



HUDSON
ENGINEERING
&
CONSULTING, P.C.

December 12, 2022

Christopher Carthy, Chairman
Members of the Planning Board
Town of North Castle
15 Bedford Road
Armonk, NY 10504

Re: Lot Line Adjustment
2, 4, and 6 Massaro Court
North Castle (T)

Dear Mr. Carthy and Members of the Planning Board,

Regarding the above referenced project, enclosed herewith is:

- 1.) One (1) signed and sealed 24x36 sheet of proposed lot line adjustment entitled "Proposed Lot Line Adjustment, Massaro Court, Town of North Castle, Westchester County, New York – Site Layout 1" dated December 12, 2022, all as prepared by Hudson Engineering & Consulting, P.C.
- 2.) One (1) signed and sealed 24x36 sheet of proposed lot line adjustment entitled "Proposed Lot Line Adjustment, Massaro Court, Town of North Castle, Westchester County, New York – Site Layout 2" dated December 12, 2022, all as prepared by Hudson Engineering & Consulting, P.C.

The sites in focus for the proposed adjustments are 3 lots that were subdivided per a Planning Board Approval with a resolution dated November 10, 2009. The 3 lots all come off of Massaro Court. The existing sites all lie within the R-2F Residential District zone. The road on Massaro Court currently has the basis of driveways extending toward each of the lots up to the property lines. All 3 lots are currently undeveloped. The total coverage approved encompassing all 3 lots was approximately 18,086 square feet. Per the approved Integrated Plot Plan, the lot areas and approximate coverage breakdown for each of the lots is as follows:

- Lot 1:
 - Lot Area = 10,618 s.f.
 - Approved Coverage = 4,098 s.f. Total, breakdown as follows:
 - Driveway = 2,222 s.f.
 - Dwelling = 1,599 s.f.
 - Patios = 277 s.f.



- Lot 2:
 - Lot Area = 8,917 s.f.
 - Approved Coverage = 4,095 s.f. Total, breakdown as follows:
 - Driveway = 2,228 s.f.
 - Dwelling = 1,587 s.f.
 - Patios = 280 s.f.

- Lot 3:
 - Lot Area = 30,144 s.f.
 - Approved Coverage = 9,893 s.f. Total, breakdown as follows:
 - Driveway = 5,577 s.f.
 - Dwelling = 3,952 s.f.
 - Patios = 364 s.f.

Our client is submitting the attached layouts for feedback on a proposal to adjust the lot lines between their existing properties (3 lots) off Massaro Court. The first proposal (Site Layout 1) involves a relatively simple shifting of the rear lot line of Lots 1 and 2 about 15 feet back to allow for building footprint areas of 1,750 for each of the lots. This allows for building footprints more in line with what he envisions for the development of the lots. This layout would also propose a significantly reduced building footprint and overall lot coverage for Lot 3 compared to the previous subdivision approval. The total proposed coverage between the 3 lots would be approximately 14,111 square feet. The proposed lots in this layout, comparatively, are summarized as follows:

- Lot 1:
 - Lot Area = 11,541 s.f.
 - Coverage = 3,814 s.f. Total, breakdown as follows:
 - Driveway = 2,064 s.f.
 - Dwelling = 1,750 s.f.

- Lot 2:
 - Lot Area = 10,213 s.f.
 - Coverage = 4,313 s.f. Total, breakdown as follows:
 - Driveway = 2,563 s.f.
 - Dwelling = 1,750 s.f.

- Lot 3:
 - Lot Area = 27,925 s.f.
 - Coverage = 5,984 s.f. Total, breakdown as follows:
 - Driveway = 4,234 s.f.
 - Dwelling = 1,750 s.f.



The second proposal (Site Layout 2) involves more significant lot line adjustments. The frontage for all 3 lots would remain the same. Lot 1 would be widened to allow for a more flexible layout not as strictly confined by the building envelope. Lot 2 would extend into the rear area and parallel lot 3. Lot 2 and 3 would share a driveway that passes through both lots. This proposed driveway would significantly reduce impact on steep slopes on Lot 2 compared to the approved lot and the adjusted layout in Site Layout 1. The total proposed coverage between the 3 lots would be approximately 13,398 square feet. The proposed lots in this layout, comparatively, are summarized as follows:

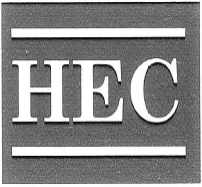
- Lot 1:
 - Lot Area = 13,314 s.f.
 - Coverage = 3,838 s.f. Total, breakdown as follows:
 - Driveway = 2,088 s.f.
 - Dwelling = 1,750 s.f.

- Lot 2:
 - Lot Area = 19,778 s.f.
 - Coverage = 3,854 s.f. Total, breakdown as follows:
 - Driveway = 2,104 s.f.
 - Dwelling = 1,750 s.f.

- Lot 3:
 - Lot Area = 16,587 s.f.
 - Coverage = 5,706 s.f. Total, breakdown as follows:
 - Driveway = 3,956 s.f.
 - Dwelling = 1,750 s.f.

Site Layout 1 would meet our client's desire for the building footprints with a relatively minimal impact on the existing lot layouts. However, our client and our office see Site Layout 2 as a more ideal layout and fit for the lots. The proposed structures would fit far more comfortably on these lots and the steep slope impact would be significantly reduced with the proposal of two driveways rather than the original three. The overall coverage is also significantly reduced from 18,086 square feet to 13,398 square feet.

As designed, both layouts meet and exceed all dimensional and area requirements outlined in the Town Code and no variances are required. Note, the maximum land coverage per Section 355-26.C is included in italics below the zoning tables of each lot. This accounts for using the net lot area and the additional 10 square feet per foot of front yard setback exceeding the required 20 feet.

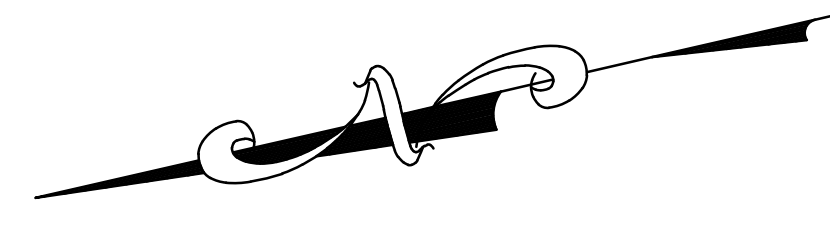
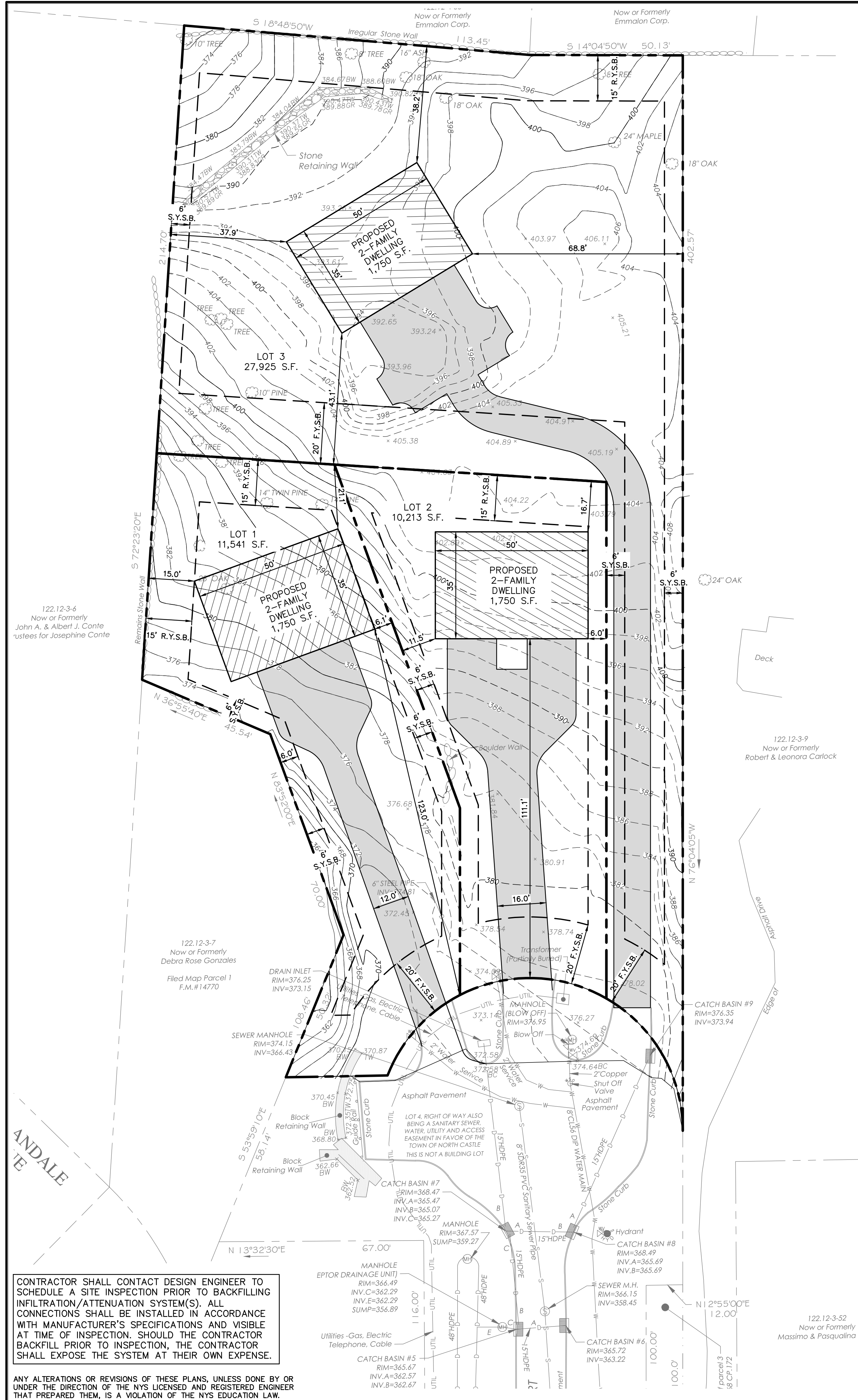


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The enclosed documents are being provided for your review and consideration. We look forward to working with the Planning Board for the approval of this project. If you should have any additional questions or comments, please do not hesitate to contact our office at (914) 909-0420, or via email at Ubadah@hudsonec.com.

Sincerely,

Ubadah Abdullah, E.I.T.
Project Engineer



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	11,541
Net Lot Area (s.f)	-	5,634.8
Min. Lot Depth (ft.)	100.00	186.7
Min. Lot Width (ft.)	50	53.6
Min. Lot Frontage (ft.)	50	69.5
Min. Yards		
- Front (ft.)	20	123.0
- Side 1(ft.)	6	15.0
- Side 2(ft.)	6	6.1
- Rear (ft.)	15	21.1
Height		
- Feet	30	30
- Stories	2.5	2.5
Max Imperv. Coverage (sf)	5,462.3	3,814.0
Max. Bldg. Coverage (%)	30.0%	15.2%
Steep Slopes: 25%+(sf)	-	7,875
Wetlands (sf)	-	0
*Max Imp. Cover w/ Net Lot Area = 4393.0		

SLOPE ANALYSIS (LOT 1)

NO.	MIN. SLOPE	MAX. SLOPE	AREA	COLOR
1	0%	25%	3687	
2	25%	Vertical	7875	

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	10,213
Net Lot Area (s.f)	-	5,880.3
Min. Lot Depth (ft.)	100.00	166.8
Min. Lot Width (ft.)	50	62.7
Min. Lot Frontage (ft.)	50	50.0
Min. Yards		
- Front (ft.)	20	111.1
- Side 1(ft.)	6	11.5
- Side 2(ft.)	6	6.0
- Rear (ft.)	15	16.7
Height		
- Feet	30	30
- Stories	2.5	2.5
Max Imperv. Coverage (sf)	5,973.9	4,313.0
Max. Bldg. Coverage (%)	30.0%	17.1%
Steep Slopes: 25%+(sf)	-	5,777
Wetlands (sf)	-	0
*Max Imp. Cover w/ Net Lot Area = 4365.1		

SLOPE ANALYSIS (LOT 2)

NO.	MIN. SLOPE	MAX. SLOPE	AREA	COLOR
1	0%	25%	4464	
2	25%	Vertical	5777	

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	27,925
Net Lot Area (s.f)	-	18,087.3
Min. Lot Depth (ft.)	100.00	158.2
Min. Lot Width (ft.)	50	87.7
Min. Lot Frontage (ft.)	50	52.3
Min. Yards		
- Front (ft.)	20	43.1
- Side 1(ft.)	6	37.9
- Side 2(ft.)	6	68.8
- Rear (ft.)	15	38.2
Height		
- Feet	30	30
- Stories	2.5	2.5
Max Imperv. Coverage (sf)	10,607.5	5,984.0
Max. Bldg. Coverage (%)	30.0%	6.3%
Steep Slopes: 25%+(sf)	-	13,117
Wetlands (sf)	-	0
*Max Imp. Cover w/ Net Lot Area = 8262.7		

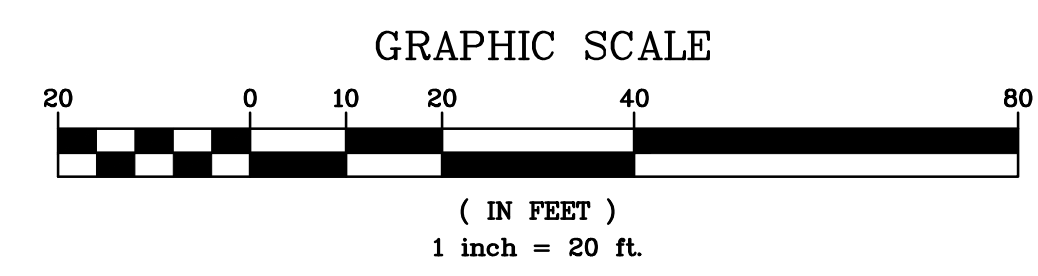
SLOPE ANALYSIS (LOT 3)

NO.	MIN. SLOPE	MAX. SLOPE	AREA	COLOR
1	0%	25%	14778	
2	25%	Vertical	13117	

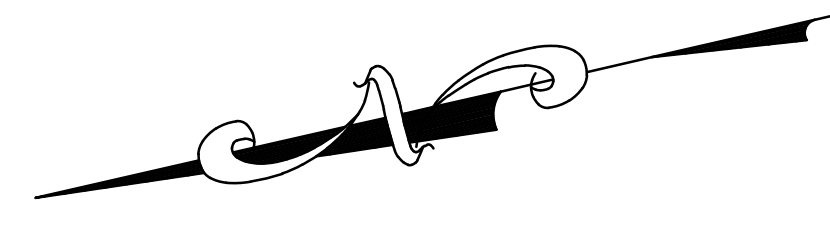
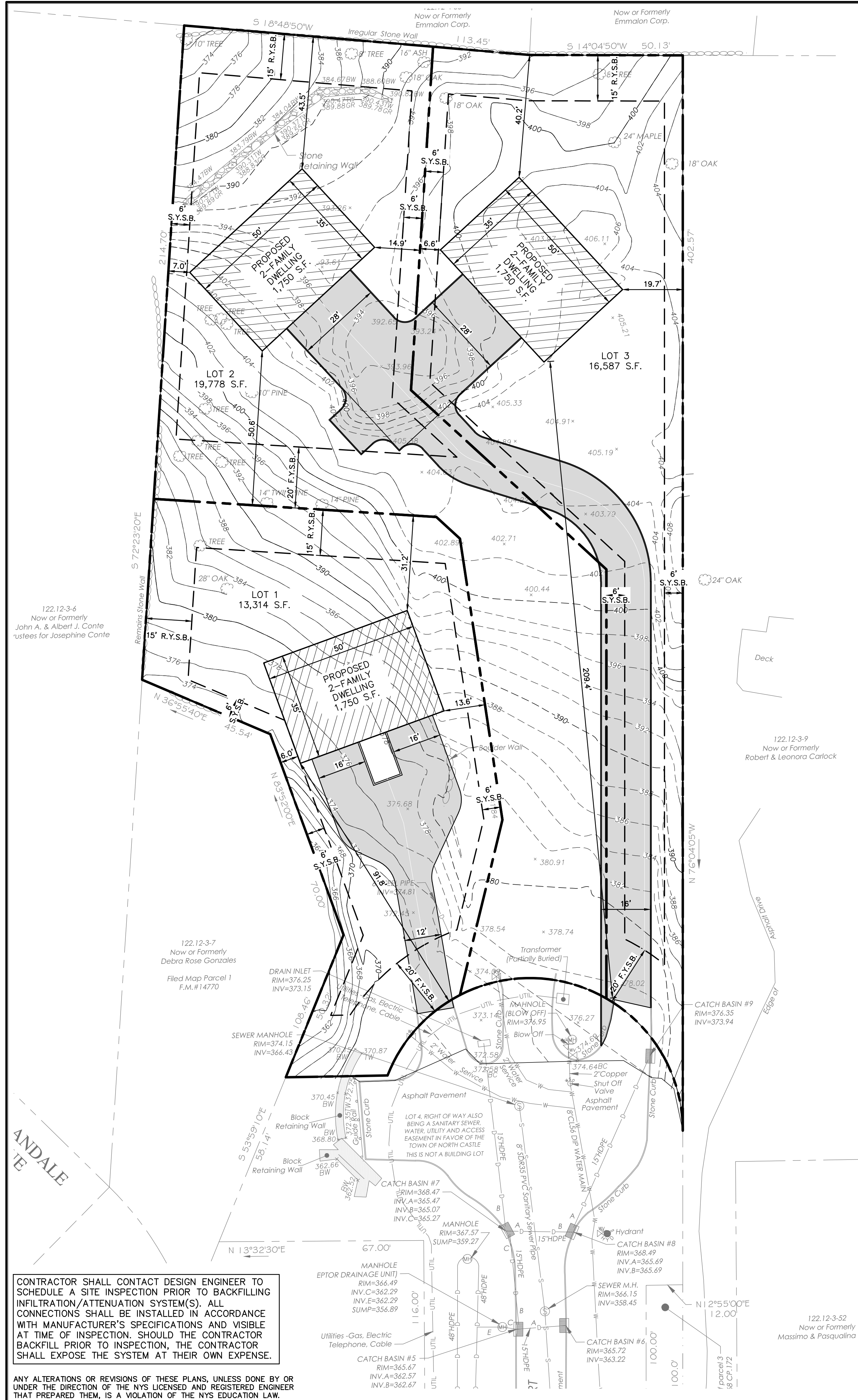
CONTRACTOR SHALL CONTACT DESIGN ENGINEER TO SCHEDULE A SITE INSPECTION PRIOR TO BACKFILLING INFILTRATION/ATTENUATION SYSTEM(S). ALL CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND VISIBLE AT TIME OF INSPECTION. SHOULD THE CONTRACTOR BACKFILL PRIOR TO INSPECTION, THE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



<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th>No.</th><th>Description</th><th>Date</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	No.	Description	Date										<p>PROJECT: PROPOSED LOT LINE ADJUSTMENT MASSARO COURT TOWN OF NORTH CASTLE WESTCHESTER COUNTY – NEW YORK</p> <p style="text-align: center;">SITE LAYOUT 1</p> <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;"> <p>HEC</p> </div> <div style="text-align: center;"> <p>HUDSON ENGINEERING & CONSULTING, P.C.</p> <p style="font-size: 8px;">45 Knollwood Road, Suite 201 Elmsford, New York 10523</p> <p style="font-size: 8px;">T: 914-909-0420 F: 914-560-2086</p> </div> <div style="text-align: right; font-size: 8px;"> <p>Date: 12/12/22 Sheet: Scale: 1" = 20' 1 Designed By: U.A. Checked By: M.S. Sheet No. 1</p> </div> </div>	<p style="font-size: 24px; font-weight: bold;">C-1</p>
No.	Description	Date												



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	91.8	
- Side 1(ft.)	6	6.0	
- Side 2(ft.)	6	13.6	
- Rear (ft.)	15	31.2	
Height			
- Feet	30	30	
- Stories	2.5	2.5	
Max Imperv. Coverage (sf)	5,994.2	3,838.0	
Max. Bldg. Coverage (%)	30.0%	13.1%	
Steep Slopes: 25%+(sf)	-	8,706	
Wetlands (sf)	-	0	
*Max Imp. Cover w/ Net Lot Area =		4504.2	

SLOPE ANALYSIS (LOT 1)

NO.	MIN. SLOPE	MAX. SLOPE	AREA	COLOR
1	0%	25%	4627	
2	25%	Vertical	8706	

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	50.6	
- Side 1(ft.)	6	7.0	
- Side 2(ft.)	6	14.9	
- Rear (ft.)	15	43.5	
Height			
- Feet	30	30	
- Stories	2.5	2.5	
Max Imperv. Coverage (sf)	7,933.4	3,853.0	
Max. Bldg. Coverage (%)	30.0%	8.8%	
Steep Slopes: 25%+(sf)	-	11,663	
Wetlands (sf)	-	0	
*Max Imp. Cover w/ Net Lot Area =		5686.5	

SLOPE ANALYSIS (LOT 2)

NO.	MIN. SLOPE	MAX. SLOPE	AREA	COLOR
1	0%	25%	8103	
2	25%	Vertical	11663	

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	209.4	
- Side 1(ft.)	6	6.6	
- Side 2(ft.)	6	19.7	
- Rear (ft.)	15	40.2	
Height			
- Feet	30	30	
- Stories	2.5	2.5	
Max Imperv. Coverage (sf)	6,976.1	5,706.0	
Max. Bldg. Coverage (%)	30.0%	10.6%	
Steep Slopes: 25%+(sf)	-	6,400	
Wetlands (sf)	-	0	
*Max Imp. Cover w/ Net Lot Area =		7560.1	

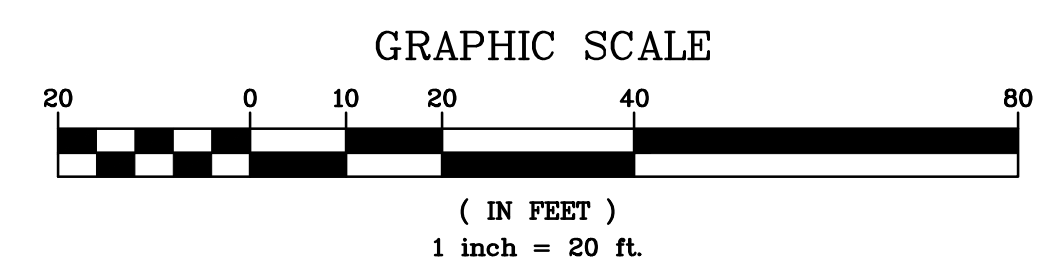
SLOPE ANALYSIS (LOT 3)

NO.	MIN. SLOPE	MAX. SLOPE	AREA	COLOR
1	0%	25%	10198	
2	25%	Vertical	6400	

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