



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 Site Development Plan Approval

Application Name

ALPHONSO LEONCE - 5 Emmalon Ave, NWP
NY



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APPLICATIONS REQUIRING PLANNING BOARD APPROVAL
SCHEDULE OF APPLICATION FEES

<u>Type of Application</u>	<u>Application Fee</u>
Site Development Plan	\$200.00 X
Each proposed Parking Space	\$10
Special Use Permit (each)	\$200 (each)
Preliminary Subdivision Plat	\$300 1 st Lot \$200 (each additional lot)
Final Subdivision Plat	\$250 1 st Lot \$100 (each additional lot)
Tree Removal Permit	\$75
Wetlands Permit	\$50 (each)
Short Environmental Assessment Form	\$50 X
Long Environmental Assessment Form	\$100
Recreation Fee	\$10,000 Each Additional Lot
Discussion Fee	\$200.00
Prior to submission of a sketch or preliminary subdivision Plat, an applicant or an applicant's representative wishes to discuss a subdivision proposal to the Planning Board, a discussion fee of \$200.00 shall be submitted for each informal appearance before the board.	

Any amendment to previously approved applications requires new application forms and Fees

Application Fees owed \$250

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: Alphonse Heance Date: 03/29/2022
Signature of Property Owner: Alphonse Heance Date: 03/29/2022

MUST HAVE BOTH SIGNATURES



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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
<u>1 or 2 Family Projects</u>	\$2,000.00 X (pd 600 owes 1400.-)
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.

X _____
Applicant Signature

_____ X
Date:

Sign + Date

pd 600
owes 1400

(6)

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

Name of Property Owner: ALPHONSO LEONCE
Mailing Address: 9 MIDWAY ROAD WHITE PLAINS NY 10607
Telephone: 914-772-0439 Fax: NA e-mail: PETAMP20@MSN.COM

Name of Applicant (if different): NA
Address of Applicant: NA
Telephone: NA Fax: NA e-mail: _____
Interest of Applicant, if other than Property Owner: NA

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: THEODORE STRAUSS
Address: 63 MOORE AVENUE, MT. KISCO, N.Y. 10549
Telephone: 914-241-3354 Fax: SAME e-mail: _____

Name of Other Professional: NA
Address: NA
Telephone: NA Fax: NA e-mail: NA

Name of Attorney (if any): NA
Address: NA
Telephone: NA Fax: NA e-mail: NA



II. IDENTIFICATION OF SUBJECT PROPERTY

Street Address: _____

Location (in relation to nearest intersecting street):

_____ feet (north, south, east or west) of _____

Abutting Street(s): _____

Tax Map Designation (NEW): Section _____ Block _____ Lot _____

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

Zoning District: _____ Total Land Area _____

Land Area in North Castle Only (if different) _____

Fire District(s) _____ School District(s) _____

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:

m

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III. DESCRIPTION OF PROPOSED DEVELOPMENT

Proposed Use: EXPANDING DRIVEWAY

Gross Floor Area: Existing 1,080 S.F. Proposed SAME S.F.

Proposed Floor Area Breakdown:

Retail N/A S.F.; Office N/A S.F.;
Industrial N/A S.F.; Institutional N/A S.F.;
Other Nonresidential N/A S.F.; Residential 2,160 S.F.;
Number of Dwelling Units: 2

Number of Parking Spaces: Existing 2 Required 4 Proposed 2

Number of Loading Spaces: Existing 0 Required 0 Proposed 0

Earthwork Balance: Cut 0.5 C.Y. Fill 1.0 C.Y.

Will Development on the subject property involve any of the following:

Areas of special flood hazard? No X Yes _____
(If yes, application for a Development Permit pursuant to Chapter 177 of the North Castle Town Code may also be required)

Trees with a diameter at breast height (DBH) of 8" or greater?
No X 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 X 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 X Yes _____
(If yes, application for a State Wetlands Permit may also be required.)



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GROSS LAND COVERAGE CALCULATIONS WORKSHEET


Application Name or Identifying Title: ALPHONSO LEONCE Date: 3/29/22
 Tax Map Designation or Proposed Lot No.: 5.16.4

Gross Lot Coverage

- | | | | |
|-----|--|---|----------------------|
| 1. | Total lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>(2500 S.F. + 30% OVER 5000) (41 A)</u> | <u>5,124.24 S.F.</u> |
| 2. | Maximum permitted gross land coverage (per Section 213-22.2C): | | <u>2,541 S.F.</u> |
| 3. | BONUS maximum gross land cover (per Section 213-22.2C): | | |
| | Distance principal home is beyond minimum front yard setback | | <u>0</u> |
| | _____ x 10 = | | |
| 4. | TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3 | | <u>2,541 S.F.</u> |
| 5. | Amount of lot area covered by principal building: | | <u>1,080 S.F.</u> |
| | <u>1,080 S.F.</u> existing + <u>0</u> proposed = | | |
| 6. | Amount of lot area covered by accessory buildings: | | <u>0</u> |
| | <u>0</u> existing + <u>0</u> proposed = | | |
| 7. | Amount of lot area covered by decks: | | <u>0</u> |
| | <u>0</u> existing + <u>0</u> proposed = | | |
| 8. | Amount of lot area covered by porches: | | <u>30 S.F.</u> |
| | <u>30</u> existing + <u>0</u> proposed = | | |
| 9. | Amount of lot area covered by driveway, parking areas and walkways: | | <u>555 S.F.</u> |
| | <u>30</u> existing + <u>525</u> proposed = | | |
| 10. | Amount of lot area covered by terraces: | | <u>0</u> |
| | <u>0</u> existing + <u>0</u> proposed = | | |
| 11. | Amount of lot area covered by tennis court, pool and mechanical equip: | | <u>0</u> |
| | <u>0</u> existing + <u>0</u> proposed = | | |
| 12. | Amount of lot area covered by all other structures: | | <u>0</u> |
| | <u>0</u> existing + <u>0</u> proposed = | | |
| 13. | Proposed gross land coverage: Total of Lines 5 - 12 = | | <u>1,665 S.F.</u> |

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

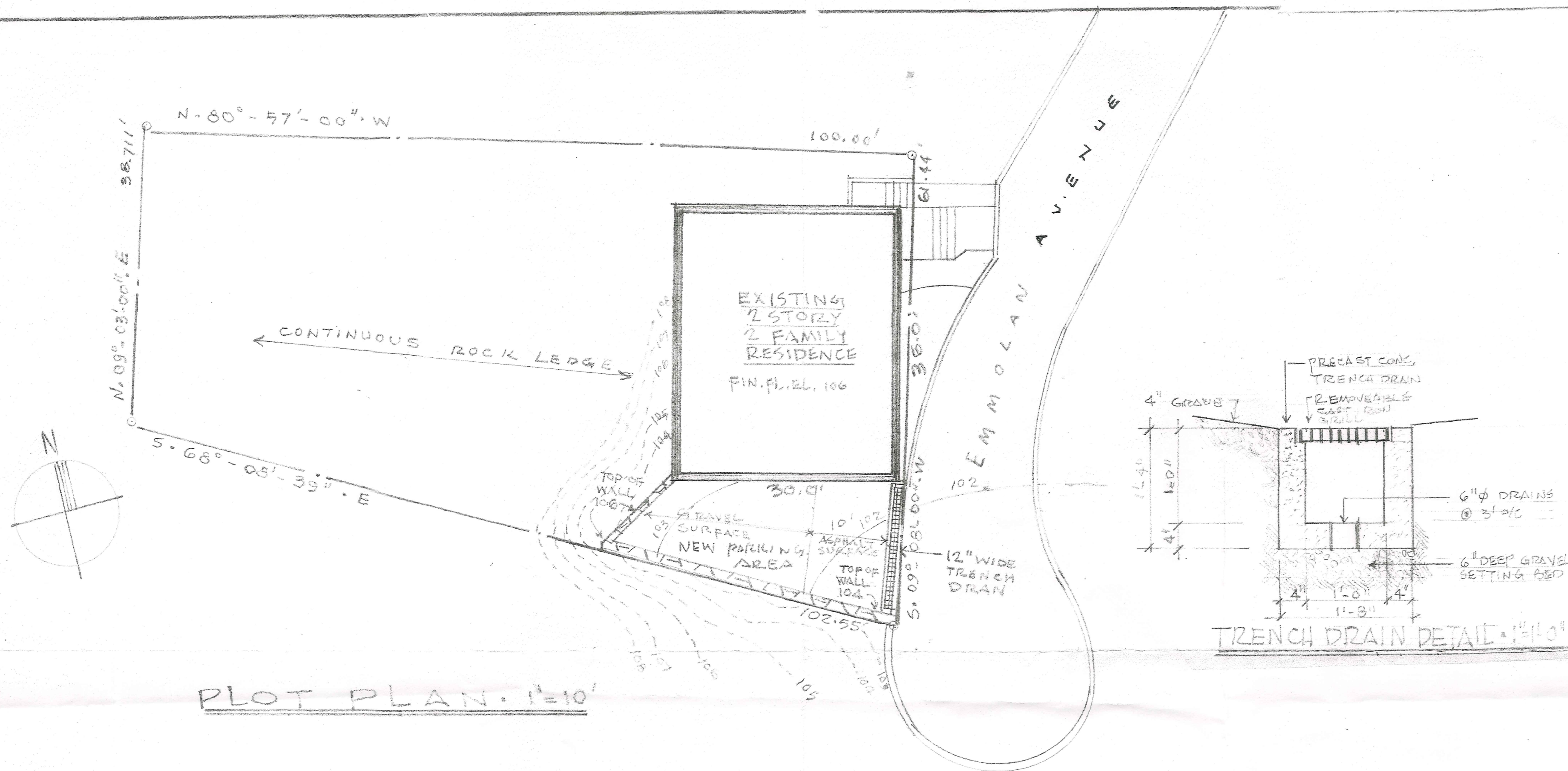
Therese Strano
 Signature and Seal of Professional Preparing Worksheet



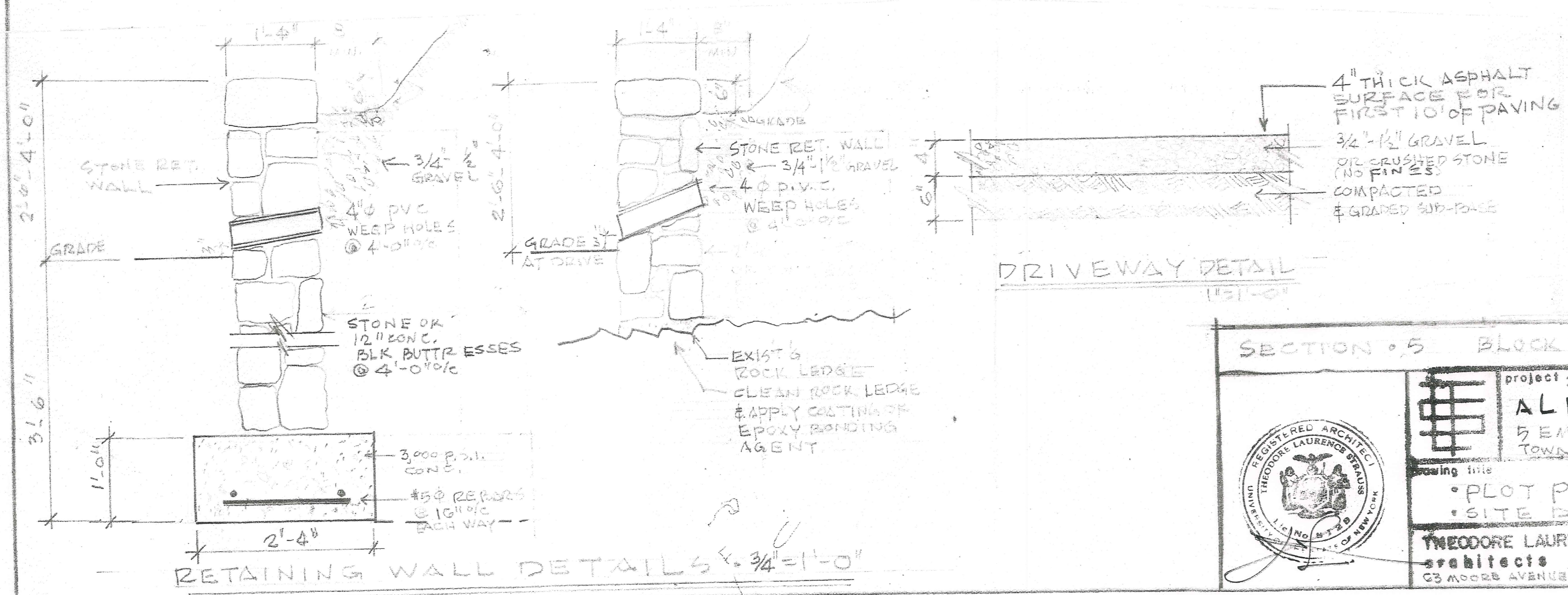
3/29/22
 Date

No Backup data Submitted!

(10)



PLOT PLAN - 1"=10'



SECTION 5 BLOCK 16 LOT 4 ZONE R2F

PROJECT: SITE DEVELOPMENT PLAN
ALPHONSO LEONCE
 5 EMMALON AVE. N. WHITE PLAINS
 TOWN OF NORTH CASTLE, NEW YORK

DATE: 11/21/11
 DRAWN BY: TL
 CHECKED BY: AS
 JOB NO: 4044
 DRAWING NO:

THEODORE LAURENCE STRAUSS and ASSOCIATES
 architects • planning consultants
 63 MOORE AVENUE • MT. KISCO • NEW YORK • 914-241-2204