

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
Director of Planning Town of North Castle
17 Bedford Road
Armonk, NY 10504

April 24, 2023

via email

Re: 33 Bayberry Road – Site Plan for Bayberry Armonk, LLC.
Armonk, NY (100.03-1-6)

Dear Adam:

Enclosed please find the following information:

1. Town of North Castle Application for Site Development Plan Approval dated April 21, 2023 for 33 Bayberry Road,
2. Town of North Castle Preliminary Site Plan Completeness Review Form dated April 24, 2023 for 33 Bayberry Road,
3. Short Environmental Assessment Form for Bayberry Armonk, LLC dated April 19, 2023,
4. A check for the \$200.00 Application fee under separate cover,
5. A check for the \$2,000.00 Escrow fee under separate cover,
6. Gross Land Coverage Calculations Worksheet dated February 7, 2023 for 33 Bayberry Road,
7. Floor Area Calculations Worksheet dated February 7, 2023 for 33 Bayberry Road,
8. Zoning Chart for 33 Bayberry Road,
9. Westchester County Tax Parcel Map for 33 Bayberry Road (Aerial Photo – Locator Map),
10. Stormwater Calculations, 33 Bayberry Road dated April 20, 2023 by this office,
11. Topographical and Tree Survey by TC Merritts, Pleasantville, NY
12. Site Plans signed and sealed by our office, as follows:
 - a. Site Plan for Bayberry Armonk, LLC ,dated March 31, 2023 revised April 24, 2023,
 - b. Details / Notes for Bayberry Armonk, LLC ,dated March 31, 2023 rev. April 24, 2023,
13. Landscape Plans by Miranda Brooks Landscape Design dated April 22, 2023 (2 Sheets as part of the 4 page set, L-101 & L102),
14. Supplementary Materials by Miranda Brooks Landscape Design (18 Sheets),

The project is predominantly for new landscaping and gardens, with the addition of a new pool, spa, pergola and children's play area. The landscaping is designed by Miranda Brooks Landscape Design, of Brooklyn, NY.

Our Site Plan incorporates the proposed landscaping and indicates the pool location. A subsurface stormwater system is proposed near the pool to control any excess runoff as well as pool drawdown. The existing pool will be demolished and the area restored.

The lawn area behind the house will be replaced and/or re-seeded. The septic system will remain in place as there are no changes to the number of residential bedrooms.

We indicate a temporary construction access from Bayberry Road. All of the work will be contained by erosion control measures.

As an addendum to this letter, we attach our responses to the March 7, 2023 RPRC comments dated April 24, 2023.

We are requesting placement on the May 8, 2023 agenda of the Planning Board for consideration of Site Development Plan Approval.

Sincerely,

A handwritten signature in black ink, appearing to read "Ralph G. Mastromonaco", followed by a long horizontal flourish line.

Ralph G. Mastromonaco, PE

Cc: Miranda Brooks and Bayberry Armonk, LLC

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

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April 24, 2023

via email

Re: 33 Bayberry Road – Site Plan for Bayberry Armonk, LLC.
Armonk, NY

Dear Adam:

We received comments from the RPRC dated March 7, 2023 and offer the following information:

Comment:

The location and orientation of the proposed pool results in a series of retaining walls. It is recommended that the pool be rotated so that grading/walls can be significantly reduced by avoiding chasing the grade down the hill.

Response: The landscaper has presented an alternate pool orientation.

Comment

The Applicant should submit a gross land coverage backup exhibit for review.

Response: The areas were computed and provided on the Gross Land Coverage Calculations Worksheet.

Comment

The site plan should be revised to quantify the number of Town-regulated trees proposed to be removed.

Response: The tree removal has been clarified on the Site Plan and the Landscape Plan.

Comment

The site plan should be revised to depict wall heights. Any wall in excess of six feet in height requires Planning Board approval.

Response: The wall heights have been clarified on the Site Plan and the Landscape Plan.

Comment

The project is located in the Kensico Drainage Basin. Disturbance of over 5,000 sf. will require conformance with NYSDEC General Permit GP-0-20-001 and filing of a Notice of Intent (NOI) and MS4 Acceptance Form with the NYSDEC. Submit draft copies to the Town Engineer for review.

Response: Comment noted. The Notice of Intent (NOI) will be distributed prior to building permit.

Comment

The applicant shall perform deep and percolation soil testing in the vicinity of the proposed mitigation system to be witnessed by the Town Engineer. The test locations and results shall be shown on the plan. Contact the Town Engineer to schedule the testing.

Response: Soil testing has been done. Soil testing was performed with the Town Engineer on April 12, 2023. Test locations and results are shown on the plan.

Comment

Provide stormwater mitigation and design calculations for the runoff generated by the net increase in impervious surface for the 25-year, 24-hour design storm event. Provide details of the stormwater mitigation system.

Response: The stormwater system is shown on the Site Plan. Stormwater Calculations, 33 Bayberry Road dated April 20, 2023 by this office are submitted.

Comment

The plan shall illustrate the connection between the pool equipment and drawdown mitigation practice.

Response: The pool equipment is shown on the Site Plan with a connection to the stormwater system.

Comment

The applicant should provide a cut and fill analysis of the proposed improvements. The project appears to require importation of fill. A Fill Permit will be required from the Town Building Department.

Response: Cut and Fill are shown on the application form and a permit will be obtained prior to construction.

Comment

The plan shall illustrate and quantify the limits of disturbance. The plan shall note that disturbance limits shall be staked in the field prior to construction.

Response: Limits of disturbance are shown on the Site Plan.

Comment

Include erosion control measures on the plan, including, but not limited to, temporary construction access, silt fence, erosion control blanket, inlet protection, construction sequence, etc. Provide details.

Response: Erosion control is shown on the Site Plan.

Comment

Show the location of the existing septic primary and expansion areas on the plan. The plan shall show this area to be cordoned off during construction.

Response: The septic areas are shown on the Site Plan.

Comment

All walls greater than four (4) feet in height shall be designed by a NYS Licensed Professional Engineer. Provide construction details and specifications on the plan.

Response: Comment noted and walls are shown on the Site Plan. The applicant has retained a structural engineer to prepare designs for the building permit.

Comment

The plan shall note that the construction of all walls greater than four (4) feet in height shall be certified by the Design Professional prior to issuance of a Certificate of Occupancy/Completion.

Response: Comment noted. The applicant has retained a structural engineer to prepare designs for the building permit.

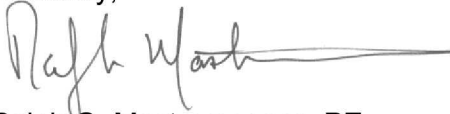
Comment

Provide fence and gate details, including height, material, post installation, etc. The plan shall delineate the limits of fence type and locate all gates. The plan shall note that the pool fence and gate shall comply with all applicable NYS Building Code requirements.

Response: Fencing is shown on the Landscaping Plan, supplementary materials.

The above information is provided for the Planning Board's review at the May 8, 2023 meeting.

Sincerely,



Ralph G. Mastromonaco, PE

Cc: Miranda Brooks and Bayberry Armonk, LLC



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

PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

Telephone: (914) 273-3542
Fax: (914) 273-3554
www.northcastleny.com

Application for Site Development Plan Approval

Application Name

Site Plan for Bayberry Armonk, LLC

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

Name of Property Owner: Bayberry Armonk, LLC
Mailing Address: 1177 Avenue of the Americas, 18th Floor, New York, NY 10036
Telephone: 914-826-7001 Fax: _____ e-mail karim@crosbygroup.com

Name of Applicant (if different): Same
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 No
If yes, please submit affidavit stating such. If no, application cannot be reviewed by Planning Board

Name of Professional Preparing Site Plan: Ralph G. Mastro Monaco, PE, PC
Address: 13 Dove Court, Croton-on-Hudson, NY 10520
Telephone: 914-271-4762 Fax: 914-271-2820 e-mail hardycross@aol.com

Name of Other Professional: Miranda Brooks Landscape Design
Address: 173 Wyckoff Street, Brooklyn, NY 11217
Telephone: 212-228-3623 Fax: 212-254-3787 e-mail keegan@mirandabrooks.com

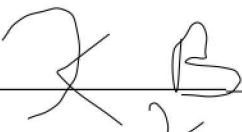
Name of Attorney (if any): _____
Address: _____
Telephone: _____ Fax: _____ e-mail _____


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 for the cost of professional review services required for this application.

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

Signature of Applicant: _____  _____ Date: April 19, 2023

Signature of Property Owner: _____  _____ Date: April 19, 2023

MUST HAVE BOTH SIGNATURES

II. IDENTIFICATION OF SUBJECT PROPERTY

Street Address: 33 Bayberry Road, Armonk, NY 10570

Location (in relation to nearest intersecting street):

1500 feet (north, south, east or west) of North Boulder Trail

Abutting Street(s): _____

Tax Map Designation (NEW): Section 100.03 Block 1 Lot 6

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

Zoning District: R-2A Total Land Area 13.586 Acres

Land Area in North Castle Only (if different) _____

Fire District(s) Fire Dist. #2 School District(s) Byram Hills Central

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:

100.03-1-5

III. DESCRIPTION OF PROPOSED DEVELOPMENT

Proposed Use: Proposed Landscaping, gardens and pool at existing residence

Gross Floor Area: Existing 15,179 S.F. Proposed No Change S.F.

Proposed Floor Area Breakdown:

Retail N/A S.F.; Office N/A S.F.;

Industrial N/A S.F.; Institutional N/A S.F.;

Other Nonresidential N/A S.F.; Residential 15,179 S.F.;

Number of Dwelling Units: 1

Number of Parking Spaces: Existing 3 Required 2 Proposed _____

Number of Loading Spaces: Existing N/A Required N/A Proposed N/A

Earthwork Balance: Cut 869.4 C.Y. Fill 789.5 C.Y.

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

Areas of special flood hazard? No X Yes _____

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

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

No _____ Yes _____ See Landscape Plan

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

Town-regulated wetlands? No X Yes _____

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

State-regulated wetlands? No X Yes _____

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

IV. SUBMISSION REQUIREMENTS

The site development plan 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 site development plan application package in a single PDF file .
- A check for the required application fee and a check for the required Escrow Account, both 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 SITE DEVELOPMENT PLAN

The following checklist is provided to enable the Applicant to determine if he/she has provided enough information on the site development plan for the Planning Board to review his/her proposal. Applicants are advised to review ARTICLE VIII, Site Development Plan of the North Castle Town Code for a complete enumeration of pertinent requirements and standards prior to making application for site development plan approval.

The application for site development plan 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**. In addition, the project will not be scheduled on a Planning Board agenda until the Applicant receives an initialed "site plan checklist" from the Planning Department.

The information to be included on a site development plan shall include:

Legal Data:

- Name of the application or other identifying title.
- Name and address of the Property Owner and the Applicant, (if different).
- Name, address and telephone number of the architect, engineer or other legally qualified 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, school, special district and municipal boundaries.
- Size of the property to be developed, as well as property boundaries showing dimensions and bearings as determined by a current survey; dimensions of yards along all property lines; name and width of existing streets; and lines of existing lots, reservations, easements and areas dedicated to public use.
- 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 plan's proposed compliance with those requirements, including lot area, frontage, lot width, lot depth, lot coverage, yards, off-street parking, off-street loading and other pertinent requirements.
- Locator map, at a convenient scale, 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 notation identifying the revisions.
- A signature block for Planning Board endorsement of approval.

Existing Conditions Data:

- Location of existing use and design of buildings, identifying first floor elevation, and other structures.
- Location of existing parking and truck loading areas, with access and egress drives thereto.
- Location of existing facilities for water supply, sanitary sewage disposal, storm water drainage, and gas and electric service, with pipe sizes, grades, rim and inverts, direction of flow, etc. indicated.
- Location of all other existing site improvements, including pavement, walks, curbing, retaining walls and fences.
- Location, size and design of existing signs.
- Location, type, direction, power and time of use of existing outdoor lighting.
- Location of existing outdoor storage, if any.
- 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.

Proposed Development Data:

- Proposed location of lots, streets, and public areas, and property to be affected by proposed easements, deed restrictions and covenants.
- Proposed location, use and architectural design of all buildings, including proposed floor elevations and the proposed division of buildings into units of separate occupancy.
- Proposed means of vehicular and pedestrian access to and egress from the site onto adjacent streets.
- Proposed sight distance at all points of vehicular access.
- Proposed number of employees for which buildings are designed
- Proposed streets, with profiles indicating grading and cross-sections showing the width of the roadway; the location and width of sidewalks; and the location and size of utility lines.
- Proposed location and design of any pedestrian circulation on the site and off-street parking and loading areas, including handicapped parking and ramps, and including details of construction, surface materials, pavement markings and directional signage.
- Proposed location and design of facilities for water supply, sanitary sewage disposal, storm water drainage, and gas and electric service, with pipe sizes, grades, rim and inverts, direction of flow, etc. indicated.

- Proposed location of all structures and other uses of land, such as walks, retaining walls, fences, designated open space and/or recreation areas and including details of design and construction.
- Location, size and design of all proposed signs.
- Location, type, direction, power and time of use of proposed outdoor lighting.
- Location and design of proposed outdoor garbage enclosure.
- Location of proposed outdoor storage, if any.
- Location of proposed landscaping and buffer screening areas, including the type (scientific and common names), size and amount of plantings.
- Type of power to be used for any manufacturing
- Type of wastes or by-products to be produced and disposal method
- In multi-family districts, floor plans, elevations and cross sections
- The proposed location, size, design and use of all temporary structures and storage areas to be used during the course of construction.
- Proposed grade elevations, clearly indicating how such grades will meet existing grades of adjacent properties or the street.
- Proposed soil erosion and sedimentation control measures.
- For all proposed site development 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 site development 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 site development plans involving disturbance to Town-regulated wetlands, the data required to ensure compliance with Chapter 340 of the North Castle Town Code.



Town of North Castle Planning Department

17 Bedford Road Armonk, New York 10504

(914) 273-3542 (914) 273-3554 (fax)

PRELIMINARY SITE PLAN COMPLETENESS REVIEW FORM

This form represents the standard requirements for a completeness review for all preliminary site plans. Failure to provide all of the information requested will result in a determination that the site plan application is incomplete. The review of the site plan for completeness will be based on the requirements of the Town of North Castle Town Code.

Project Name on Plan: Site Plan for Bayberry Armonk, LLC

Initial Submittal Revised Preliminary

Street Location: 33 Bayberry Road, Armonk, NY 10570

Zoning District: R-2A Property Acreage: 13.286 Tax Map Parcel ID: 100.03-1-6

Date: April 24, 2023

DEPARTMENTAL USE ONLY

Date Filed: 4/24/2023 Staff Name: _____

Preliminary Plan Completeness Review Checklist

Items marked with a "☒" are complete, items left blank "☐" are incomplete and must be completed, "NA" means not applicable.

- 1. A complete application for site development plan approval form
- 2. Plan prepared by a registered architect or professional engineer
- 3. Map showing the applicant's entire property and adjacent properties and streets
- 4. A locator map at a convenient scale
- 5. The proposed location, use and design of all buildings and structures
- 6. Proposed division of buildings into units of separate occupancy, detailed breakdowns of all proposed floor space by type of use and floor level
- 7. Existing topography and proposed grade elevations
- 8. Location of drives

PRELIMINARY SITE PLAN COMPLETENESS REVIEW FORM

Page 2

- 9. Location of any outdoor storage
- 10. Location of all existing and proposed site improvements, including drains, culverts, retaining walls and fences
- 11. Description of method of water supply and sewage disposal and location of such facilities
- 12. Location, design and size of all signs
N/A
- 13. Location and design of lighting, power and communication facilities
N/A
- 14. In an industrial district, specific uses proposed, number of employees for which buildings are designed, type of power to be used for any manufacturing process, type of wastes or by-products to be produced by any manufacturing process and proposed method of disposal of such wastes or by-products
N/A
- 15. In a multifamily district, floor plans of each dwelling unit shall be shown, and elevations and cross sections also may be required
N/A
- 16. The name and address of the applicant, property owner(s) if other than the applicant and of the planner, engineer, architect, surveyor and/or other professionals engaged to work.
- 17. Submission of a Zoning Conformance Table depicting the plan's compliance with the minimum requirements of the Zoning District
- 18. If a tree removal permit is being sought, submission of a plan depicting the location and graphical removal status of all Town-regulated trees within the proposed area of disturbance. In addition, the tree plan shall be accompanied by a tree inventory includes a unique ID number, the species, size, health condition and removal status of each tree.
- 19. If a wetlands permit is being sought, identification of the wetland and the 100-foot wetland buffer.
N/A

More information about the items required herein can be obtained from the North Castle Planning Department. A copy of the Town Code can be obtained from Town Clerk or on the North Castle homepage: <http://www.northcastleny.com>

_____ On this date, all items necessary for a technical review of the proposed site plan have been submitted and constitute a COMPLETE APPLICATION.

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: <p style="text-align: center; margin: 0;">Site Plan for Bayberry Armonk, LLC</p>			
Project Location (describe, and attach a location map): <p style="text-align: center; margin: 0;">33 Bayberry Road, Armonk, NY 10570</p>			
Brief Description of Proposed Action: <p style="text-align: center; margin: 0;">The Project is predominantly for new landscaping and gardens, with the addition of a new pool, spa pergola and children play area. The landscaping is designed by Miranda Brooks Landscape Design of Brooklyn, NY.</p>			
Name of Applicant or Sponsor: <p style="text-align: center; margin: 0;">Bayberry Armonk, LLC</p>		Telephone: 914-826-7001	
		E-Mail: karim@crosbygroupny.com	
Address: <p style="text-align: center; margin: 0;">1177 Avenue of the Americas, 18th Floor</p>			
City/PO: <p style="text-align: center; margin: 0;">New York</p>		State: NY	Zip Code: 10036
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 checked="" 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 checked="" type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		13.586 acres	
b. Total acreage to be physically disturbed?		7,500 SF acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		15.586 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, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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 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: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" 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 checked="" 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"/>	
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 checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	



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: 33 Bayberry Road Date: 2/7/2023
 Tax Map Designation or Proposed Lot No.: 100.03-1-6 Revised: April 24, 2023

Gross Lot Coverage

- | | | |
|-----|--|-------------------|
| 1. | Total lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>591,806 SF</u> |
| 2. | Maximum permitted gross land coverage (per Section 355-26.C(1)(b)): | <u>51,655 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>85'</u> x 10 = <u>850 SF</u> | <u>850 SF</u> |
| 4. | TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3 | <u>52,505 SF</u> |
| 5. | Amount of lot area covered by principal building : | |
| | <u>6471</u> existing + _____ proposed = | <u>6471</u> |
| 6. | Amount of lot area covered by accessory buildings : | |
| | <u>956</u> existing + _____ proposed = Garage | <u>956</u> |
| 7. | Amount of lot area covered by decks : | |
| | _____ existing + _____ proposed = | <u>0</u> |
| 8. | Amount of lot area covered by porches : | |
| | _____ existing + _____ proposed = | <u>0</u> |
| 9. | Amount of lot area covered by driveway, parking areas and walkways : | |
| | <u>23,487</u> existing + _____ proposed = | <u>23,487</u> |
| 10. | Amount of lot area covered by terraces : | |
| | <u>6597</u> existing + _____ proposed = | <u>6597</u> |
| 11. | Amount of lot area covered by tennis court, pool and mechanical equip : | |
| | _____ existing + <u>5581</u> proposed = | <u>5581</u> |
| 12. | Amount of lot area covered by all other structures : | |
| | _____ existing + <u>770</u> proposed = Pergola | <u>770</u> |
| 13. | Proposed gross land coverage : Total of Lines 5 – 12 = | <u>43,862</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. **COMPLIES**

Signature and Seal of Professional Preparing Worksheet



Revised: April 24, 2023

2/7/2023
Date



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

PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

January 29, 2019
Telephone: (914) 273-3542
Fax: (914) 273-3554
www.northcastleny.com

FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: 33 Bayberry Road Date: 2/7/2023

Tax Map Designation or Proposed Lot No.: 100.03-1-6

Floor Area

- | | | |
|-----|--|-------------------|
| 1. | Total Lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>591,806 SF</u> |
| 2. | Maximum permitted floor area (per Section 355-26.B(4)): | <u>26,561 SF</u> |
| 3. | Amount of floor area contained within first floor:
— <u>6741</u> existing + _____ proposed = _____ | <u>6741</u> |
| 4. | Amount of floor area contained within second floor:
— <u>6741</u> existing + _____ proposed = _____ | <u>6741</u> |
| 5. | Amount of floor area contained within garage:
— <u>956</u> existing + _____ proposed = _____ | <u>956</u> |
| 6. | Amount of floor area contained within porches capable of being enclosed:
— <u>0</u> existing + _____ proposed = _____ | <u>0</u> |
| 7. | Amount of floor area contained within basement (if applicable – see definition):
— <u>741</u> existing + _____ proposed = _____ | <u>741</u> |
| 8. | Amount of floor area contained within attic (if applicable – see definition):
— <u>0</u> existing + _____ proposed = _____ | <u>0</u> |
| 9. | Amount of floor area contained within all accessory buildings:
— <u>0</u> existing + _____ proposed = _____ | <u>0</u> |
| 10. | Proposed floor area : Total of Lines 3 – 9 = _____ | <u>15,179 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.

COMPLIES

Signature and Seal of Professional Preparing Worksheet



2/7/2023
Date

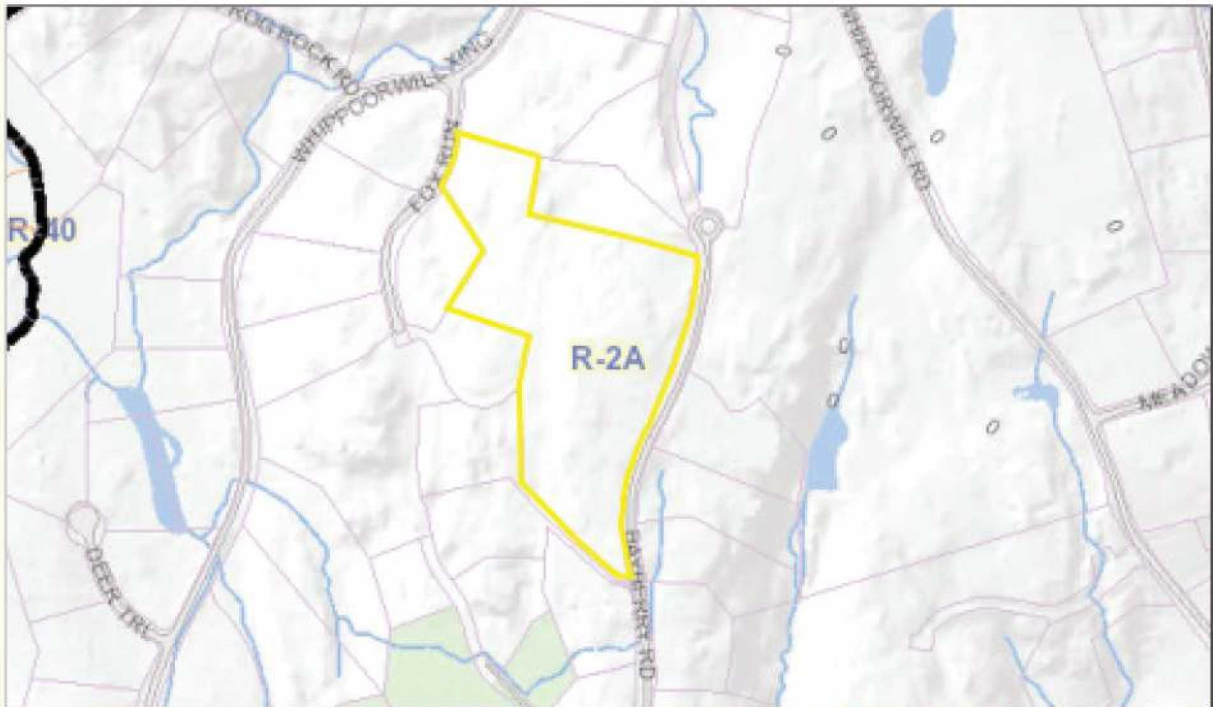
33 BAYBERRY ROAD		
100.03-1-6		
TOWN OF NORTH CASTLE ZONING CHART		
R-2A DISTRICT	REQUIRED/ ALLOWED	PROPOSED LOT
MIN. SIZE OF LOT - LOT AREA	2-ACRE	13.586 ACRE
FRONTAGE	150'	>1,000'
WIDTH	150'	>1,000'
DEPTH	150'	442'
MIN. YARD DIMENSIONS		
FRONT	50'	135'
SIDE	30'	36'/612'
REAR	50'	442'
MAX. HEIGHT OF BUILDING FEET	30'	25'+/-
MAXIMUM BUILDING COVERAGE	8%	1%
MINIMUM DWELLING UNIT SIZE	1,400 SF	14,223 SF
MAXIMUM GROSS FLOOR AREA (355-26B) 13,607 PLUS 3% LOT AREA >4 ACRES	26,561 SF	15,179 SF
MAXIMUM GROSS LAND COVERAGE (355-26C) 13,270 PLUS 7.5% LOT AREA > 2 ACRES	52,505 SF	45,194 SF
PARKING REQUIREMENT	2/DU	2

Tax Parcel Maps

Address: 33 BAYBERRY RD

Print Key: 100.03-1-6

SBL: 10000300010060000000



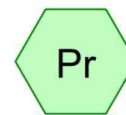
Disclaimer:

This tax parcel map is provided as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should NOT be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact the assessor's office of the municipality.

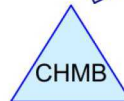
Event	Rainfall (inches)	Existing	Proposed	Developed	Discarded (cfs)	Final Outflow	
		Runoff (cfs)	Inflow (cfs)	Outflow (cfs)		Primary (cfs)	Elevation (feet)
25-yr	6.46	0.28	0.58	0.35	0.09	0.26	2.56
90%	1.50	0.00	0.13	0.09	0.09	0.00	0.21



Existing



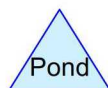
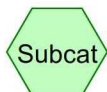
Proposed



Subsurface Chambers

STORMWATER CALCULATIONS
33 BAYBERRY ROAD
ARMONK, NY
 April 20, 2023

RALPH G. MASTROMONACO, P.E., P.C.
 Consulting Engineers
 13 Dove Court, Croton-on-Hudson, New York 10520
 (914) 271-4762 (914) 271-2820 Fax



Routing Diagram for Bay_1

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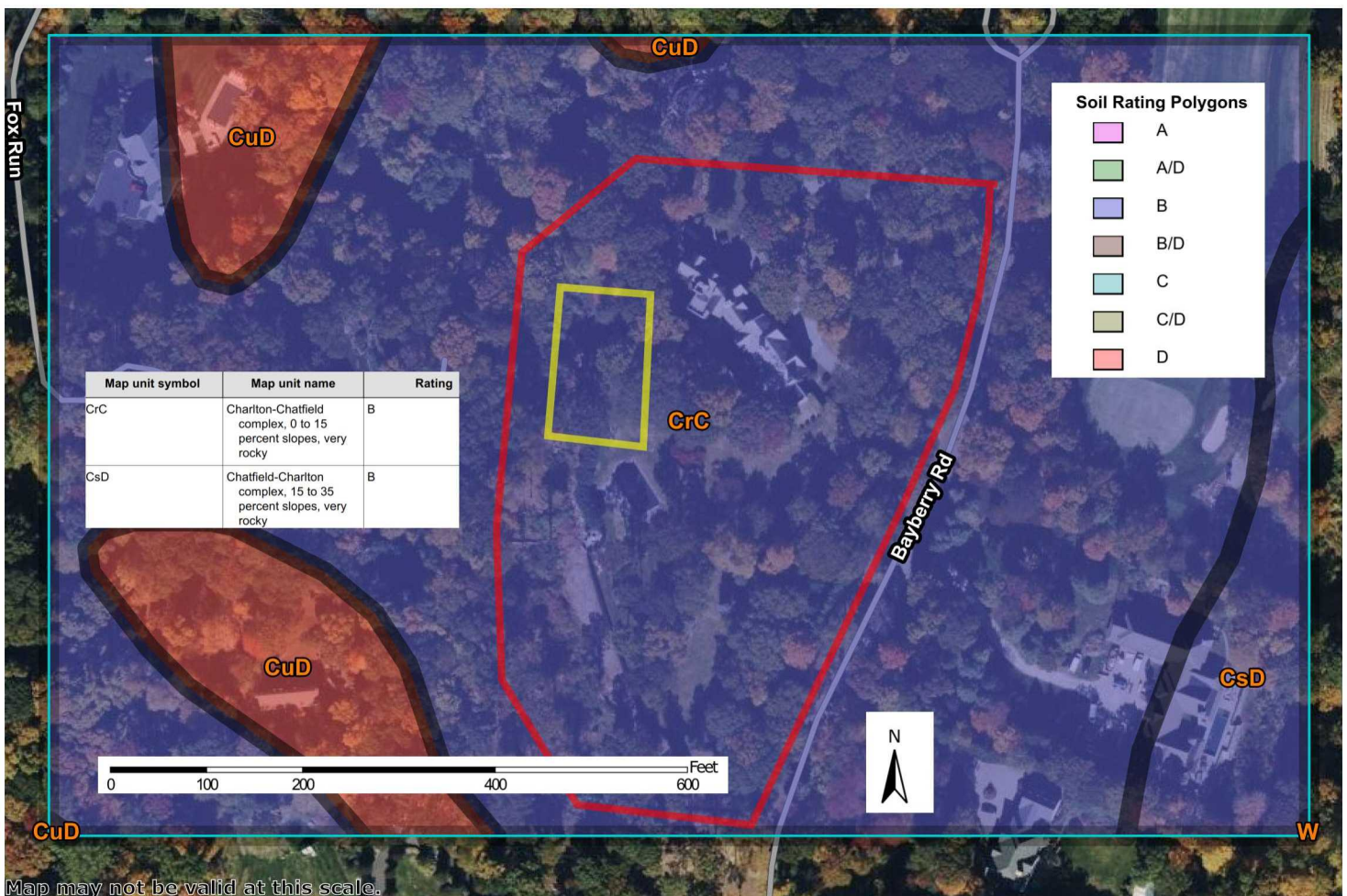
Bay_1

Prepared by RGM PEPC Consulting Engineers
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Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	25-yr	Type III 24-hr		Default	24.00	1	6.46	2
2	90%	Type III 24-hr		Default	24.00	1	1.50	2

Figure: Hydrologic Soil Groups at Pool Area



Bay_1

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Bayberry

Type III 24-hr 25-yr Rainfall=6.46"

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Page 4

Summary for Subcatchment Ex: Existing

Runoff = 0.28 cfs @ 12.29 hrs, Volume= 0.030 af, Depth> 2.68"

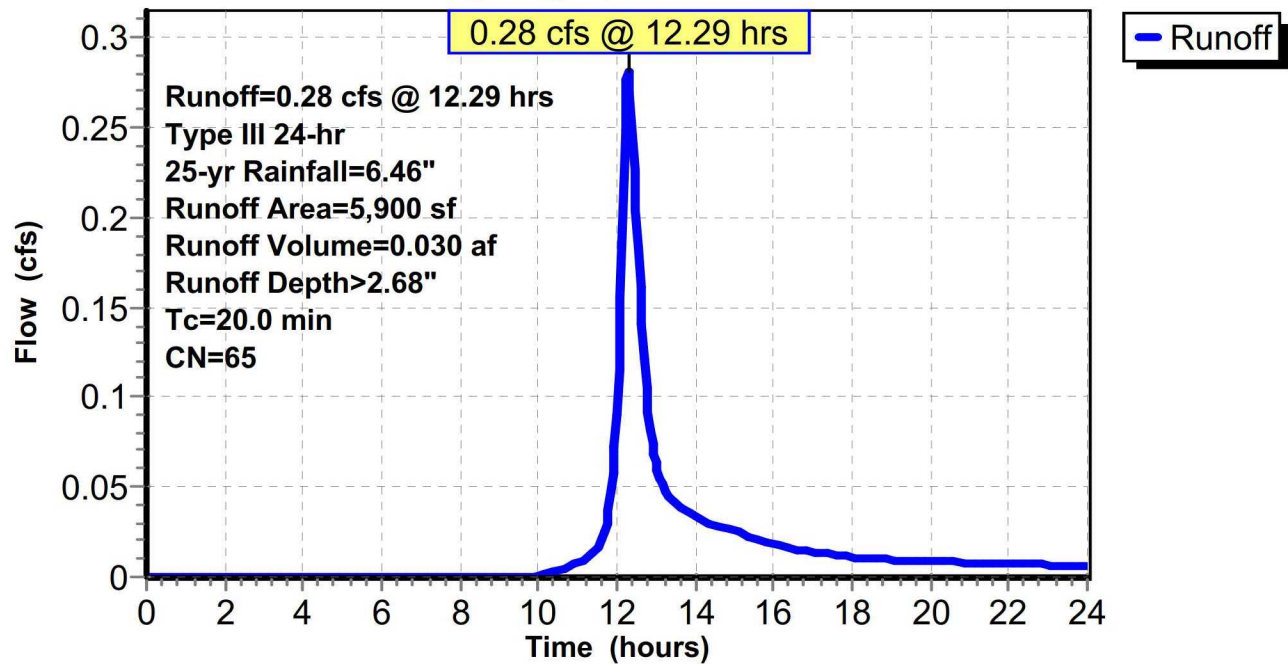
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-yr Rainfall=6.46"

Area (sf)	CN	Description
5,900	65	Woods/grass comb., Fair, HSG B
5,900		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.0					Direct Entry,

Subcatchment Ex: Existing

Hydrograph



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Bayberry
Type III 24-hr 25-yr Rainfall=6.46"
Printed 4/20/2023
Page 5

Summary for Subcatchment Pr: Proposed

Runoff = 0.58 cfs @ 12.26 hrs, Volume= 0.070 af, Depth> 6.21"
Routed to Pond CHMB : Subsurface Chambers

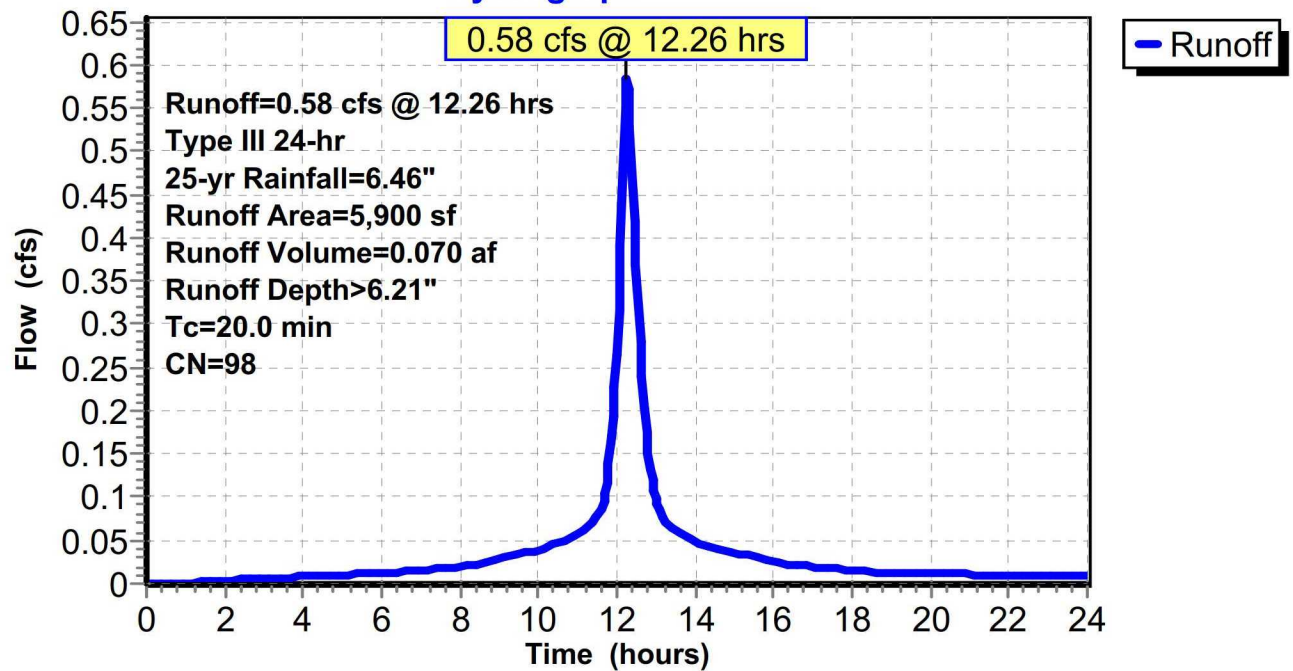
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-yr Rainfall=6.46"

Area (sf)	CN	Description
* 5,900	98	Impervious
5,900		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.0					Direct Entry,

Subcatchment Pr: Proposed

Hydrograph



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Bayberry
Type III 24-hr 25-yr Rainfall=6.46"
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Page 6

Summary for Pond CHMB: Subsurface Chambers

Inflow Area = 0.135 ac, 100.00% Impervious, Inflow Depth > 6.21" for 25-yr event
Inflow = 0.58 cfs @ 12.26 hrs, Volume= 0.070 af
Outflow = 0.35 cfs @ 12.52 hrs, Volume= 0.070 af, Atten= 39%, Lag= 15.4 min
Discarded = 0.09 cfs @ 11.65 hrs, Volume= 0.060 af
Primary = 0.26 cfs @ 12.52 hrs, Volume= 0.010 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 2.56' @ 12.52 hrs Surf.Area= 0.009 ac Storage= 0.015 af

Plug-Flow detention time= 29.5 min calculated for 0.070 af (100% of inflow)
Center-of-Mass det. time= 29.3 min (784.5 - 755.3)

Volume	Invert	Avail.Storage	Storage Description
#1A	0.00'	0.009 af	15.75'W x 24.98'L x 3.50'H Field A 0.032 af Overall - 0.009 af Embedded = 0.022 af x 40.0% Voids
#2A	0.50'	0.009 af	ADS_StormTech SC-740 +Cap x 9 Inside #1 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap 9 Chambers in 3 Rows
		0.018 af	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	10.000 in/hr Exfiltration over Surface area
#2	Primary	2.00'	4.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.09 cfs @ 11.65 hrs HW=0.04' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.09 cfs)

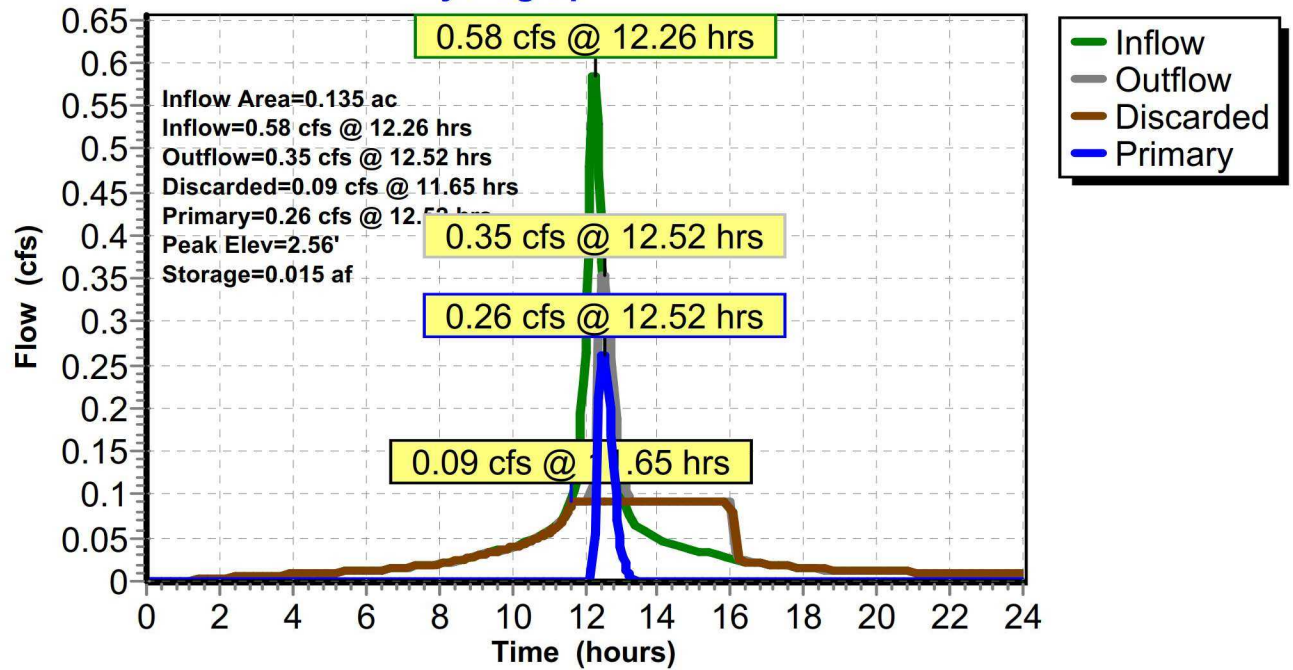
Primary OutFlow Max=0.26 cfs @ 12.52 hrs HW=2.55' (Free Discharge)
↑**2=Orifice/Grate** (Orifice Controls 0.26 cfs @ 2.99 fps)

Bay_1

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Pond CHMB: Subsurface Chambers

Hydrograph



Bay_1

Type III 24-hr 90% Rainfall=1.50"

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Page 8

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentEx: Existing

Runoff Area=5,900 sf 0.00% Impervious Runoff Depth>0.03"
Tc=20.0 min CN=65 Runoff=0.00 cfs 0.000 af

SubcatchmentPr: Proposed

Runoff Area=5,900 sf 100.00% Impervious Runoff Depth>1.28"
Tc=20.0 min CN=98 Runoff=0.13 cfs 0.014 af

Pond CHMB: Subsurface Chambers

Peak Elev=0.21' Storage=0.001 af Inflow=0.13 cfs 0.014 af
Discarded=0.09 cfs 0.014 af Primary=0.00 cfs 0.000 af Outflow=0.09 cfs 0.014 af

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Bayberry
Type III 24-hr 90% Rainfall=1.50"
Printed 4/20/2023
Page 10

Summary for Subcatchment Pr: Proposed

Runoff = 0.13 cfs @ 12.26 hrs, Volume= 0.014 af, Depth> 1.28"
Routed to Pond CHMB : Subsurface Chambers

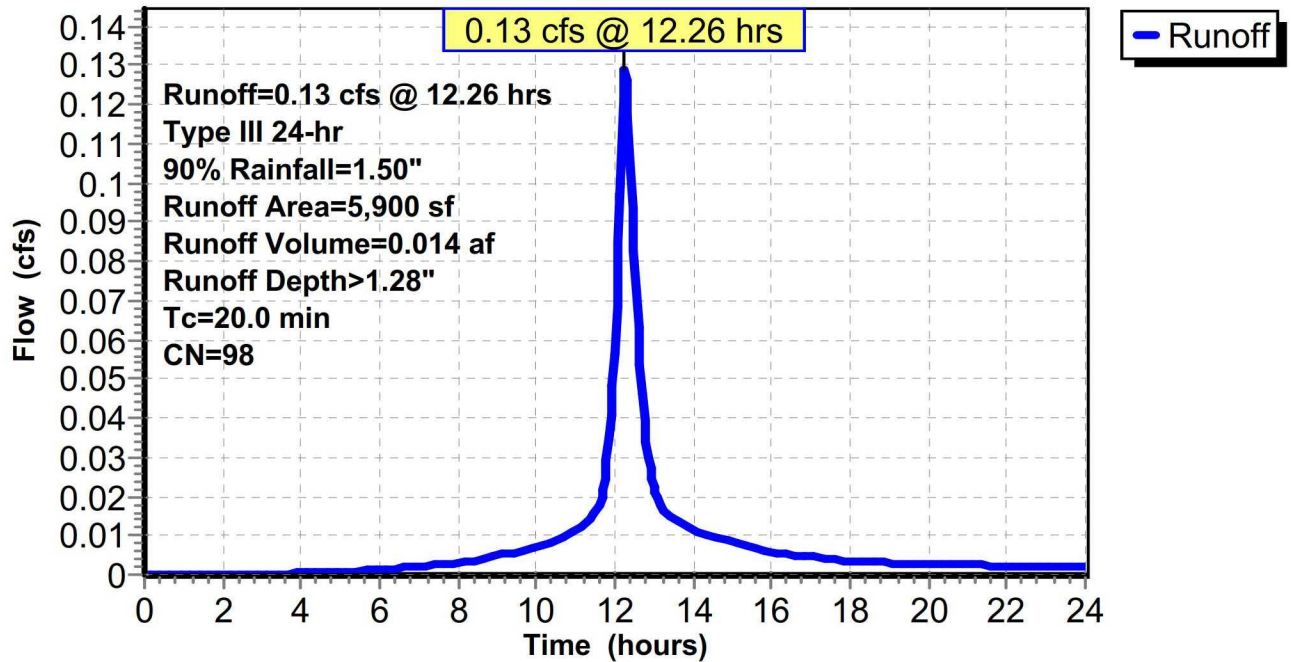
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 90% Rainfall=1.50"

Area (sf)	CN	Description
* 5,900	98	Impervious
5,900		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.0					Direct Entry,

Subcatchment Pr: Proposed

Hydrograph



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Bayberry

Type III 24-hr 90% Rainfall=1.50"

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Page 11

Summary for Pond CHMB: Subsurface Chambers

Inflow Area = 0.135 ac, 100.00% Impervious, Inflow Depth > 1.28" for 90% event
Inflow = 0.13 cfs @ 12.26 hrs, Volume= 0.014 af
Outflow = 0.09 cfs @ 12.15 hrs, Volume= 0.014 af, Atten= 29%, Lag= 0.0 min
Discarded = 0.09 cfs @ 12.15 hrs, Volume= 0.014 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 0.21' @ 12.46 hrs Surf.Area= 0.009 ac Storage= 0.001 af

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 1.9 min (788.3 - 786.4)

Volume	Invert	Avail.Storage	Storage Description
#1A	0.00'	0.009 af	15.75'W x 24.98'L x 3.50'H Field A 0.032 af Overall - 0.009 af Embedded = 0.022 af x 40.0% Voids
#2A	0.50'	0.009 af	ADS_StormTech SC-740 +Cap x 9 Inside #1 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap 9 Chambers in 3 Rows
		0.018 af	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	10.000 in/hr Exfiltration over Surface area
#2	Primary	2.00'	4.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.09 cfs @ 12.15 hrs HW=0.04' (Free Discharge)

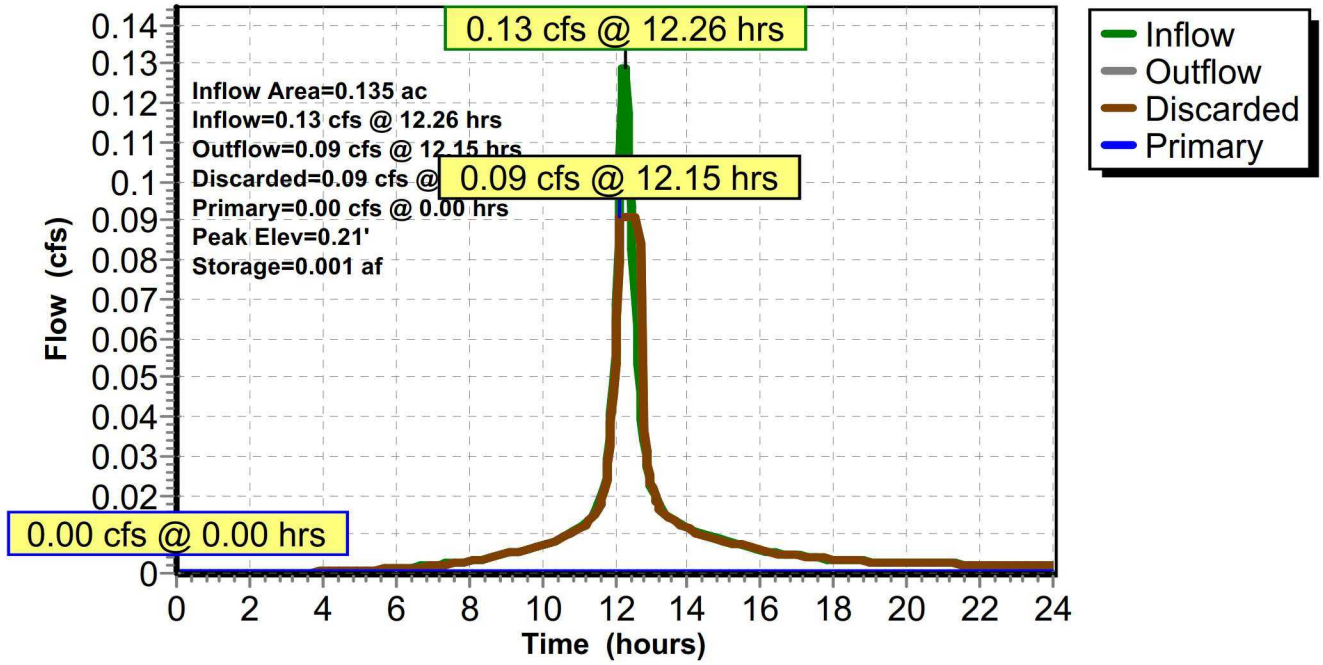
↑**1=Exfiltration** (Exfiltration Controls 0.09 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=0.00' (Free Discharge)

↑**2=Orifice/Grate** (Controls 0.00 cfs)

Pond CHMB: Subsurface Chambers

Hydrograph



Bay_1

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Bayberry
Multi-Event Tables

Printed 4/20/2023

Page 13

Events for Subcatchment Ex: Existing

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
25-yr	6.46	0.28	0.030	2.68
90%	1.50	0.00	0.000	0.03

Bay_1

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Bayberry
Multi-Event Tables

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Page 14

Events for Subcatchment Pr: Proposed

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
25-yr	6.46	0.58	0.070	6.21
90%	1.50	0.13	0.014	1.28

Bay_1

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Bayberry
Multi-Event Tables

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Page 15

Events for Pond CHMB: Subsurface Chambers

Event	Inflow (cfs)	Outflow (cfs)	Discarded (cfs)	Primary (cfs)	Elevation (feet)	Storage (acre-feet)
25-yr	0.58	0.35	0.09	0.26	2.56	0.015
90%	0.13	0.09	0.09	0.00	0.21	0.001

EXISTING IMPERVIOUS SURFACES	
PRINCIPLE BUILDING	6,856.97 SF / 0.157 Acres
ACCESSORY BUILDINGS	1,102.52 SF / 0.025 Acres
DECKS	109.47 SF / 0.003 Acres
DRIVEWAY & WALKWAYS (NOT INCLUDING GRAVEL DRIVE)	8,175.99 SF / 0.188 Acres
PORCHES & TERRACES	2,694.25 SF / 0.062 Acres
POOL & MECHANICAL EQUIP.	1,344.15 SF / 0.031 Acres
WALLS & OTHER STRUCTURES	2,186.42 SF / 0.050 Acres
TOTAL IMPERVIOUS SURFACE	22,469.77 SF / 0.516 Acres
TOTAL LOT AREA	595,513 SF / 13,671 ACRES
% IMPERVIOUS SURFACE	3.77%



Only copies from the original of this topographic map marked with an original of the Land Surveyor embossed and or red colored seal shall be considered to be true, valid copies.

Quantified information or addition to a map bearing a Licensed Land Surveyor seal is a violation of Section 7209, Subdivision 2, of the New York State Education Law.

Precision only where indicated.

Adjacent property lines and easements not surveyed or certified. Access to adjacent rights of way, easements and public or private lands not guaranteed or certified.

Underground utilities shown hereon are approximate and should be verified before excavating.

Additional underground utilities are not shown or certified. Encroachments and structures below grade, if any, not shown or certified.

Subject to encumbrances, restrictions, conditions and agreements of record.

This map is prepared to show topography only and is not to be used for title transfer purposes. Map may not be certified to title companies and/or banks.

Elevations shown hereon to be verified by a licensed engineer and are not certified by surveyor.

Elevations shown hereon generally in accordance with North American Vertical Datum 88.

Premises hereon being Lots 2, 1 and 2, as shown on a certain Survey of the Town of North Castle, County of Westchester, State of New York, dated and recorded in the Westchester County Clerk's Office, Division of Land Records on March 18, 1993 as map number 24854.

Tax Lot 6

Surveyed in accordance with Deed Contract Number 62152499.

Tax Lot 5 & 2

Surveyed in accordance with Deed Contract Number 62152452.

Premises shown hereon designated on the Town of North Castle Tax Map as Section 100.03, Block 1, Lots 5 and 6 and Section 100.04, Block 1, Lot 32.

Property Address:
32 Bayberry Road
Armonk, NY 10504

**TOPOGRAPHIC SURVEY
PREPARED FOR
BAYBERRY ARMONK LLC**
SITUATE IN THE
TOWN OF NORTH CASTLE
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 50'
GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft

Project:	Reference:
Field Survey By:	Drawn By:
ANAS	CMP
Project Manager:	Checked By:
DM	DM



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TC MERRITTS LAND SURVEYORS
484 E. MAIN ST. • PLASANTVILLE, NY 10570
151 STATE ST. • PLASANTVILLE, NY 10570

TC MERRITTS LAND SURVEYORS
394 BEDFORD ROAD • PLEASANTVILLE • NY 10570
(914) 769-8003 • survey@tcmeritts.com

Surveyed: July 8, 2022
Map Prepared: July 15, 2022
Map Revised: August 5, 2022 to show Lot 2 / A 2.2

David J. Merritts
New York State Licensed Land Surveyor No. 005064

STATE OF NEW YORK
COUNTY OF WESTCHESTER
LAND SURVEYORS

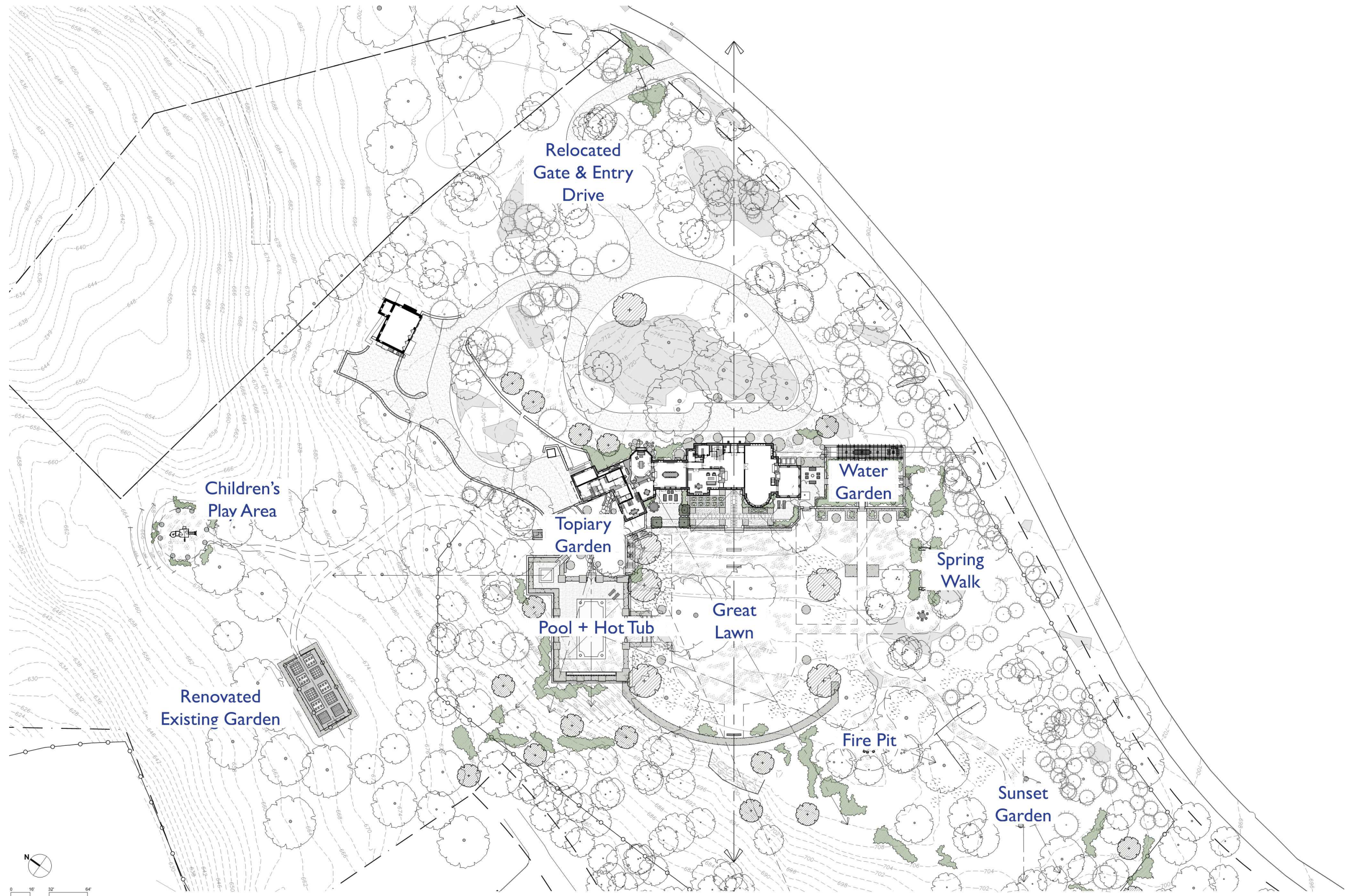
BAYBERRY

PLANNING BOARD SUBMISSION
SUPPLEMENTARY MATERIALS

21 APRIL 2023

MIRANDA BROOKS LANDSCAPE DESIGN
173 WYCKOFF STREET BROOKLYN, NY 11217
TELEPHONE: 212-228-3623
EMAIL: INFO@MIRANDABROOKS.COM

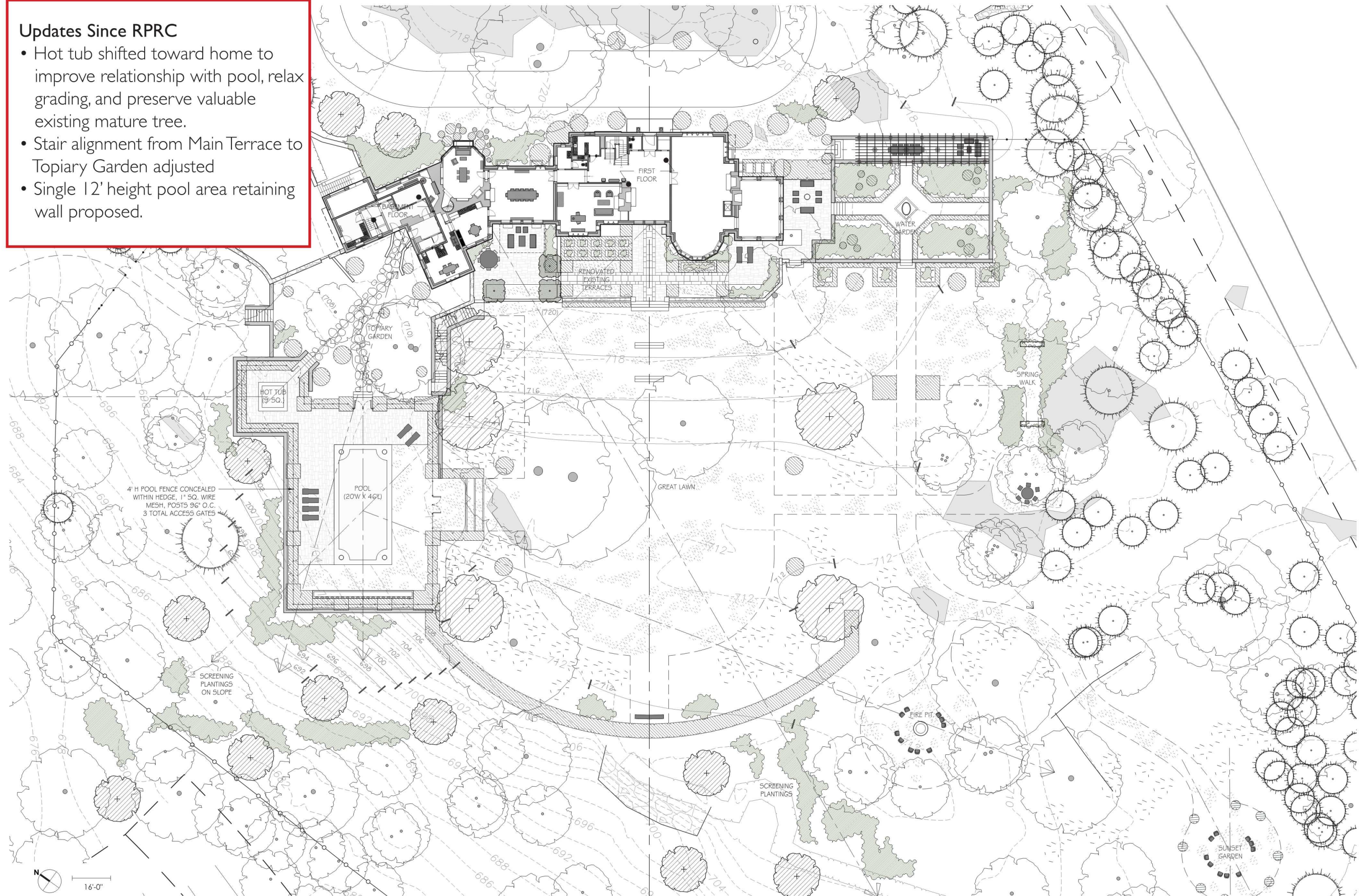
I PROPOSED SITE DESIGN



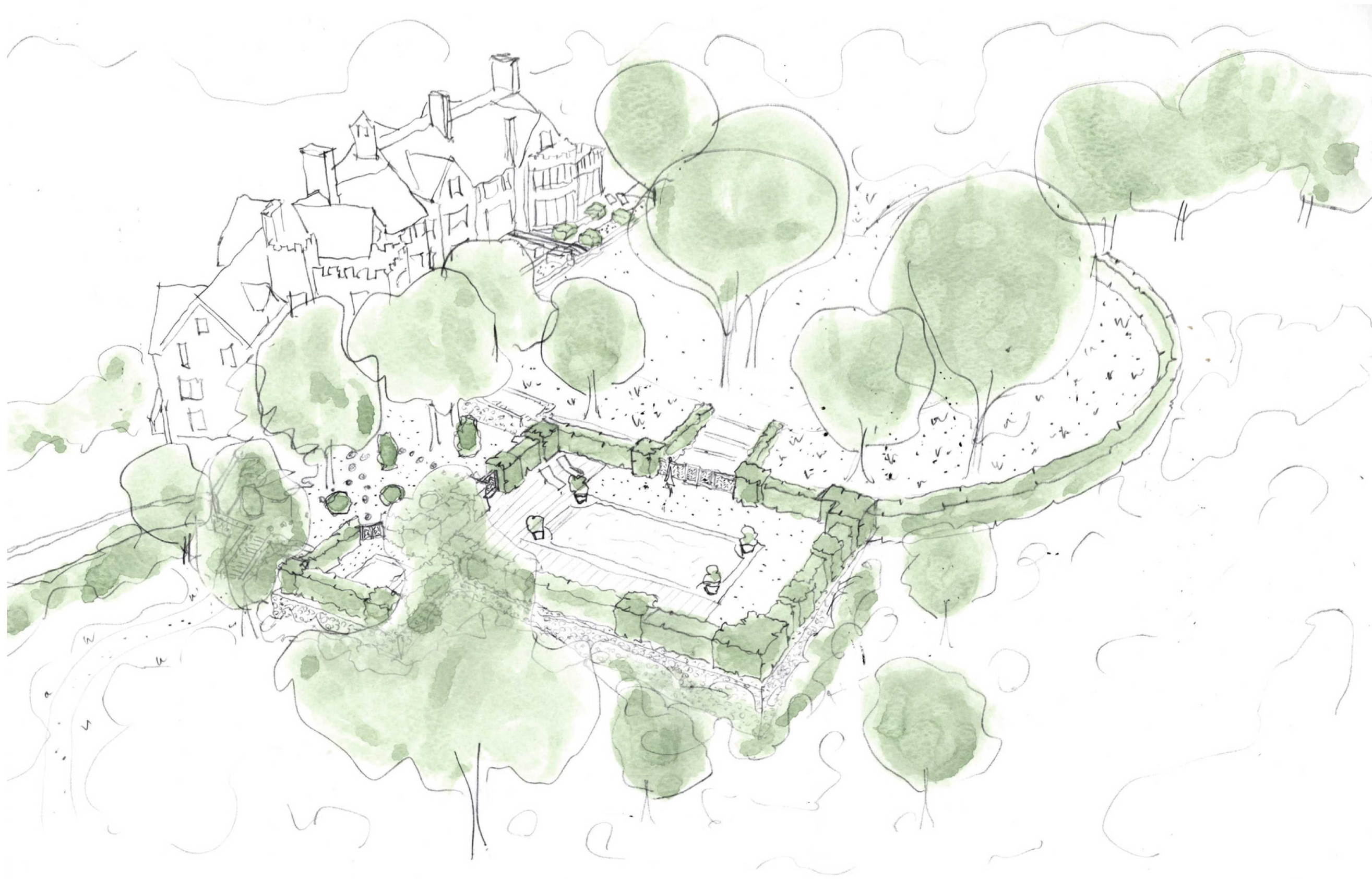
PROPOSED SITE PLAN - OVERALL

Updates Since RPRC

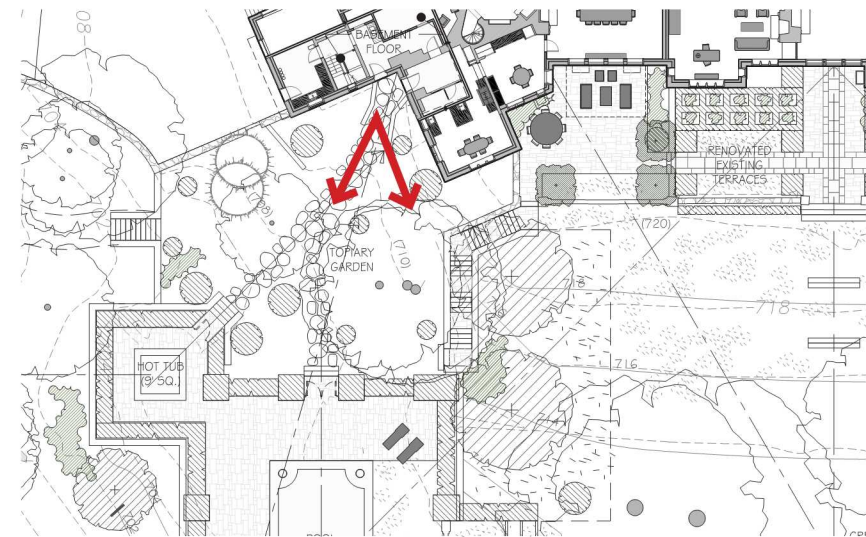
- Hot tub shifted toward home to improve relationship with pool, relax grading, and preserve valuable existing mature tree.
- Stair alignment from Main Terrace to Topiary Garden adjusted
- Single 12' height pool area retaining wall proposed.



PROPOSED SITE PLAN - ENLARGEMENT



BIRDS EYEVIEW - POOL AREA

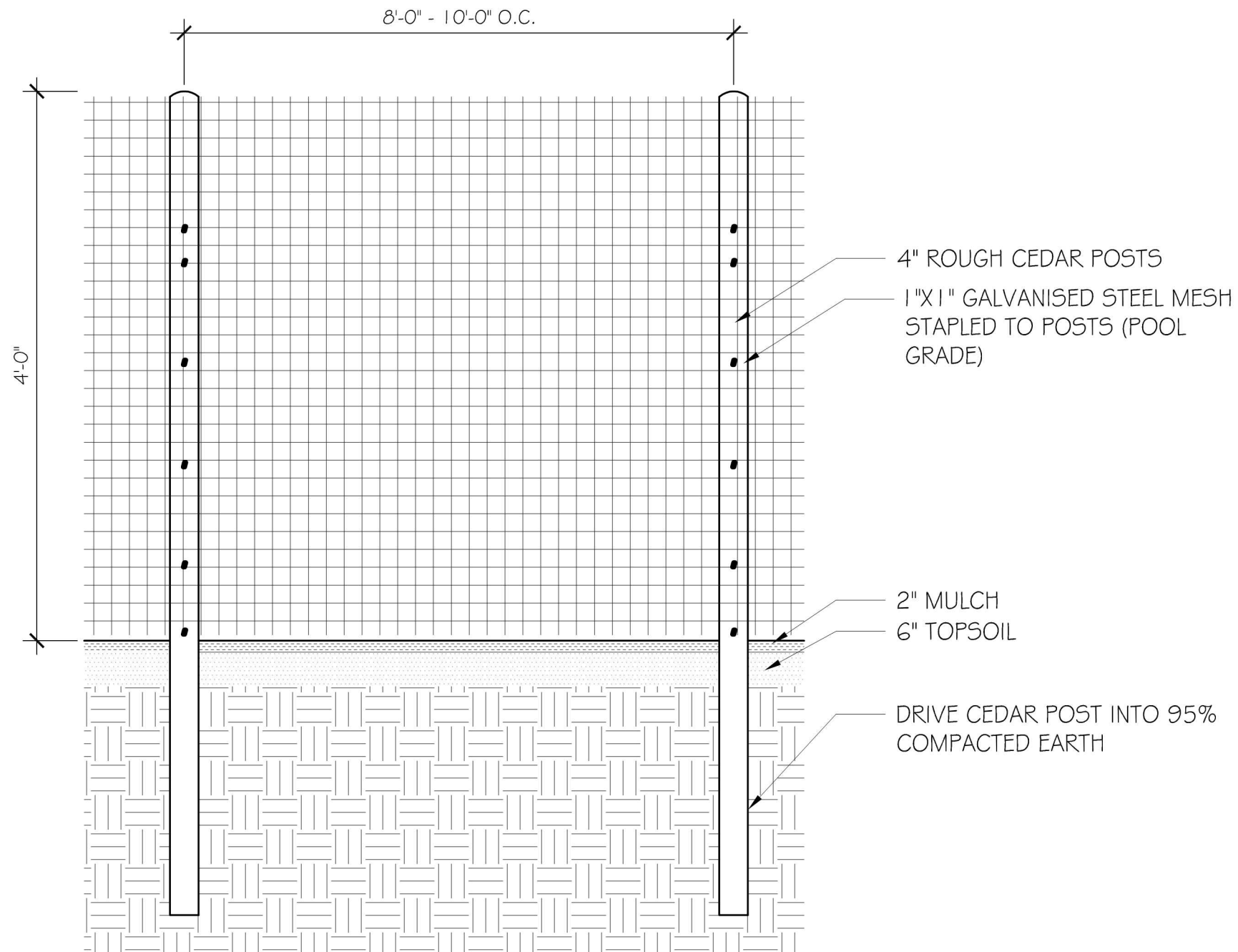


PERSPECTIVE VIEWS - POOL AREA

NOTE: ALL POOL FENCING IS TO BE COMPLIANT WITH NEW YORK STATE BUILDING CODE REQUIREMENTS FOR SWIMMING POOL BARRIERS.

NOTE: MAINTAIN 4' FENCE OR WALL HEIGHT AROUND ENTIRE POOL

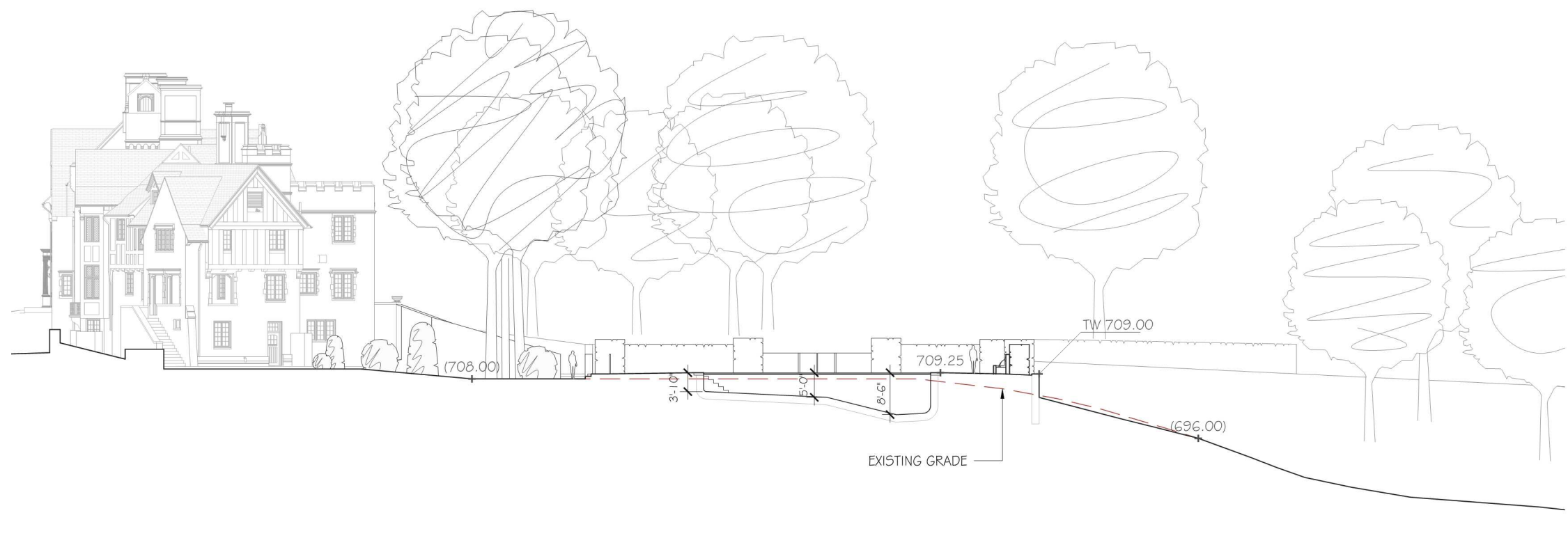
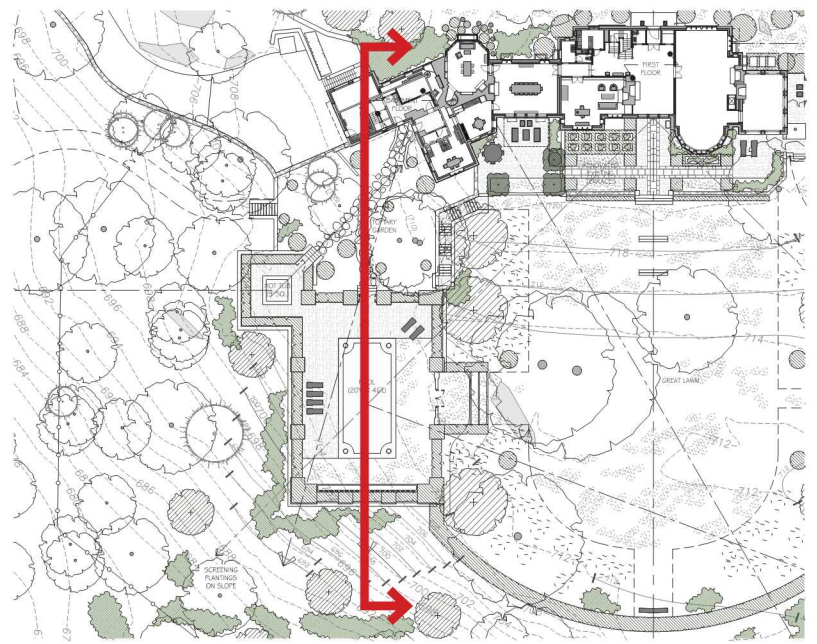
(This drawing included upon request by RPRC)



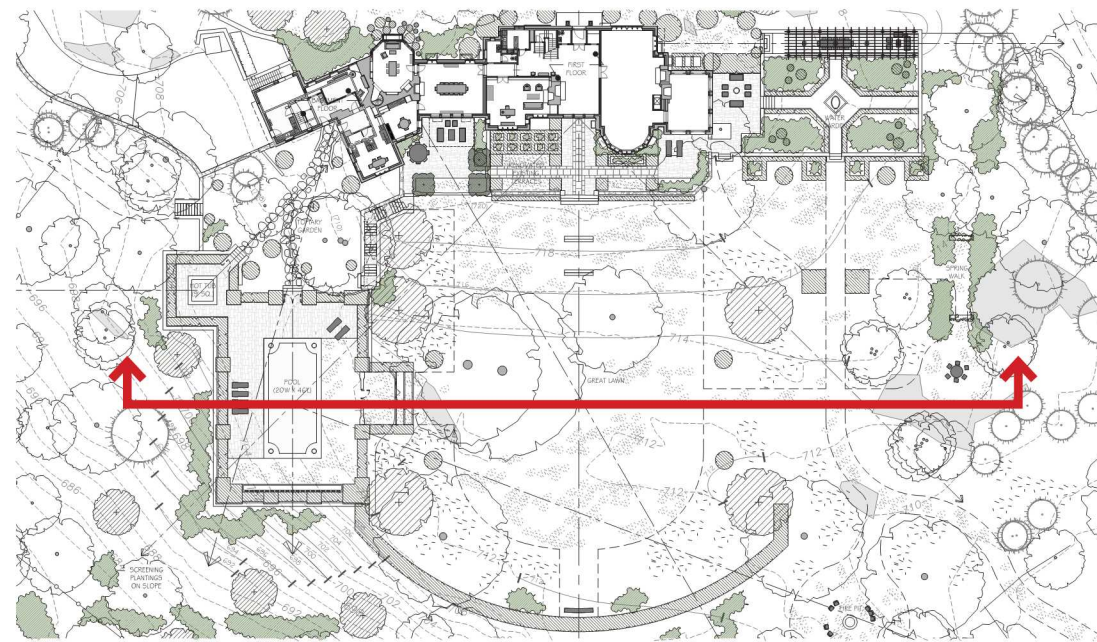
1 POOL FENCE - ELEVATION
1/2" = 1'-0"

2 POOL FENCE - INSPIRATION IMAGE
NTS

II SITE SECTIONS

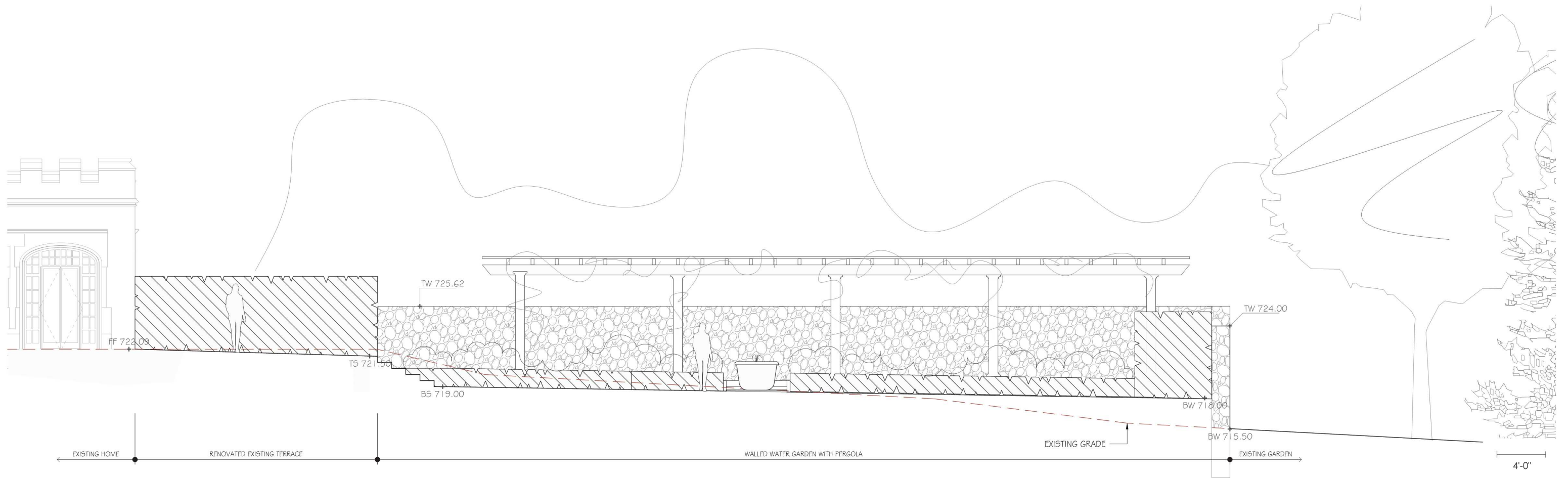
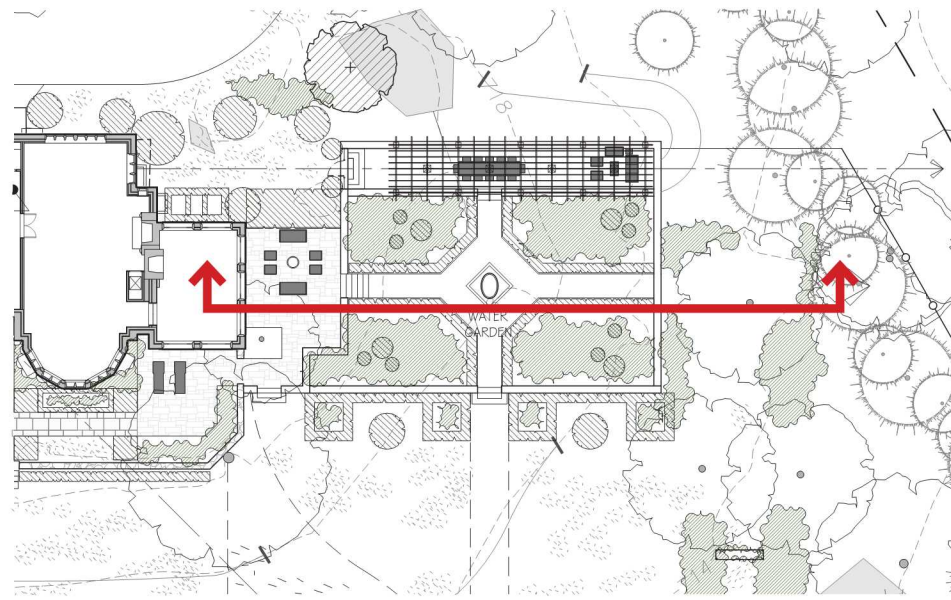


POOL SECTION A

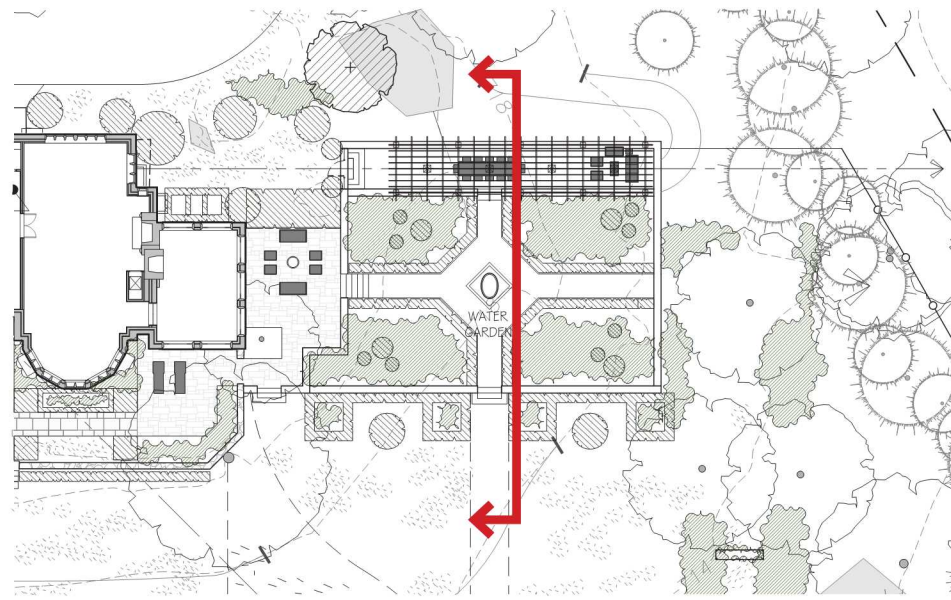


16'-0"

POOL SECTION B

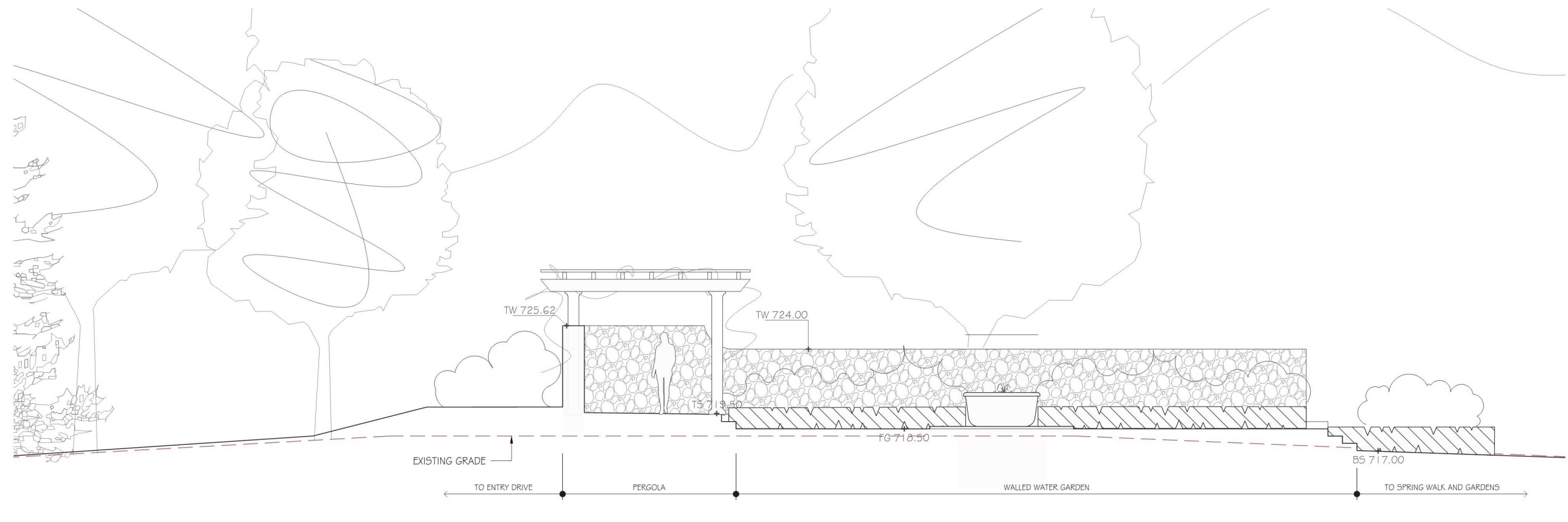
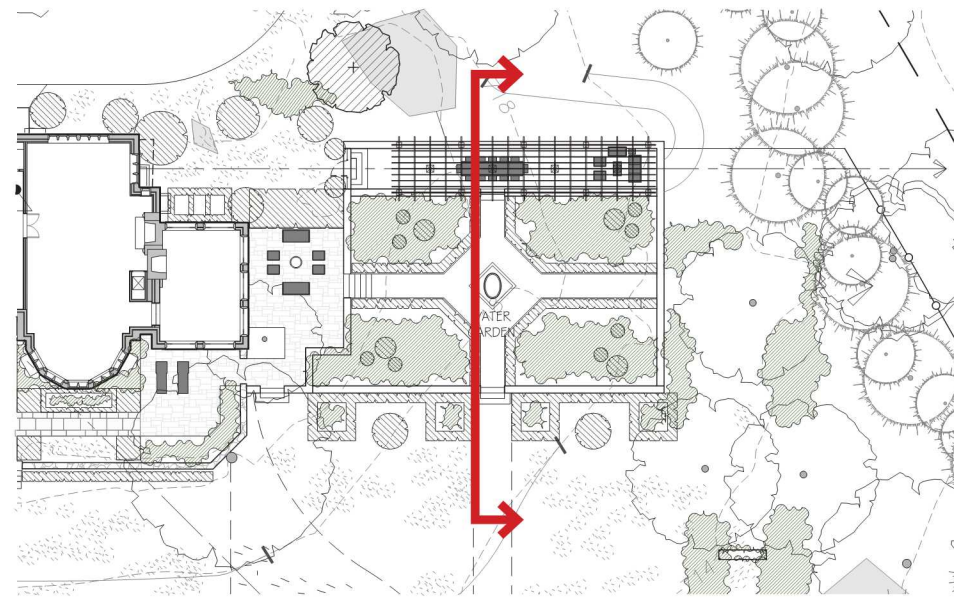


WATER GARDEN SECTION A



TO SPRING WALK AND GARDENS WATER GARDEN PERGOLA TO ENTRY DRIVE

WATER GARDEN SECTION B

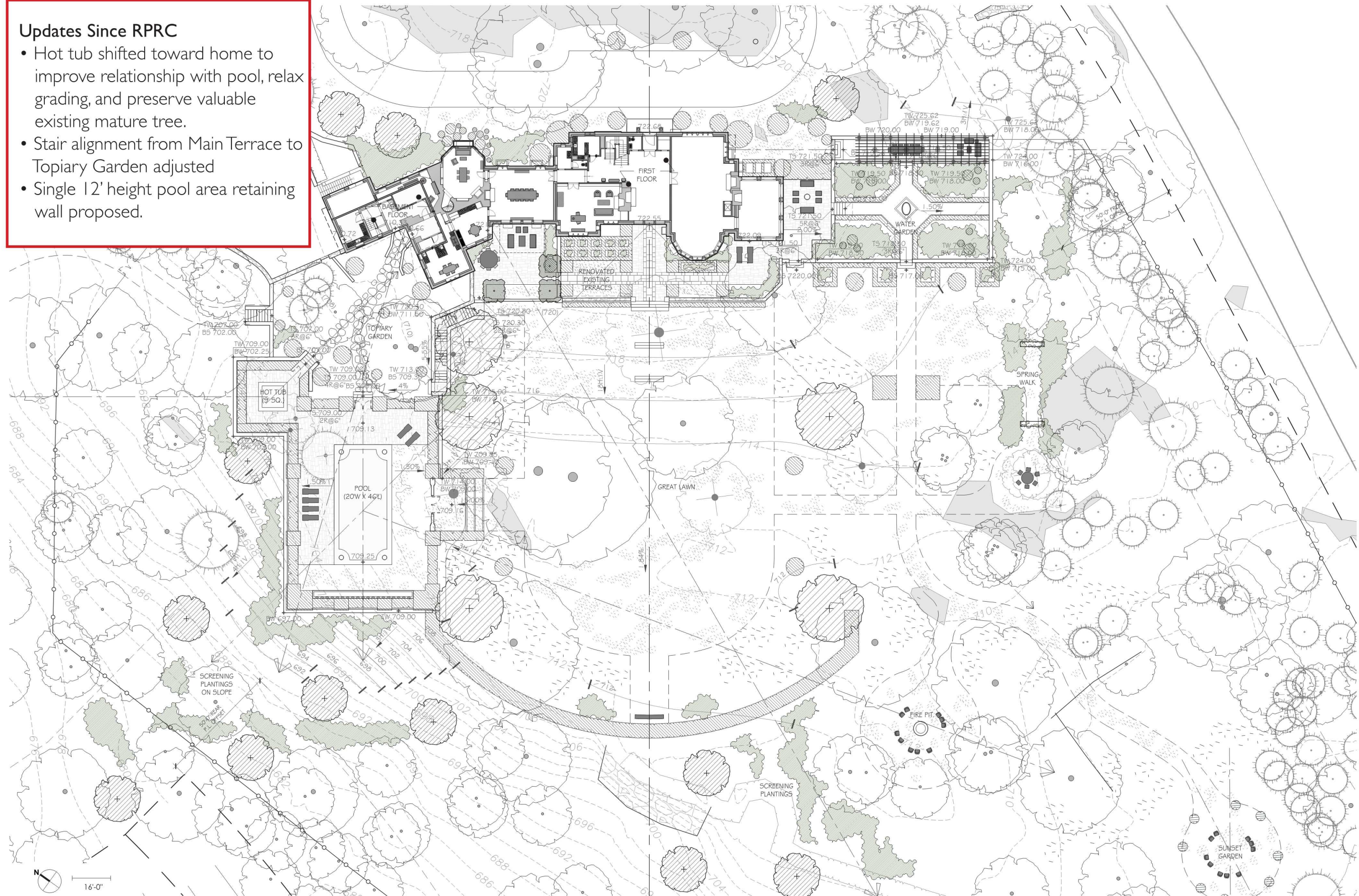


WATER GARDEN SECTION C

III SITE PLAN COMPARISONS

Updates Since RPRC

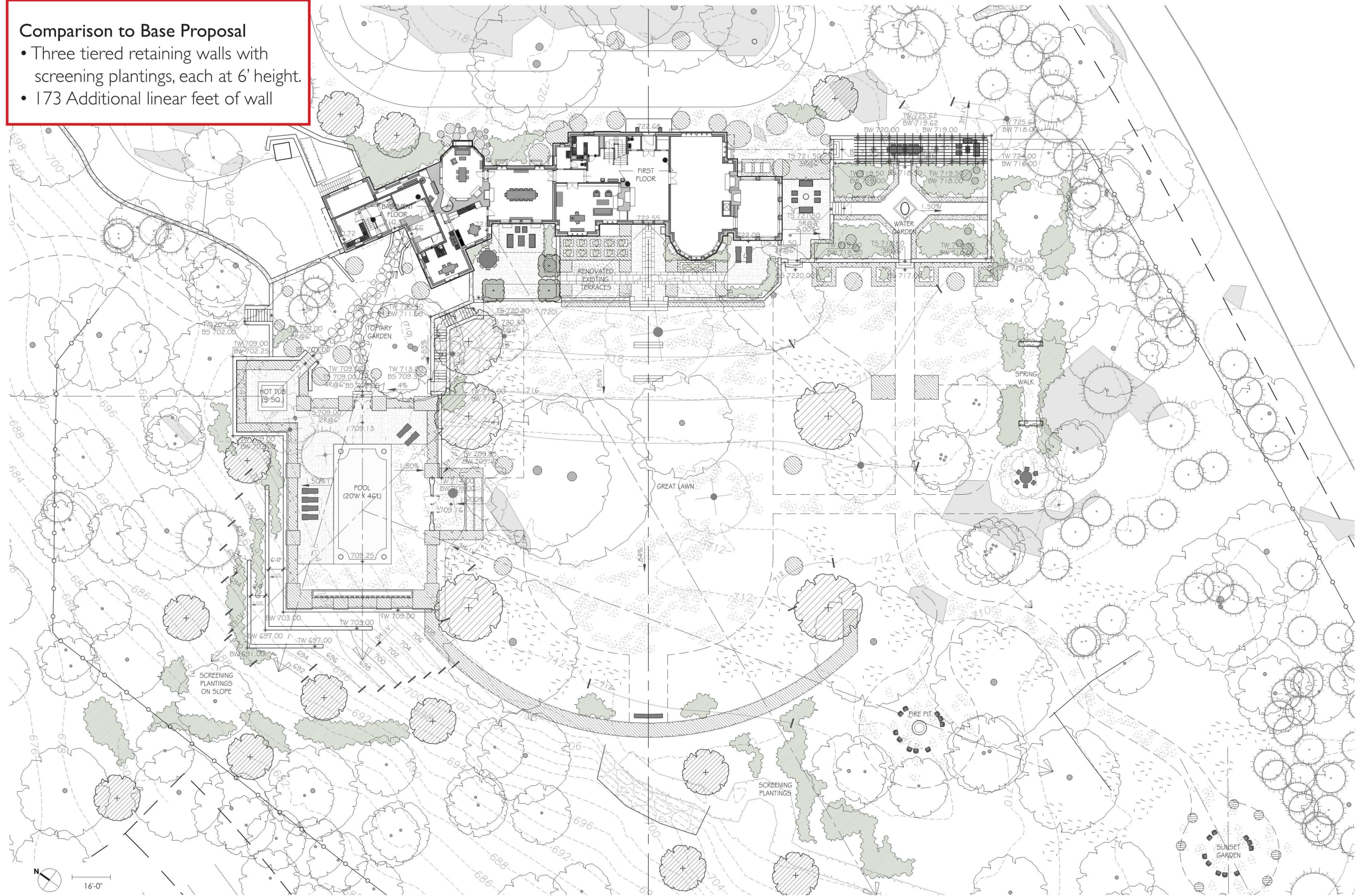
- Hot tub shifted toward home to improve relationship with pool, relax grading, and preserve valuable existing mature tree.
- Stair alignment from Main Terrace to Topiary Garden adjusted
- Single 12' height pool area retaining wall proposed.



PROPOSED SITE PLAN - ENLARGEMENT (W/ DETAILED GRADING & TREE REMOVALS)

Comparison to Base Proposal

- Three tiered retaining walls with screening plantings, each at 6' height.
- 173 Additional linear feet of wall

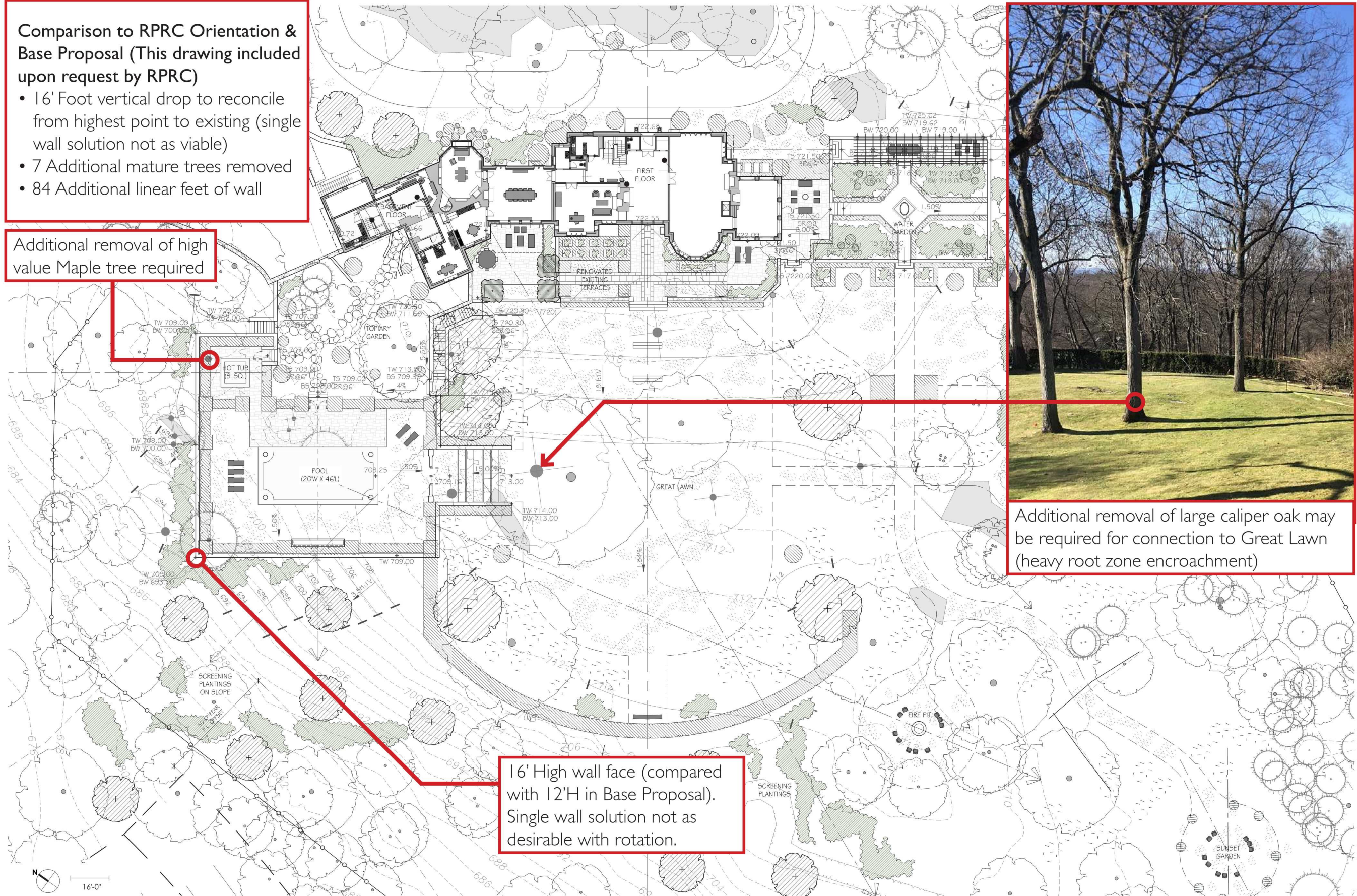


SITE PLAN ALTERNATIVE A - TIERED WALLS (W/ DETAILED GRADING & TREE REMOVALS)

Comparison to RPRC Orientation & Base Proposal (This drawing included upon request by RPRC)

- 16' Foot vertical drop to reconcile from highest point to existing (single wall solution not as viable)
- 7 Additional mature trees removed
- 84 Additional linear feet of wall

Additional removal of high value Maple tree required



SITE PLAN ALTERNATIVE B - ROTATED POOL ORIENTATION (W/ DETAILED GRADING & TREE REMOVALS)

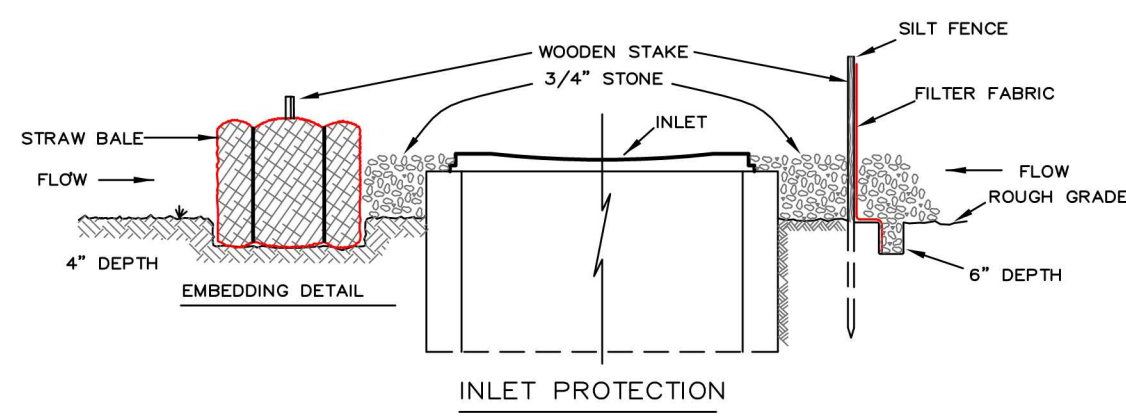
THANK YOU

MIRANDA BROOKS LANDSCAPE DESIGN

173 WYCKOFF STREET BROOKLYN, NY 11217

TELEPHONE: 212-228-3623

EMAIL: INFO@MIRANDABROOKS.COM



INLET PROTECTION
 INLET PROTECTION IS RECOMMENDED FOR SITES UNDERGOING ACTIVE CONSTRUCTION, TO PROTECT EXISTING OR RECENTLY INSTALLED CULVERTS, STORM DRAINS, OR OTHER WATER MANAGEMENT STRUCTURES. THIS STANDARD CAN NOT BE USED WHERE INLETS ARE ON SLOPES > 5%. FILTER INLETS ARE INTENDED TO REMOVE COARSE SEDIMENTS FROM STORM RUNOFF. THEY ARE NOT A SUBSTITUTE FOR MORE EFFECTIVE SEDIMENT REMOVAL MEASURES, SUCH AS SEDIMENT BASINS OR SILT TRAPS, BUT THEY MAY BE APPLIED IN CONJUNCTION WITH THESE MEASURES.

SEVERAL TYPES OF FILTER INLETS ARE AVAILABLE AND HAVE DIFFERENT APPLICATIONS BASED ON SITE CONDITIONS AND THE TYPE OF INLET. RUNOFF ORIGINATING FROM LARGE DISTURBED WATERSHEDS (> 1 ACRE) SHOULD BE DIRECTED TO A TEMPORARY SEDIMENT TRAP BEFORE ENTERING THE FILTER INLET. FILTER INLETS CANNOT PROTECT AGAINST SEDIMENTATION DURING EXTREME STORM EVENTS OR IF THE WATERSHED IS NOT PROPERLY STABILIZED DURING AND AFTER CONSTRUCTION.

SEE SITE PLAN FOR LOCATIONS.

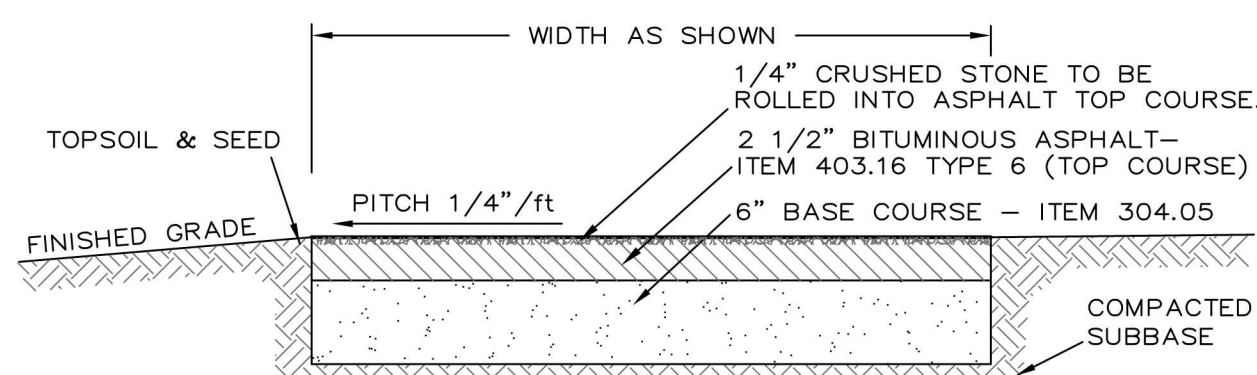
INSTALLATION NOTES

- SILT FENCE**
1. EXCAVATE A 6 INCH x 6 INCH TRENCH, OFFSET APPROXIMATELY 2 FEET FROM THE INLET PERIMETER.
 2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM DIRECTION OF FLOW).
 3. DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2 INCHES FROM THE TRENCH BOTTOM.
 4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. STEEPER SLOPES REQUIRE AN INTERCEPT TRENCH.
 5. JOIN SECTIONS AS SHOWN ABOVE. SUPPLEMENT WITH GRAVEL, PILED AGAINST THE FENCE.

STRAW BALES

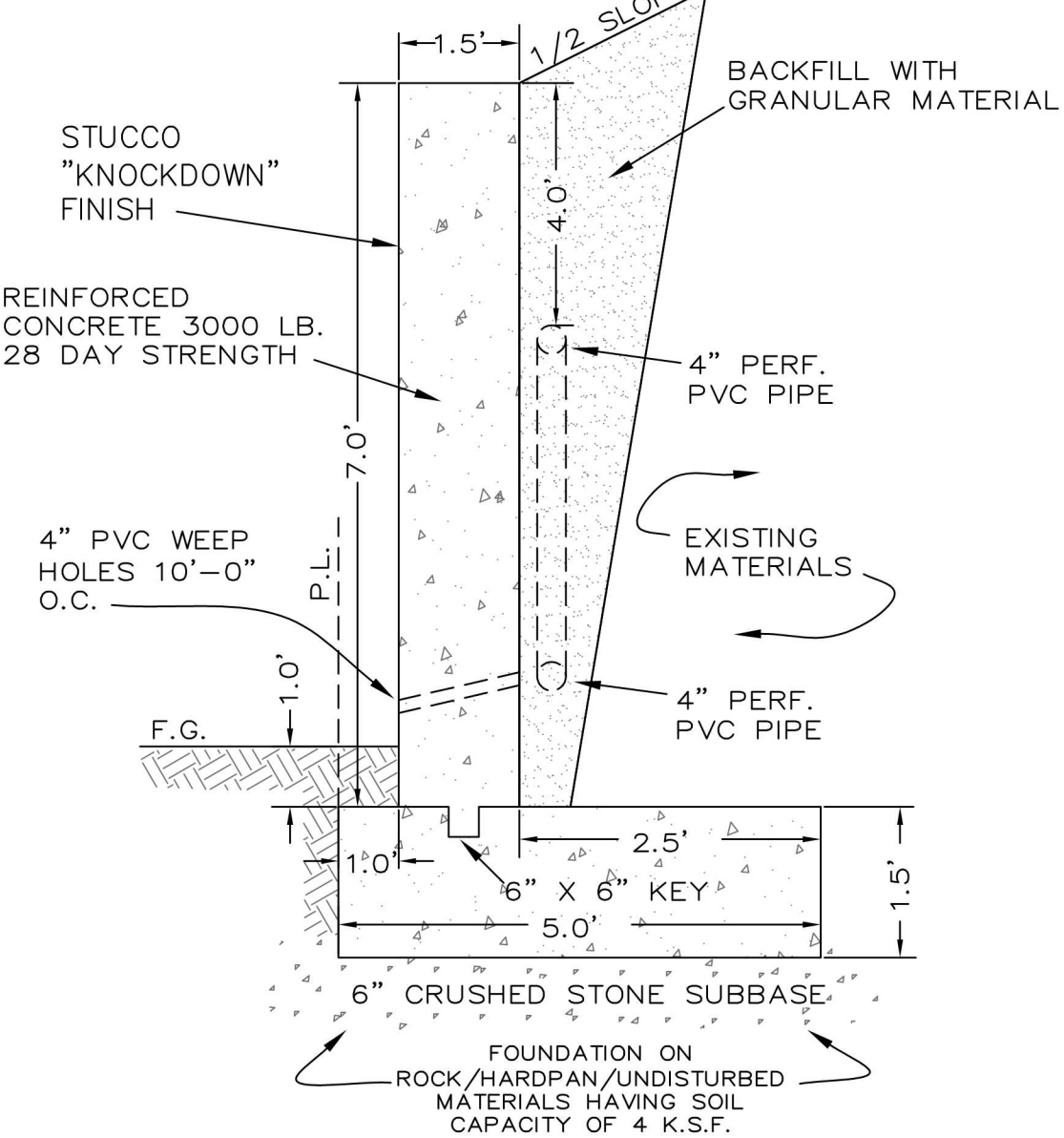
1. PLACE BALES OF STRAW WITH ENDS TIGHTLY ABUTTING OTHER BALES TO SURROUND THE INLET, WHERE SLOPE AND SPACE PERMIT. ESTABLISH THE LINE OF BALES 2 TO 10 FEET AWAY FROM THE INLET. ANCHOR BALES IN PLACE BY DRIVING REBARS OR 2" x 2" STAKES THROUGH THE BALES. SUPPLEMENT WITH GRAVEL, PILED AGAINST THE BALES.
2. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA IN SUCH A MANNER THAT IT WILL NOT ERODE.
3. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
4. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION SHALL BE MINIMIZED.
5. THE SEDIMENT TRAP SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

INLET PROTECTION
 N.T.S.

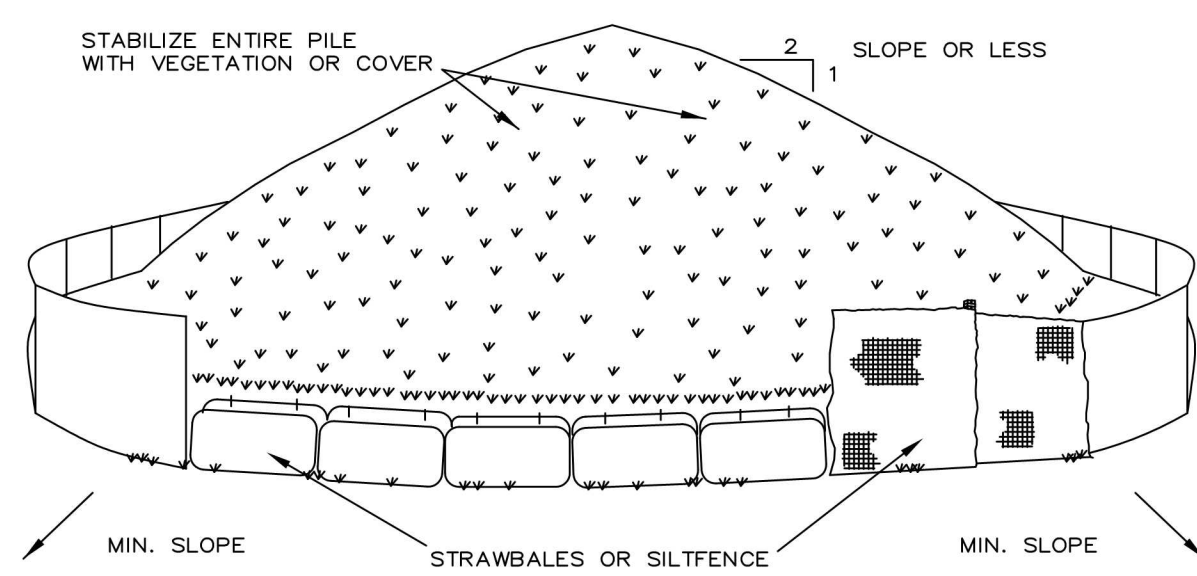


PAVED DRIVEWAY SECTION
 N.T.S.

NOTE: FOR SCHEMATIC PURPOSES ONLY. SEE STRUCTURAL ENGINEERS PLAN FOR ACTUAL WALL DESIGN. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF ANY WALL TO BE CONSTRUCTED. SHOP DRAWINGS MUST BE APPROVED BY THE ENGINEER PRIOR TO ANY CONSTRUCTION.



RETAINING WALL
FINISHED DETAILS
 N.T.S.



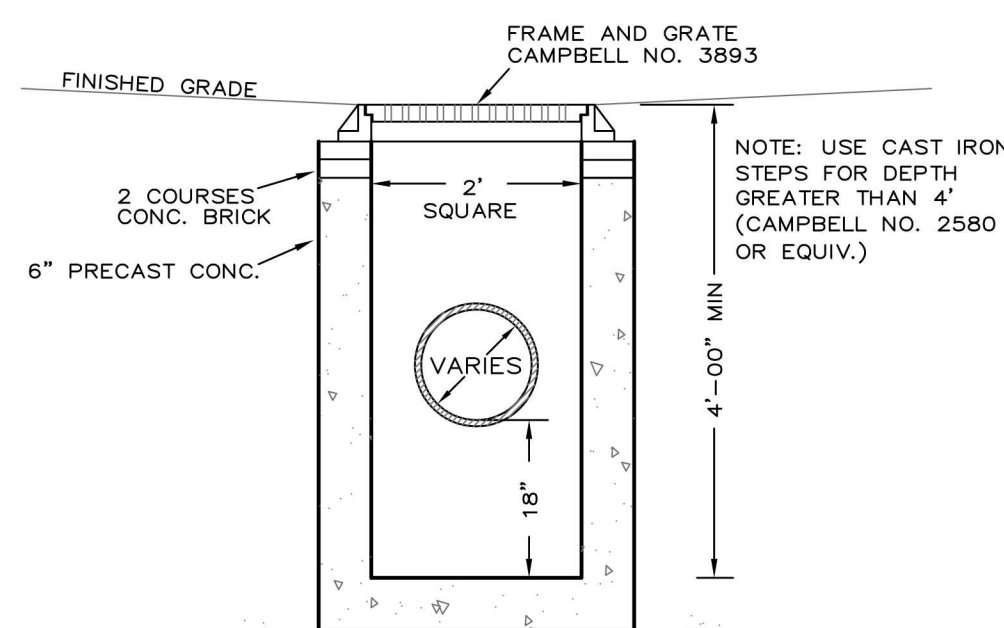
TO BE USED WHERE TOPSOIL PRESERVATION IS NECESSARY FOR REGRADING AND VEGETATING DISTURBED AREAS. TOPSOIL IS APPLIED TO SUBSOILS THAT ARE DROUGHTY (HAVING LOW AVAILABLE MOISTURE FOR PLANTS), STONY, SALTY, HAVE LOW PERMEABILITY, OR ARE EXTREMELY ACID. IT IS ALSO USED TO BACKFILL AROUND SHRUB AND TREE TRANSPLANTS. PRESERVATION OF EXISTING TOPSOIL IS BENEFICIAL FOR ALL TYPES OF LAWN OR ORNAMENTAL PLANTINGS.

TEMPORARY STOCKPILE STABILIZATION MEASURES INCLUDE VEGETATIVE COVER, MULCH, NON-VEGETATIVE COVER, AND PERIPHERAL SEDIMENT TRAPPING BARRIERS. THE STABILIZATION MEASURE(S) SELECTED SHOULD BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND REQUIRED DURATION OF USE.

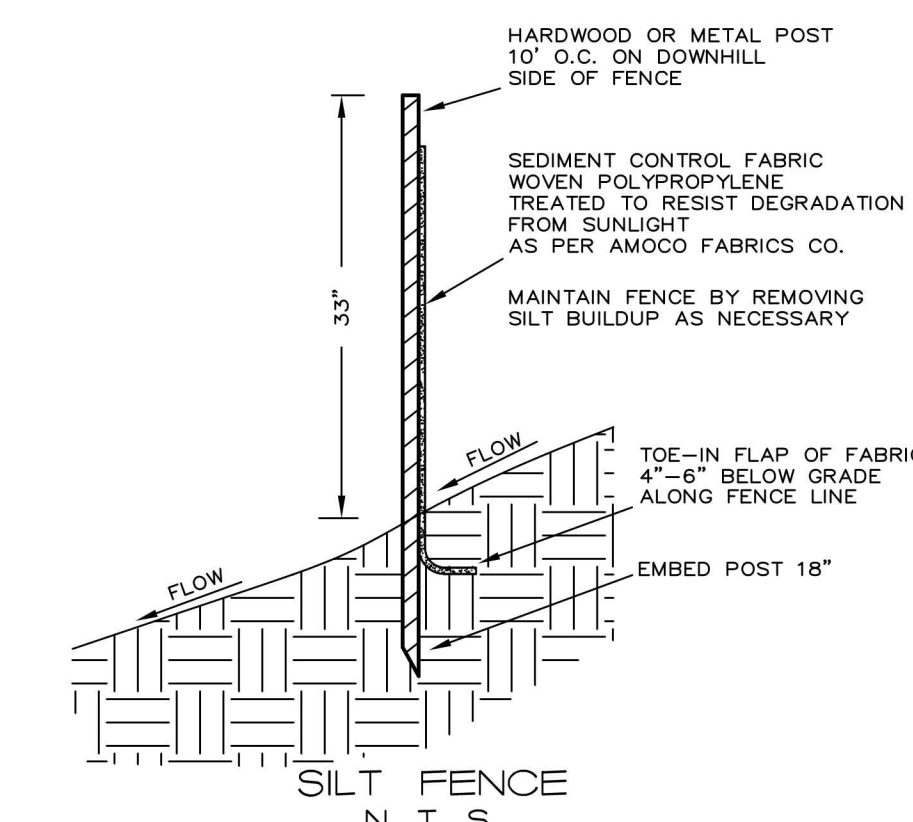
INSTALLATION NOTES

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.

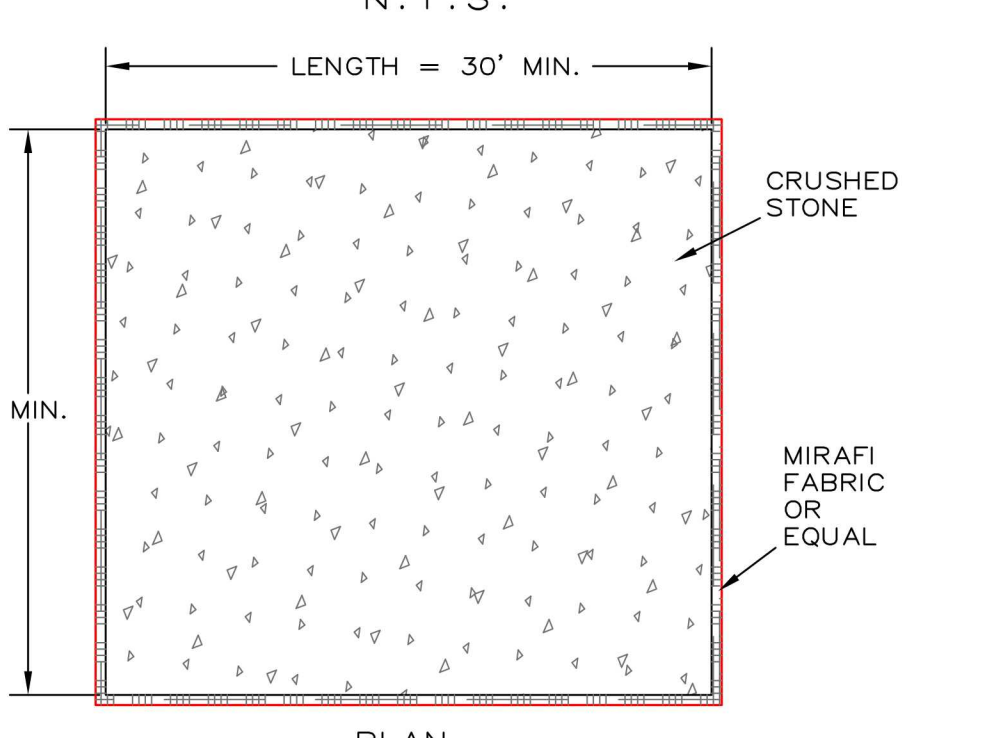
SOIL STOCKPILING
 N.T.S.



YARD DRAIN
 N.T.S.

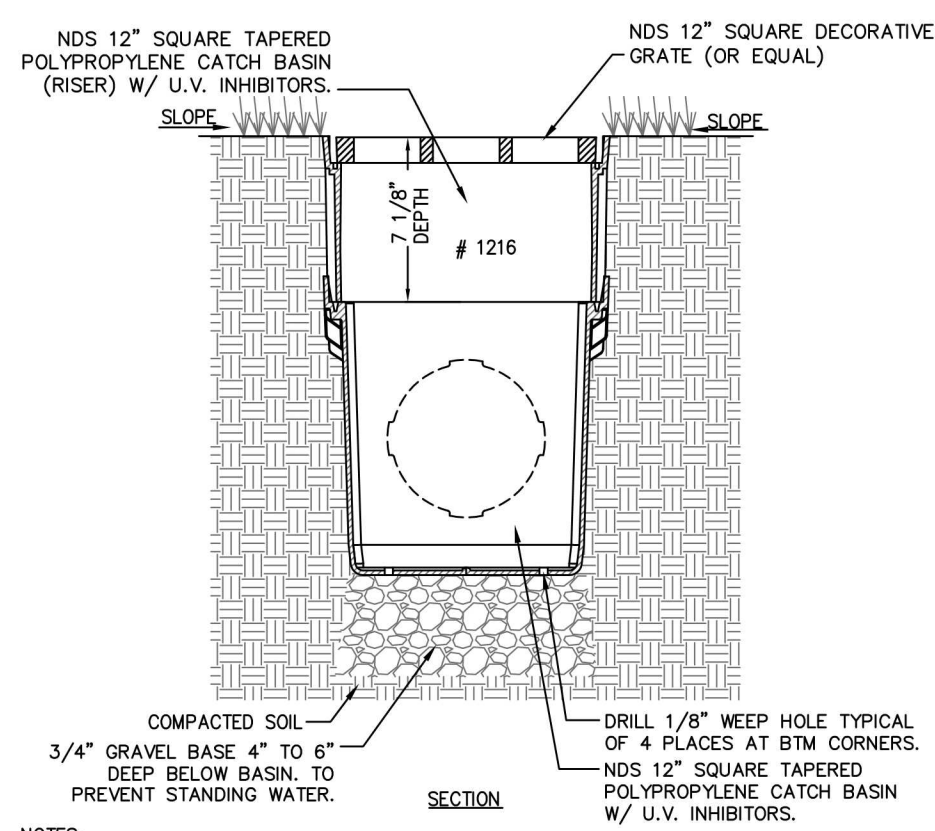


SILT FENCE
 N.T.S.



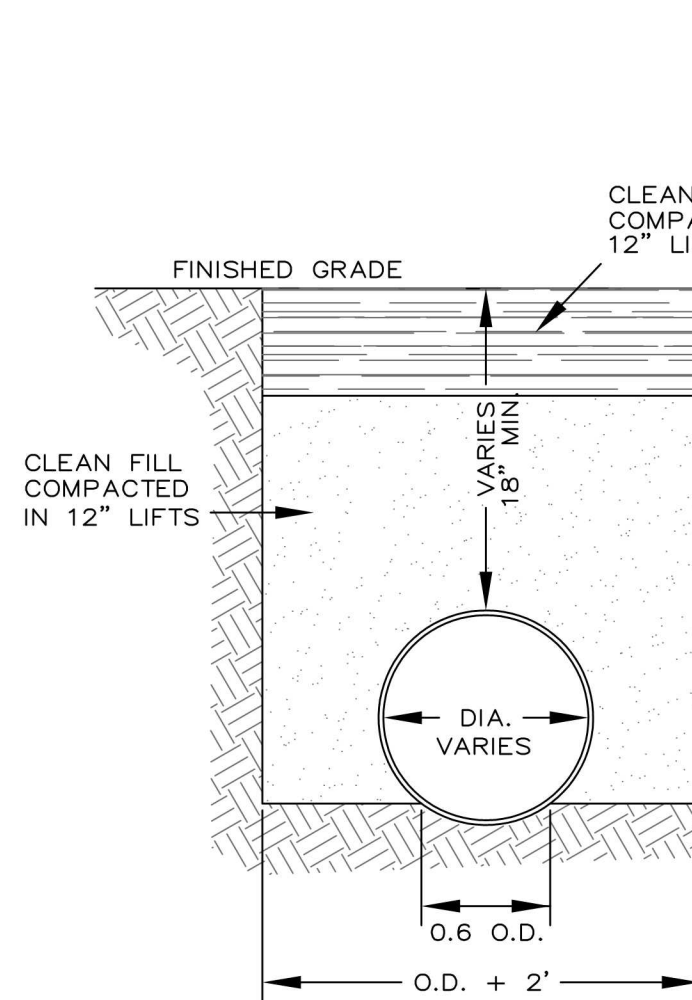
ANTI-TRACK PAD
 N.T.S.

NOTE: LOCATE PAD ADJACENT TO POINT WHERE CONSTRUCTION EQUIPMENT AND TRUCKS ARE EXITING CONSTRUCTION AREAS OF SITE.

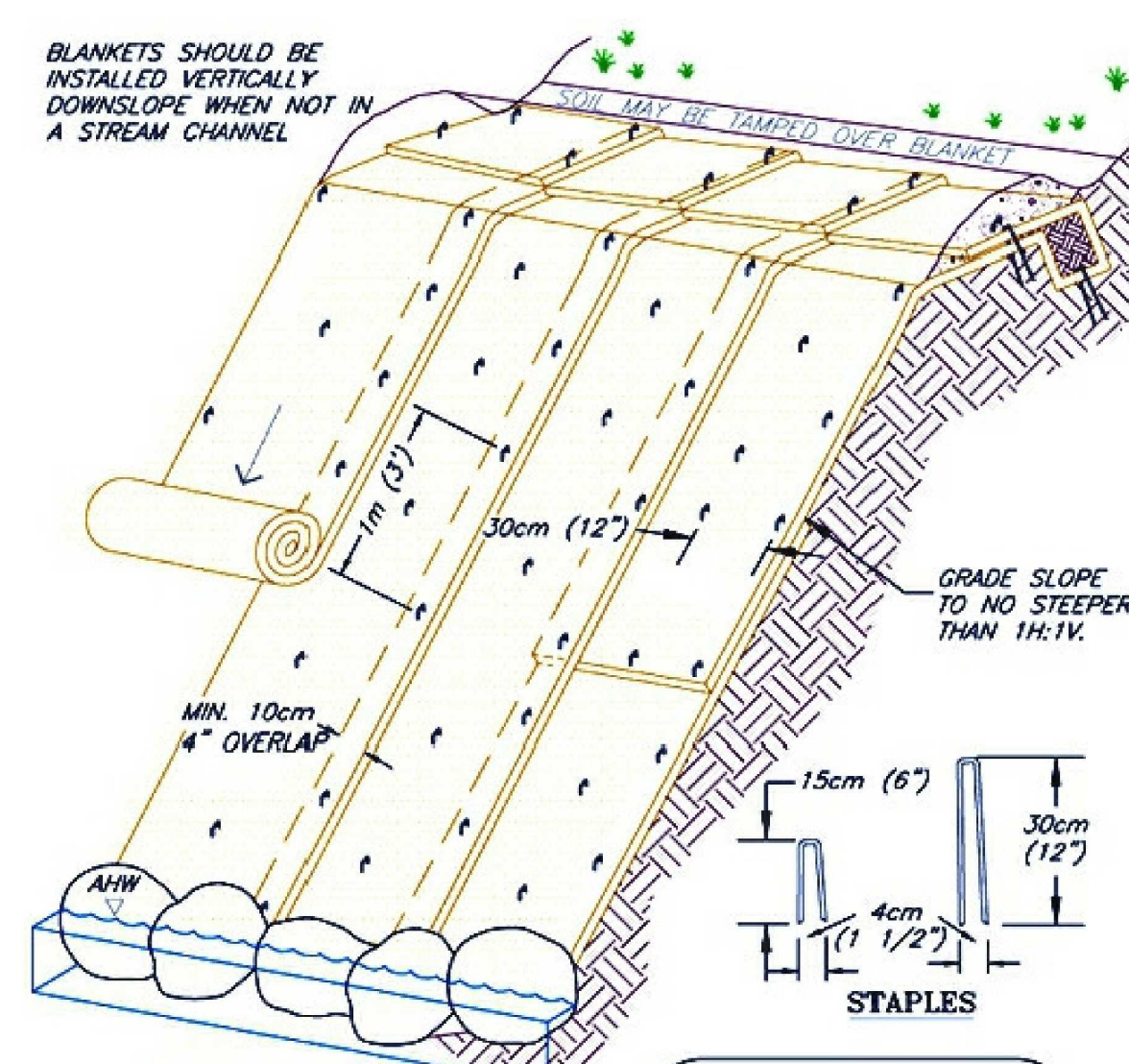


NOTES:
 1. GRATE TO BE ATTACHED TO CATCH BASIN WITH SCREW PROVIDED AT TIME OF INSTALLATION.
 2. RISER CAN BE CUT TO ACHIEVE EXACT ELEVATION.
 3. DO NOT USE OVER 5 RISERS WITH CATCH BASIN.
 4. EXISTING SOILS SHOULD BE EVALUATED TO ENSURE PROPER STRUCTURAL AND PERMEABILITY PROPERTIES.
 5. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

YARD DRAIN
 (FOR USE IN POOL/PATIO AREAS)
 (NDS OR EQUAL)
 N.T.S.



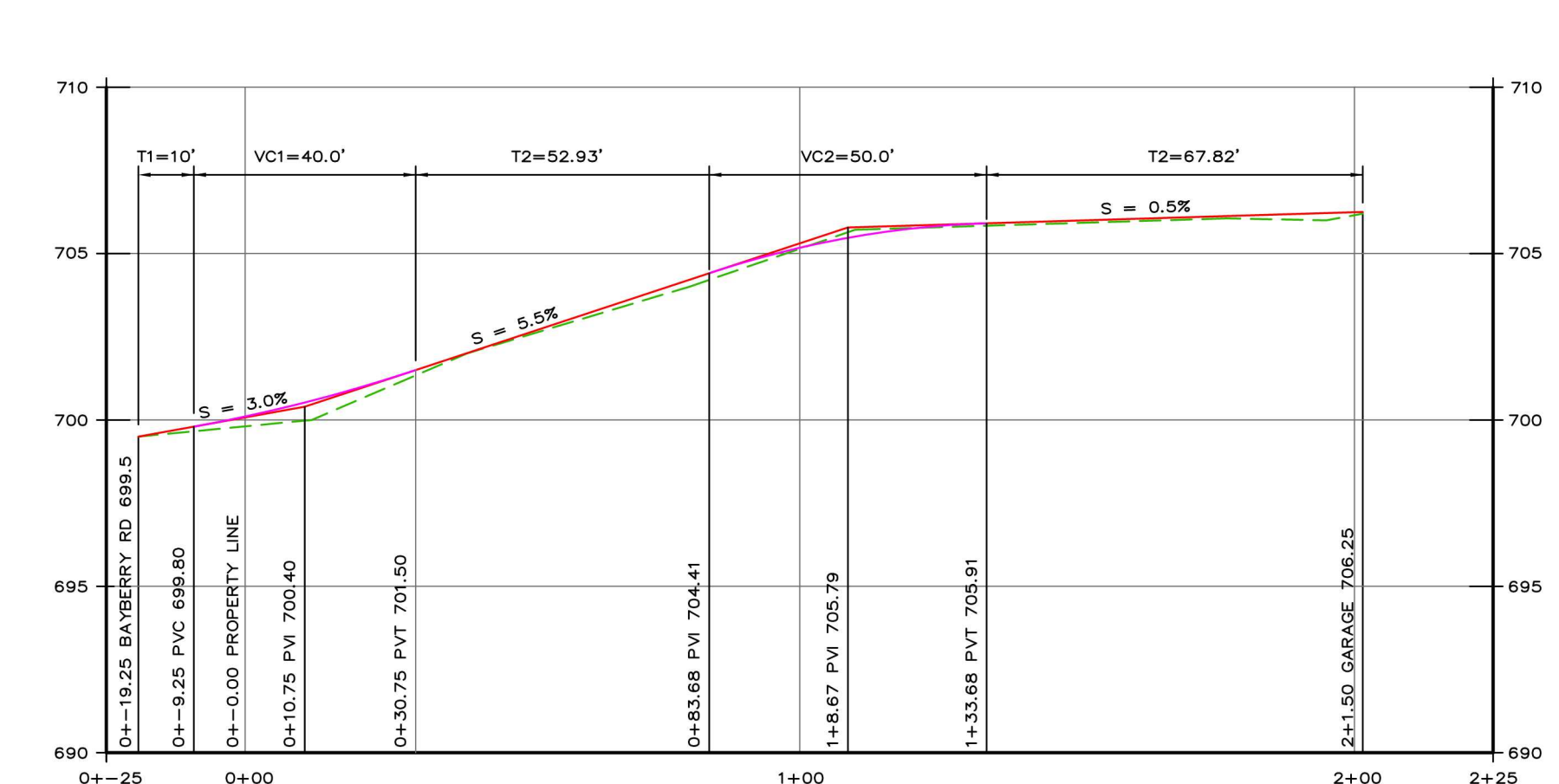
DRAIN PIPE BEDDING
 N.T.S.



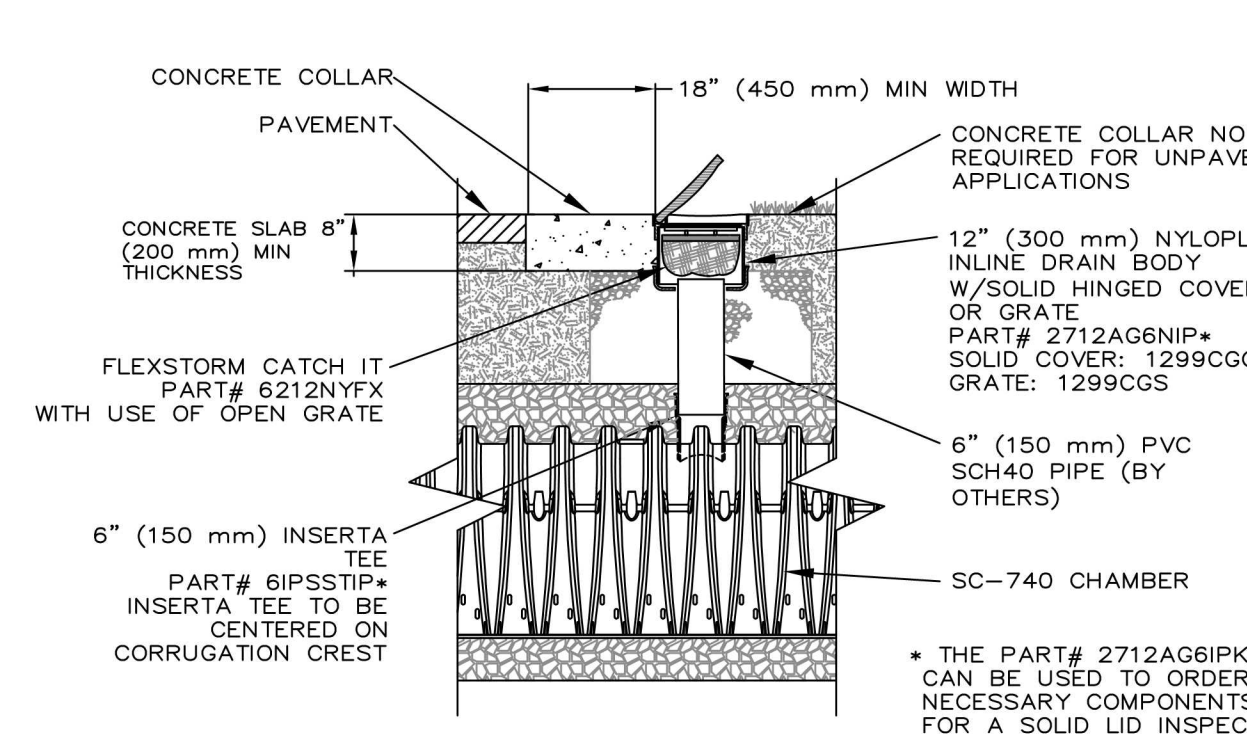
ISOMETRIC VIEW
TYPICAL SLOPE
SOIL STABILIZATION

NOTES:
 1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLOUDS, STICKS AND GRASS. BLANKETS SHALL HAVE GOOD SOIL CONTACT.
 2. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
 3. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

EROSION CONTROL BLANKET
 N.T.S.

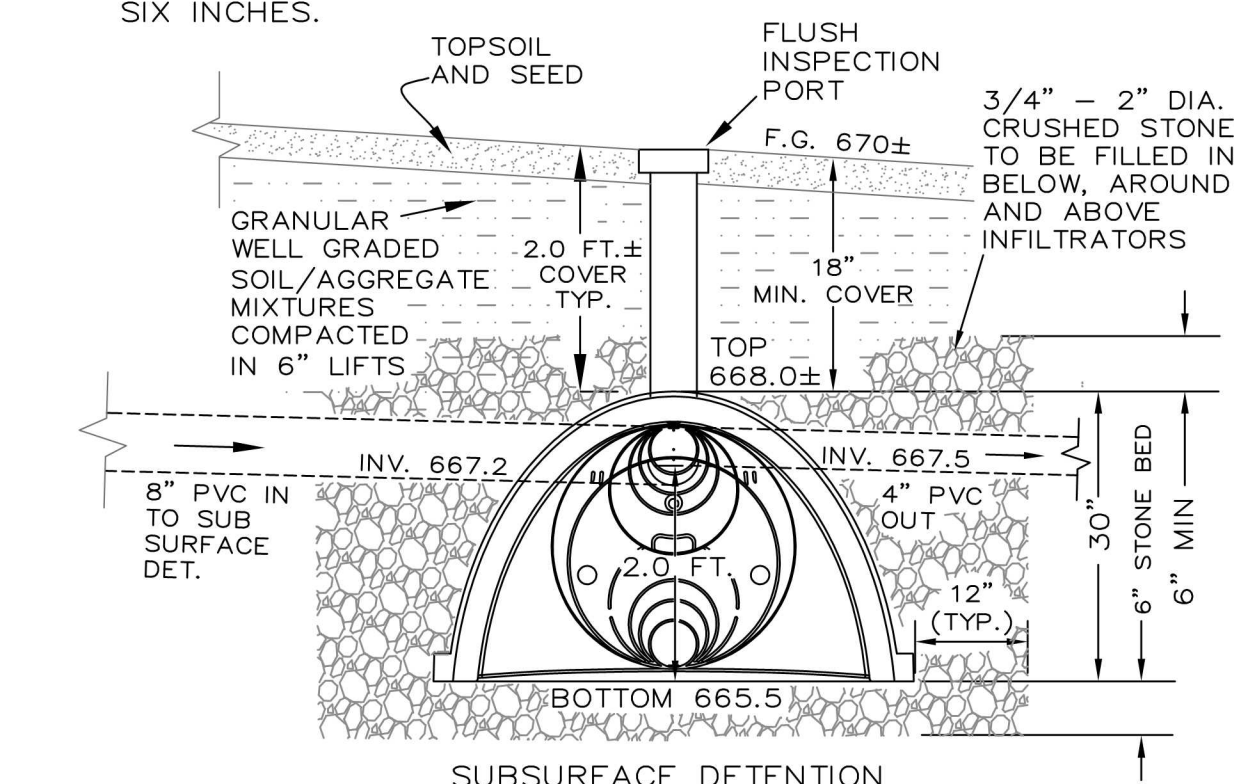


PROPOSED DRIVEWAY PROFILE
 SCALE: HOR. 1" = 30'
 VER. 1" = 5'



USC-740 6" INSPECTION PORT DETAIL
 N.T.S.

MAINTENANCE NOTES:
 1. INSPECT INFILTRATION CHAMBER PORT EVERY SIX MONTHS.
 2. REMOVE SILT INSIDE CHAMBER IF ACCUMULATION REACHES SIX INCHES.



PROPOSED SUBSURFACE
DETENTION DETAIL
 N.T.S.

SEQUENCE OF CONSTRUCTION

1. INSTALL EROSION CONTROL & DISTURBANCE LIMITS FENCE.
2. PRE-CONSTRUCTION MEETING W/ TOWN OFFICIALS ON SITE.
3. INSTALL TREE PROTECTION, CLEAR TREES.
4. STRIP TOPSOIL, CLEAR AND GRADE.
5. EXCAVATE FOR FOOTINGS.
6. INSTALL FOUNDATION, SLABS, WALLS.
7. BEGIN CONSTRUCTION.
8. INSTALL SEPTIC SYSTEM, STORM CHAMBERS.
9. INSTALL WATER SERVICE, ELECTRIC, TEL., CATV.
10. SPREAD TOPSOIL, SEED AND MULCH.
11. INSTALL LANDSCAPING.
12. REMOVE EROSION CONTROLS FROM STABILIZED AREAS.
13. INSTALL PAVED DRIVEWAY.

CONSTRUCTION NOTES:
 1. THE CONTRACTOR SHALL LOCATE AND VERIFY IN THE FIELD ALL UTILITIES - GAS, WATER, ELECTRICAL BEFORE THE START OF CONSTRUCTION. CONTRACTOR SHALL CALL CODE 753 (FORMERLY CODE 53)
 2. EROSION CONTROL MEASURES, INCLUDING SILT FENCE, SHALL BE REQUIRED AS DIRECTED BY THE TOWN.
 3. ALL PROPERTY DISTURBED IN THE R.O.W. OR ON PRIVATE LANDS, SHALL BE RESTORED TO NEW CONDITIONS.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICATIONS AND PERMITS REQUIRED FOR CONSTRUCTION.
 5. UNDERGROUND GAS AND ELECTRIC SHALL BE AS REQUIRED BY THE TOWN AND LOCAL POWER COMPANY.
 6. ALL WALLS GREATER THAN 4 FEET IN HEIGHT SHALL BE CERTIFIED BY A LICENSED ENGINEER.

EROSION AND SEDIMENT CONTROL NOTES:
 1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
 2. ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND SPECIFICATIONS OF THE TOWN OF HARRISON.
 3. PRIOR TO ANY EXCAVATION, SILT FENCE SHALL BE INSTALLED AT THE APPROPRIATE LOCATIONS NOTED ON EROSION CONTROL PLAN. SILT FENCING SHALL BE INSTALLED AS DIRECTED BY THE OWNER'S REPRESENTATIVE IN THE FIELD AND INSTALLED AS PER THE INSTRUCTIONS OF THE MANUFACTURER. ADDITIONAL SILT FENCE MAY BE PLACED BY THE OWNER'S REPRESENTATIVE IN THE FIELD. SILT FENCING SHALL BE MAINTAINED IN OPERABLE CONDITION AND SHALL NOT BE REMOVED UNTIL DISTURBED AREAS ARE THOROUGHLY STABILIZED.

4. ALL FINISHED SLOPES AND ALL ROUGH CUT SLOPES TO REMAIN OPEN FOR EXTENDED PERIODS IMMEDIATELY TOPSOIL, SEED WITH A MIXTURE OF PERENNIAL RYE GRASS, ANNUAL RYE GRASS AND WINTER RYE AND MULCH WITH 6" OF HAY.
 5. ALL SLOPES CONSTRUCTED WITH FILL MATERIAL AND ALL SLOPES WITH GRADE 3:1 OR STEEPER SHALL BE TOPSOILED, SEEDED, MULCHED AND STABILIZED WITH STAKED JUTE NETTING, UNLESS OTHERWISE NOTED.
 6. ALL AREAS OF DISTURBED SOIL SHALL BE STABILIZED. IN ADDITION TO ALL SPECIFIED AND LOCATED EROSION CONTROL DEVICES, THE CONTRACTOR SHALL TAKE ALL STEPS PRUDENT AND NECESSARY TO STABILIZE THE SITE AT ALL TIMES.

7. DO NOT STOCKPILE MATERIALS ON STEEP SLOPES, IN DRAINAGE SWALES OR IN WETLAND AREAS. SURROUND ALL STOCKPILE AREAS WITH SILT SCREEN AND SEED THEM WITH THE ANNUAL RYE GRASS.
 8. ALL CATCH BASINS ARE TO BE PROTECTED WITH HAYBALE FILTERS THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.

9. HAYBALES SHALL BE USED AT THE TOPS AND TOES OF SLOPES, AS NECESSARY, TO COLLECT SILT AND DIVERT FLOWS. SILT SCREENS WILL BE USED IN AREAS OF UNCONCENTRATED FLOWS TO COLLECT SILT. HAYBALES AND SILT SCREEN ON PLANS MAY BE AUGMENTED IN THE FIELD AS NECESSARY.
 10. UTILITY LINE EXCAVATED MATERIAL SHALL BE TEMPORARILY STOCKPILED ON HIGH SIDE OF EXCAVATION SO RUNOFF IS DIRECTED AWAY FROM TRENCH. AFTER BACK-FILLING, AREA IS TO BE TOPSOILED, SEEDED, AND MULCHED.

11. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
 12. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER. SEDIMENT SHALL BE DISPOSED OF IN A MANNER THAT DOES NOT RESULT IN ADDITIONAL EROSION OR POLLUTION.

13. INSTALL GRAVEL BED AT CONSTRUCTION ENTRANCE TO SERVE AS ANTI-TRACKING PAD. GRAVEL BED TO BE 2" DIAMETER CRUSHED STONE 6" DEEP, OVER GEOTEXTILE SUPPORT FABRIC. ANTI-TRACKING PADS TO MEASURE 30' (MIN.) LENGTH BY THE ROADWAY WIDTH.
 14. BLASTING AREAS - ROCK, RIPPING WILL BE USED WHEREVER POSSIBLE. REGULATING WILL OCCUR IN ACCORDANCE WITH REGULATIONS AND STANDARDS PRESCRIBED BY THE TOWN OF NORTH CASTLE.

POOL NOTES:
 1. THE DETAILED DESIGN OF THE POOL, FENCING, GATES AND APPURTENANCES ARE BY OTHERS. REFER TO THE HARRISON BROOKS BAYBERRY SUPPLEMENTAL INFORMATION FOR THESE DETAILS.
 2. ALL CURRENT REQUIREMENTS FOR SWIMMING POOLS CONTAINED IN THE 2020 RESIDENTIAL CODE OF NYS WITH ALL APPLICABLE SECTIONS OF R236 SHALL BE ADHERED TO.
 3. ALL ELECTRICAL WORK TO BE PERFORMED BY WESTCHESTER COUNTY LICENSED ELECTRICIAN AND CONFORM TO ALL LOCAL CODES.
 4. UNDERGROUND ELECTRIC, GAS AND WATER SERVICE TO BE PROVIDED FROM HOUSE.
 5. ALL PLUMBING WORK TO BE PERFORMED BY WESTCHESTER COUNTY LICENSED PLUMBER AND CONFORM TO ALL LOCAL CODES.
 6. POOL CONTRACTOR SHALL INSTALL A "PoolGuard PGRM-2" OR EQUAL POOL ALARM.

RALPH G. MASTROMONACO, P.E., P.C.
 Consulting Engineers
 13 Dove Court, Croton-on-Hudson, New York 10520
 (914) 271-4762 (914) 271-2820 Fax



PROFILE/DETAILS/NOTES
 FOR
BAYBERRY ARMONK, LLC.
 TOWN OF NORTH CASTLE
 WESTCHESTER COUNTY, NY
 FEBRUARY 7, 2023



REVISION #	DESCRIPTION	ISSUED

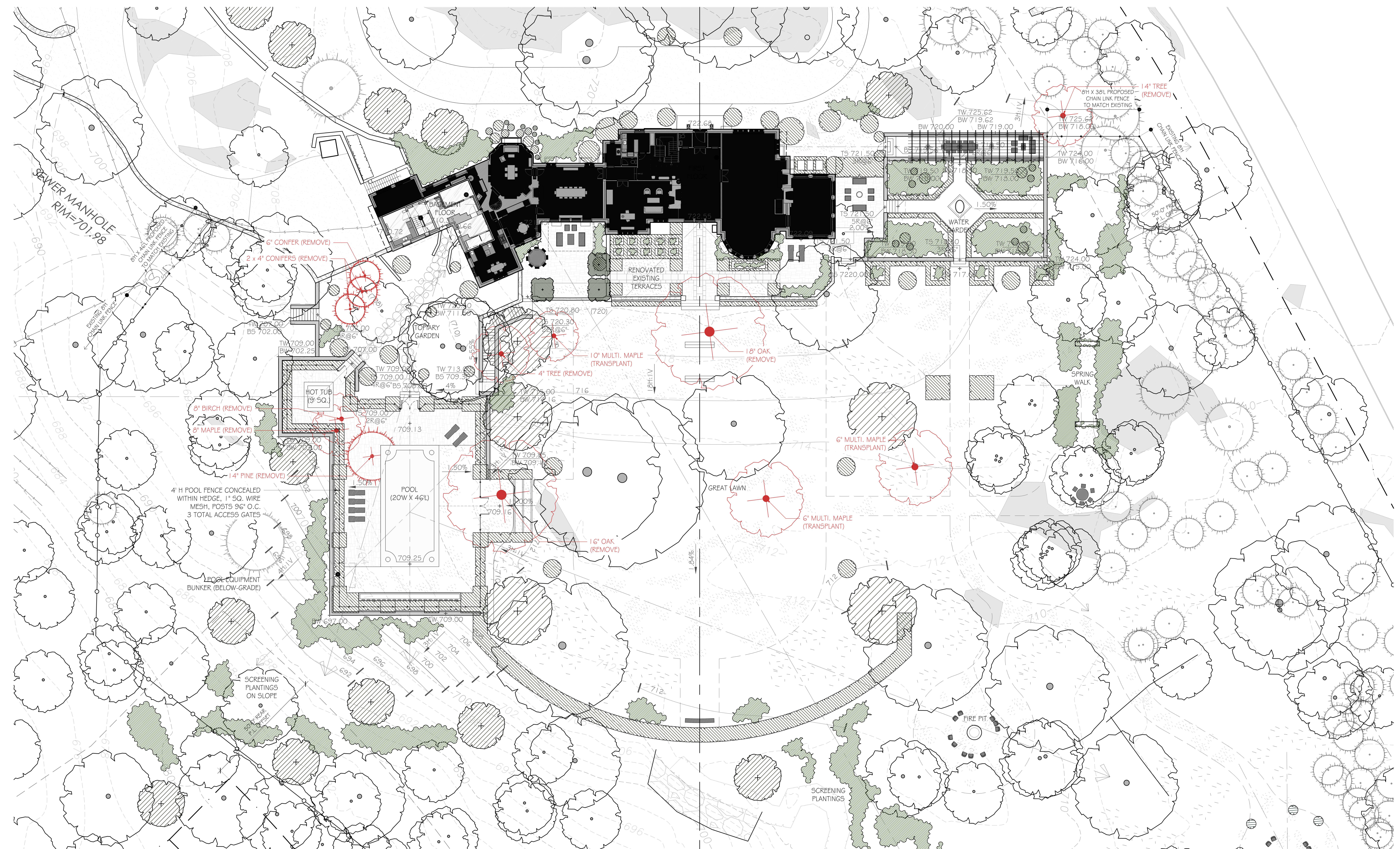
EXISTING TREES	PROPOSED TREES	PROPOSED PERENNIAL AND SHRUB PLANTING	MOWN LAWN	EXISTING WALLS	DRIVEWAY (NEW INSTALL OR RESURFACED EXISTING DRIVE)
					PROPOSED PAVING/HARDSCAPE
EXISTING TREES TO BE REMOVED OR TRANSPLANTED	PROPOSED CLIPPED HEDGES	PROPOSED CLIPPED HEDGES	MEADOW GRASS	PROPOSED WALLS	PROPOSED PERIMETER FENCE (8ft CHAIN LINK)
					PROPOSED POOL FENCE (4ft, 1'SQ WIRE MESH)

NOTES:
 - SEE CIVIL PLANS FOR DETAILED SITE GRADING, DRAINAGE AND DEMOLITION/REMOVALS
 - 10 TOTAL TREES PROPOSED FOR REMOVAL (6x ARE GREATER THAN 8" DBH)
 - 20 TOTAL TREES GREATER THAN 3" CALIPER ARE PROPOSED FOR INSTALLATION
 - POOL FENCE AND GATE SHALL COMPLY WITH ALL APPLICABLE NYS BUILDING CODE REQUIREMENTS

MIRANDA BROOKS
 LANDSCAPE DESIGN
 173 WYCKOFF STREET
 BROOKLYN, NY 11217
 TEL / 212 228 3623
 FAX / 212 254 3787

33 BAYBERRY, NORTH CASTLE
 SITE PLAN
 SCALE: 1/32" = 1'-0"
 22 APR 2023

L-100
 PROPOSED
 LANDSCAPE
 PLAN



REVISION #	DESCRIPTION	ISSUED

NOTES:
 - SEE CIVIL PLANS FOR DETAILED SITE GRADING, DRAINAGE, AND DEMOLITION/REMOVALS
 - 10 TOTAL TREES PROPOSED FOR REMOVAL (6x ARE GREATER THAN 8" DBH)
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 BROOKLYN, NY 11217
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 FAX / 212 254 3787

33 BAYBERRY, NORTH CASTLE
 SITE PLAN
 SCALE: 1/16" = 1'-0"
 22 APR 2023

L-101
 PROPOSED
 LANDSCAPE
 PLAN