



HUDSON
ENGINEERING
&
CONSULTING, P.C.

February 27, 2024

Mr. Christopher Carthy
Planning Board Chair
Town of North Castle
17 Bedford Road
Armonk, NY 10504-1898

Re: Final Subdivision Plat Approval
2, 4 & 6 Massaro Court

Dear Mr. Carthy & Planning Board Members:

Regarding the above-referenced project, our office is representing the owner/applicant, Bernardo & Filomena Luciano, in consideration of the final approval for the approved subdivision plat at 2, 4 and 6 Massaro Court.

The originally approved resolution expired on November 4, 2023, and an extension was granted which subsequently expired on February 2, 2024. The applicant is working to address and resolve all outstanding conditions listed as part of the original resolution dated May 8, 2023. We are requesting the Board to review and consider a renewal of the original resolution so that the owners can satisfy the remaining conditions and file the plat with the County Health Department. We have started to address these conditions and anticipate resolving the remaining ones within the next 2-3 months.

We respectfully request that you review the enclosed submittal. If you should have any additional questions or comments, please do not hesitate to contact our office at (914) 909-0420, or via email at nick@hudsonec.com.

Regards,

Nicholas Shirriah
Project Engineer

A handwritten signature in black ink, appearing to read 'N. Shirriah', is written over a faint horizontal line.



HUDSON
ENGINEERING
&
CONSULTING, P.C.

February 21, 2024

Adam Kaufman, AICP
Residential Project Review Committee
Town of North Castle
17 Bedford Road
Armonk, NY 10504-1898

Re: Final Subdivision Plat Approval
2, 4, & 6 Massaro Court

Dear Mr. Kaufman:

Below is a response letter affirming that the approval conditions listed on the May 8, 2023, Planning Board resolution will be completed to the satisfaction of the Planning Board as required for final subdivision approval of the 3-lot subdivision at 2, 4, & 6 Massaro Court:

1. The plat shall be revised to contain a note, to the satisfaction of the Planning Department, stating that "Planning Board site plan approval shall be required for all lots in this subdivision."
To be completed by TC Merritts Land Surveyor.
2. The Applicant shall submit an updated subdivision landscaping plan to the satisfaction of the Planning Department.
To be completed with Site Plan Approval for the individual lots.
3. The applicant shall submit a lot width and depth analysis for each building lot to the satisfaction of the Planning Department. The analysis shall demonstrate that the average lot width is at least 50 feet for each lot and average lot depth is 100 feet for each lot.
This condition has been addressed on the most recent plat.
4. Applicant should submit a common driveway agreement for Lots 1 and 3 for review by the Town Attorney.
To be completed by TC Merritts Land Surveyor and the Owner/Applicant.
5. Applicant shall submit utility easements along the common drive, in favor of Lots #3 and #3 for review by the Town Attorney. A maintenance agreement shall also be required.
To be completed by the Owner/Applicant.
6. The Applicant shall revise the proposed driveway profile for Lot #1 and the common driveway profile for Lots #2 and #3. Driveway profiles shall be revised to comply fully



Adam Kaufman, AICP
Residential Project Review Committee
Town of North Castle
17 Bedford Road
Armonk, NY 10504-1898

Page 2 of 4

with the Town regulations for driveways. Driveway profiles shall include vertical curves at changes in grade. Proposed site grading shall be revised to reflect changes in the driveway profile, to the satisfaction of the Town Engineer.

To be completed with Site Plan Approval for the individual lots.

7. The Applicant shall revise the vehicle backup area on Lot #2 in an effort to improve the turning maneuver required to exit the northern parking spaces, to the satisfaction of the Town Engineer.

To be completed with Site Plan Approval for Lot #2.

8. The Applicant shall prepare and submit retaining wall details, designs and specifications for all proposed retaining walls. Walls adjacent to parking spaces and driveways shall consider the vehicle loads within the design. Protective barriers shall be provided above all walls located adjacent to driveways and parking spaces, to the satisfaction of the Town Engineer.

To be completed with Site Plan Approval for the individual lots.

9. The location of existing sewer services shall be included in the project plans. The applicant should revise the proposed service connections to connect to the existing services outside of the roadway pavement, to the satisfaction of the Town Engineer.

To be completed with Site Plan Approval for the individual lots.

10. The Applicant shall specify on the plans how the roof and footing discharge from the rear of Lot #2 will be discharged to the stormwater mitigation system in Massaro Court, to the satisfaction of the Town Engineer.

To be completed with Site Plan Approval for Lot #2.

11. The Applicant shall modify erosion and sediment controls and construction details, to the satisfaction of the Town Engineer.

To be completed with Site Plan Approval for the individual lots.

12. The Applicant shall re-activate the New York State Department of Environmental Conservation (NYSDEC) Stormwater Permit (GP-0-20-001) for the project under the new owner's name or file for a new Permit, to the satisfaction of the Town Engineer.



Adam Kaufman, AICP
Residential Project Review Committee
Town of North Castle
17 Bedford Road
Armonk, NY 10504-1898

Page 3 of 4

To be completed with Site Plan Approval for the individual lots.

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

To be completed by TC Merritts Land Surveyor and the Owner/Applicant.

14. Payable of all applicable fees, including any outstanding consulting fees.

To be completed by the Owner/Applicant.

15. The Applicant shall furnish the necessary documentation confirming that all taxes assessed against the property have been paid.

To be completed by the Owner/Applicant.

16. The Applicant shall secure approval and endorsement of the plat by the Westchester County Department of Health. All plans submitted to the Westchester County Department of Health for review and approval shall reflect the identification of all wetland boundaries and their respective surrounding regulated areas. A copy of the integrated plot plan containing the endorsement of the Westchester County Department of Health shall be submitted to the Town Engineer prior to the signing of the final plat.

Condition noted.

17. The Applicant shall produce a Final Subdivision Plat in accordance with the provisions of Section 275-33 of the North Castle Land Subdivision Regulations, and Final Construction Plans in accordance with 275-34 of the Town Land Subdivision Regulations.

Condition noted.

18. The Applicant shall demonstrate to the satisfaction of the Town Attorney that the driveway easement, utility easement and maintenance agreements have been filed with the Westchester County Clerk.

To be completed by the Owner/Applicant.

19. The original Massaro Subdivision filed a Notice of Intent (NOI) with the New York State Department of Environmental Conservation (NYSDEC) regarding the



HUDSON
ENGINEERING
&
CONSULTING, P.C.

Adam Kaufman, AICP
Residential Project Review Committee
Town of North Castle
17 Bedford Road
Armonk, NY 10504-1898

Page 4 of 4

Stormwater Pollution Prevention Plan (SWPPP) for the project. In late 2012 or early 2013, a request to temporarily shut down the project was filed. The Town does not have a record of a Notice of Termination (NOT) being filed. The applicant shall clarify the present status of the Permit, and confirmation that it can be re-activated prior to construction starting to the satisfaction of the Town Engineer.

To be completed with Site Plan Approval for the individual lots.

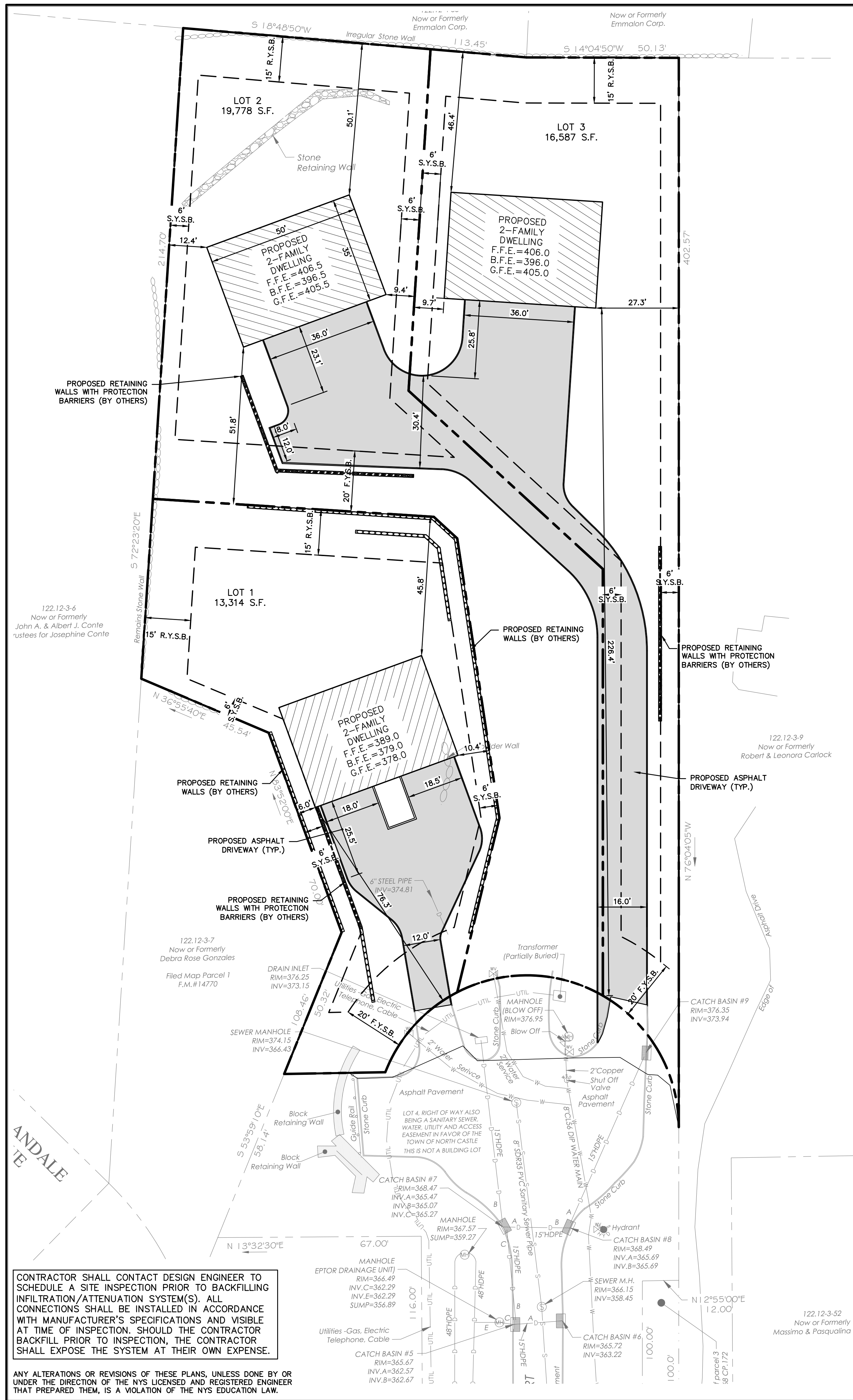
20. The Applicant shall furnish the necessary documentation confirming that the plat can be filed immediately, that there are no liens on the plat whatsoever, or any other impediments to the filing of the Plat with the County Clerk.

To be completed by the Owner/Applicant.

If you should have any additional questions or comments, please do not hesitate to contact our office at (914) 909-0420, or via email at michael@hudsonec.com.

Sincerely,

Michael Stein, P.E.

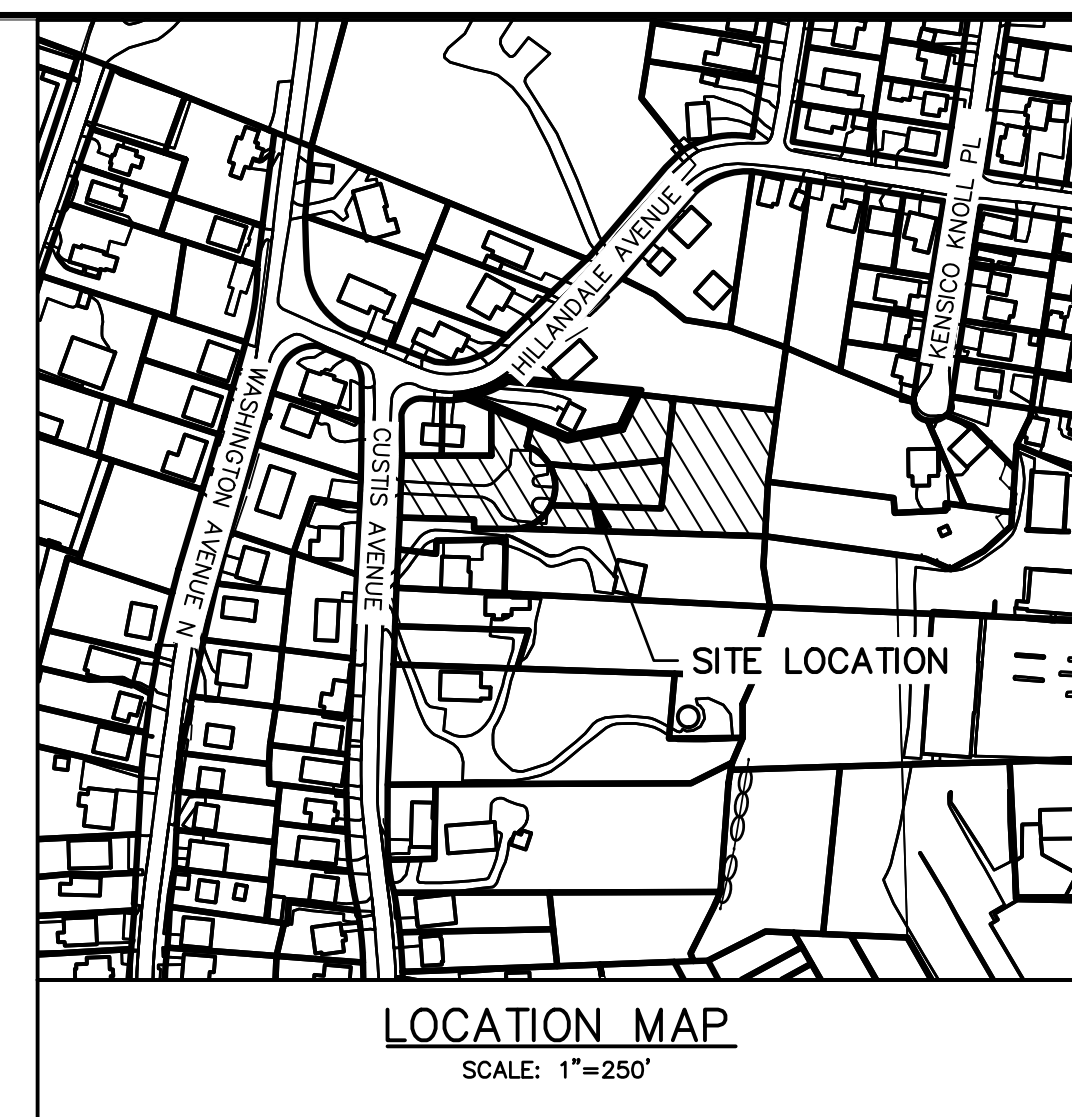


ZONING ANALYSIS TABLE

SECTION: 122.12 BLOCK: 3 LOT: 8.2 (Lot 1)		DISTRICT: R-2F	
REGULATION	Required/Allowed	Existing	
Min. Lot Area (s.f.)	5,000	13,314	
Net Lot Area (s.f.)	-	6,784.5	
Min. Lot Depth (ft.)	100.00	166.1	
Min. Lot Width (ft.)	50	73.7	
Min. Lot Frontage (ft.)	50	69.5	
Min. Yards			
- Front (ft.)	20	76.3	
- Side 1(ft.)	6	6.0	
- Side 2(ft.)	6	10.4	
- Rear (ft.)	15	45.8	
Height			
- Feet	30	30	
- Stories	2.5	2.5	
Max Imperv. Coverage (sf)	6,557.2	4,054.0	
Max. Bldg. Coverage (%)	30.0%	13.1%	
Steep Slopes: 25%+(sf)	-	8,706	
Wetlands (sf)	-	0	
*Max Imp. Cover w/ Net Lot Area =	4357.2		

APPROXIMATE TOTAL IMPERVIOUS AREA FROM SUBDIVISION APPROVAL DATED NOVEMBER 10, 2009 IS 18,086 S.F.

TOTAL PROPOSED IMPERVIOUS AREA IS 14,069 S.F.



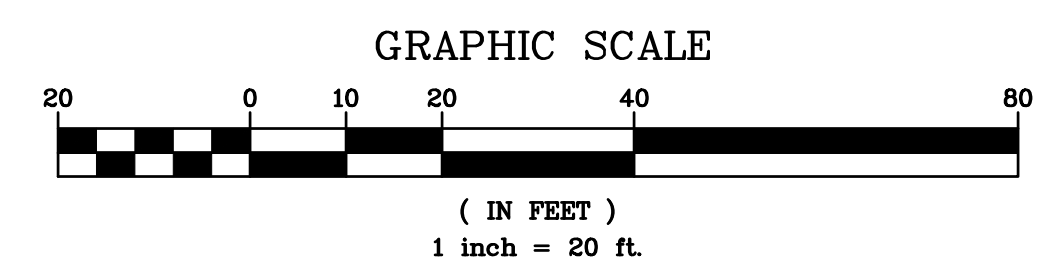
ZONING ANALYSIS TABLE

SECTION: 122.12 BLOCK: 3 LOT: 8.3 (Lot 2)		DISTRICT: R-2F	
REGULATION	Required/Allowed	Existing	
Min. Lot Area (s.f.)	5,000	19,778	
Net Lot Area (s.f.)	-	11,030.8	
Min. Lot Depth (ft.)	100.00	154.5	
Min. Lot Width (ft.)	50	64.0	
Min. Lot Frontage (ft.)	50	50.0	
Min. Yards			
- Front (ft.)	20	51.8	
- Side 1(ft.)	6	9.4	
- Side 2(ft.)	6	12.4	
- Rear (ft.)	15	50.1	
Height			
- Feet	30	30	
- Stories	2.5	2.5	
Max Imperv. Coverage (sf)	7,893.1	4,863.0	
Max. Bldg. Coverage (%)	30.0%	8.8%	
Steep Slopes: 25%+(sf)	-	11,663	
Wetlands (sf)	-	0	
*Max Imp. Cover w/ Net Lot Area =	5627.2		

ZONING ANALYSIS TABLE

SECTION: 122.12 BLOCK: 3 LOT: 8.1 (Lot 3)		DISTRICT: R-2F	
REGULATION	Required/Allowed	Existing	
Min. Lot Area (s.f.)	5,000	16,587	
Net Lot Area (s.f.)	-	11,787.0	
Min. Lot Depth (ft.)	100.00	332.2	
Min. Lot Width (ft.)	50	51.8	
Min. Lot Frontage (ft.)	50	52.3	
Min. Yards			
- Front (ft.)	20	226.4	
- Side 1(ft.)	6	9.7	
- Side 2(ft.)	6	27.3	
- Rear (ft.)	15	46.4	
Height			
- Feet	30	30	
- Stories	2.5	2.5	
Max Imperv. Coverage (sf)	8,745.1	6,350.0	
Max. Bldg. Coverage (%)	30.0%	10.6%	
Steep Slopes: 25%+(sf)	-	6,400	
Wetlands (sf)	-	0	
*Max Imp. Cover w/ Net Lot Area =	7600.1		

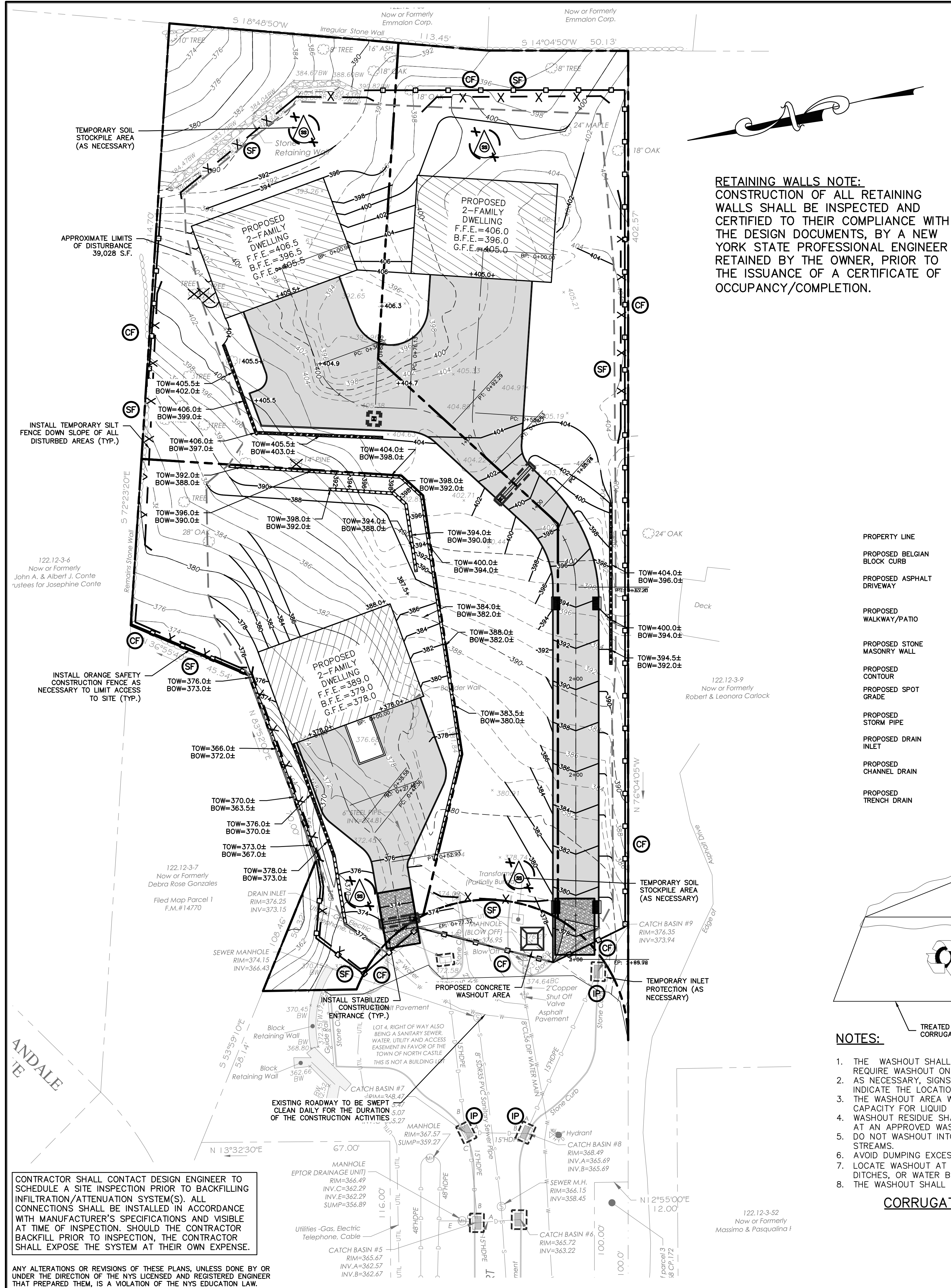
EXISTING INFORMATION SHOWN HEREON PROVIDED BY TC MERRITTS LAND SURVEYORS DATED MAY 19, 2022



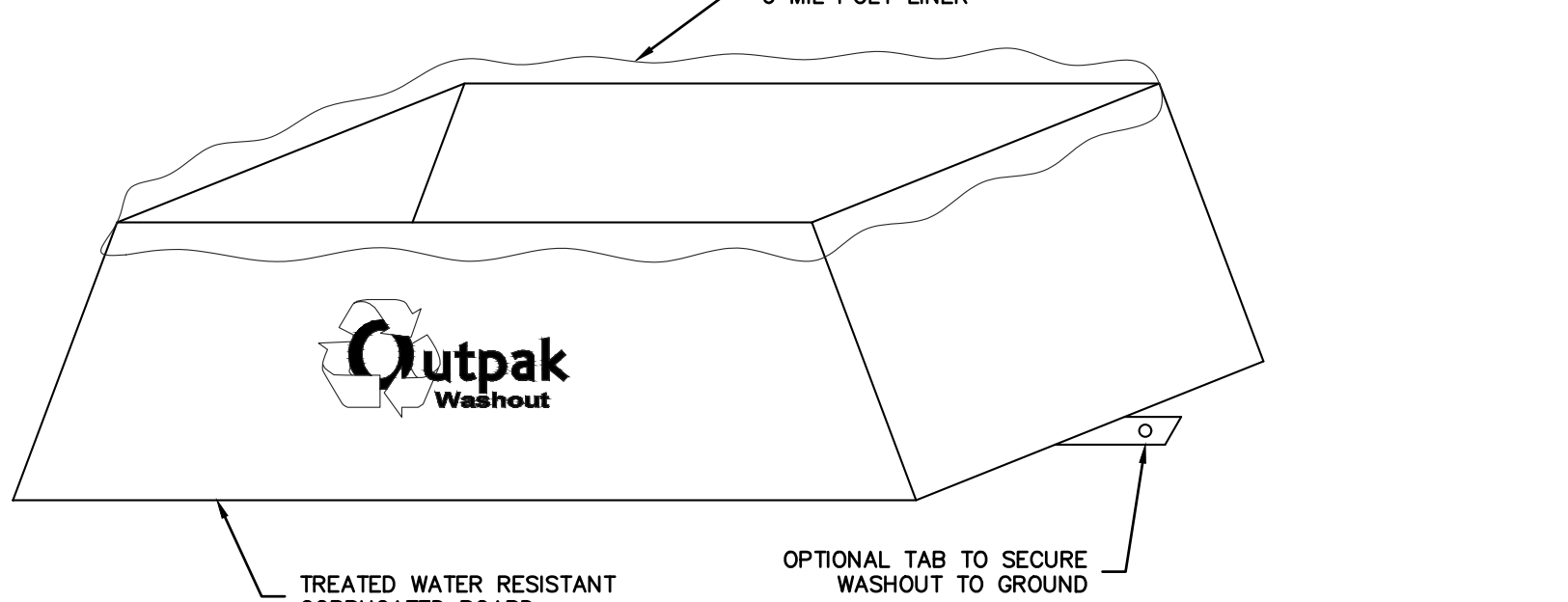
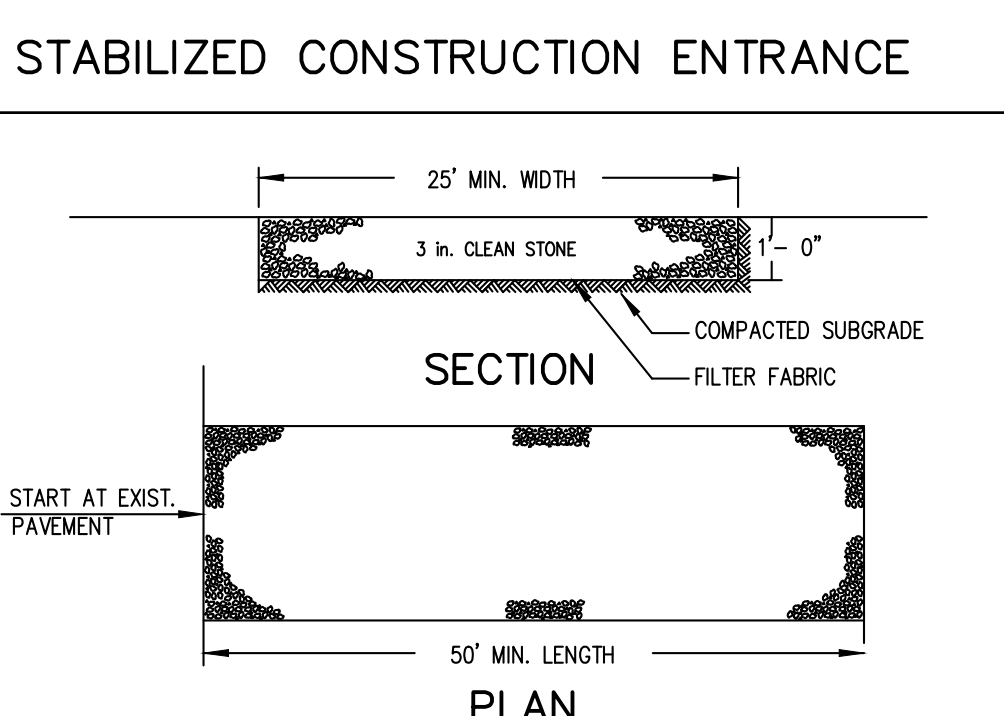
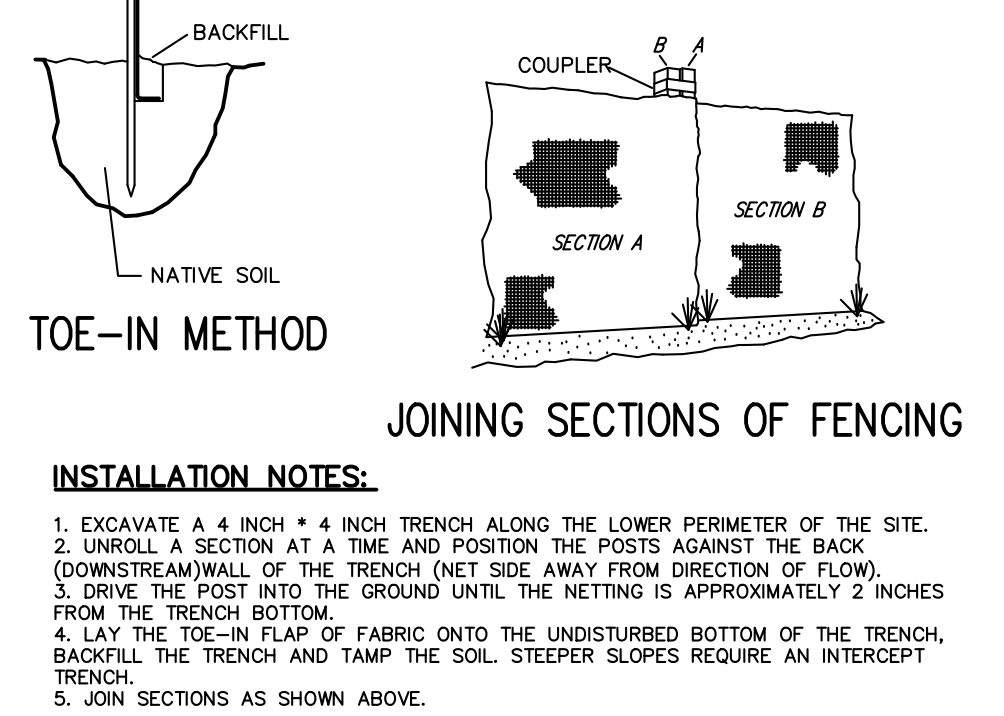
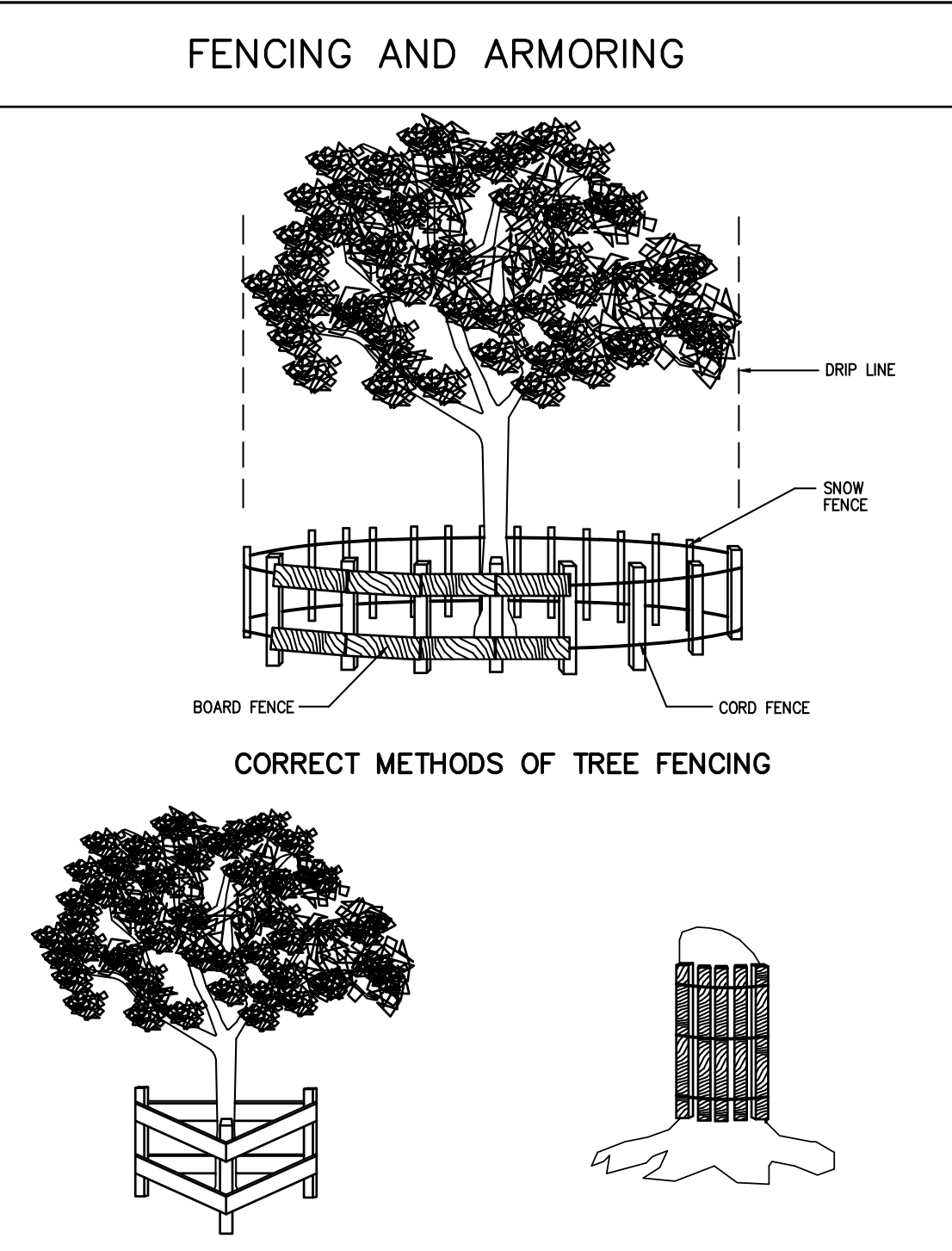
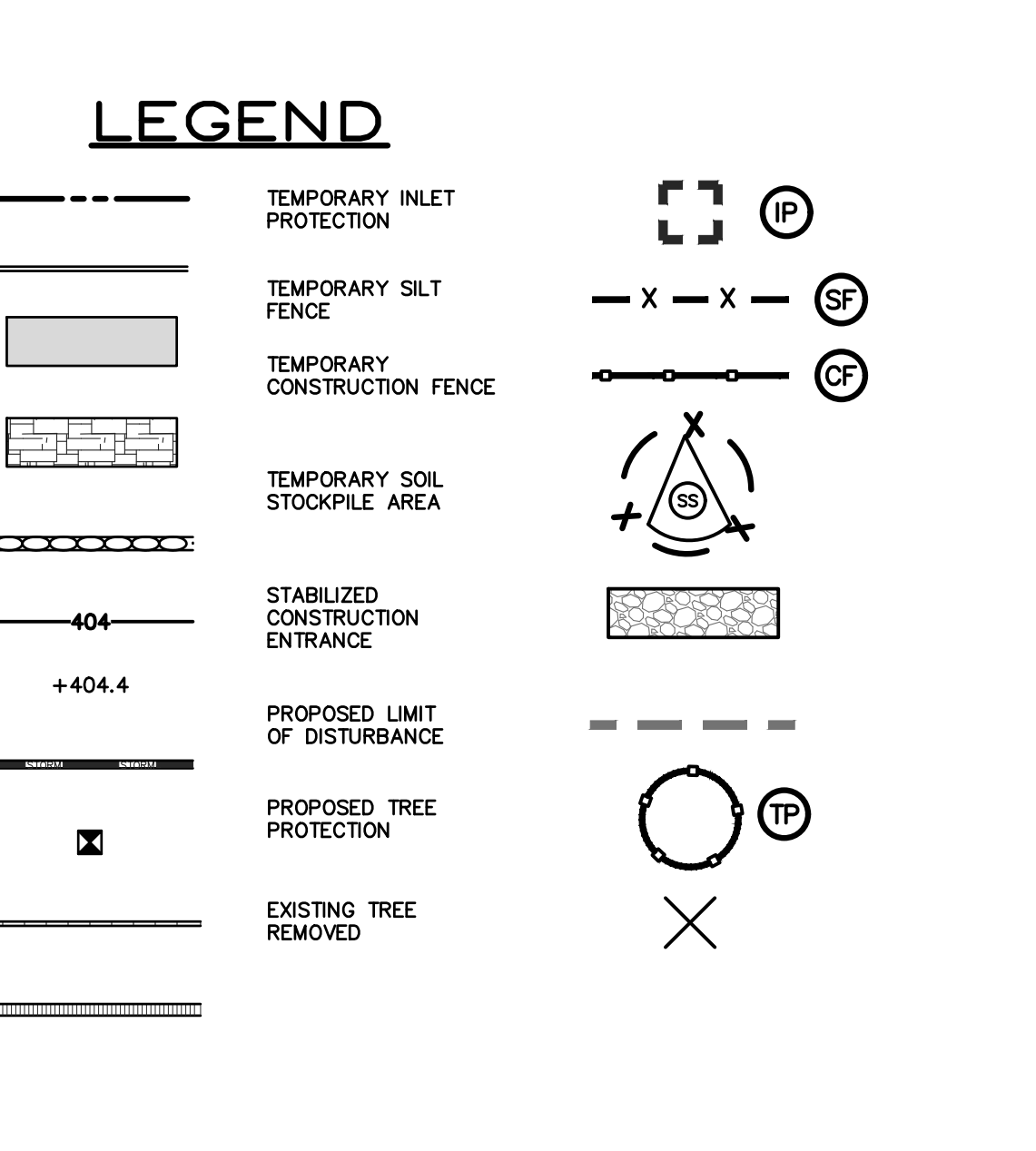
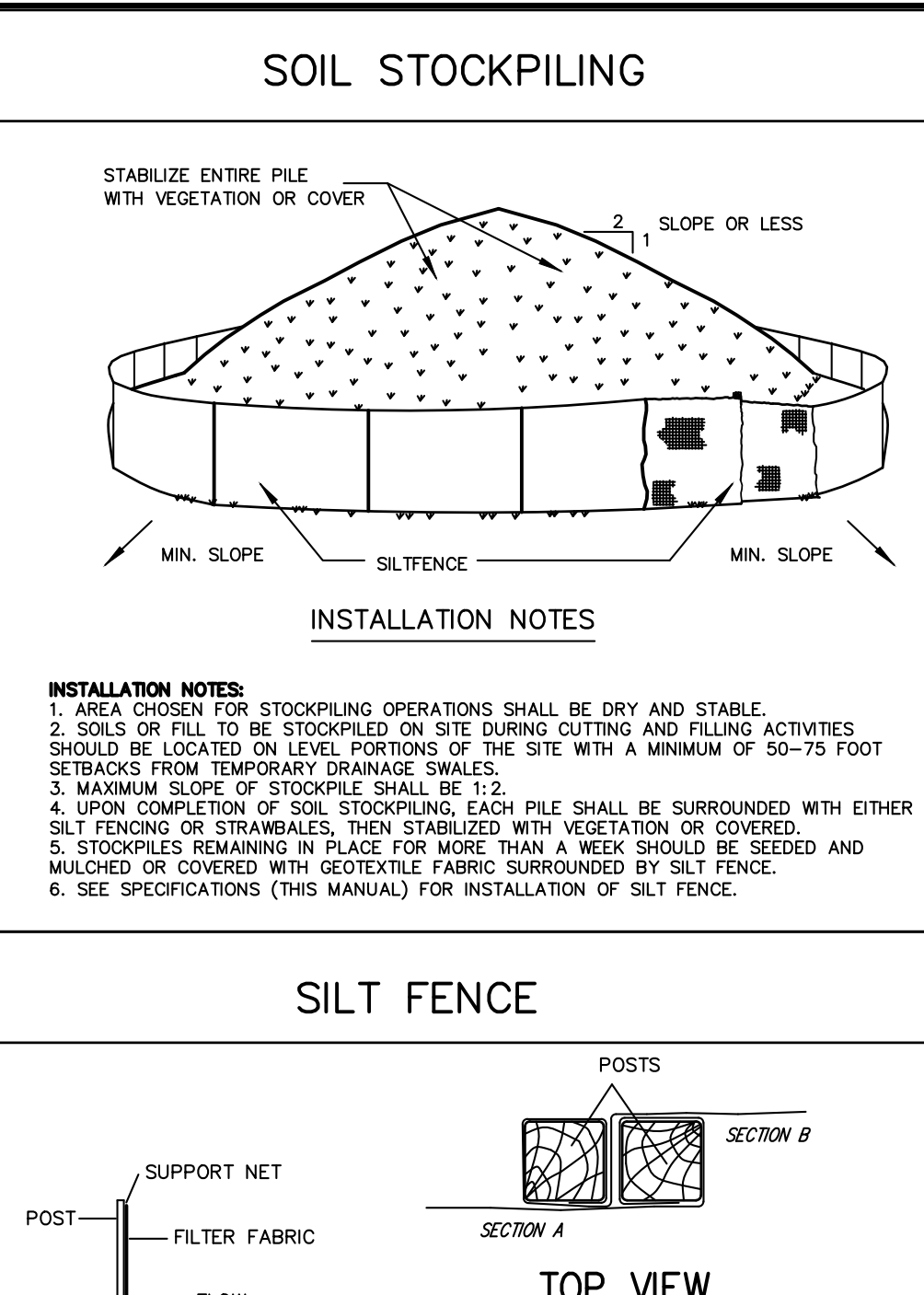
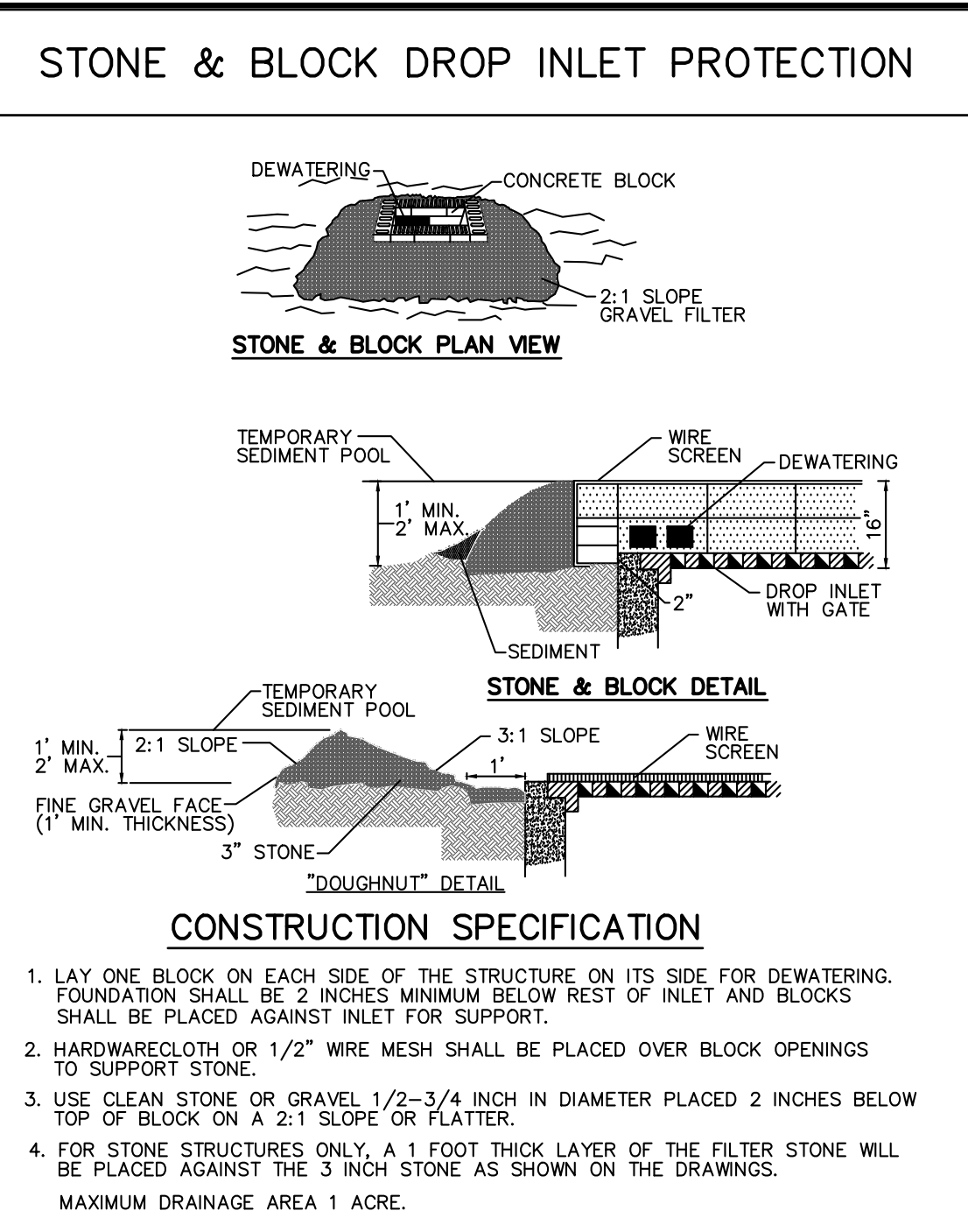
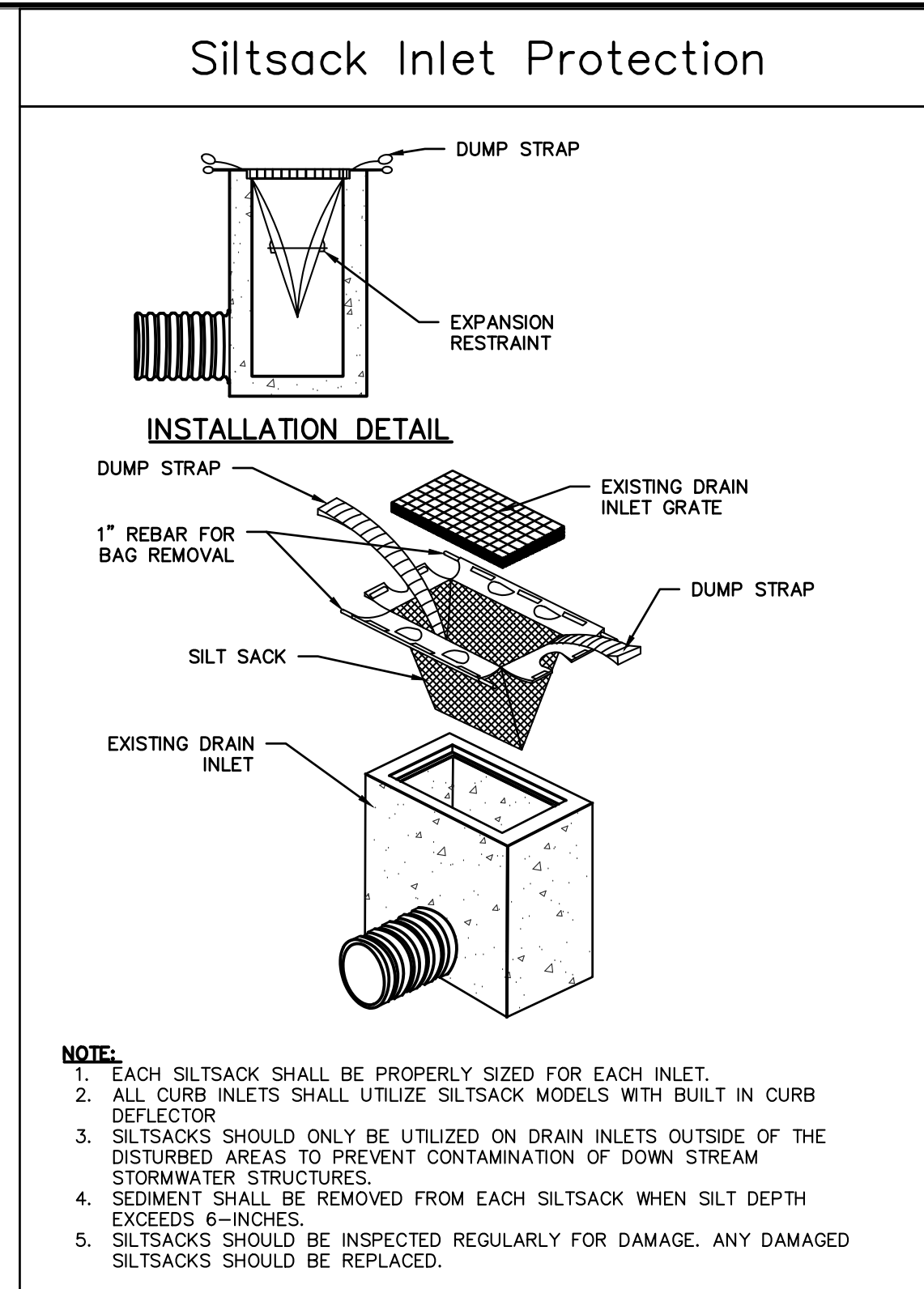
CONTRACTOR SHALL CONTACT DESIGN ENGINEER TO SCHEDULE A SITE INSPECTION PRIOR TO BACKFILLING INFILTRATION/ATTENUATION SYSTEM(S). ALL CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND VISIBLE AT TIME OF INSPECTION. SHOULD THE CONTRACTOR BACKFILL PRIOR TO INSPECTION, THE CONTRACTOR SHALL EXPOSE THE SYSTEM AT THEIR OWN EXPENSE.

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

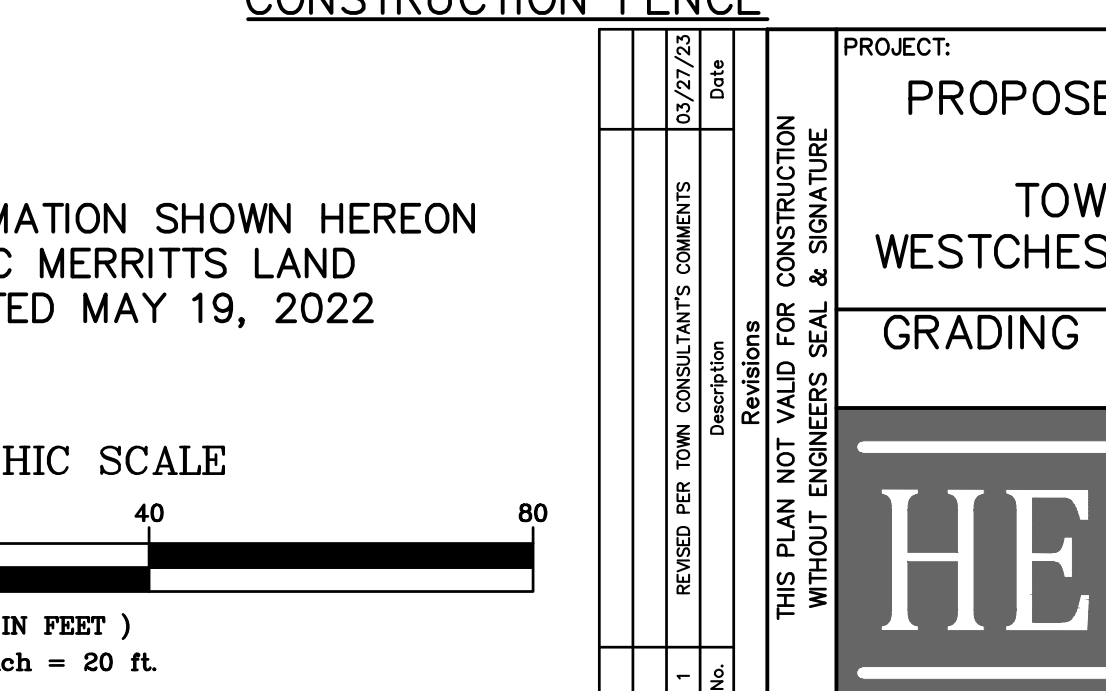
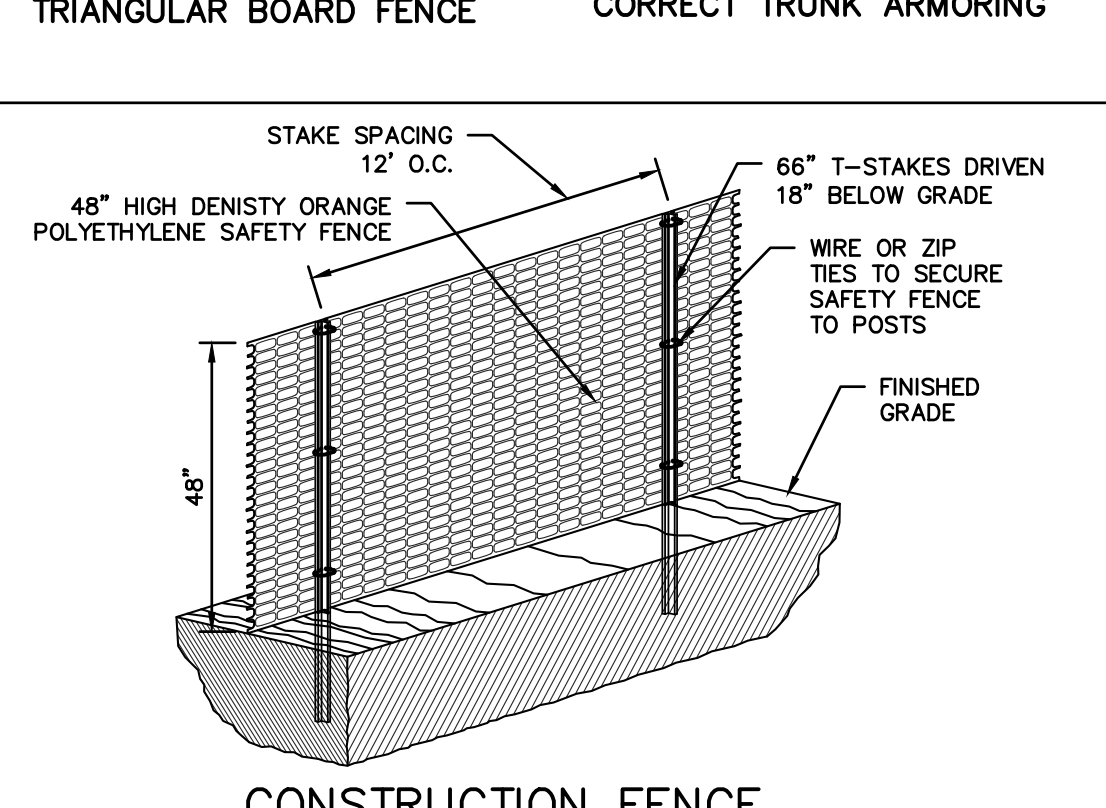
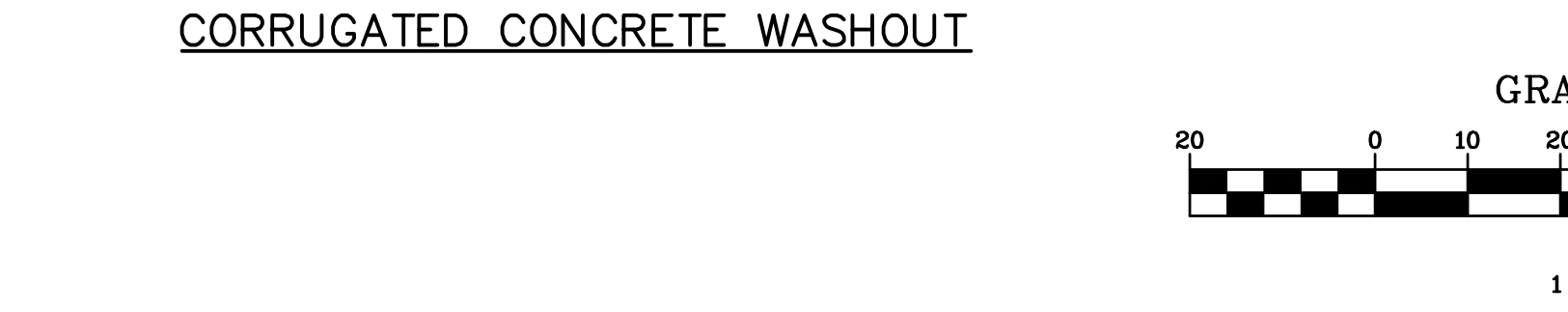
REVISIONS 03/27/23 02/27/23 02/27/23	PROJECT:	PROPOSED LOT LINE ADJUSTMENT MASSARO COURT TOWN OF NORTH CASTLE WESTCHESTER COUNTY – NEW YORK			
	THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEER'S SEAL & SIGNATURE	SUBDIVISION/ZONING PLAN			Date: 02/27/23 Scale: 1" = 20' Designed By: U.A. Checked By: M.S. Sheet No. 5
			HUDSON ENGINEERING CONSULTING, P.C. 45 Knollwood Road, Suite 201 Elmsford, New York 10523 T: 914-909-0420 F: 914-560-2086 © 2023		C-1



RETAINING WALLS NOTE:
 CONSTRUCTION OF ALL RETAINING WALLS SHALL BE INSPECTED AND CERTIFIED TO THEIR COMPLIANCE AND WITH THE DESIGN DOCUMENTS, BY A NEW YORK STATE PROFESSIONAL ENGINEER RETAINED BY THE OWNER, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY/COMPLETION.



- NOTES:**
- THE WASHOUT SHALL BE INSTALLED PRIOR TO USING MATERIALS THAT REQUIRE WASHOUT ON THIS PROJECT.
 - AS NECESSARY, SIGNS SHALL BE PLACED THROUGHOUT THE SITE TO INDICATE THE LOCATION OF THE WASHOUT.
 - THE WASHOUT AREA WILL BE REPLACED AS NECESSARY TO MAINTAIN CAPACITY FOR LIQUID WASTE.
 - WASHOUT RESIDUE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE FACILITY.
 - DO NOT WASHOUT INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
 - AVOID DUMPING EXCESS CONCRETE IN NON-DESIGNATED DUMPING AREAS.
 - LOCATE WASHOUT AT LEAST 50' (15 METERS) FROM STORM DRAIN, OPEN DITCHES, OR WATER BODIES.
 - THE WASHOUT SHALL BE USED ONLY FOR NON-HAZARDOUS WASTES.



PROJECT:
 PROPOSED LOT LINE ADJUSTMENT
 MASSARO COURT
 TOWN OF NORTH CASTLE
 WESTCHESTER COUNTY - NEW YORK

GRADING AND SEDIMENT & EROSION CONTROL PLAN

HEC ENGINEERING CONSULTING, P.C.
 45 Knollwood Road, Suite 201
 Elmford, New York 10523
 T: 914-909-0420
 F: 914-560-2088
 © 2023

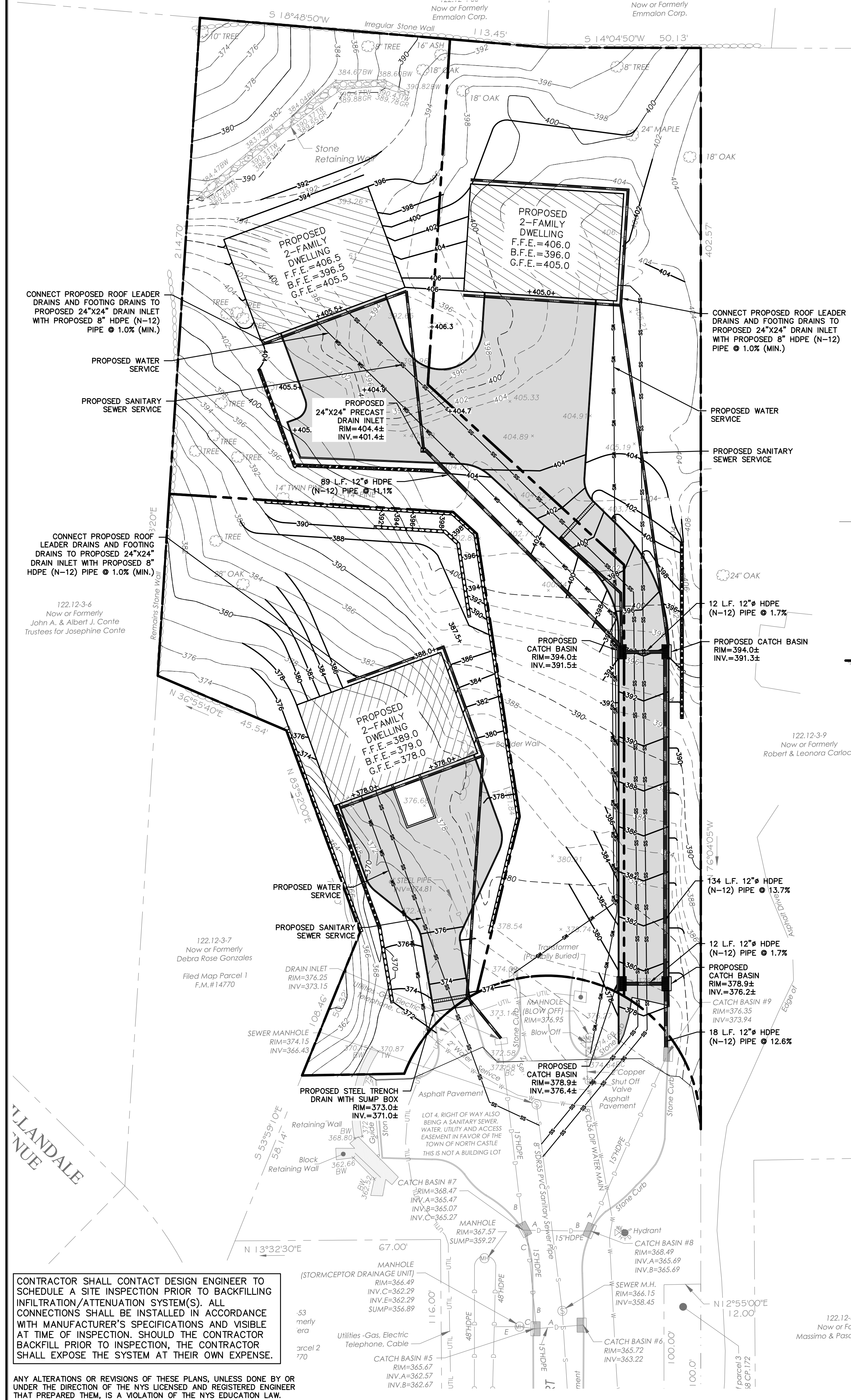
HUDSON ENGINEERING
 1100 N. 10th St.
 York, PA 17404
 T: 717-765-1100
 F: 717-765-1101
 © 2023

STATE OF NEW YORK
 MICHAEL J. STEIN
 LICENSED PROFESSIONAL ENGINEER
 No. 60651

Date: 02/27/23 Sheet: 2 of 2
 Scale: 1" = 20'
 Designed By: U.A.
 Checked By: M.S.
 Sheet No. C-2

CONTRACTOR SHALL CONTACT DESIGN ENGINEER TO SCHEDULE A SITE INSPECTION PRIOR TO BACKFILLING INFILTRATION/ATTENUATION SYSTEM(S). ALL CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND VISIBLE AT TIME OF INSPECTION. SHOULD THE CONTRACTOR BACKFILL PRIOR TO INSPECTION, THE CONTRACTOR SHALL EXPOSE THE SYSTEM AT THEIR OWN EXPENSE.

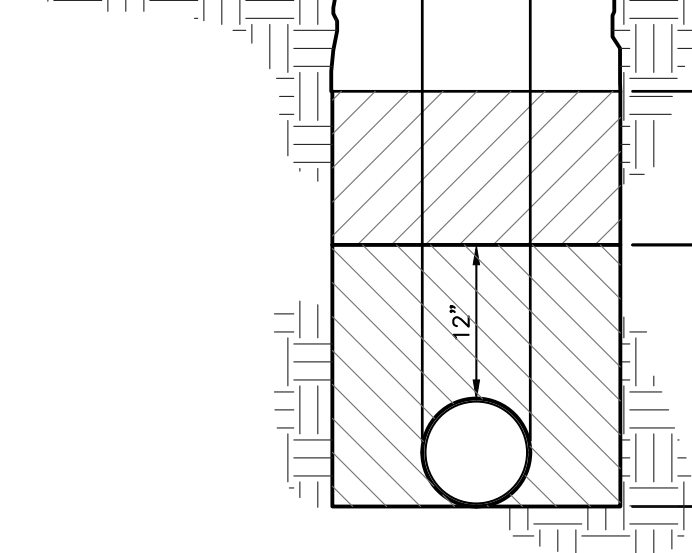
ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.



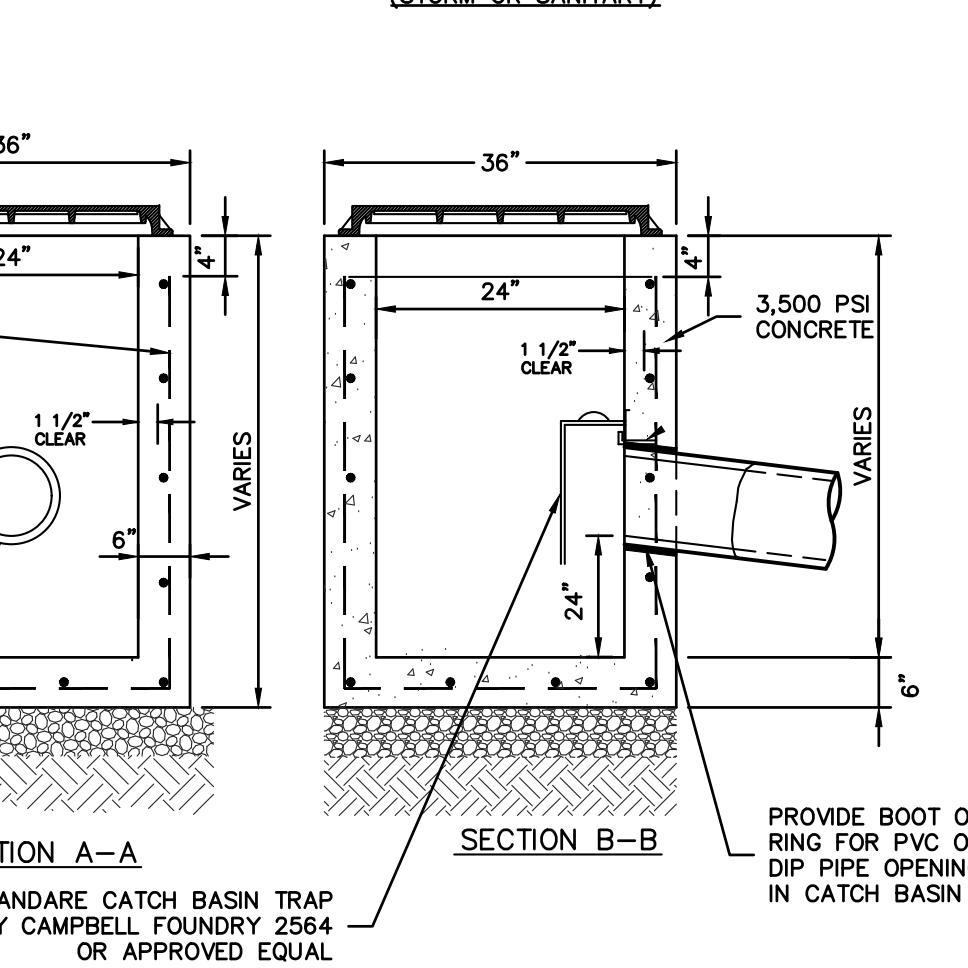
LEGEND

- PROPERTY LINE
- PROPOSED BELGIAN BLOCK CURB
- PROPOSED ASPHALT DRIVEWAY
- PROPOSED STONE MASONRY WALL
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- PROPOSED STORM PIPE
- PROPOSED DRAIN INLET
- PROPOSED TRENCH DRAIN
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SEWER SERVICE

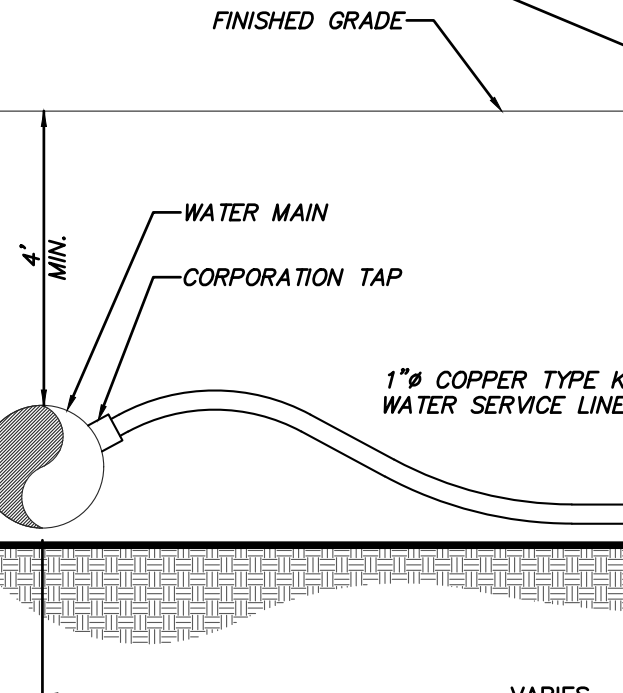
TRENCH BEDDING



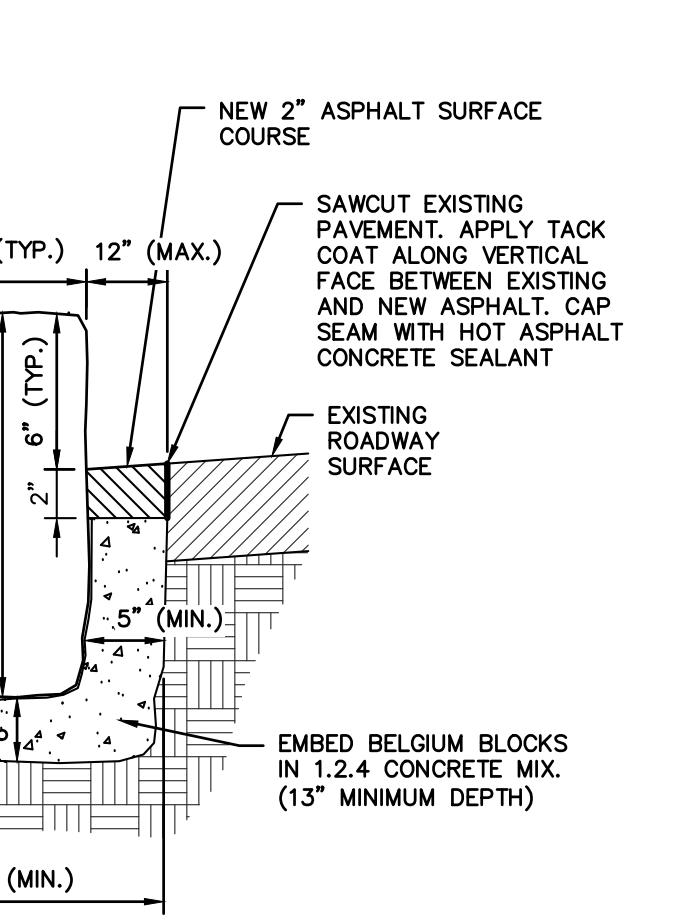
SEWER CLEANOUT DETAIL (GRAVITY)



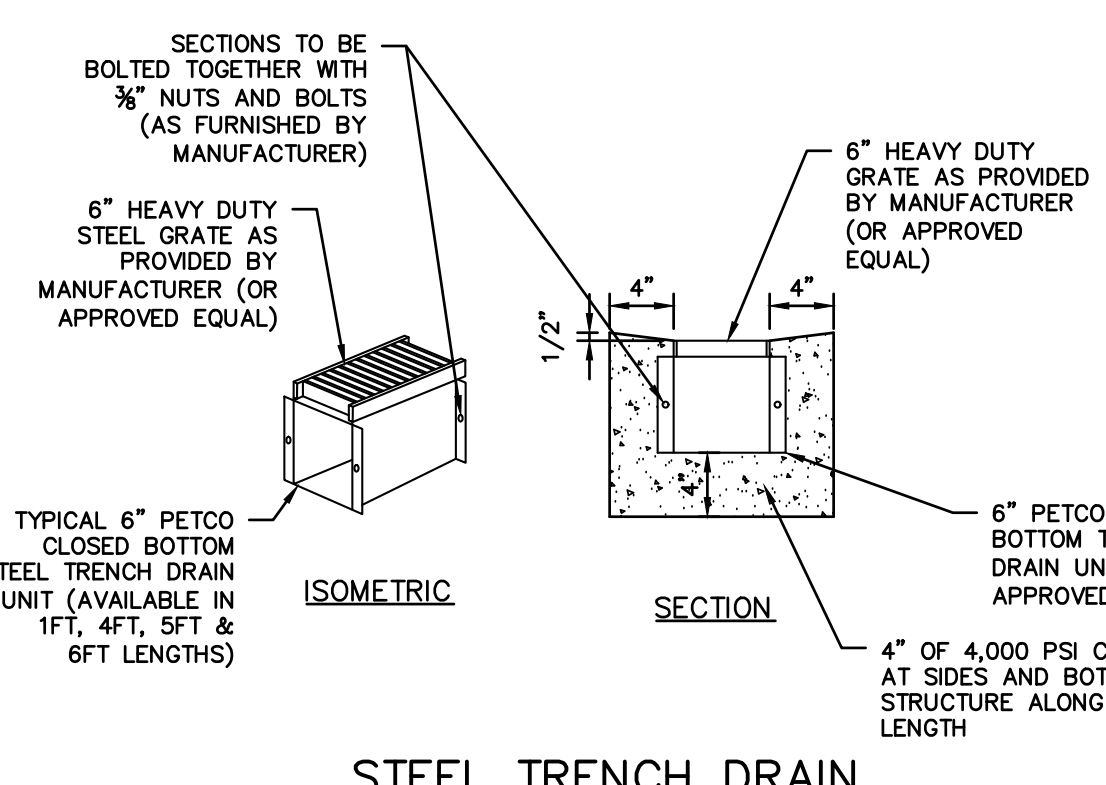
WATER SERVICE LINE LATERAL DETAIL



PRECAST DRAIN INLET



STEEL TRENCH DRAIN



JUMBO BELGIUM BLOCK CURB DETAIL



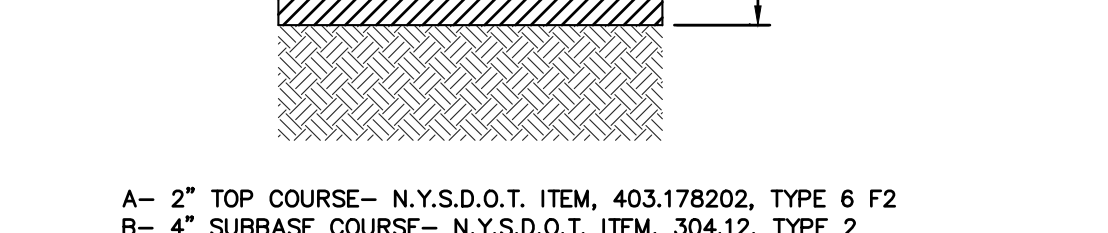
GENERAL NOTES:

1. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SUPERVISION OF THE CONSTRUCTION.
2. NO CHANGES BE MADE TO THESE PLANS EXCEPT AS PER NYS LAW CHAPTER 987.
3. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO ACI, AISI, ZONING, AND THE NEW YORK STATE BUILDING CODE.
4. ALL CONDITIONS, LOCATIONS AND DIMENSIONS SHALL BE FIELD VERIFIED AND THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES.
5. ALL CHANGES MADE TO THE PLANS SHALL BE APPROVED BY THE ENGINEER AND ANY SUCH CHANGES SHALL BE FILED AS AMENDMENTS TO THE ORIGINAL BUILDING PERMIT.
6. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF HIS EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.
8. SAFETY DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL AGENCIES IN EFFECT DURING THE PERIOD OF CONSTRUCTION.
9. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL MAKE APPLICATION TO RECEIVE ALL NECESSARY PERMITS TO PERFORM THE WORK UNDER CONTRACT. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL BE LICENSED TO DO ALL WORK AS REQUIRED BY THE LOCAL, COUNTY, AND STATE AGENCIES WHICH MAY HAVE JURISDICTION OVER THOSE TRADES, AND SHALL PRESENT TO THE OWNER WITH COPIES OF ALL LICENSES AND INSURANCE CERTIFICATES.
10. FINAL GRADING AROUND THE BUILDING AREA SHALL SLOPE AWAY FROM THE STRUCTURE.
11. ALL WRITTEN DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY SCALED DIMENSIONS.
12. ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, REMODELING AND DEMOLITION WORK. PROTECTION MUST BE PROVIDED FOR FOOTINGS, FOUNDATIONS, PARTY WALLS, CHIMNEYS, SKYLIGHTS AND ROOFS. PROVISIONS SHALL BE MADE TO CONTROL WATER RUNOFF AND EROSION DURING CONSTRUCTION AND DEMOLITION ACTIVITIES. THE PERSON MAKING OR CAUSING AN EXCAVATION TO BE MADE SHALL PROVIDE WRITTEN NOTICE TO THE OWNERS OF ADJOINING BUILDINGS ADVISING THEM THAT THE EXCAVATION IS TO BE MADE AND THAT THE ADJOINING BUILDING SHOULD BE PROTECTED. SAID NOTIFICATION SHALL BE DELIVERED NOT LESS THAN 10 DAYS PRIOR TO THE SCHEDULED STARTING DATE OF THE EXCAVATION.
13. OWNER SHALL INSURE THAT THE INSURANCE PROVIDED BY THE CONTRACTOR HIRED TO PERFORM THE WORK SHALL BE ENDORSED TO NAME HUDSON ENGINEERING & CONSULTING, P.C., AND ANY DIRECTORS, OFFICERS, EMPLOYEES, SUBSIDIARIES, AND AFFILIATES, AS ADDITIONAL INSURED ON ALL POLICIES AND HOLD HARMLESS DOCUMENTS, AND SHALL STIPULATE THAT THIS INSURANCE IS PRIMARY, AND THAT ANY OTHER INSURANCE OR SELF-INSURANCE MAINTAINED BY HUDSON ENGINEERING & CONSULTING, P.C., SHALL BE EXCESS ONLY AND SHALL NOT BE CALLED UPON TO CONTRIBUTE WITH THIS INSURANCE. ISO ADDITIONAL INSURED ENDORSEMENT FORM NUMBER CG2010 1185 UNDER CL. COPIES OF THE INSURANCE POLICIES SHALL BE SUBMITTED TO HUDSON ENGINEERING & CONSULTING, P.C., FOR APPROVAL PRIOR TO THE SIGNING OF THE CONTRACT.
14. INDUSTRIAL CODE RULE 753: THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS PRIOR TO THE START OF HIS OPERATIONS AND SHALL COMPLY WITH ALL THE LATEST INDUSTRIAL CODE RULE 753 REGULATIONS.

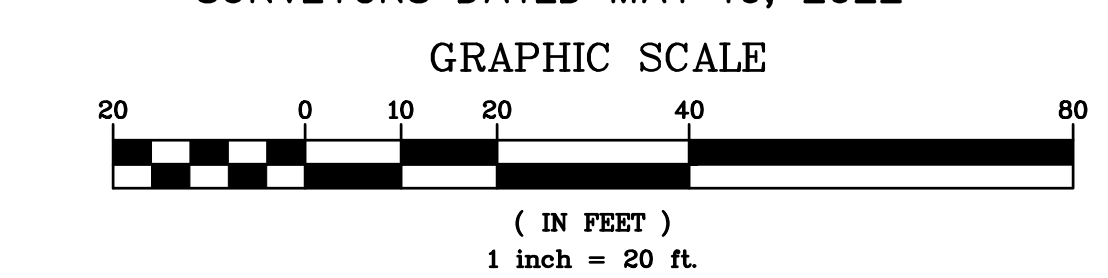
INSTALLATION & MAINTENANCE OF EROSION CONTROL:

- CONSTRUCTION SCHEDULE
NOTIFY APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 5 DAYS PRIOR TO START.
- EROSION CONTROL MEASURES**
INSTALL ALL EROSION CONTROL MEASURES PRIOR TO START OF CONSTRUCTION. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.
- INSPECTION BY MUNICIPALITY - MAINTENANCE (TO BE PERFORMED DURING ALL PHASES OF CONSTRUCTION)**
AFTER ANY RAIN CAUSING RUNOFF, CONTRACTOR TO INSPECT HAYBALES, ETC. AND REMOVE ANY EXCESSIVE SEDIMENT AND INSPECT STOCKPILES AND CORRECT ANY PROBLEMS WITH SEED ESTABLISHMENT. INSPECTIONS SHALL BE DOCUMENTED IN WRITING AND SUBMITTED TO THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION.
- INSPECTION BY MUNICIPALITY - FINAL GRADING**
REMOVE UNNEEDED SUBGRADE FROM SITE. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.
- INSPECTION BY MUNICIPALITY - LANDSCAPING**
SPREAD TOPSOIL EVENLY OVER AREAS TO BE SEEDED. HAND RAKE LEVEL. BROADCAST 1.25 LB. BAG OF JONATHAN GREEN "FASTGROW" MIX OR EQUAL OVER AREA TO BE SEEDED. APPLY STRAW MULCH AND WATER WITHIN 2 DAYS OF COMPLETION OF TOPSOILING. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.
- INSPECTION BY MUNICIPALITY - FINAL LANDSCAPING**
GRASS ESTABLISHED. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.
- INSPECTION BY MUNICIPALITY - FINAL INSPECTION**
ALL EROSION CONTROL MEASURES REMOVED AND GRASS ESTABLISHED. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

DRIVEWAY PAVEMENT SECTION



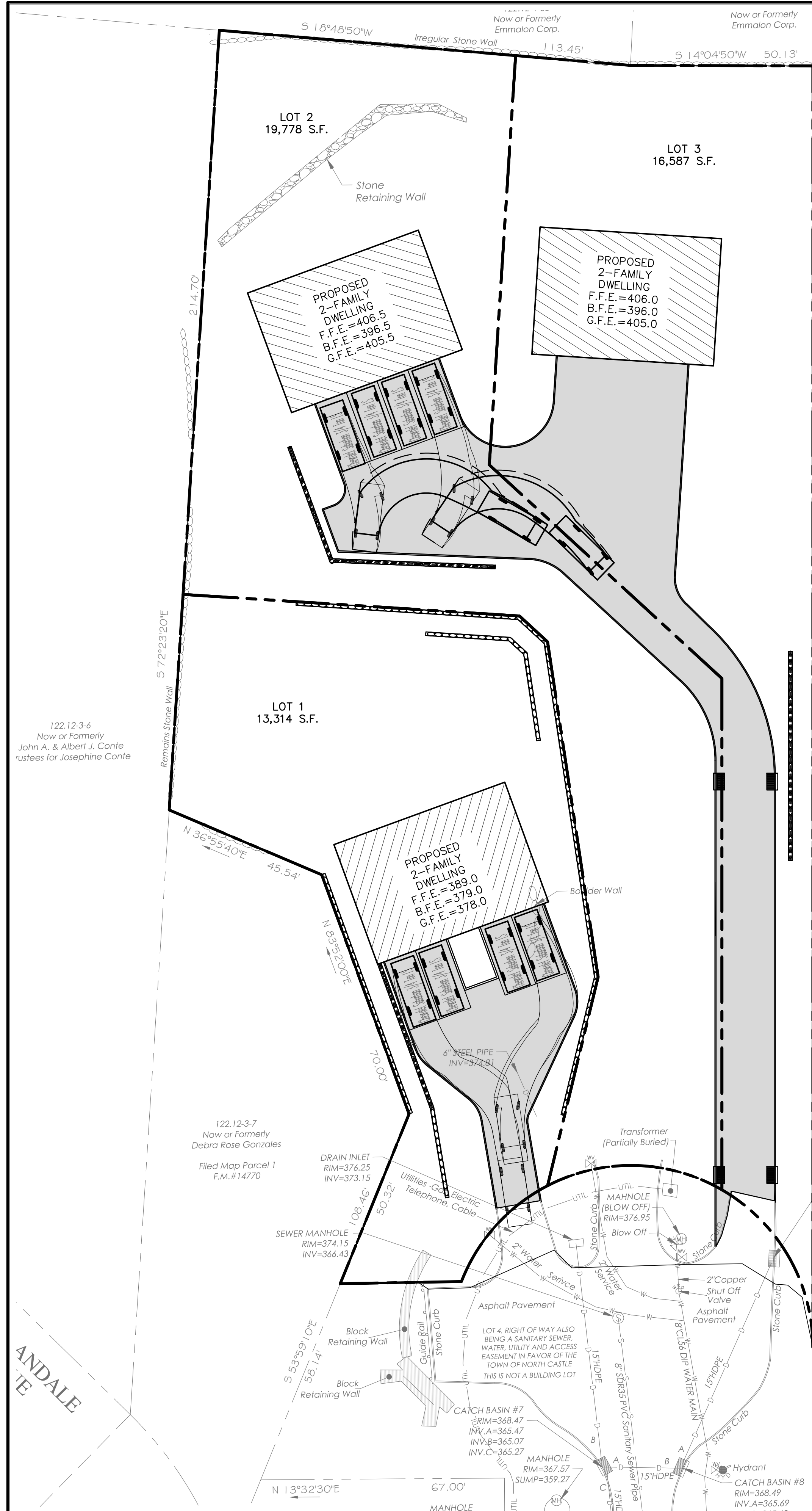
EXISTING INFORMATION SHOWN HEREON PROVIDED BY TC MERRITTS LAND SURVEYORS DATED MAY 19, 2022



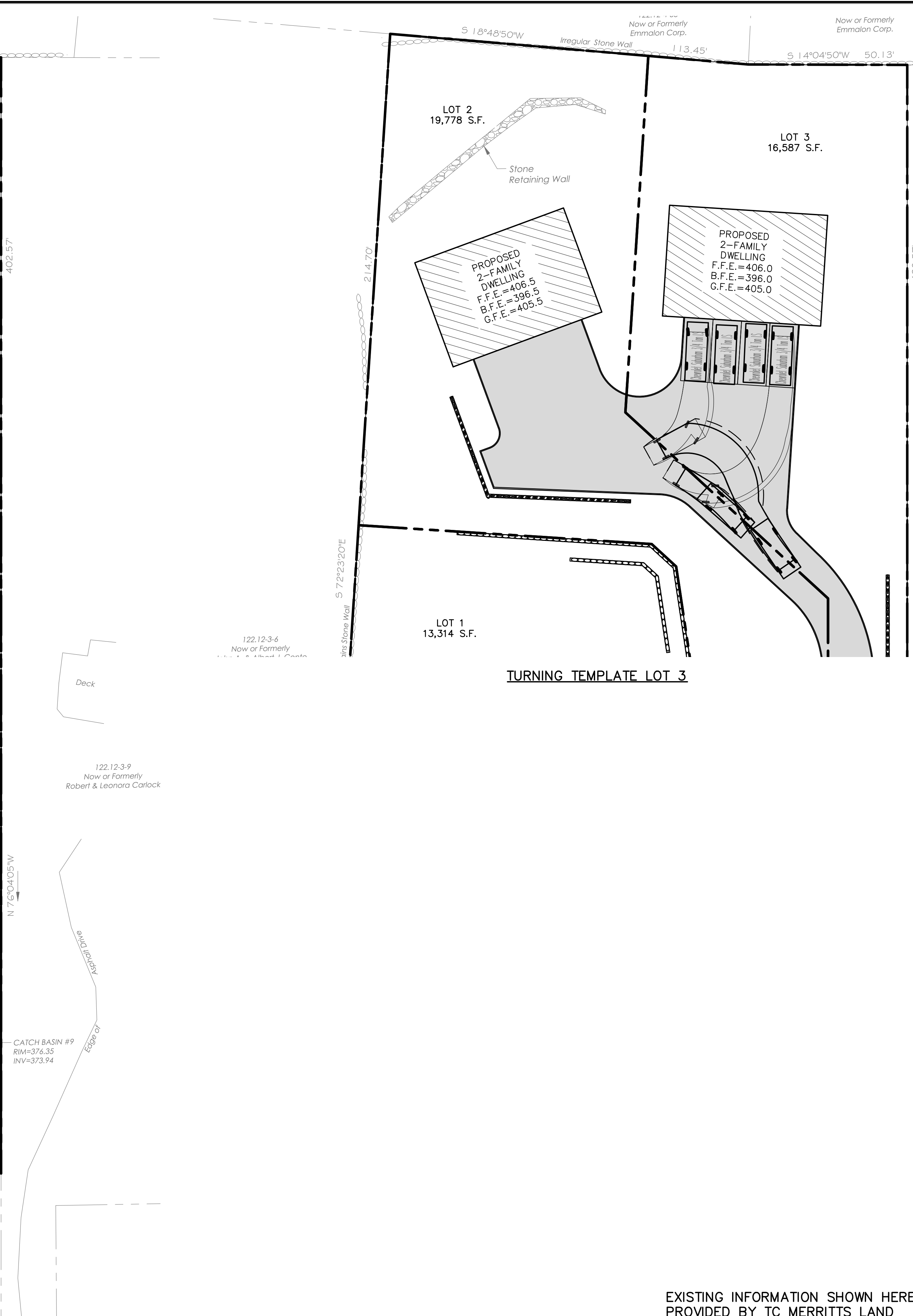
CONTRACTOR SHALL CONTACT DESIGN ENGINEER TO SCHEDULE A SITE INSPECTION PRIOR TO BACKFILLING INFILTRATION/ATTENUATION SYSTEM(S). ALL CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND VISIBLE AT TIME OF INSPECTION. SHOULD THE CONTRACTOR BACKFILL PRIOR TO INSPECTION, THE CONTRACTOR SHALL EXPOSE THE SYSTEM AT THEIR OWN EXPENSE.

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

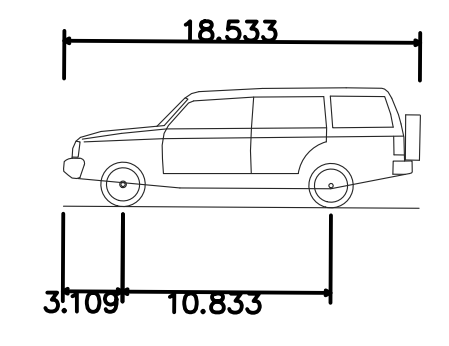
<p>REVISIONS</p> <p>NO. DATE DESCRIPTION</p>	<p>PROJECT:</p> <p>PROPOSED LOT LINE ADJUSTMENT MASSARO COURT TOWN OF NORTH CASTLE WESTCHESTER COUNTY - NEW YORK</p> <p>STORMWATER MANAGEMENT AND UTILITIES PLAN</p>	<p>DATE: 02/27/23</p> <p>DESIGNED BY: U.A.</p> <p>CHECKED BY: M.S.</p> <p>SHEET NO. 5</p>
<p>THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEER'S SEAL & SIGNATURE</p>	<p>STATE OF NEW YORK</p> <p>MICHAEL J. STEIN</p> <p>REGISTERED PROFESSIONAL ENGINEER</p> <p>No. 80651</p>	<p>HEC</p> <p>HUDSON ENGINEERING CONSULTING, P.C.</p> <p>45 Knollwood Road, Suite 201 Elmsford, New York 10523</p> <p>T: 914-909-0420 F: 914-560-2088</p> <p>©2023</p> <p>C-3</p>



TURNING TEMPLATE LOTS 1 AND 2



TURNING TEMPLATE LOT 3

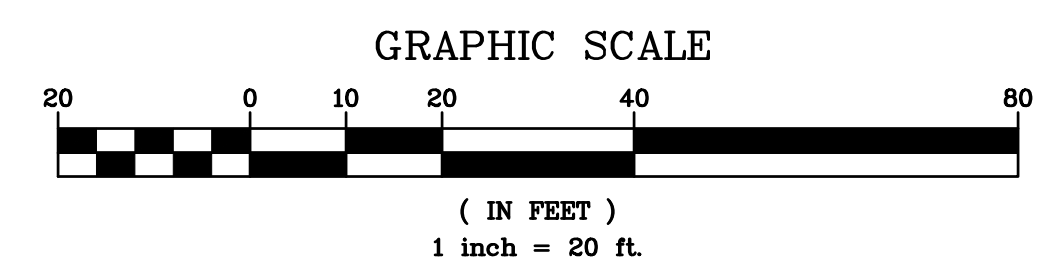


Chevrolet Suburban 3/4 Ton LS	18.533ft
Overall Length	6.592ft
Overall Width	6.258ft
Overall Body Height	0.990ft
Min Body Ground Clearance	6.592ft
Track Width	4.00s
Lock-to-lock time	22.650ft
Curb to Curb Turning Radius	

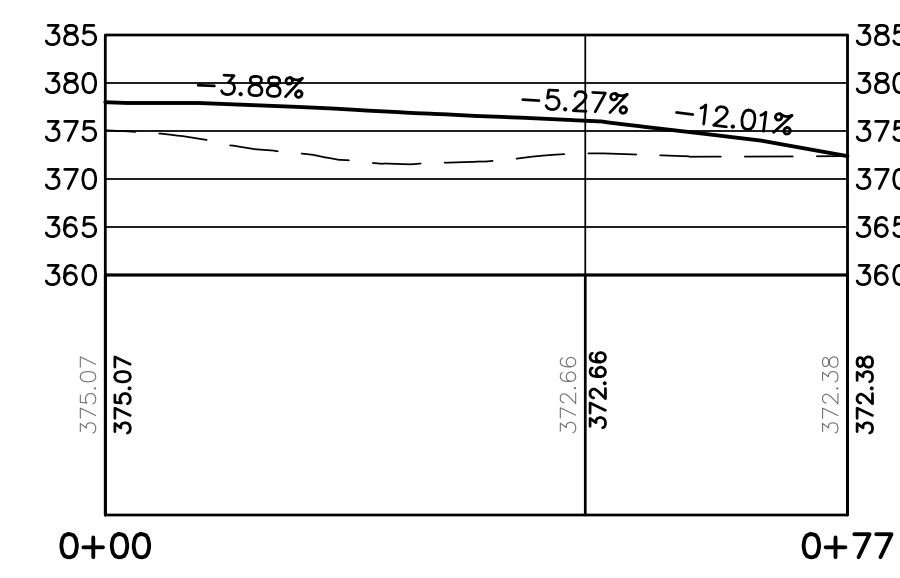
CONTRACTOR SHALL CONTACT DESIGN ENGINEER TO SCHEDULE A SITE INSPECTION PRIOR TO BACKFILLING INFILTRATION/ATTENUATION SYSTEM(S). ALL CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND VISIBLE AT TIME OF INSPECTION. SHOULD THE CONTRACTOR BACKFILL PRIOR TO INSPECTION, THE CONTRACTOR SHALL EXPOSE THE SYSTEM AT THEIR OWN EXPENSE.

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

EXISTING INFORMATION SHOWN HEREON PROVIDED BY TC MERRITTS LAND SURVEYORS DATED MAY 19, 2022

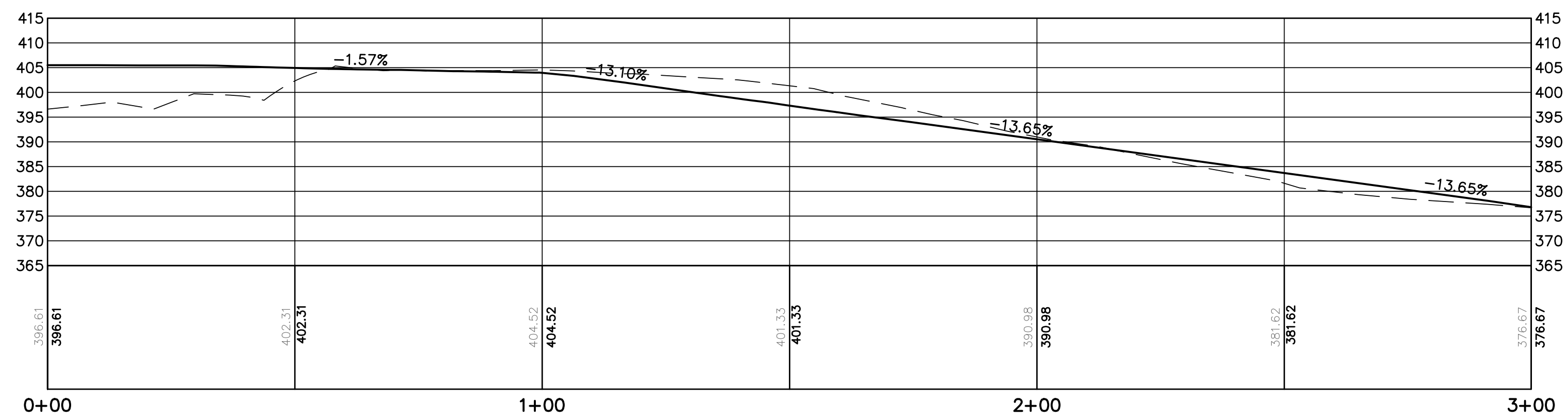


REVISIONS No. Description Date 1 REVISED PER TOWN CONSULTANT'S COMMENTS 03/27/23 2 CHECKED 03/27/23	PROJECT: PROPOSED LOT LINE ADJUSTMENT MASSARO COURT TOWN OF NORTH CASTLE WESTCHESTER COUNTY – NEW YORK	
	TURNING TEMPLATES HUDSON ENGINEERING & CONSULTING, P.C. 45 Knollwood Road, Suite 201 Elmsford, New York 10523 T: 914-909-0420 F: 914-560-2086 © 2023	



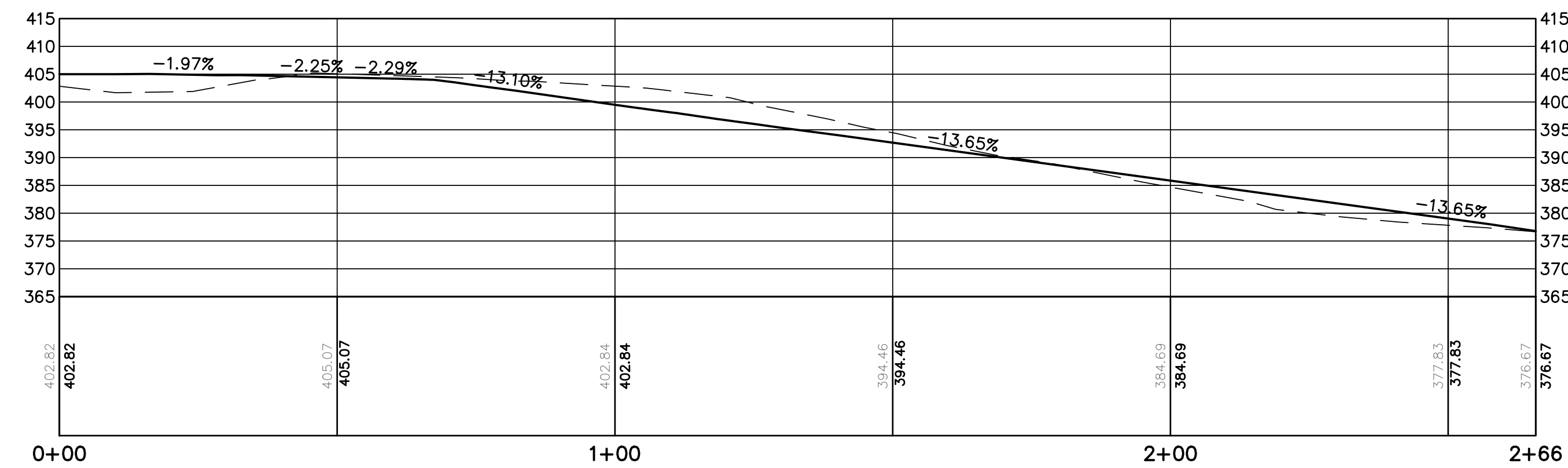
LOT 1 PROFILE STA. 0+00 TO STA. 0+77

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 20'



LOT 2 PROFILE STA. 0+00 TO STA. 3+00

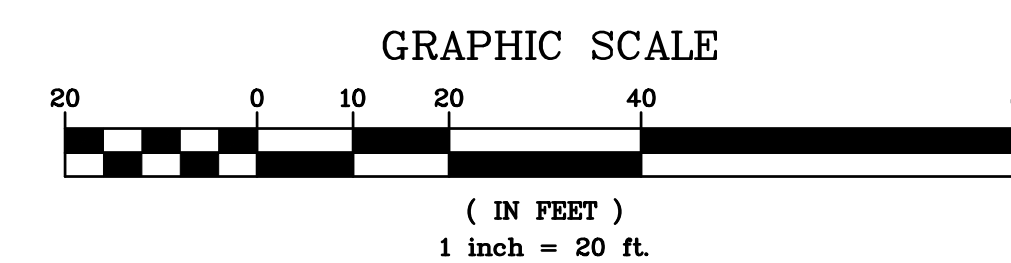
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 20'



LOT 3 PROFILE STA. 0+00 TO STA. 2+66

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 20'

EXISTING INFORMATION SHOWN HEREON
PROVIDED BY TC MERRITT'S LAND
SURVEYORS DATED MAY 19, 2022



No.	REVISIONS PER TOWN CONSULTANT'S COMMENTS	Date
1	REVISED PER TOWN CONSULTANT'S COMMENTS	02/27/23

PROJECT:
PROPOSED LOT LINE ADJUSTMENT
MASSARO COURT
TOWN OF NORTH CASTLE
WESTCHESTER COUNTY - NEW YORK

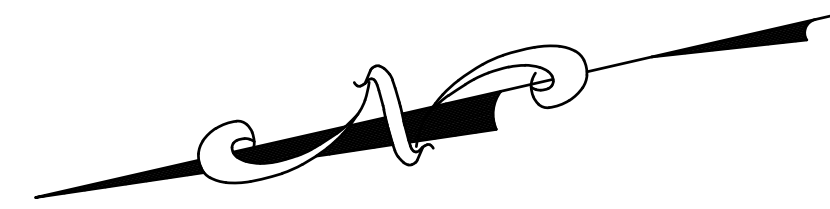
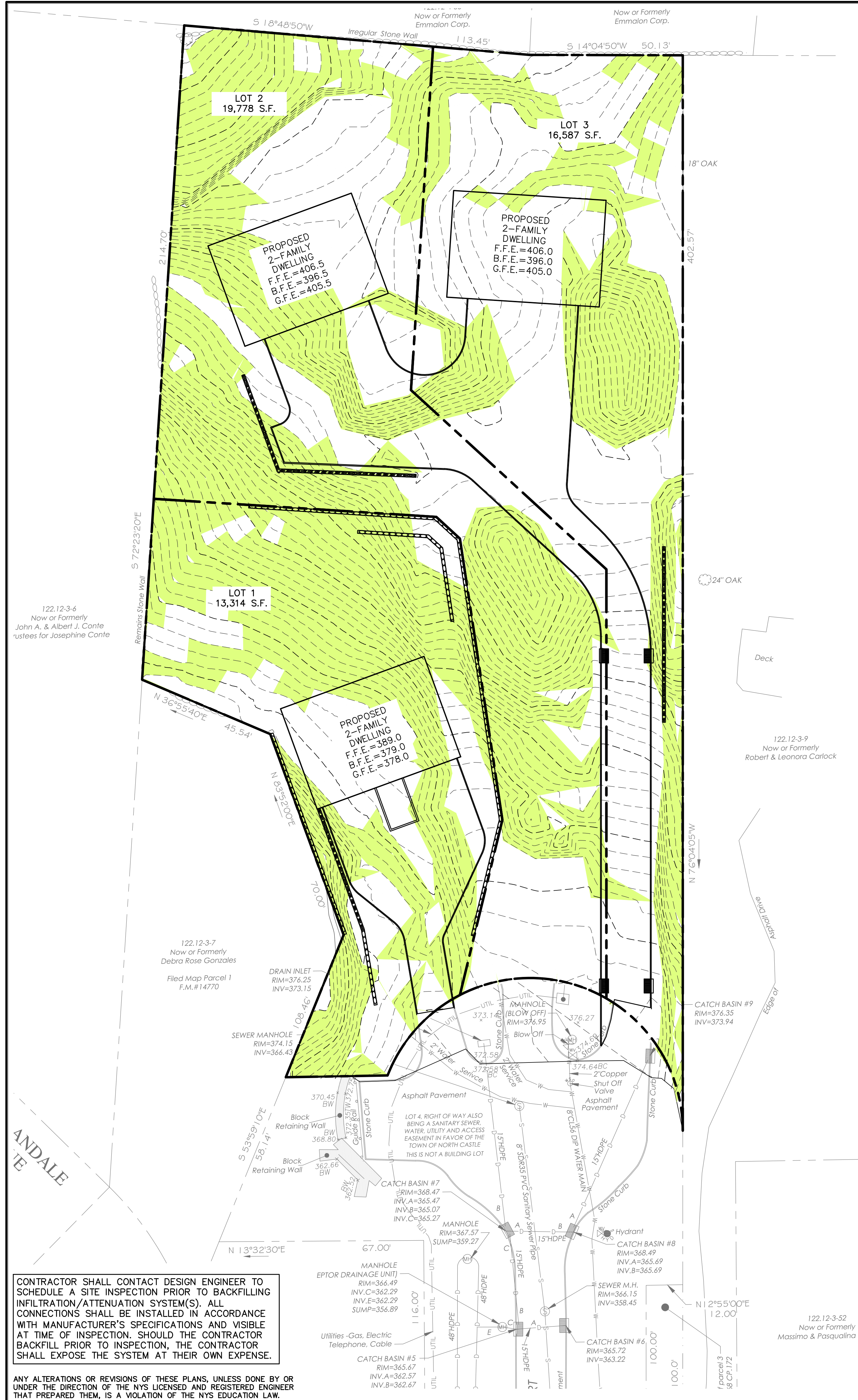


PROFILES

HEC & **HUDSON**
ENGINEERING
CONSULTING, P.C.
45 Knollwood Road, Suite 201
Elmsford, New York 10523
T: 914-909-0420
F: 914-560-2086 © 2023

Date: 02/27/23 Sheet:
Scale: 1" = 20' 5
Designed By: U.A.
Checked By: M.S.
Sheet No. C-5

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.



SLOPE ANALYSIS (LOT 1)				
NO.	MIN. SLOPE	MAX. SLOPE	AREA	COLOR
1	0%	25%	4627	
2	25%	Vertical	8706	

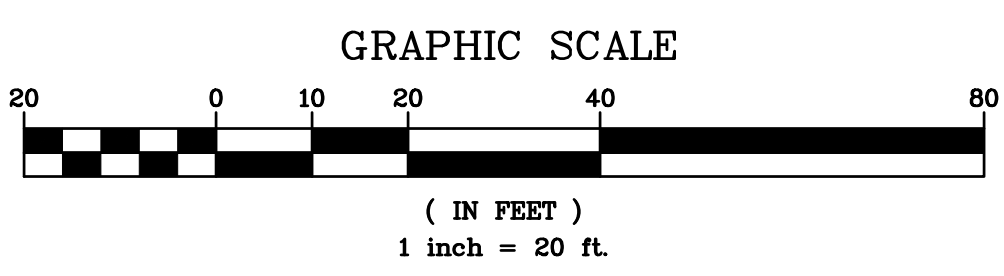
SLOPE ANALYSIS (LOT 2)				
NO.	MIN. SLOPE	MAX. SLOPE	AREA	COLOR
1	0%	25%	8103	
2	25%	Vertical	11663	

SLOPE ANALYSIS (LOT 3)				
NO.	MIN. SLOPE	MAX. SLOPE	AREA	COLOR
1	0%	25%	10198	
2	25%	Vertical	6400	

CONTRACTOR SHALL CONTACT DESIGN ENGINEER TO SCHEDULE A SITE INSPECTION PRIOR TO BACKFILLING INFILTRATION/ATTENUATION SYSTEM(S). ALL CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND VISIBLE AT TIME OF INSPECTION. SHOULD THE CONTRACTOR BACKFILL PRIOR TO INSPECTION, THE CONTRACTOR SHALL EXPOSE THE SYSTEM AT THEIR OWN EXPENSE.

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

EXISTING INFORMATION SHOWN HEREON PROVIDED BY TC MERRITTS LAND SURVEYORS DATED MAY 19, 2022



THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEER'S SEAL & SIGNATURE	PROJECT: PROPOSED LOT LINE ADJUSTMENT MASSARO COURT TOWN OF NORTH CASTLE WESTCHESTER COUNTY – NEW YORK	
	SLOPE ANALYSIS	
Date: 02/27/23 Scale: 1" = 20' Designed By: U.A. Checked By: M.S. Sheet No.	SA-1	1 © 2023



Total Area = 67,944.738 Sq.Ft.
= 1.560 Acres

The owner of this property shown hereon hereby consents to the filing of this map in the Westchester County Clerk's Office, Division of Land Records.

Owner: Bernardo Luciano Date
Mailing Address: 12 Bayberry Road, Elmsford, NY 10523

Owner: Filomena Luciano Date
Mailing Address: 12 Bayberry Road, Elmsford, NY 10523

Approved by Resolution of the Town of North Castle Planning Board

Planning Board Chairman, Christopher Carthy Date

Reviewed by the Town Engineer for conformance.

Joseph Cermele, PE Date
Kellard Sessions Consulting
Consulting Town Engineer

Westchester County Department of Health
New Rochelle, New York

Approved pursuant to Chapter 875, Article X, Sections 873.951 and 873.1021 of the Westchester County Sanitary Code subject to the provision of public water supply and public sanitary sewer facilities to serve all structures intended for human occupancy constructed herein.

Each purchaser of property shown hereon shall be furnished a true copy of this plan showing this endorsement. Any erasures, changes, additions or alterations of any kind, except the addition of signatures of other approving authority and the date thereof made on this plan after this approval, shall invalidate this approval.

Approved by the Assistant Commissioner of Health on Behalf of the Department of Health Date

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.

Premises hereon being Lots 1, 2, and 3 as shown on a certain map entitled, "Final Subdivision Plat with Private Road, Prepared for Lawrence Massaro & Lynette Massaro, His Wife." Said map filed in the Westchester County Clerk's Office, Division of Land Records December 15, 2009 as map number 28312.

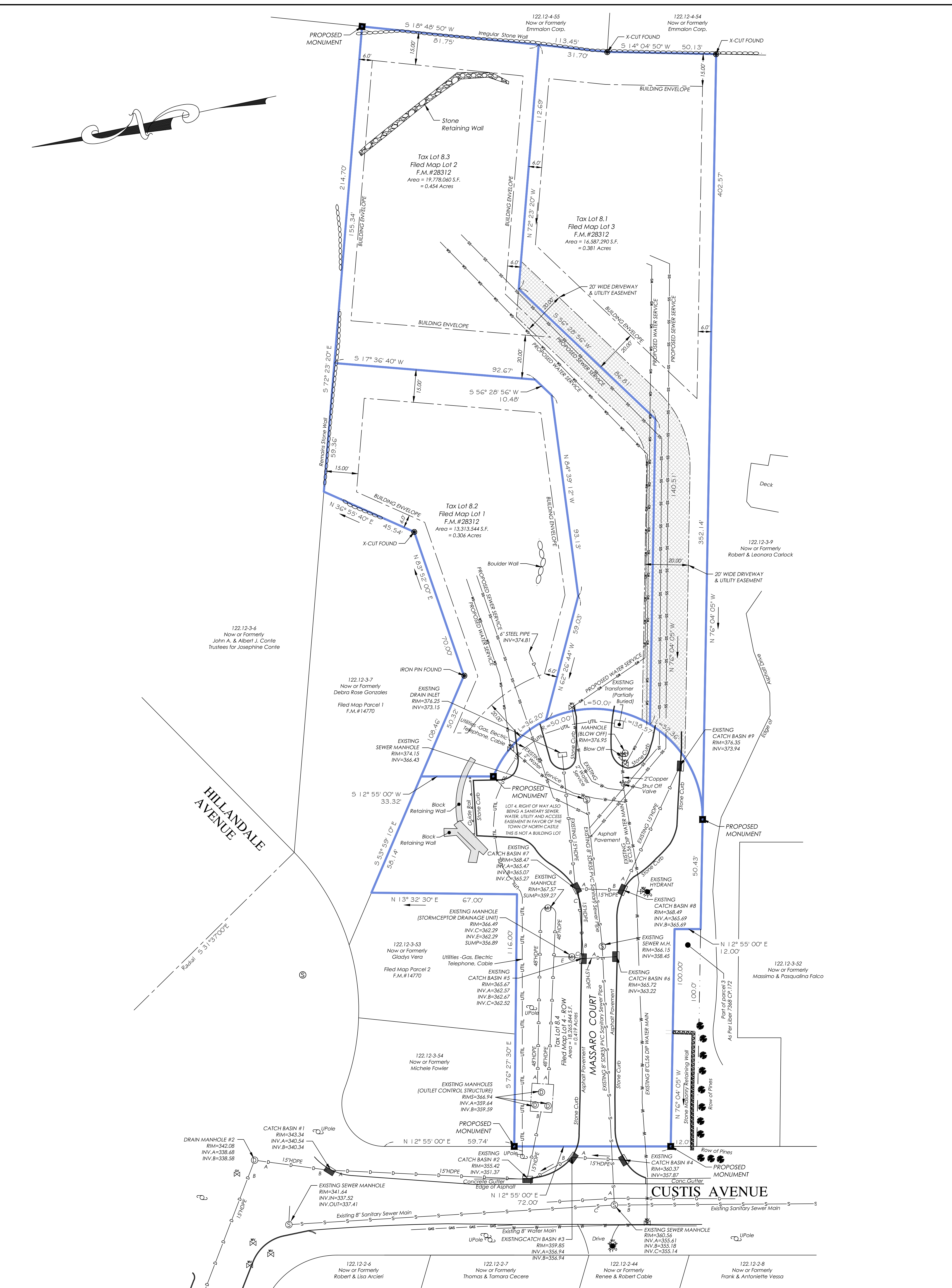
Tax Lot 8.1
2 Massaro Court
Surveyed in accordance with Deed Control Number 600383427.

Tax Lot 8.2
6 Massaro Court
Surveyed in accordance with Deed Control Number 600383498.

Tax Lot 8.3
4 Massaro Court
Surveyed in accordance with Deed Control Number 600383490.

Premises shown hereon designated on the Town of North Castle Tax Maps as: Section 122.12, Block 3, Lots 8.1, 8.2 and 8.3.

Property Address: 2, 4 & 6 Massaro Court
North White Plains, NY 10603

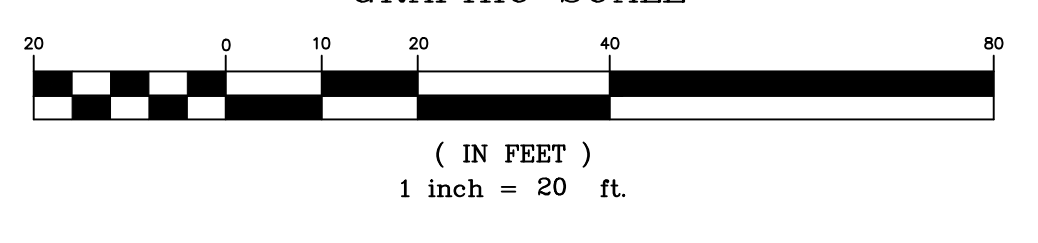


	REQUIRED R-2F	F.M.LOT 1 (TAX LOT 8.2)		F.M.LOT 2 (TAX LOT 8.3)		F.M.LOT 3 (TAX LOT 8.1)		F.M.LOT 4 (TAX LOT 8.4) ROW	
		EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
MINIMUM LOT AREA	5,000 S.F.	10,617,933 S.F.	13,313,544 S.F.	8,916,860 S.F.	19,778,060 S.F.	30,144,101 S.F.	16,587,290 S.F.	18,265,844 S.F.	18,265,844 S.F.
WETLANDS AREA	0 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.
STEEP SLOPE AREA 25%+	8,706 S.F.	8,706 S.F.	8,706 S.F.	11,463 S.F.	11,463 S.F.	6,400 S.F.	6,400 S.F.	11,787.29 S.F.	11,787.29 S.F.
NET LOT AREA	6,783,544 S.F.	10,617,933 S.F.	13,313,544 S.F.	11,031,060 S.F.	19,778,060 S.F.	30,144,101 S.F.	16,587,290 S.F.	18,265,844 S.F.	18,265,844 S.F.
MIN. FRONTAGE	50'	69.52'	69.52'	50.01'	50.01'	52.36'	52.36'	51.8'	51.8'
MIN. WIDTH	50'	52.32'	73.7'	59.32'	64.0'	92.26'	92.26'	51.8'	51.8'
MIN. DEPTH	100'	173.85'	166.1'	155.07'	154.5'	332.2'	332.2'	51.8'	51.8'
MIN. PRINCIPAL BUILDING SETBACKS									
FRONT YARD	20'	20'	20'	20'	20'	20'	20'	20'	20'
SIDE YARD	6'	6'	6'	6'	6'	6'	6'	6'	6'
REAR YARD	15'	15'	15'	15'	15'	15'	15'	15'	15'
MAX. HEIGHT (PRINCIPAL) (FEET/STORIES)	30' 2.5 STORY	< 30' 2.5 STORY	< 30' 2.5 STORY	< 30' 2.5 STORY	< 30' 2.5 STORY	< 30' 2.5 STORY	< 30' 2.5 STORY	< 30' 2.5 STORY	< 30' 2.5 STORY
MAX. BUILDING COVERAGE (%)	30%	< 30%	< 30%	< 30%	< 30%	< 30%	< 30%	< 30%	< 30%
MIN. REQUIRED OFF-STREET PARKING	2 SPACES FOR EACH DWELLING UNIT	2 SPACES	2 SPACES	2 SPACES	2 SPACES	2 SPACES	2 SPACES	2 SPACES	2 SPACES

	F.M.LOT 1 (TAX LOT 8.2)	F.M.LOT 2 (TAX LOT 8.3)	F.M.LOT 3 (TAX LOT 8.1)
EXISTING AREA	10,617,933 S.F. 0.244 ACRES	8,916,860 S.F. 0.205 ACRES	30,144,101 S.F. 0.692 ACRES
NEW AREA	13,313,544 S.F. 0.306 ACRES	19,778,060 S.F. 0.454 ACRES	16,587,290 S.F. 0.381 ACRES
AREA CHANGE	+ 2,695,611 S.F. + 0.062 ACRES	+ 10,861,200 S.F. + 0.249 ACRES	- 13,556,811 S.F. - 0.311 ACRES

FINAL
LOT LINE ADJUSTMENT PLAT
PREPARED FOR
BERNARDO LUCIANO
AND
FILOMENA LUCIANO
SITUATE IN THE
TOWN OF NORTH CASTLE
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 20'
GRAPHIC SCALE



- Notes:
- All water service connections will be sized to accommodate 2 family residential fire sprinkler systems.
 - Lot number 4 is a Right of Way.
 - An easement is hereby granted over the whole of Lot number 4, to the Town of North Castle for operation and maintenance of the public water and public sanitary sewer systems.
 - Lot number 4 shall contain a private road that is not to be offered for dedication to the Town of North Castle.
 - The size of the water service connection to each lot shall be determined when the property owner applies for a building permit for that lot.
 - Permanent easements over Lot 4 are granted to Lots 1, 2 and 3 for sanitary sewer, water supply, storm drainages, electric, gas, telephone, cable television and any other utilities.
 - Planning Board site plan approval shall be required for all lots in this subdivision.

COPYRIGHT © 2023
TC MERRITTS LAND SURVEYORS
ALL RIGHTS RESERVED. UNAUTHORIZED REPRODUCTION 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@tcmerritts.com



I, Daniel T. Merritts Licensed Land Surveyor, who made this map do hereby certify that the survey upon which this map is based was completed May 19, 2022 and that this map was completed March 31, 2023. Map Revised: June 8, 2023 to show additional notes.

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

Project: 02-034	Reference: N/A
Field Survey By: TM/FT // AN/CH	Drawn By: DA
Project Manager: DA	Checked By: DA/DM

Westchester County-Index System: Sheet 93, Block 7717.