicts two curbcuts. The site plan shall be revised to eliminate a curb cut. In the alternative, the Planning Board can grant approval for two curb cuts.

*DAN* 2 Two trees are proposed to be removed. The site plan should clearly depict the location of all trees proposed to be removed.

*yo* 3 The proposed house extends from side lot line setback to side lot line setback. This creates a situation where the driveway apron for the side loaded garage is located within a few feet of the side lot line. The area between the side lot line and the driveway apron is not large enough to support large vegetation. It is recommended that the house be reduced in width so that that an adequate planting area can be provided adjacent to the garage.

*DAN* *DAN* 4 A large row of trees is located along the southern property line. It appears that the trees are proposed to remain. However, the construction of the driveway may significantly impact the root system of the trees. The Applicant should describe how those trees would remain.

*yo* 5 The proposed gross floor area on the site exceeds the maximum permitted amount. Specifically, 10,125.2 square feet of gross floor area is permitted and 10,394 square feet is proposed. The size of the house (or pool house) shall be reduced to comply with the Town Code.

*yo* 6 The submitted elevations (including pool house) should depict proposed Building Height and Max. Exterior Wall Height.

7 The site plan should be revised to depict a pool fence and include a pool fence detail

MIKE 8 The site plan shall be revised to depict 200 feet of sight distance at the driveway intersection with Maple Way.

MIKE 9 A portion of the driveway is located over a drainage easement with pipe. The Applicant should describe the pipe and which parties are involved in the easement.

MIKE 10 The Town's GIS depicts hydric soil on this property. The Town Engineer will need to determine whether a wetlands permit would need to be issued for the project. ←

MIKE 11 The site plan should be revised to depict footprint of the existing house and the houses on both sides of the lot. The new house should be placed in relatively the same area as the houses to either side.

MIKE 12 The front half of the lot appears to be located within Sun and Ridgeberry Soils which have been disturbed. The plan proposes the residence, pool, pool house, patio and driveway within the front portion of the lot. A local Wetland Permit may be required. The applicant shall illustrate the local wetland boundary and regulated 100-foot buffer on the plan for verification by the Town Wetland Consultant. Notify the Town Engineer once the wetland boundary has been established in the field.

MIKE 13 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. Provide details of the stormwater mitigation system.

MIKE 14 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.

MIKE 15 Provide rims, inverts and drainage structures within the driveway.

MIKE 16 The plan shall illustrate the connection between the pool equipment and drawdown mitigation practice.

MIKE 17 The plan shall illustrate the footing drain location on the site plan. Include the size, slope and material. Provide discharge location.

MIKE 18 The plan shall illustrate the location of the existing utilities (water service, septic).

MIKE 19 An Existing Conditions Plan should be provided showing the location of the existing residence, driveway, septic, etc. and the existing improvements proposed to be removed.

MIKE 20 The applicant should verify the size, location and condition of the existing Town-owned stormwater system within the property. It appears the system has been relocated outside of the existing easement. A new drainage easement may be required.

MIKE

21 Provide construction details for all proposed improvements, including, but not limited to, driveway, drainage, curbing, walkways, water services, erosion controls, retaining walls, etc.

MIKE

22 The plan shall note that the construction of all walls greater than four (4) feet in height shall be certified by the Design Professional prior to issuance of a Certificate of Occupancy/Completion.

MIKE

23 The plan shall illustrate and note that all driveway curb cuts shall be a maximum of 18 feet wide.

MIKE

24 Provide a copy of the Westchester County Department of Health (WCHD) approval for the proposed on-site wastewater treatment system.

MIKE

25 Please show the utility services to the pool house.

**At this time, you must submit a site plan application to the Planning Board addressing the above issues**

If you would like to further discuss this matter, please do not hesitate to contact the Planning Department.

Adam R. Kaufman, AICP  
Director of Planning

25

BETH @ EAAC - INC .COM  
BETH@EAAC-INC.COM



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

**PLANNING DEPARTMENT**  
**Adam R. Kaufman, AICP**  
 Director of Planning

January 29, 2019  
 Telephone: (914) 273-3542  
 Fax: (914) 273-3554  
[www.northcastleny.com](http://www.northcastleny.com)

**FLOOR AREA CALCULATIONS WORKSHEET**

Application Name or Identifying Title: WEINHOPF RESIDENCE Date: 10.2.22  
 Tax Map Designation or Proposed Lot No.: 101.04-2-74

Floor Area

- |     |   |                 |
|-----|---|-----------------|
| 1.  | Total Lot Area (Net Lot Area for Lots Created After 12/13/06):  | <u>87200</u>    |
| 2.  | Maximum permitted floor area (per Section 355-26.B(4)):   | <u>10,125.2</u> |
| 3.  | Amount of floor area contained within first floor:<br>- <u>    </u> existing + <u>3045</u> proposed =                               | <u>3045</u>     |
| 4.  | Amount of floor area contained within second floor:<br>- <u>  ✓  </u> existing + <u>2900</u> proposed =                             | <u>2900</u>     |
| 5.  | Amount of floor area contained within garage:<br>- <u>  ✓  </u> existing + <u>560</u> proposed =                                    | <u>560</u>      |
| 6.  | Amount of floor area contained within porches capable of being enclosed:<br>- <u>  ✓  </u> existing + <u>695</u> proposed =         | <u>695</u>      |
| 7.  | Amount of floor area contained within basement (if applicable – see definition):<br>- <u>    </u> existing + <u>1716</u> proposed = | <u>1716</u>     |
| 8.  | Amount of floor area contained within attic (if applicable – see definition):<br>- <u>    </u> existing + <u>    </u> proposed =    | <u>    </u>     |
| 9.  | Amount of floor area contained within all accessory buildings:<br>- <u>    </u> existing + <u>600</u> proposed =                    | <u>600</u>      |
| 10. | Proposed floor area: Total of Lines 3 – 9 =   | <u>9516</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.

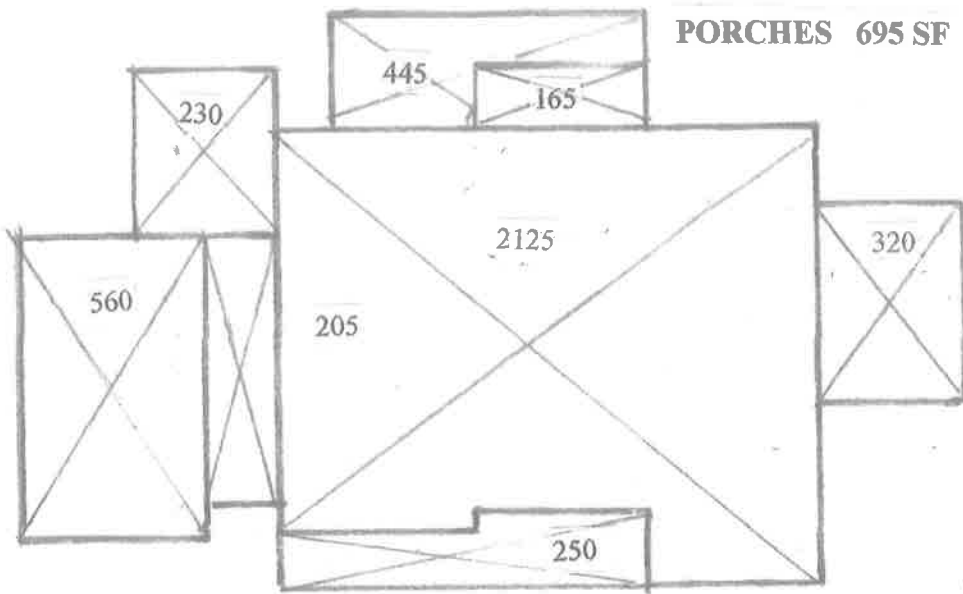
Signature and Seal of Professional Preparing Worksheet



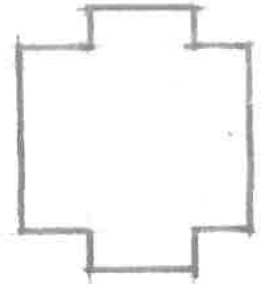
10.2.22  
 Date

#ITEM 5

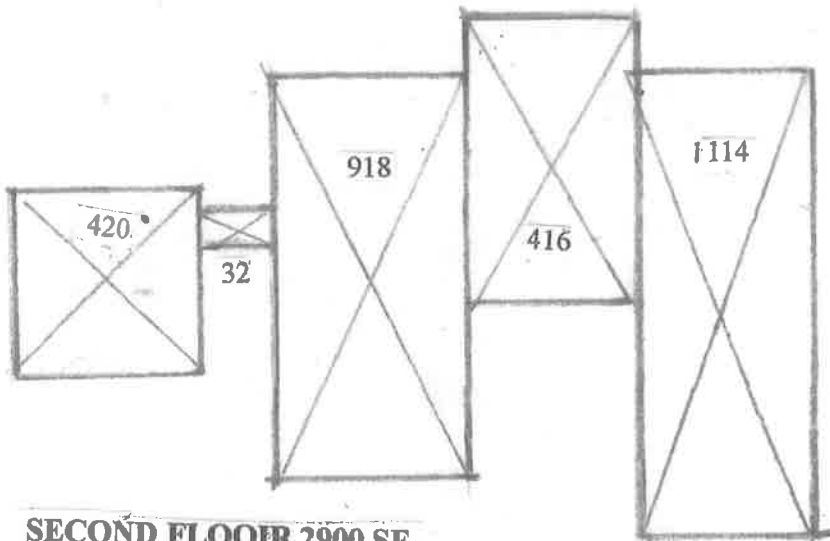
PORCHES 695 SF



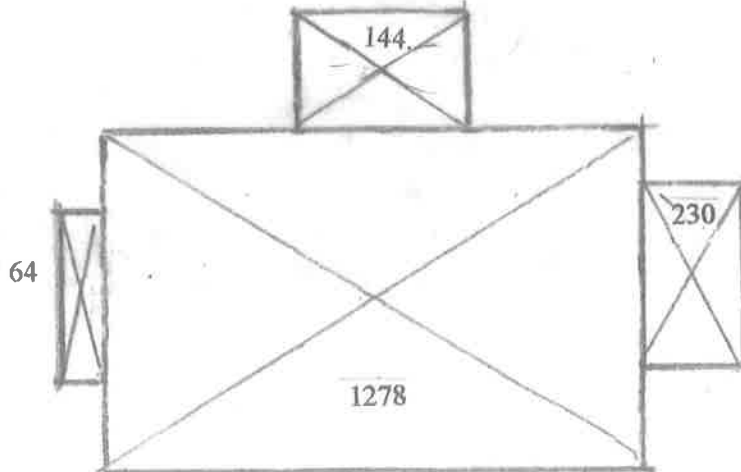
FIRST FLOOR 3045 SF



POOL HOUSE. 600SF.



SECOND FLOOR 2900 SF



BASEMENT 1716 SF

# 1515

# CAMPBELL ENGINEERING PC

## Civil Engineers

Wally these are the items that you wished me to answer.

8. We indicated a 200-foot site line for the proposed driveway.
9. We have no information on the existing easement.
10. The "hydic" soils must be determined by the wetlands person.
11. The plan indicates (D- 3) the location of the houses on either side of the proposed house.
12. By others
13. The details of the proposed collection system is on the drawing D-2. The final information for the 100-year storm can be provided.
14. A test hole in the front yard was witnessed by the Town Engineering Consultant.
15. The plan indicates the rim and inverse for the drainage in the driveway.
16. The pool equipment shall be done by others. The pool draw down will be pumped up to the collection system.
17. The footing drains shall be discharge to the existing 48" drainage pipe.
18. The existing gas and water services are near the location of the proposed gas and water indicated on the drawings. They plan to install new services. (d-1)
19. The existing information is on drawing S-3.
20. From other sources we have determined the old drainage line is 12" and the new drainage line is 48".
21. All the details can be found on drawing D-2.
23. The curb cut is 18' wide and is noted as a maximum.
24. The Westchester County Department of Health approval is presently being completed.
25. Pool utilities shall be provided by others.

5 Schuman Road, 2<sup>nd</sup> floor  
Millwood, New York 10546  
Michael@914engineer.com  
Phone (914)238-3555



# CAMPBELL ENGINEERING PC

## Civil Engineers

Note that we did not have an answer for 10 and 12. And a light answer for 20.  
And no answer for 25.

Call with questions.

Michael

5 Schuman Road, 2<sup>nd</sup> floor  
Millwood, New York 10546  
Michael@914engineer.com  
Phone (914)238-3555

DANIEL SHERMAN  
4 Broadway, Suite 9  
914-824-0999  
[Dan.danshermanlandscape@gmail.com](mailto:Dan.danshermanlandscape@gmail.com)

LANDSCAPE ARCHITECT, P.C.  
Valhalla, NY 10595  
Fax: 914-824-0251  
[www.danshermanlandscape.com](http://www.danshermanlandscape.com)

December 14, 2022

Residential Project Review Committee  
Adam R Kaufman AICP, Chair  
Town of North Castle  
17 Bedford Road  
Armonk, NY 10504

RE 3 Maple Way Landscape Plan  
Response to Review Comments dated 11/01/2022

Adam

This letter accompanies the resubmission of plans responding to review comments.

The landscape related comments were addressed by my office.

*Comment #2. - 'Two trees are proposed to be removed. The site plan should clearly depict the location of all trees proposed to be removed.'*

The trees proposed to be removed are now marked on the plan L-1 dated November 8, with Revision dated December 14<sup>th</sup>, 2022. We have also placed a Tree Removal Schedule block on the upper left part of the plan L-1

*Comment # 4. - 'A large row of trees is located along the southern property line. ...Applicant should describe how those trees would remain.'*

We revised the row of pines and prepared a Plant Care Note that we added to plan L - 1 specifying steps and precautions the contract needs to do to protect the existing trees that are near the driveway relocation.

Respectfully,



Dan Sherman



**Evans** Associates  
Environmental Consulting, Incorporated



## WETLAND EVALUATION REPORT

**DATE:** December 1, 2022

**PROPERTY:** *Weinhoff Property*  
3 Maple Way, Town of North Castle  
Westchester County, New York

**REPORT BY:** Evans Associates Environmental Consulting, Inc.

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### INTRODUCTION

At the request of Greg and Nancy Weinhoff, owners of the above captioned property, a site inspection was made on November 9, 2022 to determine if any portion of the 2.0 acre site contained wetlands as defined in Chapter 340 of the North Castle Code. The site inspection was made by a Certified Professional Wetland Scientist. The weather was sunny, the temperature was 50°F, and the soils were not frozen.

Prior to the site inspection the Web Soil Survey and the Westchester County GIS resource maps were reviewed. Both resource maps showed hydric soils on or near the site, and the Westchester County GIS map also showed a watercourse bisecting the property (see attached). However, review of historic aerial photographs dating back to the late 1940s indicate that the watercourse has been piped through this property, and emerges on the property to the north, at 5 Maple Way.

### EXISTING CONDITIONS

#### *Watercourse*

The watercourse is no longer visible on the subject property, and appears to be a linear feature on the GIS maps, suggesting that it was piped below the surface at some point in the past.

162 Falls Road  
Bethany, CT 06524  
Tel: 203.393.0690

### ***Vegetation***

Vegetation on the property is mostly lawn and landscape plants around the house, although there are mature trees scattered throughout the property, including red maple (*Acer rubrum*), Norway maple (*Acer platanoides*), green ash (*Fraxinus pennsylvanica*), sweet gum (*Liquidambar styraciflua*), pin oak (*Quercus palustris*), and Norway spruce (*Picea abies*). There were no shrubs, and the remainder of the site was maintained as lawn.

### ***Soils***

The soils were evaluated in the center of the lawn area, and were 10 YR 3/2 with faint mottles, which suggest that this area is comprised of remnant hydric soil. Soils in the upland were 10 YR 4/4 to 10YR 6/6.

### ***Hydrology***

The water table was below 18" throughout the site.

### **SUMMARY**

Based on the observed field conditions, it is our professional opinion that there are no regulated wetlands or watercourses on the subject property. However, the piped watercourse does appear to daylight on the property to the north ( 5 Maple Way), and this outlet may be within 100' of the subject property's northern property line (see attached from Westchester County GIS).







































**Looking north from subject property in area of former hydric soil.  
Photo taken 11-9-2022.**

Soil Map—Westchester County, New York  
(3 Maple Way Armonk)



Soil Map—Westchester County, New York  
(3 Maple Way Armonk)

### MAP LEGEND

- |                               |   |                        |   |                       |
|-------------------------------|---|------------------------|---|-----------------------|
| <b>Area of Interest (AOI)</b> |    | Area of Interest (AOI) |  | Spoil Area            |
| <b>Soils</b>                  |    | Soil Map Unit Polygons |  | Stony Spot            |
|                               |    | Soil Map Unit Lines    |  | Very Stony Spot       |
|                               |    | Soil Map Unit Points   |  | Wet Spot              |
| <b>Special Point Features</b> |   |                        |  | Other                 |
|                               |    | Blowout                |  | Special Line Features |
|                               |    | Borrow Pit             | <b>Water Features</b>   |                       |
|                               |    | Clay Spot              |  | Streams and Canals    |
|                               |    | Closed Depression      | <b>Transportation</b>   |                       |
|                               |    | Gravel Pit             |  | Rails                 |
|                               |    | Gravelly Spot          |  | Interstate Highways   |
|                               |    | Landfill               |  | US Routes             |
|                               |    | Lava Flow              |  | Major Roads           |
|                               |    | Marsh or Swamp         |  | Local Roads           |
|                               |    | Mine or Quarry         | <b>Background</b>   |                       |
|                               |   | Miscellaneous Water    |  | Aerial Photography    |
|                               |  | Perennial Water        |   |                       |
|                               |  | Rock Outcrop           |   |                       |
|                               |  | Saline Spot            |   |                       |
|                               |  | Sandy Spot             |   |                       |
|                               |  | Severely Eroded Spot   |   |                       |
|                               |  | Sinkhole               |   |                       |
|                               |  | Slide or Slip          |   |                       |
|                               |  | Sodic Spot             |   |                       |

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Westchester County, New York  
Survey Area Data: Version 18, Sep 10, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

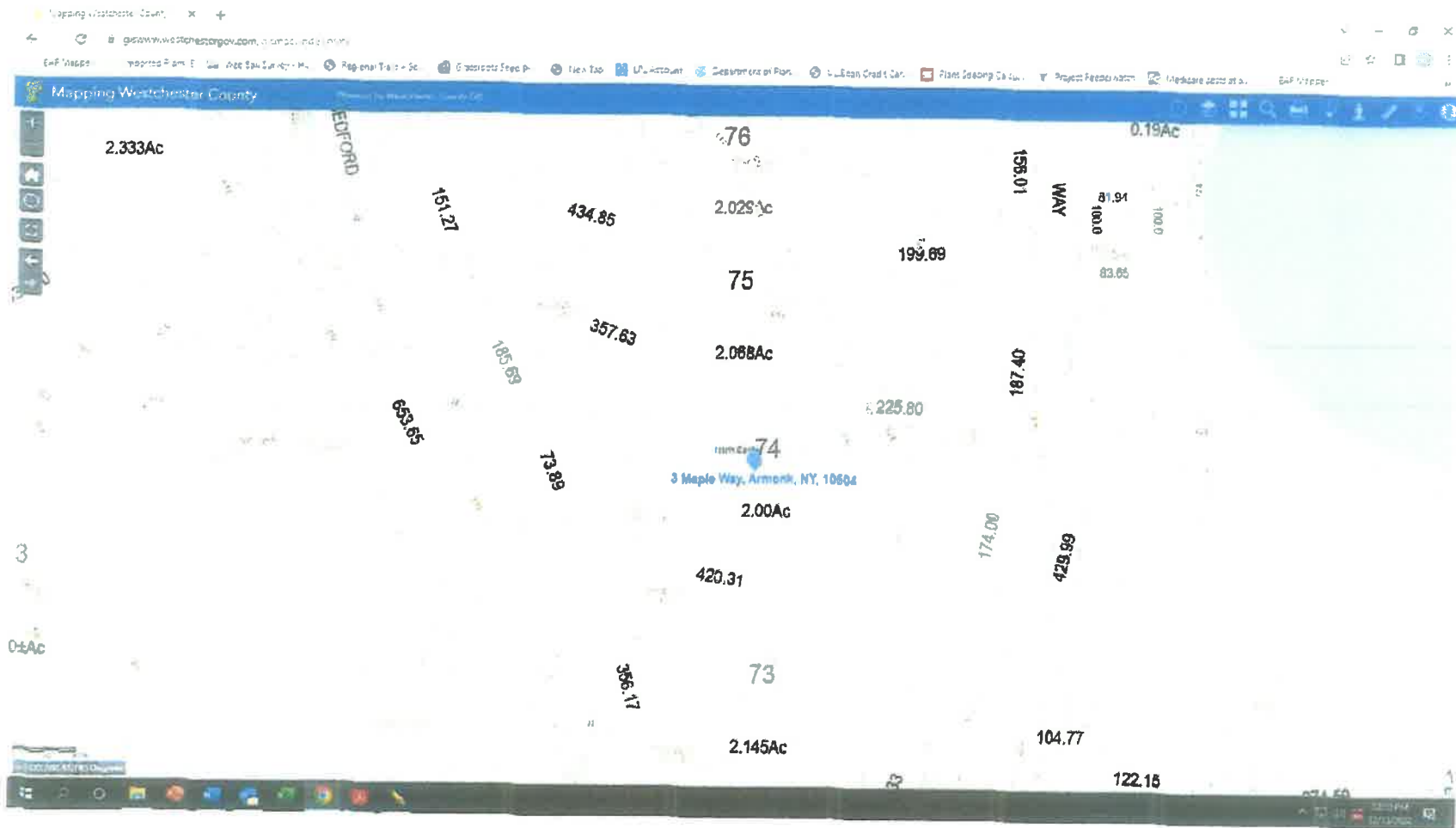
Date(s) aerial images were photographed: Oct 4, 2020—Oct 31, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



### Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
Ce	Catden muck, 0 to 2 percent slopes	1.3	2.3%
CrC	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	11.2	19.9%
CaD	Chatfield-Charlton complex, 15 to 35 percent slopes, very rocky	1.0	1.8%
PnB	Paxton fine sandy loam, 3 to 8 percent slopes	11.9	21.0%
PnC	Paxton fine sandy loam, 8 to 15 percent slopes	6.0	10.7%
RdB	Ridgebury complex, 3 to 8 percent slopes	7.7	13.6%
Sh	Sun loam	2.8	4.9%
Uc	Udorthents, wet substratum	1.7	2.9%
W	Water	12.8	22.5%
WdB	Woodbridge loam, 3 to 8 percent slopes	0.2	0.3%
<b>Totals for Area of Interest</b>		<b>56.6</b>	<b>100.0%</b>



Source: Westchester County GIS <https://giswww.westchestergov.com/gismap/index.html>





**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)

## Application for Site Development Plan Approval

Application Name

WEINHOF RESIDENCE

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

Name of Property Owner: DR & MRS. G. WEINHOF  
Mailing Address: 5 MAPLE WAY  
Telephone: 914-882-7892 Fax: - GREG@WEINHOF.NY

Name of Applicant (if different): WALLACE J. TOSCANO  
Address of Applicant: 30 COTSWOLD DR, N. SALEM, NY  
Telephone: 914-329-1491 Fax: - ARCHWJT36@GMAIL.COM

Interest of Applicant, if other than Property Owner: ARCHITECT

Is the Applicant (if different from the property owner) a Contract Vendee?

Yes

No

If yes, please submit affidavit stating such. If no, application cannot be reviewed by Planning Board

Name of Professional Preparing Site Plan: WALLACE J. TOSCANO  
Address: 30 COTSWOLD DR, N. SALEM, NY  
Telephone: 914-329-1491 Fax: - ARCHWJT36@GMAIL.COM

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.

Signature of Applicant: Walter D. [Signature] Date: 1.11.23  
Signature of Property Owner: [Signature] Date: 1.10.23

MUST HAVE BOTH SIGNATURES

II. IDENTIFICATION OF SUBJECT PROPERTY

Street Address: 3 MIDDLE WAT

Location (in relation to nearest intersecting street):  
1000 feet (north, south, east or west) of WINDMILL RD

Abutting Street(s): -

Tax Map Designation (NEW): Section 101.04 Block 2 Lot 74

Tax Map Designation (OLD): Section - Block - Lot -

Zoning District: 2A Total Land Area 87,200 sq ft

Land Area in North Castle Only (if different) -

Fire District(s) ARMONIC School District(s) ARMONIC

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**

Proposed Use: RESIDENTIAL

Gross Floor Area: Existing — S.F. Proposed 8366 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: \_\_\_\_\_

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

Number of Loading Spaces: Existing — 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 \_\_\_\_\_ 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 Permit 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.)

## V. 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:**

- Location of existing use and design of buildings, identifying first floor elevation, and other structures.
- Location of existing parking and truck loading areas, with access and egress drives thereto.
- 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.
- Location of all other existing site improvements, including pavement, walks, curbing, retaining walls and fences.
- Location, size and design of existing signs.
- Location, type, direction, power and time of use of existing outdoor lighting.
- Location of existing outdoor storage, if any.
- 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*.

**Proposed Development Data:**

- Proposed location of lots, streets, and public areas, and property to be affected by proposed easements, deed restrictions and covenants.
- Proposed location, use and architectural design of all buildings, including proposed floor elevations and the proposed division of buildings into units of separate occupancy.
- Proposed means of vehicular and pedestrian access to and egress from the site onto adjacent streets.
- Proposed sight distance at all points of vehicular access.
- Proposed number of employees for which buildings are designed
- 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.
- 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*.
- 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.

- 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.
- Location, size and design of all proposed signs.
- Location, type, direction, power and time of use of proposed outdoor lighting.
- Location and design of proposed outdoor garbage enclosure.
- Location of proposed outdoor storage, if any.
- Location of proposed landscaping and buffer screening areas, including the type (scientific and common names), size and amount of plantings.
- Type of power to be used for any manufacturing
- Type of wastes or by-products to be produced and disposal method
- In multi-family districts, floor plans, elevations and cross sections
- The proposed location, size, design and use of all temporary structures and storage areas to be used during the course of construction.
- Proposed grade elevations, clearly indicating how such grades will meet existing grades of adjacent properties or the street.
- Proposed soil erosion and sedimentation control measures.
- For all proposed site development 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 site development 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 site development 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

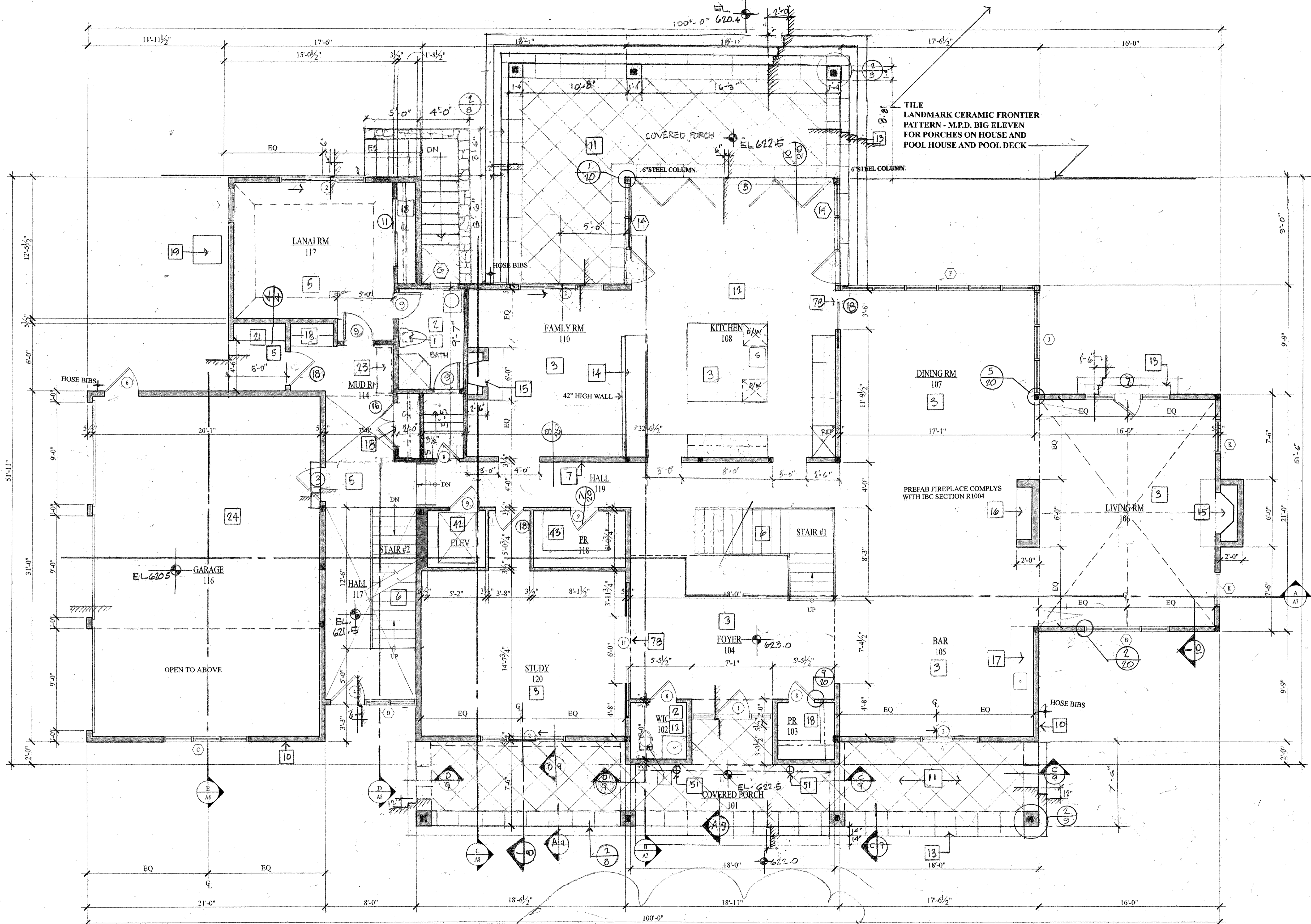
**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

<b>Part 1 - Project and Sponsor Information</b>							
Name of Action or Project: <b>WEINHOPF RESIDENCE</b>							
Project Location (describe, and attach a location map): <b>3 MAPLE WAY</b>							
Brief Description of Proposed Action: <b>NEW 2 STORY RESIDENCE</b>							
Name of Applicant or Sponsor: <b>WALDOF J. TOSCONO AIA</b>		Telephone: <b>914-329-1491</b>					
Address: <b>30 COTSWOLD DR</b>							
City/PO: <b>N. SALEM</b>		State: <b>NY</b>	Zip Code: <b>10560</b>				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		<u>1.8</u> acres					
b. Total acreage to be physically disturbed?		<u>1.0</u> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>1.8</u> acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<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							

	NO	YES	N/A
5. Is the proposed action, 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?	<input type="checkbox"/>	<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? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (run off and storm drains)? If Yes, briefly describe: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>MALACE J. TOSCANO</u> Date: <u>1-11-23</u></p> <p>Signature: <u></u></p>		



**1 1ST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

ALL WALLS OVER 4 FEET IN HEIGHT SHALL BE CERTIFIED BY THE ARCHITECT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY / COMPLETION

Table R301.2(1)  
Climatic and Geographic Criteria

Manual J Design Criteria

Elevation	Latitude	Winter Heating	Summer Cooling	Albedo Correction Factor	Indoor Design Temperature	Design Temperature Cooling	Heating Temperature Difference
242	43 8' 11"	22	87	None	72	75	60
Cooling Temperature Difference	Wind Velocity Heating	Wind Velocity Cooling	Coincident Wet Bulb	Daily Range	Winter Humidity	Summer Humidity	
225			72	M			

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY 1	SUBJECT TO DAMAGE FROM WEATHERING		WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED	TOPOGRAPHIC EFFECTS		WEATHERING	FROST LINE DEPTH					
30	35.5	No	B	Severe	42"	Very Heavy	30	Yes	1500 or less	50

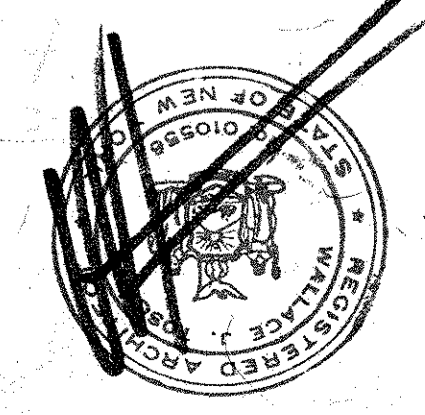
- 1 PANASONIC EXHAUST FAN FV-08VQ3 80 CFM
- 2 ALL BATHROOM FIXTURES AND FLOOR AND WALL FINISHES BY OWNER
- 3 WOOD PARQUET FLOOR BY OWNER TO DETERMINE PATTERN AND FINISH
- 4 CARPET BY OWNER OVER PLYWOOD
- 5 TILE FLOOR BY OWNER
- 6 SEE SHEET 9 FOR RETAILS
- 7 INTERIOR WALLS 2 X 4 - 16" OC WITH 1/2" SOUND INSULATE AT ALL BEDROOM BATHROOM AND POWDER ROOM WALLS
- 8 TRAY CEILING
- 9 SLIDING DOOR
- 10 ALL EXTERIOR WALLS 2 X 6 - 16" OC FULL FOAM INSULATION 1/2" D W 3/4" PLYWOOD MARINE GRADE WITH BUILDING PAPER OVER FIRST FLOOR - HARDIE BOARD 1 X 6 SMOOTH LAP SIDING - NAVAJO BEIGE SECOND FLOOR - HARDIE BOARD BOARD AND BATTEN 16" OC BATTENS CUT DOWN TO 1 X 2 PAINT CUT EDGE COLOR FOR CUT EDGE TO BE NAVAJO BEIGE
- 11 TILE FLOOR 18 X 18 \*\*\*\*\*
- 12 ALL APP. TILE, CABINETS AND EQUIPMENT BY OWNER
- 13 STEPS 14" WIDE. SEE DETAIL
- 14 CABINET BY OWNER
- 15 WOOD BURNING FIREPLACE - WOODLAND DIRECT MAJESTIC BILTMORE 42" WIDE FAMILY ROOM 36" WIDE
- 16 GAS FIREPLACE BY OWNER
- 17 BAR BY OWNER
- 18 CLOTH POLE AND SHELF
- 19 CONDENSER PAD 42 X 42 - 6" CONC WITH 4 #5 BARS EACH WAY
- 20 SKYLIGHT SEE DETAIL SHEET 6A
- 21 SEE DETAIL FOR BENCH SHELF
- 22 KITCHENETTE BY OWNER
- 23 CABINET BY OWNER
- 24 6" CONC SLAB W 4 X 4 WWF ON 6" GRAVEL ON COMPACTED FILL - SLOPE SLAB
- 25 FLAT ROOF BELOW
- 26 RAILING###
- 27 4 RISER UP
- 28 ACCESS PANEL TO ATTIC 42" X 30"
- 29 SHELF
- 30 WASHER/DRYER BY OWNER
- 31 FLOOD SAVER PAN WM-P27
- 32 RAILING SEE DETAIL SHIT 9
- 33 FUR OUT WALL 2 X 4 - 16" OC, 1/2 DW
- 34 SHELF
- 35 ROOF BUILT UP ROOFING SLOPE 1/4" PER FOOT
- 36 ADJUSTABLE LOUVERS BY "KE DRY A" CONTACT GREGORY SAHAGIAN & SON 914 949 9877
- 37 5/8" FIRE PROOF DRY WALL
- 38 FLOORING BY OWNER
- 39 WINE CELLAR SHELVING BY OWNER
- 40 CARPETING BY OWNER
- 41 FIRE DOOR
- 42 GEOTHERMAL SYSTEM BY OWNER
- 43 SEE SPECS FOR ELEVATOR
- 44 CLOTH POLE AND SHELF
- 45 STONE PLYTH-2" CT THIN ASHLAR BY BEDFORD STONE BEDFORD HILLS NY 914-666-6404
- 46 DETAIL SHEET
- 47 STANDING SEEM METAL ROOF GUN METAL FINISH
- 48 FIREPLACE FLUE
- 49 GAS FIREPLACE BY MAJESTIC MARQUIS SERIES 42" WIDE STAIRS 178@7 1/4 16T @ 12" OAK STAINED HANDRAIL BY PROMENAIID-SILVER RAIL AND BRACKET WITH ADA RETURN 888 992 4943
- 50 GAS LANTERNS BY OWNER
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- 53 2 X 4 STUDS 16" OC FOAM INSULATION, WD DRY WALL - HARDIE BOARD - BOARD AND BATTEN SEE NOTE 10 REGARDING CUTTING BATTENS DOWN TO 1 X 2
- 54 EDGE OF ROOF OVER HANG
- 55 TYPICAL COLUMN SEE DETAIL
- 56 CUSTOM BACK BAR SEE DETAILS
- 57 CUSTOM BAR SEE DETAILS
- 58 STONE FLOOR OVER 4" CONC SLAB 1/4 X 4 WWF ON COMPACTED FILL
- 59 RIDGE OF ROOF ABOVE
- 60 ADJUSTABLE SHELF
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- 67 WOOD BURNING FIRE PLACE DIRECT MAJESTIC BILTMORE 42" WIDE THE BEAMS BEYOND
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- 70 CHIMNEY CAP SAME AS MAIN HOUSE
- 71 2 X 10 TIE BEAMS
- 72 2 X 10 16" OC WITH 1 X 4 SQUARE CUT CEDAR SIDING - JOIST HANGERS THRU OUT
- 73 EXHAUST FAN PANASONIC FV08 VQ2
- 74 ALL FIXTURES SBO-IBC
- 75 SLIDING DOOR HARDWARE BY "JOHNSON" SERIES 2060 SC
- 76 OUT DOOR SHOWER PLUMBING - FIXTURES SELECTED BY OWNER - WALLS TO MATCH SIDING ON BUILDING CONC PAD WITH DRAIN

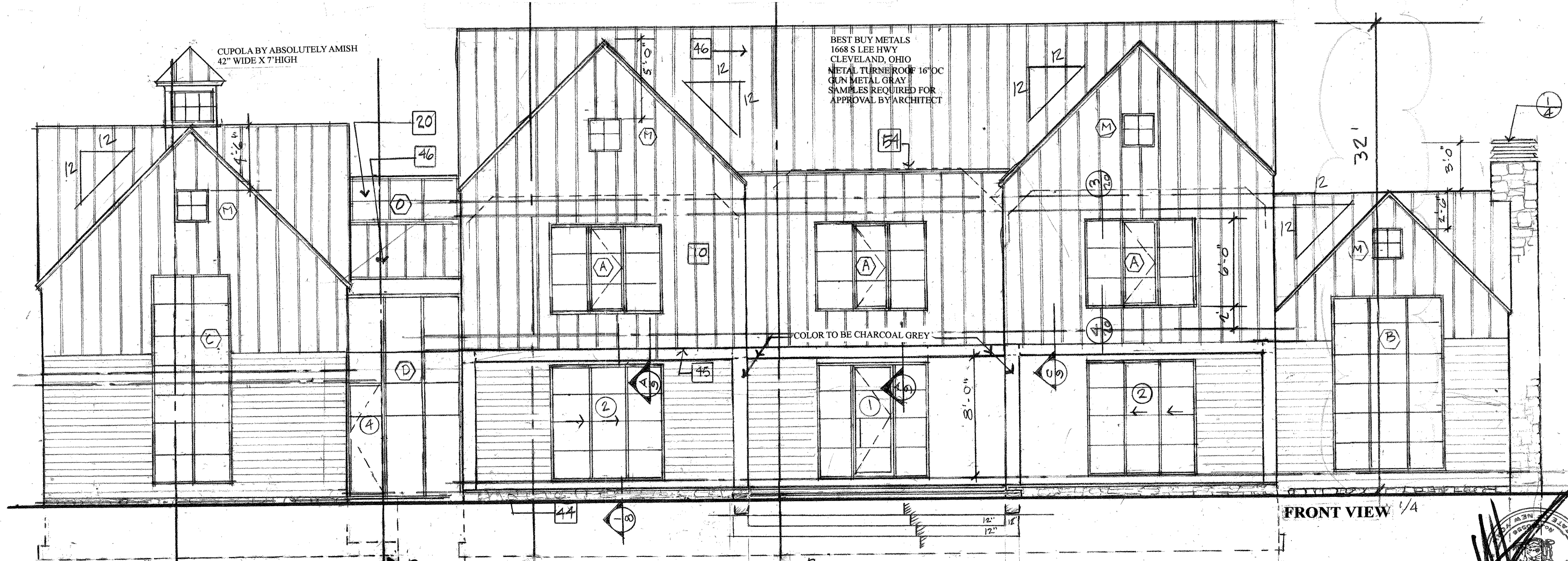
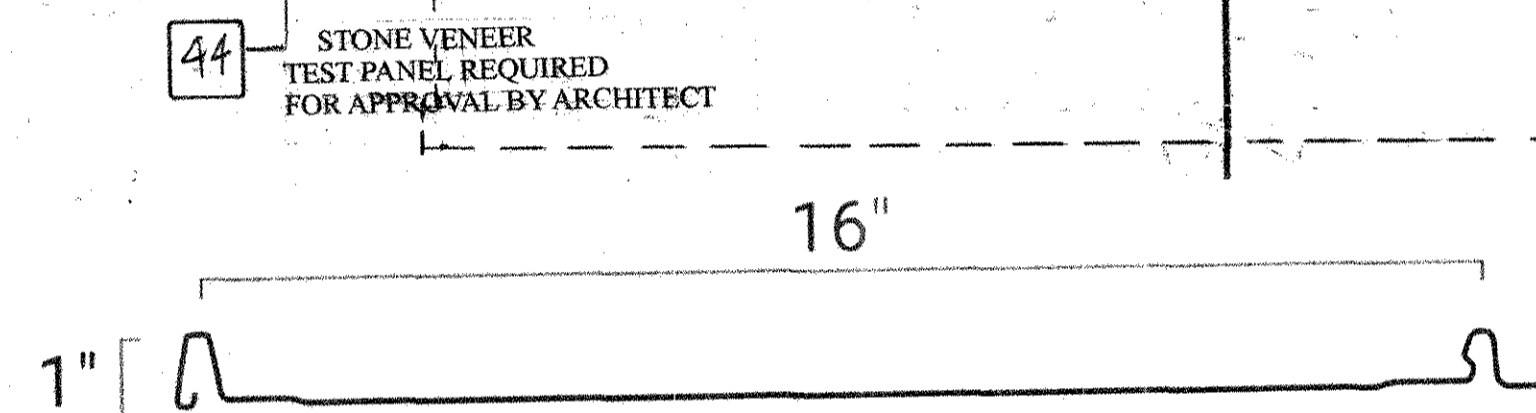
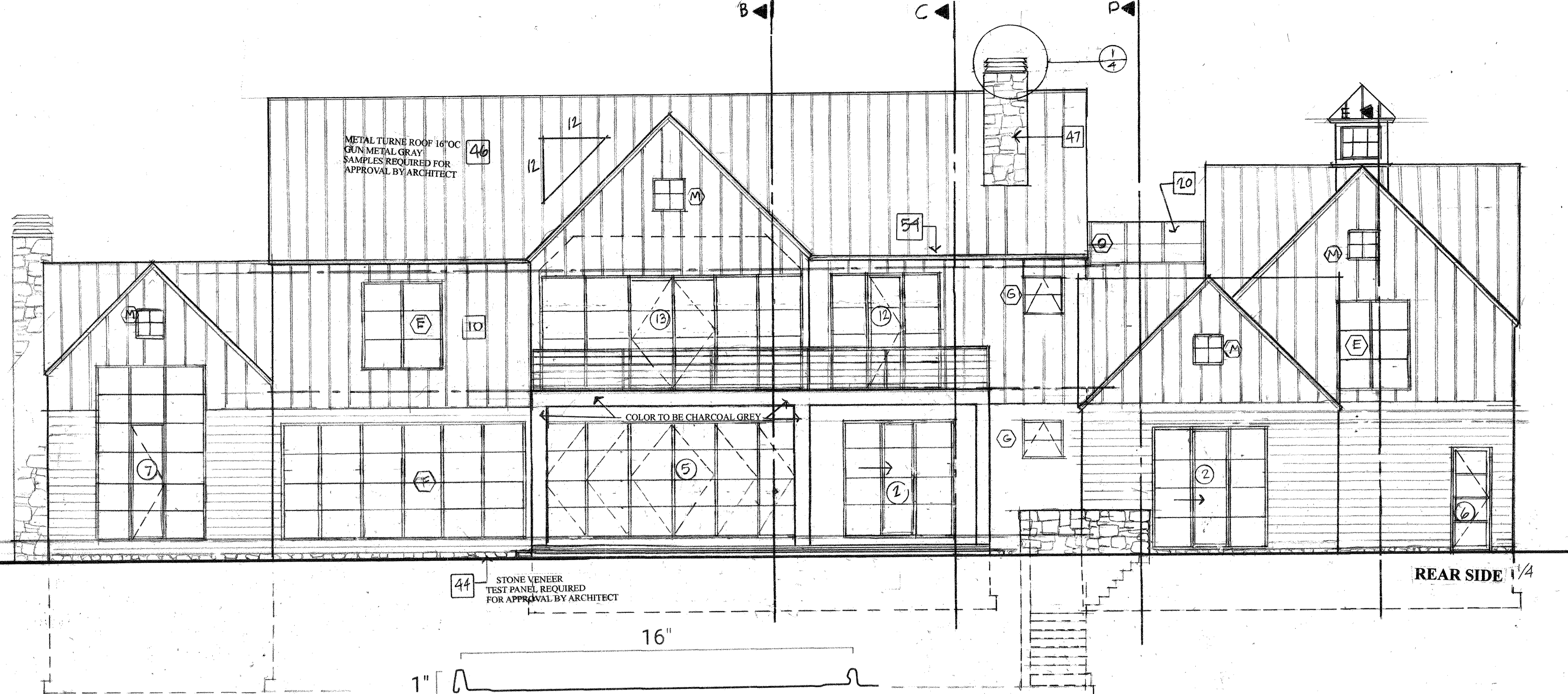
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WALLACE J. TOSCANO A.I.A.  
ARCHITECT

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NORTH SALEM, NY, 10560  
914-929-1491 CELL  
ARCHWJTS36@GMAIL.COM

**FIRST FLOOR**  
REVISED 12-16-22





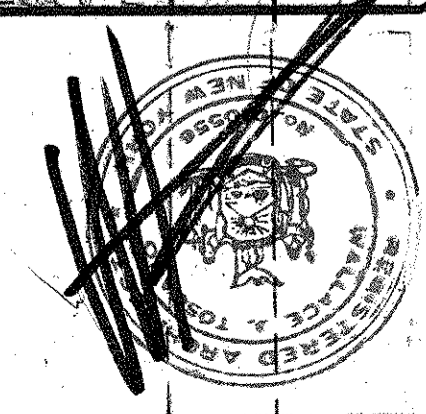
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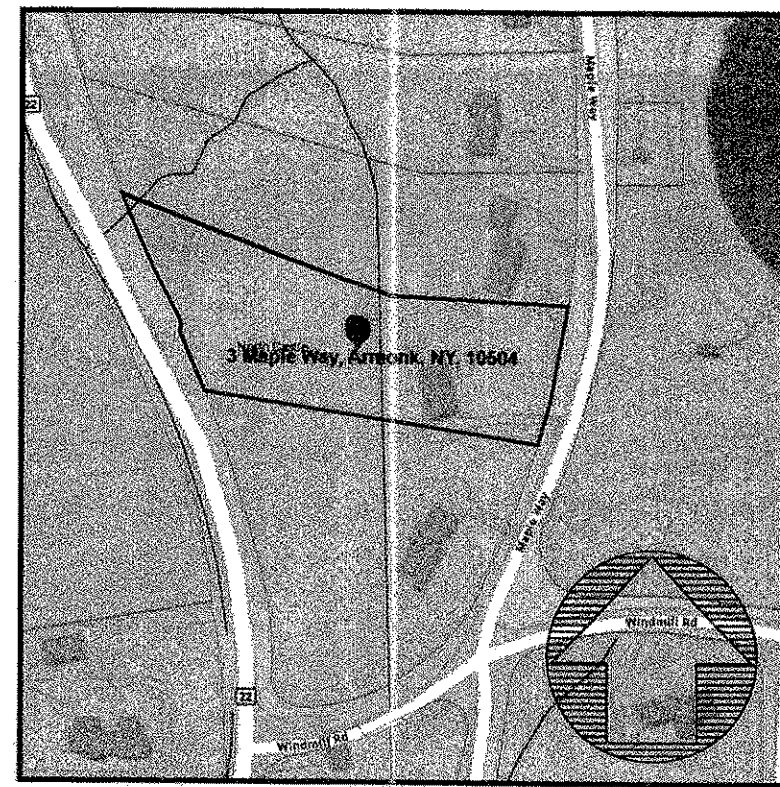
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FRONT VIEW  
REAR SIDE  
REVISED 12.16.22







LOCATION MAP  
N.T.S.

LEGEND:

- Existing Contours
- Proposed Contours

SOIL LEGEND

- Soil boundary

CrC : Charlton-Chatfield complex, hilly, very rocky  
 PnB : Paxton fine sandy loam, 2 to 8 percent slopes  
 PnC : Paxton fine sandy loam, 8 to 15 percent slopes  
 RdB : Ridgebury loam, 3 to 8 percent slopes  
 Sh : Sun loam

SEPTIC SYSTEM NOTES:

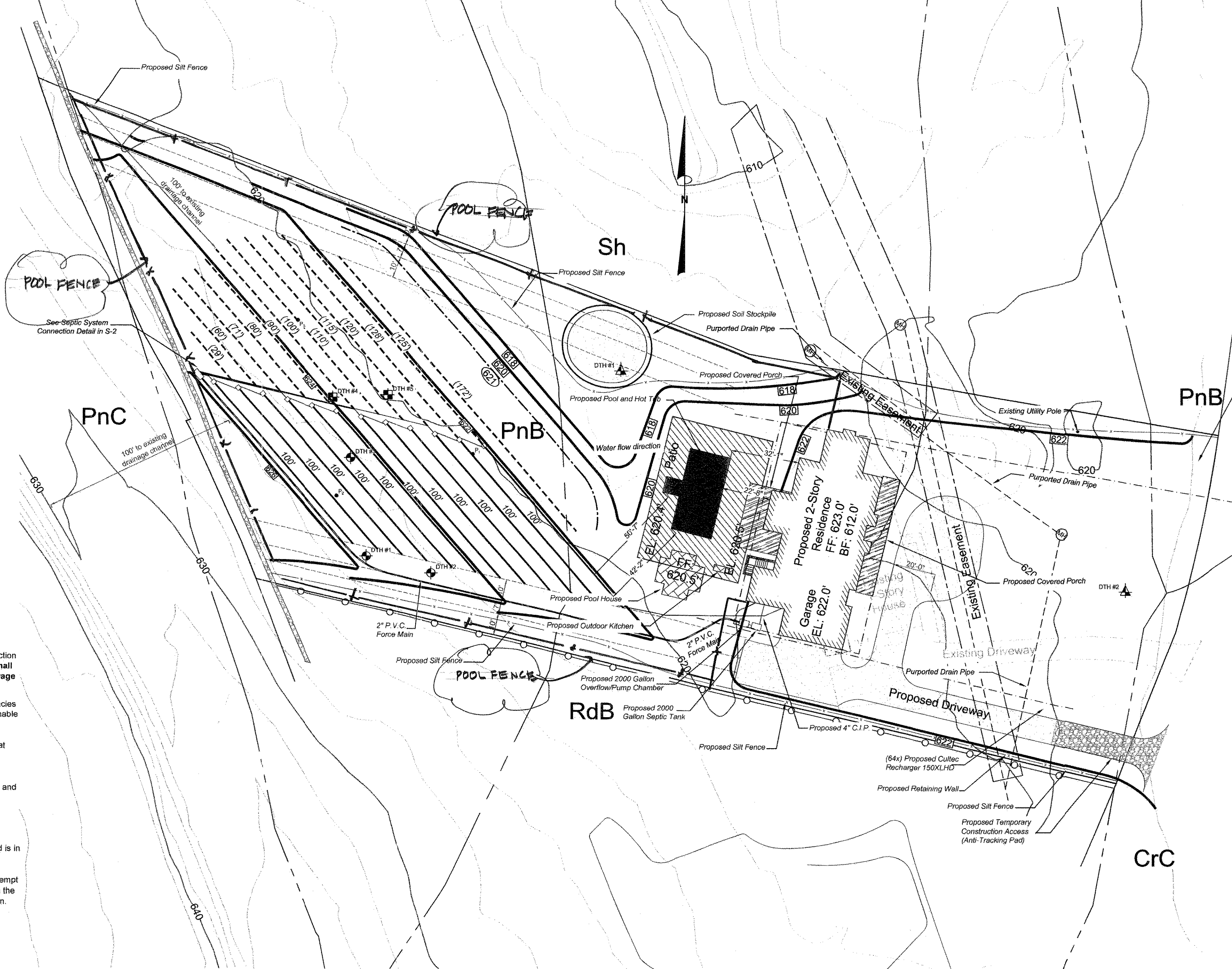
- 6-Bedroom residential system
- 1,200 L.F. of 24" trench
- Minimum 7' O.C.
- 2,000 gallon septic tank
- 2' Bankrun fill required, based on Deep Test Results (DTH)
- 13 Junction boxes (J.B.) with end caps
- Design Flow: 660 gallons per day (G.P.D.)
- Slope at OWTS Area: 5% (Average)
- Watershed Designation: Long Island Sound (not NYC)
- Area of Disturbance (Approximate Total): 76,611.3 sq. ft. (1.76 Ac) ±

PERCOLATION TEST RESULTS (minutes/inch)	
Septic System	
P <sub>1</sub>	42.0
P <sub>2</sub>	30.0
P <sub>3</sub>	42.0

GENERAL NOTES:

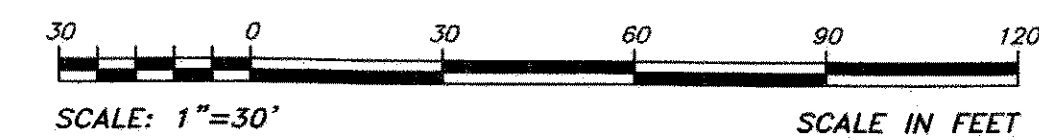
1. As per Westchester County Code of Ordinance Sec. 873.729. When a public sanitary sewer shall become available to the property so served, a direct connection shall be made to such public sanitary sewer and any onsite wastewater treatment system shall be abandoned and every tank or pit in such system shall be opened, emptied of any sewage and completely filled with inert material.
  2. The owner of the property acknowledges that the Town of North Castle and other agencies having jurisdiction shall have the right to enter the property at reasonable times and in a reasonable manner for purposes of inspection.
  3. Each contractor who will be involved in a land development activity must have proof that he/she has received training and/or certification in proper erosion and sedimentation control practices.
  4. For each truck delivering fill to the above-mentioned site, a Manifest shall be submitted and signed by the owner and/or engineer indicating the following:
    - a) Delivery date
    - b) Origin of fill
    - c) Type of fill
    - d) Certification by a New York State Licensed Professional Engineer that the fill delivered is in compliance with paragraph 360-7.1(b)(1) of 6 NYCRR Part 360 - Solid Waste Management.
- Note: If the fill material, as determined by the Town of North Castle, is considered to be non-exempt material as per paragraph 306-7.1(b)(1) of 6 NYCRR Part 360 - Solid Waste Management then the property owner and/or engineer may be required to perform and/or submit additional information.
5. Upon completion of the project an As-Built Site Plan will be submitted showing the all improvements including the location of the Water Service Line and the Sewer Force main.

- WITNESSED DEEP TEST HOLE LOCATION
- UNWITNESSED DEEP TEST HOLE LOCATION
- PERCOLATION TEST LOCATION
- PROPOSED DEEP TEST HOLE + PERC. TEST LOCATION



PROPOSED SITE PLAN

SCALE: 1" = 30'



SCALE: 1"=30' SCALE IN FEET

GENERAL NOTES:

1. There shall be no trees within 10 feet of the OWTS (Onsite Wastewater Treatment System).
2. There are no wells within 200' of OWTS unless otherwise shown on plan.
3. The proposed 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.
4. If for any reason the approved construction plan can not be followed, a revised plan must be prepared, submitted, and approved by WCDH.
5. The design professional shall supervise the construction of the OWTS and make an open works inspection.
6. Within 24-hours of the completion of the OWTS, the design professional must notify the Westchester County Department of Health (WCDH) that the OWTS is ready for inspection by submitting a completed request for an open works inspection on the appropriate form to WCDH.
7. That no backfilling of a completed OWTS can occur until after it has been inspected and accepted by the Westchester County Department of Health.
8. After backfilling the OWTS, the area shall be covered with a minimum of 4 inches of clean top soil, seeded and mulched.
9. The installation of the 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, NY.
10. All pipes connecting to tank and boxes shall be cut flush with the inside wall of box.
11. The proposed OWTS shall be installed by a Westchester County licensed septic contractor.
12. Prior to any excavation all underground utilities must be located. Call 1-800-962-7962 (Dig Safely). (<http://www.digsafelynewyork.com>)
13. The Westchester County Department of Health approval expires one year from the date on the approval stamp and is required to be renewed on or before the expiration date. The approval is revocable for cause or may be amended or modified when considered necessary by the department. There are no sources of contamination within 200 feet of the proposed well (where new wells are proposed).
14. There are no Reservoirs, Reservoir stems or controlled lake within 500 feet of the proposed OWTS unless otherwise shown on plan.
15. There are no NYSDEC wetlands or watercourses within 200 feet of the proposed OWTS unless otherwise shown on plan.
16. NYCEP must be contracted at least two days prior to start of construction of the OWTS so that the NYCEP may inspect and monitor the installation.
17. All gravel used for trench construction must be thoroughly washed prior to installation.
18. Unauthorized alteration or addition to this drawing is a violation of Sec. 7209, Subdivision 2 of the New York State Education Law.
19. I will supervise construction of the sewage treatment system on this site for conformation to the department of health rules and regulations.

DATE		REVISIONS		No.					
<p><b>PROPOSED SEPTIC PLAN</b></p> <p>Prepared for  <b>Greg &amp; Elissa Weinhoff</b>                  3 Maple Way                  Westchester Co., N.Y.</p> <p>Town of North Castle                  Tax Map: Sh. 101.04, Bk. 2, Lot 74                  Date: 04/12/2022</p>									
<p><b>CAMPBELL ENGINEERING</b></p> <p>Civil Engineers                  Hydrology, Land Planners                  Sanitary and Storm Sewers                  Water Supply and Sewage Disposal</p> <p>Michael H. Campbell, PE                  (914)238-3555                  5 Schurman Road                  Millwood, NY 10546                  Michael@914engineer.com                  Fax (914)238-3435</p>									
<p>SCALE: AS NOTED</p> <p>REVISED 12.16.22</p> <p>SHEET 1 OF 4</p>									
<p><b>S1</b></p> <p><b>27</b></p>									

Applicant/Owner:  
 Greg & Elissa Weinhoff  
 3 Maple Way  
 North Castle, NY 10504

Site Address:  
 3 Maple Way  
 North Castle, NY 10504

Note:  
 Unauthorized alterations or additions to this drawing are a violation of Section 7209(2) of the New York State Education Law.

Note:  
 Topography from Westchester County Mapping and site survey. Accuracy of, or completion of sub-surface information is not certified.







WALLACE J. TOSCANO A.I.A.  
ARCHITECT

30 COTSWOLD DR  
NORTH SALEM, NY, 10560  
914 329 1491 CELL  
ARCHWJT36@GMAIL.COM

December 14, 2022

Mr. Adam Kaufman AICP  
Residential Project Review Committee  
Town of North Castle  
17 Bedford Rd.  
Armonk, New York 10504

RE: Weinhoff Residence  
3 Maple Way  
Armonk NY 10504

*Gentlemen*

The following is our responses to your letter of November 1, 2022  
( copy enclosed)

1. We have revised the curb curb cuts complying with current codes. See drawing 25
2. Our landscape plan drawing number 26 has been corrected and shows the location of the trees post to be removed
3. We have moved the building to the north which then increases the dimension between the curb cut of the parking Area so as to allow for larger trees See drawing. 25
- 4 See letter from Dan Sherman our landscape Architect
- 5 The original calculation for floor area ratio were incorrect ,we are resubmitting new information
- 6 We have noted the the proposed building Heights on both main house and the pool house See drawings 5 and 24
- 7 We have added a detail of the pool fence around the perimeter of property on drawings 25 and 27

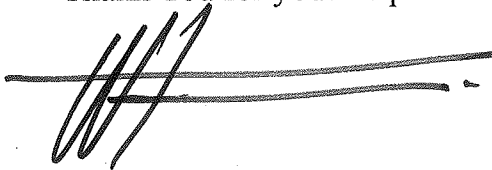
Items 8 through 21 have been answered by Campbell Engineering which is enclosed

12 We are enclosing a report from Evans associates who performed a Wetland evaluation report .According to this report there are no wetlands that are of any concern.

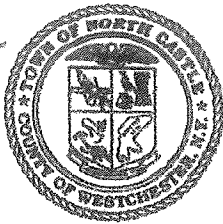
22. A note has been added to drawing 1 regarding the certification of of walls over 4 ft high

23 The plan has been revised so that the curb cut is a maximum of 18 feet wide. See drawing 25

Thank You for your help.

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke, positioned above two parallel horizontal lines.

Wallace J. Toscano AIA



# TOWN OF NORTH CASTLE

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

RESIDENTIAL PROJECT  
REVIEW COMMITTEE  
Adam R. Kaufman AICP, Chair

Telephone: (914) 273-8625  
Fax: (914) 273-3554  
www.northcastleny.com

## RPRC DETERMINATION LETTER

Project Description: Tear down and new construction.  
Street Location: 3 MAPLE WAY  
Zoning District: R-2A Tax ID: 101.04-2-74 Application No.: 2022-0870  
RPRC DECISION: RPRC - Requires Planning Board  
Date: 11/01/2022

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The above referenced application was reviewed by the Residential Project Review Committee (RPRC).

The Committee determined that Planning Board and Architectural Review Board approval of the proposed project is **REQUIRED**.

The following issues will need to be addressed with the next submission to the Planning Board:

- ST* 1 The site plan depicts two curbcuts. The site plan shall be revised to eliminate a curb cut. In the alternative, the Planning Board can grant approval for two curb cuts.
- DAN* 2 Two trees are proposed to be removed. The site plan should clearly depict the location of all trees proposed to be removed.
- ST* 3 The proposed house extends from side lot line setback to side lot line setback. This creates a situation where the driveway apron for the side loaded garage is located within a few feet of the side lot line. The area between the side lot line and the driveway apron is not large enough to support large vegetation. It is recommended that the house be reduced in width so that that an adequate planting area can be provided adjacent to the garage.
- DAN* 4 A large row of trees is located along the southern property line. It appears that the trees are proposed to remain. However, the construction of the driveway may significantly impact the root system of the trees. The Applicant should describe how those trees would remain.
- ST* 5 The proposed gross floor area on the site exceeds the maximum permitted amount. Specifically, 10,125.2 square feet of gross floor area is permitted and 10,394 square feet is proposed. The size of the house (or pool house) shall be reduced to comply with the Town Code.
- ST* 6 The submitted elevations (including pool house) should depict proposed Building Height and Max. Exterior Wall Height.

7 The site plan should be revised to depict a pool fence and include a pool fence detail

MIKE 8 The site plan shall be revised to depict 200 feet of sight distance at the driveway intersection with Maple Way.

MIKE 9 A portion of the driveway is located over a drainage easement with pipe. The Applicant should describe the pipe and which parties are involved in the easement.

MIKE 10 The Town's GIS depicts hydric soil on this property. The Town Engineer will need to determine whether a wetlands permit would need to be issued for the project. ←

MIKE 11 The site plan should be revised to depict footprint of the existing house and the houses on both sides of the lot. The new house should be placed in relatively the same area as the houses to either side.

MIKE 12 The front half of the lot appears to be located within Sun and Ridgeberry Soils which have been disturbed. The plan proposes the residence, pool, pool house, patio and driveway within the front portion of the lot. A local Wetland Permit may be required. The applicant shall illustrate the local wetland boundary and regulated 100-foot buffer on the plan for verification by the Town Wetland Consultant. Notify the Town Engineer once the wetland boundary has been established in the field.

MIKE 13 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. Provide details of the stormwater mitigation system.

MIKE 14 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.

MIKE 15 Provide rims, inverts and drainage structures within the driveway.

MIKE 16 The plan shall illustrate the connection between the pool equipment and drawdown mitigation practice.

MIKE 17 The plan shall illustrate the footing drain location on the site plan. Include the size, slope and material. Provide discharge location.

MIKE 18 The plan shall illustrate the location of the existing utilities (water service, septic).

MIKE 19 An Existing Conditions Plan should be provided showing the location of the existing residence, driveway, septic, etc. and the existing improvements proposed to be removed.

MIKE 20 The applicant should verify the size, location and condition of the existing Town-owned stormwater system within the property. It appears the system has been relocated outside of the existing easement. A new drainage easement may be required.

MIKE 21 Provide construction details for all proposed improvements, including, but not limited to, driveway, drainage, curbing, walkways, water services, erosion controls, retaining walls, etc.

W 22 The plan shall note that the construction of all walls greater than four (4) feet in height shall be certified by the Design Professional prior to issuance of a Certificate of Occupancy/Completion.

MIKE 23 The plan shall illustrate and note that all driveway curb cuts shall be a maximum of 18 feet wide.

MIKE 24 Provide a copy of the Westchester County Department of Health (WCHD) approval for the proposed on-site wastewater treatment system.

MIKE 25 Please show the utility services to the pool house.

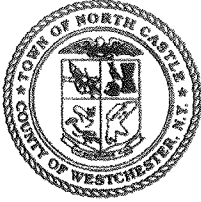
At this time, you must submit a site plan application to the Planning Board addressing the above issues

If you would like to further discuss this matter, please do not hesitate to contact the Planning Department.

Adam R. Kaufman, AICP  
Director of Planning

25

BETH@EAAC-INC.COM  
BETH@EAAC-INC.COM



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

PLANNING DEPARTMENT  
 Adam R. Kaufman, AICP  
 Director of Planning

January 29, 2019  
 Telephone: (914) 273-3542  
 Fax: (914) 273-3554  
[www.northcastleny.com](http://www.northcastleny.com)

**FLOOR AREA CALCULATIONS WORKSHEET**

Application Name or Identifying Title: WEINHOPF RESIDENCE Date: 10.2.22

Tax Map Designation or Proposed Lot No.: 181.04-2-74

Floor Area

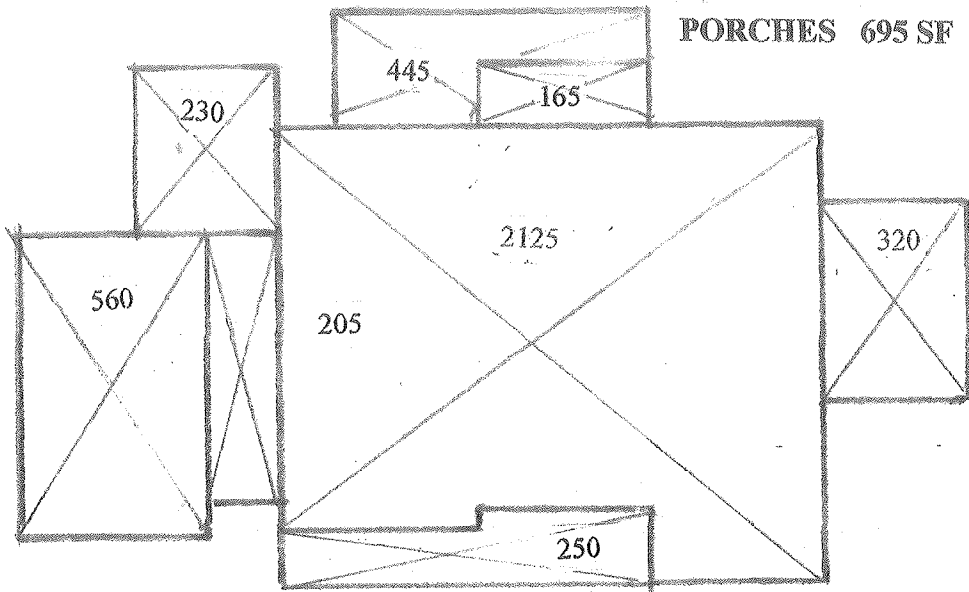
1.	Total Lot Area (Net Lot Area for Lots Created After 12/13/06):	<u>87200</u>
2.	Maximum permitted floor area (per Section 355-26.B(4)):	<u>10,125.2</u>
3.	Amount of floor area contained within first floor: — existing + <u>3045</u> proposed =	<u>3045</u>
4.	Amount of floor area contained within second floor: — existing + <u>2900</u> proposed =	<u>2900</u>
5.	Amount of floor area contained within garage: — existing + <u>560</u> proposed =	<u>560</u>
6.	Amount of floor area contained within porches capable of being enclosed: — existing + <u>695</u> proposed =	<u>695</u>
7.	Amount of floor area contained within basement (if applicable – see definition): — existing + <u>1716</u> proposed =	<u>1716</u>
8.	Amount of floor area contained within attic (if applicable – see definition): — existing + — proposed =	<u>—</u>
9.	Amount of floor area contained within all accessory buildings: — existing + <u>600</u> proposed =	<u>600</u>
10.	Proposed floor area: Total of Lines 3 – 9 =	<u>9516</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.

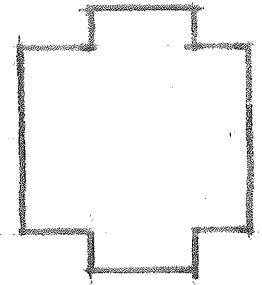
Signature and Seal of Professional Architect

10.2.22  
 Date

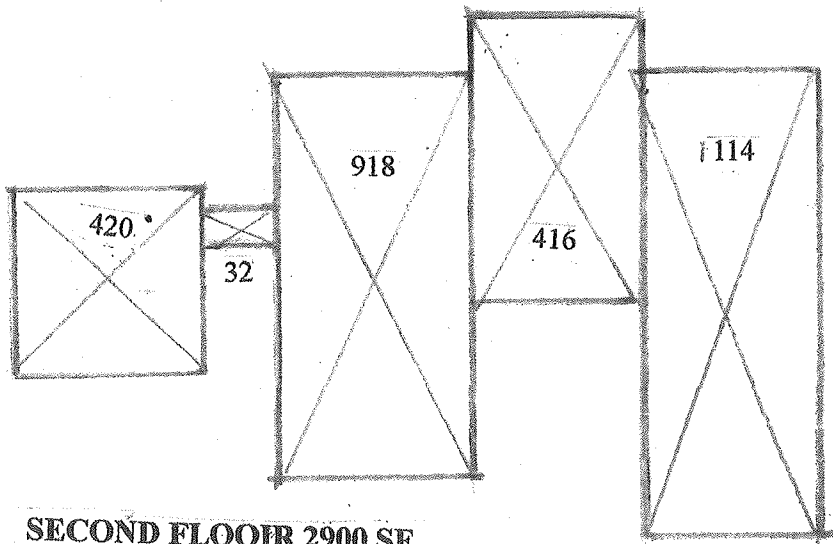
#DEM 5



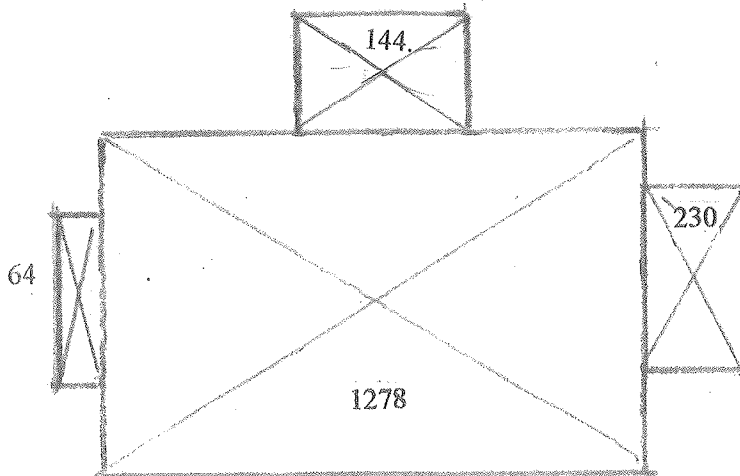
FIRST FLOOR 3045 SF



POOL HOUSE. 600SF.



SECOND FLOOR 2900 SF



BASEMENT 1716 SF

#171515



# CAMPBELL ENGINEERING PC

## Civil Engineers

Wally these are the items that you wished me to answer.

8. We indicated a 200-foot site line for the proposed driveway.
9. We have no information on the existing easement.
10. The "hydric" soils must be determined by the wetlands person.
11. The plan indicates (D- 3) the location of the houses on either side of the proposed house.
12. By others
13. The details of the proposed collection system is on the drawing D-2. The final information for the 100-year storm can be provided.
14. A test hole in the front yard was witnessed by the Town Engineering Consultant.
15. The plan indicates the rim and inverse for the drainage in the driveway.
16. The pool equipment shall be done by others. The pool draw down will be pumped up to the collection system.
17. The footing drains shall be discharge to the existing 48" drainage pipe.
18. The existing gas and water services are near the location of the proposed gas and water indicated on the drawings. They plan to install new services. (d-1)
19. The existing information is on drawing S-3.
20. From other sources we have determined the old drainage line is 12" and the new drainage line is 48".
21. All the details can be found on drawing D-2.
23. The curb cut is 18' wide and is noted as a maximum.
24. The Westchester County Department of Health approval is presently being completed.
25. Pool utilities shall be provided by others.

5 Schuman Road, 2<sup>nd</sup> floor  
Millwood, New York 10546  
Michael@914engineer.com  
Phone (914)238-3555

# CAMPBELL ENGINEERING PC

## Civil Engineers

Note that we did not have an answer for 10 and 12. And a light answer for 20.  
And no answer for 25.

Call with questions.

Michael

---

5 Schuman Road, 2<sup>nd</sup> floor  
Millwood, New York 10546  
Michael@914engineer.com  
Phone (914)238-3555

DANIEL SHERMAN  
4 Broadway, Suite 9  
914-824-0999  
[Dan.danshermanlandscape@gmail.com](mailto:Dan.danshermanlandscape@gmail.com)

LANDSCAPE ARCHITECT, P.C.  
~~Valhalla, NY 10595~~  
Fax: 914-824-0251  
[www.danshermanlandscape.com](http://www.danshermanlandscape.com)

December 14, 2022

Residential Project Review Committee  
Adam R Kaufman AICP, Chair  
Town of North Castle  
17 Bedford Road  
Armonk, NY 10504

RE 3 Maple Way Landscape Plan  
Response to Review Comments dated 11/01/2022

Adam

This letter accompanies the resubmission of plans responding to review comments.

The landscape related comments were addressed by my office.

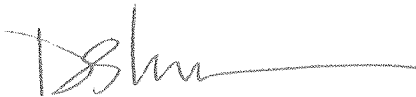
*Comment #2. - 'Two trees are proposed to be removed. The site plan should clearly depict the location of all trees proposed to be removed.'*

The trees proposed to be removed are now marked on the plan L-1 dated November 8, with Revision dated December 14<sup>th</sup>, 2022. We have also placed a Tree Removal Schedule block on the upper left part of the plan L-1

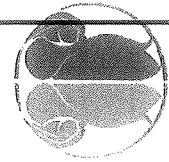
*Comment # 4. - 'A large row of trees is located along the southern property line. ...Applicant should describe how those trees would remain.'*

We revised the row of pines and prepared a Plant Care Note that we added to plan L - 1 specifying steps and precautions the contract needs to do to protect the existing trees that are near the driveway relocation.

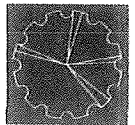
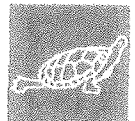
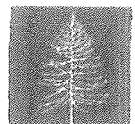
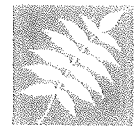
Respectfully,



Dan Sherman



**Evans Associates**  
Environmental Consulting, Incorporated



## WETLAND EVALUATION REPORT

**DATE:** December 1, 2022

**PROPERTY:** *Weinhoff Property*  
3 Maple Way, Town of North Castle  
Westchester County, New York

**REPORT BY:** Evans Associates Environmental Consulting, Inc.

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### INTRODUCTION

At the request of Greg and Nancy Weinhoff, owners of the above captioned property, a site inspection was made on November 9, 2022 to determine if any portion of the 2.0 acre site contained wetlands as defined in Chapter 340 of the North Castle Code. The site inspection was made by a Certified Professional Wetland Scientist. The weather was sunny, the temperature was 50°F, and the soils were not frozen.

Prior to the site inspection the Web Soil Survey and the Westchester County GIS resource maps were reviewed. Both resource maps showed hydric soils on or near the site, and the *Westchester County GIS map also showed a watercourse bisecting the property* (see attached). However, review of historic aerial photographs dating back to the late 1940s indicate that the watercourse has been piped through this property, and emerges on the property to the north, at 5 Maple Way.

### EXISTING CONDITIONS

#### *Watercourse*

The watercourse is no longer visible on the subject property, and appears to be a linear feature on the GIS maps, suggesting that it was piped below the surface at some point in the past.

*Vegetation*

Vegetation on the property is mostly lawn and landscape plants around the house, although there are mature trees scattered throughout the property, including red maple (*Acer rubrum*), Norway maple (*Acer platanoides*), green ash (*Fraxinus pennsylvanica*), sweet gum (*Liquidambar styraciflua*), pin oak (*Quercus palustris*), and Norway spruce (*Picea abies*). There were no shrubs, and the remainder of the site was maintained as lawn.

*Soils*

The soils were evaluated in the center of the lawn area, and were 10 YR 3/2 with faint mottles, which suggest that this area is comprised of remnant hydric soil. Soils in the upland were 10 YR 4/4 to 10YR 6/6.

*Hydrology*

The water table was below 18" throughout the site.

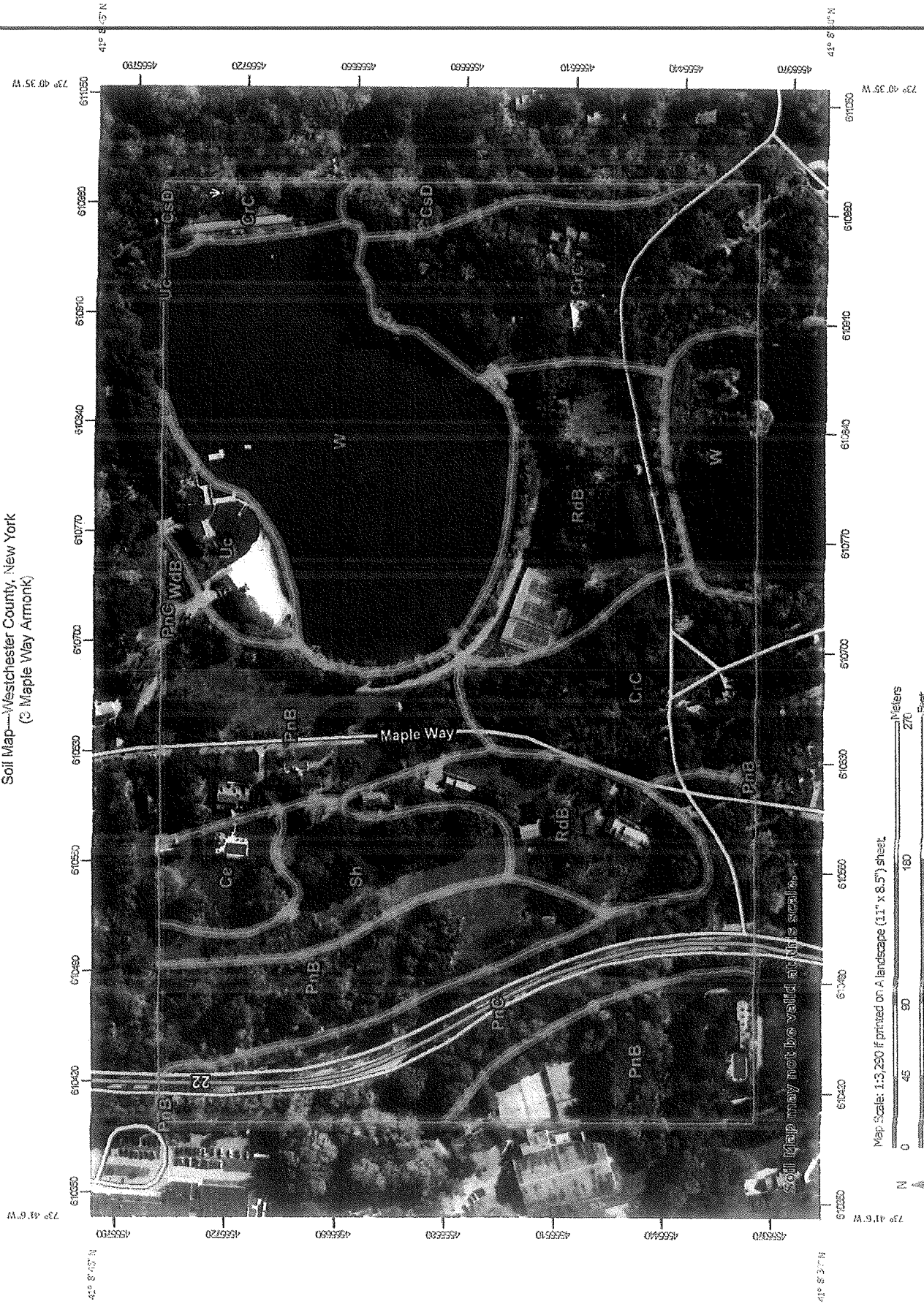
**SUMMARY**

Based on the observed field conditions, it is our professional opinion that there are no regulated wetlands or watercourses on the subject property. However, the piped watercourse does appear to daylight on the property to the north ( 5 Maple Way), and this outlet may be within 100' of the subject property's northern property line (see attached from Westchester County GIS).











































Looking north from subject property in area of former hydric soil.  
Photo taken 11-9-2022.

Soil Map—Westchester County, New York  
 (© Maple Way Airmonk)



## MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Soil Map Unit Polygons	 Stony Spot
 Soil Map Unit Lines	 Very Stony Spot
 Soil Map Unit Points	 Wet Spot
 Special Point Features	 Other
 Blowout	 Special Line Features
 Borrow Pit	 Water Features
 Clay Spot	 Streams and Canals
 Closed Depression	 Transportation
 Gravel Pit	 Rails
 Gravelly Spot	 Interstate Highways
 Landfill	 US Routes
 Lava Flow	 Major Roads
 Marsh or swamp	 Local Roads
 Mine or Quarry	 Background
 Miscellaneous Water	 Aerial Photography
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Westchester County, New York  
Survey Area Data: Version 18, Sep 10, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 4, 2020—Oct 31, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ce	Catden muck, 0 to 2 percent slopes	1.3	2.3%
Crc	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	11.2	19.9%
Csd	Charlton-Chatfield complex, 15 to 35 percent slopes, very rocky	1.0	1.8%
PrB	Paxton fine sandy loam, 3 to 8 percent slopes	11.9	21.0%
PrC	Paxton fine sandy loam, 8 to 15 percent slopes	6.0	10.7%
RcB	Ridgebury complex, 3 to 8 percent slopes	7.7	13.6%
Sh	Sun loam	2.8	4.9%
Uc	Udorthents, wet substratum	1.7	2.9%
W	Water	12.8	22.5%
WcB	Woodbridge loam, 3 to 8 percent slopes	0.2	0.3%
Totals for Area of Interest		56.6	100.0%



