

CIARCIA ENGINEERING, P.C.

360 Underhill Avenue • Yorktown Heights • New York 10598 (914) 245-0123

Mr. Adam Kaufman, AICP
Director of Planning
Town of North Castle
15 Bedford Road
Armonk, NY 10504

April 10, 2023

Re: Preliminary Subdivision Application
32 Orchard Drive
TM # 108.01-6-1

Dear Mr. Kaufmani:

Enclosed please find the following documents as our preliminary subdivision application for a property located at 32 Orchard Drive::

1. Preliminary Subdivision Application
2. Short form environmental assessment form.
3. Set of plans consisting of the following sheets:
 - a. Existing Conditions, 32 Orchard Drive prepared for Wael Alesway, dated April 5, 2023
 - b. Preliminary Conventional Layout, 32 Orchard Drive prepared for Wael Alesway, dated April 5, 2023
 - c. Profiles, 32 Orchard Drive prepared for Wael Alesway, dated April 5, 2023

Please schedule this matter for the next available Planning Meeting.

Should you have any questions or require additional information, please call.

Sincerely,

Daniel A. Ciarcia, P.E.
DAC:mc
cc:Wael Alesawy
Whitney Singleton
Enclosures

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

Name of Property Owner: _____ Mailing Address: _____ Telephone: _____ Fax: _____ e-mail _____
Name of Applicant (if different): _____ Address of Applicant: _____ Telephone: _____ Fax: _____ e-mail _____ Interest of Applicant, if other than Property Owner: _____
Is the Applicant (if different from the property owner) a Contract Vendee? Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, please submit affidavit stating such. If no, application cannot be reviewed by Planning Board
Name of Professional Preparing Site Plan: _____ Address: _____ Telephone: _____ Fax: _____ e-mail _____
Name of Other Professional: _____ Address: _____ Telephone: _____ Fax: _____ e-mail _____
Name of Attorney (if any): _____ Address: _____ Telephone: _____ Fax: _____ e-mail _____

Applicant Acknowledgement

By making this application, the undersigned Applicant agrees to permit Town officials and their designated representatives to conduct on-site inspections in connection with the review of this application.

The Applicant also agrees to pay all expenses of publication and the giving of public notice as required, and further acknowledges that he/she shall be responsible for reimbursing the Town for the cost of professional review services required for this application.

It is further acknowledged by the Applicant that all bills for the expenses of publication and the giving of public notice as well as professional consultant review services shall be mailed to the Applicant, unless the Town is notified in writing by the Applicant at the time of initial submission of the application that such mailings should be sent to a designated representative instead.

Signature of Applicant: Wael Alesawy Date: _____

Signature of Property Owner: Wael Alesawy Date: _____

Must have both signatures

II. IDENTIFICATION OF SUBJECT PROPERTY

Property Street Address: _____

Location (in relation to nearest intersecting street):

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

Abutting Street(s): _____

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

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

Zoning District: _____ Total Land Area _____

Land Area in North Castle Only (if different) _____

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

Is any portion of subject property abutting or located within five hundred (500) feet of the following:

The boundary of any city, town or village?

No ____ Yes (adjacent) ____ Yes (within 500 feet) ____

If yes, please identify name(s): _____

The boundary of any existing or proposed County or State park or any other recreation area?

No ____ Yes (adjacent) ____ Yes (within 500 feet) ____

The right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway?

No ____ Yes (adjacent) ____ Yes (within 500 feet) ____

The existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel lines?

No ____ Yes (adjacent) ____ Yes (within 500 feet) ____

The existing or proposed boundary of any county or State owned land on which a public building or institution is situated?

No ____ Yes (adjacent) ____ Yes (within 500 feet) ____

The boundary of a farm operation located in an agricultural district?

No ____ Yes (adjacent) ____ Yes (within 500 feet) ____

Does the Property Owner or Applicant have an interest in any abutting property?

No ____ Yes ____

If yes, please identify the tax map designation of that property:

III. DESCRIPTION OF PROPOSED DEVELOPMENT

Type of Subdivision proposed: Conventional _____ Conservation _____

Total Number of Lots Proposed on Preliminary Subdivision Plat: _____

Total Number of Lots Proposed in North Castle Only (if different): _____

Are any new streets proposed? No _____ Yes _____

Has the center line of each proposed street been staked? No _____ Yes _____

If no, please indicate the date by which such center lines will be staked: _____

Have the corners of each proposed lot been identified with appropriate stakes? No _____ Yes _____

If no, please indicate the date by which such lot corners will be staked: _____

Are any waivers from the provisions of Chapter 355 (Zoning) or Chapter 275 (Subdivision of Land) of the North Castle Town Code requested? No _____ Yes _____

If yes, please specify type: _____

Earthwork Balance: Cut _____ C.Y. Fill _____ C.Y.

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

Areas of special flood hazard? No _____ Yes _____

(If yes, application for a Development Permit pursuant to Chapter 177 of the North Castle Town Code may also be required)

Trees with a diameter at breast height (DBH) of 8" or greater?

No _____ Yes _____

(If yes, application for a Tree Removal Prmit pursuant to Chapter 308 of the North Castle Town Code may also be required.)

Town-regulated wetlands? No _____ Yes _____

(If yes, application for a Town Wetlands Permit pursuant to Chapter 340 of the North Castle Town Code may also be required.)

State-regulated wetlands? No _____ Yes _____

(If yes, application for a State Wetlands Permit may also be required.)

IV. SUBMISSION REQUIREMENTS

The preliminary subdivision application package shall include all materials submitted in support of the application, including but not limited to the application form, plans, reports, letters and SEQR Environmental Assessment Form. **Submission of the following shall be required:**

- One (1) PDF set of the preliminary subdivision application package in a single PDF file .
- A check for the required application fee and a check for the required Escrow Account, both checks made payable to "Town of North Castle" in the amount specified on the "Schedule of Application Fees."

(continued next page)

V. INFORMATION TO BE INCLUDED ON PRELIMINARY SUBDIVISION PLAT

The following checklist is provided to enable the Applicant to determine if he/she has provided enough information on the preliminary subdivision plat and preliminary construction plans for the Planning Board to review his/her proposal. Applicants are advised to review Chapter 275 of the North Castle Town Code for a complete enumeration of pertinent requirements and standards prior to making application for preliminary subdivision plat approval.

The information required to be shown on the preliminary subdivision plat and the preliminary construction plans may be combined and shown on one plan to be identified as the Integrated Plot Plan. Whether this information is presented on one or two different plans, the application for preliminary subdivision plat approval will not be accepted for Planning Board review unless all items identified below are supplied and **so indicated with a check mark in the blank line provided**. If a particular item is not relevant to the subject property or the development proposal, **the letters "NA" should be entered instead**.

The information to be included on an Integrated Plot Plan shall include:

- _____ Name of the proposed subdivision or other identifying title and signature block.
- _____ Name and address of the Property Owner and the Applicant (if different).
- _____ Name, address and telephone number of the surveyor, engineer or other legally qualified professional and the seal of the professional who prepared the plan.
- _____ Names and locations of all owners of record of properties abutting and directly across any and all adjoining streets from the subject property, including the tax map designation of the subject property and abutting and adjoining properties, as shown on the latest tax records.
- _____ Existing zoning, fire district, school district, special district and municipal boundaries.
- _____ Names of existing streets
- _____ Total acreage of the property to be developed, as well as property boundaries showing dimensions and bearings as determined by a current survey; name and width of existing streets; and lines of existing rights-of-way, reservations, easements and areas dedicated to public uses.
- _____ Reference to the location and conditions of any covenants, easements or deed restrictions that cover all or any part of the property, as well as identification of the document where such covenants, easements or deed restrictions are legally established .
- _____ Schedule of minimum zoning requirements, as well as the proposed lots' compliance with those requirements, including lot area, frontage, lot width, lot depth, building coverage, yards and other pertinent requirements.
- _____ Site location map, at a scale of one (1) inch equals eight hundred (800) feet, showing the Applicant's entire property in relation to surrounding properties, streets, etc. within five hundred (500) feet of the site.
- _____ North arrow, written and graphic scales, and the date of the original plan and all revisions, with notations identifying the revisions.
- _____ Existing topographical contours with a vertical interval of two (2) feet or less.

- _____ Location of existing floodplains, wetlands, slopes of 15% or greater, wooded areas, landscaped areas, single trees with a DBH of 8" or greater, rock outcrops, stone walls and any other significant existing natural or cultural features.
- _____ Location of temporary stakes in the field to enable the Planning Board to find and appraise features of the preliminary plat.
- _____ Location of existing use and design of buildings and other structures.
- _____ Location of all other existing site improvements, including pavement, walks, curbing, retaining wall and fences.
- _____ Location and sizes of existing water supply, sanitary sewage disposal, storm water drainage and other utility lines and structures within and nearby the proposed subdivision.
- _____ Location of all existing monuments.
- _____ Proposed arrangement of lots, including identifying numbers and approximate area and dimensions of each.
- _____ Proposed layout of new streets, including sight distance at all proposed road intersections, widths and approximate curve radii, and any proposed rights-of-way, easements, deed restrictions, covenants and/or reservations.
- _____ Location, size and nature of any area proposed to be reserved for park purposes.
- _____ Proposed system for the provision of water supply and fire protection facilities, sanitary sewage disposal facilities, storm water drainage facilities and other utility services.
- _____ Proposed street profiles and cross-sections showing the approximate grade of proposed streets, the relationship of existing grades to proposed grades and the proposed vertical curvature along the center line of all new streets.
- _____ Proposed names for new streets.
- _____ Location of proposed monuments.
- _____ Where the preliminary plat includes only a portion of the Applicant's contiguous holding, the Applicant shall also indicate on a sketch, at a scale of not less than one (1) inch equals two hundred (200) feet, the probable future street system, lot arrangement, and location of park and other reservations for the remaining portion of the tract and topographic data with vertical contour interval of not more than ten (10) feet.
- _____ For all proposed subdivision plans containing land within an area of special flood hazard, the data required to ensure compliance with Chapter 177 of the North Castle Town Code.
- _____ For all proposed subdivision plans involving clearing or removal of trees with a DBH of 8" or greater, the data required to ensure compliance with Chapter 308 of the North Castle Town Code.
- _____ For all proposed subdivision plans involving disturbance to Town-regulated wetlands, the data required to ensure compliance with Chapter 340 of the North Castle Town Code.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

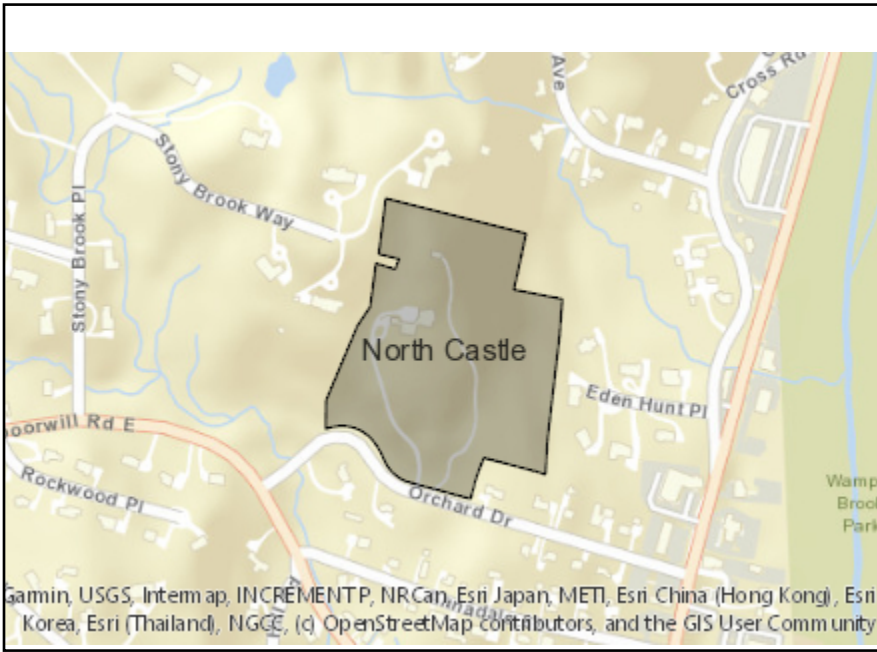
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
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:		NO <input type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. Urban Rural (non-agriculture) Industrial Commercial Residential (suburban)			
<input type="checkbox"/> Forest Agriculture Aquatic 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 type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input 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 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 type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input 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 type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input 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 type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? 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 type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

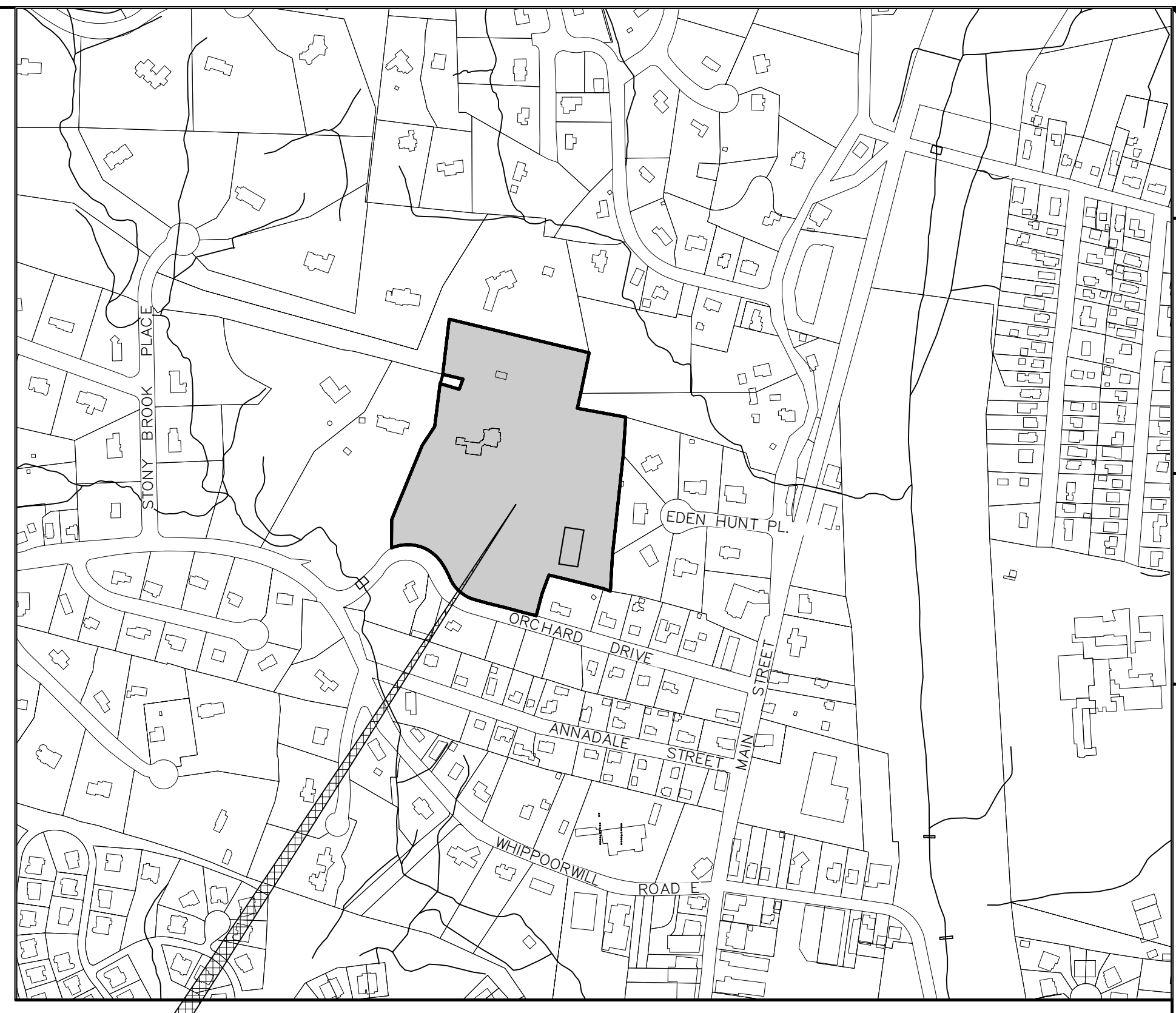
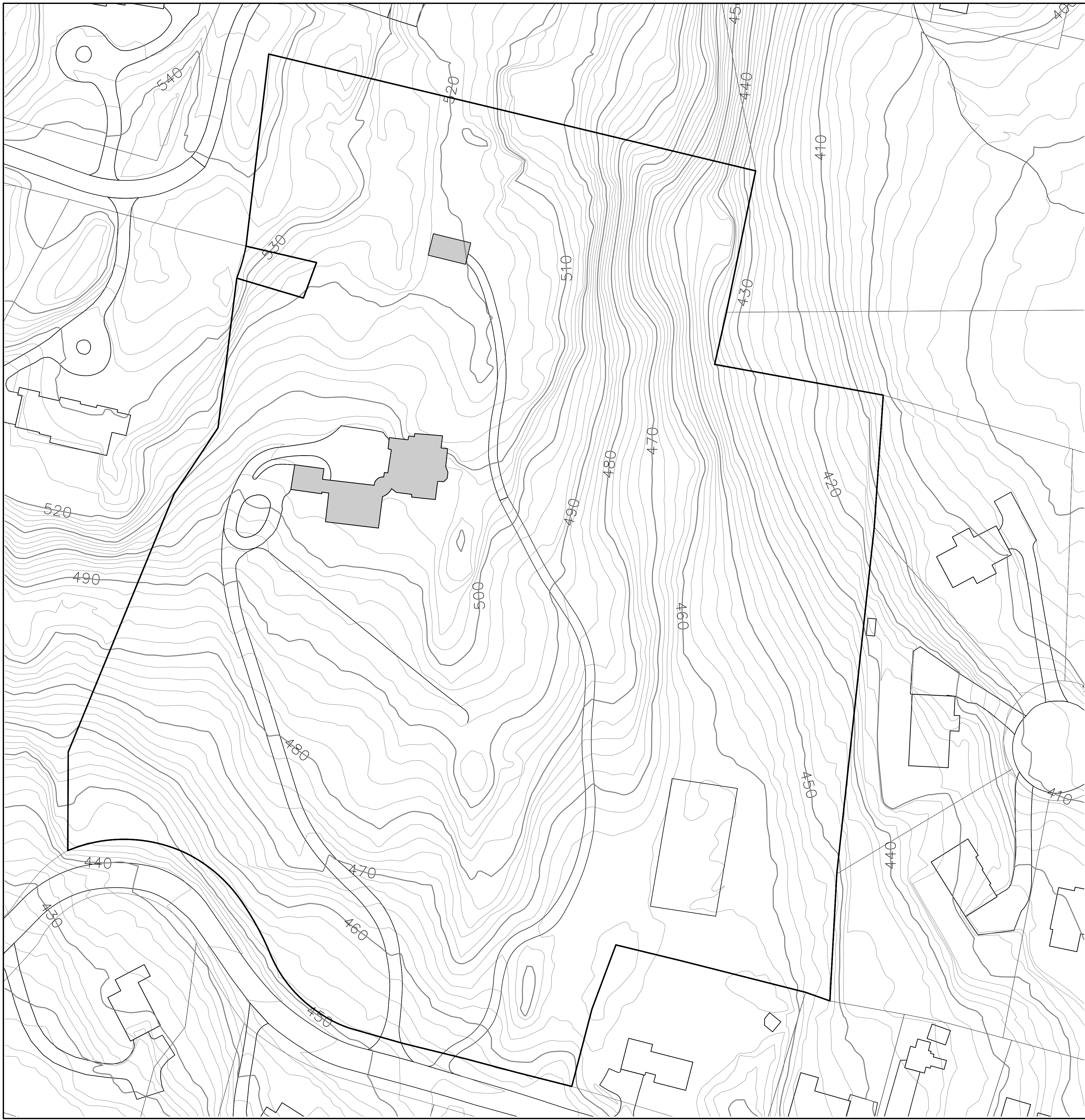
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest Agricultural/grasslands Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban 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 type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? 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 type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input 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: _____ _____	NO	YES
	<input type="checkbox"/>	<input 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 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: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: _____ Date: _____ Signature: <u>Wael Alesawy</u> Title: _____		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

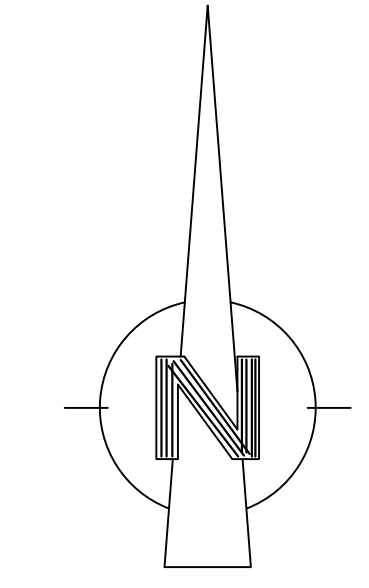


Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



LOCATION MAP
SCALE 1" = 400'

SITE



SCALE 1" = 50'

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

SHEET NUMBER
1 / **3**

ISSUE DATE: 4-5-22
PROJECT NUMBER:



CIARCIA ENGINEERING, P.C.
360 UNDERHILL AVENUE
YORKTOWN HEIGHTS, NY 10598
(914) 245-0123

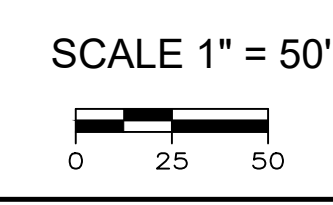
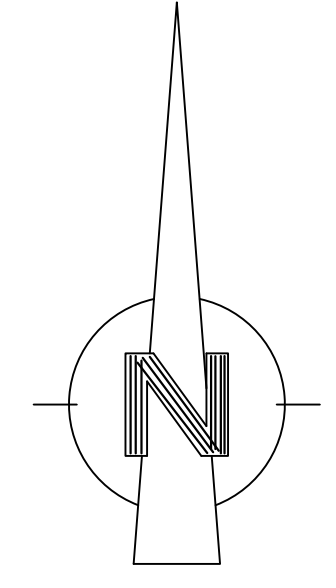
EXISTING CONIDITIONS

32 ORCHARD DRIVE
Prepared For
WAEI ALESWAY



PROPERTY DATA	
PROPERTY OWNER	WAE ALESAWY
APPLICANT	32 ORCHARD DRIVE, LLC
LOCATION	32 ORCHARD DRIVE ARMONK, NEW YORK 10504
TAX MAP DATA	SECTION 108.01 BLOCK 6 LOT 1
OWNERS ADDRESS	P.O. BOX 690, ARMONK, NY 10504
SITE AREA	12.92 AC.
WATERSHED	BYRAM RIVER
WATER SUPPLY SYSTEM	PUBLIC WATER
SEWAGE SYSTEM	ON-SITE SEPTIC / PUBLIC SEWER

ZONING ANALYSIS								
ZONE R1-A								
	REQUIRED	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7
AREA (SQUARE FEET)	43,560	43,727	57,263	79,941	103,774	145,874	49,260	43,788
MINIMUM LOT FRONTAGE (FEET)	125	135	126	127	125	150	182	220
MINIMUM LOT WIDTH (FEET)	125	167	217	218	246	303	197	143
MINIMUM LOT DEPTH (FEET)	150	267	367	371	438	574	251	298
FRONT YARD SETBACK (FEET)	50	69.8	251.8	102.5	311.5	138.4	109.7	128.9
SIDE YARD SETBACK (FEET)	25	43.5	35.7	73.7	83.6	66.8	70.5	32.7
REAR YARD SETBACK (FEET)	40	155.4	48.3	60.0	65.6	84.1	65.8	66.2
MAXIMUM BUILDING HEIGHT (FEET)	30	30	30	30	30	30	30	30
MAXIMUM BUILDING COVERAGE (PERCENT)	12	5.0	3.8	2.8	2.1	4.3	4.5	5.0
MINIMUM DWELLING UNIT SIZE	1,200	2,200	2,200	2,200	2,200	6,305	2,200	2,200



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SHEET NUMBER
23

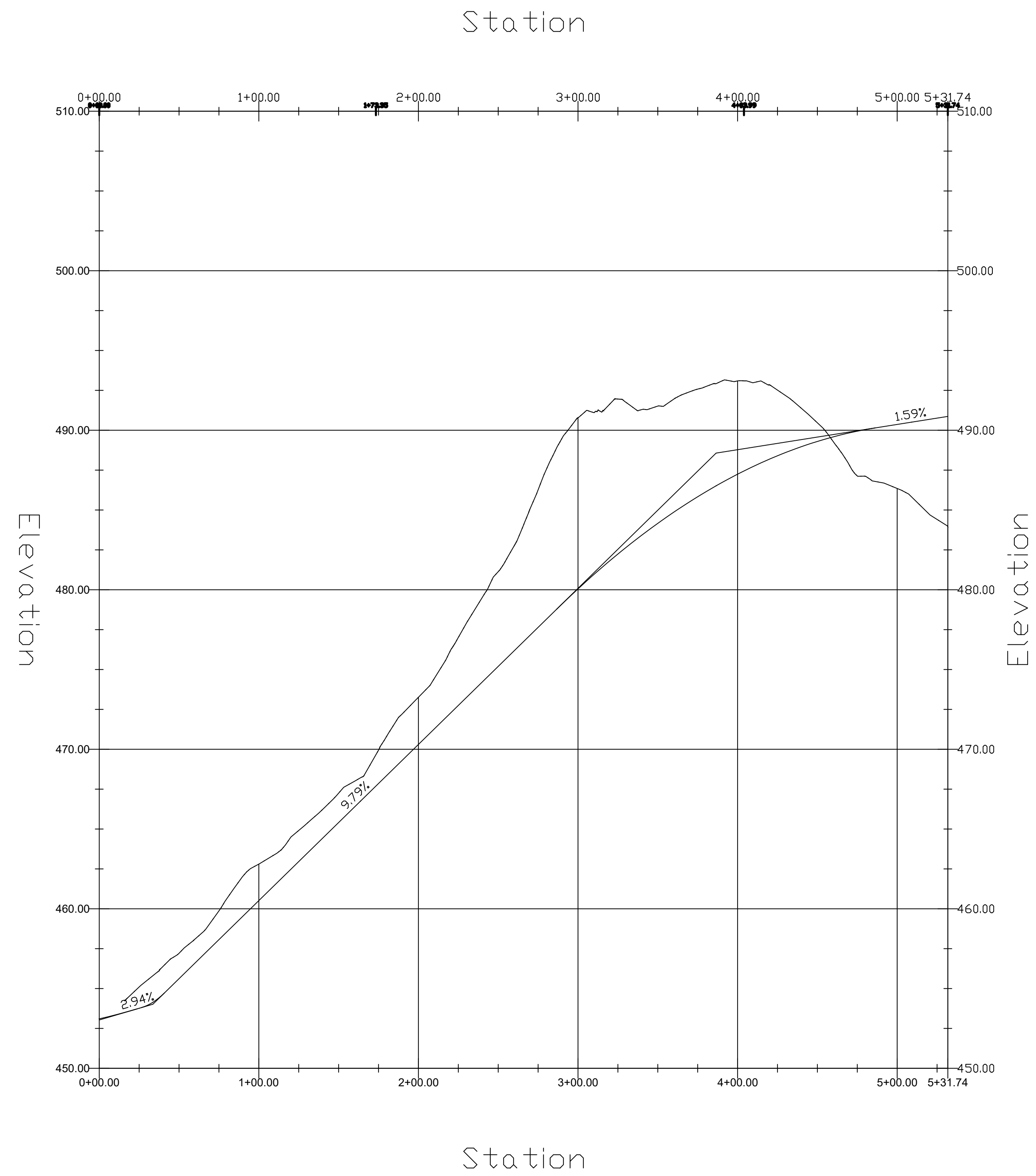
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**PRELIMINARY
CONVENTIONAL LAYOUT**

32 ORCHARD DRIVE
Prepared For
WAE ALESAWY



SCALE: 1" = 50' H
1" = V

SHEET NUMBER
33

ISSUE DATE: 4-6-23
PROJECT NUMBER:



CIARCIA ENGINEERING, P.C.
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PROFILES

32 ORCHARD DRIVE
Prepared For
WAEEL ALESWAY