

June 26, 2023

Mr. Christopher Carthy  
Chairman of the Town of North Castle Planning Board  
and Members of the Board  
15 Bedford Road  
Armonk, New York 10504

**Regarding: Jungers Starr Residence Swimming Pool  
14 Tallwood Road, Armonk  
Wetland Permit Application**

Dear Chairman Carthy and Members of the Board:

Our firm represents Christian Jungers and Michelle Starr, owners of the property at 14 Tallwoods Road in the Town of North Castle. The owners are proposing to construct a swimming pool, in the rear yard of their home. All of the improvements and disturbance associated with the construction are located within a 100-foot locally regulated wetland buffer. It has been determined that the application will require a Wetland Permit review from the Planning Board.

The project will result in the creation of approximately 1,000 square feet of new impervious surface, all of which will be within the regulated buffer area. A stormwater mitigation system is proposed to serve the dual purpose of mitigating stormwater runoff generated from the new impervious surface and to provide a system to accept pool water drawdown.

Construction of the proposed pool, equipment and mitigation area will create 5,600 square feet of overall disturbance on the property. The total amount of disturbance occurring within the regulated buffer area is 5,260 square feet. Three (3) trees will be removed as a result of the proposed activity.

Wetland buffer mitigation is proposed to offset the impact created by the disturbance associated with the project. The strategy for the buffer mitigation is to remove invasive species along existing wetland and supplement existing landscape with enhanced plantings of additional native flowers, ferns, and grasses.

In addition to the landscape mitigation, a retaining wall will be placed adjacent to the proposed pool to limit yard area and disturbance within the wetlands itself. All disturbed areas will be restored by placement of topsoil and restoring vegetation.

In support of this application, we are submitting the following material:

- Plan Set including Site Plan, Construction Plan and Detail
- Survey
- Mitigation Plan as prepared by Benedek Ticehurst Landscape Architects and Planners, P.C.
- Site Plan application
- Short Environmental Assessment Form
- Gross Land Coverage Worksheet
- Wetland Permit Application
- Fees to be provided separately

The owners respectfully request to be placed on the Planning Board July agenda to be considered for review of a Wetland Permit application. If you have any questions or require additional information, please do not hesitate to contact me at (914) 559-6745 or via email me at [pgregory@dtsprovident.com](mailto:pgregory@dtsprovident.com). We look forward to meeting with you and discussing the project next month.

Very truly yours,

**DTS Provident Design Engineering, LLP**

A handwritten signature in black ink that reads "Peter Gregory". The signature is written in a cursive, flowing style.

Peter J. Gregory, P.E.  
Senior Associate



**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

Christian Jungers and Michelle Starr Residence Pool



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)

**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<br>\$200 (each additional lot) |
| Final Subdivision Plat  | \$250 1 <sup>st</sup> Lot<br>\$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\*



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)

**PLANNING BOARD SCHEDULE OF ESCROW ACCOUNT DEPOSITS**

| <b><u>Type of Application<br/>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

June 26, 2023  
Date:

**I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES**

Name of Property Owner: Christian Jungers and Michelle Starr

Mailing Address: 14 Tallwoods Road, Armonk, New York 10504

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ e-mail \_\_\_\_\_

Name of Applicant (if different): Connor O'Donnell, Bedford Poolscales, Inc.

Address of Applicant: P.O. Box 433, Bedford, New York 10506

Telephone: 914-980-7597 Fax: \_\_\_\_\_ e-mail codonnell@bedfordpoolscales.com

Interest of Applicant, if other than Property Owner:  
Contractor

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:  
Peter J. Gregory, P.E. DTS Provident Design Engineering, LLP

Address: One North Broadway, White Plains, New York 10601

Telephone: 914-559-6745 Fax: \_\_\_\_\_ e-mail pgregory@dtsprovident.com

Name of Other Professional: Seth Ticehurst Benedek Ticehurst Landscape Architects and Site Planners, PC

Address: 448H Old Post Road, Bedford, NY 10506

Telephone: 914-234-9666 Fax: \_\_\_\_\_ e-mail seth@btlandarch.co

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: June 26, 2023  
Signature of Property Owner:  Date: June 26, 2023

MUST HAVE BOTH SIGNATURES

## II. IDENTIFICATION OF SUBJECT PROPERTY

Street Address: 14 Tallwoods Road, Armonk, New York 10504

Location (in relation to nearest intersecting street):

         feet (north, south, east or west) of         

Abutting Street(s): Tallwoods Road

Tax Map Designation (NEW): Section 107.02 Block 1 Lot 17

Tax Map Designation (OLD): Section          Block          Lot         

Zoning District: R-2A Total Land Area 2.295 ac.

Land Area in North Castle Only (if different)         

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

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 Use - Swimming Pool

Gross Floor Area: Existing      -      S.F. Proposed      -      S.F.

Proposed Floor Area Breakdown:

Retail                                  S.F.; Office                                  S.F.;

Industrial                                  S.F.; Institutional                                  S.F.;

Other Nonresidential                                  S.F.; Residential                                  S.F.;

Number of Dwelling Units:                                 

Number of Parking Spaces: Existing   2   Required   2   Proposed   -  

Number of Loading Spaces: Existing                  Required                  Proposed                 

Earthwork Balance: Cut  265  C.Y. Fill  210  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.
- NA 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.
- NA Location, size and design of all proposed signs.
- NA Location, type, direction, power and time of use of proposed outdoor lighting.
- NA Location and design of proposed outdoor garbage enclosure.
- NA 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.
- NA Type of power to be used for any manufacturing
- NA Type of wastes or by-products to be produced and disposal method
- NA In multi-family districts, floor plans, elevations and cross sections
- NA The proposed location, size, design and use of all temporary structures and storage areas to be used during the course of construction.
- NA 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.

# 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.

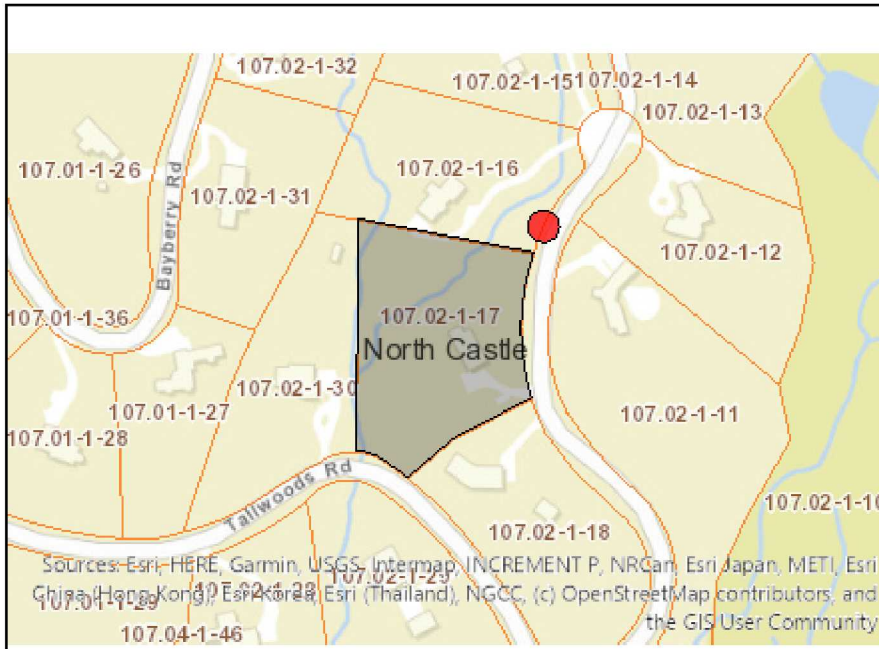
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| <b>Part 1 – Project and Sponsor Information</b>  |  |  |                                     |
|--|--|--|-------------------------------------|
| Name of Action or Project:<br>Christian Jungers and Michell Starr Residence Pool   |  |  |                                     |
| Project Location (describe, and attach a location map):<br>14 Tallwoods Road, Armonk, New York   |  |  |                                     |
| Brief Description of Proposed Action:<br>The project will involve the construction of an 18' x 38' in ground swimming pool with associated equipment and stormwater mitigation/pool drawdown system. Three (3) trees will be removed as a result of the construction activity. The project will also require wetland buffer mitigation in the form of invasive species removal and wetland buffer planting as mitigation for impact to locally regulated wetland buffer disturbance. |  |  |                                     |
| Name of Applicant or Sponsor:<br><br>Peter J. Gregory, P.E., DTS Provident Design Engineering, LLP   |  | Telephone: 914-559-6745<br><br>E-Mail: pgregory@dtsprovident.com |                                     |
| Address:<br><br>One North Broadway   |  |  |                                     |
| City/PO:<br>White Plains   |  | State:<br>New York   | Zip Code:<br>10601                  |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?<br>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   | YES                                 |
|  |  | <input checked="" type="checkbox"/>                              | <input type="checkbox"/>            |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency?<br>If Yes, list agency(s) name and permit or approval: Town of North Castle - Wetland Permit, Steep Slope Permit, Tree Removal and Building Permit   |  | NO   | YES                                 |
|  |  | <input type="checkbox"/>   | <input checked="" type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action?  |  | 2.296 acres  |                                     |
| b. Total acreage to be physically disturbed?   |  | 0.129 acres  |                                     |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?   |  | 2.296 acres  |                                     |
| 4. Check all land uses that occur on, are adjoining or near the proposed action:   |  |  |                                     |
| 5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)   |  |  |                                     |
| <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):  |  |  |                                     |
| <input type="checkbox"/> Parkland  |  |  |                                     |

| 5. Is the proposed action,  | NO  | YES   | N/A                      |
|---|---|---|--------------------------|
| a. A permitted use under the zoning regulations?  | <input type="checkbox"/>  | <input checked="" type="checkbox"/>   | <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan?  | <input type="checkbox"/>  | <input checked="" type="checkbox"/>   | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?   | NO<br><input type="checkbox"/>  | YES<br><input checked="" type="checkbox"/>  |                          |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?<br>If Yes, identify: _____   | NO<br><input checked="" type="checkbox"/>   | YES<br><input type="checkbox"/>   |                          |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels?<br>b. Are public transportation services available at or near the site of the proposed action?<br>c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?   | NO<br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/> | YES<br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/> |                          |
| 9. Does the proposed action meet or exceed the state energy code requirements?<br>If the proposed action will exceed requirements, describe design features and technologies:<br>_____<br>_____   | NO<br><input checked="" type="checkbox"/>   | YES<br><input type="checkbox"/>   |                          |
| 10. Will the proposed action connect to an existing public/private water supply?<br>If No, describe method for providing potable water: _____<br>_____  | NO<br><input type="checkbox"/>  | YES<br><input checked="" type="checkbox"/>  |                          |
| 11. Will the proposed action connect to existing wastewater utilities?<br>If No, describe method for providing wastewater treatment: _____<br>Not applicable  | NO<br><input checked="" type="checkbox"/>   | YES<br><input type="checkbox"/>   |                          |
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?<br><br>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<br><input type="checkbox"/><br><input checked="" type="checkbox"/>   | YES<br><input checked="" type="checkbox"/><br><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?<br><br>b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?<br>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____<br>_____<br>_____   | NO<br><input type="checkbox"/><br><input checked="" type="checkbox"/>   | YES<br><input checked="" type="checkbox"/><br><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:<br><input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional<br><input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban |                                     |                                     |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?  | NO                                  | YES                                 |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 16. Is the project site located in the 100-year flood plan?   | NO                                  | YES                                 |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources?<br>If Yes,<br>a. Will storm water discharges flow to adjacent properties?<br>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?<br>If Yes, briefly describe:<br>_____<br>_____  | NO                                  | YES                                 |
|   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|   |                                     |                                     |
| 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?<br>If Yes, explain the purpose and size of the impoundment: _____<br>_____  | NO                                  | YES                                 |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?<br>If Yes, describe: _____<br>_____  | NO                                  | YES                                 |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?<br>If Yes, describe: _____<br>_____  | NO                                  | YES                                 |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b><br><br>Applicant/sponsor/name: <u>Peter J. Gregory, P.E.</u> Date: <u>6/26/23</u><br><br>Signature: _____      Title: _____   |                                     |                                     |





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



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



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: Christian Jungers and Michelle Starr Date: 6/26/23

Tax Map Designation or Proposed Lot No.: 107.02 - 1 - 17

### Gross Lot Coverage

|     |  |               |
|-----|--|---------------|
| 1.  | Total lot Area (Net Lot Area for Lots Created After 12/13/06):   | <u>99,992</u> |
| 2.  | <b>Maximum</b> permitted gross land coverage (per Section 355-26.C(1)(a)): $13,270 + (0.075)(12,872)$  | <u>14,235</u> |
| 3.  | <b>BONUS</b> maximum gross land cover (per Section 355-26.C(1)(b)):<br>Distance principal home is beyond minimum front yard setback<br><u>18.71</u> x 10 = | <u>187</u>    |
| 4.  | <b>TOTAL Maximum Permitted gross land coverage</b> = Sum of lines 2 and 3  | <u>14,422</u> |
| 5.  | Amount of lot area covered by <b>principal building</b> :<br><u>2,297</u> existing + _____ proposed =  | <u>2,297</u>  |
| 6.  | Amount of lot area covered by <b>accessory buildings</b> :<br>_____ existing + _____ proposed =  | <u>0</u>      |
| 7.  | Amount of lot area covered by <b>decks</b> :<br>_____ existing + _____ proposed =  | <u>0</u>      |
| 8.  | Amount of lot area covered by <b>porches</b> :<br>_____ existing + _____ proposed =  | <u>0</u>      |
| 9.  | Amount of lot area covered by <b>driveway, parking areas and walkways</b> :<br><u>3,768</u> existing + _____ proposed =                                    | <u>3,768</u>  |
| 10. | Amount of lot area covered by <b>terraces</b> :<br><u>676</u> existing + <u>1,054</u> proposed =   | <u>1,730</u>  |
| 11. | Amount of lot area covered by <b>tennis court, pool and mechanical equip</b> :<br><u>32</u> existing + <u>698</u> proposed =                               | <u>730</u>    |
| 12. | Amount of lot area covered by <b>all other structures</b> :<br><u>396</u> existing + <u>122</u> proposed =   | <u>518</u>    |
| 13. | Proposed <b>gross land coverage</b> : Total of Lines 5 – 12 =  | <u>9,043</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.

*Peter Gregory*

Signature and Seal of Professional Preparing Worksheet

6/26/23

Date

# WETLANDS AND DRAINAGE APPLICATION TOWN OF NORTH CASTLE BUILDING DEPARTMENT

DATE: 6 / 26 / 23 \$50 (min.) for Residential Apps. FEE: \$ 50.00  
\$250 (min.) for Commercial Apps.

1. NAME & ADDRESS OF APPLICANT: Connor O'Donnell, Bedford Poolscares, Inc. OWNER (IF DIFFERENT): Christian Jungers and Michelle Starr  
P.O. Box 433 14 Tallwoods Road  
Bedford, New York 10506 Armonk, New York 10504  
TELEPHONE: ( 914 ) 980 - 7597 TELEPHONE: (      )      -     

2. STREET ADDRESS OF PROPERTY: 14 Tallwoods Road  
SECTION: 107.02 BLOCK: 1 LOT: 17

3. DESCRIPTION OF PROPOSED WORK & MATERIALS: PLANS & SPECIFICATIONS ANNEXED HERETO. STATE NAME AND OCCUPATION OF PREPARER:  
Construction of 18' x 38' inground swimming pool associated equipment and stormwater mitigation/pool drawdown system. The work will require the removal of three trees and wetland buffer mitigation planting and invasive removal due to wetland buffer disturbance.

4. IMPACT STATEMENT (IF REQUIRED) PREPARED BY: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATED: 06/26/2023 APPLICANT'S SIGNATURE: 

**NOTE:** WETLANDS APPLICATIONS WILL BE REVIEWED BY THE TOWN BOARD, THE PLANNING BOARD, THE CONSERVATION BOARD, OR THE TOWN ENGINEER AT THE DISCRETION OF THE TOWN ENGINEER.

Do you have any intention of tearing down a house to build a new house within the next SIX (6) months?  
 Yes  No  
Do you have any intention to expand a house over 1500 square feet within the next SIX (6) months?  
 Yes  No  
If the Planning Board has granted you approval previously, on what dates were you approved? (List Below)

September 10, 2022

**Wetland Delineation Report**

14 Tallwoods Road  
North Castle, New York

Introduction:

A wetland delineation was conducted at 14 Tallwoods Road on September 2, 2022 by Mary Jaehnig, soil scientist. The property is located on the western side of Tallwoods Road and supports a single family dwelling.

The topography generally descends to the west. An intermittent watercourse flows onto the property along the northern property line and continues to the southeast until flowing off the property. The watercourse banks are steep and well defined. A wetland pocket is located west of the watercourse midway along the western property line. The edge of the eastern side of the watercourse was flagged in the field using chronologically labeled pink ribbon from number 1 to 27.

The watercourse and wetland are locally regulated. The nearest New York State Department of Environmental Conservation regulated wetland, G-11, is located 0.35 miles to the south. The site is within the watershed to the NYC reservoir system.

Soils and Vegetation:

Soil samples were obtained using an auger. Features noted include color, texture and depth to hydric indicators. Soils were classified according to guidelines established by the USDA NRCS.

The upland soil is Chatfield-Hollis-Rock outcrop complex. This unit consists of the somewhat deep and well drained Chatfield loam with the shallow, somewhat excessively drained Hollis loam in a landscape of stones, boulders and areas of exposed bedrock. Depth to bedrock in Chatfield loam averages 20 to 40 inches below grade and averages 16 inches below grade in Hollis loam. Deeper areas of soil occur within the unit. The depth to the water table usually exceeds 6 feet below grade.

**PFIZER – JÄHNIG**  
**ENVIRONMENTAL CONSULTING**

---

The uplands are maintained as grassed lawn near the dwelling and woods with mature trees throughout the remainder. The trees include red oak, yellow poplar, sugar maple, American beech, Norway maple. The shrub cover includes Japanese barberry, multiflora rose and brambles. Groundcover includes garlic mustard and Christmas fern.

The wetland pocket that continues off site to the west consists of Ridgebury complex hydric soil. This unit is deep, poorly drained and also formed in glacial till. Stones and boulders occur on the surface and the water table is located close to the surface from late fall into early spring.

The wetland supports stilt grass, occasional skunk cabbage, spicebush and red maple.

Sincerely,



Mary Jaehnig  
soil scientist

Pfizer-Jaehnig Soils  
17 Fairview Avenue



**SURVEY OF PROPERTY**  
PREPARED FOR  
**BETTY SALMONOWITZ**

SITUATED IN THE  
TOWN OF NORTH CASTLE  
WESTCHESTER CO. N.Y.  
SCALE: 1"=40'  
POSSESSION ONLY WHERE INDICATED



THIS IS TO CERTIFY 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.  
ALL CERTIFICATIONS HEREON ARE VALID FOR THE STANDARD PERIOD UNLESS OTHERWISE INDICATED.  
ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

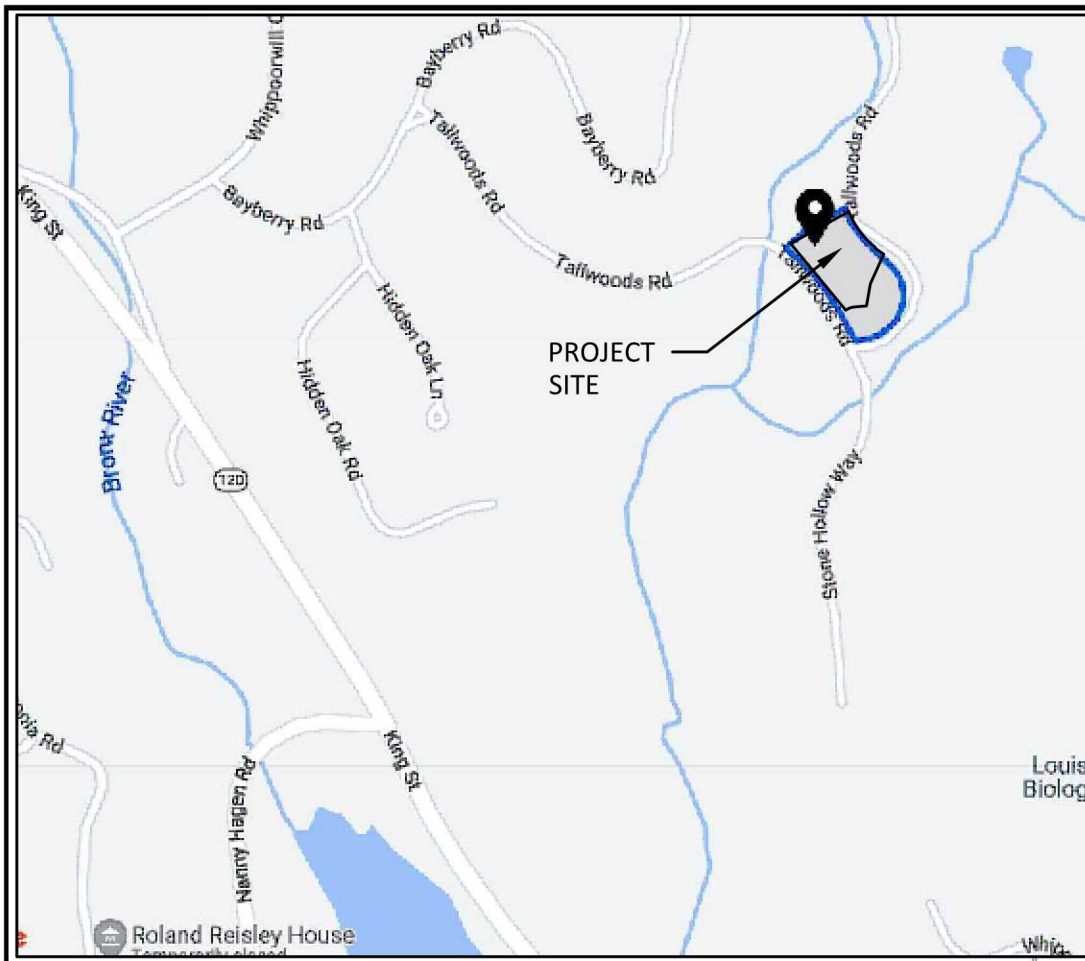
CHAS. J. SELLS, INC.  
CIVIL ENGINEERS & SURVEYORS  
BEUFORD HILLS, NEW YORK

Revised to show driveway location on Jan. 9, 1986.  
Also revisions May 27, 1993 to show cartification.

14 Tallwoods Road

Wetland Flagged 9-2-22  
Mary Jaehnig,  
501 Scientist St  
203 431 8113

G-11, 0.35 miles  
to south



**LOCATION MAP**

N.T.S.

**GENERAL NOTES**

1. THE CONSTRUCTION OF THE POOL WILL CREATE A TOTAL AREA OF DISTURBANCE OF 5,600 SF.
2. THE PROJECT WILL RESULT IN THE CREATION OF APPROXIMATELY 1,874 SF OF NEW IMPERVIOUS SURFACE.
3. THREE (3) TREES WILL NEED TO BE REMOVED AS A RESULT OF THE CONSTRUCTION OF THE POOL, PATIO AND STORMWATER SYSTEM.
4. ANY ROCK REMOVAL REQUIRING CHIPPING WILL REQUIRE A CHIPPING PERMIT TO BE OBTAINED FROM THE BUILDING DEPARTMENT.
5. CHIPPING OPERATION SHALL BE LIMITED TO THE HOURS OF 8:30 AM TO 4:00 PM, MONDAY THROUGH FRIDAY. ROCK CHIPPING IS PROHIBITED ON SATURDAYS, SUNDAYS AND ALL LEGAL HOLIDAYS.
6. ANY ROCK CHIPPING WILL REQUIRE DUST MITIGATION AND SHALL INCORPORATE THE BEST DUST CONTROL PRACTICES INCLUDING, BUT NOT LIMITED TO A WATER SPRAY SYSTEM(AIR SUPPRESSION OR SURFACE WETTING). CONTRACTOR SHALL CONTROL WATER RUNOFF AS A RESULT OF ANY WATER SPRAY PROGRAM.

**GENERAL POOL CONSTRUCTION NOTES:**

- POOL PLANS ARE DESIGNED BY USING THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.
1. THE PROPOSED IN-GROUND POOL, SHALL BE DESIGNED AND CONSTRUCTED IN CONFORMANCE WITH ANSI / APS / ICCS.
- ENTIRE POOL SHALL BE SURROUNDED BY A PERMANENT POOL BARRIER AND IT SHALL BE INSTALLED AS PER ALL APPLICABLE REQUIREMENTS LISTED IN THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.
2. ALL GATES ARE TO BE SELF CLOSING, SWING AWAY FROM POOL AND HAVE A LOCKING MECHANISM SUCH AS A MAGNA LATCH AT LEAST 40" ABOVE GRADE LEVEL.
  3. POOL SHALL PROVIDE A SAFETY VACUUM RELEASE SYSTEM THAT CONFORMS TO ASME A112.19.17 PER SECTION R326. SUCTION COVERS ON DRAIN OUTLETS SHALL CONFORM TO ANSI / ASME 112.19.8M OR ALTERNATIVES PER R326.6.2

| EXISTING                                    | PROPOSED                          |
|---|-----------------------------------|
| Frame Residence = 2,297 sf                  | Proposed Terrace = 917 sf         |
| Asphalt Driveway = 3,053 sf                 | Proposed Retaining Walls = 122 sf |
| Retaining Walls = 301 sf                    | Proposed Coping = 137 sf          |
| Paving Stone Walkway = 715 sf               | Proposed Swimming Pool = 648 sf   |
| Flagstone Patio = 676 sf                    | Prop Equipment Pad = 50 sf        |
| Play Area = 95 sf                           |                                   |
| Propane Tanks = 10 sf                       |                                   |
| AC on Conc. = 14 sf                         |                                   |
| Generator = 8 sf                            |                                   |
| TOTAL GROSS LAND COVERAGE AREA = 9,043 S.F. |                                   |

| TOWN OF NORTH CASTLE ZONING REQUIREMENTS |                          |               |             |             |                           |
|--|--------------------------|---------------|-------------|-------------|---------------------------|
| R-2A RESIDENCE TWO-ACRE DISTRICT         |                          |               |             |             |                           |
|  | MINIMUM LOT AREA (ACRES) | MINIMUM YARDS |             |             | MAXIMUM BUILDING COVERAGE |
|  |                          | FRONT (FEET)  | SIDE (FEET) | REAR (FEET) |                           |
| REQUIRED/MAXIMUM                         | 2                        | 50            | 30          | 50          | 8%                        |
| EXISTING RESIDENCE                       | 2.296                    | 68.71         | 97.47       | 147.57      |                           |
| PROPOSED SWIMMING POOL                   |                          | 166.85        | 139.96      | 100.12      |                           |

| PROPOSED EARTHWORK VOLUME               |          |
|---|----------|
| CUT VOLUME OF EXCAVATION                | 265 C.Y. |
| FILL VOLUME REQUIRED                    | 210 C.Y. |
| VOLUME OF CUT EXCAVATION TO BE EXPORTED | 55 C.Y.  |

**GRAPHICAL DEPICTION OF IMPERVIOUS SURFACE**

N.T.S.

| HATCH                      | CATEGORY       | LOT      |
|----------------------------|----------------|----------|
|                            | WETLAND        | 0 SF     |
|                            | WETLAND BUFFER | 5,260 SF |
| >25% slope hatch symbol"/> | >25% SLOPE     | 2,087 SF |

**LEGEND**

- PROPERTY LINE
- LIMITS OF DISTURBANCE
- 500 EXISTING CONTOUR LINE
- 500 PROPOSED CONTOUR LINE
- + 500.5 PROPOSED SPOT ELEVATION
- WF LOCAL FLAGGED WETLAND LINE
- SS TOPSOIL STOCKPILE
- SF EROSION CONTROL BARRIER
- CF CONSTRUCTION FENCE BARRIER
- STP-1 DEEP TEST PIT LOCATION & ID
- PROPOSED STORM PIPE
- PROPOSED FENCE LINE
- INVASIVE REMOVALS AREA
- PROPOSED MITIGATION PLANTING



**PROJECT NOTES:**

1. PROJECT ADDRESS:  
14 TALLWOODS ROAD  
ARMONK, NY 10504  
(T) NORTH CASTLE
2. TOWN OF NORTH CASTLE TAX MAP INFORMATION:  
SECTION: 107.02, BLOCK: 1, LOT: 17  
TOTAL AREA OF PARCEL = 99,992 S.F. (2.296 ACRES)  
RESIDENCE R-2A DISTRICT
3. WATERSHED BASIN:  
BRONX RIVER BASIN
4. SURVEY AND TOPOGRAPHICAL INFORMATION OBTAINED FROM MAP PREPARED BY:  
TC MERRITTS LAND SURVEYORS  
394 BEDFORD ROAD  
PLEASANTVILLE, N.Y. 10570
5. PORTION OF TOPOGRAPHICAL INFORMATION OBTAINED FROM WESTCHESTER COUNTY GIS AERIAL MAPPING

CONTRACTOR SHALL CORDON EXISTING SEPTIC SYSTEM AREA BY INSTALLING ORANGE MESH CONSTRUCTION FENCE AS SHOWN.

NO ACTIVITY RELATED TO CONSTRUCTION OF PROPOSED SWIMMING POOL AND TERRACE TO OCCUR BEYOND SILT FENCE LINE AND WITHIN EXISTING SEPTIC SYSTEM AREA

APPROXIMATE LOCATION OF EXISTING SEPTIC TANK AS PER WCDOH FILE. LOCATION TO BE CONFIRMED AND TANK TO BE PROTECTED DURING CONSTRUCTION

**CONSTRUCTION SEQUENCE**

1. CONTRACTOR TO STAKE CLEARING AND GRADING LINE AS LIMIT OF DISTURBANCE, INSTALL SILT FENCES ALONG LIMIT OF DISTURBANCE AND CORDON OFF SEPTIC SYSTEM AS INDICATED ON SITE PLAN.
2. CONSTRUCT ANTI-TRACKING PAD AT CONSTRUCTION ENTRANCE TO POOL AREA.
3. EXISTING TREES SHALL BE PROTECTED DURING CONSTRUCTION OF POOL AND PATIO AREA.
4. EXISTING UNDERGROUND UTILITIES AND EXISTING WELLS SHALL BE PROTECTED DURING CONSTRUCTION.
5. STRIP TOPSOIL FROM POOL AREA AND STOCKPILE WHERE INDICATED. ALL TOPSOIL STORAGE SITES ARE TO BE SURROUNDED WITH SILT FENCE DURING CONSTRUCTION.
6. CONSTRUCT PROPOSED POOL.
  - A. FRAME AND EXCAVATE FOR POOL. ALL EXCAVATED MATERIAL TO BE REMOVED OFF SITE. NO MATERIAL TO BE STOCKPILED.
  - B. INSTALL FORM WORK INSTALL GRAVEL BED, REINFORCING AND PLUMBING FOR POOL. SPRAY GUNITE FOR POOL.
  - C. INSTALL POOL EQUIPMENT PAD.
  - D. BACK FILL AREA SURROUNDING POOL.
  - E. ROUGH GRADE AWAY FROM POOL AREA.
  - F. INSTALL UTILITY CONNECTIONS; AND ELECTRIC FEED BETWEEN HOUSE AND POOL EQUIPMENT AREA.
  - G. INSTALL COPING, PLASTER POOL SURFACE.
  - H. FILL POOL WITH WATER
7. INSTALL POOL DRAWDOWN MITIGATION SYSTEM. SYSTEM TO REMAIN OFF LINE UNTIL WORK IS COMPLETE AND SITE IS STABLE
8. INSTALL LANDSCAPE SCREENING WHERE INDICATED ON PLAN.
9. INSTALL POOL FENCING AND GATES.
10. TOPSOIL, SEED, SOD OR HYDROSEED, MULCH AND RESTORE ALL DISTURBED AREAS. INSTALL ADDITIONAL LANDSCAPING.
11. REMOVE EROSION CONTROLS ONLY AFTER ALL AREAS HAVE BEEN THOROUGHLY STABILIZED.

CONTRACTOR TO ACCESS SWIMMING POOL AND STORMWATER SYSTEM CONSTRUCTION AREA FROM EXISTING DRIVEWAY

**TALLWOODS ROAD**

Asphalt Pavement

**Benedek & Ticehurst**  
448H Old Road  
Bedford Village, NY 10506  
Tel: 914-234-9666  
Web: btlandarch.com

**TC Merritts Land Surveyors**  
394 Bedford Road  
Pleasantville, NY 10570  
Tel: 914-769-8003  
Web: survey@tcmeritts.com

**Christian Jungers & Michelle Starr**  
14 Tallwoods Road  
Armonk, NY 10504

**DTS • PROVIDENT**  
Intelligent Land Use  
DTS Provident Design Engineering, LLP  
One North Broadway White Plains, NY 10601  
P: 914.428.0010  
F: 914.428.0017

Under New York State Education Law Article 145 (Engineering), Section 7209 (2), It Is A Violation Of This Law For Any Person, Unless Acting Under The Direction Of A Licensed Professional Engineer, To Alter This Document

© DTS Provident Design Engineering, LLP  
Certificate Of Authorization #0017846

**JUNGERS STARR RESIDENCE POOL**  
14 TALLWOODS ROAD  
TOWN OF NORTH CASTLE  
WESTCHESTER COUNTY, NEW YORK

TITLE:  
**OVERALL SITE PLAN**

Approved by Town of North Castle Planning Board Resolution, Dated: \_\_\_\_\_

Christopher Carthy, Chairman, \_\_\_\_\_ Date  
Town of North Castle Planning Board

Engineering Plans Reviewed for Conformance to Resolution: \_\_\_\_\_

Joseph M. Cermele, PE \_\_\_\_\_ Date  
Kelland Sessions Consulting  
Consulting Town Engineers

Scale: 1" = 20'  
Date: 06/26/2023  
Drawn By: KMM  
Checked By: PJG  
Project No.: 0987  
Sheet No.: 1 of 4  
Dwg. No.: C-101









**KEY**

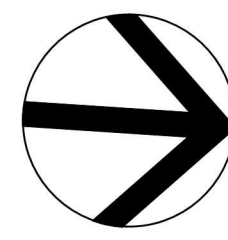
- PROPERTY LINE
- BUILDING SETBACKS
- AREA OF DISTURBANCE
- FLAGGED WETLANDS
- WETLANDS SETBACK
- EXISTING TOPOGRAPHY

ROCK LEDGE

EXISTING TREES

INVASIVE REMOVALS

PROPOSED MITIGATION PLANTING



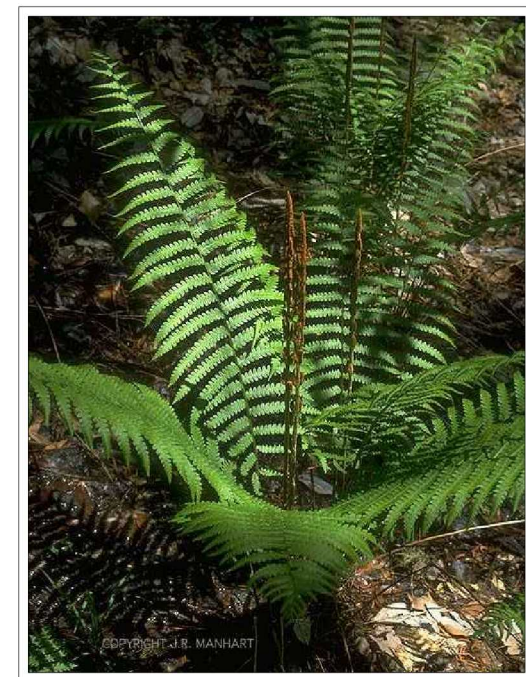
**WETLAND MITIGATION PLANT LIST**

| QTY.                        | BOTANICAL NAME                   | COMMON NAME     | SIZE   |
|-----------------------------|----------------------------------|-----------------|--------|
| <b>FERNS AND PERENNIALS</b> |                                  |                 |        |
| 100                         | <i>Dennstaedtia punctilobula</i> | Hayscented Fern | 1 Gal. |
| 65                          | <i>Mattuceucia pennsylvanica</i> | Ostrich Fern    | 1 Gal. |
| 100                         | <i>Osmunda cinnamomeum</i>       | Cinnamon Fern   | 1 Gal. |

- NOTES:**
- Exact location of plant material to be determined by Landscape Architect.
  - Invasive plant material removals are to include Japanese barberry, garlic mustard, wineberry, multiflora rose, etc.



OSTRICH FERN



CINNAMON FERN



HAYSCENTED FERN

APPLICABLE DISTURBANCE SHOWN WITHIN THE WETLAND BUFFER= 5,260 SF.  
 REQUIRED 2:1 MITIGATION= 10,520 SF.  
 PROPOSED INVASIVE REMOVALS= 9,407 SF.  
 PROPOSED MITIGATION PLANTING= 1,326 SF.  
 TOTAL PROPOSED MITIGATION SHOWN= 10,133 SF.

Approved by Town of North Castle Planning Board Resolution, Dated:

Christopher Carthy, Chairman, Date  
 Town of North Castle Planning Board

Engineering Plans Reviewed for Conformance to Resolution:

Joseph M. Cermele, PE Date  
 Kellard Sessions Consulting  
 Consulting Town Engineers

**REQUIREMENTS OF THE 5 YEAR WETLANDS MONITORING AND MAINTENANCE PLAN**

- Installation of the wetlands mitigation plant material and invasives removal shall be done in accordance with the final resolution and plans adopted by the Planning Board.
- Following the installation of the wetland mitigation, certification verifying proper installation of all plants and materials in accordance with the approved Planning Board Resolution is required.
- The monitoring period shall begin with the review of all required submitted materials and final written approval by the Town's Wetland Consultant and continue for a period of 5 years.
- Maintenance and monitoring reports shall be submitted annually no later than November 1st to the Town's Wetland Consultant for Review.
- The reports shall be collected a minimum of 7 times: once prior to construction, once immediately post construction, and annually for 5 years post construction between the months of June 1st and September 1st.
- After the final report has been submitted, the Town's Wetland Consultant will perform an inspection of the site for conformance with the approved resolution. Upon review and inspection, the Town's



Tax Lot 17 Area 99,992.187 SF. 2.296 Acres



**EXISTING INVASIVE PLANT MATERIAL PHOTOS**



MULTIFLORA ROSE



BARBERRY



GARLIC MUSTARD



WINEBERRY

**WETLAND MITIGATION PLAN**

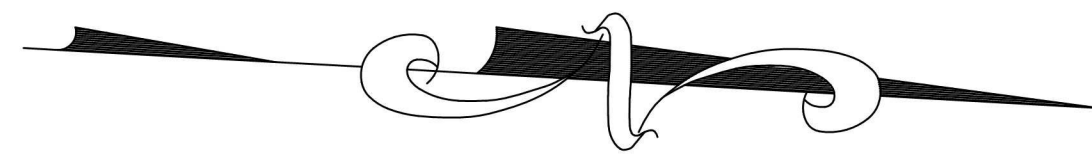
FOR  
**THE STARR RESIDENCE**  
 14 TALLWOODS ROAD  
 NORTH CASTLE, N.Y.

Scale: 1" = 20'-0"  
 Drawn: S.T.  
 Date: 6/12/23

Revisions:  
 Date Item

**BENEDEK & TICHEURST**  
 LANDSCAPE ARCHITECTS & SITE PLANNERS, P.C.  
 448H Old Post Road, Bedford Village, New York 10506  
 P. 914.234.9666 / F. 914.234.6882  
 www.btlandscape.com  
 Members-American Society of Landscape Architects

Drawing Number:  
**WL-1**



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

Unauthorized alteration or addition to a map bearing a licensed Land Surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

Possession 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. Enochments and structures below grade, if any, not shown or certified.

Subject to covenants, easements, 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.

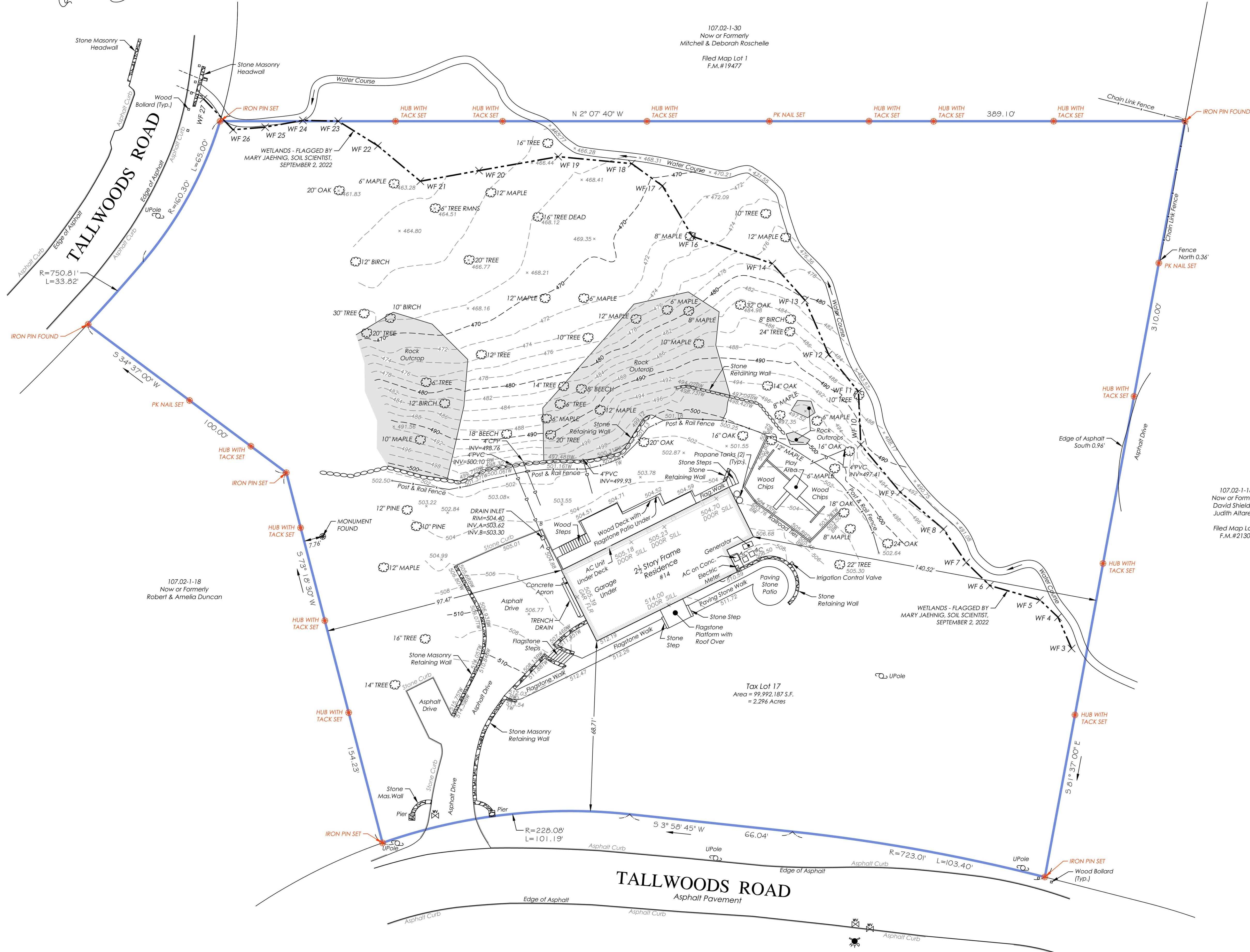
Tree species shown hereon to be verified by a licensed arborist and are not certified by surveyor.

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

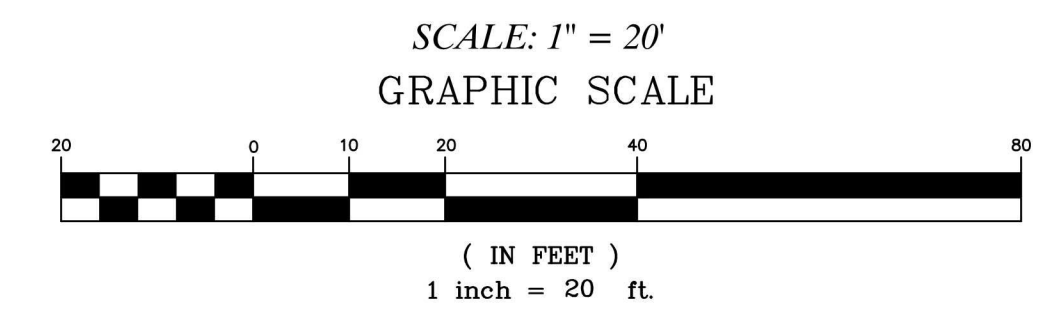
Surveyed in accordance with Deed Control Number 612033812.

Premises shown hereon designated on the Town of North Castle Tax Maps as: Section 107.02, Block 1, Lot 17.

Property Address: 14 Tallwoods Road  
Armonk, NY 10504



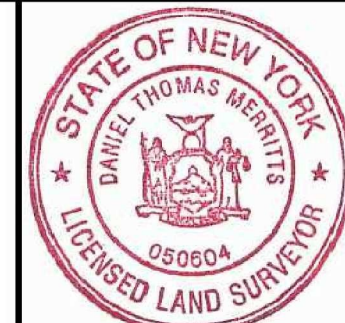
**TOPOGRAPHIC SURVEY  
PREPARED FOR  
CHRISTIAN JUNGERS  
AND  
MICHELLE STARR  
SITUATE IN THE  
TOWN OF NORTH CASTLE  
WESTCHESTER COUNTY, NEW YORK**



COPYRIGHT © 2022  
TC MERRITTS LAND SURVEYORS  
ALL RIGHTS RESERVED. UNAUTHORIZED DUPLICATION OR  
ELECTRONIC TRANSMISSION WITHOUT PRIOR PERMISSION  
IS A VIOLATION OF APPLICABLE LAWS.



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



Surveyed: December 5, 2022  
Map Prepared: December 9, 2022  
By: *Daniel T. Merritt*  
New York State Licensed Land Surveyor No. 050604

|                           |                      |
|---------------------------|----------------------|
| Project:<br>22-388        | Reference:<br>11-084 |
| Field Survey By:<br>AN/PT | Drawn By:<br>DA/CMP  |
| Project Manager:<br>DA    | Checked By:<br>DA    |