

# BIBBO ASSOCIATES, L.L.P.

*Consulting Engineers*

Timothy S. Allen, P.E.  
Nicholas Gaboury, P.E.  
Matthew J. Gironda, P.E.

July 10, 2023

Town of North Castle  
Planning Board  
17 Bedford Road  
Armonk, NY 10504-1898



ATTN: Mr. Christopher Carthy, Chairman

RE: Site Plan  
IREP-CG East Lane, LLC  
10 East Lane (Turet Subdivision Lot 2)

Dear Members of the Board:

Please find attached the following materials in support of the Site Plan Application for the above referenced project:

- 1 copy – Site Plan Application (Fee & escrow to be provided by owner)
- 1 copy – Site Plan (3 Sheets), dated 6-19-2023.
- 1 copy – House Plans (w/ Aerial Map)
- 1 copy – Gross Land Coverage Calculation Worksheet (w/ Graphical Plan)
- 1 copy – Short Environmental Assessment Form (EAF)
- 1 copy – Floor Area Calculation Worksheet

IREP-CG East Lane, LLC is proposing a new single-family residence and associated site improvements on Lot #2 of the Turet Subdivision located at 10 East Lane.

The Turet Subdivision was approved by the Planning Board in December of 2019 and includes four residential building lots accessed by East Lane. The construction of Lot #2 includes the construction of a new five-bedroom residence, a new paved driveway, new in-ground pool, associated patios/walkways, a new sewage disposal system, and an onsite drilled well. Our office is currently working towards Westchester County Department of Health (WCDH) approval for a new sewage disposal system and a new drilled well serving the proposed five-bedroom residence.

Stormwater management for the proposed improvements will be provided by the practices approved during the subdivision review. The bed of infiltrators on Lot #3 are to manage runoff from the proposed impervious coverage on the lot. Please note, the project site is not located on the New York City watershed and does not require NYSDEC General Permit Coverage.

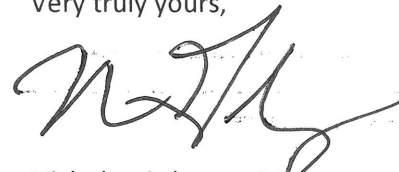
*Site Design ♦ Environmental*

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Mill Pond Offices • 293 Route 100 • Suite 203 • Somers, New York 10589  
Phone: 914.277.5805 • Fax: 914.277.8210  
Website: [www.bibboassociates.com](http://www.bibboassociates.com) • E-mail: [bibbo@bibboassociates.com](mailto:bibbo@bibboassociates.com)

We respectfully request this matter be placed on your next available meeting agenda for your review. Please feel free to contact our office with any questions or comments you may have.

Very truly yours,

A handwritten signature in black ink, appearing to read 'N. Gaboury', written in a cursive style.

Nicholas Gaboury, P.E.

NG/aw

cc: File  
G. Altshuler, owner



**TOWN OF NORTH CASTLE**  
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17 Bedford Road  
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**PLANNING DEPARTMENT**  
**Adam R. Kaufman, AICP**  
**Director of Planning**

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Fax: (914) 273-3554  
[www.northcastleny.com](http://www.northcastleny.com)

## Application for Site Development Plan Approval

Application Name

IREP-CG EAST LANE LLC - 10 EAST LANE



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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

Date:

6/22/23

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

Name of Property Owner: IREP-CG EAST LANE, LLC C/O/ GREG ALTSHULER  
Mailing Address: 122 PENN ROAD, SCARSDALE, NY 10583  
Telephone: 917-575-8532 Fax: \_\_\_\_\_ e-mail greg.altshuler@gmail.com

Name of Applicant (if different): same as owner  
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:  
BIBBO ASSOCIATES, LLP  
Address: 293 ROUTE 100, SUITE 203, SOMERS, NY 10589  
Telephone: 914-277-5805 Fax: 917-277-8210 e-mail ngaboury@bibboassociates.com

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: 6/22/23

Signature of Property Owner: \_\_\_\_\_

Date: 6/22/23

**MUST HAVE BOTH SIGNATURES**

**II. IDENTIFICATION OF SUBJECT PROPERTY**

Street Address: 10 EAST LANE

Location (in relation to nearest intersecting street):

250 feet (north, south, east or west) of EAST LANE

Abutting Street(s): NORTH GREENWICH ROAD

Tax Map Designation (NEW): Section 108.03 Block 3 Lot 39.2

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

Zoning District: R-1A Total Land Area 1.138 AC +/-

Land Area in North Castle Only (if different)

Fire District(s) ARMONK FD School District(s) BRYAM 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) X

If yes, please identify name(s): GREENWICH, CT

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

No X 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) X

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 X 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 X Yes (adjacent)  Yes (within 500 feet)

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

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

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

No  Yes X

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

108.03-2-23

**III. DESCRIPTION OF PROPOSED DEVELOPMENT**

Proposed Use: SINGLE-FAMILY RESIDENCE

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: 1

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

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

Earthwork Balance: Cut 3,110 C.Y. Fill 800 C.Y.

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

Areas of special flood hazard? No X Yes \_\_\_\_\_

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

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

No \_\_\_\_\_ Yes X

(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 X

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

State-regulated wetlands? No X Yes \_\_\_\_\_

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

# 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: IREP-CG EAST LANE LLC			
Project Location (describe, and attach a location map): 10 East Lane, Town of North Castle, NY			
Brief Description of Proposed Action: The Applicant is proposing to construct a single family residence, garage, driveway, pool, drilled well, and an OWTS.			
Name of Applicant or Sponsor: IREP-CG EAST LANE LLC, C/O Greg Altshuler		Telephone: 917-575-8532	
Address: 122 PENN ROAD		E-Mail:	
City/PO: SCARSDALE		State: NY	Zip Code: 10583
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of North Castle: Wetland, Tree Removal Permit, and Planning Board Approval			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		1.136 acres	
b. Total acreage to be physically disturbed?		0.8 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		8.2 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input 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		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?	NO		YES
If Yes, identify: _____	<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
b. Are public transportation services 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 the 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?	NO		YES
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO		YES
If No, describe method for providing potable water: _____ Propose Drilled Well _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO		YES
If No, describe method for providing wastewater treatment: _____ Proposed OWTS _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO		YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO		YES
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

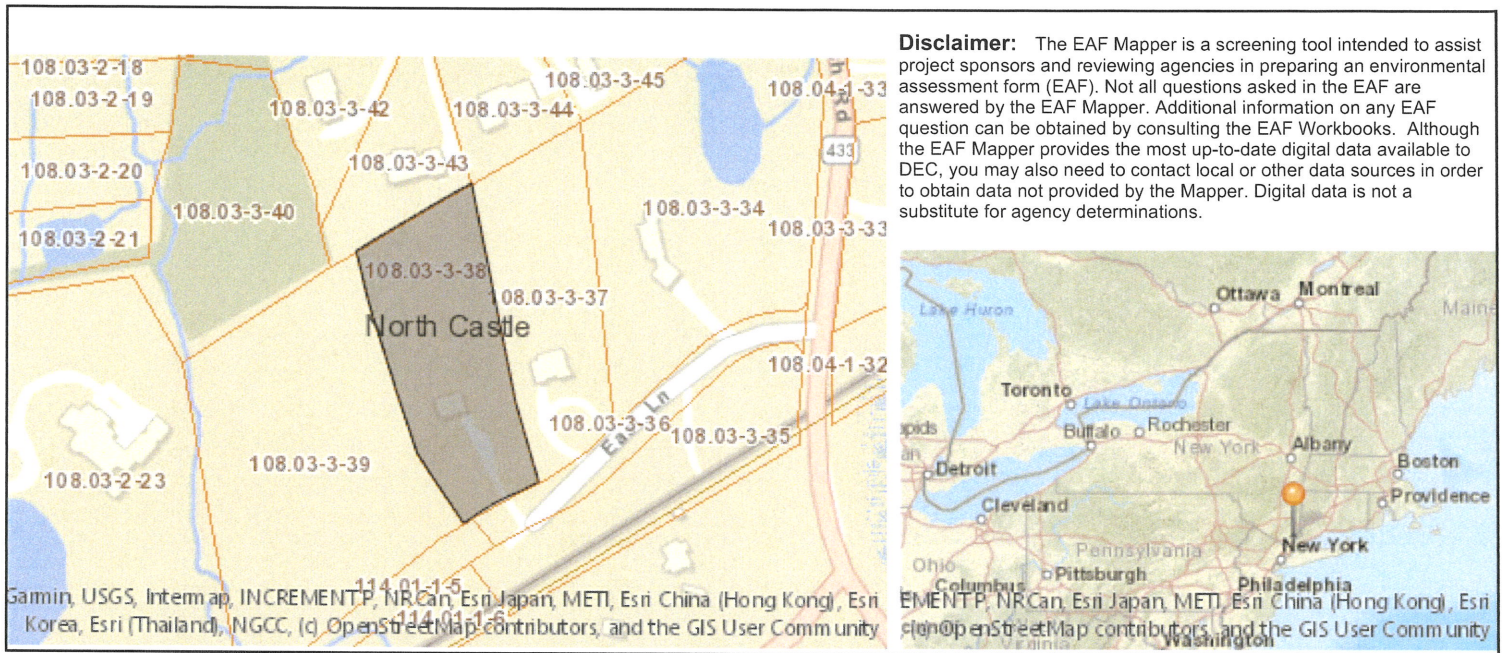


14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input 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? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	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? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor/name: Nicholas Gaboury, P.E.      Date: 7-7-23  
 Signature:       Title: Project Engineer





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



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## FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: 10 EAST LANE Date: 6-22-23

Tax Map Designation or Proposed Plot No.: 108.03-3-39.2

### Floor Area

1. Total Lot Area (Net Lot Area for Lots Created After 12/13/06): 49,552.31 S.F.
2. Maximum permitted floor area (per Section 355-26.B(4)): 8,087.67 S.F.
3. Amount of floor area contained within first floor:  
 existing - 2,203.03 proposed = 2,203.03 SF
4. Amount of floor area contained within second floor:  
 existing - 2,395.88 proposed = 2,395.88 SF
5. Amount of floor area contained within garage:  
 existing - ~~935.45~~ 935.45 proposed = 935.45
6. Amount of floor area contained within porches capable of being enclosed:  
 existing -  proposed = 0
7. Amount of floor area contained within basement (if applicable - see definition):  
 existing -  proposed = 0
8. Amount of floor area contained within attic (if applicable - see definition):  
 existing -  proposed = 0
9. Amount of floor area contained within all accessory buildings:  
 existing +  proposed = 0
10. Proposed floor area: Total of Lines 3 - 9 = 5,534.36

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 at



ksheet

06/22/2023

Date



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GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: IREP-CG EAST LANE LLC Date: 6-19-23  
 Tax Map Designation or Proposed Lot No.: 108.03-3-39.2

Gross Lot Coverage

- |     |   |                     |
|-----|---|---------------------|
| 1.  | Total lot Area (Net Lot Area for Lots Created After 12/13/06):  | <u>46,065 sq ft</u> |
| 2.  | <b>Maximum</b> permitted gross land coverage (per Section 355-26.C(1)(a)):  | <u>9,576</u>        |
| 3.  | <b>BONUS</b> maximum gross land cover (per Section 355-26.C(1)(b)): Distance principal home is beyond minimum front yard setback<br><u>1</u> x 10 = | <u>10</u>           |
| 4.  | <b>TOTAL Maximum Permitted gross land coverage</b> = Sum of lines 2 and 3   | <u>9,586</u>        |
| 5.  | Amount of lot area covered by <b>principal building</b> :<br>--- existing + <u>3,235</u> proposed =   | <u>3,235</u>        |
| 6.  | Amount of lot area covered by <b>accessory buildings</b> :<br>--- existing + --- proposed =   | <u>---</u>          |
| 7.  | Amount of lot area covered by <b>decks</b> :<br>--- existing + --- proposed =   | <u>---</u>          |
| 8.  | Amount of lot area covered by <b>porches</b> :<br>--- existing + --- proposed =   | <u>---</u>          |
| 9.  | Amount of lot area covered by <b>driveway, parking areas and walkways</b> : ---<br>--- existing + <u>4,105</u> proposed =                           | <u>4,105</u>        |
| 10. | Amount of lot area covered by <b>terraces</b> :<br>--- existing + <u>926</u> proposed =   | <u>926</u>          |
| 11. | Amount of lot area covered by <b>tennis court, pool and mechanical equip</b> :<br>--- existing + <u>508</u> proposed =                              | <u>508</u>          |
| 12. | Amount of lot area covered by <b>all other structures</b> :<br>--- existing + --- proposed =  | <u>---</u>          |
| 13. | Proposed <b>gross land coverage</b> : Total of Lines 5 – 12 =   | <u>8,774</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.

  
 Signature and Seal of Professional Preparer



7-10-23  
 Date



Project IREP-CG EAST LANE LLC - 10 EAST LANE

Gross Land Coverage Breakdown

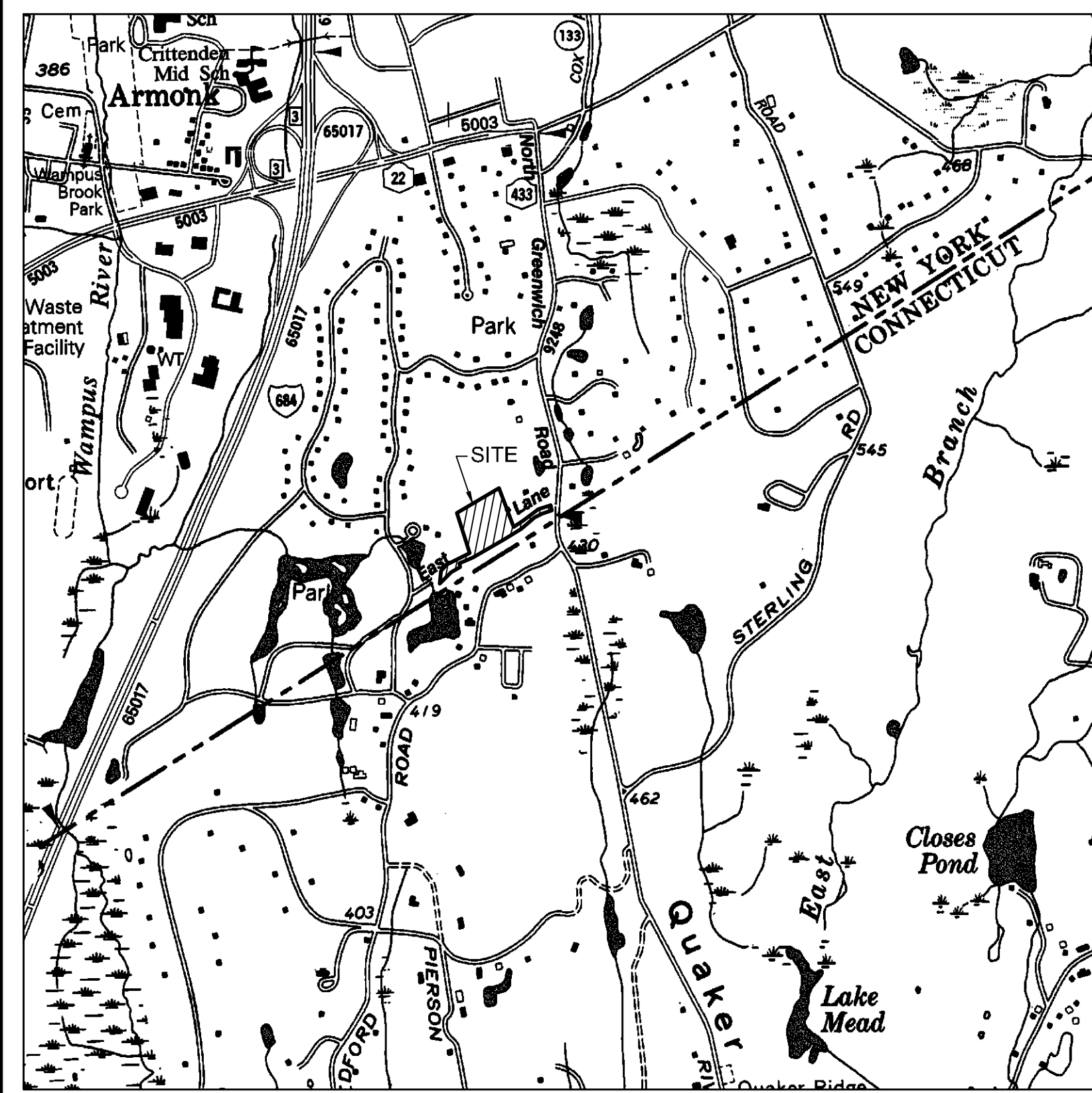
Legend		Area (SF)
	Principal Building	3235
	Terraces and Porches	926
	Driveway and Walkway	4105
	Pool and Equipment Pad	508
	All Other Structures	0
	Total	8774
	SUBDIVISION TOTAL	8805
	NEW IMPERVIOUS	-31



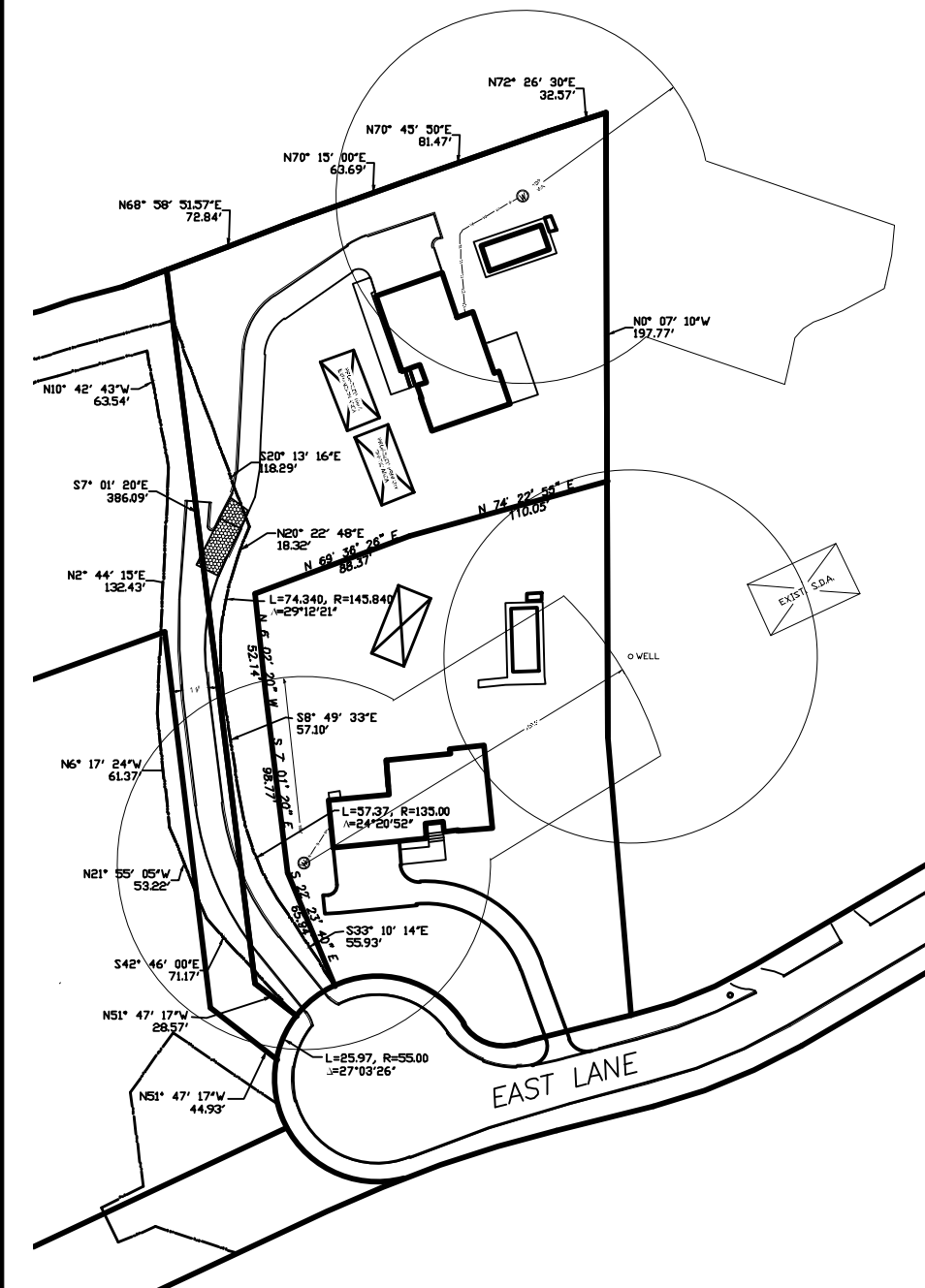
10 EAST LN  
GROSS LAND COVERAGE  
GRAPHICAL PLAN







**LOCATION MAP**  
N.T.S.



**INSET VIEW**  
1" = 100'

ZONING DATA		
TAX MAP DESIGNATION	SECTION 108.03, BLOCK 3, LOT 39.2	
ZONING DISTRICT	R-1A - RESIDENTIAL	
	MINIMUM REQUIREMENTS	PROVIDED
GROSS LOT AREA (ACRES)	1.0	1.138 (49,552 sf)
NET LOT AREA (ACRES)	1.0	1.058 (46,065 sf)
WIDTH (FT)	125	131.5'
DEPTH (FT)	150	229.4'
FRONT YARD (FT)	50	51.1'
SIDE YARD (FT)	25	52.0' / 110.0'
REAR YARD (FT)	40	53.1'
MAXIMUM BLDG. COVERAGE (%)	12%	7.02%
MAX. GROSS LAND COV.	9,586 S.F.	8,774 S.F.

**LEGEND**

- EXISTING PROPERTY LINE
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED NORWAY SPRUCE (8' - 10' HEIGHT)

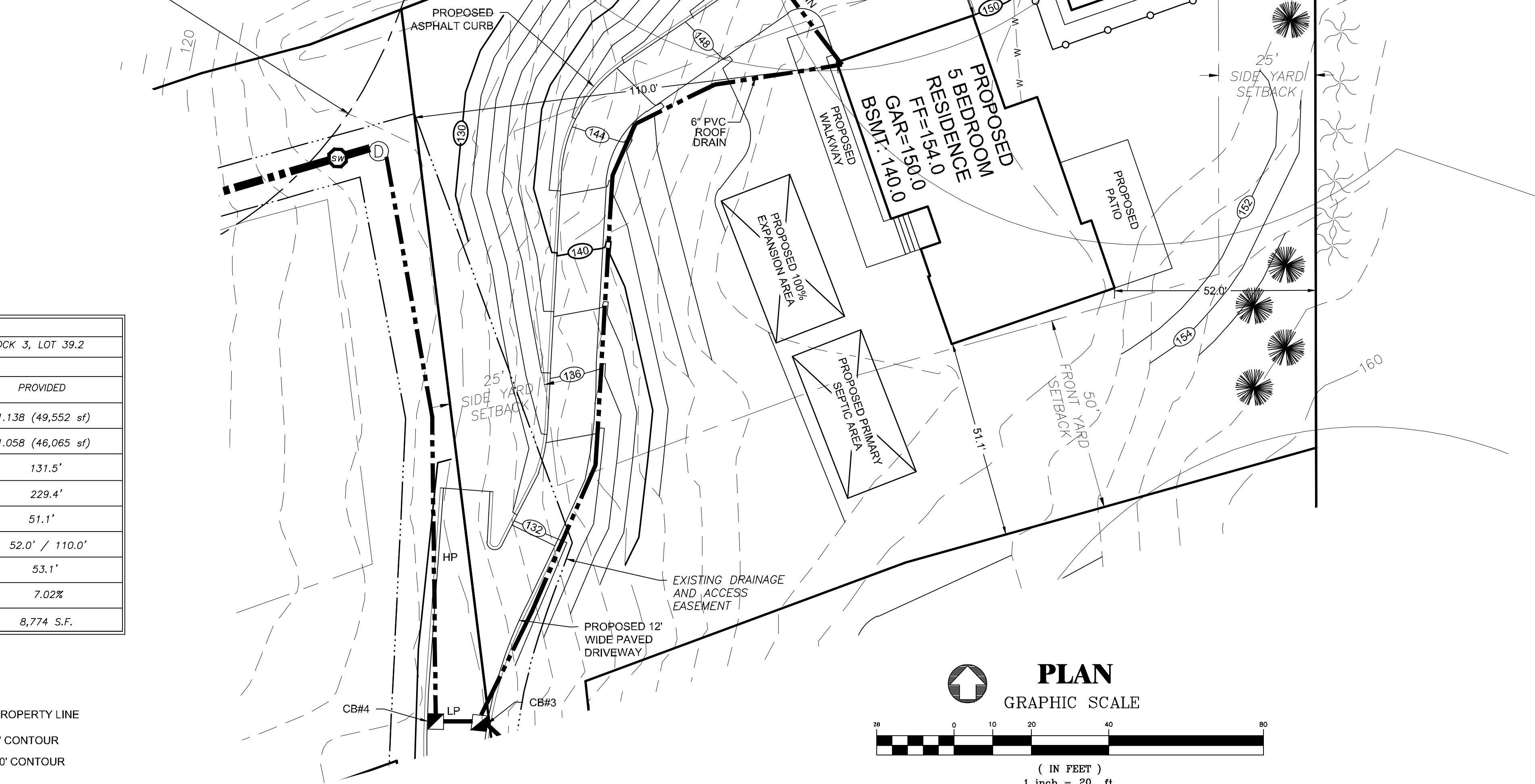
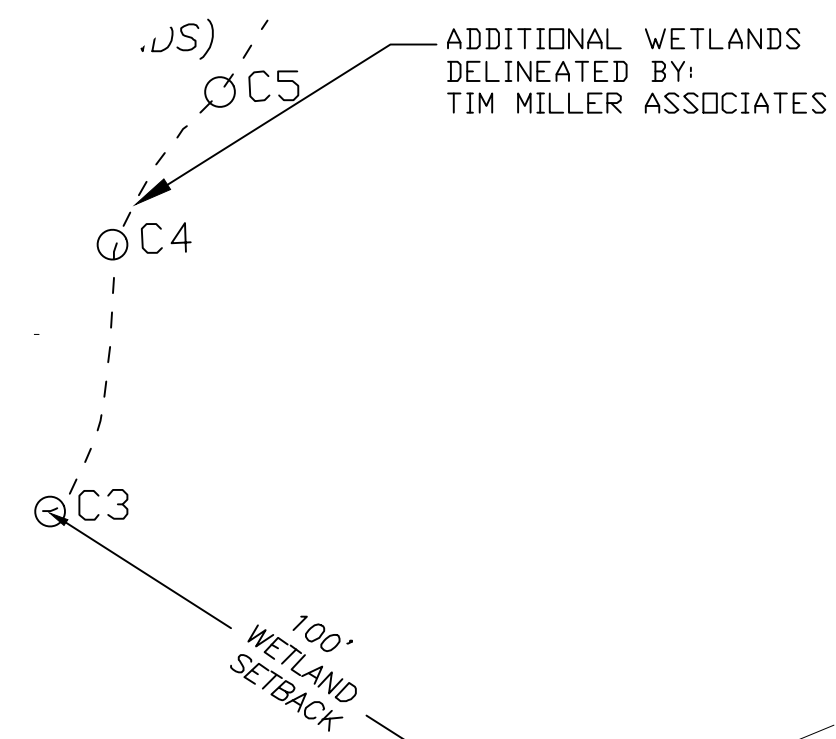
**GENERAL NOTES**

- SILT FENCE SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS SPECIFICALLY 5 FEET FROM THE TOE OF FILL SLOPES. THE FILTER FABRIC SHALL BE BURIED AT THE BASE. ALL SILT FENCING INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED PLANS.
- TREE PROTECTION. SIGNIFICANT INDIVIDUAL TREES PROPOSED TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE USING STAKED SILT FENCE TO THE EDGE OF THE DRIP LINE. GROUPS OF TREES TO REMAIN SHALL BE PROTECTED AS SHOWN IN THE CRIBBING DETAIL.
- AREAS GRADED TO FINAL ROUGH GRADE SHALL BE PERMANENTLY/TEMPORARILY STABILIZED IMMEDIATELY UPON COMPLETION IN ACCORDANCE WITH THE GENERAL EROSION CONTROL PROGRAM.
- DUST CONTROL. WHILE NOT EXPECTED TO BE A PROBLEM, IF EXCESSIVE DUST SHALL OCCUR, IT SHALL BE CONTROLLED BY SPRINKLING.
- EROSION AND SEDIMENTATION CONTROLS SHALL BE IMPLEMENTED AS REQUIRED FOR EACH LOT.

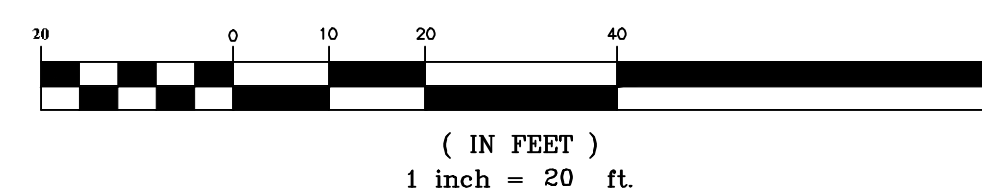
**SITE DATA**

- TOTAL AREA OF PARCEL: 1.136 Ac ±
- OWNER: IREP-CG EAST LANE LLC  
C/O GREG ALTSHULER  
122 PENN ROAD  
SCARSDALE, NY 10583
- ZONING DISTRICT: R-1A RESIDENTIAL
- TAX I.D. #: SHEET 108.03, BLOCK 3, LOT 39.2
- SURVEY & TOPOGRAPHY BY:  
RALPH L. Mac DONALD COMPANY, ENGINEERS & SURVEYORS  
80 BUSINESS PARK DRIVE  
ARMONK, N.Y. 10504  
ON OCTOBER 30, 2007

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**PLAN**  
GRAPHIC SCALE



**CONSTRUCTION SEQUENCE**

- INSTALL SILT FENCE FOR HOUSE & DRIVEWAY CONSTRUCTION.
- PROVIDE ORANGE CONSTRUCTION FENCING AROUND SEWAGE TREATMENT AREA SO THAT IT IS CORDONED OFF AND PROTECTED FROM CONSTRUCTION TRAFFIC.
- CLEAR & GRUB LOT, IF NECESSARY.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE AT DRIVEWAY ENTRANCE.
- EXCAVATE DRIVEWAY TO SUBGRADE AND BEGIN HOUSE EXCAVATION.
- DRILL WELL IN ACCORDANCE WITH APPROVED PLANS.
- UPON SUBSTANTIAL COMPLETION OF THE HOUSE INSTALL ROOF DRAINS AND DISCHARGE TO CUL-DE-SAC CATCH BASIN AS INDICATED ON PLAN. INSTALL FOOTING DRAINS AND DISCHARGE TO LEVEL SPREADER. SEE DETAIL.
- FINISH DRIVEWAY, ESTABLISH FINAL GRADES, AND SEED AND MULCH ALL DISTURBED AREAS.
- THE SITE CONTRACTOR FOR EACH LOT SHALL TAKE CARE TO IMPLEMENT SUCH EROSION CONTROL PRACTICES AS NECESSARY TO AVOID DEPOSITION OF SILT BEYOND EACH LOT BOUNDARY. IN ADDITION, THE CONTRACTOR SHALL INSURE THAT NO PERMANENT STORMWATER CONVEYANCE OR TREATMENT SYSTEMS (SWALES, CATCH BASINS, S.W.O.B.'S) ARE IMPACTED BY INDIVIDUAL LOT CONSTRUCTION.
- MAINTAIN ALL EROSION CONTROLS IN PROPER WORKING ORDER THROUGH THE DURATION OF CONSTRUCTION. EROSION CONTROLS TO BE REMOVED AT THE DIRECTION OF THE TOWN ENGINEER OR BUILDING INSPECTOR.

CONTACT INFO:  
IREP-CG EAST LANE LLC  
C/O GREG ALTSHULER  
122 PENN ROAD  
SCARSDALE, NY 10583  
917-575-8532

**SUBDIVISION: "LEE TURET" FILED MAP NO. 29373**  
**SEC NO: 108.03 BLOCK NO: 3 LOT NO: 39.2 SUBLT NO: 2**

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED: .....DATE.....  
CHRISTOPHER CARTHY, CHAIRMAN  
TOWN OF NORTH CASTLE PLANNING BOARD  
PLANS REVIEWED FOR CONFORMANCE TO PLANNING BOARD RESOLUTION:  
.....DATE.....  
JOSEPH M. CERMELE, P.E.  
KELLARD SESSIONS CONSULTING  
CONSULTING TOWN ENGINEERS

DATE	DESCRIPTION	BY/CHK	DATE	DESCRIPTION	BY/CHK

**NICHOLAS GABOURY**  
REGISTERED PROFESSIONAL ENGINEER

**SITE PLAN**

**IREP-CG EAST LANE, LLC**  
10 EAST LANE  
TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NY.

DATE: 6-19-2023  
SCALE: 1" = 20'  
FILE: ---  
DSGN / CHK: NG  
DRN. BY: AW  
SHT NO. 1 OF 3  
DWG NO. **SP-1**

**BIBBO ASSOCIATES, LLP**  
293 ROUTE 100 SUITE 203  
SOMERS, NEW YORK 10589  
TEL. 914 277 5805

**EROSION CONTROL PROGRAM**

**PURPOSE**

ALL CONSTRUCTION ACTIVITIES INVOLVING THE REMOVAL OR DEPOSITION OF SOILS ARE TO BE PROVIDED WITH APPROPRIATE PROTECTIVE MEASURES TO INHIBIT EROSION AND TO CONTAIN SEDIMENT DEPOSITION WITHIN THE AREA UNDER DEVELOPMENT. THOSE METHODS DEEMED HIGHLY EFFECTIVE ARE DESCRIBED BELOW AND SHOWN ON THIS DRAWING.

**REQUIRED PROCEDURES**

1. PRIOR TO START OF SITE CONSTRUCTION: ALL CONSTRUCTION ENTRANCES TO SITE SHALL BE INSTALLED AND STABILIZED. ALL TEMPORARY SILTATION BASINS AND/OR OTHER APPROVED SEDIMENT CONTROL MEASURES SHALL BE IN PLACE WHERE MOST EFFECTIVE.
2. ALL TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL REMAIN IN PLACE, MAINTAINED REGULARLY IN PROPER FUNCTIONING CONDITION, UNTIL ALL AREAS EXPOSED DURING SITE CONSTRUCTION HAVE BEEN SUITABLY STABILIZED WITH PAVEMENT, PERMANENT STRUCTURES AND/OR FINAL VEGETATION COVER.

**CONSTRUCTION GUIDELINES**

- A. WHEREVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED (BY FLAGGING OR OTHER EFFECTIVE MEANS).
- B. ONLY THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME DURING CONSTRUCTION.
- C. SITE CONSTRUCTION ACTIVITIES SHALL START WHENEVER POSSIBLE AT THE NEAREST POINT UPSTREAM OF THESE SILT TRAPS AND PROCEED TO ACTIVITIES FURTHER UPSTREAM.
- D. WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE PERIOD OF EXPOSURE SHALL BE KEPT TO A MINIMUM, INSTALLING PERMANENT AND FINAL VEGETATION, PAVING, STRUCTURES, ETC., AT THE EARLIEST POSSIBLE OPPORTUNITY.
- E. CONSTRUCTION EQUIPMENT SHALL NOT UNNECESSARILY CROSS LIVE STREAMS EXCEPT BY MEANS OF BRIDGES, CULVERTS OR OTHER APPROVED MEANS.
- F. SEDIMENT CONTROL MEASURES INSTALLED IN LIVE STREAMS SHOULD GENERALLY BE MADE OF STONE AND MUST BE SPECIFICALLY DESIGNED, TAKING INTO ACCOUNT THE SIZE OF DRAINAGE BASIN ANTICIPATED STREAM FLOWS AND STREAM VELOCITIES.
- G. NO CONSTRUCTION ACTIVITIES WITHIN OR NEAR LIVE STREAMS (CREATION OF PONDS, REALIGNMENT OF STREAM CHANNELS, INSTALLATION OF LARGE CULVERTS, ETC.) SHALL BEGIN UNTIL APPROPRIATE MEASURES FOR TEMPORARILY DIVERTING STREAM FLOW PAST THE WORK SECTION AND REQUIRED DOWNSTREAM SEDIMENT CONTROLS ARE IN PLACE. IN GENERAL THESE SEDIMENT CONTROLS ARE TO BE REMOVED ONLY WHEN ALL CONSTRUCTION ACTIVITY UPSTREAM HAS BEEN SATISFACTORILY COMPLETED AND THE STREAM FLOWS CLEAR.
- H. NOTES ON SITE STABILIZATION

1. ALL TOPSOIL TO BE STRIPPED FROM THE AREA BEING DEVELOPED, SHALL BE STOCKPILED NOT LESS THAN 50 FEET FROM ANY BODY OF SURFACE WATER AND SHALL BE IMMEDIATELY SEEDED TO MANHATTAN RYE GRASS.
2. ON ALL EMBANKMENT FILL SLOPES, TOPSOIL SHALL BE STRIPPED AT LEAST FIVE (5) FEET WIDER THAN REQUIRED FOR THE EMBANKMENT TOE OF SLOPE. A PROTECTIVE BERM OF TOPSOIL SHALL BE LEFT IN THIS AREA, RUNNING PARALLEL TO THE CONTOURS FOR THE PURPOSE OF RESTRICTING DRAINAGE RUNOFF. THE TOPSOIL BERM SHALL BE SEEDED AS REQUIRED FOR
3. IN ADDITION TO THE ABOVE, FURTHER EROSION AND SILTATION CONTROL MEASURES INCLUDING, BUT NOT LIMITED TO SILT TRENCH SILT TRAPS, STAKED HAYBALES OR BRUSH CHECKDAMS, SHALL ALSO BE EMPLOYED WHERE NECESSARY FOR SUPPLEMENTARY EROSION CONTROL MEASURES.

**NOTES ON EMBANKMENT STABILIZATION**

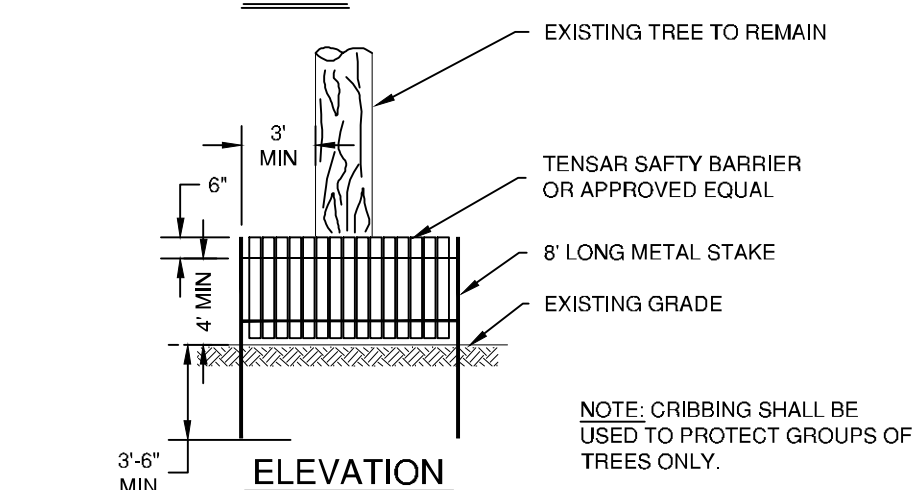
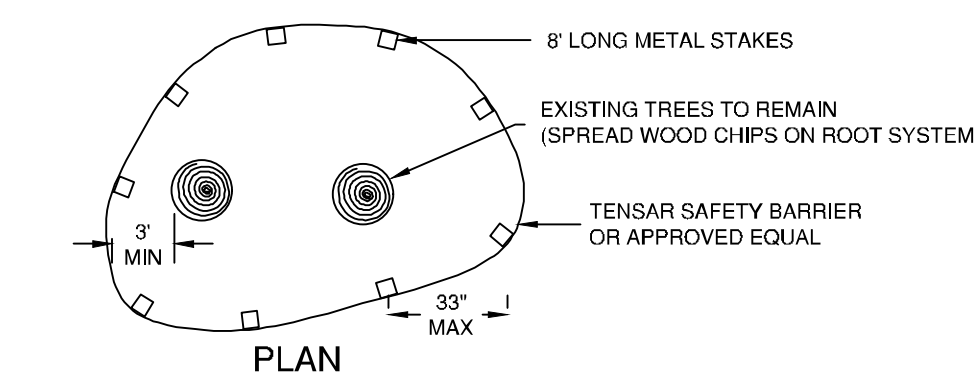
ALL CUT SLOPES AND EMBANKMENTS FILLS ARE TO BE IMMEDIATELY LAID BACK AND STABILIZED AS FOLLOWS:

- A. GRADED TO FINISHED SLOPES
- B. SCARIFIED
- C. TOPSOILED WITH NOT LESS THAN FOUR (4) INCHES OF SVITABLE TOPSOIL MATERIAL
- D. SEEDED WITH FOLLOWING GRASS MIXTURE (BY WEIGHT) OR APPROVED EQUAL:

45% KENTUCKY BLUE GRASS  
45% CREEPING RED FESCUE  
10% PERENNIAL RYE GRASS

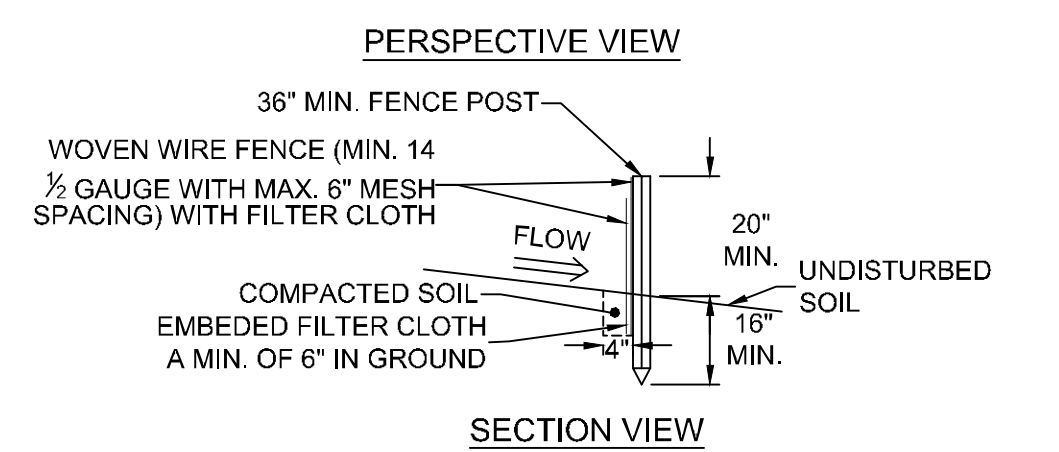
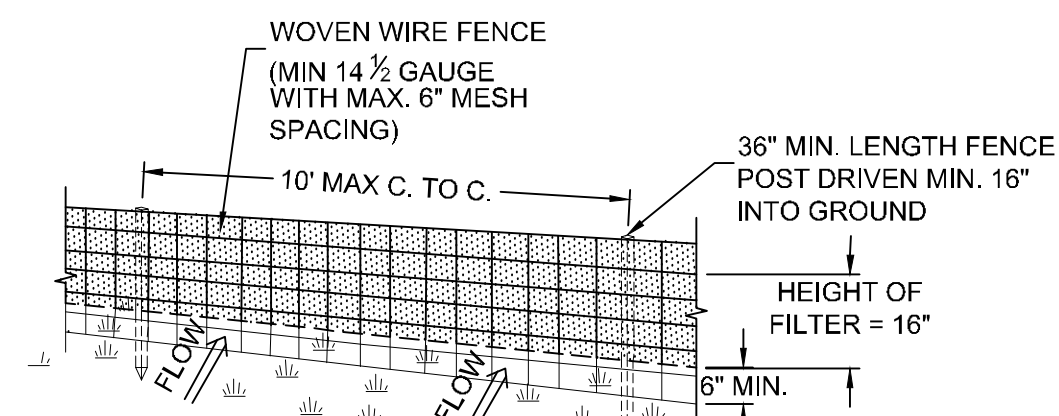
SEED SHALL BE APPLIED AT THE RATE OF NOT LESS THAN TWO (2) POUNDS PER 1000 SQUARE FEET

- E. MULCHED WITH NOT LESS THAN ONE (1) INCH AND NOT MORE THAN THREE (3) INCHES OF STRAW AT TWO (2) TONS/ACRE AND ANCHORED IN A SUITABLE MANNER. WHERE SLOPES EXCEED 1:3, SUITABLY ANCHORED NETTING SUCH AS TENEX N030 OR APPROVED EQUAL SHALL BE UTILIZED.



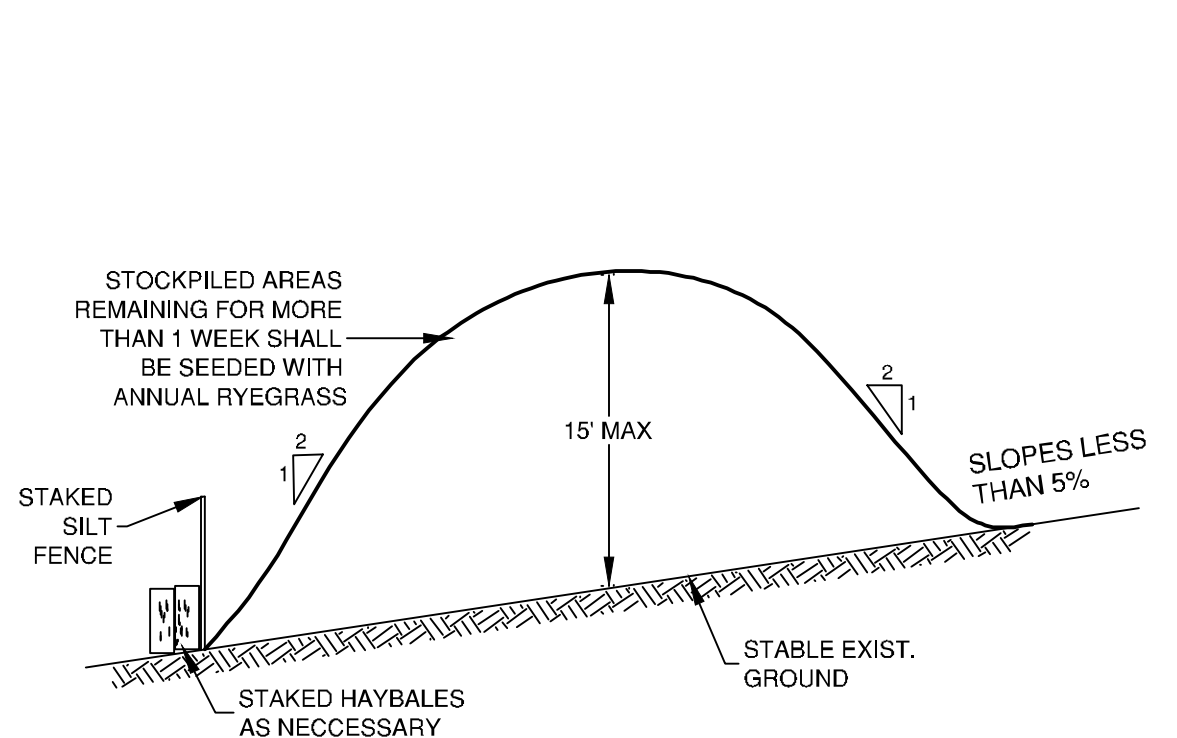
**CRIBBING- EXISTING TREE PROTECTION**

TREE PROTECTION SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY.

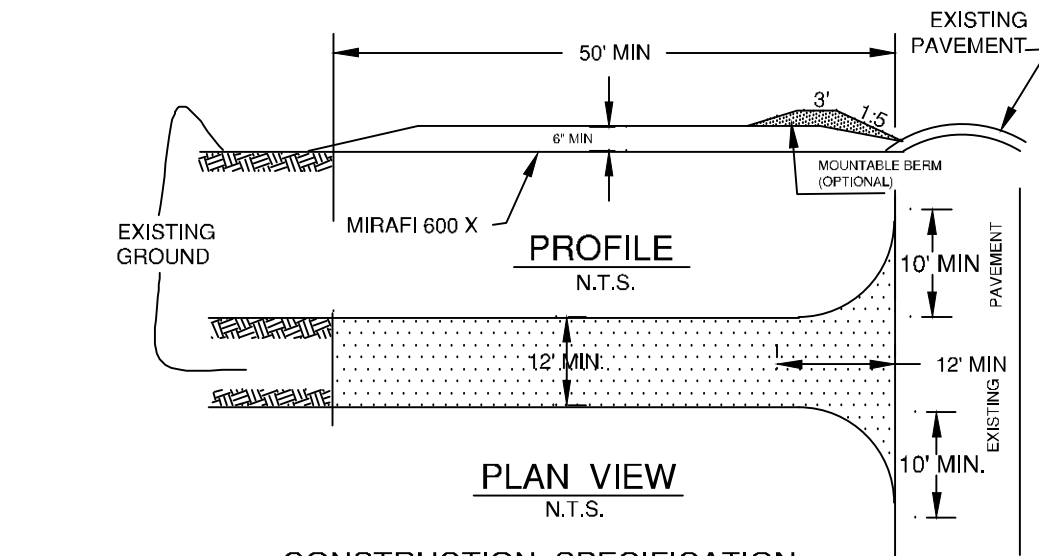


**SILT FENCE DETAIL**

- CONSTRUCTION SPECIFICATIONS:**
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL WITH "T" OR "U" 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, 6" 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 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
  4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
  5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

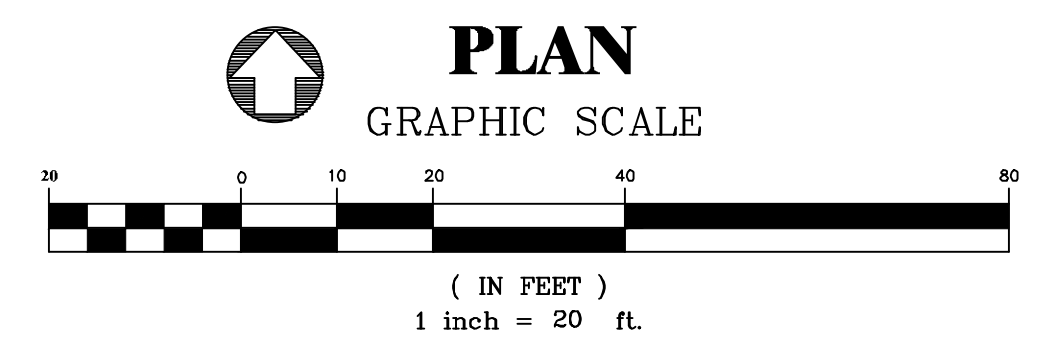
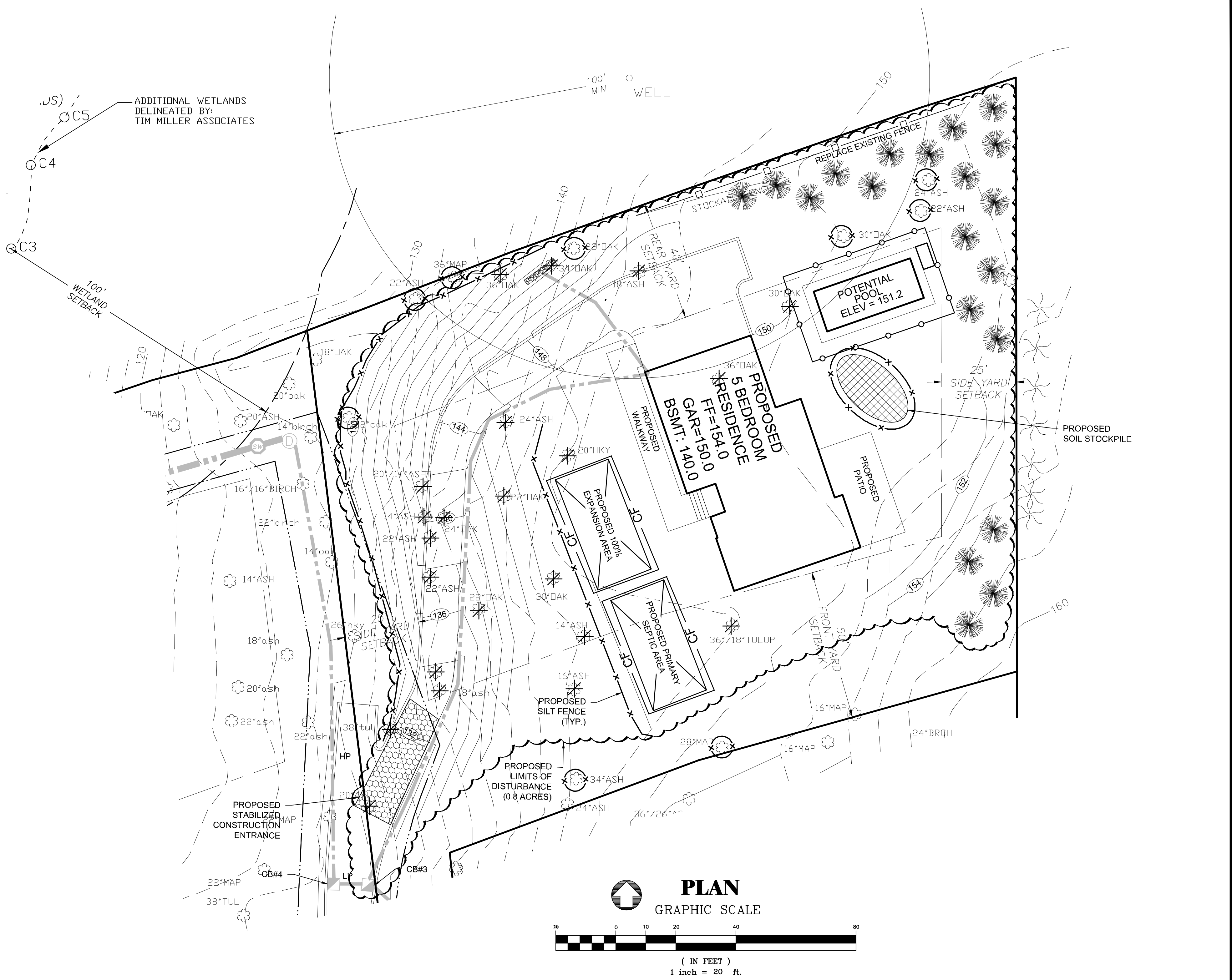


**TYPICAL SOIL STOCKPILE DETAIL**



1. STONE SIZE- USE 2" ANGULAR STONE
2. LENGTH- NOT LESS THAN 50'
3. THICKNESS- NOT LESS THAN SIX (6) INCHES.
4. WIDTH- TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. MIRAFI 600 X WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER: ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE 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 RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE & WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

**STABILIZED CONSTRUCTION ENTRANCE DETAIL**



- LEGEND**
- EXISTING 2' CONTOUR
  - EXISTING 10' CONTOUR
  - TREES TO REMAIN
  - TREES TO BE REMOVED (22 TREES TOTAL)
  - PROPOSED TREE PROTECTION
  - PROPOSED 10' CONTOUR
  - PROPOSED 2' CONTOUR
  - PROPOSED SILT FENCE
  - LIMITS OF DISTURBANCE
  - TEMPORARY CONSTRUCTION FENCING
  - PROPOSED TEMPORARY SOIL STOCKPILE
  - TEMPORARY STABILIZED CONSTRUCTION ENTRANCE

CONTACT INFO:  
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C/O GREG ALTSHULER  
122 PENN ROAD  
SCARSDALE, NY 10583  
917-575-8532

SUBDIVISION: "LEE TURET" FILED MAP NO. 29373  
SEC NO: 108.03 BLOCK NO: 3 LOT NO: 39.2 SUBLT NO: 2

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED: ..... DATE .....  
CHRISTOPHER CARTHY, CHAIRMAN  
TOWN OF NORTH CASTLE PLANNING BOARD  
PLANS REVIEWED FOR CONFORMANCE TO PLANNING BOARD RESOLUTION:  
..... DATE .....  
JOSEPH M. CERMELE, P.E.  
KELLARD SESSIONS CONSULTING  
CONSULTING TOWN ENGINEERS

REVISIONS	DATE	DESCRIPTION	BY/CK	DATE	DESCRIPTION	BY/CK

NICHOLAS GABOURY P.E.

**EROSION CONTROL PLAN**

**IREP-CG EAST LANE, LLC**

10 EAST LANE  
TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NY.

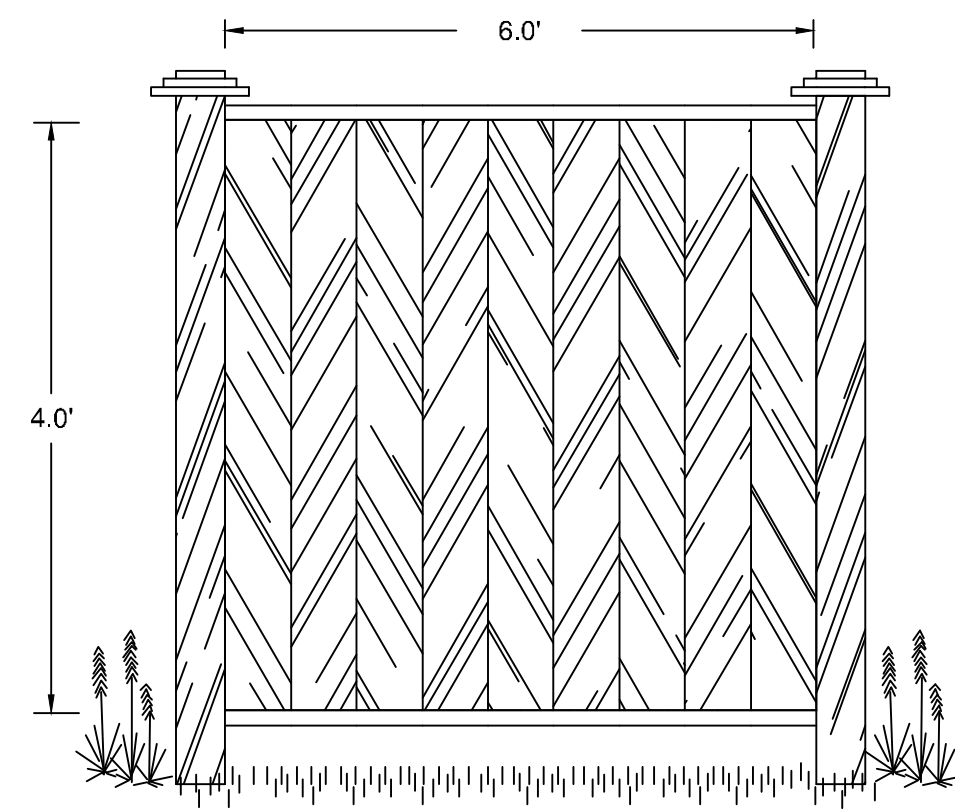
**BIBBO ASSOCIATES, LLP**

293 ROUTE 100 SUITE 203  
SOMERS, NEW YORK 10589  
TEL. 914 277 5805

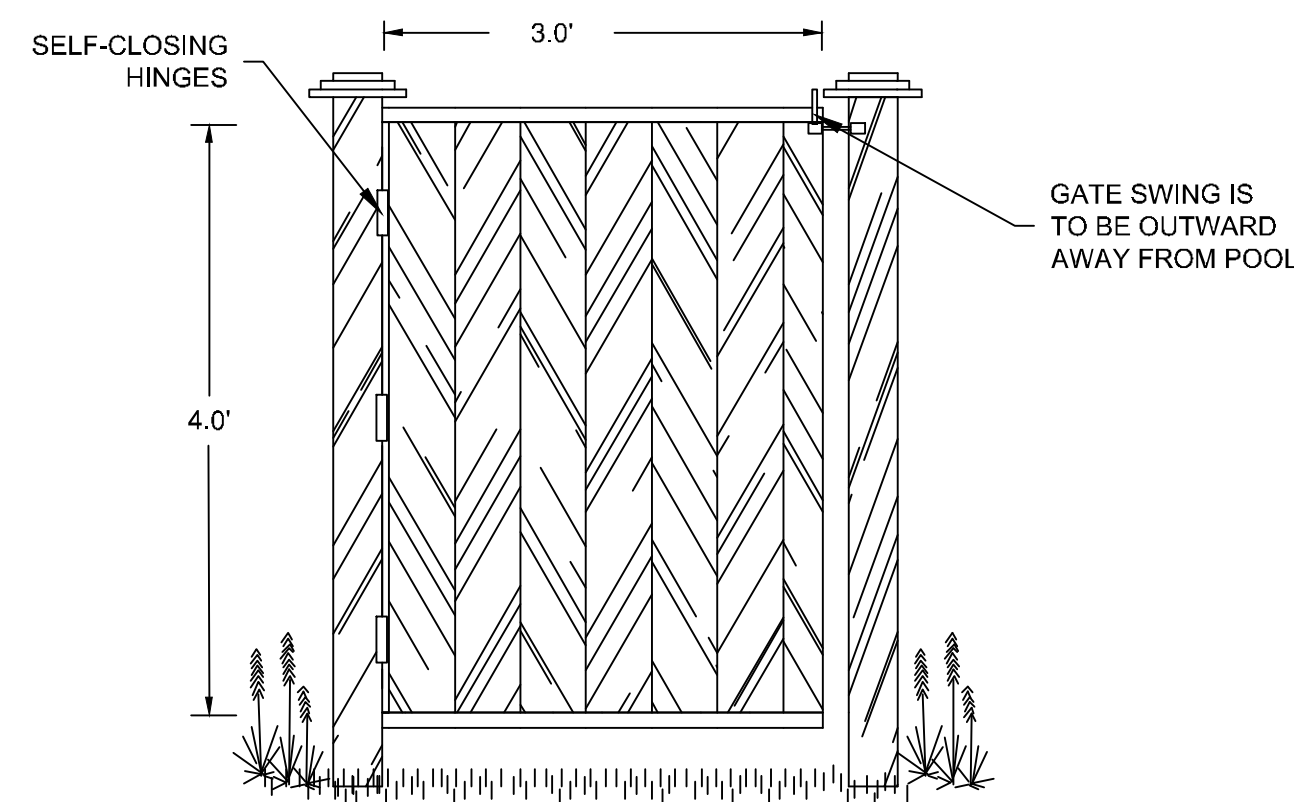
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SCALE:	1" = 20'
FILE:	---
DSGN / CHK:	NG
DRN. BY:	AW
SHT NO:	2 OF 3
DWG NO.:	<b>EC-1</b>

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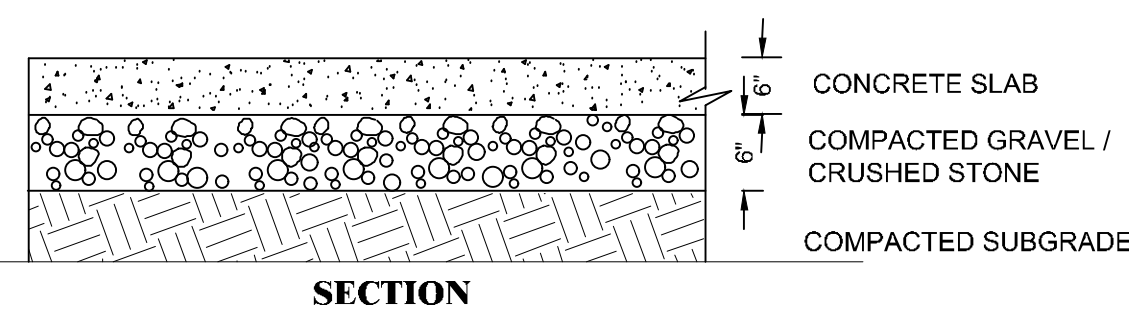
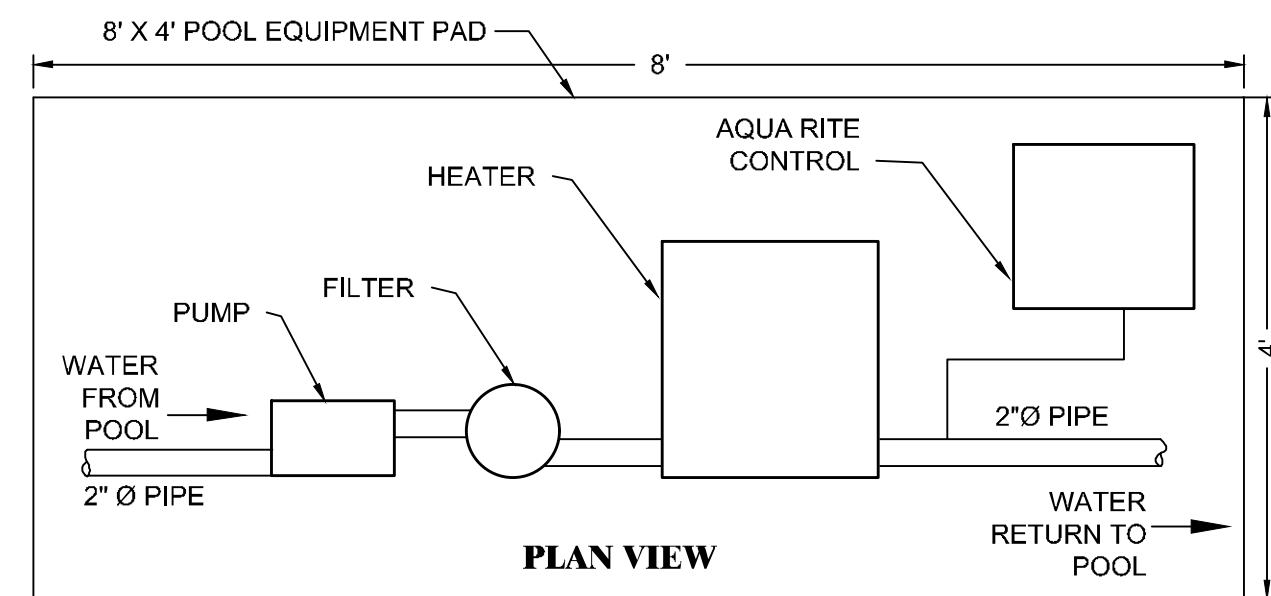


**BOARD FENCE DETAIL**  
N.T.S.  
OR APPROVED EQUAL

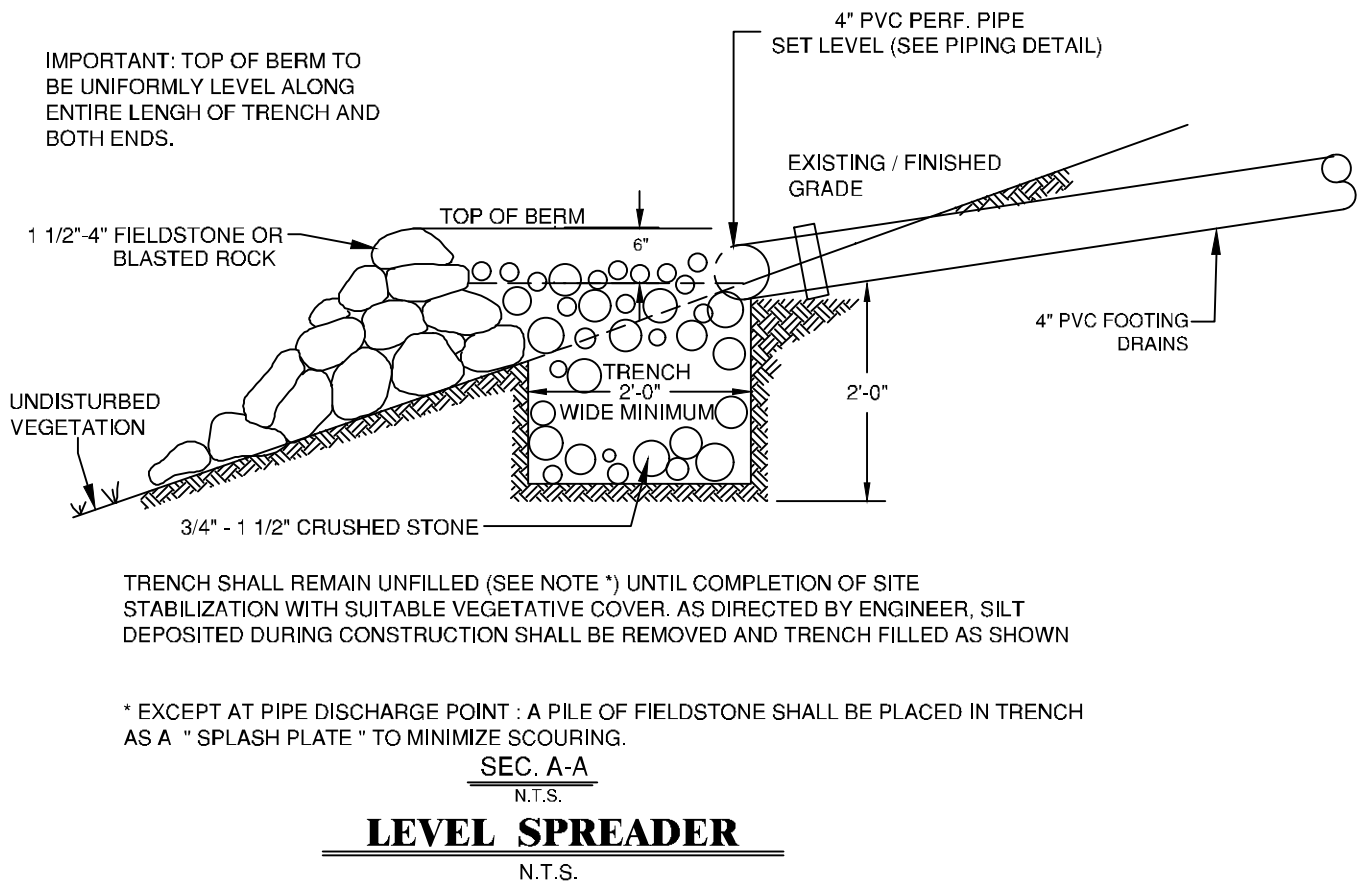
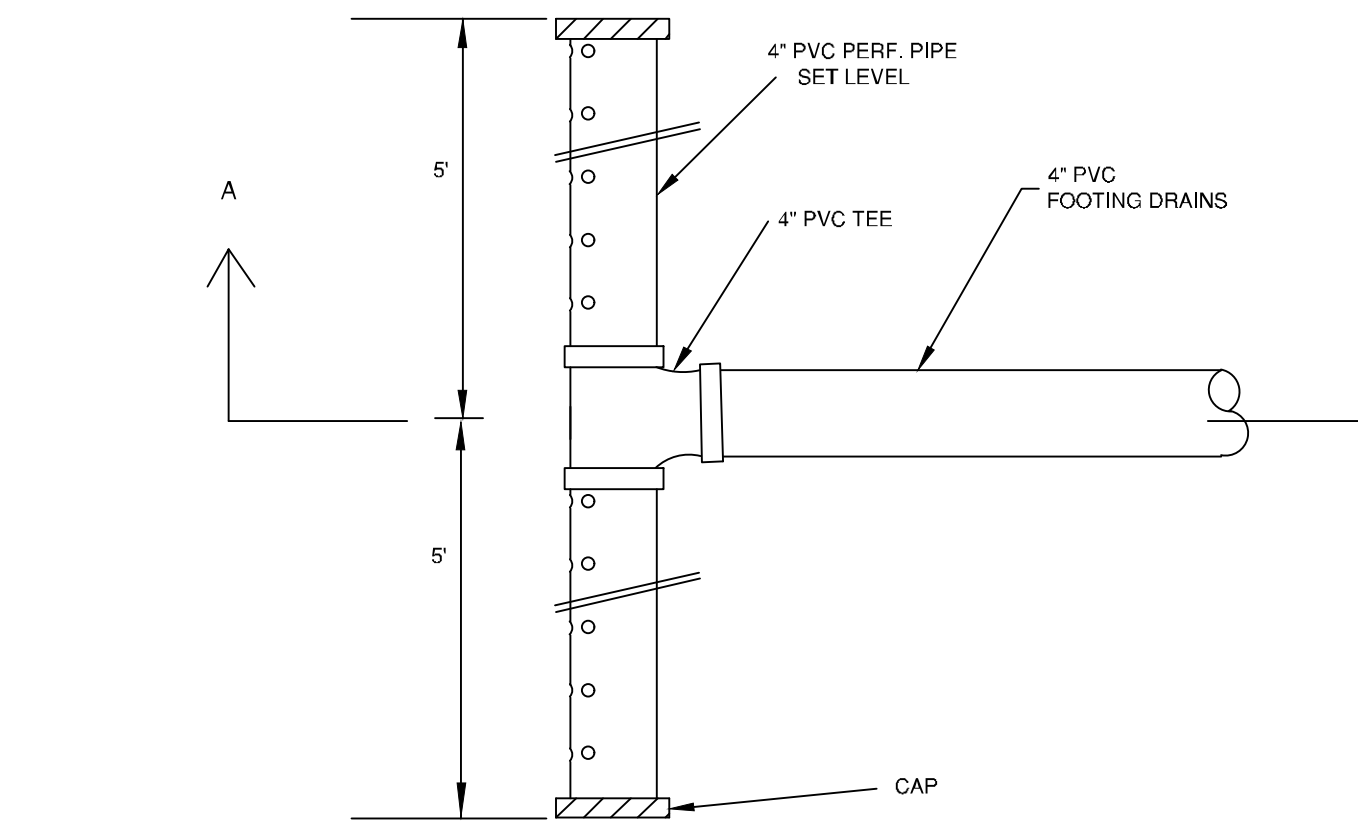


**BOARD GATE DETAIL**  
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OR APPROVED EQUAL

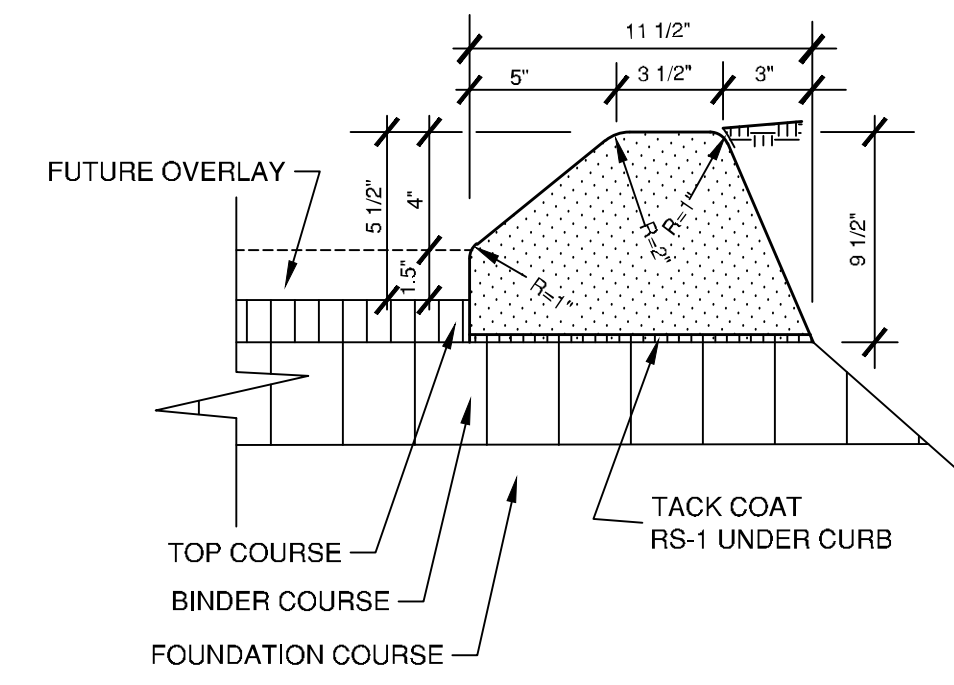
PLEASE NOTE: THE PROPOSED POOL FENCE GATE SHALL OPEN OUTWARD (AWAY FROM POOL), BE SELF-CLOSING, SELF-LATCHING, AND EQUIPPED WITH MAGNALATCH AT 54" OFF OF GRADE.



**POOL EQUIPMENT & CONC. PAD DETAIL**  
N.T.S.

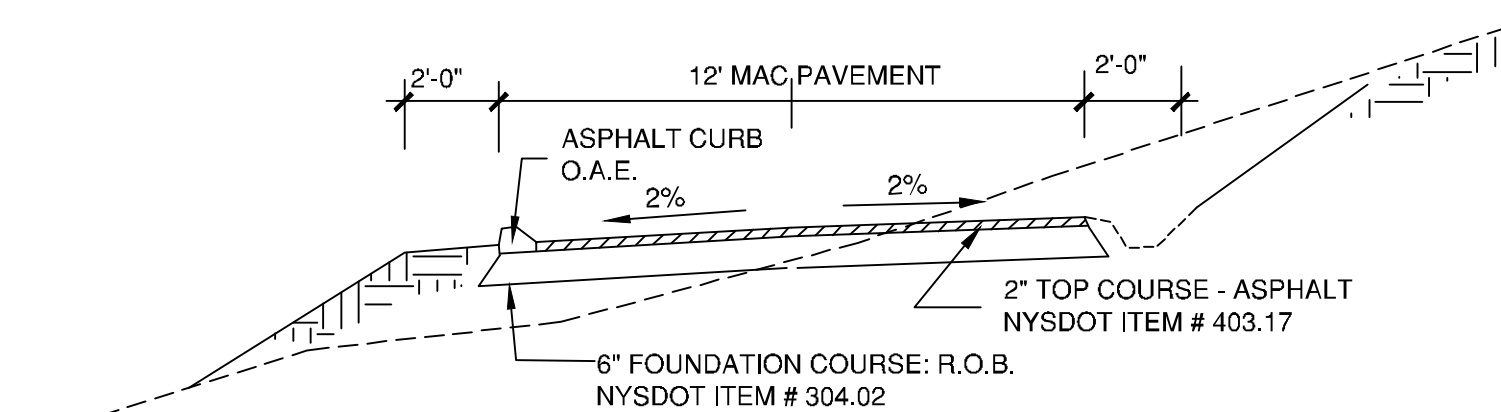


**LEVEL SPREADER**  
N.T.S.

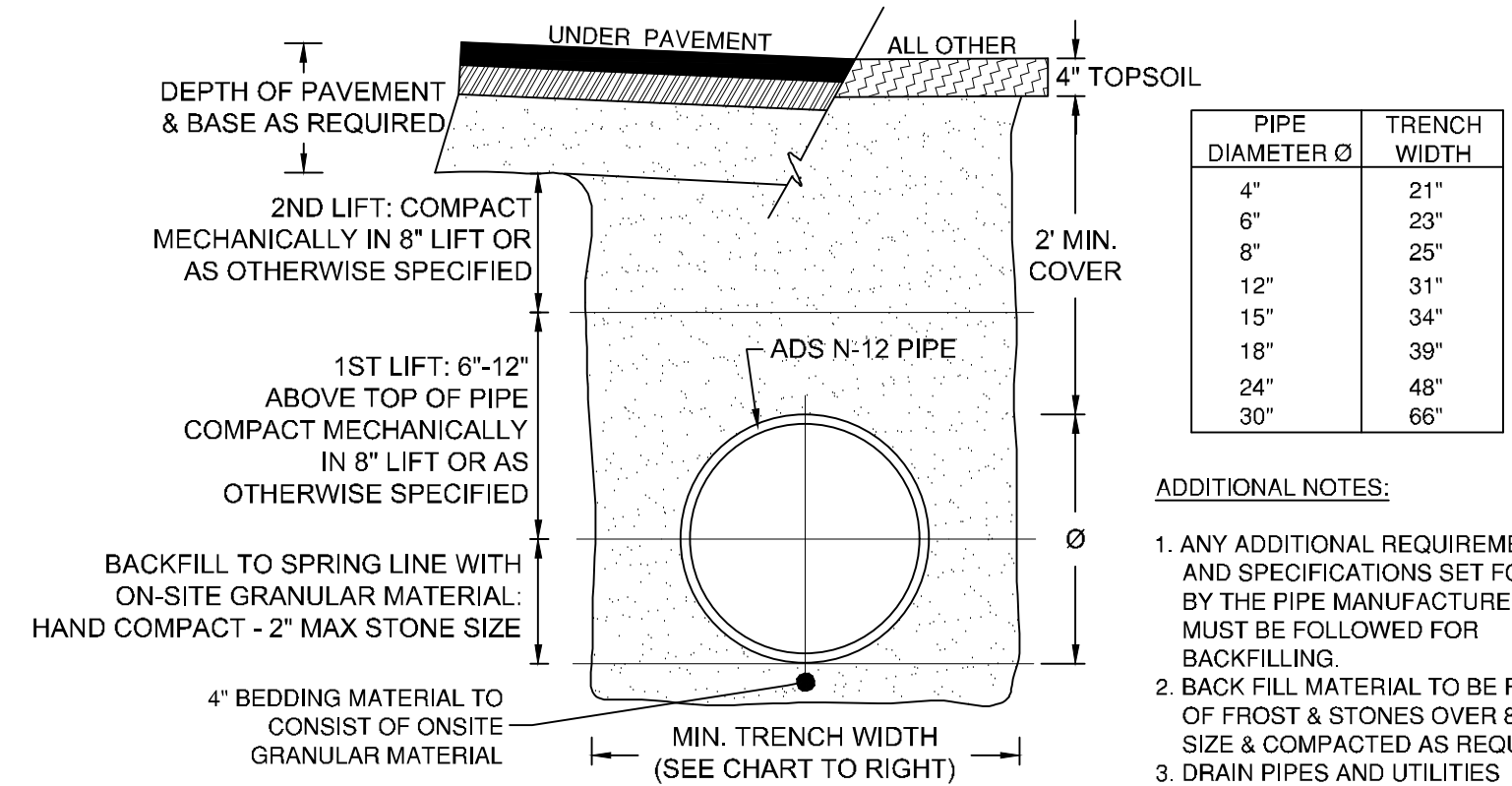


**ASPHALT CURB DETAIL**  
N.T.S.

NOTE: WHERE DRIVEWAYS REQUIRE CURBING, PAVEMENT SHALL BE EXTENDED 1' IN WIDTH TO ACCOMMODATE THE CURB. SEE PLAN FOR LOCATION TO BE USED FOR DRIVEWAYS.



**TYPICAL DRIVEWAY**  
N.T.S.



**DRAINAGE PIPE INSTALLATION**  
N.T.S.

- ADDITIONAL NOTES:
1. ANY ADDITIONAL REQUIREMENTS AND SPECIFICATIONS SET FORTH BY THE PIPE MANUFACTURER MUST BE FOLLOWED FOR BACKFILLING.
  2. BACK FILL MATERIAL TO BE FREE OF FROST & STONES OVER 8" IN SIZE & COMPACTED AS REQUIRED.
  3. DRAIN PIPES AND UTILITIES INSTALLED WITHIN THE TOWN ROAD SHALL BE BACKFILLED WITH CLSM FILL (K-CRETE).

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C/O GREG ALTSHULER  
122 PENN ROAD  
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SUBDIVISION: "LEE TURET" FILED MAP NO. 29373  
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CONSULTING TOWN ENGINEERS

DATE	DESCRIPTION	BY/CK	DATE	DESCRIPTION	BY/CK
6-19-2023					

**DETAILS**

IREP-CG EAST LANE, LLC  
10 EAST LANE  
TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NY.

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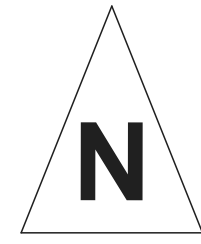
NICHOLAS GABOURY P.E.

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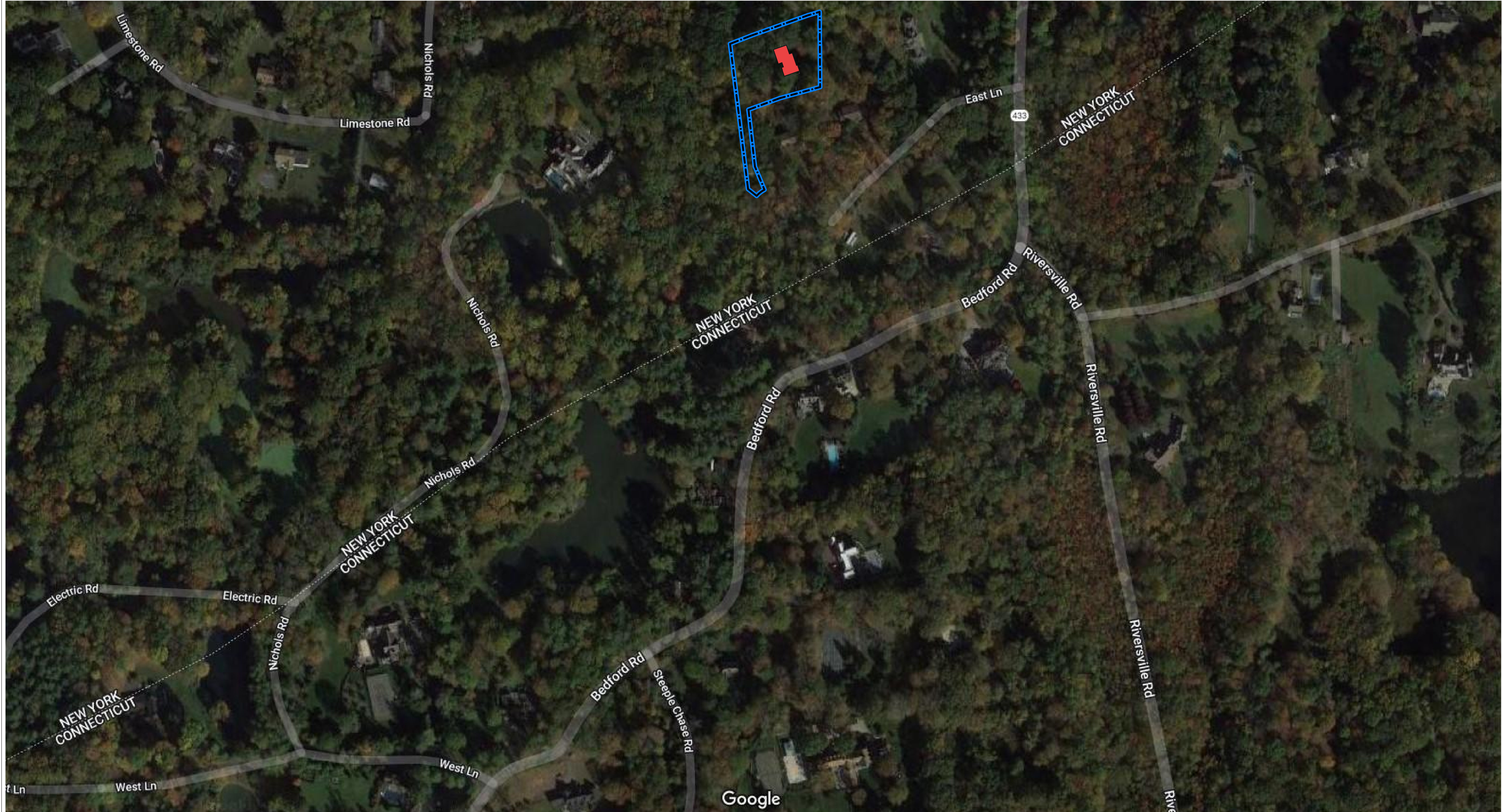
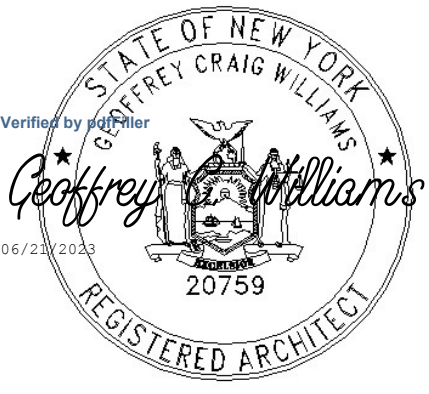


APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED \_\_\_\_\_

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

ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION DATE: \_\_\_\_\_

JOSEPH M. CERMELE, PE  
KELLARD SESSIONS CONSULTING  
CONSULTING TOWN ENGINEERS



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**NEW ONE FAMILY RESIDENCE**

**10 EAST LANE, ARMONK NY**

MARK	DATE	DESCRIPTION
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ISSUE:

PROJECT NO:

CAD FILE:

DATE:

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SHEET TITLE:

GOOGLE MAP

DRAWING SHEET NO:

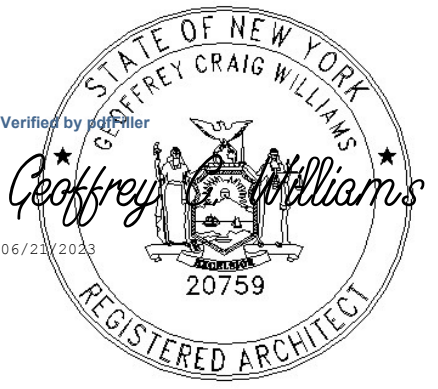
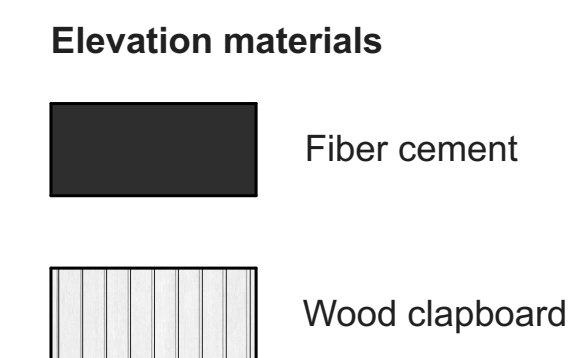
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**E1 FRONT ELEVATION**



**E3 REAR ELEVATION**



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**NEW ONE FAMILY RESIDENCE**

**10 EAST LANE, ARMONK NY**

MARK	DATE	DESCRIPTION

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SHEET

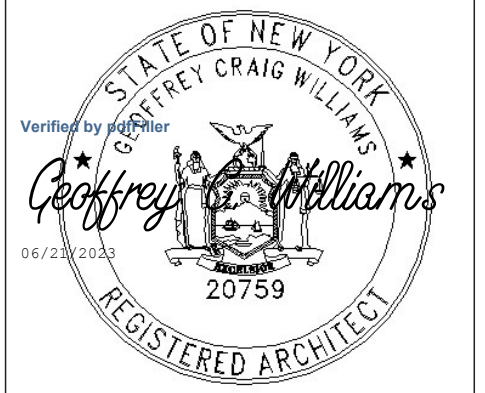
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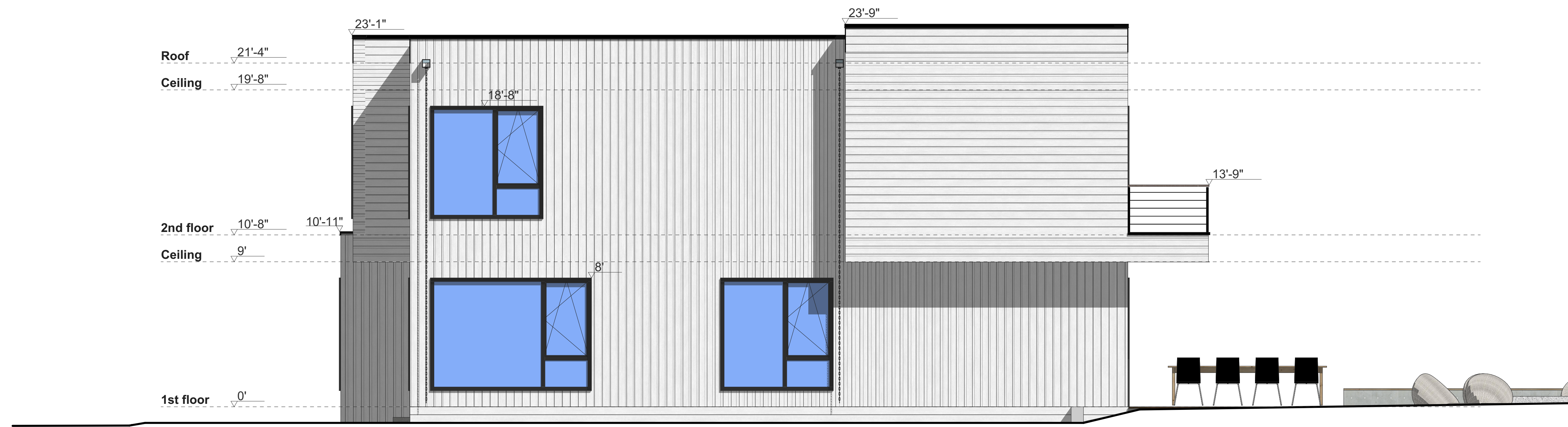




**E2 LEFT ELEVATION**



**E4 RIGHT ELEVATION**



- Elevation materials**
- Fiber cement
  - Wood clapboard

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**NEW ONE FAMILY RESIDENCE**

**10 EAST LANE, ARMONK NY**

MARK	DATE	DESCRIPTION

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PROJECT NO:

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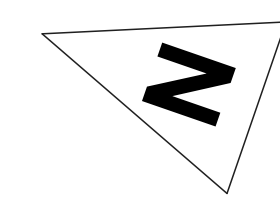
SHEET TITLE:

**ELEVATION**

DRAWING SHEET NO: **A1-02**



NUMBER	NAME	AREA
01	STAIRS	116
02	BASEMENT	1 974
		<b>2 090 sq ft</b>



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**NEW ONE FAMILY RESIDENCE**

**10 EAST LANE, ARMONK NY**



<b>Residential</b>	<b>4 598,91 ft sq</b>
- first floor	2 203,03 ft sq
- second floor	2 395,88 ft sq
<b>Garage</b>	<b>935,45 ft sq</b>
<b>Basement</b>	<b>2 268,37 ft sq</b>

MARK	DATE	DESCRIPTION

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SHEET TITLE:

**BASEMENT PLAN**

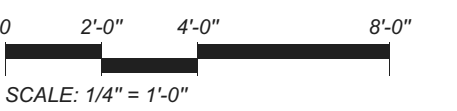
DRAWING SHEET NO:

**A1-03**

NUMBER	NAME	AREA
1	ENTRY	201
2	HALL	57
3	POWDER	36
4	MUD ROOM	104
5	PANTRY	160
6	KITCHEN	307
7	DINING ROOM	360
8	LIVING ROOM	425
9	GUEST BEDROOM	221
10	W.I.C.	21
11	BATHROOM	40
		<b>1 932 sq ft</b>



<b>Residential</b>	<b>4 598,91 ft sq</b>
- first floor	2 203,03 ft sq
- second floor	2 395,88 ft sq
<b>Garage</b>	<b>935,45 ft sq</b>
<b>Basement</b>	<b>2 268,37 ft sq</b>



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**NEW ONE FAMILY RESIDENCE**  
**10 EAST LANE, ARMONK NY**

MARK	DATE	DESCRIPTION

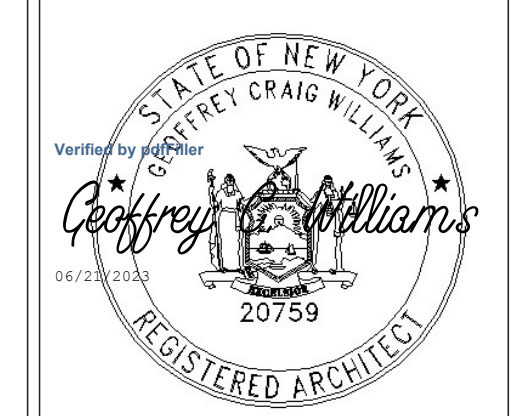
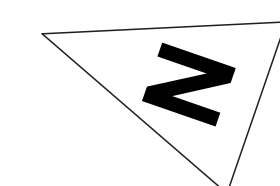
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1ST FLOOR PLAN

DRAWING SHEET NO:	A1-04
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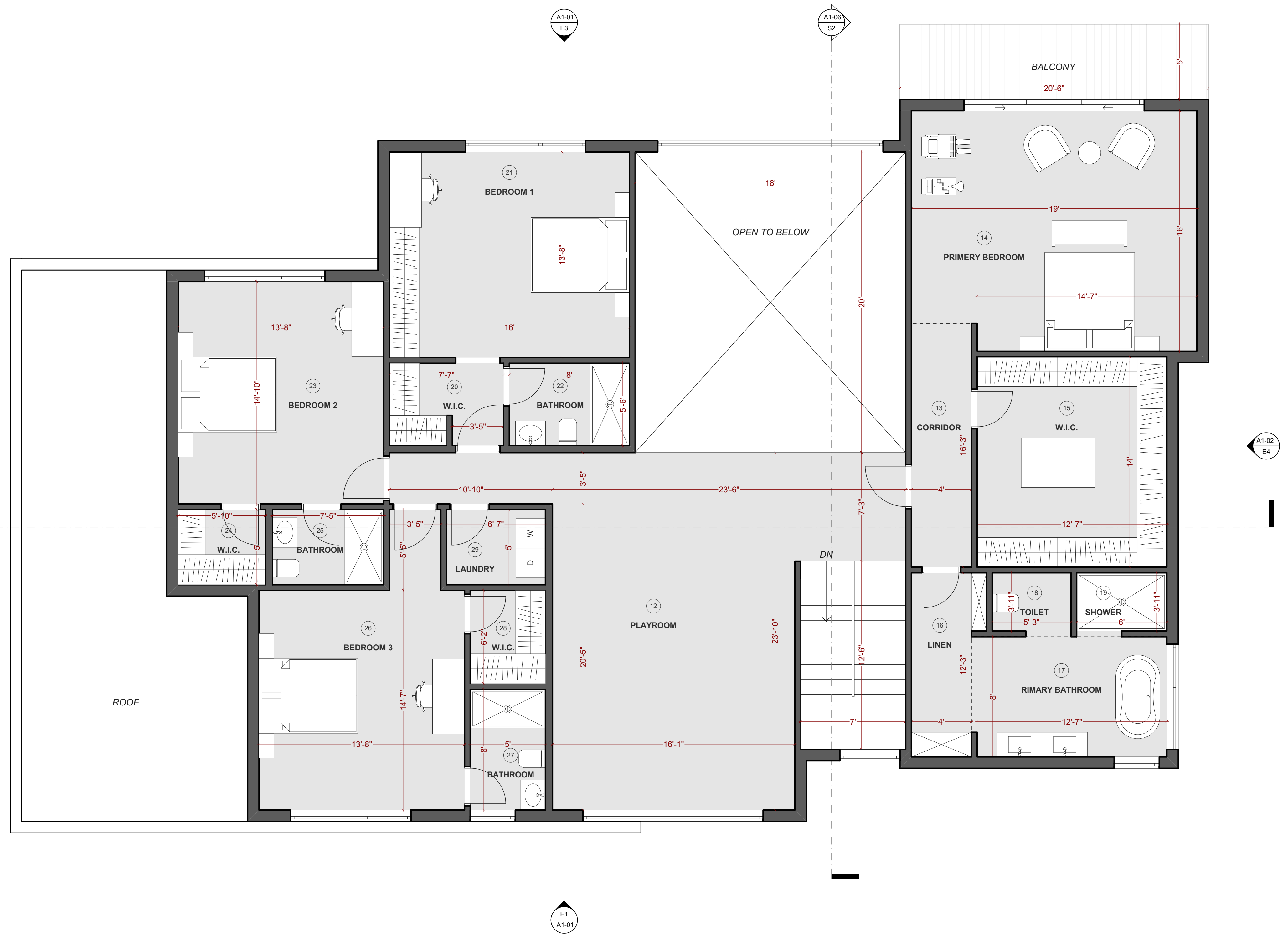


NUMBER	NAME	AREA
12	PLAYROOM	474
13	CORRIDOR	65
14	PRIMARY BEDROOM	296
15	W.I.C.	177
16	LINEN	53
17	RIMARY BATHROOM	103
18	TOILET	21
19	SHOWER	24
20	W.I.C.	41
21	BEDROOM 1	218
22	BATHROOM	44
23	BEDROOM 2	202
24	W.I.C.	29
25	BATHROOM	37
26	BEDROOM 3	218
27	BATHROOM	40
28	W.I.C.	31
29	LAUNDRY	33
		<b>2 106 sq ft</b>

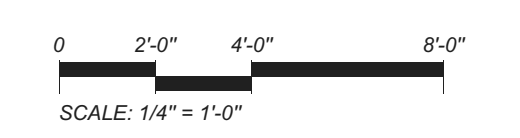


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**NEW ONE FAMILY RESIDENCE**  
**10 EAST LANE, ARMONK NY**



<b>Residential</b>	<b>4 598,91 ft sq</b>
- first floor	2 203,03 ft sq
- second floor	2 395,88 ft sq
<b>Garage</b>	<b>935,45 ft sq</b>
<b>Basement</b>	<b>2 268,37 ft sq</b>



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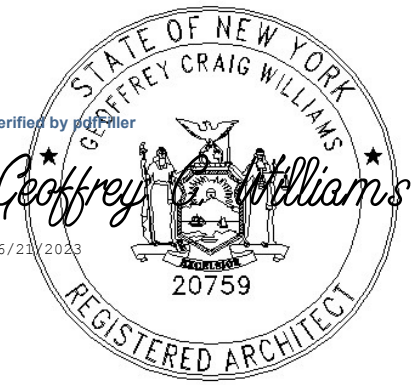
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**2ND FLOOR PLAN**

DRAWING SHEET NO:

**A1-05**



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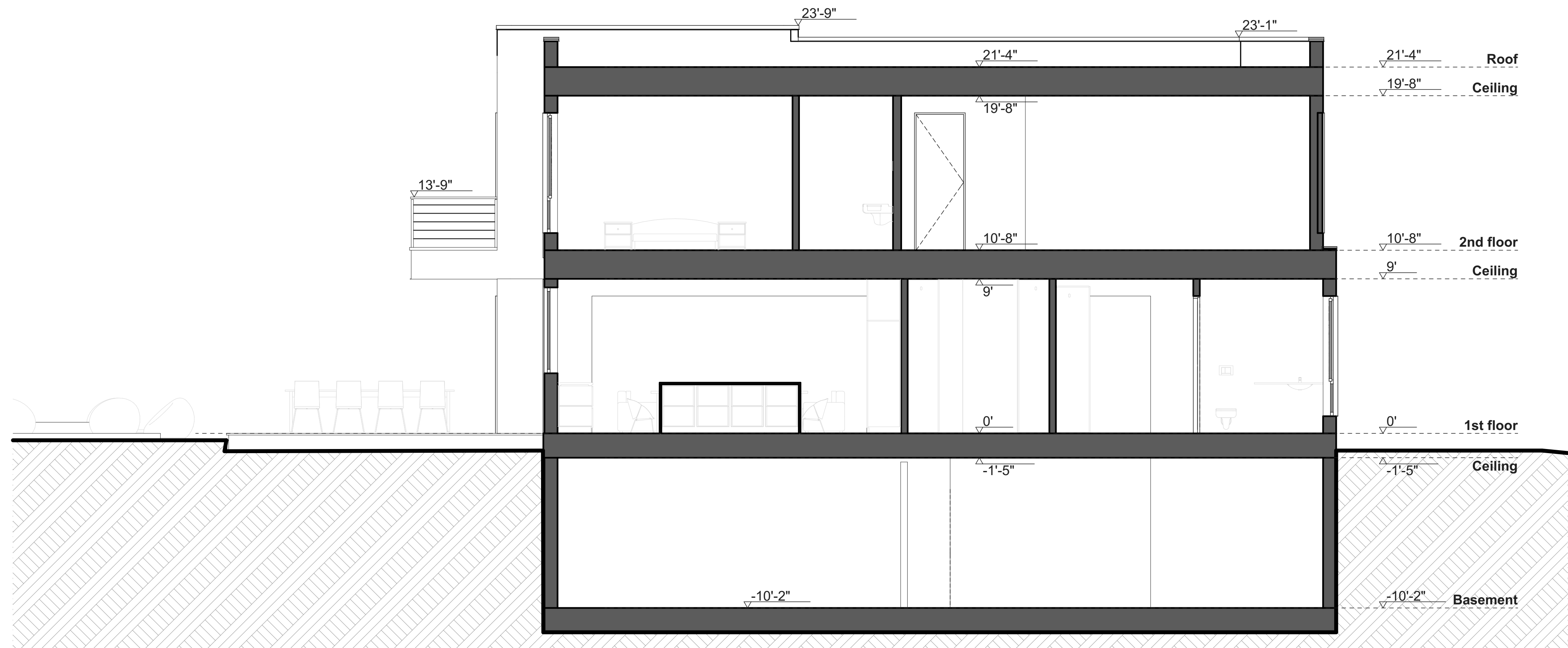
**NEW ONE FAMILY RESIDENCE**

**10 EAST LANE,  
ARMONK NY**

**S1 SECTION 1**



**S2 SECTION 2**



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A1-06







