

RALPH G. MASTROMONACO, P.E., P.C.

Consulting Engineers

13 Dove Court, Croton-on-Hudson, New York 10520

Tel: (914) 271-4762 Fax: (914) 271-2820

Civil / Site / Environmental

www.rgmpepc.com

Adam Kaufman, AICP
Town of North Castle
17 Bedford Road
Armonk, NY 10504

September 21, 2023

Re: Wael Alesawy Subdivision – 32 Orchard Drive
Armonk, NY



Dear Adam:

Enclosed please find the following information:

1. Our Responses to Comments from Town of North Castle Planning Department dated August 9, 2023 for Meeting Date September 11, 2023 dated September 19, 2023,
2. Our Responses to Comments from John Kellard, PE dated April 20, 2023 updated September 8, 2023, dated September 19, 2023,
3. Short Environmental Assessment Form for 32 Orchard Drive, LLC dated September 19, 2023,
4. Gross Land Coverage Calculations Worksheets dated September 12, 2023 for all five (5) lots,
5. Floor Area Calculations Worksheets dated September 12, 2023 for all five (5) lots,
6. Five (5) Mean Lot Width Calculations (11"x17"), Proposed Subdivision at 32 Orchard Drive dated September 20, 2023,

We received comments from John Kellard, PE dated April 20, 2023 updated September 8, 2023, and we offer the following information:

Comment 1:

The revised five (5) lot subdivision accessed by a private roadway is a much improved plan compared to the previous submission. The applicant has provided an evaluation of net lot area and contiguous buildable area for each lot. A detailed review of each lot will be performed upon agreement of the lot arrangement.

Lot #3 however does not appear to be a complying building lot. In accordance with Section 355-14(G), no building permits shall be issued for any structure unless the lot built has at least the amount of frontage required in the District in which it is located on a street which has been suitably improved to Town Road or Private Road standards. Lot #3 as proposed has no legal frontage on the proposed roadway.

Response: If this plan is preferred by the PB the applicant will request a 280-A variance.

(Comment cont'd) The Alternate Plan provides an irregular shaped access strip for Lot #3, which is 15 feet wide and 900+ feet long around Lot #2 in an effort to establish frontage on the private roadway. The lot is not accessible through this access strip. Furthermore, when evaluating conformance to the Bulk Zoning Requirements for the District, a lot with a total depth of 1,200+ feet would need to be at least 150,000 s.f. (3.44 acres) in size to conform to the width requirements (125 feet) of the District. The applicant should reevaluate zoning compliance of Lot #3.

Response: The Town Code allows the median line to be drawn from the frontage to the rear property line. The rear property line is defined as opposite to the frontage. Accordingly we show that the average lot width is proper when the median line is drawn along the flag to the rear property line as defined in the Code. In any case, if the PB prefers we would apply for a 280-A variance.

Further, since the Town defines frontage from a “Way”, our median line could be drawn from Stony Brook “Way” to the rear property line and still be conforming as to average lot width. All of these computations of Average Lot Width are provided on the attached exhibit.

Comment 2:

The revised roadway represents a much improved design which complies with all aspects of the Town’s private roadway standards, except the entry grade and Vertical Curve #1. The maximum entry grade of 4% must extend 10 feet beyond the right-of-way boundary or 35 feet of roadway centerline, whichever is greater. The minimum vertical curve should be 75 feet

Response: We are requesting minor relief from the PB to allow the private roadway as shown. For discussion, we attach a profile showing a conforming road profile that necessitates excavation for nearly the entire roadway that would be eliminated with the requested relief. The applicant’s preferred roadway follows an existing driveway and the hope is to minimize construction for this minor roadway.

Comment 3:

The applicant should consider off-setting the driveway to Lot #5 not to have both driveways intersecting Orchard Drive adjacent to each other. The applicant should also consider the best sight distances when locating the Lot #5 driveway.

Response: The proposed arrangement follows the existing arrangement of the two driveways. This can be further discussed.

Comment 4:

The applicant is proposing a stormwater basin along the easterly side of the entry road to mitigate stormwater runoff from the project. Discharge from the stormwater basin is directed to a stone lined gutter along the western side of the private roadway. The stone line channel discharges onto Orchard Street.

There are no existing storm drainage facilities within Orchard Street to accept the proposed discharge. The Town Highway Department experiences continual problems and maintenance issues along the roadway after significant rainfall events. A point discharge of runoff from the stormwater basin is not acceptable since it will add an additional concentrated flow to this problem area. The applicant should examine extending the drainage system from the proposed stormwater basin along Orchard Drive to Whippoorwill Brook.

Response: The proposed detention basin will collect upstream flows and the resulting flows will be no greater than the current arrangement. With some further discussion we can provide a roadside swale rather than piping along the northern side of Orchard.

Comment 5:

The applicant has submitted a Stormwater Pollution Prevention Plan (SWPPP) for the project. The plan indicates that runoff leaving the property will be reduced to pre-development conditions. A detailed review of the SWPPP will be provided as the project progresses.

Response: Agreed.

Comment 6:

Site development design for each building lot should be provided. Designs should include a realistic house size, septic location based on soil tests, well location, stormwater treatment, erosion and sediment controls, site grading and driveway profiles. It is advisable to consider pool sites if available.

Response: The subdivision plan indicates the location of the septic systems as these have all been tested in the field and confirmed by the WC Health Department. The proposed wells are shown. Upon further discussion the extent of individual Site Plans can be discussed.

Comment 7

The applicant should explain whether on-site soil testing was performed and the likelihood of obtaining compliant septic systems and stormwater treatment systems on each lot.

Response: All of the sites have been tested with the WC Health Department and all of the sites are viable in the locations indicated on the subdivision plans.

Comment 8:

The applicant should avoid locating retaining walls within the road right-of-way.
Comment addressed.

Response: No response is required.

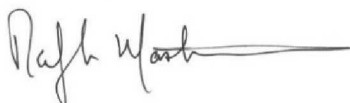
Comment 9:

The applicant should prepare a steep slope plan for the property. The plan should be used to establish the net buildable area and contiguous buildable area required for compliance with zoning. (The) comment (was) addressed.

Response: This was provided – no response needed.

We are requesting that you place this matter on the agenda of the October 12, 2023 meeting of the Planning Board.

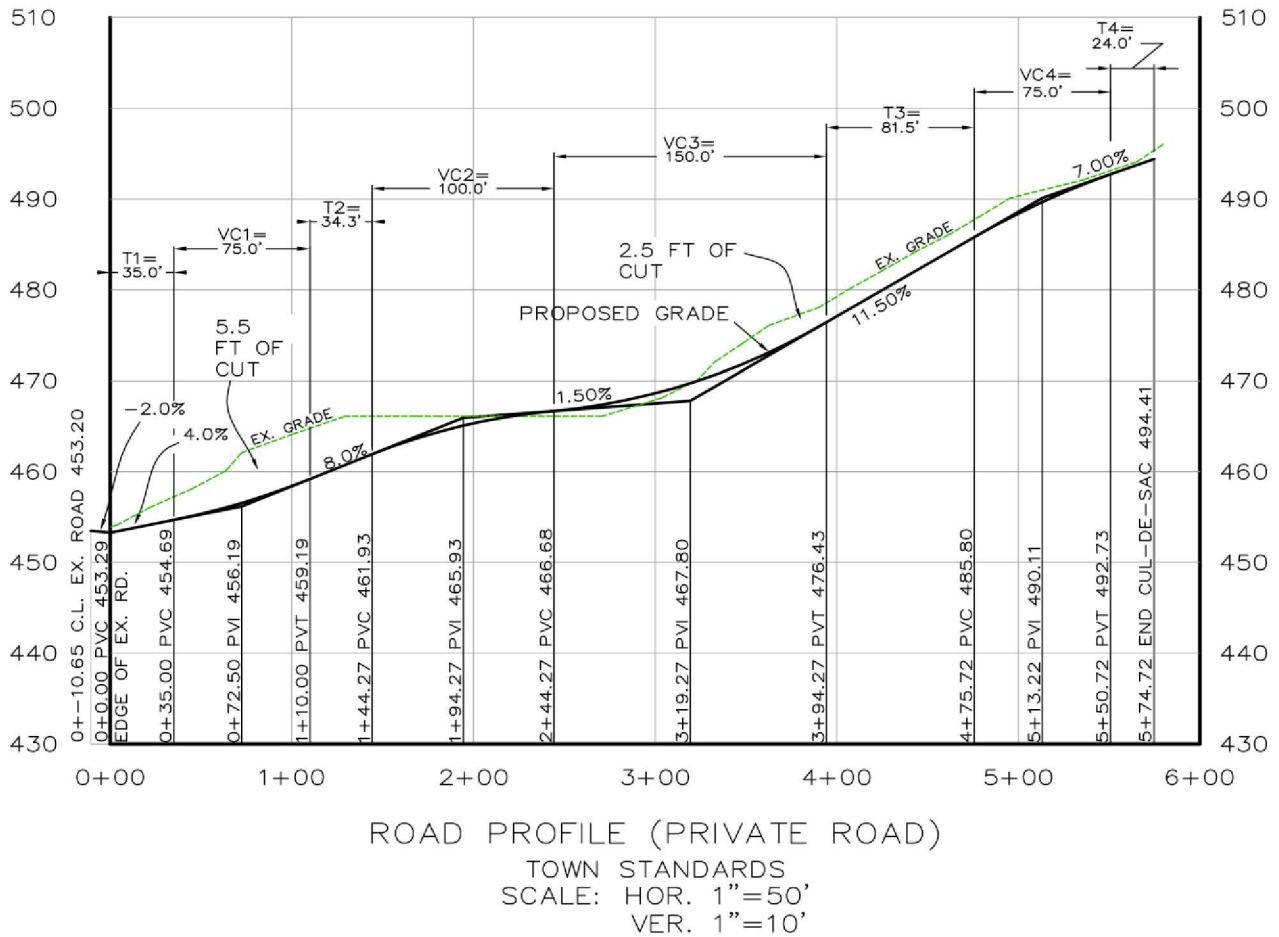
Sincerely,



Ralph G. Mastromonaco, PE

Cc: Wael Alesawy

Figure: Profile showing extent of additional excavation along the roadway if the Private Road Standards are applied.



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6. Five (5) Mean Lot Width Calculation Exhibits (11"x17"), Proposed Subdivision at 32 Orchard Drive dated September 20, 2023,

We received a Staff Report from the Town of North Castle Planning Department dated August 9, 2023 for Meeting Date September 11, 2023, and we offer the following information:

Comment 1:

Pursuant to Section 275-23, Section 255-14.G and Section 355-21 of the Town Code, Lot 3 is required to have frontage on an improved street. As proposed, the only frontage provided is upon a common driveway off of Stony Brook Place (which the Applicant may not even have access rights to). The Applicant will need to provide frontage on a roadway to the satisfaction of the Planning Board and Town Engineer.

Response: We have provided the methods used to determine mean lot width in the attached exhibits.

Comment 2:

The proposed stormwater basin is located in close proximity to 24 Orchard Drive and will be visible from the adjacent residence. It is recommended that the Applicant attempt to relocate the basin so that adequate screening can be provided along the common property line.

Response: The stormwater basin is shown to be heavily landscaped for screening purposes as shown on the Subdivision Plans and the basin is completely below ground. There is no other location that is suitable. This can be discussed further.

Comment 3:

The Applicant is proposing two curb cuts in close proximity to each other. The proposed condition will not be aesthetically appropriate and may create additional difficulty providing snow plowing and highway maintenance. It is recommended that a single curb cut along Orchard Drive be provided for all of the lots in the subdivision.

Response: This can be further discussed, however, the arrangement has worked in the past for this lot and a single curb cut would be excessively wide.

Comment 4:

Pursuant to Section 275-25 all new streets should be provided with pavement, sidewalks, curbs, gutters, street lighting, signs, trees, storm drains, fire alarm devices, fire hydrants and other utilities, except that the Planning Board may waive such improvements as it considers not requisite in the interest of the public health, safety and welfare. Given the location of the proposed subdivision and the lack of available infrastructure, it is recommended that the Planning Board waive the following: sidewalks, streetlights, street trees, fire alarm devices and fire hydrants.

Response: Agreed

Comment 5:

The house is proposed to remain on Lot 2. The Applicant will need to demonstrate conformance with all zoning requirements pursuant to Section 355-14.C of the Town Code. Specifically, the Applicant should submit a gross land coverage calculations worksheet and backup information and a gross floor area calculations worksheet and backup information for this lot.

Response: The existing house on Lot 2 conforms to the zoning code in all respects – as noted on the charts on the Subdivision Plan. We attach the coverage sheets as requested.

Comment 6:

The property contains Town-regulated trees. The Applicant should submit a tree plan that depicts the location of all Town-regulated trees and depicts proposed removal/preservation of Town-regulated trees. In addition, the plan should be accompanied by a Tree Survey that identifies the size, species and removal status of Town-regulated trees. The Applicant should attempt to preserve as many trees as possible within the subdivision. It is recommended that the submitted IPP include proposed clearing and grading limit lines to clarify the location of anticipated impacted areas.

Response: The plans indicate the location and size of the trees. The erosion control plan indicates limits of disturbance. Upon general agreement of the lot layout our arborist will provide further detail on the species and general health of the trees in the disturbance areas.

Comment 7

The property contains Town-regulated steep slopes. The Applicant should submit a plan that depicts the location of all Town-regulated steep slopes and depicts proposed Town-regulated steep slope disturbance. In addition, the plan should quantify, in square feet, the proposed amount of Town-regulated steep slope disturbance.

Response: We provided slope maps and a variety of computations in regard to lot and gross lot coverage.

Comment 8:

The submitted plans should depict the location of all proposed utilities. Pursuant to Section 275-25.D of the Town Code, all utilities shall be installed underground.

Response: Comment noted. The updated plans indicate electric and data lines as to be installed underground.

Comment 9:

The IPP should depict the location of a designated school bus pickup area pursuant to Section 275-E(6) of the Town Code.

Response: The updated plans shows the pickup area.

Comment 10:

The plat map should depict the width of the Orchard Drive right-of-way. Where a subdivision borders an existing street which is narrower than the recommended right-of-way width as specified for such streets in the Town Code, the Planning Board may require the subdivision plat to show such areas which shall be marked "Reserved for Street Realignment (or Widening) Purposes." Land reserved for such purposes may not be counted in satisfying yard or area requirements of Chapter 355, Zoning.

Response: The updated plans indicate the 50 foot R.O.W. of Orchard Street.

Comment 11:

The Applicant shall submit a preliminary plat meeting the requirements of Section 275-30 of the Town Code.

Response: The plans submitted are the noted as Preliminary Plat. This Final Plat will be provided after discussion of the lot layout.

Comment 12.

The Applicant should submit an impact analysis matrix for the subdivision that includes total disturbance, steep slope disturbance, cut/fill and tree removal for each lot and the road right-of-way. The plans should be refined to depict potential grading associated with proposed houses and mowed/graded yard areas; these areas should be included in the impact matrix.

Response: These computations will be provided upon agreement on the Lot Layouts.

Comment 13.

An exhibit demonstrating how average lot width and lot depths were calculated for the 5 lot subdivision plan should be submitted for review.

Response: These dimensions have been checked by our office and we have provided an exhibit that explains the computations.

Comment 14.

The applicant shall submit payment of the recreation fee in the amount of ten-thousand dollars (\$10,000) for each new building lot, for a total of \$40,000 as stated in Section 275-27 of the Town Code.

Response: Comment noted.

Comment 15.

As noted in the property history section of this report, the property abuts the Townsend burial ground. It is requested that the Applicant provide an access easement to this burial ground from a public road. In addition, is recommended that the Applicant reach out to Town Historian Sharon Tomback to discuss this cemetery.

Response: It is possible to provide an easement over Lot 3, from Stony Brook Way to access the cemetery though this will require further discussion. We will contact the historian.

Comment 16.

Question 2 of the submitted EAF should be revised to identify the Westchester County Department of Health as an approval authority for the septic and wells and the North Castle Highway Department as an approval authority for the road opening permit.

Response: The original EAF was submitted by others. Comment noted and the EAF has been revised as noted.

Comment 17.

Question 10 of the submitted EAF should be revised to indicate that the subdivision is not provided with public water.

Response: The original EAF was submitted by others. Comment noted and the EAF has been revised as noted.

Comment 18.

Question 11 of the submitted EAF should be revised to indicate that the subdivision is not provided with public sewer.

Response: The original EAF was submitted by others. Comment noted and the EAF has been revised as noted.

Comment 19.

Based upon the answer to question 12 of the submitted EAF, the Applicant should perform a Phase 1A archeological survey. Depending upon the results of the Phase 1A study, the Applicant may be required to conduct a Phase 1B reconnaissance survey.

Response: This need for this should be discussed further since the property is a fully developed residential lot.

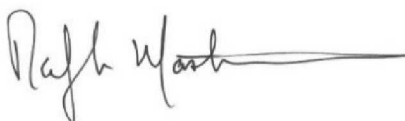
Comment 20.

Question 18 of the submitted EAF states that water will be impounded on the site. The EAF should be revised to state the purpose of the impoundment and the size of the impoundment.

Response: The impoundment is a stormwater basin. The revised EAF notes this facility. The original EAF was submitted by others.

We are requesting that you place this matter on the agenda of the October 12, 2023 meeting of the Planning Board.

Sincerely,



Ralph G. Mastro Monaco, PE

Cc: Wael Alesawy

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
32 Orchard Drive, LLC			
Name of Action or Project: 32 Orchard			
Project Location (describe, and attach a location map): 32 Orchard Drive, Armonk, NY 10504 On the North side of Orchard Drive, 800 feet west of Main Street.			
Brief Description of Proposed Action: Applicant proposes to subdivide 12.9 Acres into five (5) lots. The existing residence will be preserved. A new private road will be constructed.			
Name of Applicant or Sponsor: 32 Orchard Drive, LLC		Telephone: 646-707-876 E-Mail: walesawy@awjas.co	
Address: 32 Orchard			
City/PO: Armon		State: NY	Zip Code: 10504
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: WCDH Approval of Subdivision, Septics and Wells, North Castle Highway Department		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		12.9	acres
b. Total acreage to be physically disturbed?		4 +/-	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		12.9	acres
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" 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: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>Individual Wells</u> _____	NO	YES	
	<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: <u>Individual Septic Systems</u> _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? 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: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" 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?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" 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? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: <u>There will be a Stormwater Basin</u> <u>of about 10,500 Square Feet</u>	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: <u>Downtown Armonk Superfund Site</u>	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Ralph G. Mastromonaco, PE, PC</u> Date: <u>September 19,</u>		
Signature: _____ Title: <u>Agent</u>		



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

GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: 32 Orchard Date: 9/12/2023

Tax Map Designation or Proposed Lot No.: Proposed Lot

Gross Lot Coverage

1.	Total lot Area (Net Lot Area for Lots Created After 12/13/06):	<u>104,393 SF</u>
2.	Maximum permitted gross land coverage (per Section 355-26.C(1)(a)):	<u>14,565 SF</u>
3.	BONUS maximum gross land cover (per Section 355-26.C(1)(b)): Distance principal home is beyond minimum front yard setback <u>48'</u> x 10 =	<u>480 SF</u>
4.	TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3	<u>150,045</u>
5.	Amount of lot area covered by principal building : _____ existing + <u>2,160</u> proposed =	<u>2,160</u>
6.	Amount of lot area covered by accessory buildings : _____ existing + <u>X</u> proposed =	<u>0</u>
7.	Amount of lot area covered by decks : _____ existing + <u>X</u> proposed =	<u>0</u>
8.	Amount of lot area covered by porches : _____ existing + <u>X</u> proposed =	<u>0</u>
9.	Amount of lot area covered by driveway, parking areas and walkways : _____ existing + <u>2,470</u> proposed =	<u>2,470 SF</u>
10.	Amount of lot area covered by terraces : _____ existing + <u>X</u> proposed =	<u>0</u>
11.	Amount of lot area covered by tennis court, pool and mechanical equip : _____ existing + <u>X</u> proposed =	<u>0</u>
12.	Amount of lot area covered by all other structures : _____ existing + <u>X</u> proposed =	<u>0</u>
13.	Proposed gross land coverage : Total of Lines 5 – 12 = Complies	<u>4,630</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.

Ralph G. Mastromonaco, PE, PC
Signature and Seal of Professional Preparing Worksheet

9/12/2023
Date



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

PLANNING DEPARTMENT
 Adam R. Kaufman, AICP
 Director of Planning

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GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: 32 Orchard Date: 9/12/2023

Tax Map Designation or Proposed Lot No.: Proposed Lot

Gross Lot Coverage

1.	Total lot Area (Net Lot Area for Lots Created After 12/13/06):	<u>154,640 SF</u>
2.	Maximum permitted gross land coverage (per Section 355-26.C(1)(a)):	<u>18,334 SF</u>
3.	BONUS maximum gross land cover (per Section 355-26.C(1)(b)):	
	Distance principal home is beyond minimum front yard setback <u>35'</u> x 10 =	<u>350 SF</u>
4.	TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3	<u>18,684 SF</u>
5.	Amount of lot area covered by principal building : _____ existing + <u>6,125</u> proposed =	<u>6,125</u>
6.	Amount of lot area covered by accessory buildings : _____ existing + <u>X</u> proposed =	<u>0</u>
7.	Amount of lot area covered by decks : _____ existing + <u>X</u> proposed =	<u>0</u>
8.	Amount of lot area covered by porches : _____ existing + <u>X</u> proposed =	<u>0</u>
9.	Amount of lot area covered by driveway, parking areas and walkways : _____ existing + <u>9,433</u> proposed = Driveway for Lot 3 across Lot 2	<u>9,433 SF</u>
10.	Amount of lot area covered by terraces : _____ existing + <u>1063</u> proposed = Patios (2)	<u>1063</u>
11.	Amount of lot area covered by tennis court, pool and mechanical equip : _____ existing + <u>X</u> proposed =	<u>0</u>
12.	Amount of lot area covered by all other structures : _____ existing + <u>X</u> proposed =	<u>0</u>
13.	Proposed gross land coverage : Total of Lines 5 – 12 = Complies	<u>16,621</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.

Ralph G. Mastromonaco, PE, PC
 Signature and Seal of Professional Preparing Worksheet

9/12/2023
 Date



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GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: 32 Orchard Date: 9/12/2023

Tax Map Designation or Proposed Lot No.: Proposed Lot

Gross Lot Coverage

1.	Total lot Area (Net Lot Area for Lots Created After 12/13/06):	<u>69,749 SF</u>
2.	Maximum permitted gross land coverage (per Section 355-26.C(1)(a)):	<u>11,707 SF</u>
3.	BONUS maximum gross land cover (per Section 355-26.C(1)(b)): Distance principal home is beyond minimum front yard setback <u>76</u> x 10 =	<u>760 SF</u>
4.	TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3	<u>12,467 SF</u>
5.	Amount of lot area covered by principal building : _____ existing + <u>2,277</u> proposed =	<u>2,277</u>
6.	Amount of lot area covered by accessory buildings : _____ existing + <u>700 SF</u> proposed = Shed	<u>700 SF</u>
7.	Amount of lot area covered by decks : _____ existing + <u>X</u> proposed =	<u>0</u>
8.	Amount of lot area covered by porches : _____ existing + <u>X</u> proposed =	<u>0</u>
9.	Amount of lot area covered by driveway, parking areas and walkways : _____ existing + <u>5,363</u> proposed = Driveway for Lot 3 across Lot 2 Included Here	<u>5,363 SF</u>
10.	Amount of lot area covered by terraces : _____ existing + <u>X</u> proposed =	<u>0</u>
11.	Amount of lot area covered by tennis court, pool and mechanical equip : _____ existing + <u>X</u> proposed =	<u>0</u>
12.	Amount of lot area covered by all other structures : _____ existing + <u>X</u> proposed =	<u>0</u>
13.	Proposed gross land coverage : Total of Lines 5 – 12 = Complies	<u>8,340 SF</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.

Ralph G. Mastromonaco, PE, PC
Signature and Seal of Professional Preparing Worksheet

9/12/2023
Date



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

GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: 32 Orchard Date: 9/12/2023

Tax Map Designation or Proposed Lot No.: Proposed Lot

Gross Lot Coverage

1.	Total lot Area (Net Lot Area for Lots Created After 12/13/06):	<u>65,665 SF</u>
2.	Maximum permitted gross land coverage (per Section 355-26.C(1)(a)):	<u>11,339 SF</u>
3.	BONUS maximum gross land cover (per Section 355-26.C(1)(b)): Distance principal home is beyond minimum front yard setback <u>31'</u> x 10 =	<u>310 SF</u>
4.	TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3	<u>11,649 SF</u>
5.	Amount of lot area covered by principal building : _____ existing + <u>2,160</u> proposed =	<u>2,160</u>
6.	Amount of lot area covered by accessory buildings : _____ existing + <u>X</u> proposed =	<u>0</u>
7.	Amount of lot area covered by decks : _____ existing + <u>X</u> proposed =	<u>0</u>
8.	Amount of lot area covered by porches : _____ existing + <u>X</u> proposed =	<u>0</u>
9.	Amount of lot area covered by driveway, parking areas and walkways : _____ existing + <u>1,550</u> proposed =	<u>1,550 SF</u>
10.	Amount of lot area covered by terraces : _____ existing + <u>X</u> proposed =	<u>0</u>
11.	Amount of lot area covered by tennis court, pool and mechanical equip : _____ existing + <u>X</u> proposed =	<u>0</u>
12.	Amount of lot area covered by all other structures : _____ existing + <u>X</u> proposed =	<u>0</u>
13.	Proposed gross land coverage : Total of Lines 5 – 12 = Complies	<u>3,710 SF</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.

Ralph G. Mastromonaco, PE, PC
Signature and Seal of Professional Preparing Worksheet

9/12/2023
Date



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GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: 32 Orchard Date: 9/12/2023

Tax Map Designation or Proposed Lot No.: Proposed Lot

Gross Lot Coverage

- | | | |
|-----|--|------------------|
| 1. | Total lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>80,305 SF</u> |
| 2. | Maximum permitted gross land coverage (per Section 355-26.C(1)(a)): | <u>12,657 SF</u> |
| 3. | BONUS maximum gross land cover (per Section 355-26.C(1)(b)):
Distance principal home is beyond minimum front yard setback
<u>36'</u> x 10 = | <u>360 SF</u> |
| 4. | TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3 | <u>13,017 SF</u> |
| 5. | Amount of lot area covered by principal building :
_____ existing + <u>1,712</u> proposed = | <u>1,712</u> |
| 6. | Amount of lot area covered by accessory buildings :
_____ existing + <u>X</u> proposed = | <u>0</u> |
| 7. | Amount of lot area covered by decks :
_____ existing + <u>X</u> proposed = | <u>0</u> |
| 8. | Amount of lot area covered by porches :
_____ existing + <u>X</u> proposed = | <u>0</u> |
| 9. | Amount of lot area covered by driveway, parking areas and walkways :
_____ existing + <u>1,211</u> proposed = | <u>1,211 SF</u> |
| 10. | Amount of lot area covered by terraces :
_____ existing + <u>X</u> proposed = | <u>0</u> |
| 11. | Amount of lot area covered by tennis court, pool and mechanical equip :
_____ existing + <u>X</u> proposed = | <u>0</u> |
| 12. | Amount of lot area covered by all other structures :
_____ existing + <u>X</u> proposed = | <u>0</u> |
| 13. | Proposed gross land coverage : Total of Lines 5 – 12 = Complies | <u>2,923 SF</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.

Ralph G. Mastromonaco, PE, PC
Signature and Seal of Professional Preparing Worksheet

9/12/2023
Date



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WESTCHESTER COUNTY
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Armonk, New York 10504-1898

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FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: 32 Orchard Date: 9/12/2023

Tax Map Designation or Proposed Lot No.: Proposed Lot 1

Floor Area

- | | | |
|-----|--|-----------------|
| 1. | Total Lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>104,393</u> |
| 2. | Maximum permitted floor area (per Section 355-26.B(4)): | <u>10,812</u> |
| 3. | Amount of floor area contained within first floor:
_____ existing + <u>2,160</u> proposed = | <u>2,160 SF</u> |
| 4. | Amount of floor area contained within second floor:
_____ existing + <u>2,160</u> proposed = | <u>2,160 SF</u> |
| 5. | Amount of floor area contained within garage:
_____ existing + <u>N/A</u> proposed = | <u>0</u> |
| 6. | Amount of floor area contained within porches capable of being enclosed:
_____ existing + <u>N/A</u> proposed = | <u>0</u> |
| 7. | Amount of floor area contained within basement (if applicable – see definition):
_____ existing + <u>N/A</u> proposed = | <u>0</u> |
| 8. | Amount of floor area contained within attic (if applicable – see definition):
_____ existing + <u>1,080 SF</u> proposed = | <u>1,080</u> |
| 9. | Amount of floor area contained within all accessory buildings:
_____ existing + <u>N/A</u> proposed = | <u>0</u> |
| 10. | Proposed floor area : Total of Lines 3 – 9 = Complie | <u>5,400</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.

Ralph G. Mastromonaco, PE, PC

Signature and Seal of Professional Preparing Worksheet

9/12/2023
Date



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WESTCHESTER COUNTY
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FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: 32 Orchard Date: 9/12/2023

Tax Map Designation or Proposed Lot No.: Proposed Lot 2

Floor Area

- | | | |
|-----|--|------------------|
| 1. | Total Lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>154,640</u> |
| 2. | Maximum permitted floor area (per Section 355-26.B(4)): | <u>12,822 SF</u> |
| 3. | Amount of floor area contained within first floor:
_____ existing + <u>2,125</u> proposed = | <u>6,125 SF</u> |
| 4. | Amount of floor area contained within second floor:
_____ existing + <u>3,062</u> proposed = | <u>3,062 SF</u> |
| 5. | Amount of floor area contained within garage:
_____ existing + <u>N/A</u> proposed = | <u>0</u> |
| 6. | Amount of floor area contained within porches capable of being enclosed:
_____ existing + <u>N/A</u> proposed = | <u>0</u> |
| 7. | Amount of floor area contained within basement (if applicable – see definition):
_____ existing + <u>N/A</u> proposed = | <u>0</u> |
| 8. | Amount of floor area contained within attic (if applicable – see definition):
_____ existing + <u>N/A</u> proposed = | <u>0</u> |
| 9. | Amount of floor area contained within all accessory buildings:
_____ existing + <u>N/A</u> proposed = | <u>0</u> |
| 10. | Proposed floor area : Total of Lines 3 – 9 = Complie | <u>9,187</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.

Ralph G. Mastro Monaco, PE, PC
Signature and Seal of Professional Preparing Worksheet

9/12/2023
Date



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WESTCHESTER COUNTY
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Armonk, New York 10504-1898

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FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: 32 Orchard Date: 9/12/2023

Tax Map Designation or Proposed Lot No.: Proposed Lot 3

Floor Area

- | | | |
|-----|--|------------------|
| 1. | Total Lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>69,749 SF</u> |
| 2. | Maximum permitted floor area (per Section 355-26.B(4)): | <u>9,254 SF</u> |
| 3. | Amount of floor area contained within first floor:
_____ existing + <u>2,277</u> proposed = | <u>2,277</u> |
| 4. | Amount of floor area contained within second floor:
_____ existing + <u>2,277 SF</u> proposed = | <u>2,277</u> |
| 5. | Amount of floor area contained within garage:
_____ existing + <u>N/A</u> proposed = | <u>0</u> |
| 6. | Amount of floor area contained within porches capable of being enclosed:
_____ existing + <u>N/A</u> proposed = | <u>0</u> |
| 7. | Amount of floor area contained within basement (if applicable – see definition):
_____ existing + <u>N/A</u> proposed = | <u>0</u> |
| 8. | Amount of floor area contained within attic (if applicable – see definition):
_____ existing + <u>1,138 SF</u> proposed = | <u>1,138</u> |
| 9. | Amount of floor area contained within all accessory buildings:
_____ existing + <u>700 SF</u> proposed = | <u>700 SF</u> |
| 10. | Proposed floor area : Total of Lines 3 – 9 = Complie | <u>6,392 SF</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.

Ralph G. Mastro Monaco, PE, PC
Signature and Seal of Professional Preparing Worksheet

9/12/2023
Date



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FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: 32 Orchard Date: 9/12/2023

Tax Map Designation or Proposed Lot No.: Proposed Lot 4

Floor Area

- | | | |
|-----|--|------------------|
| 1. | Total Lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>65,665 SF</u> |
| 2. | Maximum permitted floor area (per Section 355-26.B(4)): | <u>9,050 SF</u> |
| 3. | Amount of floor area contained within first floor:
_____ existing + <u>2,160</u> proposed = | <u>2,160</u> |
| 4. | Amount of floor area contained within second floor:
_____ existing + <u>2,160 SF</u> proposed = | <u>2,160</u> |
| 5. | Amount of floor area contained within garage:
_____ existing + <u>N/A</u> proposed = | <u>0</u> |
| 6. | Amount of floor area contained within porches capable of being enclosed:
_____ existing + <u>N/A</u> proposed = | <u>0</u> |
| 7. | Amount of floor area contained within basement (if applicable – see definition):
_____ existing + <u>N/A</u> proposed = | <u>0</u> |
| 8. | Amount of floor area contained within attic (if applicable – see definition):
_____ existing + <u>1,080 SF</u> proposed = | <u>1,080</u> |
| 9. | Amount of floor area contained within all accessory buildings:
_____ existing + <u>N/A</u> proposed = | <u>0</u> |
| 10. | Proposed floor area : Total of Lines 3 – 9 = Complie | <u>5,400</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.

Ralph G. Mastromonaco, PE, PC

Signature and Seal of Professional Preparing Worksheet

9/12/2023
Date



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WESTCHESTER COUNTY
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PLANNING DEPARTMENT
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FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: 32 Orchard Date: 9/12/2023

Tax Map Designation or Proposed Lot No.: Proposed Lot 5

Floor Area

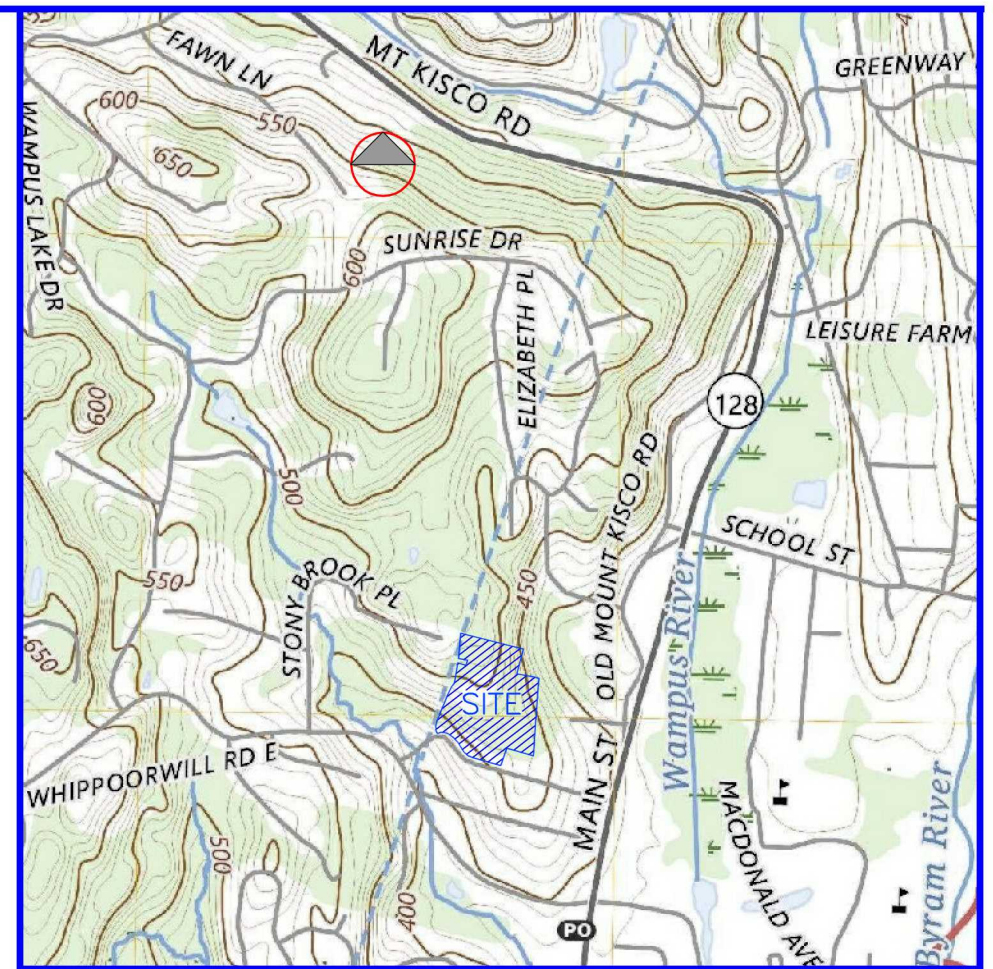
- | | | |
|-----|--|------------------|
| 1. | Total Lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>80,305 SF</u> |
| 2. | Maximum permitted floor area (per Section 355-26.B(4)): | <u>9,782 SF</u> |
| 3. | Amount of floor area contained within first floor:
_____ existing + <u>1,712</u> proposed = | <u>1,712</u> |
| 4. | Amount of floor area contained within second floor:
_____ existing + <u>1,712 SF</u> proposed = | <u>1,712</u> |
| 5. | Amount of floor area contained within garage:
_____ existing + <u>N/A</u> proposed = | <u>0</u> |
| 6. | Amount of floor area contained within porches capable of being enclosed:
_____ existing + <u>N/A</u> proposed = | <u>0</u> |
| 7. | Amount of floor area contained within basement (if applicable – see definition):
_____ existing + <u>N/A</u> proposed = | <u>0</u> |
| 8. | Amount of floor area contained within attic (if applicable – see definition):
_____ existing + <u>856 SF</u> proposed = | <u>856 SF</u> |
| 9. | Amount of floor area contained within all accessory buildings:
_____ existing + <u>N/A</u> proposed = | <u>0</u> |
| 10. | Proposed floor area : Total of Lines 3 – 9 = Complie | <u>4,280</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.

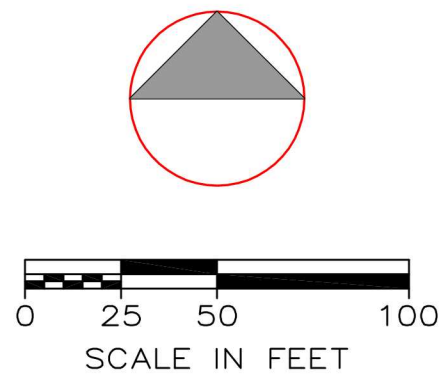
Ralph G. Mastro Monaco, PE, PC
Signature and Seal of Professional Preparing Worksheet

9/12/2023
Date

LOT NUMBER	LOT AREA		25% SLOPE		50% OF 25% SLOPE		NET LOT AREA	
	S.F.	AC.	S.F.	AC.	S.F.	AC.	S.F.	AC.
1	109,743	2.519	10,700	0.246	5,350	0.123	104,393	2.397
2	194,508	4.465	79,737	1.831	39,869	0.915	154,640	3.550
3	75,282	1.728	11,066	0.254	5,533	0.127	69,749	1.601
4	71,544	1.642	11,758	0.270	5,879	0.135	65,665	1.507
5	89,135	2.046	17,661	0.405	8,831	0.203	80,305	1.844



LOCATION MAP
N.T.S.

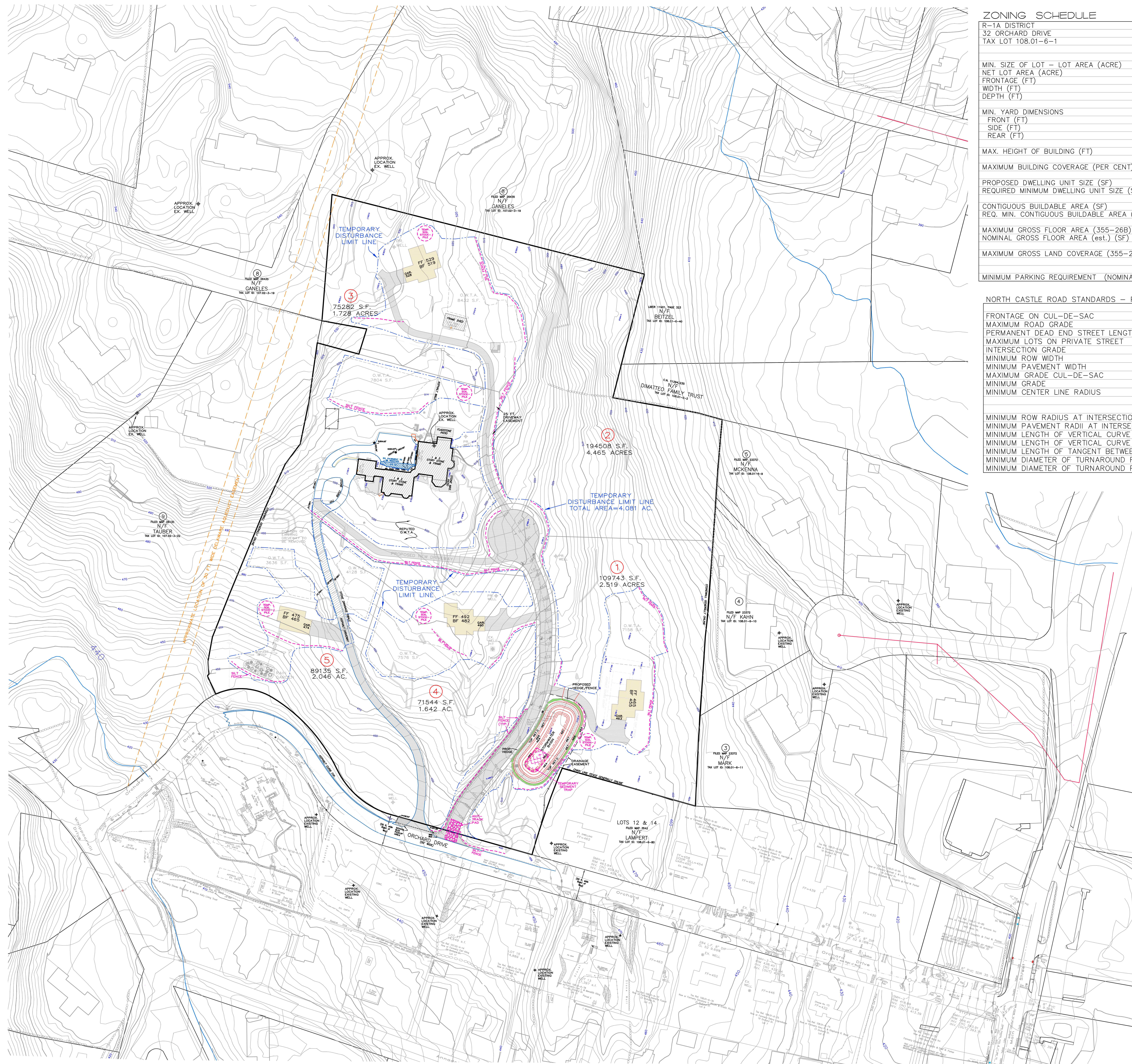


RALPH G. MASTROMONACO, P.E., P.C.
Consulting Engineers
13 Dove Court, Croton-on-Hudson, New York 10520
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PRELIMINARY PLAT
PROPOSED SUBDIVISION
AT
32 ORCHARD DRIVE
TOWN OF NORTH CASTLE
WESTCHESTER COUNTY, NY
SEPTEMBER 21, 2023

SHEET 1 OF 3 SHEETS

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



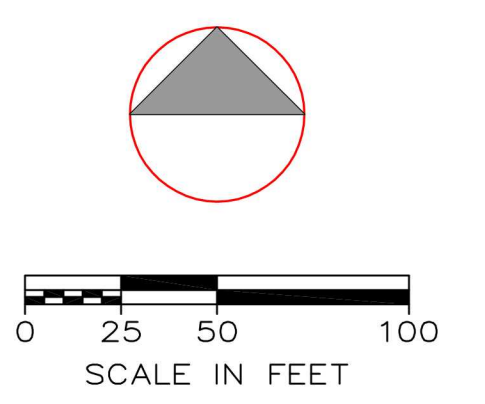
ZONING SCHEDULE

R-1A DISTRICT 32 ORCHARD DRIVE TAX LOT 108.01-6-1						
	REQUIRED	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5
MIN. SIZE OF LOT - LOT AREA (ACRE)	1 ACRE	2.52	4.47	1.73	1.64	2.04
NET LOT AREA (ACRE)	1 ACRE	2.39	3.55	1.60	1.50	1.84
FRONTAGE (FT)	125'	486'	207'	198'	418'	358'
WIDTH (FT)	125'	468'	722'	221'	256'	315'
DEPTH (FT)	150'	234'	269'	339'	278'	282'
MIN. YARD DIMENSIONS						
FRONT (FT)	50'	97'	85'	126'	81'	86'
SIDE (FT)	25'	94'	96'	121'	52'	103'
REAR (FT)	40'	90'	89'	40'	100'	80'
MAX. HEIGHT OF BUILDING (FT)	30'	< 30'	EXISTING	< 30'	< 30'	< 30'
MAXIMUM BUILDING COVERAGE (PER CENT)	12%	2%	3%	3%	3%	2%
PROPOSED DWELLING UNIT SIZE (SF)	ESTIMATED	4426	9200	4564	4288	3386
REQUIRED MINIMUM DWELLING UNIT SIZE (SF)	1200	1200	1200	1200	1200	1200
CONTIGUOUS BUILDABLE AREA (SF)	COMPUTED	66000	48615	69949	37417	28105
REQ. MIN. CONTIGUOUS BUILDABLE AREA (SF)	25000	25000	25000	25000	25000	25000
MAXIMUM GROSS FLOOR AREA (355-26B) (SF)	ALLOWED	10812	12822	9254	9050	9782
NOMINAL GROSS FLOOR AREA (est.) (SF)	PROPOSED	5400	9200	6392	5400	4280
MAXIMUM GROSS LAND COVERAGE (355-26C) (SF)	ALLOWED	15045	18684	12467	11649	13017
PROPOSED	4630	16621	8340	3710	2923	
MINIMUM PARKING REQUIREMENT (NOMINAL)	2 PER UNIT	2	2	2	2	2

NORTH CASTLE ROAD STANDARDS - PRIVATE STREET

	REQUIRED	PROVIDED
FRONTAGE ON CUL-DE-SAC	25'	N/A
MAXIMUM ROAD GRADE	12%	11.50%
PERMANENT DEAD END STREET LENGTH	6 X LOT WIDTH (125*6=750')	574.73'
MAXIMUM LOTS ON PRIVATE STREET	4	4
INTERSECTION GRADE	4% WITHIN 35' OR 10' ROW	4%
MINIMUM ROW WIDTH	30' to 40'	30'
MINIMUM PAVEMENT WIDTH	18' WITH TURNOFFS	18'
MAXIMUM GRADE CUL-DE-SAC	7%	7%
MINIMUM GRADE	1.5%	1.5%
MINIMUM CENTER LINE RADIUS	150' <5%	200'
	175' < 8%	200'
	200' >8%	200'
MINIMUM ROW RADIUS AT INTERSECTIONS	25'	25'
MINIMUM PAVEMENT RADIUS AT INTERSECTIONS	25'	25'
MINIMUM LENGTH OF VERTICAL CURVE -CREST	75' NOT LESS THAN 15 TIMES 1% ALG. DIFF.	MEETS CODE
MINIMUM LENGTH OF VERTICAL CURVE -SAG	75' NOT LESS THAN 15 TIMES ALG. DIFF.	VC1=48.7'
MINIMUM LENGTH OF TANGENT BETWEEN REVERSE CURVES	50'	111.23'
MINIMUM DIAMETER OF TURNAROUND ROW	100'	100'
MINIMUM DIAMETER OF TURNAROUND PAVEMENT	80' OR ALTERNATE AS APPROVED BY FD	80'

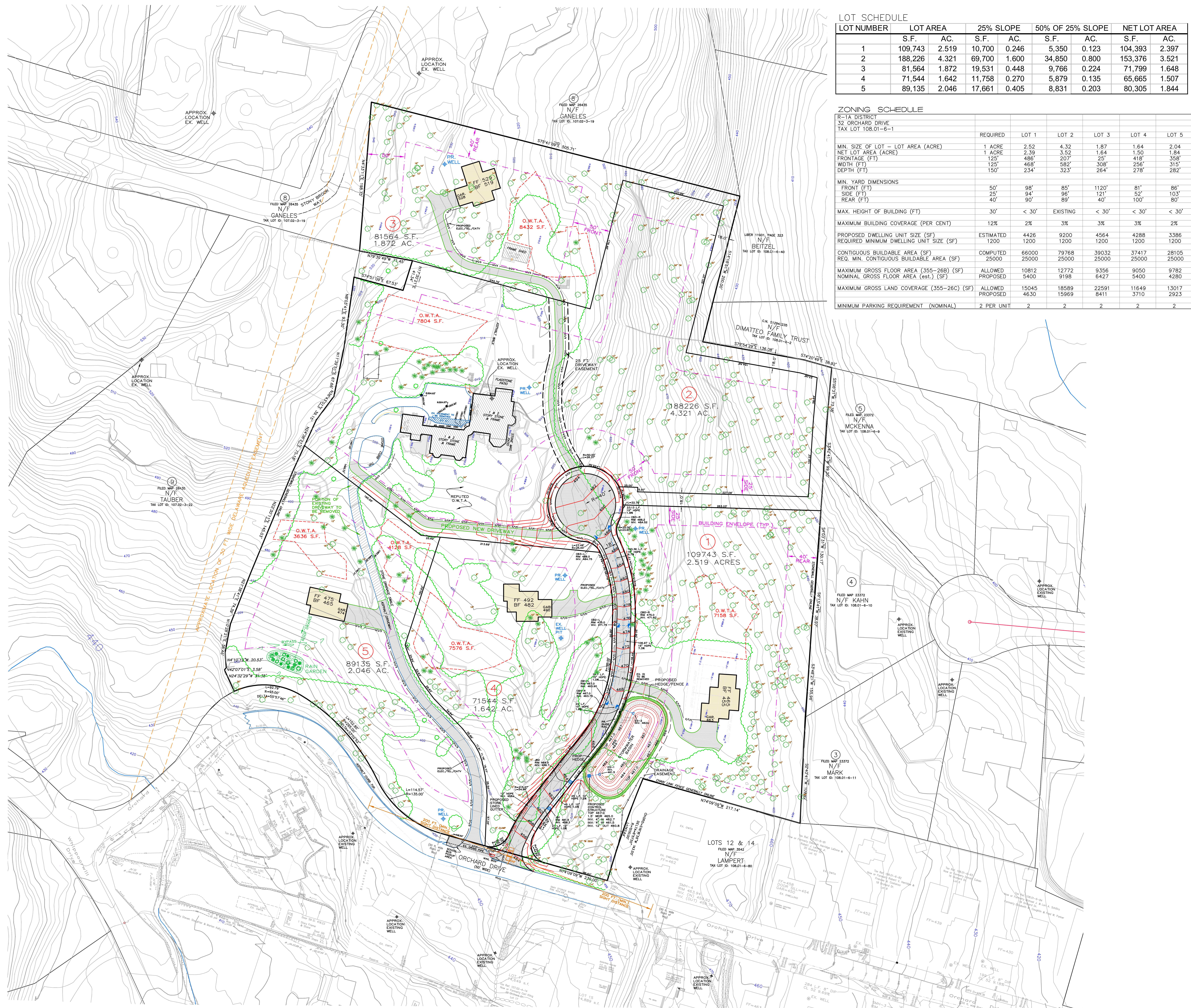
*ASYMMETRICAL V.C. USED



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EROSION CONTROL PLAN
PROPOSED SUBDIVISION
AT
32 ORCHARD DRIVE
TOWN OF NORTH CASTLE
WESTCHESTER COUNTY, NY
SEPTEMBER 21, 2023
SHEET 2 OF 3 SHEETS

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



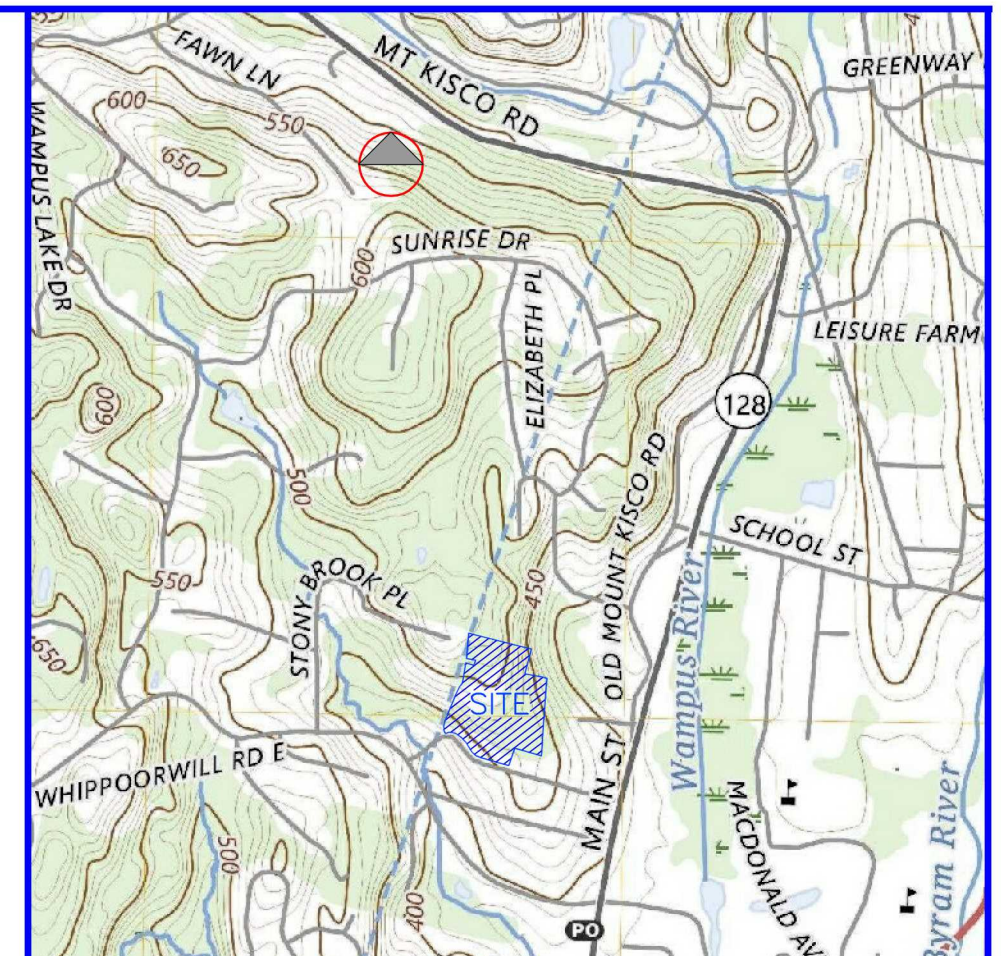
LOT SCHEDULE

LOT NUMBER	LOT AREA		25% SLOPE		50% OF 25% SLOPE		NET LOT AREA	
	S.F.	AC.	S.F.	AC.	S.F.	AC.	S.F.	AC.
1	109,743	2.519	10,700	0.246	5,350	0.123	104,393	2.397
2	188,226	4.321	69,700	1.600	34,850	0.800	153,376	3.521
3	81,564	1.872	19,531	0.448	9,766	0.224	71,799	1.648
4	71,544	1.642	11,758	0.270	5,879	0.135	65,665	1.507
5	89,135	2.046	17,661	0.405	8,831	0.203	80,305	1.844

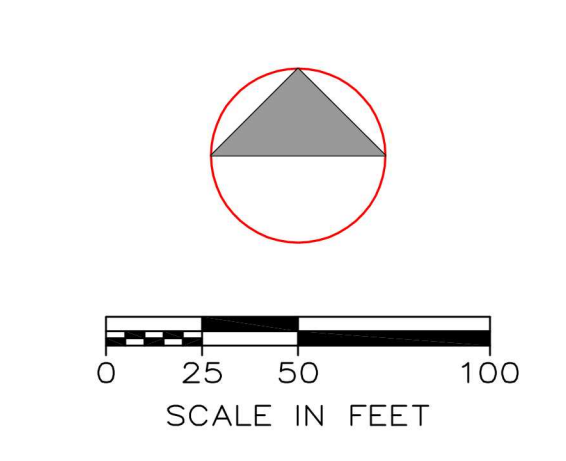
ZONING SCHEDULE

R-1A DISTRICT
32 ORCHARD DRIVE
TAX LOT 108.01-6-1

	REQUIRED	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5
MIN. SIZE OF LOT - LOT AREA (ACRE)	1 ACRE	2.52	4.32	1.87	1.64	2.04
NET LOT AREA (ACRE)	1 ACRE	2.39	3.52	1.64	1.50	1.84
FRONTAGE (FT)	125'	486'	207'	25'	418'	358'
WIDTH (FT)	125'	468'	582'	308'	256'	315'
DEPTH (FT)	150'	234'	323'	264'	278'	282'
MIN. YARD DIMENSIONS						
FRONT (FT)	50'	98'	85'	1120'	81'	86'
SIDE (FT)	25'	94'	96'	121'	52'	103'
REAR (FT)	40'	90'	89'	40'	100'	80'
MAX. HEIGHT OF BUILDING (FT)	30'	< 30'	EXISTING	< 30'	< 30'	< 30'
MAXIMUM BUILDING COVERAGE (PER CENT)	12%	2%	3%	3%	3%	2%
PROPOSED DWELLING UNIT SIZE (SF)	ESTIMATED	4426	9200	4564	4288	3386
REQUIRED MINIMUM DWELLING UNIT SIZE (SF)	1200	1200	1200	1200	1200	1200
CONTIGUOUS BUILDABLE AREA (SF)	COMPUTED	66000	79768	39032	37417	28105
REQ. MIN. CONTIGUOUS BUILDABLE AREA (SF)	25000	25000	25000	25000	25000	25000
MAXIMUM GROSS FLOOR AREA (355-26B) (SF)	ALLOWED	10812	12772	9356	9050	9782
NOMINAL GROSS FLOOR AREA (est.) (SF)	PROPOSED	5400	9198	6427	5400	4280
MAXIMUM GROSS LAND COVERAGE (355-26C) (SF)	ALLOWED	15045	18589	22591	11649	13017
PROPOSED	4630	15969	8411	3710	2923	
MINIMUM PARKING REQUIREMENT (NOMINAL)	2 PER UNIT	2	2	2	2	2



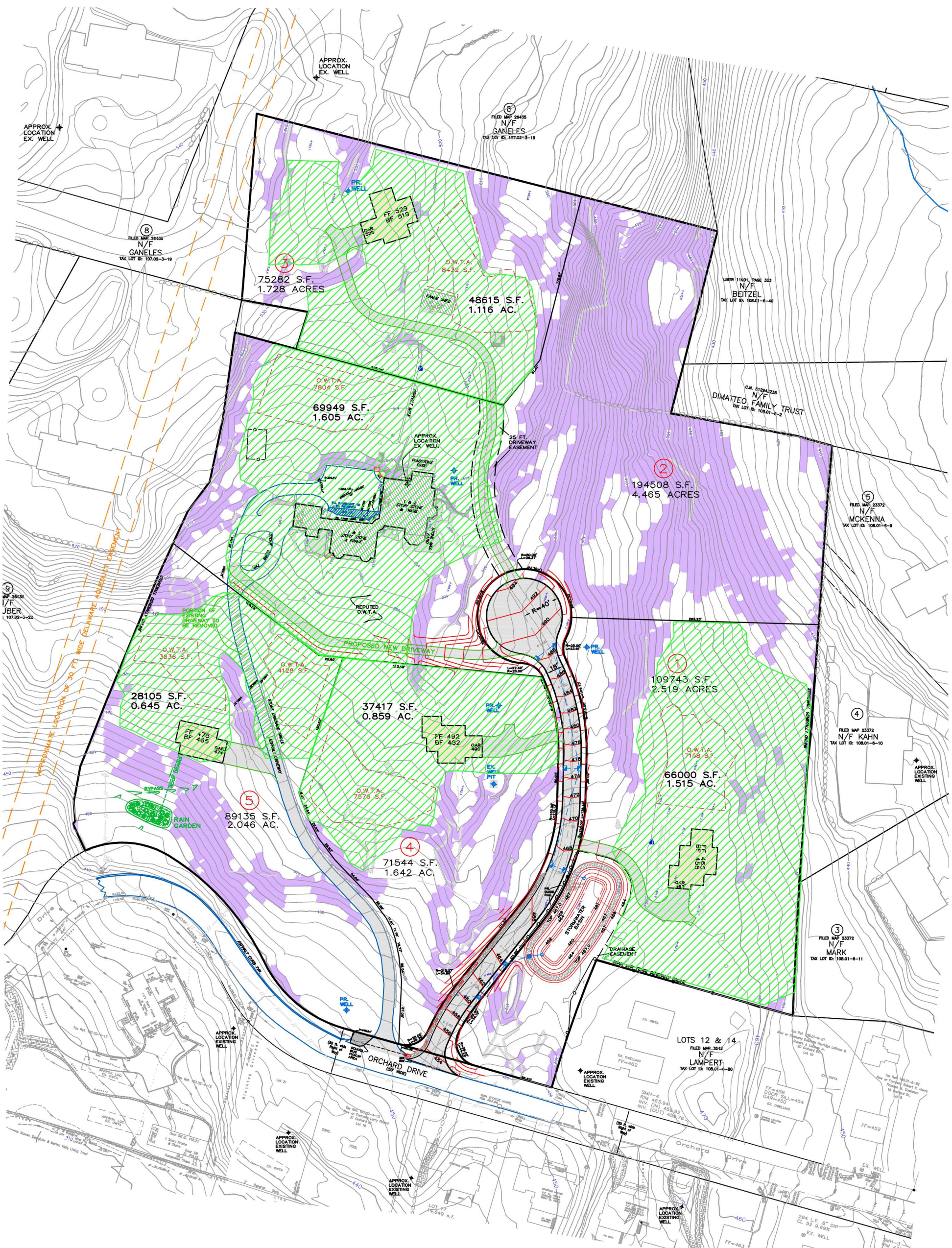
LOCATION MAP
N.T.S.



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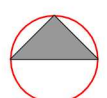
ALTERNATE
PRELIMINARY PLAT
PROPOSED SUBDIVISION
AT
32 ORCHARD DRIVE
TOWN OF NORTH CASTLE
WESTCHESTER COUNTY, NY
SEPTEMBER 21, 2023
SHEET 1 OF 1 SHEETS

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



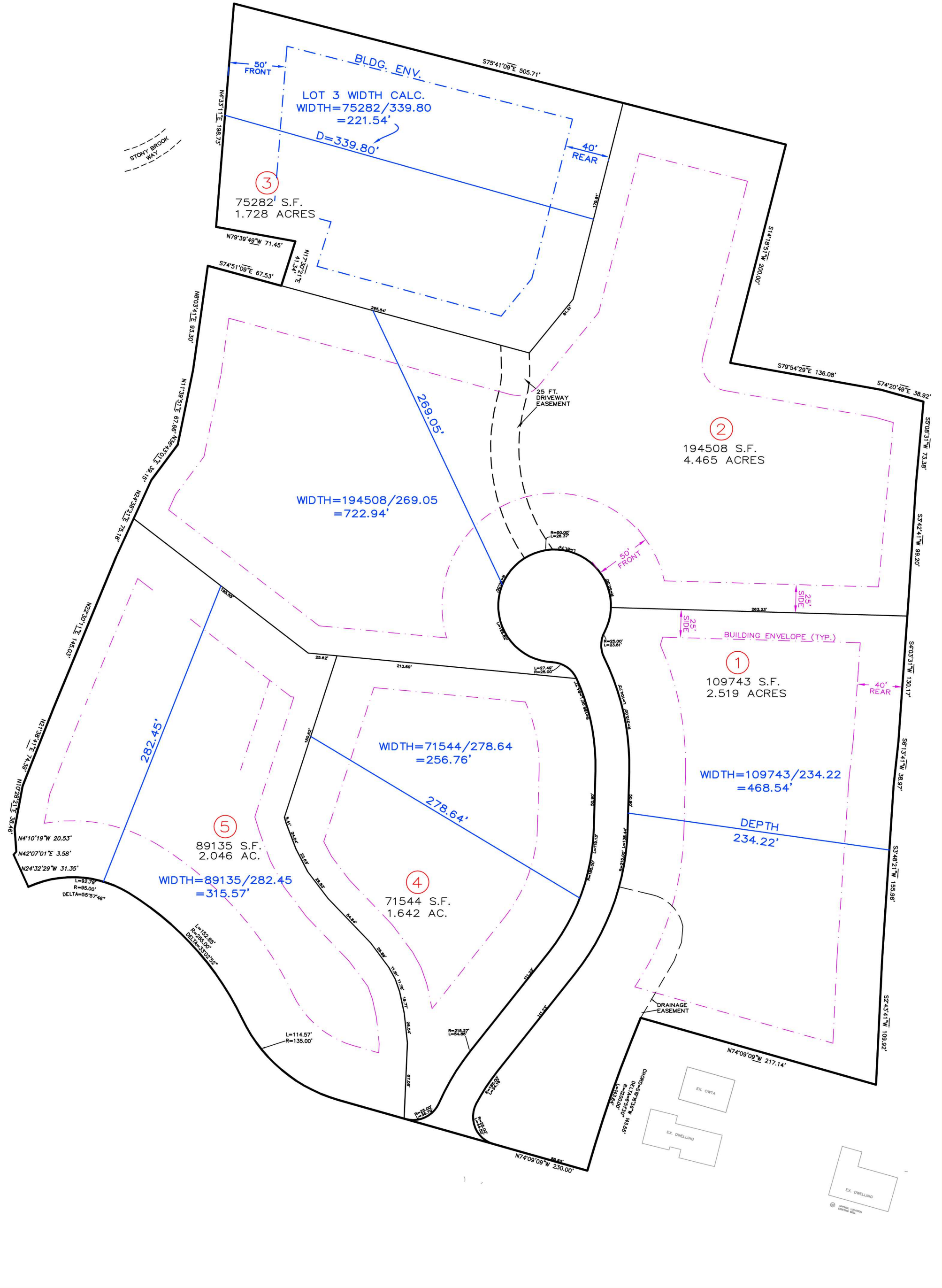
SLOPE LEGEND

 25% AND GREATER

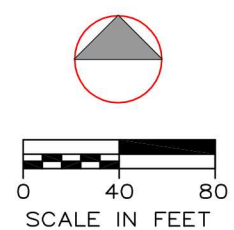


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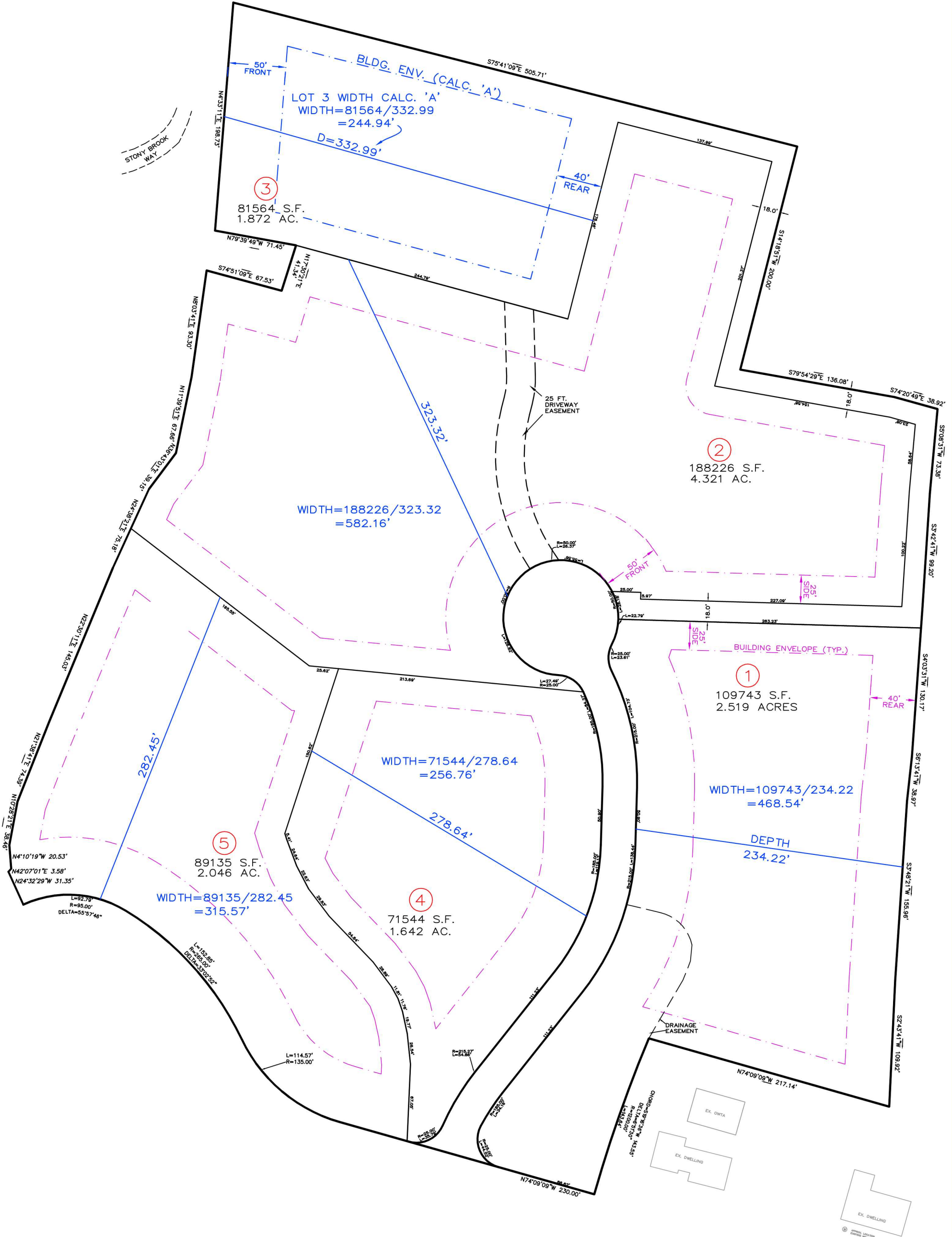
CONTIGUOUS BUILDABLE AREA/
 SLOPE MAP
 PROPOSED SUBDIVISION
 AT
 32 ORCHARD DRIVE
 TOWN OF NORTH CASTLE
 WESTCHESTER COUNTY, NY
 SEPTEMBER 21, 2023



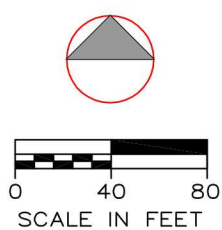
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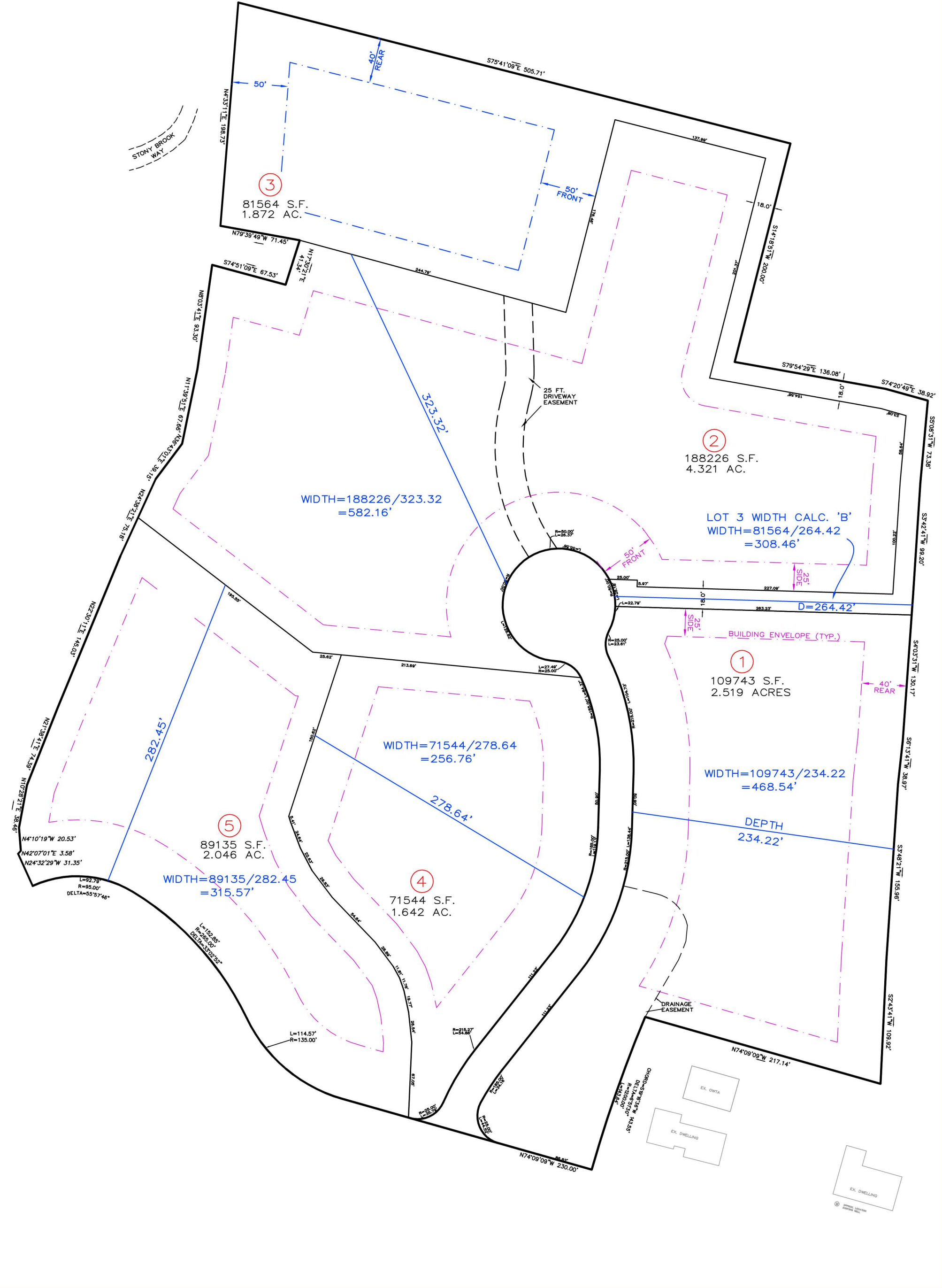
LOT WIDTH CALCULATIONS
 PROPOSED SUBDIVISION
 AT
 32 ORCHARD DRIVE
 TOWN OF NORTH CASTLE
 WESTCHESTER COUNTY, NY
 SEPTEMBER 20, 2023



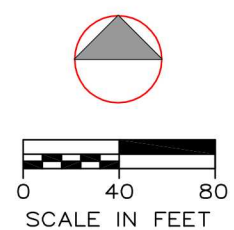
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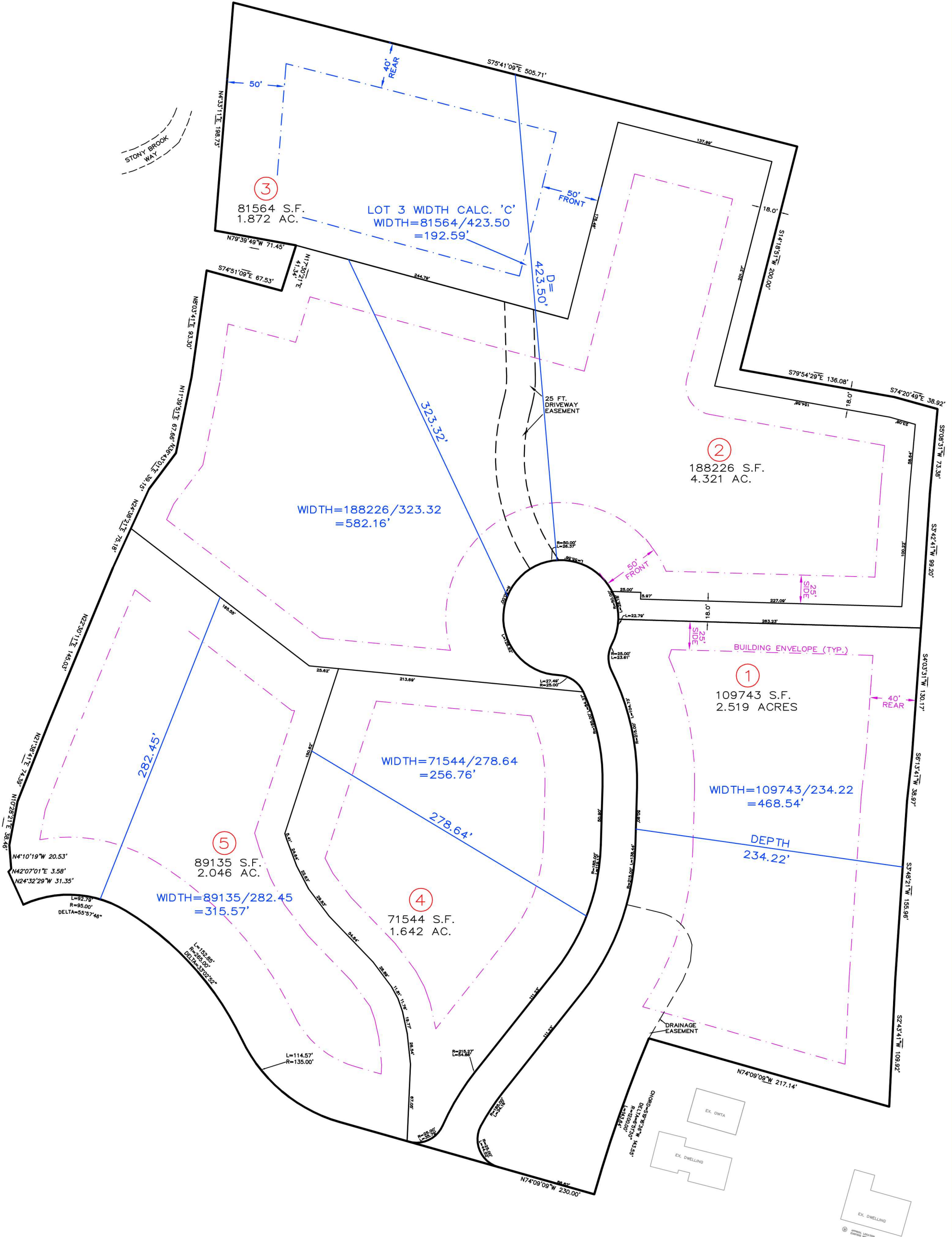
CALCULATION 'A'
 LOT WIDTH CALCULATIONS
 (ALTERNATE LAYOUT)
 PROPOSED SUBDIVISION
 AT
 32 ORCHARD DRIVE
 TOWN OF NORTH CASTLE
 WESTCHESTER COUNTY, NY
 SEPTEMBER 20, 2023



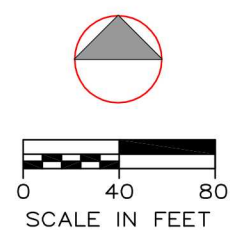
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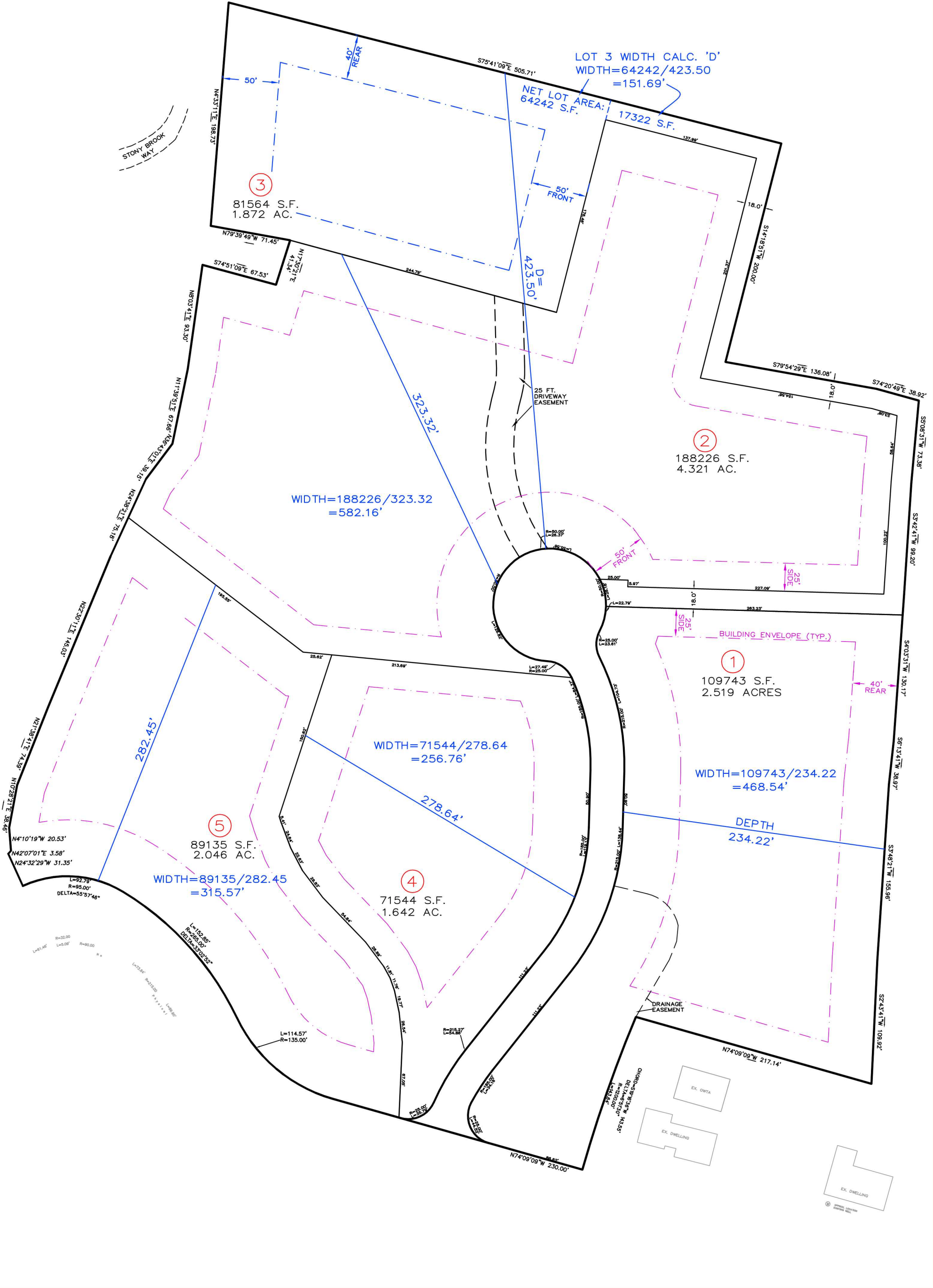
CALCULATION 'B'
 LOT WIDTH CALCULATIONS
 (ALTERNATE LAYOUT)
 PROPOSED SUBDIVISION
 AT
 32 ORCHARD DRIVE
 TOWN OF NORTH CASTLE
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 SEPTEMBER 20, 2023



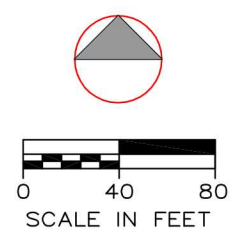
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CALCULATION 'C'
 LOT WIDTH CALCULATIONS
 (ALTERNATE LAYOUT)
 PROPOSED SUBDIVISION
 AT
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CALCULATION 'D'
 LOT WIDTH CALCULATIONS
 (ALTERNATE LAYOUT)
 PROPOSED SUBDIVISION
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