



Site Planning
 Civil Engineering
 Landscape Architecture
 Land Surveying
 Transportation Engineering

Environmental Studies
 Entitlements
 Construction Services
 3D Visualization
 Laser Scanning

October 6, 2023

Mr. Adam Kaufman, AICP
 Town of North Castle
 Town Hall
 17 Bedford Road
 Armonk, NY 10504



RE: JMC Project 23050
 Majidi Subdivision
 21 Whippoorwill Road
 Town of North Castle, NY
 Tax Lot 107.04-1-11

Application for 2-Lot Subdivision Plat Approval

Dear Adam:

We respectfully apply for approval of a 2-lot residential subdivision in the R-2A zoning district. The proposed lot is to be provided with septic and a private water service line. The lot to remain contains a single-family home. The site is within Town Water District No. 5.

In support of our application, we submit the following:

1. "Application for Preliminary Subdivision Approval"
2. "Preliminary Subdivision Completeness Review Form"
3. "Short Environmental Assessment Form", dated 10/06/2023
4. Thomas C. Merritts Land Surveyors, P.C., Survey:

<u>Dwg. No.</u>	<u>Title</u>	<u>Rev. #/Date</u>
	"Topographic Survey"	06/16/2023

5. JMC, PLLC Drawings:

<u>Dwg. No.</u>	<u>Title</u>	<u>Rev. #/Date</u>
C-000	"Cover Sheet"	10/06/2023
C-010	"Existing Conditions Plan"	10/06/2023

C-020	“Environmental Constraints Plan”	10/06/2023
C-100	“Integrated Plot Plan”	10/06/2023
C-110	“Site Subdivision Plan”	10/06/2023

6. Submission Fees—The below checks are being submitted separately:

A. Subdivision Application Fee: Check number 130, dated 09/29/2023, in the amount of \$900.00, payable to “Town of North Castle”, comprised of the following components.

- Preliminary Subdivision Plat fee: -- \$300.00 1st Lot, plus \$200 for second lot = \$500.00
- Final Plat fee -- \$250.00 1st Lot, plus \$100 for second lot = \$350.00
- Short Environmental Assessment Form fee: = \$50.00

B. Escrow Deposit fee: Check number 131, dated 09/29/2023, in the amount of \$3,000.00, payable to “Town of North Castle”.

We look forward to appearing before the Planning Board at the earliest opportunity.

Thank you.

Sincerely,

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC

Robert B. Peake

Robert B. Peake, AICP
Project Manager

cc: Mr. Amin Majidi

P:\2023\23050\ADMIN\Cover letter–ltKaufman 10-06-2023.doc



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

PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

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

Application for Preliminary Subdivision Approval

Application Name

Majidi Subdivision

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

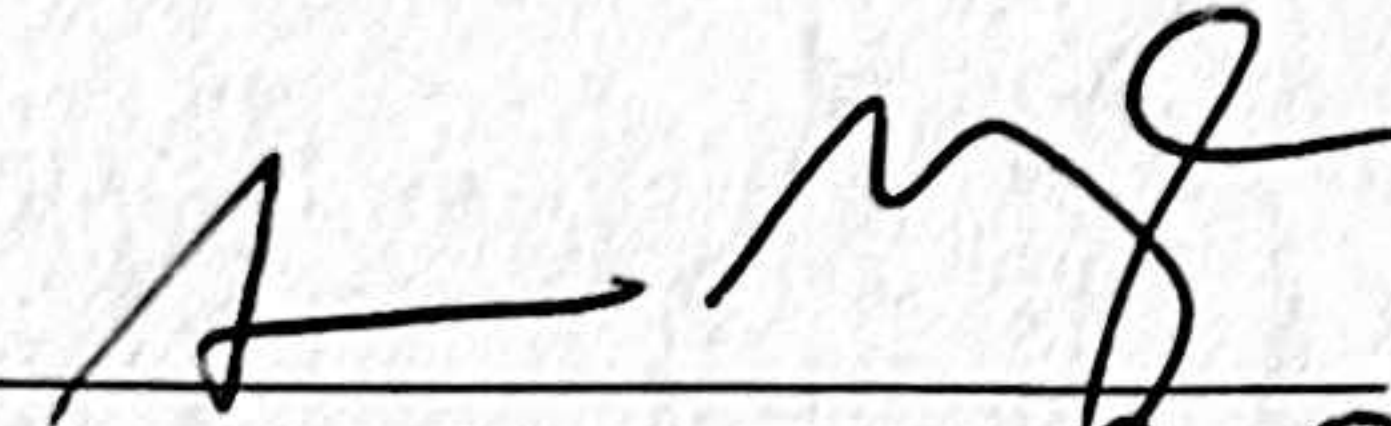
Name of Property Owner: Mr. Amin Majidi
Mailing Address: 21 Whipoorwill Road, Armonk, NY 10504
Telephone: _____ Fax: _____ e-mail amin3974@gmail.com
Name of Applicant (if different): _____
Address of Applicant: _____
Telephone: _____ Fax: _____ e-mail _____
Interest of Applicant, if other than Property Owner: _____
Is the Applicant (if different from the property owner) a Contract Vendee? Yes <input type="checkbox"/> No <input type="checkbox"/>
If yes, please submit affidavit stating such. If no, application cannot be reviewed by Planning Board
Name of Professional Preparing Site Plan: JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC
Address: 120 Bedford Road, Armonk, NY 10504
Telephone: (914) 273-5225 Fax: (914) 273-2102 e-mail rpeake@jmcpllc.com
Name of Other Professional: TC Merritts Land Surveyors
Address: 394 Bedford Road, Pleasantville, NY 10570
Telephone: (914) 769-8003 Fax: _____ e-mail _____
Name of Attorney (if any): _____
Address: _____
Telephone: _____ Fax: _____ e-mail _____

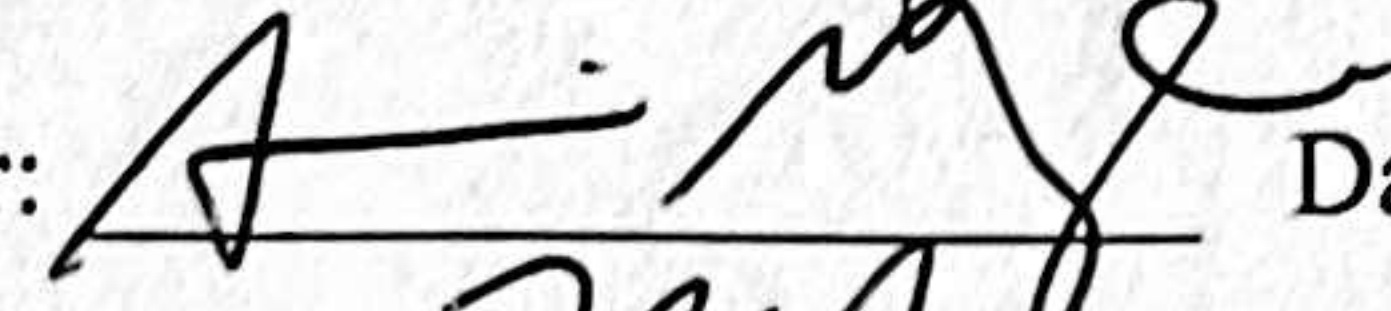
Applicant Acknowledgement

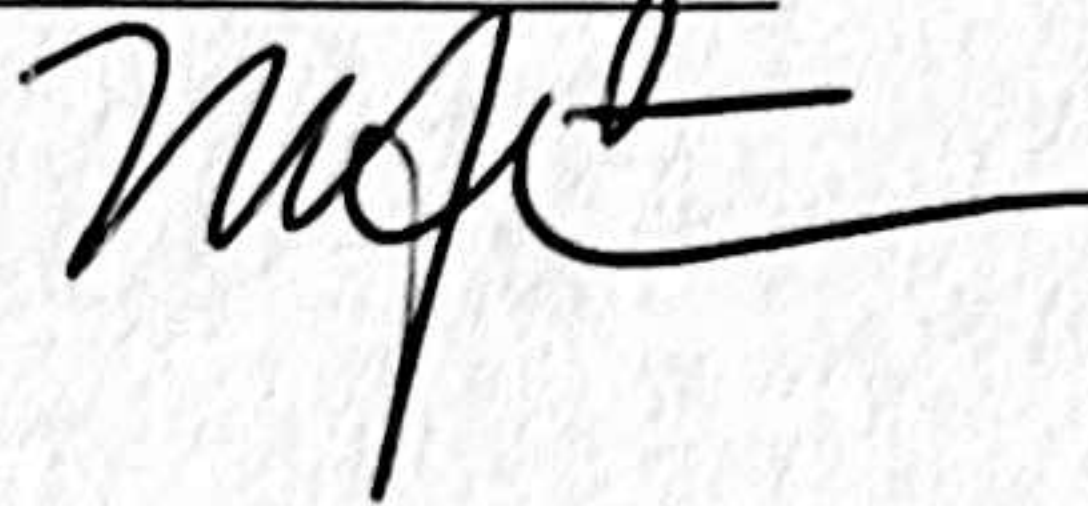
By making this application, the undersigned Applicant agrees to permit Town officials and their designated representatives to conduct on-site inspections in connection with the review of this application.

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

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

Signature of Applicant:  Date: 10/5/23

Signature of Property Owner:  Date: 10/5/23

CO-owner:  10/5/23

Must have both signatures

II. IDENTIFICATION OF SUBJECT PROPERTY

Property Street Address: 21 Whippoorwill Road

Location (in relation to nearest intersecting street):

±500 feet (north, south, east or west) of Whippoorwill Lane

Abutting Street(s): Whippoorwill Road

Tax Map Designation (NEW): Section 107.04 Block 1 Lot 11

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

Zoning District: R-2A Total Land Area ±6.2

Land Area in North Castle Only (if different) N/A

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

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

The boundary of any city, town or village?

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

If yes, please identify name(s): _____

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

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

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

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

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

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

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

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

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

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

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

No Yes _____

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

N/A

III. DESCRIPTION OF PROPOSED DEVELOPMENT

Type of Subdivision proposed: Conventional Conservation _____

Total Number of Lots Proposed on Preliminary Subdivision Plat: 2

Total Number of Lots Proposed in North Castle Only (if different): N/A

Are any new streets proposed? No Yes _____

Has the center line of each proposed street been staked? No _____ Yes _____ **N/A**

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

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

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

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

If yes, please specify type: _____

Earthwork Balance: Cut _____ C.Y. Fill _____ C.Y. **N/A**

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 _____ **N/A**

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

Town-regulated wetlands? No Yes _____

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

State-regulated wetlands? No Yes _____

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

V. INFORMATION TO BE INCLUDED ON PRELIMINARY SUBDIVISION PLAT

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

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

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

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

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

F:\PLAN6.0\Application Forms\2016 Full Set\Part B - Preliminary Subdiv 2016.doc



Town of North Castle Planning Department

17 Bedford Road Armonk, New York 10504

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

PRELIMINARY SUBDIVISION COMPLETENESS REVIEW FORM

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

Project Name on Plan:

Majidi Subdivision

Initial Submittal Revised Preliminary

Street Location:

21 Whippoorwill Road, Armonk, NY 10504

Zoning District: **R-2A** Property Acreage: **±6.2** Tax Map Parcel ID: **107.04-1-11**

Date: **10/06/2023**

DEPARTMENTAL USE ONLY

Date Filed: _____ Staff Name: _____

Preliminary Plan Completeness Review Checklist

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

1. Proposed subdivision name or identifying title
2. Name and address of the property owner and subdivider (if other than owner)
3. The name and address of the surveyor and/or engineer preparing the plan
4. Scale
5. The approximate true North point
6. Date
7. Signature and seal of a licensed professional engineer or licensed land surveyor

PRELIMINARY SUBDIVISION COMPLETENESS REVIEW FORM

Page 2

- 8. Approximate location and dimensions of all property lines
- 9. Total acreage of the proposed subdivision
- 10. Location of any zoning, special district or municipal boundary lines affecting the subdivision
- 11. Names of owners of record or properties adjoining and directly across the street from the proposed subdivision
- 12. Location of all existing structures and pertinent features, including railroads, water bodies, watercourses, wetlands, substantial rock outcroppings, wooded areas and stone walls, that may influence the design of the subdivision
- 13. Accurate topography at a vertical contour interval of not more than two feet
- 14. The location and status of existing streets, easements and rights-of-way (if any), proposals for the layout of new streets, including widths and approximate curve radii, and any proposed easements, rights-of-way and/or reservations
- 15. The names of existing streets
- 16. The proposed arrangement of lots, including identifying section, lot and block numbers and approximate area and dimensions of each
- 17. The location, size and nature of any area proposed to be reserved for park purposes
- 18. A site location sketch, at a scale of one inch equals 800 feet, showing the general situation of the applicant's property with respect to surrounding properties and streets
- 19. Where the preliminary plat includes only a portion of an applicant's contiguous holding, the applicant shall also indicate, on a sketch at a scale of not less than one inch equals 200 feet, the probable future street system, lot arrangement and location of park and other reservations for the remaining portion of the tract. Such sketch shall be for the purpose of guiding the Planning Board in reviewing the proposed preliminary plat and shall include topographic data with a vertical contour interval of not more than 10 feet, plus any other information determined necessary by the Planning Board
- 20. A block for the preliminary approval signature of the Planning Board Chairman, for purposes of accurate records of approval
- 21. Submission of a Zoning Conformance Table depicting the plan's compliance with the minimum requirements of the Zoning District
- 22. If a tree removal permit is being sought, submission of a plan depicting the location and graphical removal status of all Town-regulated trees within the proposed area of disturbance. In addition, the tree plan shall be accompanied by a tree inventory includes a unique ID number, the species, size, health condition and removal status of each tree.

PRELIMINARY SUBDIVISION COMPLETENESS REVIEW FORM

Page 3

23. If a wetlands permit is being sought, identification of the wetland and the 100-foot wetland buffer.

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

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

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Majidi Subdivision			
Project Location (describe, and attach a location map): 21 Whippoorwill Road, Armonk, NY			
Brief Description of Proposed Action: An existing lot is to be subdivided into two lots. The lots are within the R-2A zoning district. The site is within the Town's Water District No.5, and a private service line connection is proposed to serve the newly subdivided lot.			
Name of Applicant or Sponsor: Mr. Amin Majidi		Telephone: E-Mail: amin3974@gmail.com	
Address: 21 Whippoorwill Road			
City/PO: Armonk		State: NY	Zip Code: 10504
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Westchester County Dept. of Health--Septic approval; Water Main Extension		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		6.20 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		6.20 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>Residential onsite wastewater treatment system.</u> _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input checked="" type="checkbox"/> <input type="checkbox"/>	YES <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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/>	



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



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



Only copies from the original of this topography map marked with an original of the Land Surveyor 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 Surveyor 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. Erosion/landslides and structures below grade, if any, not shown or certified.

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

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

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

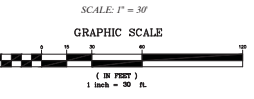
Elevations shown hereon generally in accordance with North American Vertical Datum 88.

Premises hereon being Lot 1 as shown on a certain map entitled, "Final Subdivision of Property Prepared for Michael S. Itano, Jr. & Margaret Price Blum". Said map filed in the Westchester County Clerk's Office, Division of Land Records January 13, 2014 as map number 20137.

Premises shown hereon designated on the Town of North Castle Tax Map as Section 007.04, Block 1, Lot 11.

Property Address:
21 Whippoorwill Road
Armonk, New York 10504

TOPOGRAPHIC SURVEY
AMIN MAJIDI AND
MICHELLE R. FALKENSTEIN
WATERBURY FARM
SITUATE IN THE
TOWN OF NORTH CASTLE
WESTCHESTER COUNTY, NEW YORK



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



Surveyed: June 13, 2023
Map Prepared: June 16, 2023
Map Revised: June 26, 2023

Amin T. Merritt
New York State Licensed Land Surveyor No. 05004

Project:	07-02-LOT 1	Field Survey By:	BCM/AM
Drawn By:	CMP/BCM/CMP	Checked By:	DM

PRELIMINARY SUBDIVISION APPROVAL DRAWINGS

MAJIDI SUBDIVISION

TAX MAP SECTION 107.04 | BLOCK 1 | LOT 11
 WESTCHESTER COUNTY
 21 WHIPPOORWILL ROAD
 TOWN OF NORTH CASTLE, NEW YORK

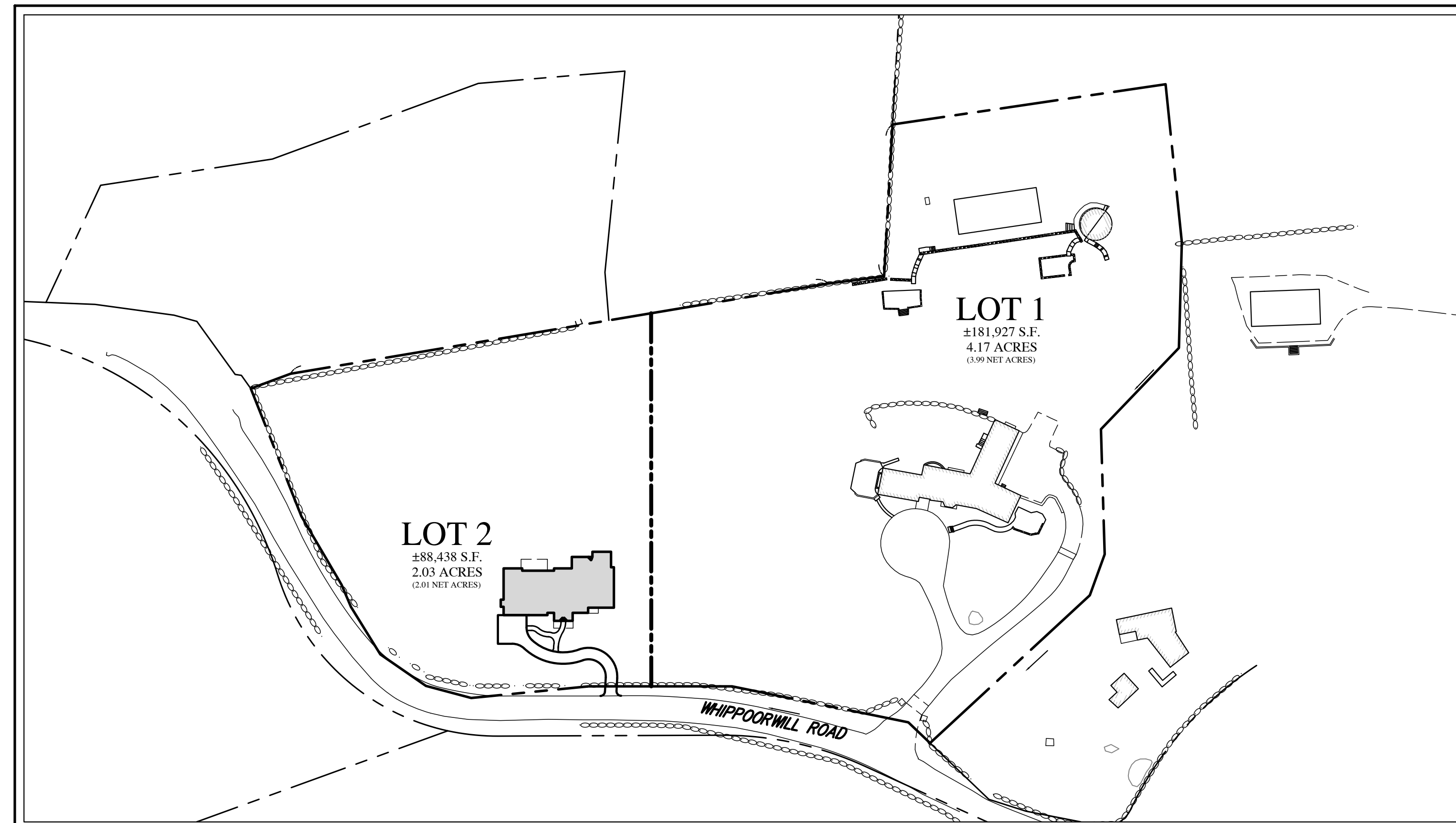
Applicant:
 MR. AMIN MAJIDI
 21 WHIPPOORWILL ROAD
 NORTH CASTLE, NY 10504

**Site Planner, Civil & Traffic Engineer,
 Surveyor and Landscape Architect:**
 **JMC PLANNING ENGINEERING
 LANDSCAPE ARCHITECTURE & LAND
 SURVEYING PLLC**
 120 BEDFORD ROAD
 ARMONK, NY 10504
 (914) 273-5225

Surveyor:
TC MERRITS LAND SURVEYORS
 394 BEDFORD ROAD
 PLEASANTVILLE, NY 10570
 914-769-8003

JMC Drawing List:

- C-000 COVER SHEET
- C-010 EXISTING CONDITIONS
- C-020 ENVIRONMENTAL CONSTRAINTS PLAN
- C-100 INTEGRATED PLOT PLAN
- C-110 SITE SUBDIVISION PLAN

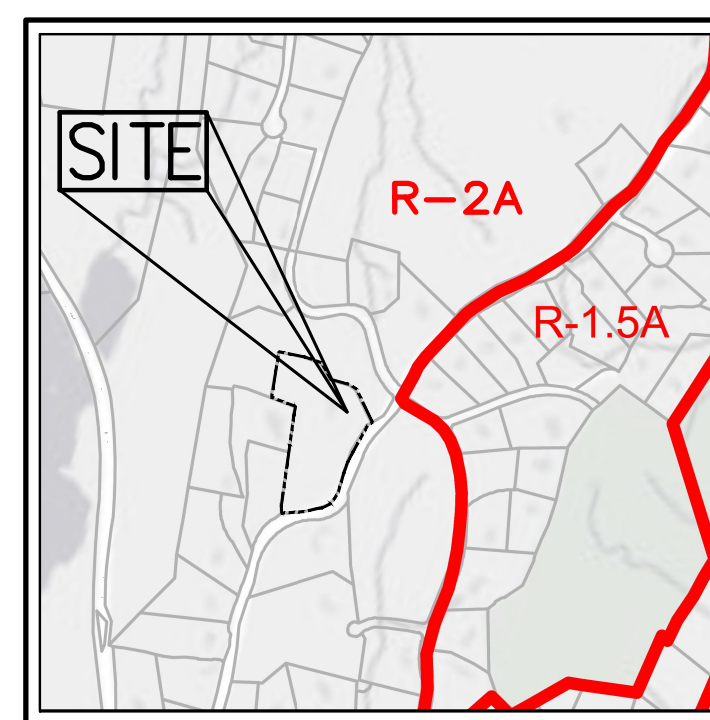


AREA MAP
 SCALE: 1" = 80'

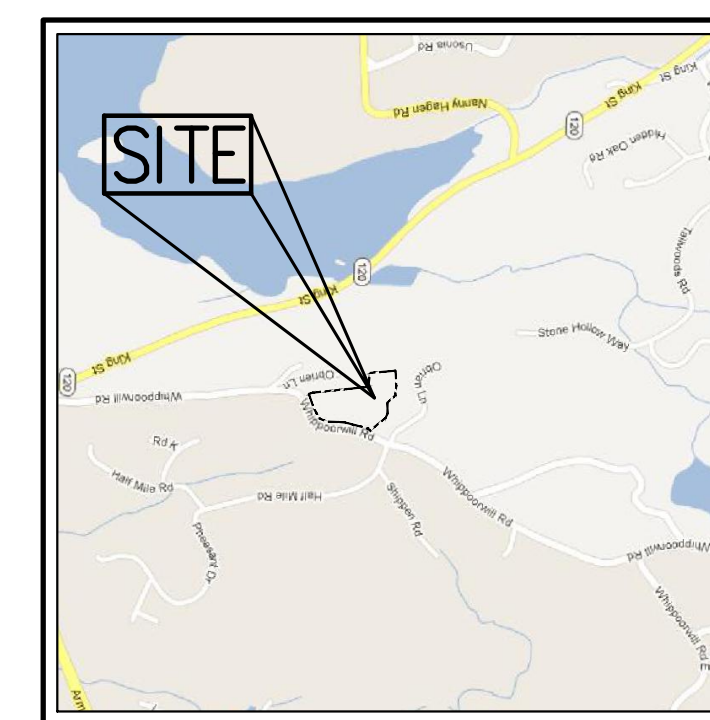
TABLE OF LAND USE				
DESCRIPTION	R-2A DISTRICT REQUIREMENT	EXIST	LOT 1 ⁽⁴⁾	LOT 2
GROSS LOT AREA (ACRES)	N/A	6.20	4.17	2.03
MINIMUM LOT AREA (NET ACRES) ⁽³⁾	2.0	5.99	3.98	2.01
MINIMUM LOT STREET FRONTAGE (FEET)	150	758	253	505
MINIMUM LOT WIDTH (FEET)	150	512	397	218
MINIMUM LOT DEPTH (FEET)	150	377	377	358
PRINCIPAL BUILDING MINIMUM YARDS (FEET)				
FRONT	50	189	189	58
SIDE	30	71	71	33
REAR	50	165	165	196
ACCESSORY BUILDING MINIMUM YARDS (FEET)				
FRONT	50	450	450	N/A
SIDE	15	59	59	N/A
REAR	25	98	98	N/A
MAXIMUM BUILDING COVERAGE (%)	8	1.83	2.76	4.75
MAXIMUM BUILDING HEIGHT (FEET)	30	< 30	< 30	< 30
MINIMUM DWELLING UNIT SIZE (S.F.)	1,400	4,415	4,415	2,104
STEEP SLOPES (%)	25% OR GREATER ⁽¹⁾	10.3	8.5	1.8
MAXIMUM DRIVEWAY GRADIENT (%)	14	10.8	10.8	9.1
MINIMUM CONTIGUOUS BUILDABLE AREA (S.F.) ⁽²⁾	30,000	30,000	30,000	30,000

TABLE OF LAND USE NOTES:

- (1) IF DISTURBANCE ON STEEP SLOPES IS PROPOSED, A SLOPE DISTURBANCE PERMIT IS REQUIRED.
 - (2) WITH ON-SITE WASTEWATER TREATMENT SYSTEM (OWTS) AND CENTRAL WATER SERVICE, 30,000 SQUARE FEET IS THE MINIMUM CONTIGUOUS BUILDABLE AREA IN THE R-2A DISTRICT, AND EXCLUDES WETLANDS, WATER BODIES, WATERCOURSES AND ADJOINING AREAS, FLOODPLAINS AND STEEP SLOPES (25% OR GREATER OVER A HORIZONTAL AREA MEASURING AT LEAST 25 FEET IN ALL DIRECTIONS), AND HAVING NOT LESS THAN 1/2 THE MINIMUM LOT WIDTH REQUIRED IN THE R-2A ZONING DISTRICT, WHICH IS 75 FEET.
 - (3) FOR ANY NEW BUILDING LOT CREATED BY SUBDIVISION, THE "LOT AREA" USED FOR MEASUREMENT PURPOSES IS TO BE "NET LOT AREA," WHICH IS DEFINED AS FOLLOWS: "NET LOT AREA" IS THE LOT AREA MINUS 75% OF THE AREA OF ANY WETLANDS, WATERBODIES AND WATERCOURSES BUT EXCLUDING ANY ADJACENT AREAS, AND THE AREA OF ANY STEEP SLOPES, WHICH ARE DEFINED AS A NATURAL GEOGRAPHICAL AREA WHICH HAS A RATIO OF HORIZONTAL TO VERTICAL DISTANCE OF 25% OR GREATER OVER A HORIZONTAL AREA MEASURING AT LEAST 25 FEET IN ALL DIRECTIONS, EXCEPT THAT IN THE CASE OF ONE-FAMILY LOTS, DEDUCTION FOR STEEP SLOPES IS TO BE ONLY 50%.
 - (4) LOT 1 CONTAINS EXISTING STRUCTURES TO REMAIN.
- FIRE DISTRICT: ARMONK
 SCHOOL DISTRICT: BYRAM HILLS



ZONING MAP
 SCALE: 1" = 1,000'
 SOURCE: NORTH CASTLE ZONING MAP 2023



VICINITY MAP
 SCALE: 1" = 1,800'
 SOURCE: GOOGLE MAPS

GENERAL CONSTRUCTION NOTES APPLY TO ALL WORK HEREIN:

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CALL 811 "DIG SAFELY" (1-800-962-7962) TO HAVE UNDERGROUND UTILITIES LOCATED INCLUDING ARRANGING FOR A PRIVATE MARKOUT ON-SITE WHERE APPLICABLE. EXPLORATORY EXCAVATIONS SHALL COMPLY WITH CODE 753 REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL ALL THE OPERATORS HAVE NOTIFIED THE CONTRACTOR THAT THEIR UTILITIES HAVE BEEN LOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE UNDERGROUND AND SURFACE UTILITIES AND STRUCTURES AT OR ADJACENT TO THE SITE OF CONSTRUCTION. INsofar as they may be ENDANGERED BY THE CONTRACTOR'S OPERATIONS, THIS SHALL HOLD TRUE WHETHER OR NOT THEY ARE SHOWN ON THE CONTRACT DRAWINGS. IF THEY ARE SHOWN ON THE DRAWINGS, THEIR LOCATIONS ARE NOT GUARANTEED EVEN THOUGH THE INFORMATION WAS OBTAINED FROM THE BEST AVAILABLE SOURCES, AND IN ANY EVENT, OTHER UTILITIES ON THESE PLANS MAY BE ENCOUNTERED IN THE FIELD. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, IMMEDIATELY REPAIR OR REPLACE ANY STRUCTURES OR UTILITIES THAT HE DAMAGES, AND SHALL CONSTANTLY PROCEED WITH CAUTION TO PREVENT UNDE INTERRUPTION OF UTILITY SERVICE.
2. CONTRACTOR SHALL HAND DIG TEST PITS TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL VERIFY EXISTING UTILITIES DEPTHS AND ADVISE OF ANY CONFLICTS WITH PROPOSED UTILITIES. IF CONFLICTS ARE PRESENT, THE OWNER'S FIELD REPRESENTATIVE, JMC, PLLC AND THE APPLICABLE MUNICIPALITY OR AGENCY SHALL BE NOTIFIED IN WRITING. THE EXISTING/PROPOSED UTILITIES RELOCATION SHALL BE DESIGNED BY JMC, PLLC.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL LOCAL PERMITS REQUIRED.
4. ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND REGULATIONS. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL SAFETY CODES. APPLICABLE SAFETY CODES MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS, AND ADDITIONS THERETO, TO THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S OCCUPATIONAL SAFETY AND HEALTH STANDARDS (OSHA), AND APPLICABLE SAFETY, HEALTH REGULATIONS AND BUILDING CODES FOR CONSTRUCTION IN THE STATE OF NEW YORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GUARDING AND PROTECTING ALL OPEN EXCAVATIONS IN ACCORDANCE WITH THE PROVISION OF SECTION 107-05 (SAFETY AND HEALTH REQUIREMENTS) OF THE NYS DOT STANDARD SPECIFICATIONS. IF THE CONTRACTOR PERFORMS ANY HAZARDOUS CONSTRUCTION PRACTICES, ALL OPERATIONS IN THE AFFECTED AREA SHALL BE DISCONTINUED AND IMMEDIATE ACTION SHALL BE TAKEN TO CORRECT THE SITUATION TO THE SATISFACTION OF THE APPROVAL AUTHORITY HAVING JURISDICTION.
5. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES AFFECTED BY THE SCOPE OF WORK SHOWN HEREON AT ALL TIMES TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE. RAMPING CONSTRUCTION TO PROVIDE ACCESS MAY BE CONSTRUCTED WITH SUBBASE MATERIAL EXCEPT THAT TEMPORARY ASPHALT CONCRETE SHALL BE PLACED AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE PEDESTRIAN ACCESS AT ALL TIMES.
6. CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF EXISTING PAVEMENT TO REMAIN.

PRELIMINARY SUBDIVISION APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED: _____ DATE: _____

CHRISTOPHER CARTHY, CHAIRMAN
 TOWN OF NORTH CASTLE PLANNING BOARD

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF ARTICLE 146 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.



SUBSURFACE UTILITY LOCATIONS ARE BASED ON A COMPILATION OF FIELD EVIDENCE, AVAILABLE RECORD PLANS AND/OR UTILITY MARK-OUTS. THE LOCATION OR COMPLETENESS OF UNDERGROUND INFORMATION CANNOT BE GUARANTEED. VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION.



No.	Revision	Date	By

Previous Editions Obsolete

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 John Meyer Consulting, Inc.
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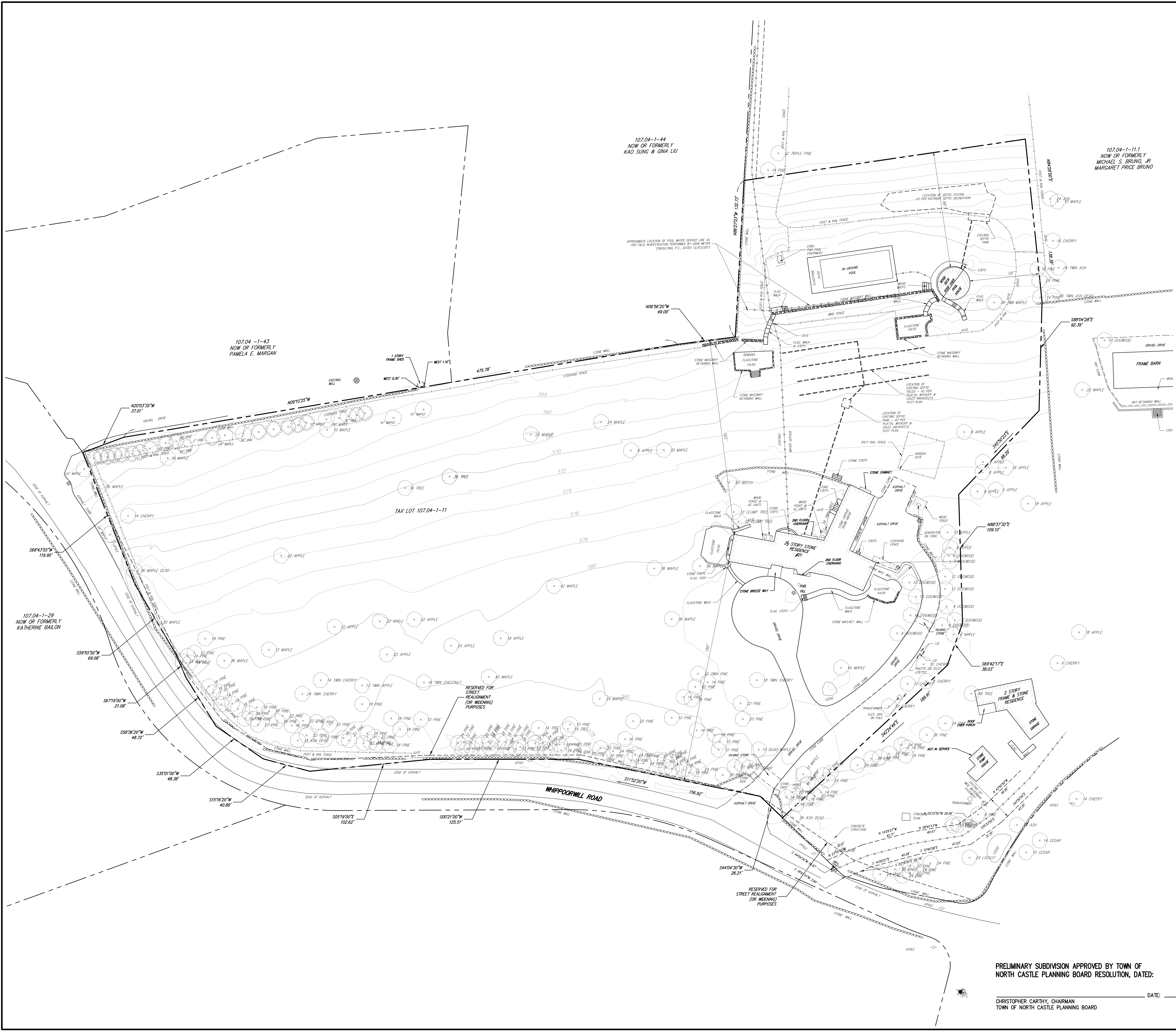
Drawn: RFA Approved: DV
 Scale: NOT TO SCALE
 Date: 10/06/2023
 Project No: 23050
 2306-SE C-000 COVER.plt
 Drawing No: **C-000**

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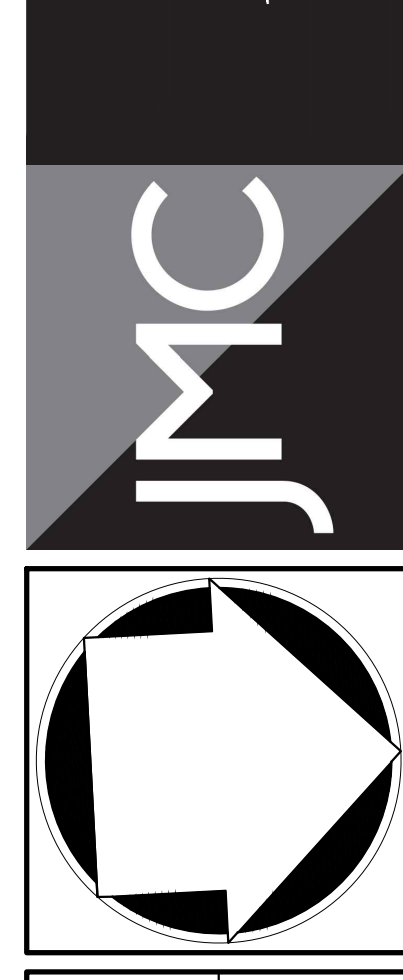
LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING FENCE
	EXISTING TREE AND DESIGNATION
	EXISTING SANITARY LINE
	EXISTING WATER LINE
	EXISTING DRAIN INLET
	EXISTING FIRE HYDRANT
	EXISTING GAS VALVE
	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING WELL

- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY AMIN MAJDI AND MICHELLE R. FALKENSTEIN WATERBURY FARM," PREPARED BY TC MERRITT LAND SURVEYORS, DATED: 08/11/2023.
 - THE PROPERTY IS PRESENTLY WITHIN AND SERVED BY THE TOWN OF NORTH CASTLE WATER DISTRICT No.3. THE EXISTING RESIDENCES ARE EACH SERVED BY AN ON-SITE WASTEWATER TREATMENT SYSTEM (OWTS).

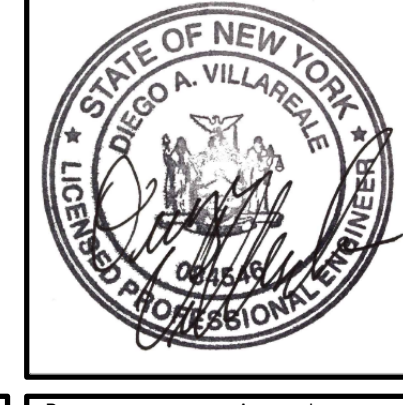
No.	Revision	Date	By

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 John Mayer Consulting, Inc.
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EXISTING MAP
CONDITIONS
 MAJDI SUBDIVISION
 21 WHIPPOORWILL ROAD
 NORTH CASTLE, NY 10504

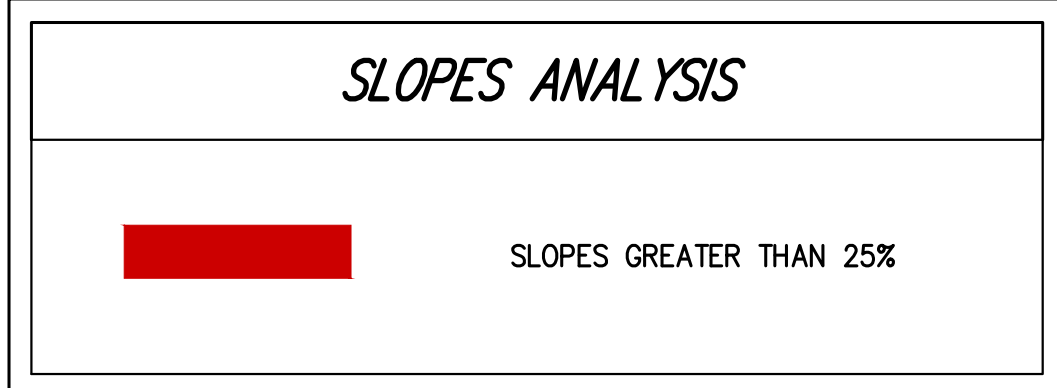


Client:	RFA	Approved:	DV
Scale:	1" = 30'	Date:	10/06/2023
Project No:	23050	Drawing No:	C-010
C-010			

PRELIMINARY SUBDIVISION APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED: _____ DATE: _____
 CHRISTOPHER CARTHY, CHAIRMAN
 TOWN OF NORTH CASTLE PLANNING BOARD

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LOT AREA SUMMARY TABLE					
LOT #	LOT AREA (S.F. / AC.) ⁽¹⁾	DEDUCTION FOR WETLANDS (S.F.)	STEEP SLOPES > 25% (S.F.)	DEDUCTION FOR STEEP SLOPES (S.F.)	NET LOT AREA (S.F. / AC.)
1	181,927 / 4.17	N/A	14,448	7,224	174,703 / 4.01
2	88,438 / 2.03	N/A	2,424	1,212	87,226 / 2.00



LOT AREA SUMMARY TABLE NOTE:

1. FOR ANY NEW BUILDING LOT CREATED BY SUBDIVISION, THE "LOT AREA" USED FOR MEASUREMENT PURPOSES IS TO BE "NET LOT AREA," WHICH IS DEFINED AS FOLLOWS: "NET LOT AREA" IS THE LOT AREA MINUS 75% OF THE AREA OF ANY WETLANDS, WATERBODIES AND WATERCOURSES BUT EXCLUDING ANY ADJACENT AREAS, AND THE AREA OF ANY STEEP SLOPES, WHICH ARE DEFINED AS A NATURAL GEOGRAPHICAL AREA WHICH HAS A RATIO OF HORIZONTAL TO VERTICAL DISTANCE OF 25% OR GREATER OVER A HORIZONTAL AREA MEASURING AT LEAST 25 FEET IN ALL DIRECTIONS, EXCEPT THAT IN THE CASE OF ONE-FAMILY LOTS, DEDUCTION FOR STEEP SLOPES IS TO BE ONLY 50%.

LEGEND

	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING RETAINING WALL
	EXISTING GUIDE RAIL
	EXISTING FENCE
	EXISTING TREE AND DESIGNATION
	EXISTING SANITARY LINE
	EXISTING WATER LINE
	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING WELL
	EXISTING SEPTIC TANK
	PROPOSED PROPERTY LINE
	PROPOSED SETBACK LINE
	CONTIGUOUS BUILDABLE AREA

NOTES:

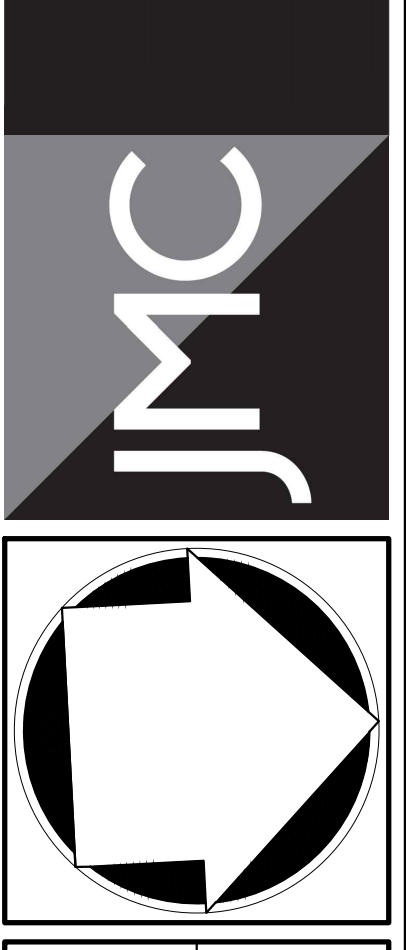
1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY AMIN MAJIDI AND MICHELLE R. FALKENSTEIN WATERBURY FARM," PREPARED BY TC MERRITS LAND SURVEYORS, DATED 06/13/2023.



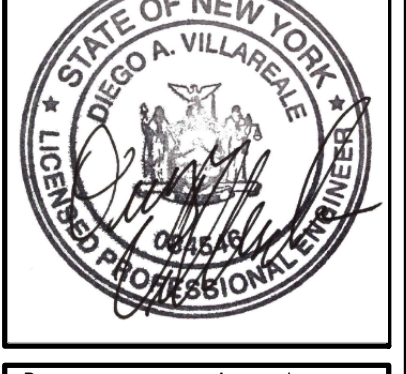
No.	Revision	Date

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ENVIRONMENTAL CONSTRAINTS MAP
 MAJIDI SUBDIVISION
 21 WHIPPOORWILL ROAD
 NORTH CASTLE, NY 10504



PRELIMINARY SUBDIVISION APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED: _____ DATE: _____

CHRISTOPHER CARTHY, CHAIRMAN
 TOWN OF NORTH CASTLE PLANNING BOARD

Client:	RFA	Approved:	DV
Scale:	1" = 30'		
Date:	10/06/2023		
Project No:	23050		
Drawing No:	C-020	DN:sp	

C-020

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LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING GUIDE RAIL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING TREE TO BE REMOVED
- EXISTING SANITARY LINE
- EXISTING WATER LINE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING WELL
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT LINE
- PROPOSED SETBACK LINE
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED ASPHALT DRIVEWAY
- PROPOSED CONCRETE SIDEWALK
- TEST PIT AND DEEP HOLE LOCATION AND DESIGNATION
- PROPOSED WATER SERVICE LINE

NOTES

- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY MAJIDI AND MICHELLE R. FALKENSTEIN WATERBURY FARM," PREPARED BY TC MERRITS LAND SURVEYORS, DATED 06/13/2023.

POTENTIAL TREES TO BE REMOVED

LOT NUMBER	NUMBER OF POTENTIAL TREES TO BE REMOVED
1	4
2	11

PERCOLATION TEST DATA

HOLE NUMBER	SOIL RATE (MIN. / IN.)
PT 1	49
PT 2	15
PT 3	15
PT 4	15
PT 5	15
PT 6	15

SLOPES ANALYSIS

- SLOPES GREATER THAN 15% & LESS THAN 20%
- SLOPES GREATER THAN 20%

ON-SITE WASTEWATER TREATMENT SYSTEM DESIGN DATA TABLE

PROPOSED SEPTIC AREA	LOT AREA (ACRES)	TEST SOIL DESCRIPTION	SLOPE OF OWS AREA (%)	MAX. PERCOLATION RATE (MIN/IN)	SQUARE FOOTAGE OF AREA (S.F.)	WATER ELEV. (FT.)	IMPERVIOUS LAYER ELEV. (FT.)	NUMBER OF EXISTING BEDROOMS	LENGTH OF PRIMARY FIELDS REQUIRED (FT.)	LENGTH OF EXPANSION FIELDS REQUIRED (FT.)	LENGTH OF PRIMARY FIELDS PROVIDED (FT.)	LENGTH OF EXPANSION FIELDS PROVIDED (FT.)	BANK RUN FILL DEPTH (FT.)	CURTAIN DRAIN DEPTH (FT.)	CURTAIN DRAIN LENGTH (FT.)	REMARKS
LOT 1	2.03	SANDY LOAM	0 TO 20	45-60	11,750	NONE	>7.0	4	450	1,100	450	1,100	-	-	-	ALTERNATE DOSING REQUIRED FOR EXPANSION ONLY
LOT 2	4.01	SANDY LOAM	0 TO 20	11-15	5,850	NONE	>7.0	7	N/A	600	390	600	-	-	-	EXPANSION AREA ONLY FOR EXISTING RESIDENCE, PRIMARY AREA IS EXISTING

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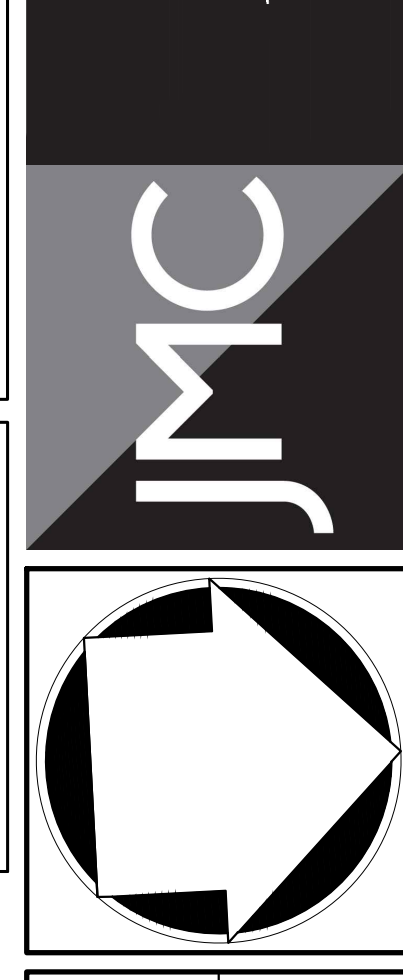
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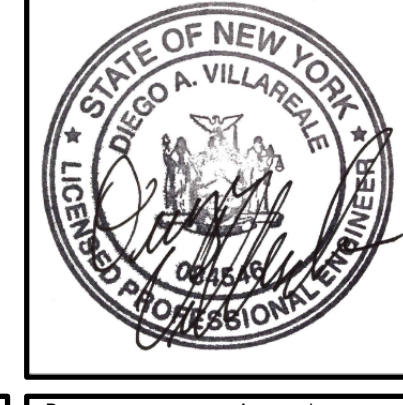
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INTEGRATED PLOT PLAN
MAJIDI SUBDIVISION
21 WHIPPOORWILL ROAD
NORTH CASTLE, NY 10504



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Scale: 1" = 30'
Date: 10/06/2023
Project No: 23050
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Drawing No: **C-100**

