



**COVER LETTER**

Date: June 12, 2023

From: Michael Piccirillo Architecture  
345 Kear St. Suite 203  
Yorktown Heights, NY 10598

To: Planning Department  
Town of North Castle

Re: 11 Whippoorwill Lane  
SBL 107.04-1-5  
Site Plan Submission to Planning Board  
Owner: MRL 11 Whippoorwill LLC

Please find enclosed our submission to the Planning Board for site plan approval for construction of a new single-family residence and pool located at 11 Whippoorwill Lane.

This property is an undeveloped lot for which there is currently an open building permit to build a single family house, which was issued on 6/25/21 and set to expire on 6/25/23.

There is now a new owner and the house has been redesigned.

The RPRC has determined that the new house requires Planning Board approval, whereas the previous house did not.

We would like to appeal the RPRC determination that the new house requires Planning Board approval based on the similarity between previous and current applications (with respect to house size, location on lot, and driveway location/configuration), and remove the house from this application, and only proceed with the approval of the pool which has retaining walls greater than 6'.

Any concerns the Director of Planning or consulting engineer may have regarding the new house, can be addressed during the building permit review process.

Sincerely  
Michael Piccirillo, AIA  
Project Architect  
914-368-9838  
michael@mpiccirilloarchitect.com



**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](http://www.northcastleny.com)

## Application for Site Development Plan Approval

Application Name

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### Important General Information

- Prior to submitting an application, the "Notice to Applicants" should be reviewed.
- To appear before the Planning Board, all required application materials shall be submitted not later than **12:00 P.M., Monday, fourteen (14) days** prior to the date of the Planning Board meeting at which the application is scheduled to be heard or as otherwise noted by the Planning Board Secretary. Continuing Business can be submitted 12 days prior to the Next Planning Board meeting by the close of business. Except where noted.  
If all required application materials, including the pertinent application fee and escrow monies are not submitted by that deadline, the application shall be automatically removed from the agenda.  
At the discretion of the Planning Board Chairman, the application may be rescheduled, if appropriate, for the next available Planning Board meeting or the application may be removed from future agendas altogether. Without prior authorization from the Planning Board, application submissions shall not be accepted at Planning Board meetings.
- At the time of submission, all required application materials shall be submitted. **Piecemeal** submissions **shall not** be accepted. Substitution of previously submitted materials shall not be permitted.
- All submissions shall be dated, with revision dates identified on new submissions.
- All submissions shall be accompanied by a cover letter describing the project and/or any changes as compared to previous submissions.
- To be considered complete for Planning Board hearing purposes, an application package shall contain the information identified in Parts IV and V of this application form.



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**AT THE TIME OF SUBMISSION TO THE PLANNING DEPARTMENT  
PLEASE MAKE SURE THE FOLLOWING IS PROVIDED**

- ✓ SUBMISSION OF A SINGLE PDF FILE (PLANS, APPLICATION FORM, OTHER PAPERWORK) ON A DISK, THUMBDRIVE OR EMAIL
  
- ✓ COVER LETTER DESCRIBING THE PROJECT OR CHANGES TO THE PROJECT
  
- ✓ ALL PLANS ARE SIGNED AND SEALED BY A LICENSED NYS PROFESSIONAL



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## **NOTICE TO APPLICANTS**

In the Town of North Castle, the Planning Board is responsible for the review and approval of all applications concerning site plans, subdivisions and lot line changes; some applications concerning special use permits, wetlands permits and tree removal permits; and the environmental review of those applications over which it has jurisdiction. The Planning Board may also have an advisory role in connection with some applications before the Town Board, such as those involving other categories of special use permits and zoning amendments.

The Planning Board is composed of five volunteer members – all residents of North Castle – who are appointed by the Town Board for five-year terms. As part of the review of some applications, the Planning Board is assisted on an as-needed basis by other lay boards of the Town, such as the Conservation Board (CB), the Zoning Board of Appeals (ZBA), the Open Space Committee and the Architectural Review Board (ARB). As part of the review of most applications, the Planning Board is also assisted by the Director of Planning, the Town Engineer, the Town Attorney and other special consultants when required.

### **FEES:**

If you submit an application for Planning Board review, you will be required to reimburse the Town for the cost of professional review services, including legal and engineering services, incurred in connection with the review of your application. The charges for professional planning review services have been \$120/hour. If other types of professional consultant review services are required, those charges will be in accord with fees usually charged for such services and pursuant to a contractual agreement between the Town and such professional.

At the time of submission of an application, the Planning Board will require the establishment of an escrow account from which withdrawals shall be made to reimburse the Town for the cost of consultant fees and professional staff services.

### **ESCROW ACCOUNT:**

Escrow Accounts are established for each application. Monies will be deducted from the account for professional review services rendered. Monthly escrow disbursement summaries will be mailed for your reference regarding your project. When the balance in such escrow account is reduced to one-third (1/3) of its initial amount, a letter will be mailed to the applicant and the applicant shall deposit additional funds into such account to restore its balance to the amount of the initial deposit. Additional information on these requirements is provided in the North Castle Town Code (see Sections 355-79B and 275-36.C).



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**PROCEDURE:**

Prior to submitting an application to the Planning Board for review and approval, prospective applicants should schedule an appointment with the Planning Board Secretary at (914) 273-3542 for a consultation with the Town Planner and the Town Engineer. When the appointment is made, a verbal description of the proposal should be provided to the Planning Board Secretary. The Town of North Castle is providing the services of the Director of Planning and the Town Engineer for *initial* consultation at no cost to the applicant so that it is possible to conduct the application review as efficiently as possible for the benefit of the applicant as well as the Planning Board.

After meeting with the Town Planner and Town Engineer, prospective applicants should prepare one complete set of application documents and plans. This set will be reviewed for completeness by the Town Planner. If determined to be incomplete, the Planning Department will submit a checklist indicating which items have not been adequately addressed. If determined to be complete, the checklist will be initialed and the Applicant should submit the remainder of the required application packages.

Once the checklist has been initialed and all application packages have been submitted, the Planning Board Secretary will schedule the application for the first available opening on the Planning Board's meeting agenda. However, if the required application material packages, including the pertinent application fee are not received at the Planning Board office by 12:00 PM, Monday, 14 days prior to the date of the Planning Board meeting at which you are scheduled to appear (or otherwise scheduled by the Planning Board Secretary), your application will be automatically removed from the agenda. At the discretion of the Planning Board Chairman, your application may be rescheduled, if appropriate, for the next available Planning Board meeting or the application may be removed from future agendas altogether. Additional requirements pertinent to each type of application are provided on the individual application forms, which you should carefully review prior to submitting your application.

When an application is deemed complete and submitted for review, it will be forwarded to the Planning Board Members and its professional advisors in advance of the meeting to allow adequate time for review, preparation of written reports and site inspections as necessary. Your application may also be forwarded to other boards and staff of the Town as well as to agencies outside of the Town, if required. Compliance with State Environmental Quality Review (SEQR) procedures is also required as part of the processing of all applications.

At your first appearance before the Planning Board, the Applicant will describe the project and the Planning Board will discuss any preliminary issues. The Planning Board discussion may be continued at future meetings, or if the Planning Board review has progressed sufficiently, the Application may be scheduled for a public hearing (if one is required) The public hearing may occur at a single Planning Board meeting, or it may be adjourned and continued at another Planning Board meeting. Because the nature and complexity of each application varies



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considerably, it is not possible to predict in advance the length of time needed to secure Planning Board approval. There are certain steps that you can take, however, to expedite the review process. These include, but are not limited to, the following:

- Be thoroughly familiar with the requirements pertinent to your application. Carefully review relevant provisions of the North Castle Town Code and the application form for your particular type of application. Be sure to check on what other types of approvals may be required in addition to that of the Planning Board. Approvals by other Town boards or departments as well as agencies outside of the Town may be required before you will be allowed to proceed with your project.
- Make sure that your application materials are accurately prepared and contain all required information. The information that we initially request is required, so make sure that your submission is complete. If supplementary information is requested as the review process continues, make sure that it is submitted in a timely fashion so the Planning Board can continue to move your application along.
- Follow up to make sure that your application materials are being submitted on time, or deliver them to the Planning office yourself.
- Attend the Planning Board meeting at which your application will be discussed and be on time for the meeting. If you cannot appear personally, make sure that your representative will be there and is thoroughly familiar with your application.

If the Application is approved by the Planning Board, a resolution of approval will be adopted by the Planning Board. It is the Applicant's responsibility to address any and all conditions of approval. Permits from the Building Department cannot be issued until all conditions have been addressed and the plans have been signed by the Planning Board Chair and the Town Engineer.

**ON LINE AGENDAS & PLANNING DEPARTMENT MEMORANDA CAN BE  
REVIEWED AT**

**[WWW.NORTHCASTLENY.COM](http://WWW.NORTHCASTLENY.COM)**



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### INFORMATION REGARDING PUBLIC HEARINGS

1. The North Castle Assessor's Office shall prepare a list of neighbors to be notified for the neighbor notifications and public hearings - **A minimum of one week's notice is required**. The fee is \$50.00 which includes the list of neighbors and two sets of labels for mailing. The Assessor's Office may be reached Monday – Friday from 8:30 a.m.– 4:30 p.m. at 273-3324. You may also e-mail your request to [assessor@northcastleny.com](mailto:assessor@northcastleny.com)

When requesting your list please reference the list of application types below so that you can tell the Assessor's office how many feet on all sides of the property to create the list for.

**Subdivisions** - All lots zoned R-10, R-5 and R-2F shall notice all neighbors within 200 feet from all sides of their property. All other zoning districts shall notice neighbors within 500 feet from all sides of their property. Public hearing notice must be published in the newspaper.

**Special Use Permit for Structures over 800 sq ft. & Accessory Apartment** - All Zoning Districts shall notice all neighbors within 250 feet from all sides of their property. Public hearing notice must be published in the newspaper.

**Site Plan, Non Residential** - All Zoning Districts shall notice all neighbors within 250 feet from all sides of their property. Public hearing notice must be published in the newspaper.

**Site Plan, Residential/ Neighbor Notification** – All zoning districts R-3/4A or smaller shall notice all neighbors within 250' from all sides of their property. All zoning districts zoned R-1A or larger shall notice all neighbors within 500' from all sides of the property. No public hearing required, no publication in the newspaper required.

**Wetlands Permit** - All Zoning Districts shall notice all abutting property owners. Public hearing notice must be published in the newspaper.

2. The Director of Planning will prepare a Public Notice. The applicant and or professional will review, sign, date and return to the Planning Department Secretary. If there are any changes necessary, please edit and return for corrections. The corrections will be made and emailed back to the applicant who will forward it to the Journal Newspaper, when applicable.

**If notification to the newspaper is not required, please continue to #3.**





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You may email your public notice to [legals@lohud.com](mailto:legals@lohud.com). Please request an affidavit of publication which must be submitted to the Planning Board secretary prior to the public hearing. The Journal News requires three days prior notice before 12 noon, not counting weekends and holidays, for ad placement. Make sure the notice placement of the ad in the Greater Westchester Area. This notice cannot be published any sooner than 20 days prior to the meeting and must be published no less than 10 days prior to the meeting.

If you have any questions regarding your publication you may call 888-516-9220:  
Email Address: [legals@lohud.com](mailto:legals@lohud.com)

It is suggested that you purchase the newspaper for your records the day the notice is published.

3. Send out the Public Hearing Notice/ Neighbor Notification by First Class Mail. Notice shall be mailed by the applicant in official envelopes provided by the North Castle Planning Department; the list of noticed neighbors will be prepared by the Assessor's Office. This must be sent out no less than 10 days prior to the meeting and no more than 20 days prior to the meeting date. A Certificate of Mailing (PS Form 3817 or 3877) shall be filled out and post marked by the Post Office on the day of mailing. Neighbor Notifications – no publication in the newspaper required.
4. The Friday before the meeting or no later than 12:00 p.m. the day of the meeting the following **must** be submitted.
  - List of Neighbors prepared by the Assessor's Office
  - Certificate of Mailing – PS form 3817 or 3877 post marked by the US Post Office
  - Affidavit of publication from the Newspaper (only if published in the newspaper)



Name and Address of Sender

Check type of mail or service

Adult Signature Required       Priority Mail Express  
 Adult Signature Restricted Delivery       Registered Mail  
 Certified Mail       Return Receipt for Merchandise  
 Certified Mail Restricted Delivery       Signature Confirmation  
 Collect on Delivery (COD)       Signature Confirmation Restricted Delivery  
 Insured Mail  
 Priority Mail

**Affix Stamp Here**  
*(if issued as an international certificate of mailing or for additional copies of this receipt).*  
**Postmark with Date of Receipt.**

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee	
1.				Handling Charge - if Registered and over \$50,000 in value											
2.															
3.															
4.									Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling
5.															
6.															
7.															
8.															
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)													



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**APPLICATIONS REQUIRING PLANNING BOARD APPROVAL**  
**SCHEDULE OF APPLICATION FEES**

<b><u>Type of Application</u></b>	<b><u>Application Fee</u></b>
Site Development Plan	\$200.00
Each proposed Parking Space	\$10
Special Use Permit (each)	\$200 (each)
Preliminary Subdivision Plat	\$300 1 <sup>st</sup> Lot \$200 (each additional lot)
Final Subdivision Plat	\$250 1 <sup>st</sup> Lot \$100 (each additional lot)
Tree Removal Permit	\$75
Wetlands Permit	\$50 (each)
Short Environmental Assessment Form	\$50
Long Environmental Assessment Form	\$100
Recreation Fee	\$10,000 Each Additional Lot
Discussion Fee	\$200.00
Prior to submission of a sketch or preliminary subdivision Plat, an applicant or an applicant's representative wishes to discuss a subdivision proposal to the Planning Board, a discussion fee of \$200.00 shall be submitted for each informal appearance before the board.	

\*Any amendment to previously approved applications requires new application forms and Fes\*



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**PLANNING BOARD SCHEDULE OF ESCROW ACCOUNT DEPOSITS**

<b><u>Type of Application Deposit*</u></b>	<b><u>Amount of Initial Escrow Account</u></b>
Concept Study	\$500.00
Site Plan Waiver for Change of Use	\$500.00
Site Development Plan for:	
Multifamily Developments	\$3,000.00 plus \$100.00 per proposed dwelling unit
Commercial Developments	\$3,000.00 plus \$50.00 for each required parking space
1 or 2 Family Projects	\$2,000.00
Special Use Permit	\$2,000.00 plus \$50.00 for each required parking space
Subdivision:	
Lot Line Change resulting in no new lots	\$1,500.00
All Others	\$3,000.00 plus \$200.00 per proposed new lot in excess of two (2)
Preparation or Review of Environmental Impact Statement	\$15,000.00

\* If a proposed action involves multiple approvals, a single escrow account will be established. The total amount of the initial deposit shall be the sum of the individual amounts indicated. When the balance in such escrow account is reduced to one-third (1/3) of its initial amount, the applicant shall deposit additional funds into such account to restore its balance to the amount of the initial deposit.

Applicant Signature

6/12/23

Date:

**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  No   
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 \_\_\_\_\_

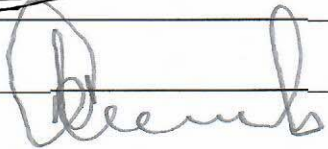
**Applicant Acknowledgement**

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 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: 6/12/23

Signature of Property Owner:  \_\_\_\_\_ Date: 06.08.2023

MUST HAVE BOTH SIGNATURES

**II. IDENTIFICATION OF SUBJECT PROPERTY**

Street Address: 11 Whippoorwill Lane

Location (in relation to nearest intersecting street):  
200 feet (north, south, east or west) of east of Stone Hollow Lane

Abutting Street(s): Whippoorwill Rd.

Tax Map Designation (NEW): Section 107.04 Block 1 Lot 5

Tax Map Designation (OLD): Section \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Zoning District: R-2A Total Land Area 1.28 acre

Land Area in North Castle Only (if different) \_\_\_\_\_

Fire District(s) Armonk FD School District(s) Byram Hills

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**

Proposed Use: Residential

Gross Floor Area: Existing \_\_\_\_\_ S.F. Proposed 7,385 S.F.

Proposed Floor Area Breakdown:

Retail \_\_\_\_\_ S.F.; Office \_\_\_\_\_ S.F.;

Industrial \_\_\_\_\_ S.F.; Institutional \_\_\_\_\_ S.F.;

Other Nonresidential \_\_\_\_\_ S.F.; Residential 7,385 S.F.;

Number of Dwelling Units: 1

Number of Parking Spaces: Existing \_\_\_\_\_ Required 2 Proposed 2

Number of Loading Spaces: Existing \_\_\_\_\_ Required \_\_\_\_\_ Proposed \_\_\_\_\_

Earthwork Balance: Cut 177.1 C.Y. Fill 686.7 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 Permit 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 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.
- N/A Location, size and design of existing signs.
- N/A Location, type, direction, power and time of use of existing outdoor lighting.
- N/A Location of existing outdoor storage, if any.
- Existing topographical contours with a vertical interval of two (2) feet or less.
- N/A 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:**

- N/A 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.
- N/A Proposed means of vehicular and pedestrian access to and egress from the site onto adjacent streets.
- N/A Proposed sight distance at all points of vehicular access.
- N/A Proposed number of employees for which buildings are designed
- N/A 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.
- N/A 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.
- N/A Location, size and design of all proposed signs.
- N/A Location, type, direction, power and time of use of proposed outdoor lighting.
- N/A Location and design of proposed outdoor garbage enclosure.
- N/A Location of proposed outdoor storage, if any.
- N/A Location of proposed landscaping and buffer screening areas, including the type (scientific and common names), size and amount of plantings.
- N/A Type of power to be used for any manufacturing
- N/A Type of wastes or by-products to be produced and disposal method
- N/A 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.
- N/A 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.
- N/A 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.

# *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.

<b>Part 1 - Project and Sponsor Information</b>				
Name of Action or Project: 11 Whippoorwill Lane				
Project Location (describe, and attach a location map): 11 Whippoorwill Lane, Armonk, NY 10504				
Brief Description of Proposed Action: Proposed single family residence, driveway, pool, and similar improvements.				
Name of Applicant or Sponsor: MRL 11 Whippoorwill LLC		Telephone: (845)743-5541		
		E-Mail: 7156881@gmail.com		
Address: 373 Saw Mill River Road				
City/PO: Millwood		State: NY	Zip Code: 10546	
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.			<b>NO</b>	<b>YES</b>
			<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: WCDOH-Septic Permit NYCDEP-Septic Approval Town of North Castle-Planning Board, Architectural Review Board Approval, Water & Sewer Department, Tree Permit			<b>NO</b>	<b>YES</b>
			<input type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 1.2836 acres		
b. Total acreage to be physically disturbed?		_____ <del>0.7546</del> acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 1.2836 acres		
4. Check all land uses that occur on, adjoining and near the proposed action.				
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" 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 checked="" type="checkbox"/> Parkland				

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<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: _____ Proposed private septic system.	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?  b. Is the proposed action located in an archeological sensitive area? As per NYSDEC EAF Mapper Tool.	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"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			
_____			
_____			

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?          If Yes, explain purpose and size: _____          _____          _____</p>	<p><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></p> <p><input type="checkbox"/></p>
<p>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: _____          _____          _____</p>	<p><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></p> <p><input type="checkbox"/></p>
<p>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: _____          _____          _____</p>	<p><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></p> <p><input type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: <u>MRL 11 WHIPPOORWILL LLCT</u> Date: <u>6-12-23</u></p> <p>Signature: <u></u></p>		

## ABBUTERS LIST

107.04-1-1  
JOSHUA FELDMAN  
FELDMAN KRISTINA  
10 STONE HOLLOW WAY  
ARMONK, NY 10504

107.04-1-2  
GENE LEYN  
ROTHSTEIN LAUREN  
12 STONE HOLLOW WAY  
ARMONK, NY 10504

107.04-1-9  
E CORD REVOC TRUST VIVIEN  
4 WHIPPOORWILL LN  
ARMONK, NY 10504

107.02-1-22  
JASON THOMAS  
95 CHURCH STREET SUITE 308  
TENANTS BY ENTIRETY  
WHITE PLAINS, NY 10601

107.04-1-4  
MICHAEL ROTHSCHILD  
ROTHSCHILD CECILE  
9 STONE HOLLOW WAY  
ARMONK, NY 10504

107.04-1-3  
IRA WEISS  
11 STONE HOLLOW WAY  
ARMONK, NY 10504

107.02-1-10  
UNIVERSITY FORDHAM  
ATTN: KATHY SIPPEL  
441 E FORDHAM RD  
BRONX, NY 10458

107.02-1-24  
GENNARO RACANELLI  
RACANELLI ARLENE  
6 STONE HOLLOW WAY  
ARMONK, NY 10504

107.04-1-7  
MATTHEW MAYERS  
MAYERS BETH  
7 WHIPPOORWILL LN  
ARMONK, NY 10504

107.04-1-6  
RANDOLPH B RANDOLPH  
9 WHIPPOORWILL LN  
ARMONK, NY 10504

107.04-1-5  
11 WHIPPOORWILL LLC MRL  
11 WHIPPOORWILL LN  
ARMONK, NY 10504

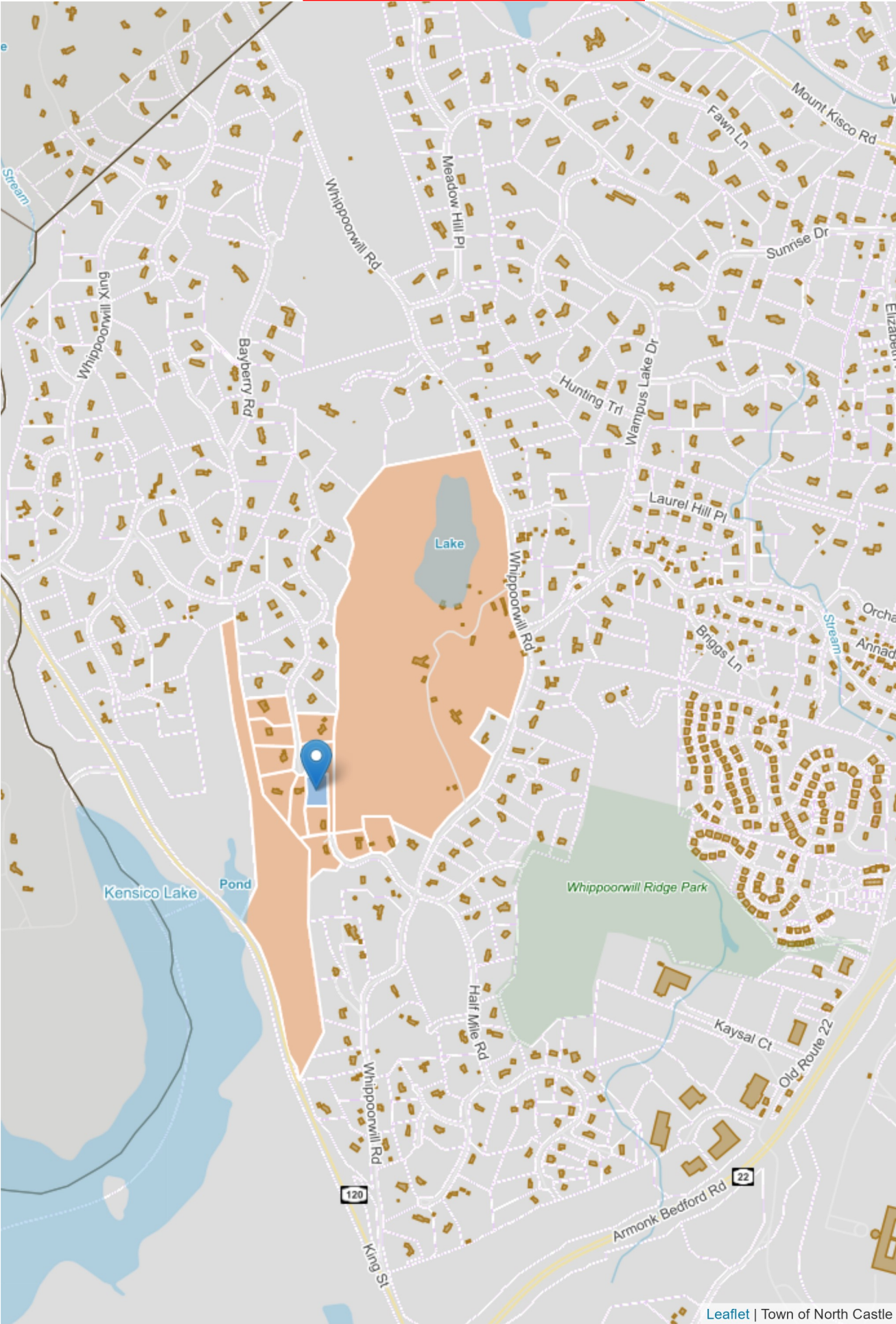
107.04-1-46  
OF NEW YORK CITY  
BUREAU OF WATER SUPPLY, TAXES  
71 SMITH AVE  
KINGSTON, NY 12401

107.04-1-8  
ANDREW NENADICH  
NENADICH ERIN MCCAFFREY  
6 WHIPPOORWILL LN  
ARMONK, NY 10504

107.02-1-23  
ALEX REIN HENRIQUES  
HENRIQUES JI HYUN  
8 STONE HOLLOW WAY  
ARMONK, NY 10504



**ABBUTERS MAP**





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](http://www.northcastleny.com)

## FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: 11 WHIPPOORWILL LN Date: 5-16-23

Tax Map Designation or Proposed Lot No.: 107.04-1-5

### Floor Area

- |     |   |               |
|-----|---|---------------|
| 1.  | Total Lot Area (Net Lot Area for Lots Created After 12/13/06):  | <u>55,922</u> |
| 2.  | <b>Maximum</b> permitted floor area (per Section 355-26.B(4)):  | <u>8,468</u>  |
| 3.  | Amount of floor area contained within first floor:<br>— <sup>0</sup> <u>        </u> existing + <u>2,611</u> proposed = <u>        </u>                                       | <u>2,611</u>  |
| 4.  | Amount of floor area contained within second floor:<br>— <sup>0</sup> <u>        </u> existing + <u>3,438</u> proposed = <u>        </u>                                      | <u>3,438</u>  |
| 5.  | Amount of floor area contained within garage:<br>— <sup>0</sup> <u>        </u> existing + <u>981</u> proposed = <u>        </u>  | <u>981</u>    |
| 6.  | Amount of floor area contained within porches capable of being enclosed:<br>— <sup>0</sup> <u>        </u> existing + <sup>0</sup> <u>        </u> proposed = <u>        </u> | <u>0</u>      |
| 7.  | Amount of floor area contained within basement (if applicable – see definition):<br>— <u>        </u> existing + <u>NA</u> proposed = <u>        </u>                         | <u>0</u>      |
| 8.  | Amount of floor area contained within attic (if applicable – see definition):<br>— <u>        </u> existing + <u>NA</u> proposed = <u>        </u>                            | <u>0</u>      |
| 9.  | Amount of floor area contained within all accessory buildings:<br>— <sup>0</sup> <u>        </u> existing + <u>355</u> proposed = <u>        </u>                             | <u>355</u>    |
| 10. | Proposed floor area: Total of Lines 3 – 9 = <u>        </u>   | <u>7,385</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.

Signature and Seal of Professional Preparing Worksheet



5/16/23

Date

Stone  
Hollow  
Way

Lot 5 as per C.C. Map 19840  
Now or Formerly Michael & Cecile Rothschild

Lot 6 as per C.C. Map 19840  
Now or Formerly Ira Weiss

Address: 11 Whippoorwill Lane

Now or Formerly Rodrigo Vasconcellos

Partial Topographic Survey  
prepared for  
**Priscilla V. Vasconcellos**  
in the Town of  
**North Castle**

Westchester County, N.Y.  
Scale 1"=20' Aug. 31, 2020

Spatial Reference System: USA/NAD83-CORS96/New York(East)  
Vertical Datum: NAVD88-Geoid09

Lot Area = 55,914 sq. ft. or 1.2836 acres

Subsurface structures and their encroachments, if any exist, are not shown hereon.

\*Unauthorized alterations or additions to a survey map is a violation of section 7209, sub-division 2, of the New York State Education Law.

\*Only copies of the original survey marked with the land surveyor's inked or embossed seal shall be considered a true and valid copy.

\*Certifications indicated hereon signify that this survey was prepared in accordance with the existing code of practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run to the person for whom the survey is prepared only, and on his behalf to the Title Company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

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Additional information added Oct. 20, 2020.

The premises being Tax Lot 5, Block 1, Sheet 107.04 as shown on the official Tax Assessment Maps for the Town of North Castle.



*Ward Carpenter Engineers, Inc.*  
76 Mamaroneck Avenue  
White Plains, N.Y. 10601

**ALFONZETTI ENGINEERING, P.C.**  
14 Smith Ave., Mount Kisco, N.Y. 10549

(914) 666-9800

Info@AlfonzettiEng.com

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## Stormwater Report

for

MRL Builders  
11 Whipoorwill Lane  
Town of North Castle

June 12, 2023

ALFONZETTI ENGINEERING, P.C.  
14 Smith Ave., Mount Kisco, N.Y. 10512

(914) 666-9800

Info@AlfonzettiEng.com

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PROJECT: MRL Builders/11 Whippoorwill Lane  
Town of North Castle, NY

SCOPE: Stormwater Report

DATE: June 12, 2023

Introduction:

The subject site is located at 11 Whippoorwill Lane, in the Town of North Castle, New York. The existing site consists of a vacant lot with a lot size of 1.287 acres. The applicant is proposing a new residence, driveway, OWTS, pool and pool patio.

Description:

The project site consists of one lot, with property tax map identification number; 107.04-1-5.

The proposed development of this site, with approximately 35,690 s.f./0.82 acres of disturbance requires that; stormwater mitigation and design calculations for the runoff generated by of the net increase in impervious surfaces for the 100 yr, 24-hour design storm event be analyzed.

Discussion:

Temporary Erosion Control Measures:

The following is an inventory and description of the temporary erosion control devices proposed on this site.

Silt Fence – Silt Fencing consists of a fabric barrier between supporting stakes or posts usually made of wood. The fabric is proposed to capture suspended sediments from construction runoff and also decreases the velocity of the runoff to protect off-site areas. The proposed location of the silt fence is shown on the plans along with details for installing the silt fence.

Haybales – Haybales are used in a variety of erosion control devices. At the top of an excavation, haybales are used to spread out concentrated flow to prevent erosion. Haybales are used in conjunction with silt fence to add additional protection to sensitive areas such as wetlands and water bodies. Haybales are also used in conjunction with Silt Fence to protect surrounding areas from soil stockpile erosion. The proposed location of the haybales is shown on the plans along with details.

Inlet protection – Inlet protection is used to filter runoff from non-stabilized construction sites prior to this runoff entering the drainage system.

Anti-Tracking Pad – Anti-Tracking Pads shall be installed at all construction entrances. The purpose of the Anti-Tracking Pad shall be to dislodge mud, dirt, and debris from construction vehicles prior to these vehicles leaving the construction site. This will ensure the existing roadways are kept clear of sediment. Locations and details of the Anti-Tracking Pad are shown on the plans.

#### Construction Sequence:

The proposed improvements are to be constructed in one phase. The construction will be in a sequence that will minimize the potential for erosion. Construction is scheduled to begin in summer of 2023. The general sequence of construction is as follows:

1. Survey and stake limits of disturbance and erosion control installation.
2. Install erosion controls (anti-tracking pad, silt fence, temporary soil stockpile) as shown on the erosion control plan and per the respective erosion control details.

5. Strip topsoil and rough grading. note that disturbed soil that will not be worked for a period greater than 14 days must be stabilized. stabilization must be initiated by the end of the next business day and completed within seven (7) days.
6. Excavate for proposed footings/foundation. house framing and superstructure is constructed.
7. Excavate and install subsurface utilities; water service, electric telephone/cable/drainage. septic system shall be staked and constructed.
8. Protect septic system during construction.
9. Final grading, seeding, sodding, and other soil stabilizing landscaping for final site stabilization.
10. Remove erosion control: silt fence and anti-tracking pad. discard erosion control devices in an appropriate manner.

The table below shows a comparison of the existing and proposed peak flows for the 100-yr Storm:

Peak Flow Table			
Storm Event	Existing Peak Runoff (cfs)	Proposed Peak Runoff (cfs)	Net Change (cfs)
100 Year	0.9	0.8	-0.1

Conclusion:

Based on the analysis in this Stormwater report, the stormwater management practice proposed will adequately treat and contain the runoff leaving the site. In addition, there will be no adverse affects due to stormwater as a result of the proposed development.

ALFONZETTI ENGINEERING, P.C.  
Ralph Alfonzetti, P.E.





### Soil Information as per USDA (United States Department of Agriculture), NRCS (Natural Resources Conservation Service):



Soil Map—Westchester County, New York

MAP LEGEND		MAP INFORMATION	
Area of Interest (AOI)	Soil Area	The soil surveys that comprise your AOI were mapped at 1:12,000.	
Soil Map Unit Polygons	Stony spot	<p>Warning: Soil Map may not be valid at this scale.</p> <p>Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.</p>	
Soil Map Unit Lines	Very Stony Spot		
Soil Map Unit Points	Wet Spot	Please rely on the bar scale on each map sheet for map measurements.	
<b>Special Point Features</b>	Other	Source of Map: Natural Resources Conservation Service	
Blotout	Special Line Features	Web Soil Survey URL:	
Burrow Pit	<b>Water Features</b>	Coordinate System: Web Mercator (EPSG:3857)	
Clay Spot	Streams and Canals	Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.	
Closed Depression	<b>Transportation</b>	This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.	
Gravel Pit	Rails	Soil Survey Area: Westchester County, New York	
Gravelly Spot	Interstate Highways	Survey Area Data: Version 18, Sep 10, 2022	
Landfill	US Routes	Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.	
Lava Flow	Major Roads	Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022	
Marsh or Swamp	Local Roads	The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on those maps. As a result, some minor shifting of map unit boundaries may be evident.	
Mine or Quarry	<b>Background</b>		
Miscellaneous Water	Aerial Photography		
Perennial Water			
Rock Outcrop			
Saline Spot			
Sandy Spot			
Severely Eroded Spot			
Sinkhole			
Slide or Slip			
Sodic Spot			

Hydrologic Soil Group—Westchester County, New York

## Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
ChC	Charlton fine sandy loam, 8 to 15 percent slopes	B	0.8	35.7%
ChD	Charlton fine sandy loam, 15 to 25 percent slopes	B	1.5	64.3%
<b>Totals for Area of Interest</b>			<b>2.3</b>	<b>100.0%</b>

## Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Soil Map—Westchester County, New York

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### Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
ChC	Charlton fine sandy loam, 8 to 15 percent slopes	0.8	35.7%
ChD	Charlton fine sandy loam, 15 to 25 percent slopes	1.5	64.3%
<b>Totals for Area of Interest</b>		<b>2.3</b>	<b>100.0%</b>

Hydrologic Soil Group—Westchester County, New York

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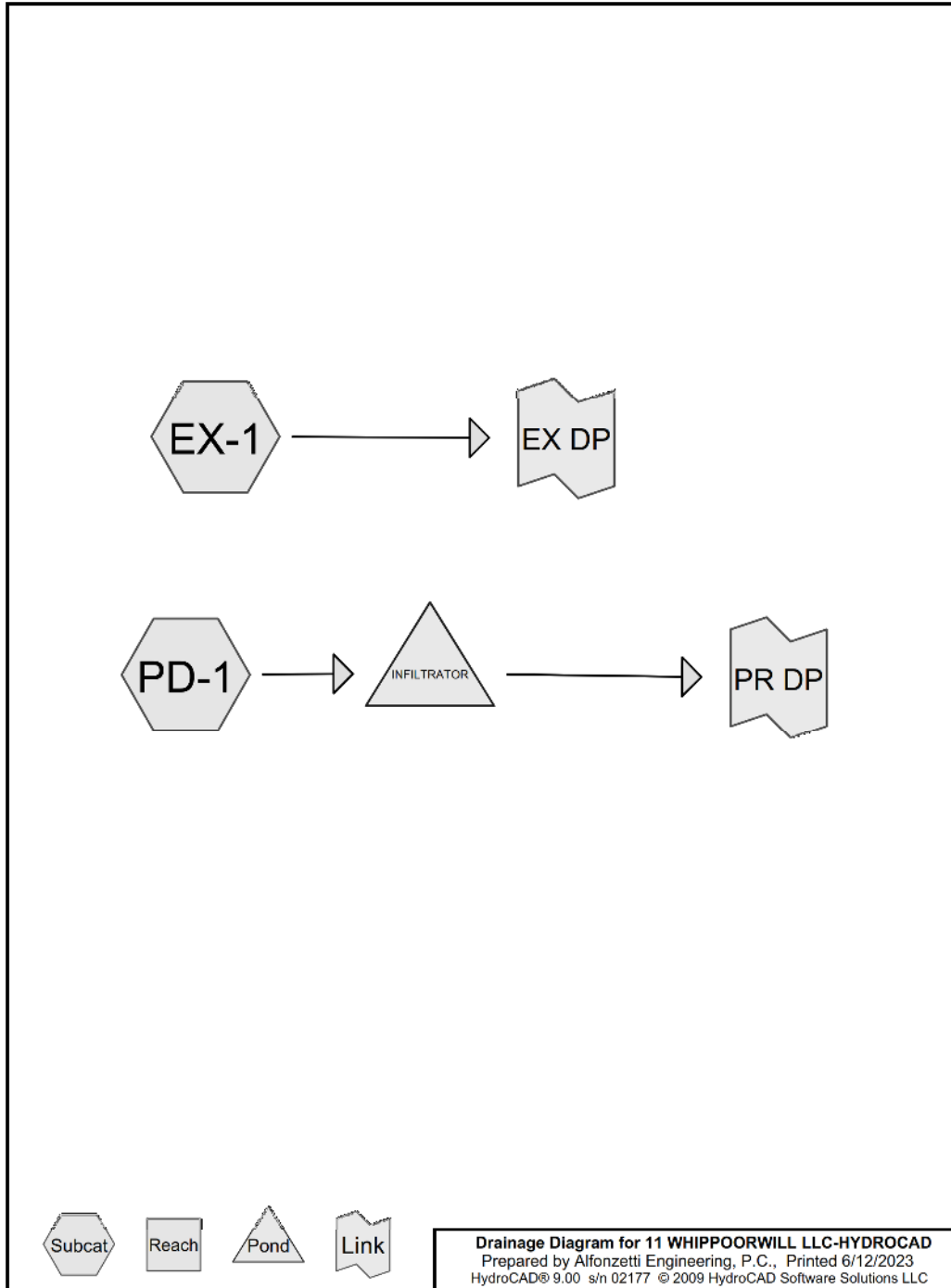
### **Rating Options**

*Aggregation Method: Dominant Condition*

*Component Percent Cutoff: None Specified*

*Tie-break Rule: Higher*

HydroCad



**11 WHIPPOORWILL LLC-HYDROCAD**

Prepared by Alfonzetti Engineering, P.C.

Printed 6/12/2023

HydroCAD® 9.00 s/n 02177 © 2009 HydroCAD Software Solutions LLC

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**Area Listing (all nodes)**

Area (acres)	CN	Description (subcatchment-numbers)
0.210	55	Woods, Good, HSG B (EX-1)
0.210	98	Roofs, HSG B (PD-1)
<b>0.419</b>		<b>TOTAL AREA</b>

**11 WHIPPOORWILL LLC-HYDROCAD**

Type III 24-hr 100 YR Rainfall=9.17"

Prepared by Alfonzetti Engineering, P.C.

Printed 6/12/2023

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Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points

Runoff by SCS TR-20 method, UH=SCS

Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

**Subcatchment EX-1:** Runoff Area=9,130 sf 0.00% Impervious Runoff Depth=3.61"  
Tc=6.0 min CN=55 Runoff=0.9 cfs 0.063 af

**Subcatchment PD-1:** Runoff Area=9,130 sf 100.00% Impervious Runoff Depth=8.93"  
Tc=6.0 min CN=98 Runoff=1.9 cfs 0.156 af

**Pond INFILTRATOR:** Peak Elev=480.53' Storage=0.057 af Inflow=1.9 cfs 0.156 af  
Discarded=0.0 cfs 0.107 af Primary=0.8 cfs 0.049 af Outflow=0.8 cfs 0.156 af

**Link EX DP:** Inflow=0.9 cfs 0.063 af  
Primary=0.9 cfs 0.063 af

**Link PR DP:** Inflow=0.8 cfs 0.049 af  
Primary=0.8 cfs 0.049 af

**Total Runoff Area = 0.419 ac Runoff Volume = 0.219 af Average Runoff Depth = 6.27"**  
**50.00% Pervious = 0.210 ac 50.00% Impervious = 0.210 ac**



**11 WHIPPOORWILL LLC-HYDROCAD**

Type III 24-hr 100 YR Rainfall=9.17"

Prepared by Alfonzetti Engineering, P.C.

Printed 6/12/2023

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**Summary for Subcatchment EX-1:**

Runoff = 0.9 cfs @ 12.09 hrs, Volume= 0.063 af, Depth= 3.61"

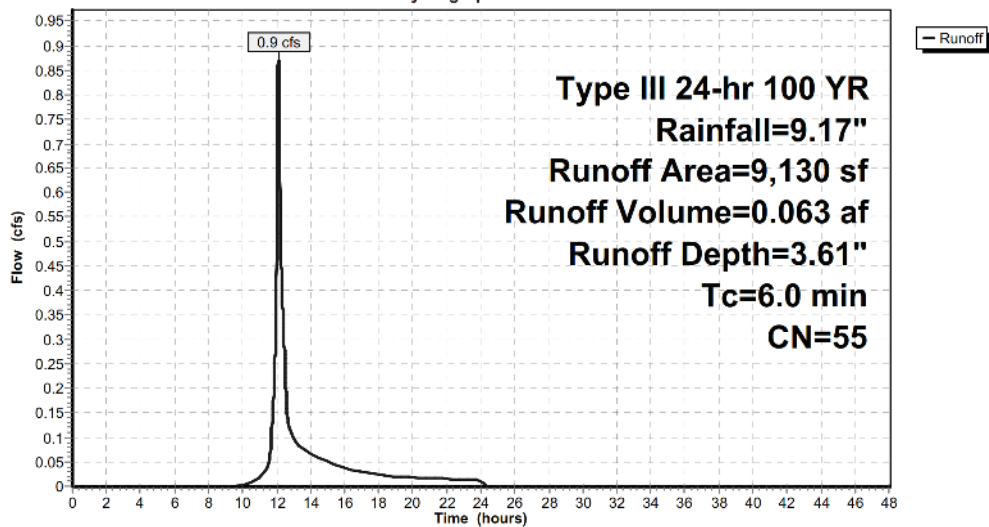
Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs  
 Type III 24-hr 100 YR Rainfall=9.17"

Area (sf)	CN	Description
9,130	55	Woods, Good, HSG B
9,130		100.00% Pervious Area

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

**Subcatchment EX-1:**

Hydrograph



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**Summary for Subcatchment PD-1:**

Runoff = 1.9 cfs @ 12.08 hrs, Volume= 0.156 af, Depth= 8.93"

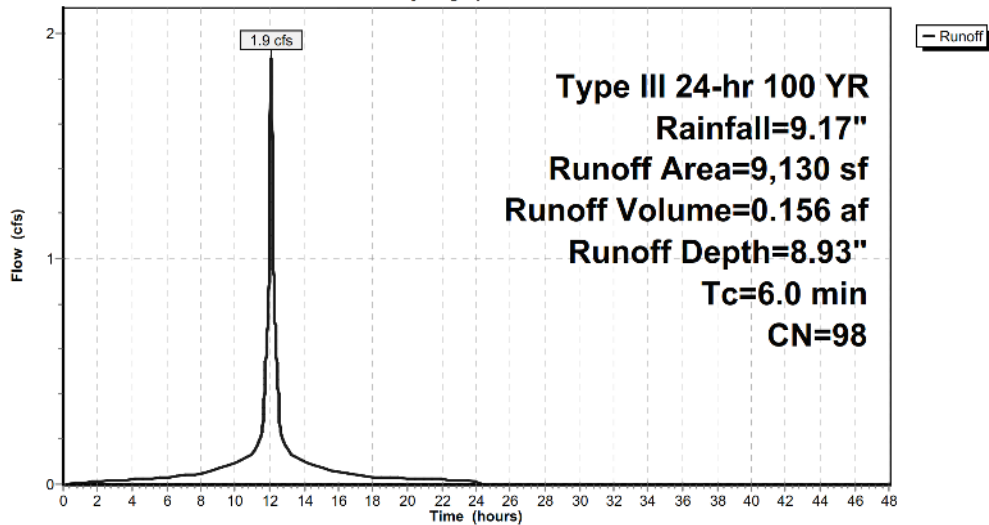
Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs  
 Type III 24-hr 100 YR Rainfall=9.17"

Area (sf)	CN	Description
9,130	98	Roofs, HSG B
9,130		100.00% Impervious Area

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

**Subcatchment PD-1:**

Hydrograph



**11 WHIPPOORWILL LLC-HYDROCAD**

Type III 24-hr 100 YR Rainfall=9.17"

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**Summary for Pond INFILTRATOR:**

Inflow Area = 0.210 ac, 100.00% Impervious, Inflow Depth = 8.93" for 100 YR event  
 Inflow = 1.9 cfs @ 12.08 hrs, Volume= 0.156 af  
 Outflow = 0.8 cfs @ 12.27 hrs, Volume= 0.156 af, Atten= 58%, Lag= 11.4 min  
 Discarded = 0.0 cfs @ 7.51 hrs, Volume= 0.107 af  
 Primary = 0.8 cfs @ 12.27 hrs, Volume= 0.049 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs  
 Peak Elev= 480.53' @ 12.27 hrs Surf.Area= 0.028 ac Storage= 0.057 af

Plug-Flow detention time= 305.6 min calculated for 0.156 af (100% of inflow)  
 Center-of-Mass det. time= 305.5 min ( 1,045.1 - 739.6 )

Volume	Invert	Avail.Storage	Storage Description
#1A	477.46'	0.024 af	<b>20.83'W x 58.00'L x 3.54'H Field A</b> 0.098 af Overall - 0.038 af Embedded = 0.060 af x 40.0% Voids
#2A	477.96'	0.038 af	<b>Cultec R-330XL x 32 Inside #1</b> Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap
		0.062 af	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	477.46'	<b>1.500 in/hr Exfiltration over Surface area</b>
#2	Primary	479.89'	<b>6.0" Horiz. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads

**Discarded OutFlow** Max=0.0 cfs @ 7.51 hrs HW=477.50' (Free Discharge)  
 ↑**1=Exfiltration** (Exfiltration Controls 0.0 cfs)

**Primary OutFlow** Max=0.8 cfs @ 12.27 hrs HW=480.53' (Free Discharge)  
 ↑**2=Orifice/Grate** (Orifice Controls 0.8 cfs @ 3.85 fps)

**11 WHIPPOORWILL LLC-HYDROCAD**

Type III 24-hr 100 YR Rainfall=9.17"

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**Pond INFILTRATOR: - Chamber Wizard Field A**

**Chamber Model = Cultec R-330XL**

Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf

Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap

52.0" Wide + 6.0" Spacing = 58.0" C-C

8 Chambers/Row x 7.00' Long = 56.00' + 12.0" End Stone x 2 = 58.00' Base Length

4 Rows x 52.0" Wide + 6.0" Spacing x 3 + 12.0" Side Stone x 2 = 20.83' Base Width

6.0" Base + 30.5" Chamber Height + 6.0" Cover = 3.54' Field Height

32 Chambers x 52.2 cf = 1,669.0 cf Chamber Storage

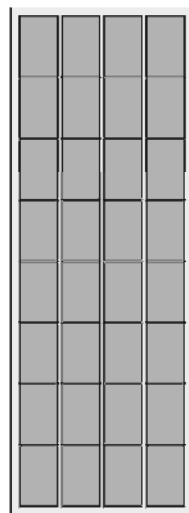
4,279.5 cf Field - 1,669.0 cf Chambers = 2,610.5 cf Stone x 40.0% Voids = 1,044.2 cf Stone Storage

Stone + Chamber Storage = 2,713.2 cf = 0.062 af

32 Chambers

158.5 cy Field

96.7 cy Stone



**11 WHIPPOORWILL LLC-HYDROCAD**

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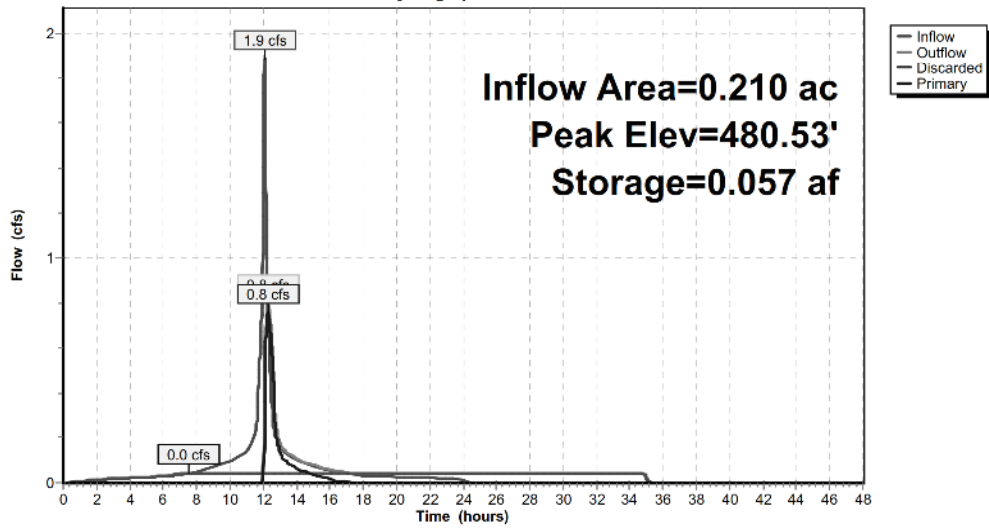
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Type III 24-hr 100 YR Rainfall=9.17"

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**Pond INFILTRATOR:**

Hydrograph



**11 WHIPPOORWILL LLC-HYDROCAD**

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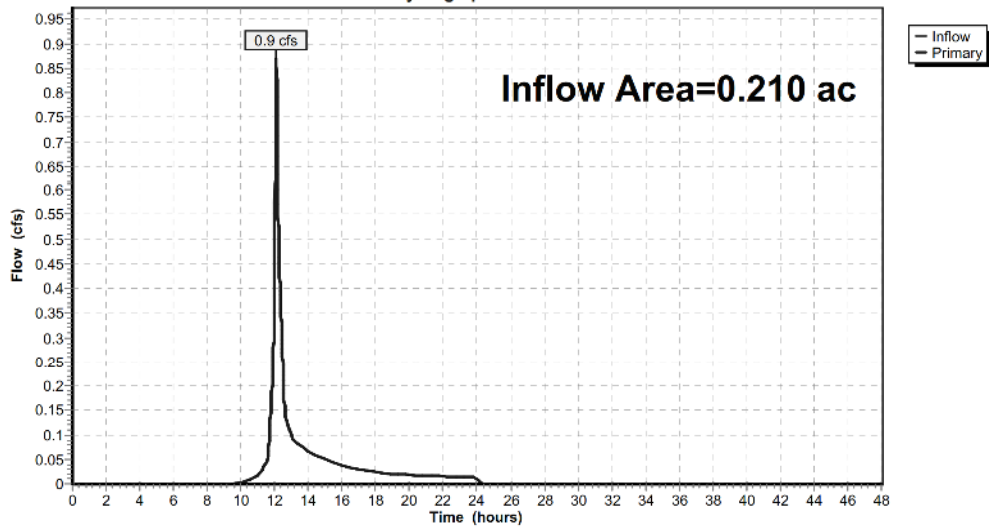
**Summary for Link EX DP:**

Inflow Area = 0.210 ac, 0.00% Impervious, Inflow Depth = 3.61" for 100 YR event  
Inflow = 0.9 cfs @ 12.09 hrs, Volume= 0.063 af  
Primary = 0.9 cfs @ 12.09 hrs, Volume= 0.063 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

**Link EX DP:**

Hydrograph



**11 WHIPPOORWILL LLC-HYDROCAD**

Type III 24-hr 100 YR Rainfall=9.17"

Prepared by Alfonzetti Engineering, P.C.

Printed 6/12/2023

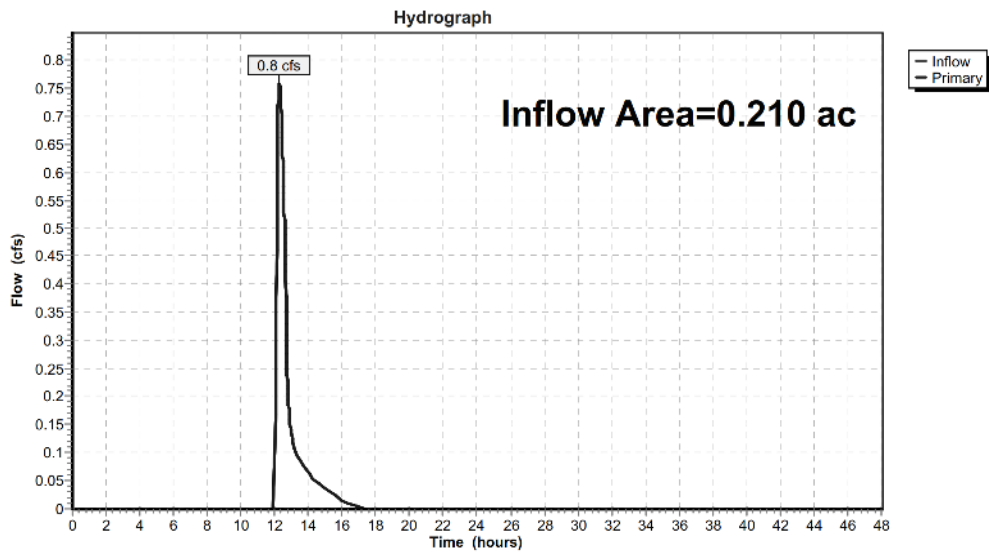
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**Summary for Link PR DP:**

Inflow Area = 0.210 ac, 100.00% Impervious, Inflow Depth = 2.78" for 100 YR event  
Inflow = 0.8 cfs @ 12.27 hrs, Volume = 0.049 af  
Primary = 0.8 cfs @ 12.27 hrs, Volume = 0.049 af, Atten = 0%, Lag = 0.0 min

Primary outflow = Inflow, Time Span = 0.00-48.00 hrs, dt = 0.01 hrs

**Link PR DP:**



**EROSION CONTROL NOTES:**

- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, AND MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD OR UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- PRIOR TO ANY EXCAVATION, SILT FENCE SHALL BE INSTALLED AT THE LOCATIONS NOTED ON THE EROSION CONTROL PLAN. ADDITIONAL SILT FENCE MAY BE REQUIRED BY THE ENGINEER IN THE FIELD. SILT FENCING SHALL BE MAINTAINED IN EFFECTIVE CONDITION AND SHALL NOT BE REMOVED UNTIL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
- INSTALL ANTI-TRACKING PAD AT ALL CONSTRUCTION ENTRANCES. ANTI-TRACKING PAD SHALL BE 2"-3" DIAMETER CRUSHED STONE 6" DEEP.
- TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. THE SEDIMENT LEVEL IN ALL SEDIMENT REMOVING DEVICES SHALL BE CLOSELY MONITORED AND SEDIMENT REMOVED PROMPTLY WHEN MAXIMUM LEVELS ARE REACHED OR AS ORDERED BY THE ENGINEER. SEDIMENT SHALL BE DISPOSED OF IN A MANNER THAT DOES NOT RESULT IN ADDITIONAL EROSION OR POLLUTION. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED ON A REGULAR BASIS, AND IMMEDIATELY AFTER EACH RAINFALL TO INSURE PROPER OPERATION AS DESIGNED. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

**CONSTRUCTION SEQUENCE:**

- THE PROPOSED IMPROVEMENTS ARE TO BE CONSTRUCTED IN ONE PHASE. THE CONSTRUCTION WILL BE IN A SEQUENCE THAT WILL MINIMIZE THE POTENTIAL FOR EROSION. CONSTRUCTION IS SCHEDULED TO BEGIN IN SUMMER OF 2023. THE GENERAL SEQUENCE OF CONSTRUCTION IS AS FOLLOWS:  
SURVEY AND STAKE LIMITS OF DISTURBANCE AND EROSION CONTROL INSTALLATION.  
INSTALL EROSION CONTROLS (ANTI-TRACKING PAD, SILT FENCE, TEMPORARY SOIL STOCKPILE) AS SHOWN ON THE EROSION CONTROL PLAN AND PER THE RESPECTIVE EROSION CONTROL DETAILS.  
STRIP TOPSOIL AND ROUGH GRADING. NOTE THAT DISTURBED SOIL THAT WILL NOT BE WORKED FOR A PERIOD GREATER THAN 14 DAYS MUST BE STABILIZED. STABILIZATION MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN SEVEN (7) DAYS.  
EXCAVATE FOR PROPOSED FOOTINGS/FOUNDATION. HOUSE FRAMING AND SUPERSTRUCTURE IS CONSTRUCTED.  
EXCAVATE AND INSTALL SUBSURFACE UTILITIES: WATER SERVICE, ELECTRIC TELEPHONE/CABLE/DRAINAGE. SEPTIC SYSTEM SHALL BE STAKED AND CONSTRUCTED.  
PROTECT SEPTIC SYSTEM DURING CONSTRUCTION.  
FINAL GRADING, SEEDING, SODDING, AND OTHER SOIL STABILIZING LANDSCAPING FOR FINAL SITE STABILIZATION.  
REMOVE EROSION CONTROL: SILT FENCE AND ANTI-TRACKING PAD. DISCARD EROSION CONTROL DEVICES IN AN APPROPRIATE MANNER.

**TREE LEGEND**

- TREES TO BE REMOVED
- TREES TO BE PROTECTED

**TREE DEMO LIST**

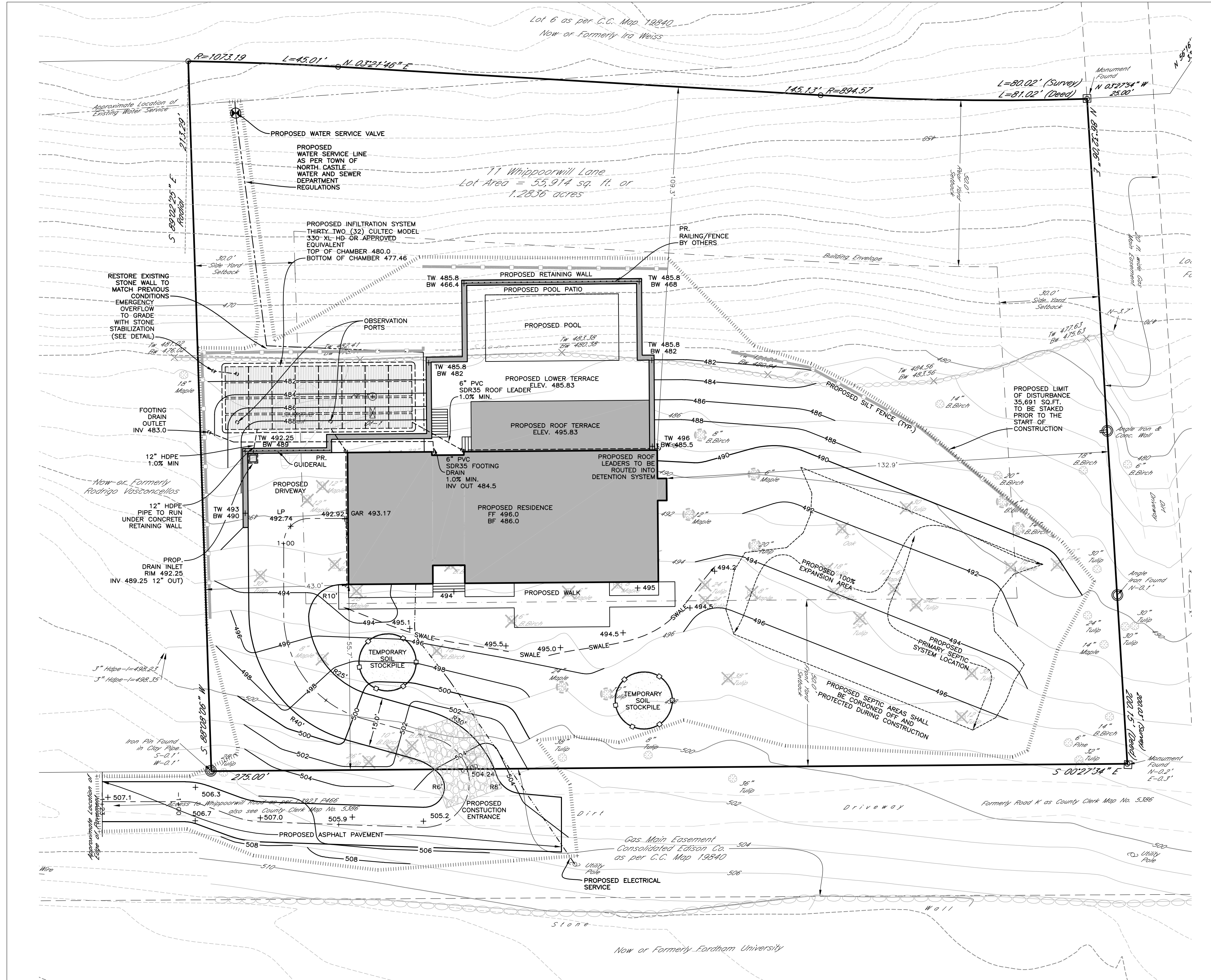
SIZE	NAME/TYPE	QTY
6"	B. BIRCH	2
6"	MAPLE	1
6"	OAK	1
8"	B. BIRCH	3
8"	MAPLE	4
10"	B. BIRCH	2
10"	PINE	1
12"	MAPLE	3
12"	TULIP	1
12"	TULIP	1
16"	TULIP	1
18"	B. BIRCH	2
18"	MAPLE	1
18"	TULIP	1
20"	TULIP	1
22"	B. BIRCH	1
22"	TULIP	1
24"	TULIP	3
26"	TULIP	4
28"	MAPLE	1
28"	TULIP	1
30"	TULIP	2
34"	MAPLE	1
38"	TULIP	2
TREE		40

**TREE NOTE:**

- A TOTAL OF FORTY (40) TREES SHALL BE REMOVED ON THIS APPLICATION.

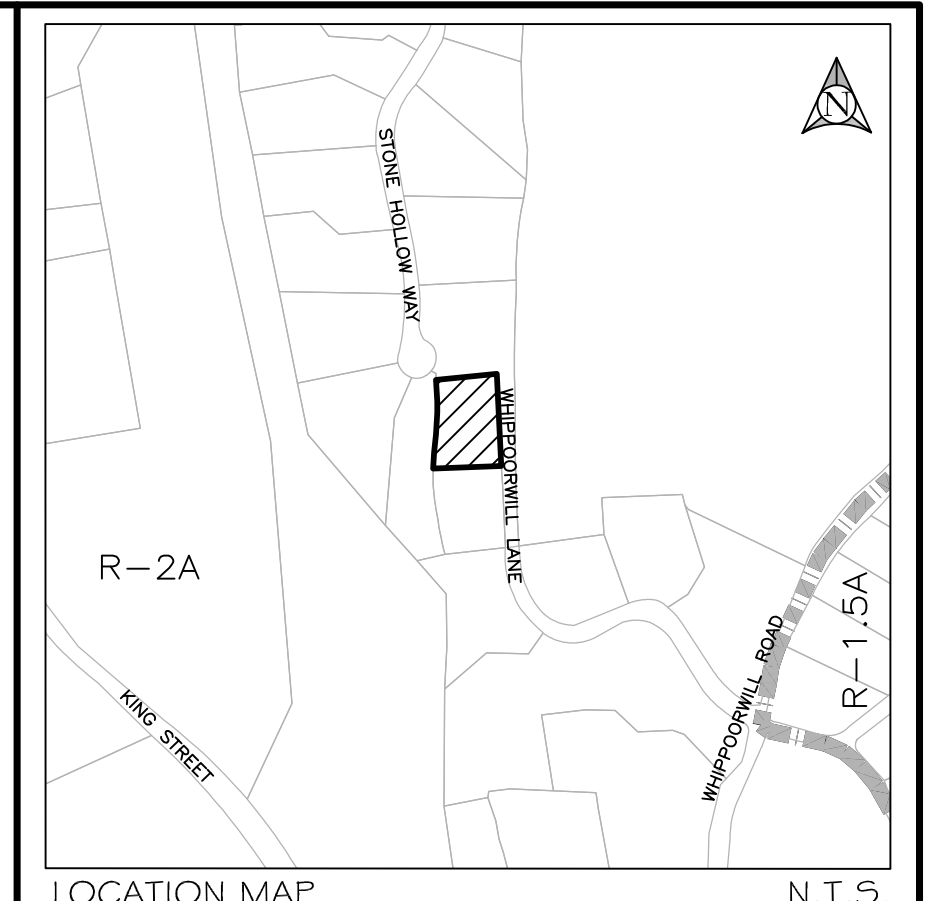
**CONSTRUCTION NOTES:**

- THE CONTRACTOR SHALL LOCATE AND VERIFY IN THE FIELD ALL UTILITIES: SEWER, WATER, GAS, ELECTRICAL, ETC. PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL CALL CODE 753 (FORMERLY CODE 53) PRIOR TO THE START OF CONSTRUCTION.
- THE INSTALLATION OF WATER AND SEWER SHALL BE INSPECTED UNDER THE DIRECTION OF A N.Y. STATE LICENSED PROFESSIONAL ENGINEER.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REQUIRED AS INDICATED ON THIS PLAN OR THE EROSION CONTROL PLAN OR AS DIRECTED BY THE GOVERNING AGENCY, IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS" (BLUE BOOK).
- AS BUILT PLANS IF REQUIRED, SHALL BE CERTIFIED BY A N.Y. STATE LICENSED SURVEYOR OR PROFESSIONAL ENGINEER.
- ALL PROPERTY DISTURBED IN THE RIGHT-OF-WAY OR ON PRIVATE LANDS, SHALL BE RESTORED TO ACCEPTABLE CONDITIONS, AS REQUIRED BY THE GOVERNING AGENCY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICATIONS AND PERMITS REQUIRED FOR CONSTRUCTION.
- THE ROAD AND UTILITIES SHALL BE STAKED IN THE FIELD BY A NEW YORK STATE LICENSED SURVEYOR OR ENGINEER.
- UNDERGROUND UTILITIES: GAS, ELECTRIC, CABLE, TELEPHONE, ETC. SHALL BE AS REQUIRED BY THE GOVERNING AGENCY AND THE APPROPRIATE UTILITY COMPANY.
- ALL PROPOSED OR DISTURBED SLOPES, 1H:2V OR GREATER SHALL BE STABILIZED WITH AN EROSION CONTROL BLANKET.
- IN LIEU OF BLASTING, ROCK RIPPING WILL BE USED WHEREVER POSSIBLE. IF BLASTING IS REQUIRED, BLASTING WILL OCCUR IN ACCORDANCE WITH REGULATIONS AND STANDARDS PRESCRIBED BY THE GOVERNING AGENCY. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY PERMITS IF BLASTING IS REQUIRED.
- NO REPRESENTATION OF THE SUB-SURFACE SOIL CONDITIONS ON THIS SITE ARE MADE OR IMPLIED. IT IS THE DEVELOPER/CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL IMPROVEMENTS ARE PLACED ON SOIL WITH A SUITABLE BEARING CAPACITY.
- OVERNIGHT EXCAVATIONS WILL NOT BE PERMITTED.



**SITE PLAN**

FIRE DISTRICT: ARMONK FD  
 SCHOOL DISTRICT: BYRAM HILLS  
 WATER DISTRICT: NORTH CASTLE WD#5  
 APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 CHRISTOPHER CARTH, CHAIRMAN  
 TOWN OF NORTH CASTLE PLANNING BOARD  
 ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION:  
 DATE: \_\_\_\_\_  
 JOSEPH M. CERMELE, P.E.  
 KELLARD SESSIONS CONSULTING  
 CONSULTING TOWN ENGINEERS



LOCATION MAP N.T.S.

**NOTES**  
 - WALLS GREATER THAN FOUR (4) FEET IN HEIGHT SHALL BE CERTIFIED BY THE PROFESSIONAL ENGINEER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY/COMPLETION.

**DEEP TEST HOLE DESCRIPTION**

DT1  
 0"-6" TOPSOIL  
 6"-72" SILTY SANDS  
 MODERATELY COMPACTED

**PERCOLATION TEST DATA**

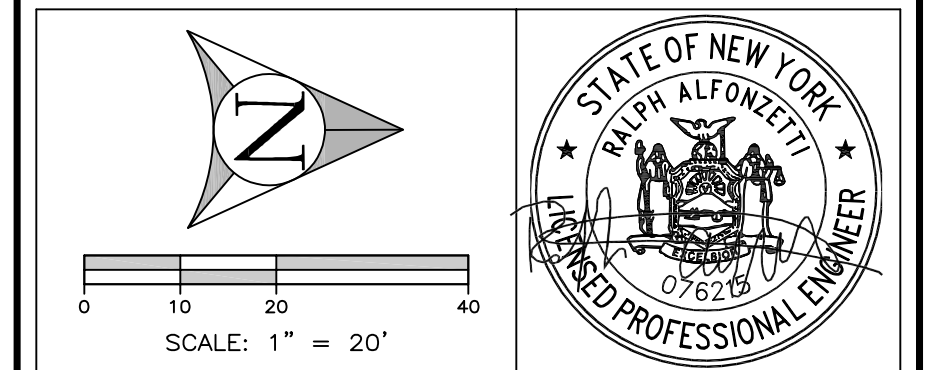
P1	40 MIN./IN.
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**ZONING TABLE**

ZONE: ONE FAMILY RESIDENCE DISTRICT ZONE R-2A

TOTAL LOT AREA:	2 ACRES	1.28 AC
MINIMUM LOT AREA:	2 ACRES	1.28 ACRES
FRONT YARD SETBACK:	50 FT.	55.7 FT.
SIDE YARD SETBACK:	30 FT.	43.0 FT.
REAR YARD SETBACK:	50 FT.	109.3 FT.
MAXIMUM HEIGHT:	30 FT.	29.1 FT.
MAXIMUM BUILDING COVERAGE:	8%	6.5%

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209(2), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER ANY ITEM ON THIS PLAN IN ANY WAY. IF ANY ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



**ALFONZETTI ENGINEERING, P.C.**  
 14 SMITH AVE, MT. KISCO, N.Y. 10549  
 914-666-9800 INFO@ALFONZETTIENG.COM

**SITE DATA**

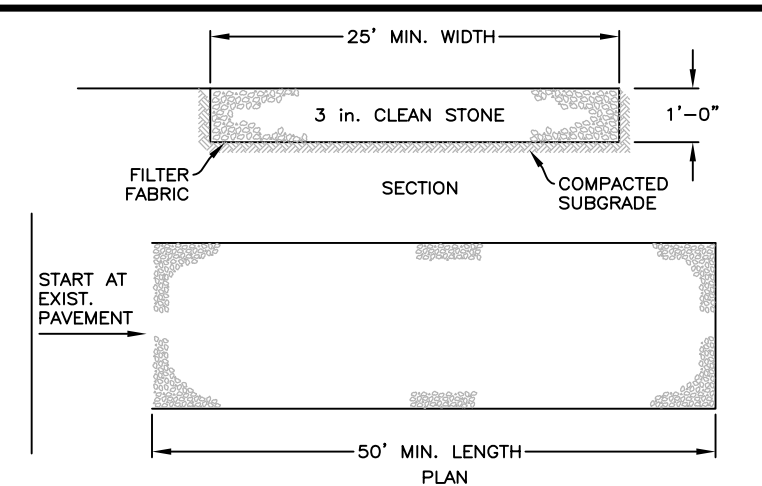
OWNER/APPLICANT: MRL 11 WHIPPOORWILL LLC  
 SITE ADDRESS: 11 WHIPPOORWILL LANE, ARMONK, NEW YORK 10504  
 TAX MAP #: 107.04-1-5  
 LOT AREA: 1.28 ACRES  
 ZONING: R-2A

**SITE PLAN**  
 JUNE 12, 2023

PROJECT: 11 WHIPPOORWILL LANE  
 TOWN OF NORTH CASTLE, WESTCHESTER COUNTY,  
 NEW YORK

SHEET: 01 OF 02



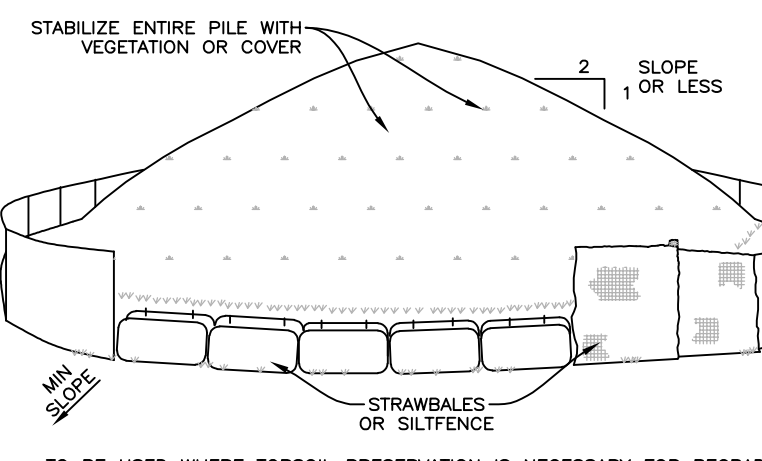


TO BE PROVIDED AT ALL POINTS OF EQUIPMENT INGRESS OR EGRESS ONTO PUBLIC RIGHTS-OF-WAY.

**INSTALLATION NOTES**

1. STONE SIZE - USE 3" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - 25 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. PIPING SHALL BE IMPROVED WITH A MOUNTAIN BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

**STABILIZED CONSTRUCTION ENTRANCE (ANTI-TRACKING PAD) N.T.S.**



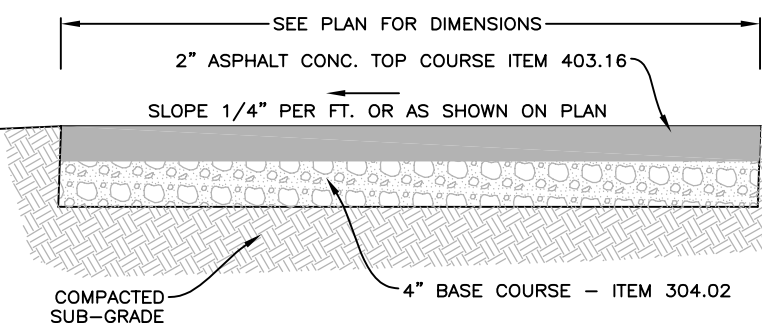
TO BE USED WHERE TOPSOIL PRESERVATION IS NECESSARY FOR REGRADING AND VEGETATING DISTURBED AREAS. TOPSOIL IS APPLIED TO SUBSOILS THAT ARE DROUGHTY (HAVING LOW AVAILABLE MOISTURE FOR PLANTS), STONY, SALTY, HAVE LOW PERMEABILITY, OR ARE EXTREMELY ACID. IT IS ALSO USED TO BACKFILL AROUND SHRUB AND TREE TRANSPLANTS.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

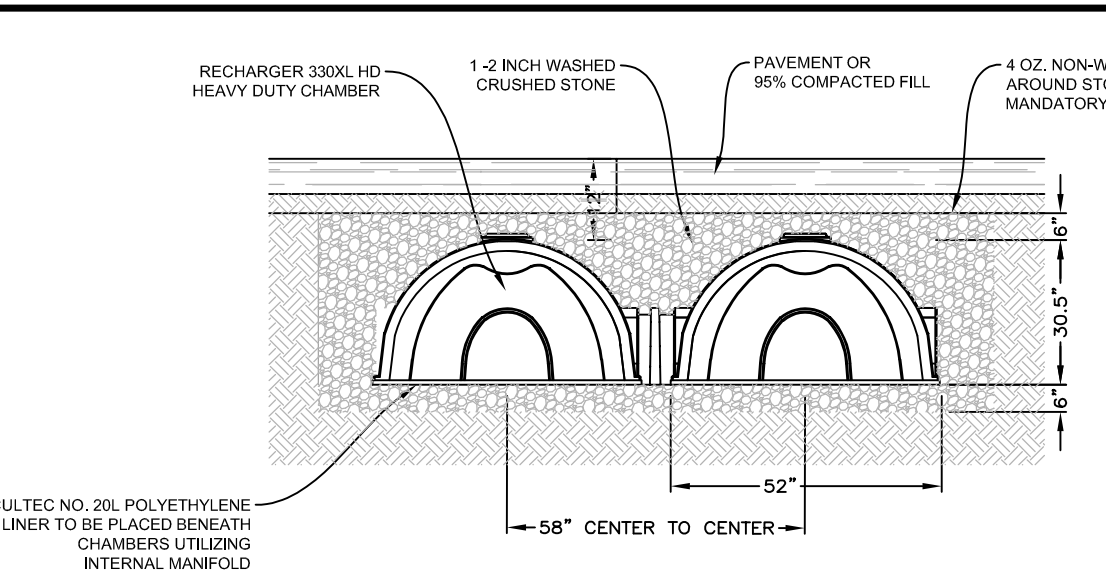
**INSTALLATION NOTES**

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.

**TEMPORARY MATERIAL STOCKPILE N.T.S.**

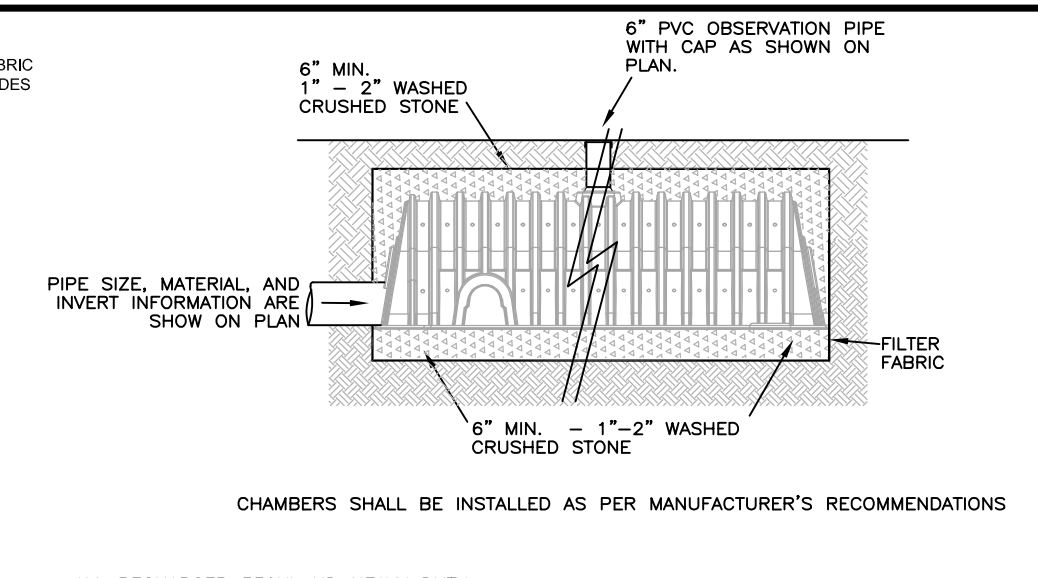


**DRIVEWAY SECTION N.T.S.**



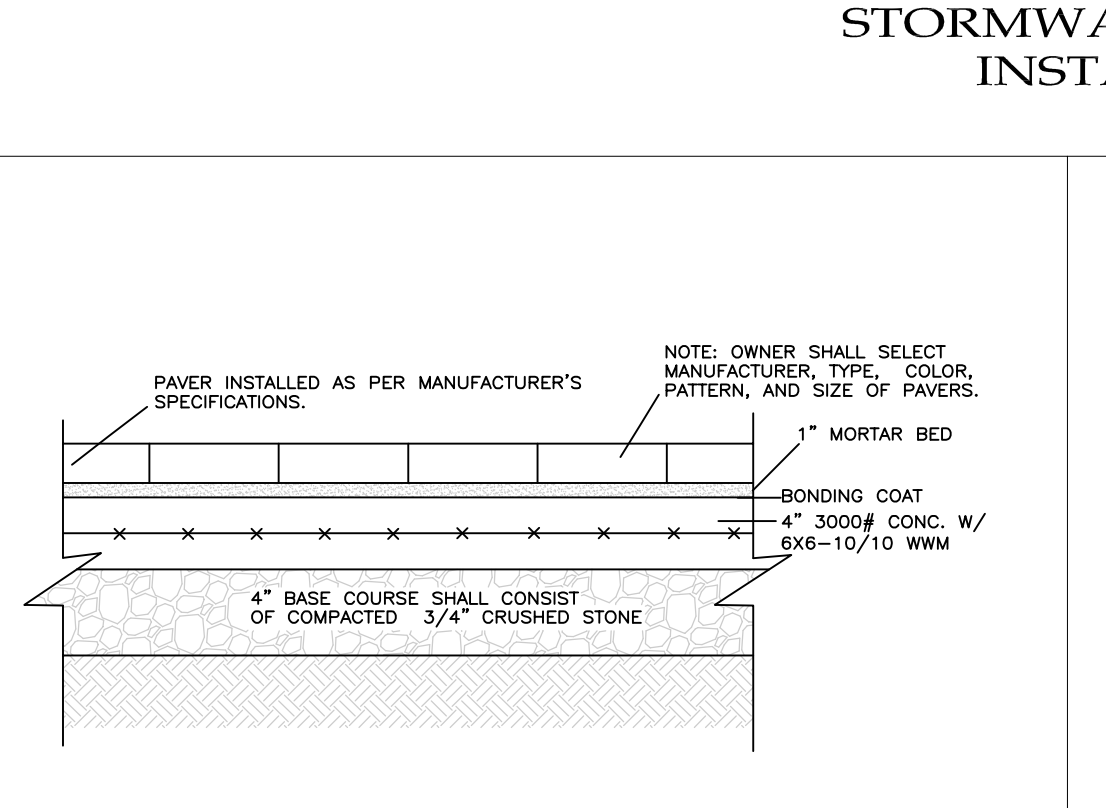
GENERAL NOTES  
 RECHARGER 330XL HD BY CULTEC, INC. OF BROOKFIELD, CT.  
 STORAGE PROVIDED = 11.32 CF/FT PER DESIGN UNIT.  
 REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.  
 USE RECHARGER 330XL HD HEAVY DUTY FOR TRAFFIC AND/OR H-25 APPLICATIONS.

**STORMWATER CHAMBER CROSS SECTION N.T.S.**

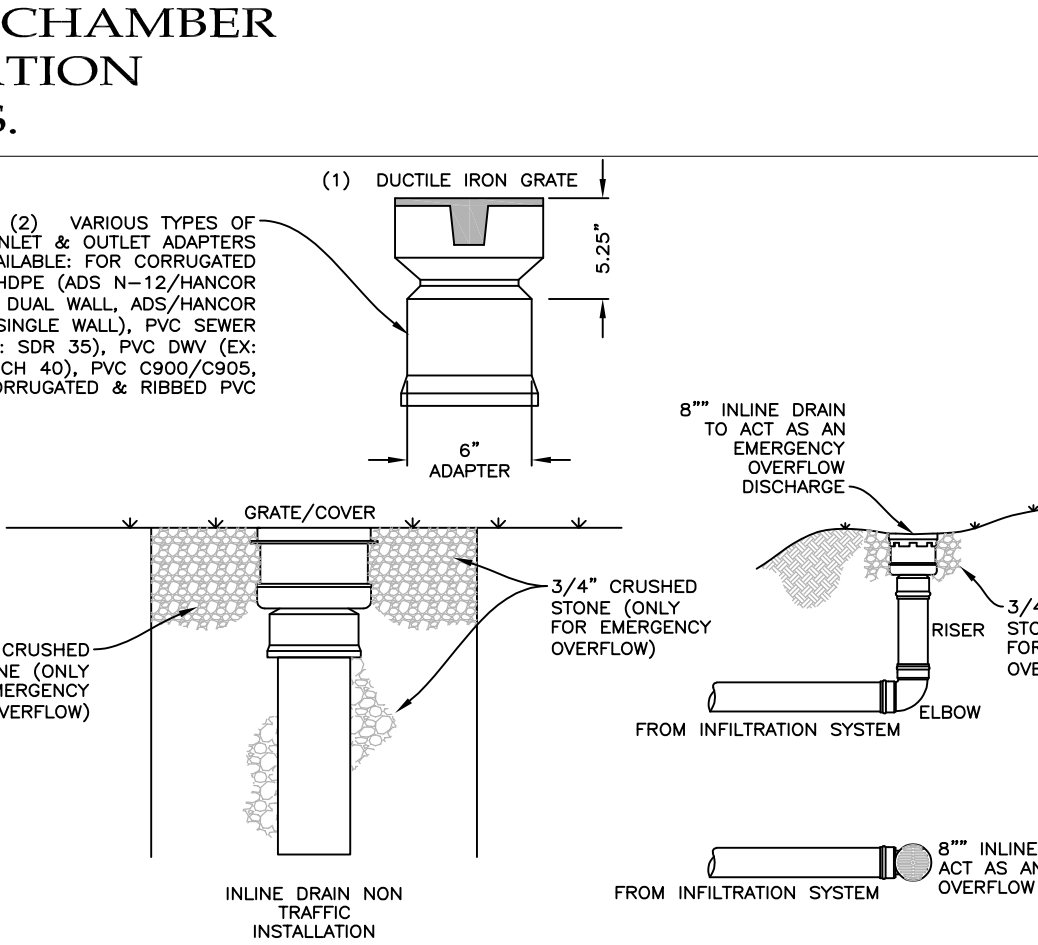


GENERAL NOTES  
 RECHARGER 330XL HD BY CULTEC, INC. OF BROOKFIELD, CT.  
 STORAGE PROVIDED = 11.32 CF/FT PER DESIGN UNIT.  
 REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.  
 USE RECHARGER 330XL HD HEAVY DUTY FOR TRAFFIC AND/OR H-25 APPLICATIONS.

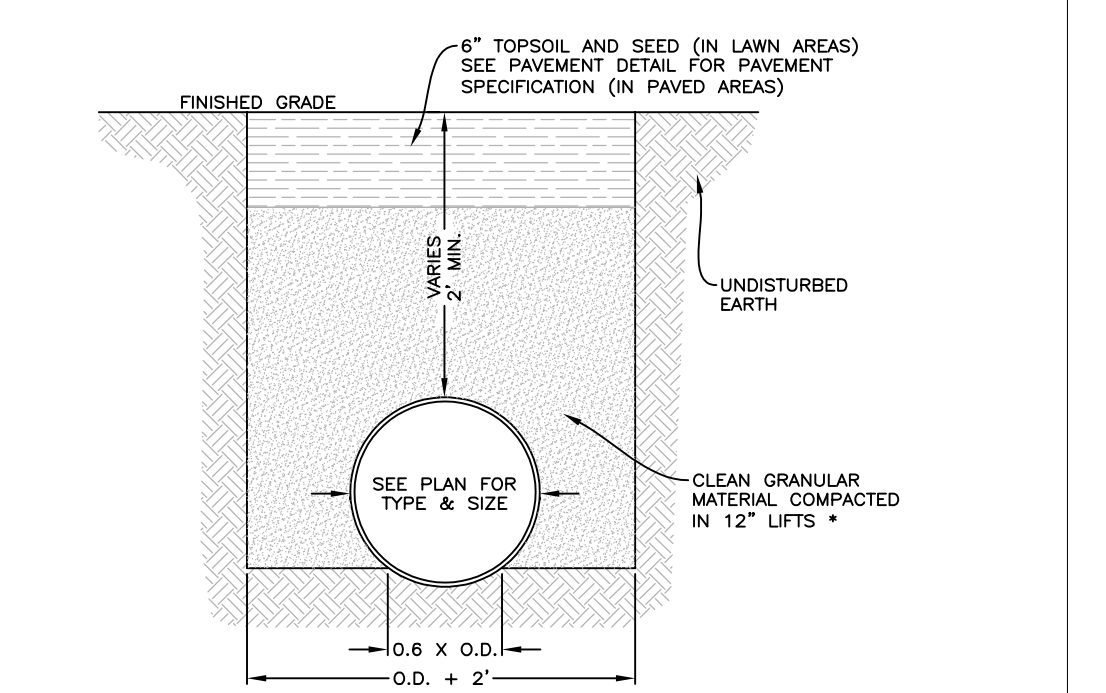
**STORMWATER CHAMBER CROSS SECTION N.T.S.**



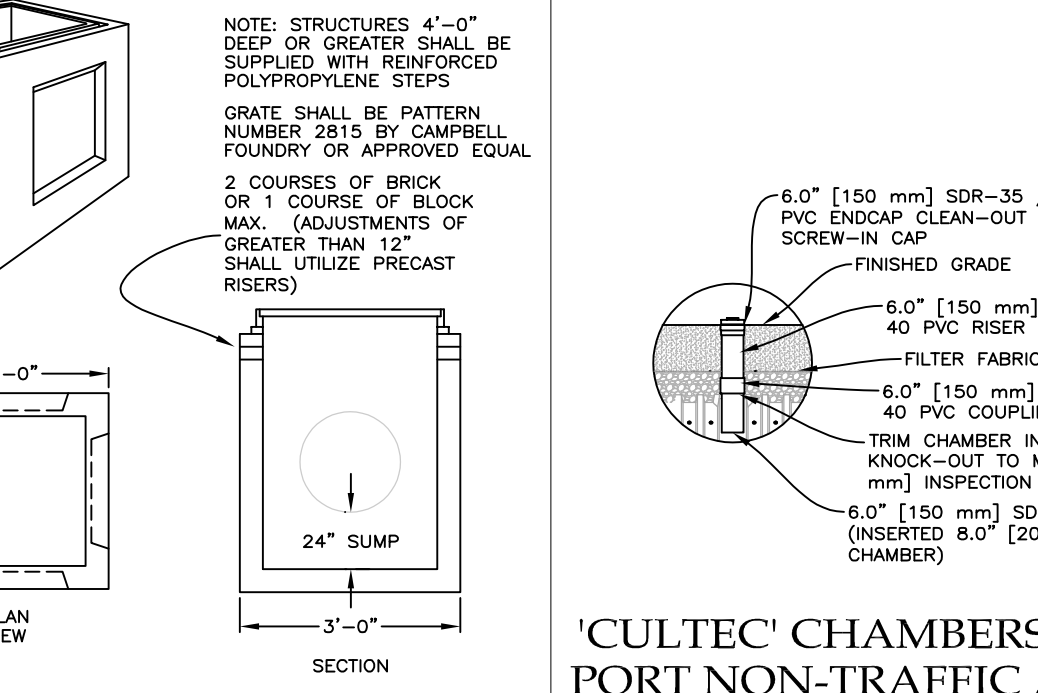
**WALKWAY DETAIL N.T.S.**



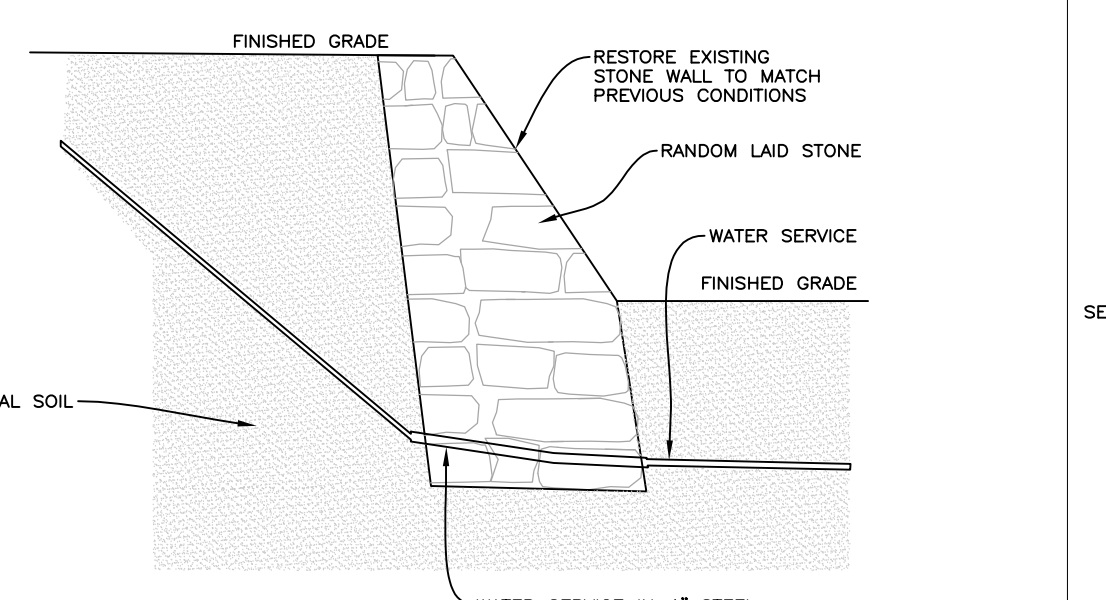
**EMERGENCY OVERFLOW DISCHARGE N.T.S.**



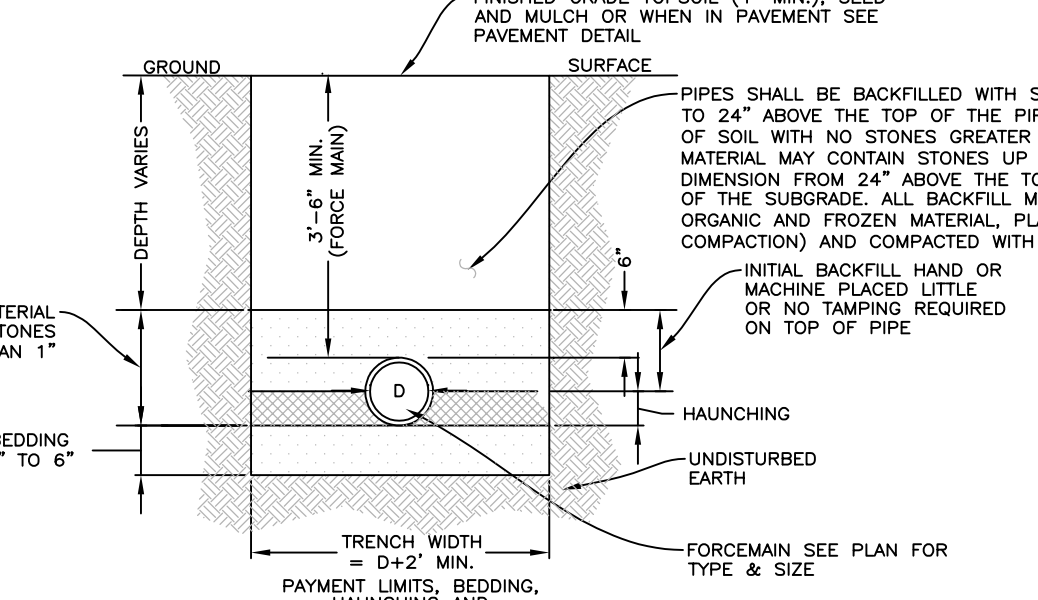
**DRAIN PIPE TRENCH DETAIL N.T.S.**



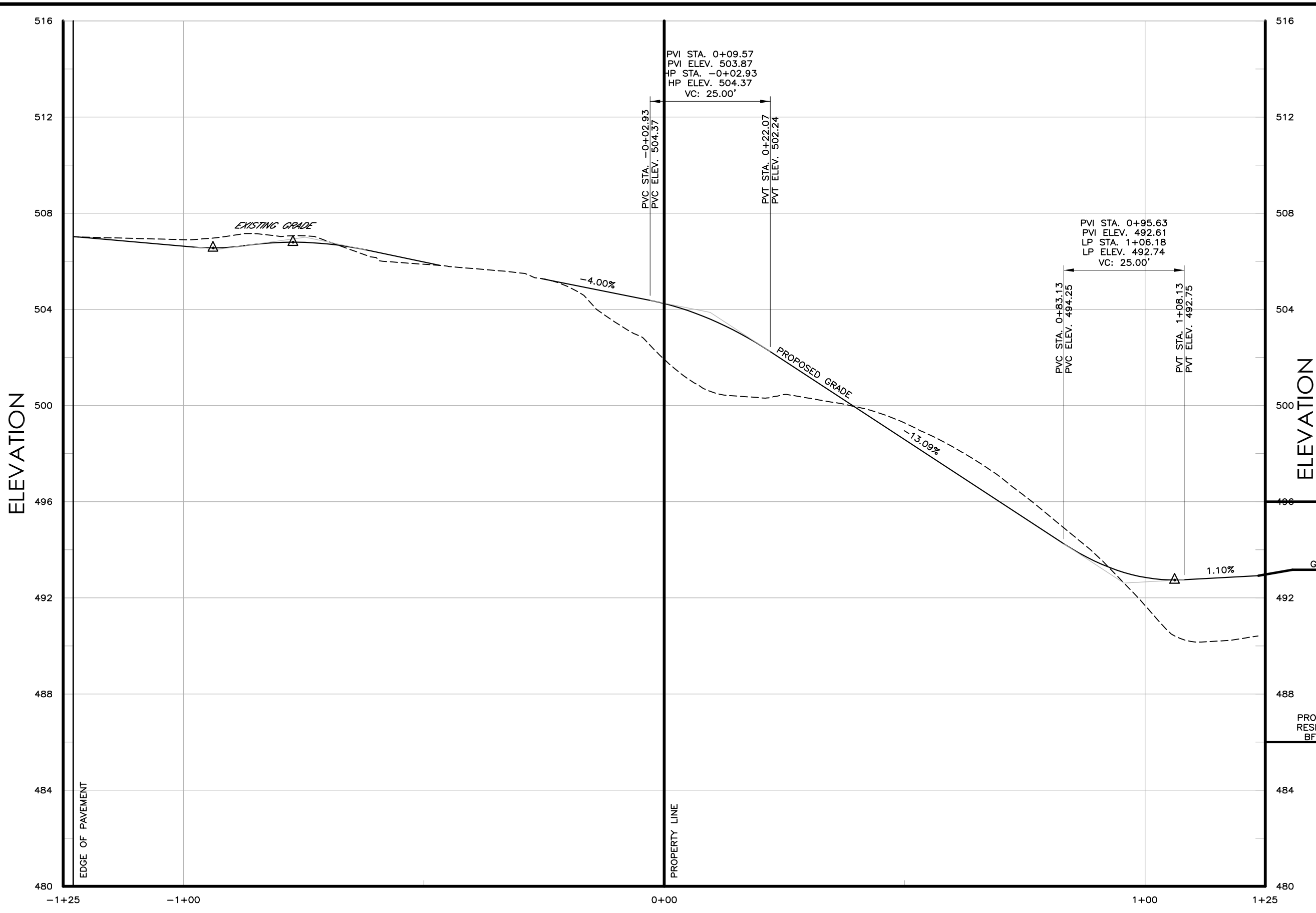
**YARD DRAIN N.T.S.**



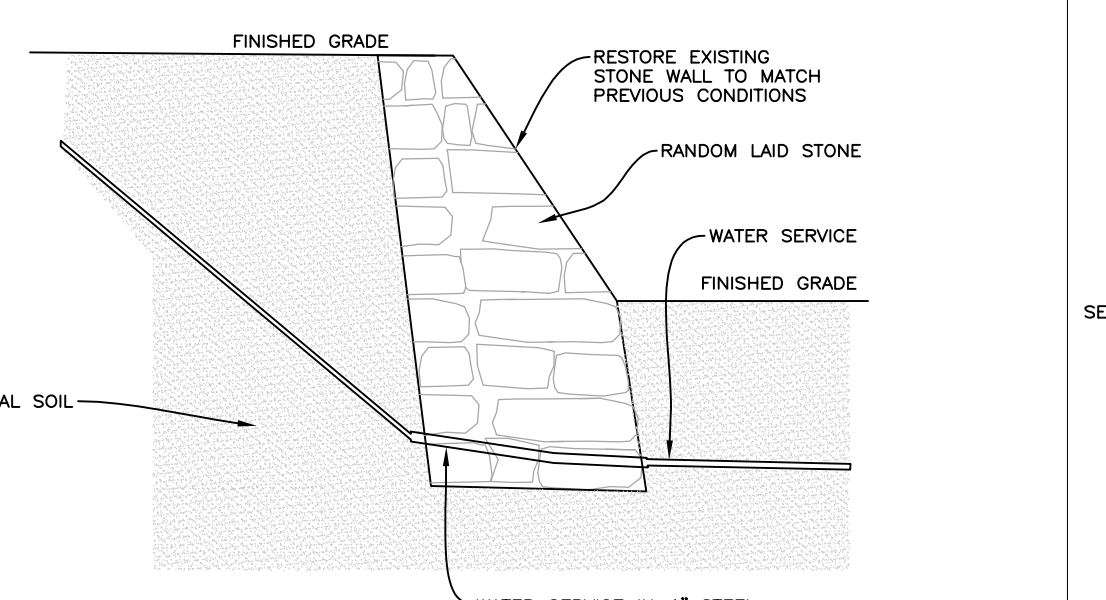
**WATER SERVICE THROUGH EXISTING STONE WALL N.T.S.**



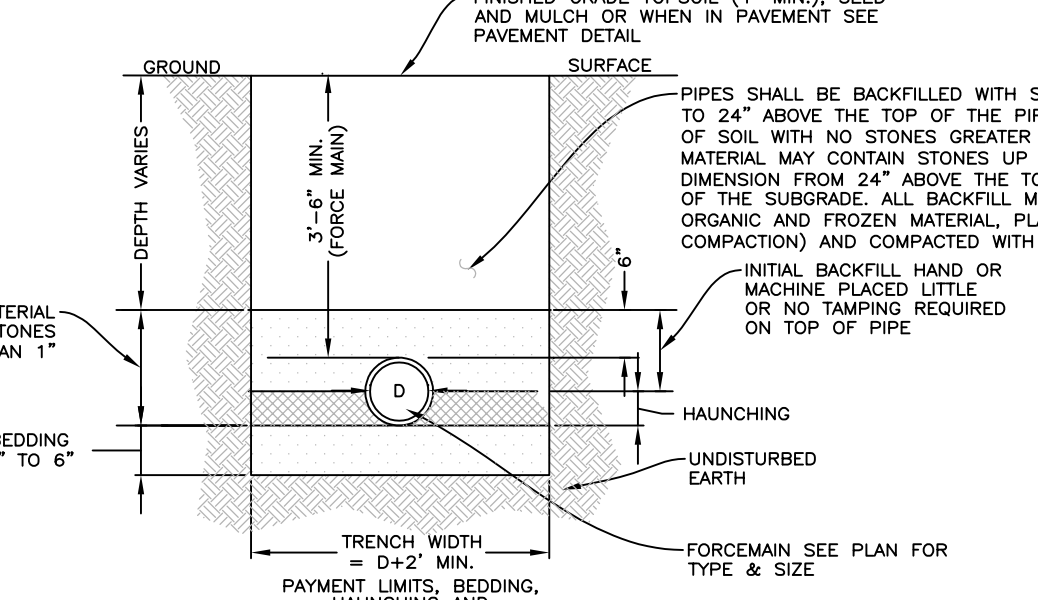
**FORCEMAIN TRENCH DETAIL N.T.S.**



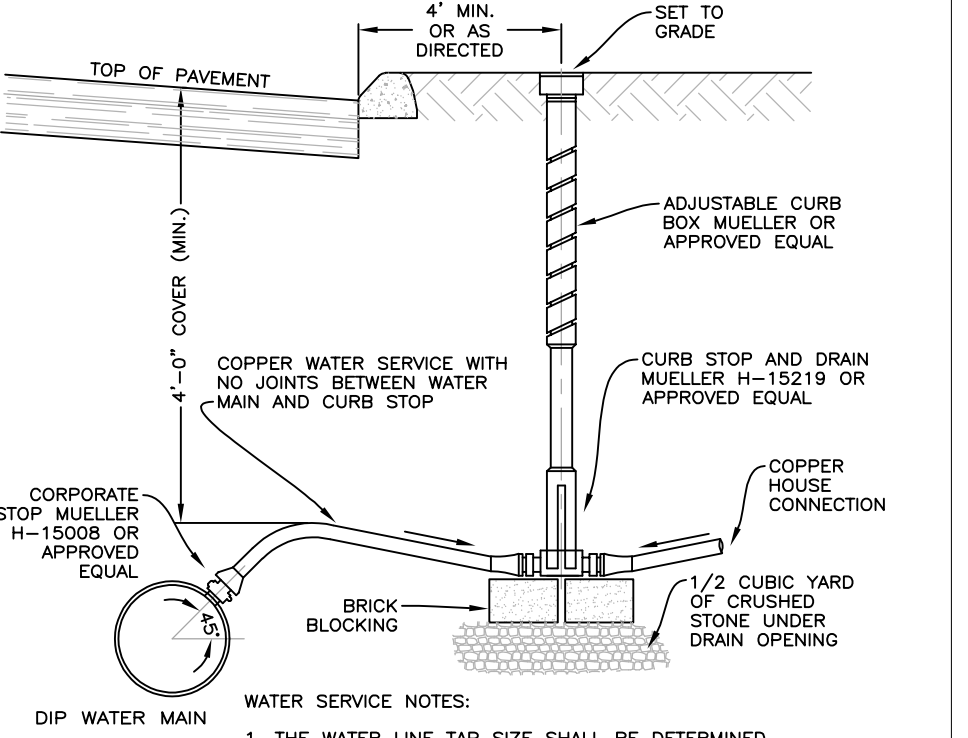
**PROPOSED DRIVEWAY PROFILE**  
 HORIZONTAL SCALE: 1" = 20'  
 VERTICAL SCALE: 1" = 4'



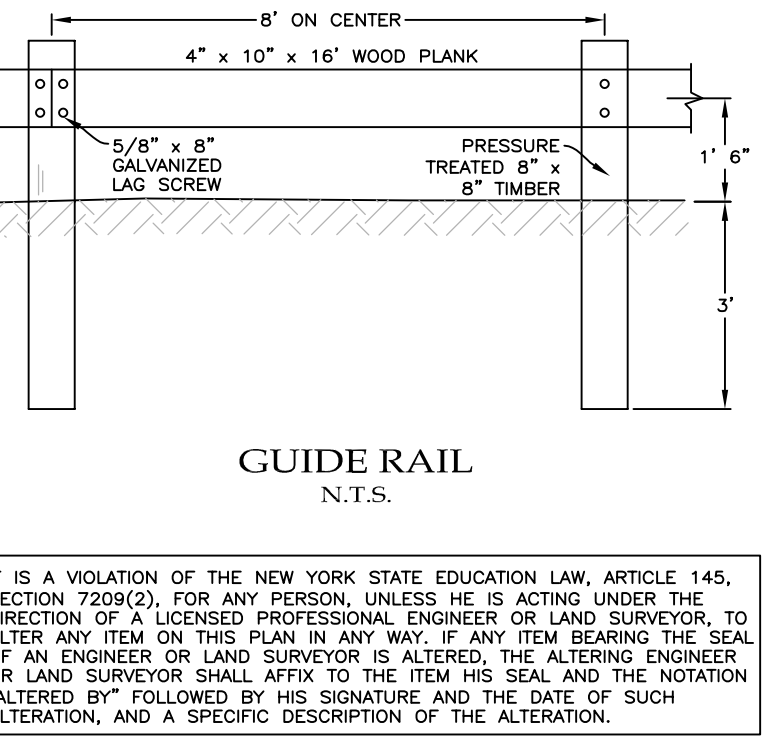
**'CULTEC' CHAMBERS INSPECTION PORT NON-TRAFFIC APPLICATION N.T.S.**



**SILT FENCE N.T.S.**

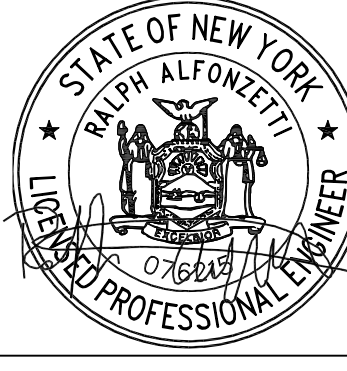


**WATER SERVICE CONNECTION DETAIL N.T.S.**



**GUIDE RAIL N.T.S.**

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209(2), FOR ANY PERSON, WHO IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER ANY ITEM ON THIS PLAN IN ANY WAY, IF ANY ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



**ALFONZETTI ENGINEERING, P.C.**  
 14 SMITH AVE, MT. KISCO, N.Y. 10549  
 914-666-9800 INFO@ALFONZETTIENG.COM

<b>SITE DATA</b>	
OWNER/APPLICANT: MRL 11 WHIPPOORWILL LLC	
SITE ADDRESS: 11 WHIPPOORWILL LANE ARMONK, NEW YORK 10504	
TAX MAP #: 107.04-1-5	
LOT AREA: 1.28 ACRES	
ZONING: R-2A	
DRAWING: <b>SITE DETAILS</b>	SHEET 02 OF 02
DATE: <b>JUNE 12, 2023</b>	
PROJECT: <b>11 WHIPPOORWILL LANE</b>	
TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK	

**CONSTRUCTION SPECIFICATIONS**

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POST WITH TIES OR STAPLES. POST SHALL BE STEEL EITHER "T" OR "J" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 4" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100K, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL MEET THE MINIMUM REQUIREMENTS SHOWN.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

DATE: \_\_\_\_\_  
 CHRISTOPHER CARTH, CHAIRMAN  
 TOWN OF NORTH CASTLE PLANNING BOARD

DATE: \_\_\_\_\_  
 JOSEPH M. CERMELE, P.E.  
 KELLARD SESSIONS CONSULTING  
 CONSULTING TOWN ENGINEER



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](http://www.northcastleny.com)

**GROSS LAND COVERAGE CALCULATIONS WORKSHEET**

Application Name or Identifying Title: 11 Whipoorwill Lane Date: 06/12/2023

Tax Map Designation or Proposed Lot No.: 107.04-1-5

Gross Lot Coverage

1. Total lot Area (Net Lot Area for Lots Created After 12/13/06): 55,914 S.F.
2. **Maximum** permitted gross land coverage (per Section 355-26.C(1)(a)): 10,461.86 S.F.
3. **BONUS** maximum gross land cover (per Section 355-26.C(1)(b)):
 

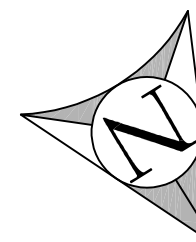
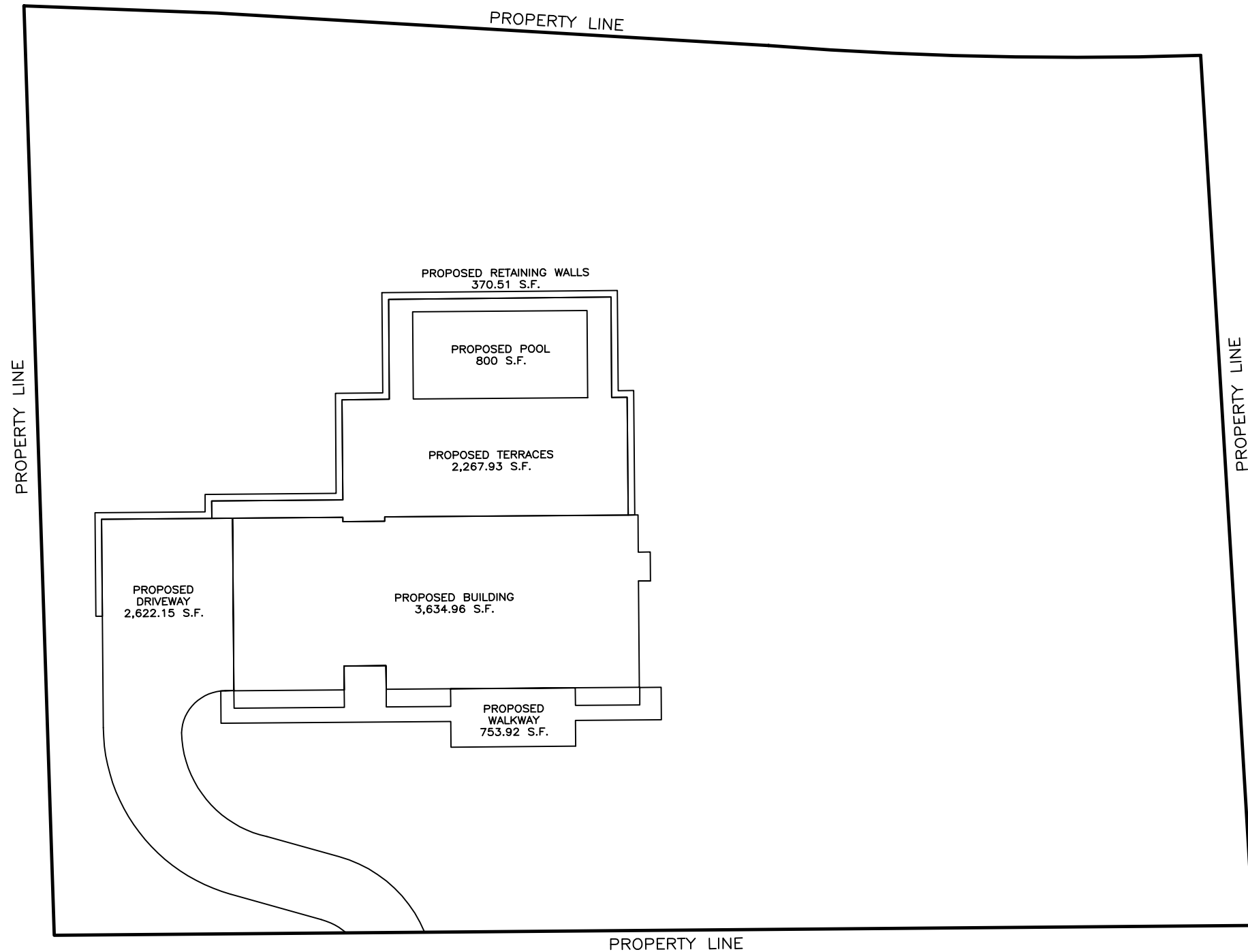
Distance principal home is beyond minimum front yard setback  
5.7 x 10 = 57 S.F.
4. **TOTAL Maximum Permitted gross land coverage** = Sum of lines 2 and 3 10,518.86 S.F.
5. Amount of lot area covered by **principal building**:  
0 existing + 3,635.0 proposed = 3,635.0 S.F.
6. Amount of lot area covered by **accessory buildings**:  
0 existing + 0 proposed = 0 S.F.
7. Amount of lot area covered by **decks**:  
0 existing + 0 proposed = 0 S.F.
8. Amount of lot area covered by **porches**:  
0 existing + 0 proposed = 0 S.F.
9. Amount of lot area covered by **driveway, parking areas and walkways**:  
0 existing + 3,376.1 proposed = 3,376.1 S.F.
10. Amount of lot area covered by **terraces**:  
0 existing + 2,267.9 proposed = 2,267.9 S.F.
11. Amount of lot area covered by **tennis court, pool and mechanical equip**:  
0 existing + 800 proposed = 800 S.F.
12. Amount of lot area covered by **all other structures**:  
0 existing + 370.5 proposed = 370.5 S.F.
13. Proposed **gross land coverage**: Total of Lines 5 – 12 = 10,449.5 S.F.

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.

Adam R. Kaufman  
 Signature and Seal of Professional Preparing Work



06/12/2023  
 Date



SCALE: 1" = 20'

NOTE: LINES SHOWN ARE CLOSED  
COMPUTER POLYLINE ENTITIES.

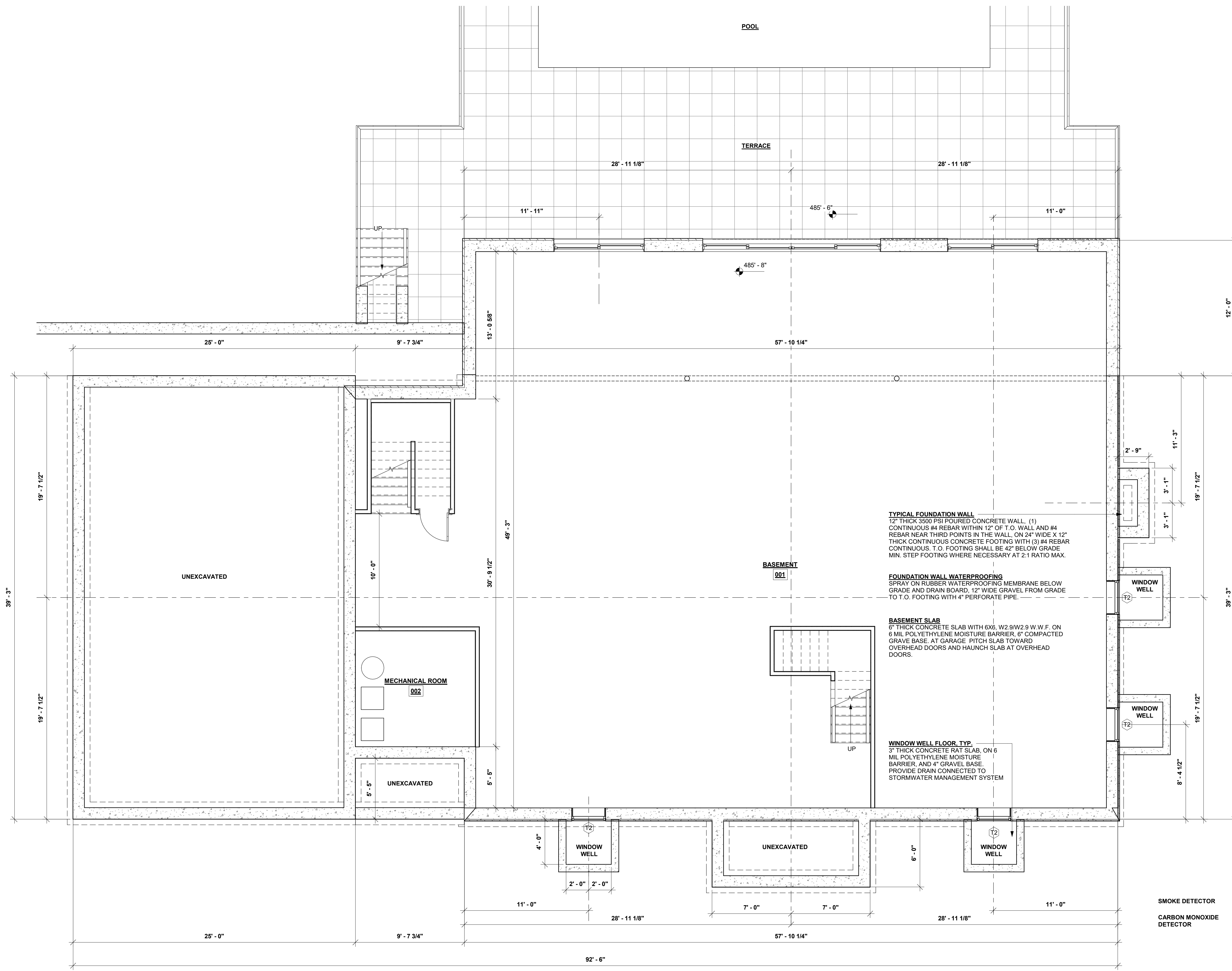
ALFONZETTI ENGINEERING, P.C.  
14 SMITH AVENUE, MT. KISCO, N.Y. 10549  
914 - 666 - 9800

PROJECT:

11 WHIPPOORWILL LANE  
TOWN OF NORTH CASTLE,  
WESTCHESTER COUNTY, NEW YORK

DRAWING:

GLC BACKUP  
JUNE 12, 2023



No.	DATE	ISSUE
1	5/15/23	ISSUED FOR RPRC
2	6/12/23	ISSUED FOR P.B.

PROJECT NAME:  
SINGLE FAMILY HOUSE

PROJECT ADDRESS:  
11 WHIPPOORWILL LN  
NORTH CASTLE, NY



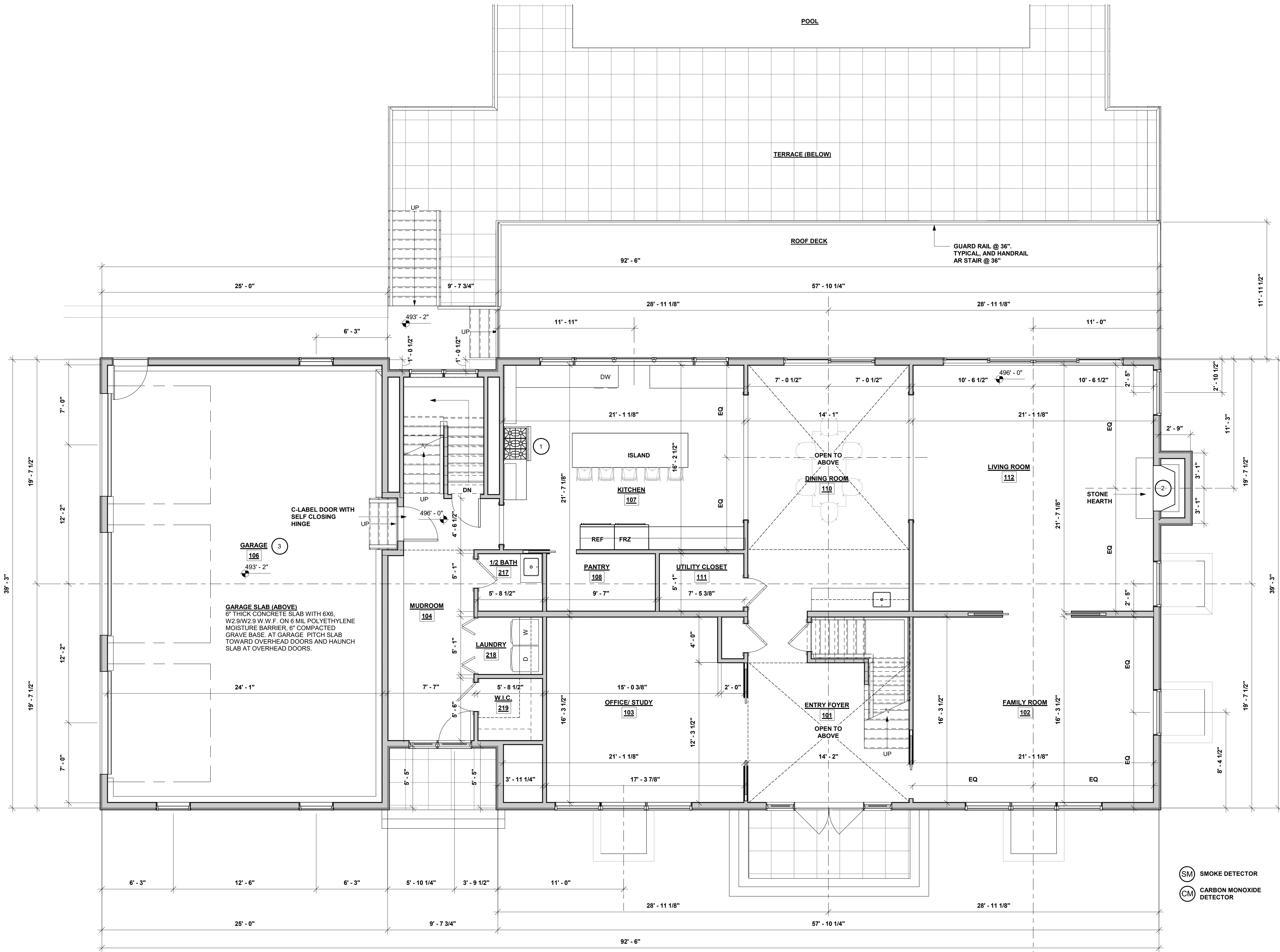
MICHAEL A. PICCIRILLO, AIA  
345 KEAR STREET, SUITE 203  
YORKTOWN HEIGHTS, NY 10598  
TELEPHONE: 914-368-9838  
FACSIMILE: 914-368-9839  
michael@mpiccirilloarchitect.com  
www.mpiccirilloarchitect.com

BASEMENT/  
FOUNDATION  
PLAN

Scale  
1/4" = 1'-0"

A100

1 BASEMENT FLOOR  
1/4" = 1'-0"



1 1ST FLOOR  
1/4" = 1'-0"

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PROJECT NAME:  
SINGLE FAMILY HOUSE

PROJECT ADDRESS:  
11 WHIPPOORWILL LN  
NORTH CASTLE, NY



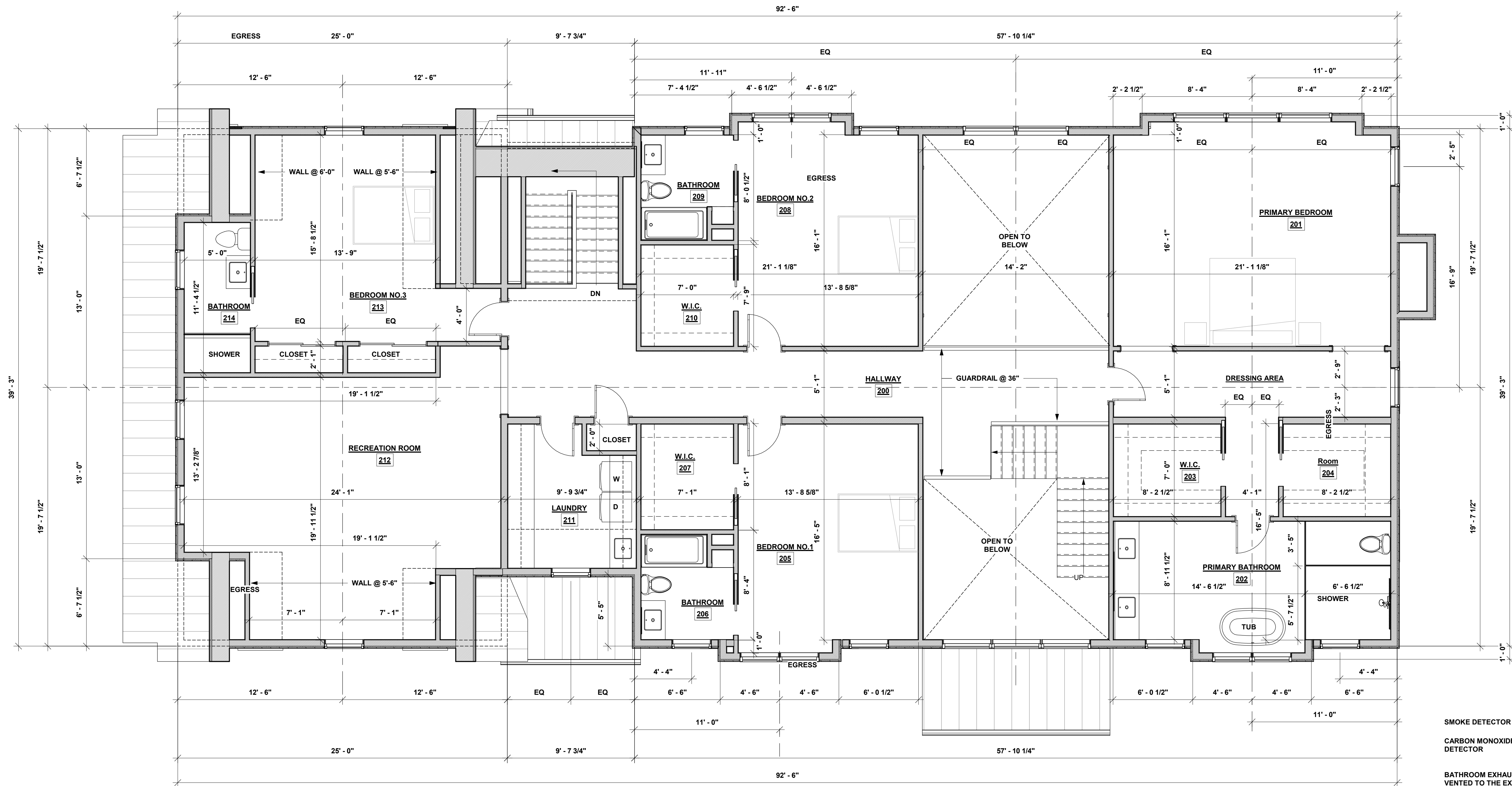
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1ST FLOOR PLAN

Scale  
1/4" = 1'-0"

A101

SM SMOKE DETECTOR  
CM CARBON MONOXIDE DETECTOR



SMOKE DETECTOR  
CARBON MONOXIDE DETECTOR  
BATHROOM EXHAUST FANS VENTED TO THE EXTERIOR

No.	DATE	ISSUE
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PROJECT NAME:  
SINGLE FAMILY HOUSE

PROJECT ADDRESS:  
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NORTH CASTLE, NY



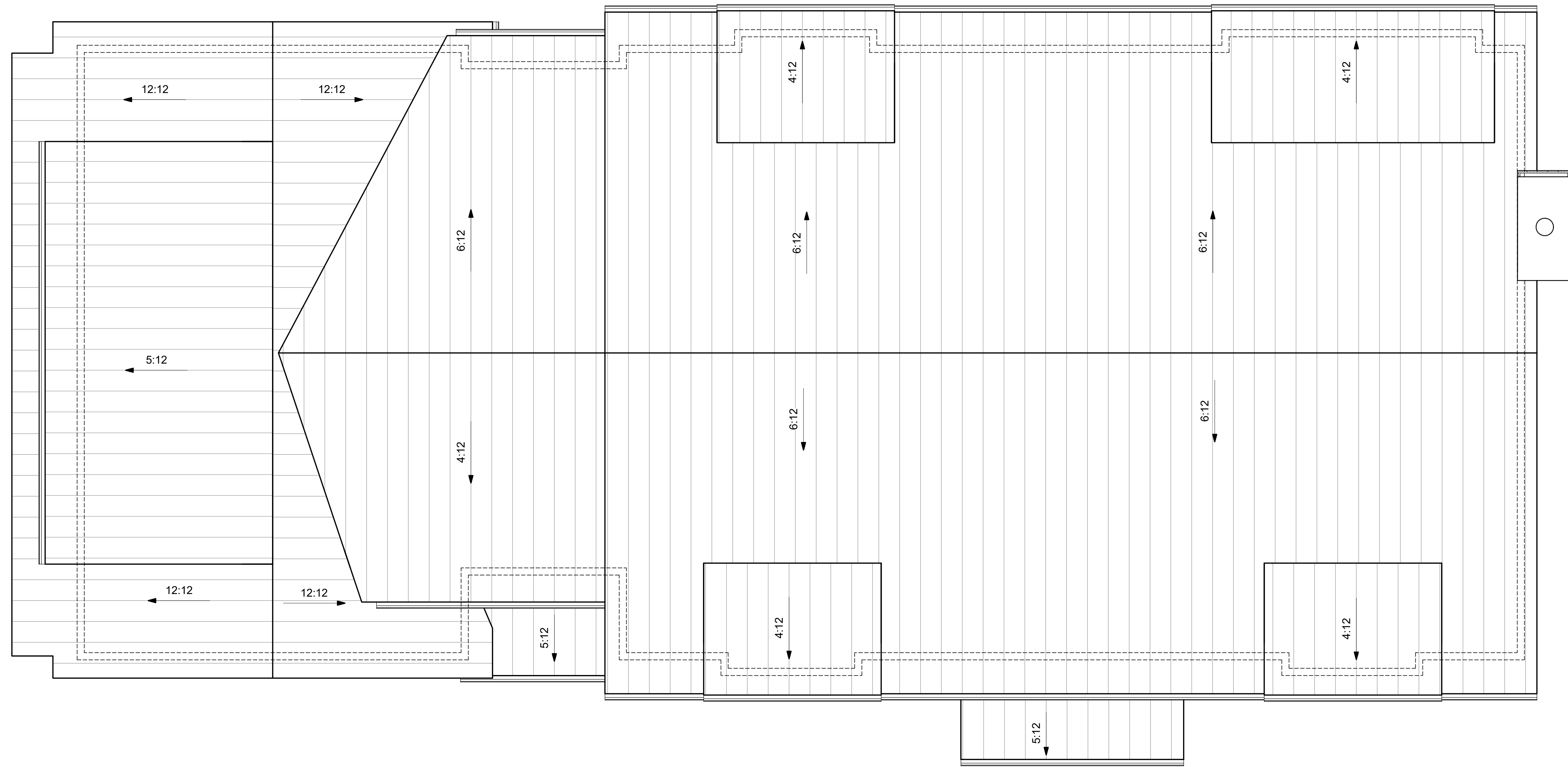
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SECOND FLOOR PLAN

Scale  
1/4" = 1'-0"

A102

1 2ND FLOOR  
1/4" = 1'-0"



1 ROOF  
1/4" = 1'-0"

No.	DATE:	ISSUE:
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PROJECT NAME:  
SINGLE FAMILY HOUSE

PROJECT ADDRESS:  
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ROOF PLAN

Scale  
1/4" = 1'-0"

A104



1 EAST ELEVATION  
3/16" = 1'-0"



2 WEST ELEVATION  
3/16" = 1'-0"

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PROJECT NAME:

SINGLE FAMILY HOUSE

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ELEVATIONS

Scale  
3/16" =  
1'-0"

A200





1 NORTH ELEVATION  
3/16" = 1'-0"

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PROJECT NAME:  
SINGLE FAMILY HOUSE

PROJECT ADDRESS:  
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ELEVATIONS

Scale 3/16" = 1'-0"

A201



1 SOUTH ELEVATION  
3/16" = 1'-0"

No.	DATE	ISSUE
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PROJECT NAME:

SINGLE FAMILY HOUSE

PROJECT ADDRESS:

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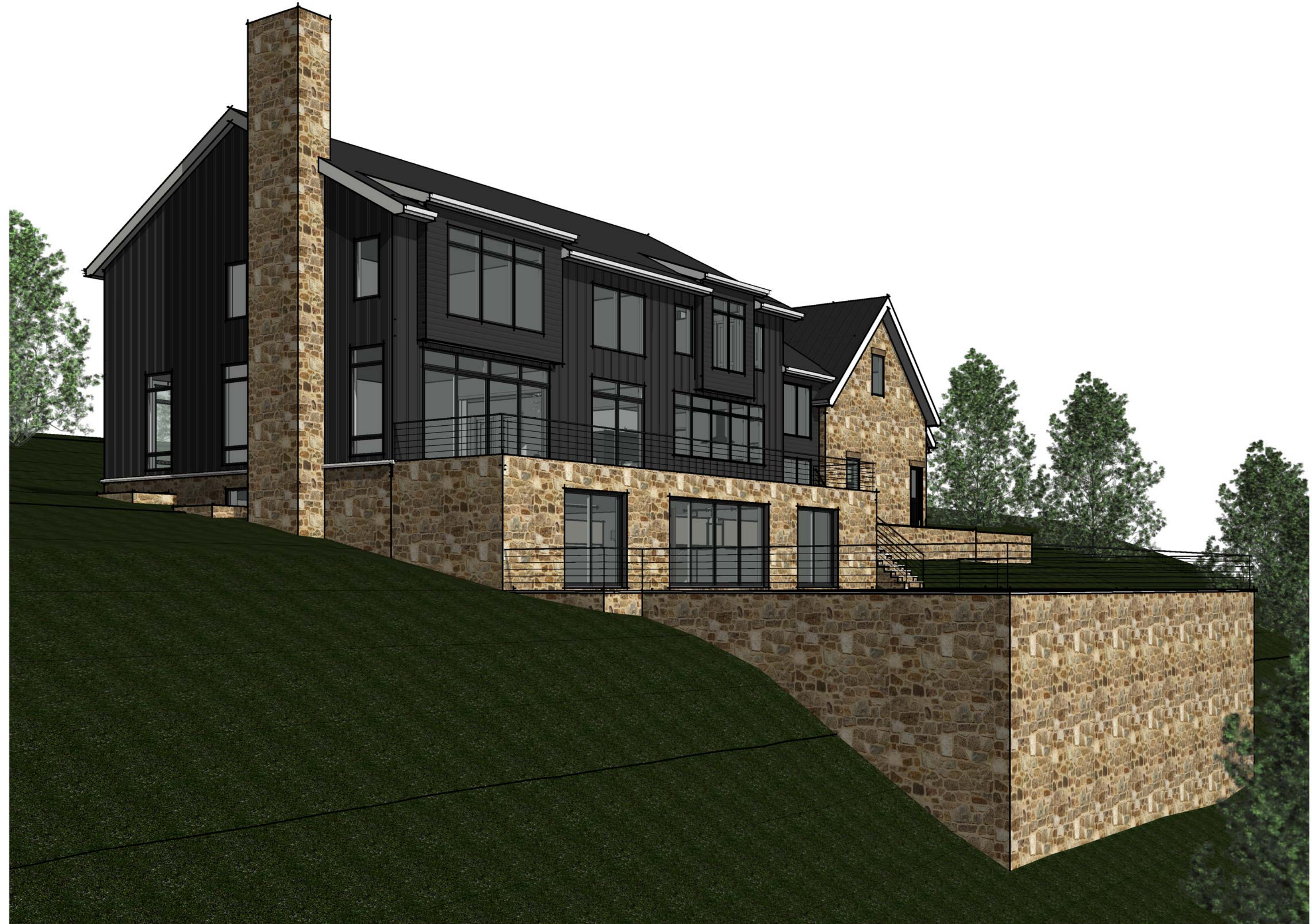
ELEVATIONS

Scale  
3/16" = 1'-0"

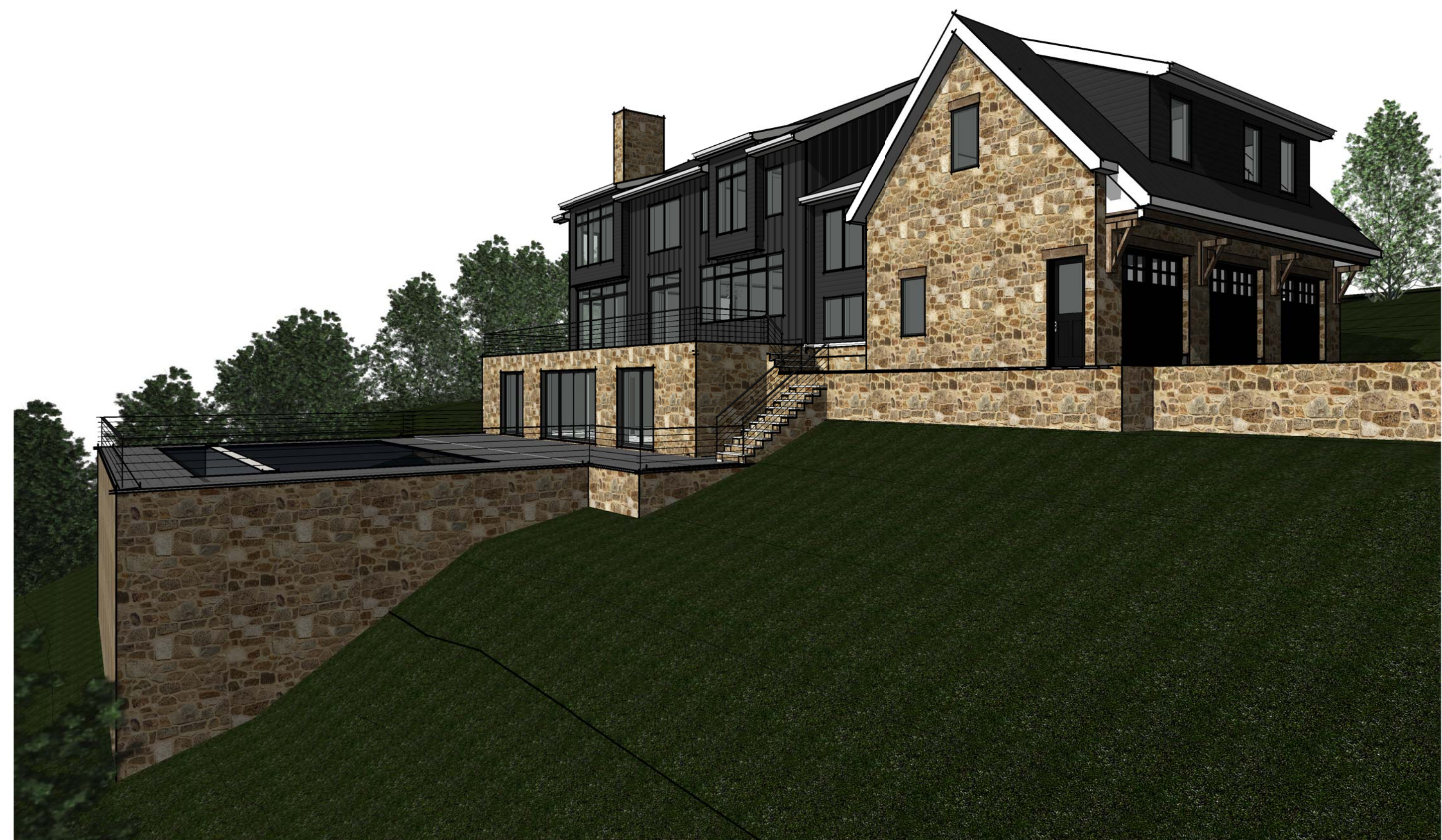
A202



1 NE PERSPECTIVE



2 NW PERSPECTIVE



3 SW PERSPECTIVE

No.	DATE	ISSUE
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PERSPECTIVES

Scale

A205