



Site Planning	Environmental Studies
Civil Engineering	Entitlements
Landscape Architecture	Construction Services
Land Surveying	3D Visualization
Transportation Engineering	Laser Scanning

November 27, 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

Response to Comment Memoranda Received from the Planning Department and KSCJ Consulting

Dear Adam:

On behalf of the owner and applicant, Mr Amin Majidi, we are pleased to submit electronically the following documents, which have been revised/included per the comments from the Town Planning Department Memorandum dated 10/11/2023 and KSCJ Consulting Memorandum, dated October 20, 2023:

1. Thomas C. Merritts Land Surveyors, P.C.

<u>Dwg. No.</u>	<u>Title</u>	<u>Rev. #/Date</u>
	"Topographic Survey"	Rev. 11/14/2023

2. JMC, PLLC Drawings:

<u>Dwg. No.</u>	<u>Title</u>	<u>Rev. #/Date</u>
C-000	"Cover Sheet"	1 11/27/2023
C-010	"Existing Conditions Plan"	1 11/27/2023
C-020	"Zoning Compliance Plan"	11/27/2023
C-100	"Integrated Plot Plan"	1 11/27/2023
C-110	"Site Subdivision Plan"	1 11/27/2023
C-120	"Gross Land Coverage Calculation Plan"	11/27/2023
C-200	"Conceptual Grading and Utilities Plan"	11/27/2023
C-300	"Conceptual Sediment & Erosion Control Plan"	11/27/2023

For ease of review, we have included each comment below in italic text, followed by our responses in standard text.

A. Town of North Castle Planning Department, Memorandum dated October 11, 2023

Procedural Comments

Comment No. 1

The Proposed Action would be classified as an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA).

Response No. 1

Comment noted. The Planning Board declared Intent to be Lead Agency at their October 23, 2023 meeting. The Applicant respectfully requests the Board to Declare Lead Agency at the Board's December 11, 2023 meeting.

Comment No. 2

A public hearing regarding the proposed subdivision will need to be scheduled.

Response No. 2

Comment noted. The Applicant respectfully requests the Board to schedule a public hearing at the Board's December 11, 2023 meeting.

Comment No. 3

Pursuant to Section 275-14.F of the Town Code, where parcels are 10 acres in area or greater or where such parcels are designated on the Town's Open Space Inventory Map, or where activities are shown occurring in or adjacent to any controlled areas as defined in the Town Wetlands and Drainage Law, the Planning Board may refer a sketch plat to the Conservation Board for its review and comment.

Response No. 3

The subject parcel to be subdivided at 6.14 gross acres is under the 10 acre threshold.

The wetlands to the east of the property were delineated on November 1, 2023, which determined that portions of the property near Whippoorwill Road are within the 100-foot wetland controlled area. The wetland is on the other side of Whippoorwill Road from the property. The Applicant has no intention of developing the subdivided lot at this time, and thus there is no specific development proposal.

JMC has requested the Town's Consultant to confirm the wetland boundary.

Comment No. 4

Pursuant to Section 275-14.G of the Town Code, the Planning Board may refer a proposed subdivision to the Architectural Board of Review, which shall, within the powers of its mandate, review a proposed subdivision plan to identify scenic views, important natural features, significant land forms, potential for solar energy exposures and potential building sites.

Response No. 4

The Applicant has no intention of developing the single subdivided lot at this time.

Comment No. 5

The property is located within the New York City Department of Environmental Protection (NYCDEP) Kensico Watershed. The Applicant should solicit comments from the NYCDEP regarding whether the proposal complies with the NYCDEP Watershed regulations. In addition, the Applicant should indicate whether a Stormwater Pollution Prevention Plan (SWPPP) would be required to be approved by the NYCDEP.

Response No. 5

The proposed action falls below the NYCDEP regulatory threshold for a Stormwater Pollution Prevention Plan (SWPPP). Section 18-39 of the NYCDEP Rules and Regulations of the NYC Water Supply, Final Regulations as amended November 29, 2019, states that a SWPPP must be developed for the following actions, none of which apply to the proposed subdivision:

- Plans for the development or sale of land that will result in the disturbance of five (5) or more acres. Response: The proposed lot is only approximately two (2) acres in size.
- Construction of a subdivision consisting of five (5) or more parcels of five acres (5) or less. Response: The proposed subdivision consists of only two (2) lots of less than five (5) acres in size.
- A land clearing or land grading project involving two (2) or more acres, located at least in part within the limiting distance of 100 feet of a watercourse or an NYSDEC wetland, or within the limiting distance of 300 feet of a reservoir, reservoir stem or controlled lake or on a slope exceeding 15 percent. Response: The proposed lot is only approximately 2.02 acres in size and thus two or more acres of land clearing or land grading on the lot is not possible.

Attached please find a preliminary stormwater design based on a theoretical site plan and previously conducted soil testing data. The Applicant respectfully requests that the preparation of a SWPPP be a condition of site plan approval.

Comment No. 6

The site plan should be forwarded to the Chief of Police, Fire Inspector and the Armonk Fire Chief so that they may make any pertinent recommendations to the Planning Board including, but not limited to, the designation of no-parking zones, emergency vehicle access or any other issued deemed important to providing emergency services.

Response No. 6

Comment so noted. The Applicant is prepared to respond to their comments, if any, upon receipt.

Comment No. 7

The site plan should be forwarded to the Sewer and Water Department so that they may make any pertinent recommendations to the Planning Board including, but not limited to, the ability to provide water for the proposed lot.

Response No. 7

The Sewer and Water Department has reviewed the site plan and take no exception to the proposed water service (see attached email).

General Comments

Comment No. 1

The Applicant has submitted an Integrated Plot Plan (IPP) that depicts a potential house location, driveway and utilities. The IPP should be revised to depict a Clearing and Grading Limit Line and sight distance from a proposed driveway curb cut for proposed Lot 2.

Response No. 1

A clearing and grading limit line has been depicted on the Integrated Plot Plan. The sight distances have been added to same.

Comment No. 2

Proposed Lot 2 contains a significant number of mature trees on the lot and within the regulated "landscape buffer zone" as defined in Chapter 308 of the Town Code. The submitted IPP depicts the removal of 9 Town-regulated trees. The plan should be revised to depict a Clearing and Grading Limit Line and depict the preservation of the trees along Whippoorwill Road.

Response No. 2

A Clearing and Grading Limit Line has been added to the IPP.

Comment No. 3

The Applicant should submit a gross land coverage calculations worksheet and backup data for proposed Lot 1 for review.

Based upon the submitted information, it appears that the proposed amount of gross land coverage would be in excess of the maximum permitted amount.

Response No. 3

A gross land coverage calculations worksheet for proposed lot 1 is included in this submission.

Comment No. 4

The Applicant should submit a gross floor area calculations worksheet and backup data for review.

Response No. 4

A gross floor area calculations worksheet for proposed lot 1 is included in this submission.

Comment No. 5

The net and gross lot area on the Table of Land Use don't match the information on Plan C-020. The data should be corrected and coordinated.

Response No. 5

The table has been reviewed and corrected accordingly.

Comment No. 6

The submitted plat should be revised to depict the areas previously approved for road widening purposes on the Bruno Subdivision plat map.

Response No. 6

The plat has been revised to depict the property line limited by the road widening easement.

Comment No. 7

The plat should be revised to demonstrate the average Lot Width and Lot Depth for all proposed lots.

Response No. 7

Additional dimensions depicting lot widths and depths are shown on the plat.

Comment No. 8

Pursuant to Section 275-25.E(6) of the Town Code, the Planning Board may require that the subdivider reserve, clear, grade, pave and otherwise improve an area of such size and location as will provide a safe and suitable place for the use of children awaiting school buses.

Response No. 8

The comment is so noted.

Comment No. 9

The applicant will need to submit payment of the recreation fee in the amount of 10,000-thousand dollars (\$10,000) for each new building lot, for a total of \$10,000 as stated in Section 275-27 of the Town Code.

Response No. 9

The Applicant understands that this is to be a condition of approval of the Resolution.

Comment No. 10

Pursuant to Section 275-30 of the Town Code, the preliminary plat shall be revised as follows:

- *The names of owners of record or properties adjoining and directly across the street from the proposed subdivision.*
- *Identification of the size and configuration of the buildable portion on each lot, including limits of clearing and grading.*

Response No. 10

The plans have been revised to include the specifications as stated above.

B. KSCJ Consulting Memorandum, dated October 20, 2023

Comment No. 1

The applicant should prepare and submit a Zoning Compliance Plan which documents the deductions required on each proposed lot in arriving at net lot area. The applicant should also include on the plan the contiguous buildable area for each lot.

Response No. 1

A Zoning Compliance Plan has been added as requested.

Comment No. 2

The plans and plat shall clearly illustrate the area noted “Reserved for Street Realignment (or Widening) Purposes”, as provided on the approved Final Subdivision Plat entitled “Final Subdivision of Property prepared for Michael S. Bruno, Jr. & Margaret Price Bruno”, dated (last revised) December 20, 2013; and as required by Section 275-27B of the Town Code. The Bulk Zoning Table shall be amended to illustrate the net lot areas (Lots 1 and 2) having been adjusted accordingly to accommodate for the reduction in area and setbacks. It is noted that areas reserved for road widening may not be counted in satisfying yard or area requirements.

Response No. 2

The plans and plat have been revised to depict the area reserved for street realignment purposes.

Comment No. 3

There appears to be an off-site, locally regulated wetland which borders the east side of Whippoorwill Road. The applicant will need to illustrate the limits of the wetland and associated 100-foot buffer. The wetland boundary shall be delineated by the applicant and verification by the Town Wetland Consultant. If the wetland boundary is within 100 feet of the proposed site access, a Wetland Permit Application should be submitted, and application referred to the Town Conservation Board for their review and recommendation.

Response No. 3

The wetlands to the east of the property were delineated on November 1, 2023, which determined that portions of the property near Whippoorwill Road are within the 100-foot wetland controlled area. The wetland is on the other side of Whippoorwill Road from the property. The Applicant has no intention of developing the subdivided lot at this time, and thus there is no specific development proposal. JMC has requested the Town’s Consultant to confirm the wetland boundary.

Comment No. 4

The applicant shall prepare preliminary subdivision construction plans that demonstrate the feasibility of the proposed lot. The plot plans shall include all requirements outlined in Chapter 275-34 of the Town Code. The plan shall include a driveway profile to demonstrate compliance with Section 355-59B(1) of the Town Code and grading for the driveway, residence and septic system.

Response No. 4

Conceptual grading and utility plans have been developed that include a driveway profile and grading and drainage design.

Comment No. 5

Prior to Final Subdivision Approval, the applicant will be required to prepare a Stormwater Pollution Prevention Plan (SWPPP) in accordance with Chapter 173 – Stormwater Management of the Town Code. Soil testing shall be performed by the applicant and witnessed by this office.

Response No. 5

Attached please find a preliminary stormwater design based on a theoretical site plan and previously conducted soil testing data. The Applicant respectfully requests that the preparation of a SWPPP be a condition of site plan approval.

Comment No. 6

The applicant shall prepare a Sediment and Erosion Control Plan that illustrates erosion controls, including, but not limited to, temporary access, silt fencing, soil stockpiles, limits of disturbance, construction sequencing, etc.

Response No. 6

A conceptual Sediment and Erosion Control plan has been developed and is included in this submission.

Comment No. 7

The applicant will be required to obtain approval from the Westchester County Department of Health (WCHD) for the subdivision, as well as for the proposed on-site wastewater treatment system (OWTS).

Response No. 7

The applicant will submit the Subdivision Plat to the WCDOH for approval. The approval for a site specific OWTS plan will be required for the development of the lot.

Comment No. 8

The applicant shall provide sight distance profiles for the proposed driveway demonstrating adequate sight lines for a minimum distance of 200 feet in each direction, as required by the Town Code. The plans shall illustrate any proposed site improvements required to achieve the sight distance.

Response No. 8

Sight distance profiles as requested have been included on the Integrated Plot Plan.

Comment No. 9

Water service to the proposed residence will require an easement across Lot #1 and an adjacent parcel at the corner of Whippoorwill Road and Whippoorwill Lane. The applicant should prepare the easements which shall be illustrated by metes and bounds on the Subdivision Plat. Prior to Final Approval, the applicant should provide proof that the easements have been executed and filed within the Westchester County Clerk's Office Division of Land Records.

Response No. 9

Comment so noted.

Comment No. 10

The applicant should also confirm the water service connection point with the Town Water & Sewer Department prior to preparing the easements.

Response No. 10

The Sewer and Water Department has reviewed the site plan and takes no exception to the routing of the water service (see attached email).

Thank you.

Sincerely,

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC

Robert B. Peake

Robert B. Peake, AICP
Planner

cc: Mr. Amin Majidi

MASTER DESIGN SUMMARY

Computed by TR 55 Method

Project: 21 Whipoorwill Road

Location: North Castle, NY

Date: 11/27/23

Revised:

JMC Project No: 23050

Computed By: EL

Checked BY: PD

Sheet: 1 of 3

Dwg. Ref: Site Plans by JMC

STORM INFORMATION REQUIRED

Rainfall List by County of : Rainfall Distribution Type	FROM	DATA	RAINFALL DISTRIBUTION TYPE= MAST.tab			
	SEE BELOW	WESTCHESTER	III	A	B	C
	(type II or III)	III				

(R=Ia/P)	Ci=A*R2+B*R+C	COIFFIC.tab	C ₀	-1.77	0.33	2.458
		COIFFIC.tab	C ₁	1.862	-0.74	-0.46
		COIFFIC.tab	C ₂	-0.06	0.228	-0.19

EXISTING CONDITION SUMMARY						
Sub Area Name	DA.tab			EDA-1		
Drainage Area	DA.tab	A	acres	0.11		
Impervious Area	DA.tab	I	acres	0.00		
Curve Number (weighted)	DA.tab	CN		61.00		
Time Concentration	TC.tab	Tc	hr	0.083		

EXISTING PEAK DISCHARGE cfs (TR-55)						
			Rainfall Depths	EDA-1		
	FROM	SYMBOL	inches	cfs		
Storm frequency (25 YEAR)	COIFFICIENT.tab	25	6.46	0.27		

EXISTING HYG RUNOFF VOLUME cu.ft. (TR-55)						
			Rainfall Depths			
	FROM	SYMBOL	inches	cu.ft.		
Storm frequency (25 YEAR)	COIFFICIENT.tab	25	6.46	884		

PROPOSED CONDITION SUMMARY						
Sub Area Name	DA.tab			PDA-1		
Drainage Area	DA.tab	A	acres	0.21		
Impervious Area	DA.tab	I	acres	0.21		
Curve Number (weighted)	DA.tab	CN		98.00		
Time Concentration	TC.tab	Tc	hr	0.083		

PROPOSED PEAK DISCHARGE cfs (TR-55)						
			Rainfall Depths			
	FROM	SYMBOL	inches	cfs		
Storm frequency (25 YEAR)	COIFFICIENT.tab	25	6.46	1.11		

PROPOSED HYG RUNOFF VOLUME cu.ft. (TR-55)						
			Rainfall Depths			
	FROM	SYMBOL	inches	cu.ft.		
Storm frequency (25 YEAR)	COIFFICIENT.tab	25	6.46	4,701		

SUMMARY PROPOSED CONDITION						
Change in Runoff Volume (25 Year)	Incre = Exist. - Prop.	cu. ft.	3,817	0	0	0
Change in Runoff Rate (25 Year)	Incre = Exist. - Prop.	cu. ft.	0.84	0.00	0.00	0.000

STORMTECH SC-740 VOLUME CALCULATIONS

(Based on Manufacturer's Specifications)

JMC Project No: **23050**

Computed By: **EL**

Checked BY: **PD**

Sheet: **3 of 3**

Dwg, Ref: **C-200**

Project: **21 Whipoorwill Road**
 Location: **North Castle, NY**
 Date: **11/27/23**
 Revised:

COUNTY OF: **WESTCHESTER**

STORM FREQUENCY: **25** Years

<i>SYSTEM PARAMETERS</i>		UNITS	
# OF UNITS		EA	20.00
SURFACE AREA PER UNIT		S.F.	30.25
TOTAL SURFACE AREA OF SYSTEM		S.F.	605.00
SOIL PERCOLATION RATE		IN/HR	2.00
<i>CALCULATE STORAGE VOLUME</i>			
VOLUME OF PERCOLATION IN 24 HOURS		C.F.	2420
TOTAL REQUIRED STORAGE VOLUME		C.F.	3817
VOLUME PER CHAMBER STORED		C.F.	74.9*
VOLUME OF STORMTECH SYSTEM STORED		C.F.	1498
VOLUME STORED PLUS INFILTRATION IN 24 HOURS		C.F.	3918

*See Incremental Storage Volume Calculations

DRAINAGE AREAS & CURVE NUMBERS

Computed by TR 55 Method
 Project: **21 Whippoorwill Road**
 Location: **North Castle, NY**
 Date: 11/27/23

JMC Project No: **23050**
 Computed By: **EL**
 Checked BY: **PD**
 Sheet: **2 of 3**
 Dwg, Ref: **C-100**

EXISTING CONDITION

DESCRIPTION	COND.	H.S.G.	CN	EDA-1		EDA-2		EDA-TOTAL
				Acres	CN*Acre	Acres	CN*Acre	
IMPERVIOUS			98		0		0	
WATER SURFACE			98		0		0	
GRAVEL		B	85		0		0	
DIRT		B	82		0		0	
LAWN	GOOD	A	39		0		0	
LAWN	GOOD	B	61	0.105	6	0.045	3	
LAWN	GOOD	C	74		0		0	
LAWN	GOOD	D	80		0		0	
WOODS	GOOD	A	30		0		0	
WOODS	GOOD	B	55		0		0	
WOODS	GOOD	C	70		0		0	
WOODS	GOOD	D	77		0		0	
MEADOW		A	30		0		0	
MEADOW		B	58		0		0	
MEADOW		C	71		0		0	
MEADOW		D	78		0		0	
BRUSH	GOOD	A	30		0		0	
BRUSH	GOOD	B	48		0		0	
BRUSH	GOOD	C	65		0		0	
BRUSH	GOOD	D	73		0		0	
ROW CROPS	GOOD	A	67		0		0	
ROW CROPS	GOOD	B	78		0		0	
ROW CROPS	GOOD	C	85		0		0	
ROW CROPS	GOOD	D	89		0		0	
				EDA-1		EDA-2		EDA-TOTAL
TOTAL				0.105	6.41	0.045	2.75	0.150 9.15
CN(Round)	CN(Weighted)			61	61.000	61	61.000	61.000 61.000
TOTAL WQ IMPERVIOUS				0.000		0.000		0.000

DRAINAGE AREAS & CURVE NUMBERS

Computed by TR 55 Method
 Project: **21 Whippoorwill Road**
 Location: **North Castle, NY**
 Date: 12/03/18
 Revised: 02/05/19

PROPOSED CONDITION

DESCRIPTION	COND.	H.S.G.	CN	PDA-1		PDA-2		PDA-TOTAL
				Acres	CN*Acre	Acres	CN*Acre	
IMPERVIOUS			98	0.208	20		0	
WATER SURFACE			98		0		0	
GRAVEL		B	85		0		0	
DIRT		B	82		0		0	
LAWN	GOOD	A	39		0		0	
LAWN	GOOD	B	61		0		0	
LAWN	GOOD	C	74		0		0	
LAWN	GOOD	D	80		0		0	
WOODS	GOOD	A	30		0		0	
WOODS	GOOD	B	55		0		0	
WOODS	GOOD	C	70		0		0	
WOODS	GOOD	D	77		0		0	
MEADOW		A	30		0		0	
MEADOW		B	58		0		0	
MEADOW		C	71		0		0	
MEADOW		D	78		0		0	
BRUSH	GOOD	A	30		0		0	
BRUSH	GOOD	B	48		0		0	
BRUSH	GOOD	C	65		0		0	
BRUSH	GOOD	D	73		0		0	
ROW CROPS	GOOD	A	67		0		0	
ROW CROPS	GOOD	B	78		0		0	
ROW CROPS	GOOD	C	85		0		0	
ROW CROPS	GOOD	D	89		0		0	
				PDA-1		PDA-2		PDA-TOTAL
TOTAL				0.208	20.40	0.000	0.00	0.208 20.40
CN(Round)	CN(Weighted)			98	98.000	#DIV/0!	#DIV/0!	98 98.000
TOTAL WQ IMPERVIOUS				0.208		0.000		0.208

RE: Ability to Serve a Proposed Subdivided Parcel--21 Whippoorwill Road 2-Lot Subdivision [23050]

Sal Misiti <smisiti@northcastleny.com>

Tue 2023-10-31 10:10 AM

To: Robert B. Peake, AICP <RPeake@jmcpllc.com>

Cc: Richard Cordone <RCordone@jmcpllc.com>; Diego Villareale, PE <DVillareale@jmcpllc.com>

Bob,

Has my prior comment been provided to Kellard's office? I would assume they mean to verify the point where you will be tapping the main, I can have the main in that area on Whippoorwill Lane marked for your reference.

Sal

Sal Misiti

Director of Water & Sewer Operations
North Castle Water & Sewer Department
15 Business Park Drive
Armonk, New York 10504

Office: 914-273-3000—ext.55

Cell: 914-403-7769

Fax: 914-273-3075

smisiti@northcastleny.com

watersewer@northcastleny.com

Web: www.northcastleny.com

NOTE: This message and any attachments from the Town of North Castle Water & Sewer Department may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or employee or agent responsible for the delivering of the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of the communication is strictly prohibited and should be deleted from your system. Thank you!

 Please consider the environment before printing this e-mail.

From: Robert B. Peake, AICP <RPeake@jmcpllc.com>

Sent: Tuesday, October 31, 2023 9:59 AM

To: Sal Misiti <smisiti@northcastleny.com>

Cc: Richard Cordone <RCordone@jmcpllc.com>; Diego Villareale, PE <DVillareale@jmcpllc.com>

Subject: Re: Ability to Serve a Proposed Subdivided Parcel--21 Whippoorwill Road 2-Lot Subdivision [23050]

Sal,

Would you be able to provide a response to the comment below from Kellard? Or is your below email sufficient? Thanks.

10. The applicant should also confirm the water service connection point with the Town Water & Sewer Department prior to preparing the easements.

Best,

ROBERT B. PEAKE, AICP

Planner

JMC

SITE DEVELOPMENT CONSULTANTS

120 Bedford Road • Armonk, NY 10504

V 914 273-5225, x242 • C 914 523-4285

Agreement for transfer of information

The information in this (these) file(s) is the internal property of JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC | JMC Site Development Consultants, LLC | John Meyer Consulting, Inc. (JMC) and has been prepared by JMC for exclusive use by its staff.

It is provided herewith for information only and is not to be relied upon by any parties other than JMC's staff and employees. Any reliance thereupon by any party other than JMC's staff and employees shall be at that user's sole risk; and said user choosing to rely upon this information agrees, that by relying on it, he/she accepts full responsibility for all work which is related thereto and agrees to indemnify and hold JMC harmless from any and all liability arising from or relating to the use of or reliance upon said information.

The party receiving this information is responsible for requesting any future updated and/or current copy of the information hereon prior to considering this information final. No update notification will be sent. Any comments or questions are to be directed in writing to the preparer at JMC.

By extracting these files, you agree to these terms and conditions.

From: Sal Misiti <smisiti@northcastleny.com>
Sent: Wednesday, October 25, 2023 1:17 PM
To: Robert B. Peake, AICP <RPeake@jmcpllc.com>
Cc: Richard Cordone <RCordone@jmcpllc.com>; Diego Villareale, PE <DVillareale@jmcpllc.com>
Subject: RE: Ability to Serve a Proposed Subdivided Parcel--21 Whipoorwill Road 2-Lot Subdivision [23050]

Bob,
I have looked it over and see you are planning to extend a service across the other lot. As long as there is an established easement set up with the property owners the lot receiving the service will have the responsibility for repair should the need arise. It will not be a public water supply easement. There is not much detail on the plan regarding the service line and components but that may be premature at this point. Any questions please give me a call.

Regards,
Sal

Sal Misiti
Director of Water & Sewer Operations
North Castle Water & Sewer Department
15 Business Park Drive
Armonk, New York 10504

Office: 914-273-3000—ext.55
Cell: 914-403-7769
Fax: 914-273-3075
smisiti@northcastleny.com
watersewer@northcastleny.com

Web: www.northcastleny.com

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 Please consider the environment before printing this e-mail.

From: Robert B. Peake, AICP <RPeake@jmcpllc.com>
Sent: Tuesday, October 24, 2023 3:45 PM
To: Sal Misiti <smisiti@northcastleny.com>
Cc: Richard Cordone <RCordone@jmcpllc.com>; Diego Villareale, PE <DVillareale@jmcpllc.com>
Subject: Re: Ability to Serve a Proposed Subdivided Parcel--21 Whipoorwill Road 2-Lot Subdivision [23050]



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

PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

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

GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: Majidi Subdivision Date: 11/27/2023

Tax Map Designation or Proposed Lot No.: Lot 1

Gross Lot Coverage

- | | | |
|-----|--|---------------------|
| 1. | Total lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>174,417 S.F.</u> |
| 2. | Maximum permitted gross land coverage (per Section 355-26.C(1)(a)): | <u>19,817 S.F.</u> |
| 3. | BONUS maximum gross land cover (per Section 355-26.C(1)(b)): | |
| | Distance principal home is beyond minimum front yard setback
<u>138'</u> x 10 = | <u>1,380 S.F.</u> |
| 4. | TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3 | <u>21,197 S.F.</u> |
| 5. | Amount of lot area covered by principal building :
<u>4,590 S.F.</u> existing + <u>N/A</u> proposed = | <u>4,590 S.F.</u> |
| 6. | Amount of lot area covered by accessory buildings :
<u>603 S.F.</u> existing + <u>N/A</u> proposed = | <u>603 S.F.</u> |
| 7. | Amount of lot area covered by decks :
<u>N/A</u> existing + <u>N/A</u> proposed = | <u>-</u> |
| 8. | Amount of lot area covered by porches :
<u>748 S.F.</u> existing + <u>N/A</u> proposed = | <u>748 S.F.</u> |
| 9. | Amount of lot area covered by driveway, parking areas and walkways :
<u>12,098 S.F.</u> existing + <u>N/A</u> proposed = | <u>12,098 S.F.</u> |
| 10. | Amount of lot area covered by terraces :
<u>657 S.F.</u> existing + <u>N/A</u> proposed = | <u>657 S.F.</u> |
| 11. | Amount of lot area covered by tennis court, pool and mechanical equip :
<u>21 S.F.</u> existing + <u>N/A</u> proposed = | <u>21 S.F.</u> |
| 12. | Amount of lot area covered by all other structures :
<u>2,293 S.F.</u> existing + <u>N/A</u> proposed = | <u>2,293 S.F.</u> |
| 13. | Proposed gross land coverage : Total of Lines 5 – 12 = | <u>21,010 S.F.</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 Preparing Worksheet

Date



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

PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

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

GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: Majidi Subdivision Date: 11/27/2023

Tax Map Designation or Proposed Lot No.: Lot 2

Gross Lot Coverage

1. Total lot Area (Net Lot Area for Lots Created After 12/13/06): 87,122 S.F.
2. **Maximum** permitted gross land coverage (per Section 355-26.C(1)(a)): 13,270 S.F.
3. **BONUS** maximum gross land cover (per Section 355-26.C(1)(b)):
Distance principal home is beyond minimum front yard setback
61' x 10 = 610 S.F.
4. **TOTAL Maximum Permitted gross land coverage** = Sum of lines 2 and 3 13,880 S.F.
5. Amount of lot area covered by **principal building**:
N/A existing + 4,197 proposed = 4,197 S.F.
6. Amount of lot area covered by **accessory buildings**:
N/A existing + N/A proposed = -
7. Amount of lot area covered by **decks**:
N/A existing + N/A proposed = -
8. Amount of lot area covered by **porches**:
N/A existing + 1,975 proposed = 1,975 S.F.
9. Amount of lot area covered by **driveway, parking areas and walkways**:
N/A existing + 1,950 proposed = 1,950 S.F.
10. Amount of lot area covered by **terraces**:
N/A existing + N/A proposed = -
11. Amount of lot area covered by **tennis court, pool and mechanical equip**:
N/A existing + N/A proposed = -
12. Amount of lot area covered by **all other structures**:
N/A existing + 945 proposed = 945 S.F.
13. Proposed **gross land coverage**: Total of Lines 5 – 12 = 9,067 S.F.

If Line 13 is less than or equal to Line 4, your proposal **complies** with the Town's maximum gross land coverage regulations and the project may proceed to the Residential Project Review Committee for review. If Line 13 is greater than Line 4 your proposal does not comply with the Town's regulations.

Signature and Seal of Professional Preparing Worksheet

Date



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

PLANNING DEPARTMENT
Adam R. Kaufman, AICP
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Telephone: (914) 273-3542
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FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: **Majidi Subdivision** Date: **11/27/2023**

Tax Map Designation or Proposed Lot No.: **107.04 Block 1 Lot 11**

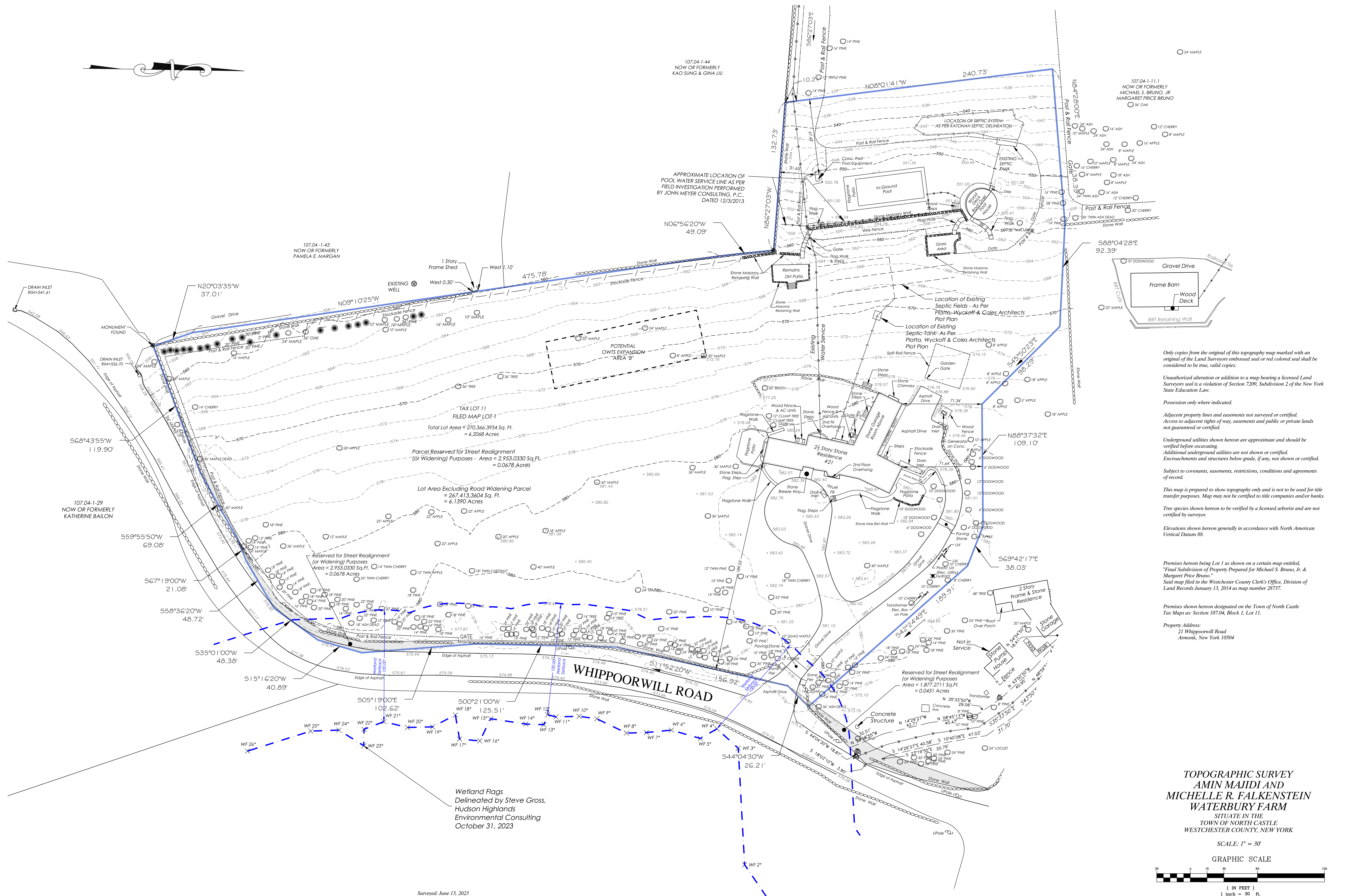
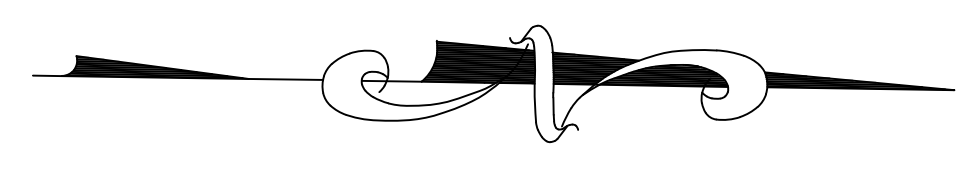
Floor Area

- | | | |
|-----|---|-----------------------|
| 1. | Total Lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>4 acres</u> |
| 2. | Maximum permitted floor area (per Section 355-26.B(4)): | <u>13,607</u> |
| 3. | Amount of floor area contained within first floor:
<u>4,415</u> existing + <u>N/A</u> proposed = | <u>4,415</u> |
| 4. | Amount of floor area contained within second floor:
<u>4,415</u> existing + <u>N/A</u> proposed = | <u>4,415</u> |
| 5. | Amount of floor area contained within garage:
<u>N/A</u> existing + <u>N/A</u> proposed = | <u>-</u> |
| 6. | Amount of floor area contained within porches capable of being enclosed:
<u>N/A</u> existing + <u>N/A</u> proposed = | <u>-</u> |
| 7. | Amount of floor area contained within basement (if applicable – see definition):
<u>N/A</u> existing + <u>N/A</u> proposed = | <u>-</u> |
| 8. | Amount of floor area contained within attic (if applicable – see definition):
<u>810</u> existing + <u>N/A</u> proposed = | <u>810</u> |
| 9. | Amount of floor area contained within all accessory buildings:
<u>676</u> existing + <u>N/A</u> proposed = | <u>676</u> |
| 10. | Proposed floor area : Total of Lines 3 – 9 = | <u>10,316</u> |

If Line 10 is less than or equal to Line 2, your proposal **complies** with the Town's maximum floor area regulations and the project may proceed to the Residential Project Review Committee for review. If Line 10 is greater than Line 2 your proposal does not comply with the Town's regulations.

Signature and Seal of Professional Preparing Worksheet

Date



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. Encroachments 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 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.

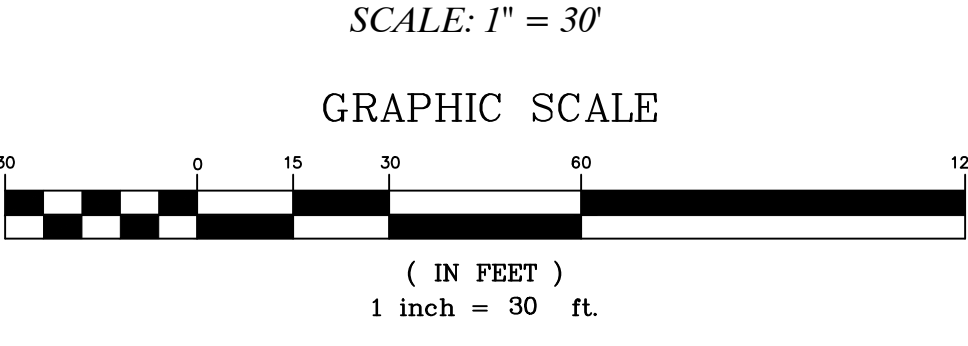
Elevations shown hereon generally in accordance with North American Vertical Datum 88.

Premises hereon being Lot 1 as shown on a certain map entitled, "Final Subdivision of Property Prepared for Michael S. Bruno, Jr. & Margaret Price Bruno." Said map filed in the Westchester County Clerk's Office, Division of Land Records January 13, 2014 as map number 28737.

Premises shown hereon designated on the Town of North Castle Tax Maps as: Section 107.04, 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



Surveyed: June 13, 2023
Map Prepared: June 16, 2023
Map Revised: June 20, 2023
Map Revised: November 2, 2023 to show wetlands flagged by others
Map Revised: November 14, 2023

By: *David T. Merritt*
New York State Licensed Land Surveyor No. 050604

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



Project: 97-052-LOT 1	Field Survey By: BC/DM
Drawn By: CMP/DAMP	Checked By: DM

PRELIMINARY SUBDIVISION APPROVAL DRAWINGS

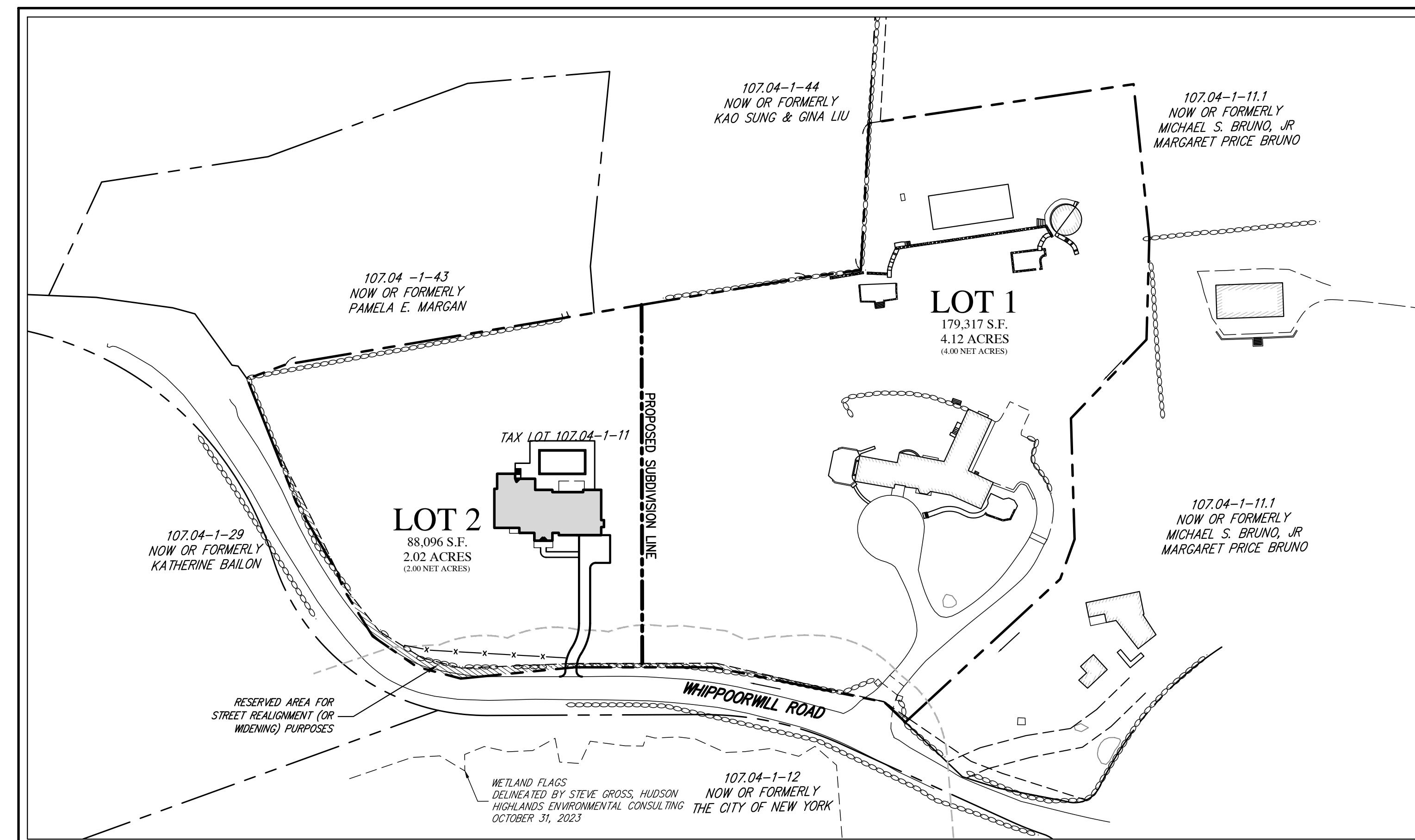
MAJIDI SUBDIVISION

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

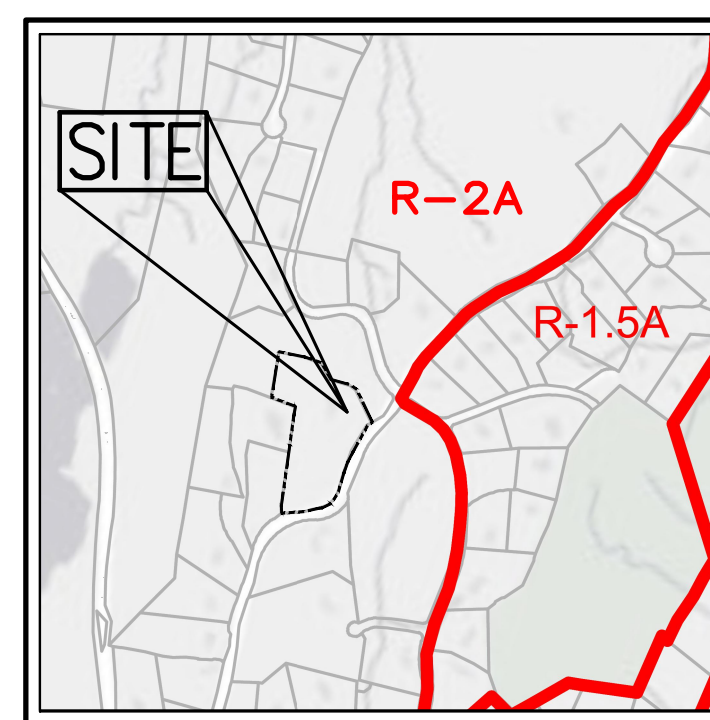
Applicant:
 MR. AMIN MAJIDI
 21 WHIPPOORWILL ROAD
 ARMONK, NY 10504

**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

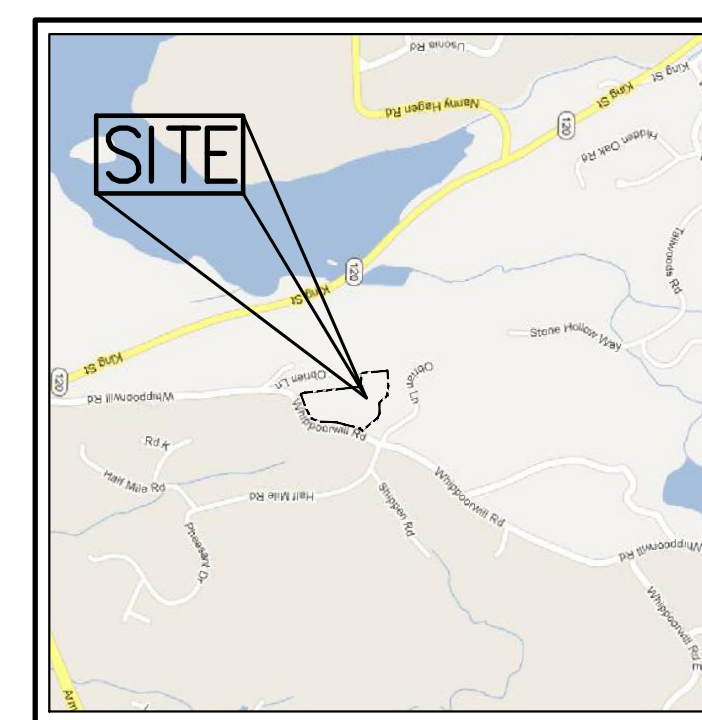
Surveyor:
 TC MERRITS LAND SURVEYORS
 394 BEDFORD ROAD
 PLEASANTVILLE, NY 10570
 914-769-8003



AREA MAP
 SCALE: 1" = 80'



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



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

JMC Drawing List:

- C-000 COVER SHEET
- C-010 EXISTING CONDITIONS MAP
- C-020 ZONING COMPLIANCE PLAN
- C-100 INTEGRATED PLOT PLAN
- C-110 SUBDIVISION PLAT
- C-120 GROSS LAND COVERAGE CALCULATION PLAN
- C-200 GRADING AND DRAINAGE PLAN
- C-300 SEDIMENT & EROSION CONTROL PLAN

TABLE OF LAND USE				
DESCRIPTION	R-2A DISTRICT REQUIREMENT	EXIST	LOT 1 ⁽⁴⁾	LOT 2
GROSS LOT AREA (ACRES)	N/A	6.14	4.12	2.02
MINIMUM LOT AREA (NET ACRES) ⁽³⁾	2.0	6.00	4.00	2.00
MINIMUM LOT STREET FRONTAGE (FEET)	150	758	253	505
MINIMUM LOT WIDTH (FEET)	150	474	348	277
MINIMUM LOT DEPTH (FEET)	150	258	430	286
PRINCIPAL BUILDING MINIMUM YARDS (FEET)				
FRONT	50	188	188	111
SIDE	30	71	71	34
REAR	50	165	165	129
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	1.8	2.8	4.8
MAXIMUM BUILDING HEIGHT (FEET)	30	< 30	< 30	< 30
MINIMUM DWELLING UNIT SIZE (S.F.)	1,400	4,415	4,415	4,196
STEEP SLOPES (%)	25% OR GREATER ⁽¹⁾	10.3	5.5	2.2
MAXIMUM DRIVEWAY GRADIENT (%)	14	10.8	10.8	9.3
MINIMUM CONTIGUOUS BUILDABLE AREA (S.F.) ⁽²⁾	30,000	N/A	169,516	86,148
GROSS FLOOR AREA (S.F.)	N/A	N/A	10,316	<10,122

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 Compliance Chart							
	Lot 1 Existing		Lot 1 Proposed		Lot 2		Lot 2 Maximum*	
	Square Feet	Acres	Square Feet	Acres	Square Feet	Square Feet	Acres	Square Feet
Impervious Area	21010	0.48	21010	0.48		9067	0.21	
Pervious Area	158307.52	3.63	158307.52	3.63		79029.32	1.81	
Gross Lot Area	179317.52	4.12	179317.52	4.12		88096.32	2.02	
Wetlands Area	0.00	0.00	0.00	0.00		0.00	0.00	
Steep Slopes Area (> 25%)	9801.21	0.23	9801.21	0.23		1947.73	0.04	
Deductible Steep Slopes Area (>25%)	4900.61	0.11	4900.61	0.11		973.87	0.02	
Contiguous Buildable Area	169516.31	3.89	169516.31	3.89		86148.59	1.98	
Net Lot Area	174416.92	4.00	174416.92	4.00		87122.46	2.00	
Additional Gross Land Coverage Permitted [†]	1380 ²		1380 ¹			610 ¹		
Total Gross Land Coverage Area	21010		21010		21197	9067		13880

Zoning Compliance Chart Notes:

* Maximum Coverage Areas were calculated by lot as per formulas shown in Town of North Castle code; the Table of Maximum Permitted Gross Floor Area and the Table of Maximum Permitted Gross Land Coverage for One- and Two-Family Dwellings.

¹ Per code section 355-26C(b), "an additional 10 square feet of gross land coverage shall be permitted for each foot of front yard setback of the principal dwelling in excess of the minimum front yard setback". On Lot 1 there is 139' in excess of the 50' minimum setback requirement. Therefore, 1390 square feet of Additional Gross Land Coverage shall be permitted. On Lot 2 there is 8' in excess of the 50' minimum setback requirement. Therefore, 80 square feet of Additional Gross Land Coverage shall be permitted.

GENERAL CONSTRUCTION NOTES APPLY TO ALL WORK HEREIN:

- 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.
- 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.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL LOCAL PERMITS REQUIRED.
- 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.
- 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.
- CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF EXISTING PAVEMENT TO REMAIN.

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

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.

No.	Revision	Date	By

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
 JMC Site Development Consultants, LLC
 John Meyer Consulting, Inc.
 120 BEDFORD ROAD • ARMONK, NY 10504
 voice 914.273.5225 • fax 914.273.2102
 www.jmcpllc.com

Drawn: RFA Approved: DV
 Scale: NOT TO SCALE
 Date: 10/06/2023
 Project No: 23050
 2000-SE C-000 COVER.plt
 Drawing No: **C-000**

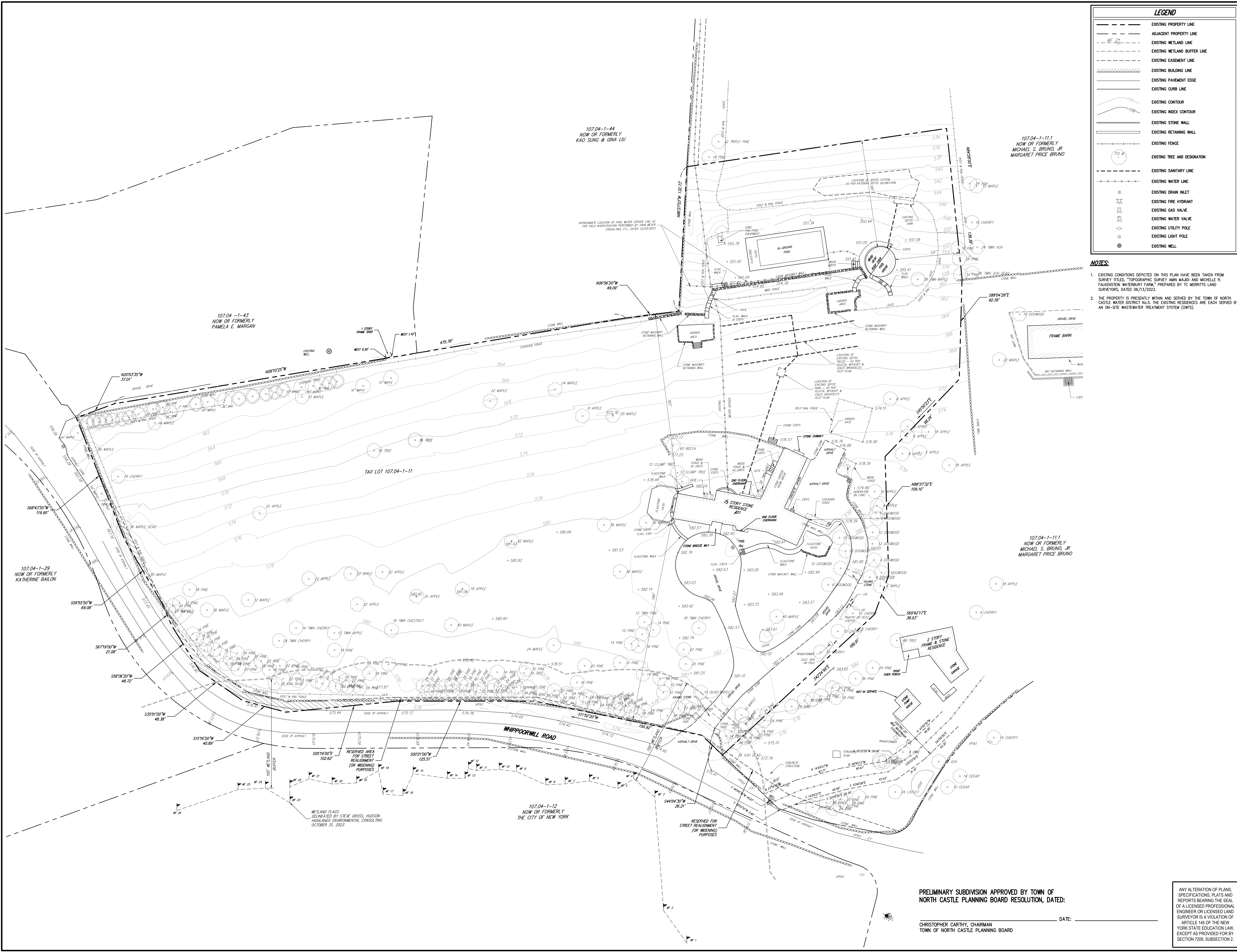
NOT FOR CONSTRUCTION



Previous Editions Obsolete

NOT FOR CONSTRUCTION

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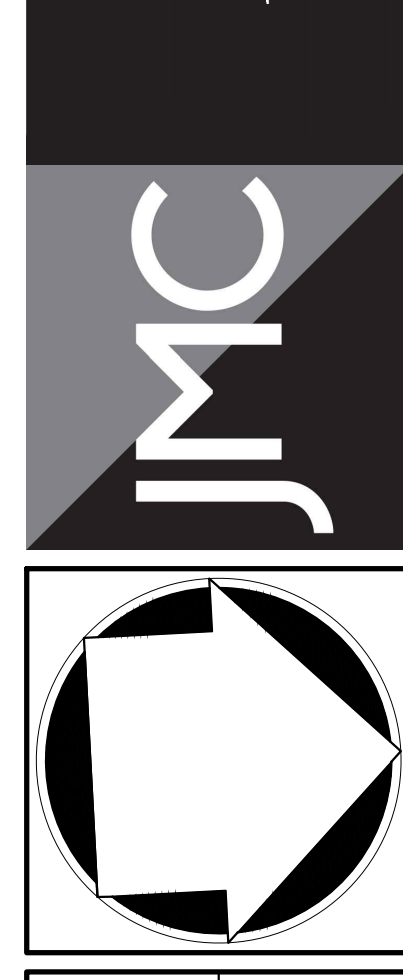
LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING WETLAND LINE
	EXISTING WETLAND BUFFER LINE
	EXISTING EASEMENT LINE
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING FENCE
	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 MAJIDI AND MICHELLE R. FALKENSTEIN WATERBURY FARM," PREPARED BY TC MERITTS LAND SURVEYORS, DATED 08/13/2023.
 - 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

APPLICANT/OWNER:
MR. AMIN MAJIDI
 21 WHIPPOORWILL ROAD
 ARMONK, NY 10504

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
 JMC Site Development Consultants, LLC
 John Mayer Consulting, Inc.
 120 BEDFORD ROAD • ARMONK, NY 10504
 voice 914.273.5225 • fax 914.273.2102
 www.jmcpllc.com



EXISTING MAP
CONDITIONS
 MAJIDI SUBDIVISION
 21 WHIPPOORWILL ROAD
 NORTH CASTLE, NY 10504

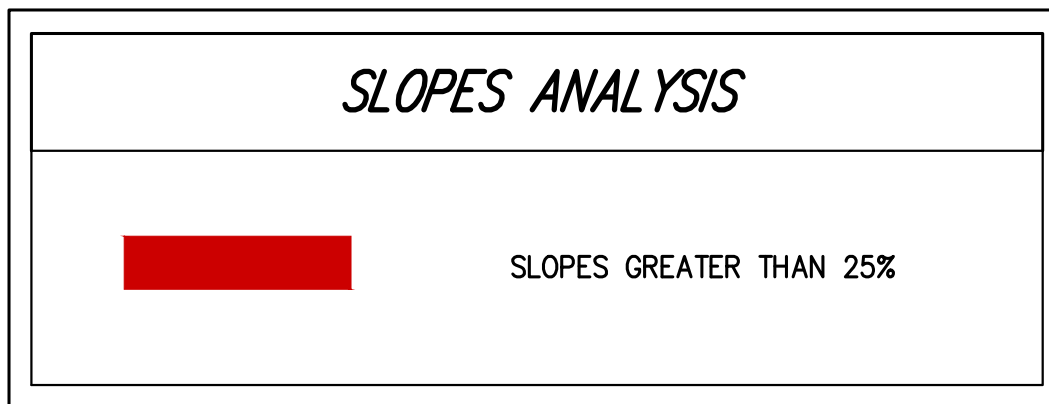
Drawn:	RFA	Approved:	DV
Scale:	1" = 30'	Date:	10/06/2023
Project No:	23050	Project Name:	EXIST 23050
Drawing No:	C-010	Scale:	EXIST 23050
C-010			

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 145 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

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	179,317 / 4.12	N/A	9,801	4,901	174,417 / 4.00
2	88,096 / 2.02	N/A	1,948	974	87,122 / 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%.

LOT WIDTH AND DEPTH CALCULATION TABLE		
	LOT DEPTH	LOT WIDTH
LOT 1	430.32	347.94
LOT 2	286.37	277.01

NOTE:
LOT WIDTH AND LOT DEPTH, AS DEFINED IN NORTH CASTLE TOWN CODE, WERE ESTIMATED BY TAKING THE AVERAGE OF THE SMALLEST AND LARGEST LOT WIDTH AND DEPTH LENGTHS AS MEASURED ON THIS PLAN.



LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING WETLAND LINE
- EXISTING WETLAND BUFFER 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 SANITARY LINE
- EXISTING WATER LINE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING WELL
- 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 MERRITTS LAND SURVEYORS, DATED 06/13/2023.

NOT FOR CONSTRUCTION

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

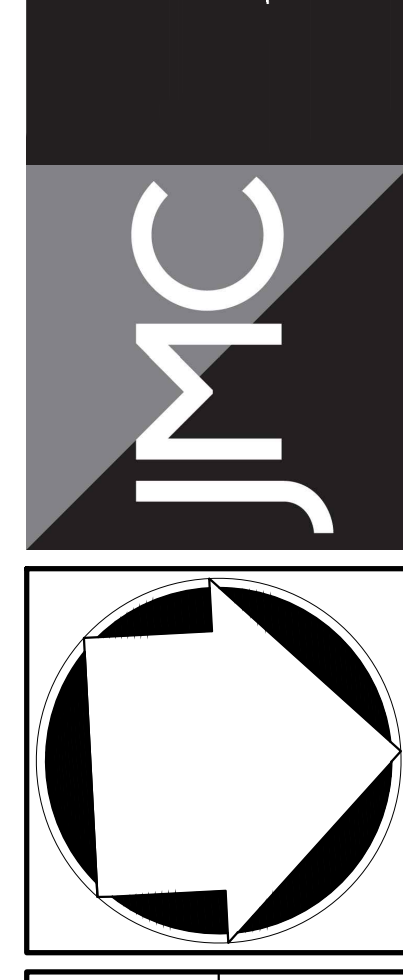
CHRISTOPHER CARTHAY, CHAIRMAN
TOWN OF NORTH CASTLE PLANNING BOARD

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By	
Date	
Revision	
No.	

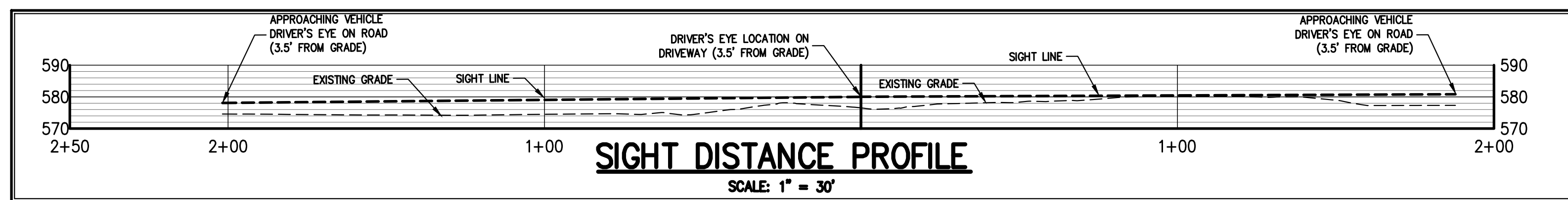
APPLICANT/OWNER:
MR. AMIN MAJIDI
21 WHIPPOORWILL ROAD
ARMONK, NY 10504

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
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www.jmcpic.com



ZONING COMPLIANCE PLAN
MAJIDI SUBDIVISION
21 WHIPPOORWILL ROAD
NORTH CASTLE, NY 10504

C-020



LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING WETLAND LINE
- EXISTING WETLAND BUFFER 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 ASPHALT DRIVEWAY
- PROPOSED CONCRETE SIDEWALK
- TEST PIT AND DEEP HOLE LOCATION AND DESIGNATION
- PROPOSED WATER SERVICE LINE
- PROPOSED CLEARING AND GRADING LIMIT LINE
- PROPOSED GRADING CONTOUR



NOTES

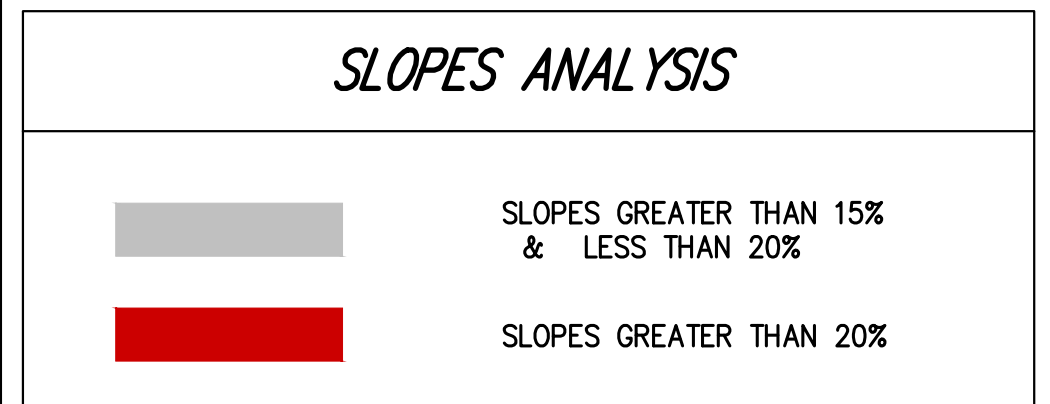
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY AMIN MAJIDI AND MICHELLE R. FAULKNER WATERBURY FIRM," PREPARED BY TC MERRITS LAND SURVEYORS, DATED 06/13/2023.

POTENTIAL TREES TO BE REMOVED

LOT NUMBER	NUMBER OF POTENTIAL TREES TO BE REMOVED
1	4
2	8

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



ON-SITE WASTEWATER TREATMENT SYSTEM DESIGN DATA TABLE

PROPOSED SEPTIC AREA	LOT AREA (ACRES)	TEST SOIL DESCRIPTION	SLOPE OF OWTS 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	2.02	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	4.12	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

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

CHRISTOPHER CARTH, CHAIRMAN
TOWN OF NORTH CASTLE PLANNING BOARD

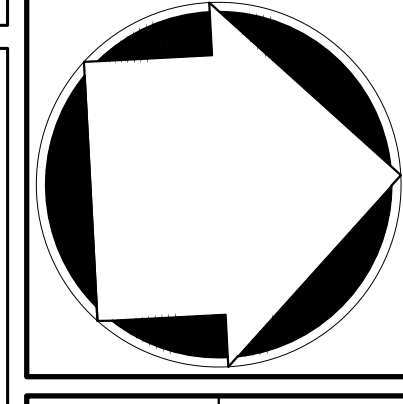
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Revision

No.	Date	Description

APPLICANT/OWNER
MR. AMIN MAJIDI
21 WHIPPOORWILL ROAD
ARMONK, NY 10504

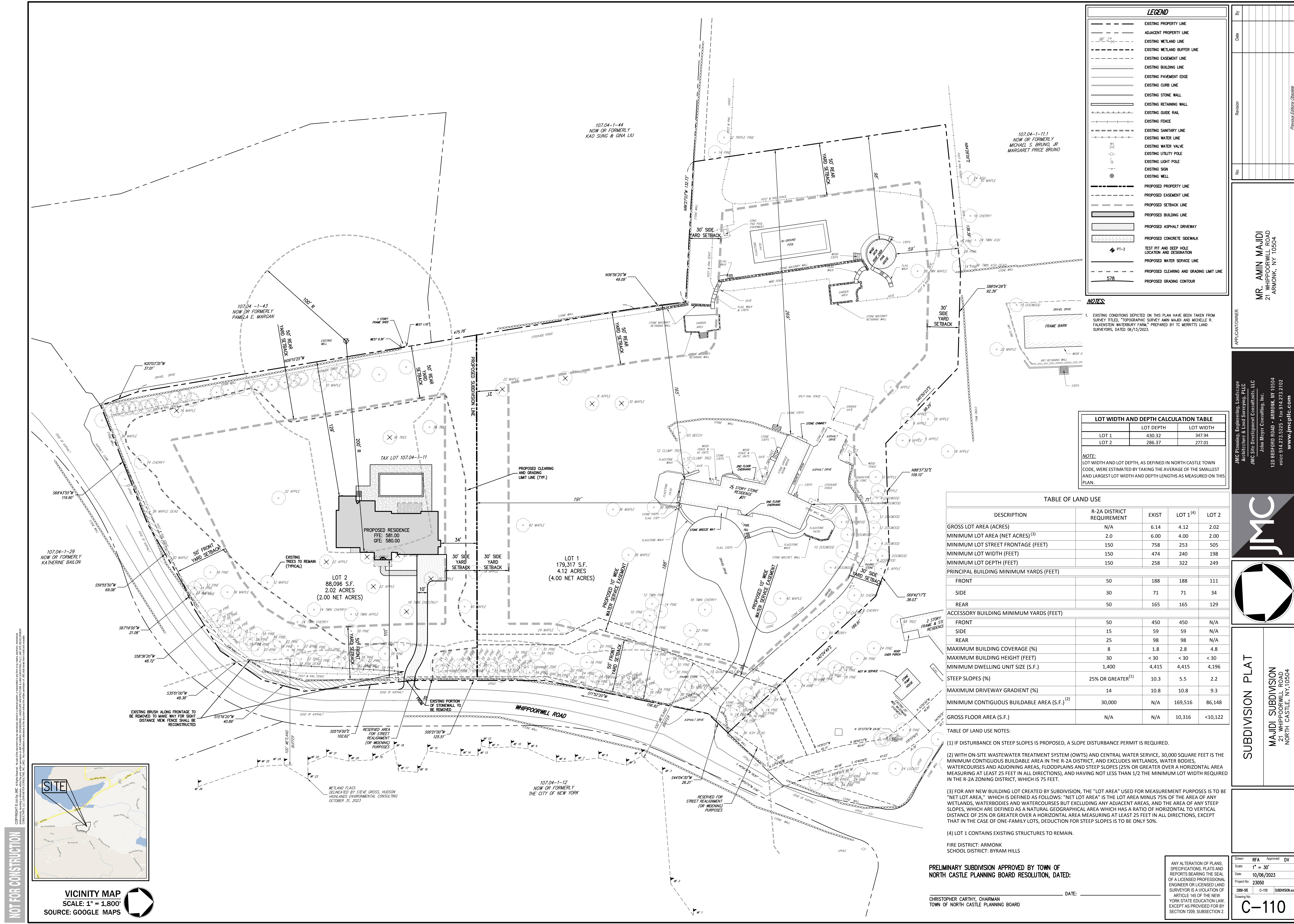
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INTEGRATED PLOT PLAN
MAJIDI SUBDIVISION
21 WHIPPOORWILL ROAD
NORTH CASTLE, NY 10504

Drawn: RFA Approved: DV
Scale: 1" = 30'
Date: 10/06/2023
Project No: 23050
2300-SE C-100 PP.scr
Drawing No: **C-100**

NOT FOR CONSTRUCTION



LEGEND

---	EXISTING PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	EXISTING WETLAND LINE
---	EXISTING WETLAND BUFFER LINE
---	EXISTING EASEMENT LINE
---	EXISTING BUILDING LINE
---	EXISTING PAVEMENT EDGE
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---	TEST PIT AND DEEP HOLE LOCATION AND DESIGNATION
---	PROPOSED WATER SERVICE LINE
---	PROPOSED CLEARING AND GRADING LIMIT LINE
---	578 PROPOSED GRADING CONTOUR

NOTES:

- 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 WERRITS LAND SURVEYORS, DATED 06/13/2023.

LOT WIDTH AND DEPTH CALCULATION TABLE

LOT	LOT DEPTH	LOT WIDTH
LOT 1	430.32	347.94
LOT 2	286.37	277.01

NOTE: LOT WIDTH AND LOT DEPTH, AS DEFINED IN NORTH CASTLE TOWN CODE, WERE ESTIMATED BY TAKING THE AVERAGE OF THE SMALLEST AND LARGEST LOT WIDTH AND DEPTH LENGTHS AS MEASURED ON THIS PLAN.

TABLE OF LAND USE

DESCRIPTION	R-2A DISTRICT REQUIREMENT	EXIST	LOT 1 ⁽⁴⁾	LOT 2
GROSS LOT AREA (ACRES)	N/A	6.14	4.12	2.02
MINIMUM LOT AREA (NET ACRES) ⁽³⁾	2.0	6.00	4.00	2.00
MINIMUM LOT STREET FRONTAGE (FEET)	150	758	253	505
MINIMUM LOT WIDTH (FEET)	150	474	240	198
MINIMUM LOT DEPTH (FEET)	150	258	322	249
PRINCIPAL BUILDING MINIMUM YARDS (FEET)				
FRONT	50	188	188	111
SIDE	30	71	71	34
REAR	50	165	165	129
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	1.8	2.8	4.8
MAXIMUM BUILDING HEIGHT (FEET)	30	< 30	< 30	< 30
MINIMUM DWELLING UNIT SIZE (S.F.)	1,400	4,415	4,415	4,196
STEEP SLOPES (%)	25% OR GREATER ⁽¹⁾	10.3	5.5	2.2
MAXIMUM DRIVEWAY GRADIENT (%)	14	10.8	10.8	9.3
MINIMUM CONTIGUOUS BUILDABLE AREA (S.F.) ⁽²⁾	30,000	N/A	169,516	86,148
GROSS FLOOR AREA (S.F.)	N/A	N/A	10,316	<10,122

TABLE OF LAND USE NOTES:

- IF DISTURBANCE ON STEEP SLOPES IS PROPOSED, A SLOPE DISTURBANCE PERMIT IS REQUIRED.
- 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.
- 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%.
- LOT 1 CONTAINS EXISTING STRUCTURES TO REMAIN.

FIRE DISTRICT: ARMONK
SCHOOL DISTRICT: BYRAM HILLS

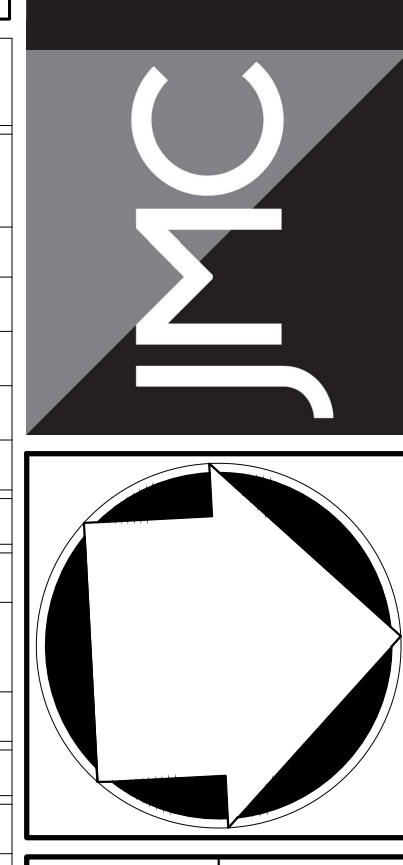
PRELIMINARY SUBDIVISION APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED:

CHRISTOPHER CARTHAY, CHAIRMAN
TOWN OF NORTH CASTLE PLANNING BOARD

No.	Revision	Date

APPLICANT/TOWN:
MR. AMIN MAJIDI
21 WHIPPOORWILL ROAD
ARMONK, NY 10504

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SUBDIVISION PLAT
MAJIDI SUBDIVISION
21 WHIPPOORWILL ROAD
NORTH CASTLE, NY 10504

Drawn:	RFA	Approved:	DV
Scale:	1" = 30'	Date:	10/06/2023
Project No:	23050	Sheet No.:	C-110
Drawing No.:	C-110	Subdivision No.:	SUBDIVISION

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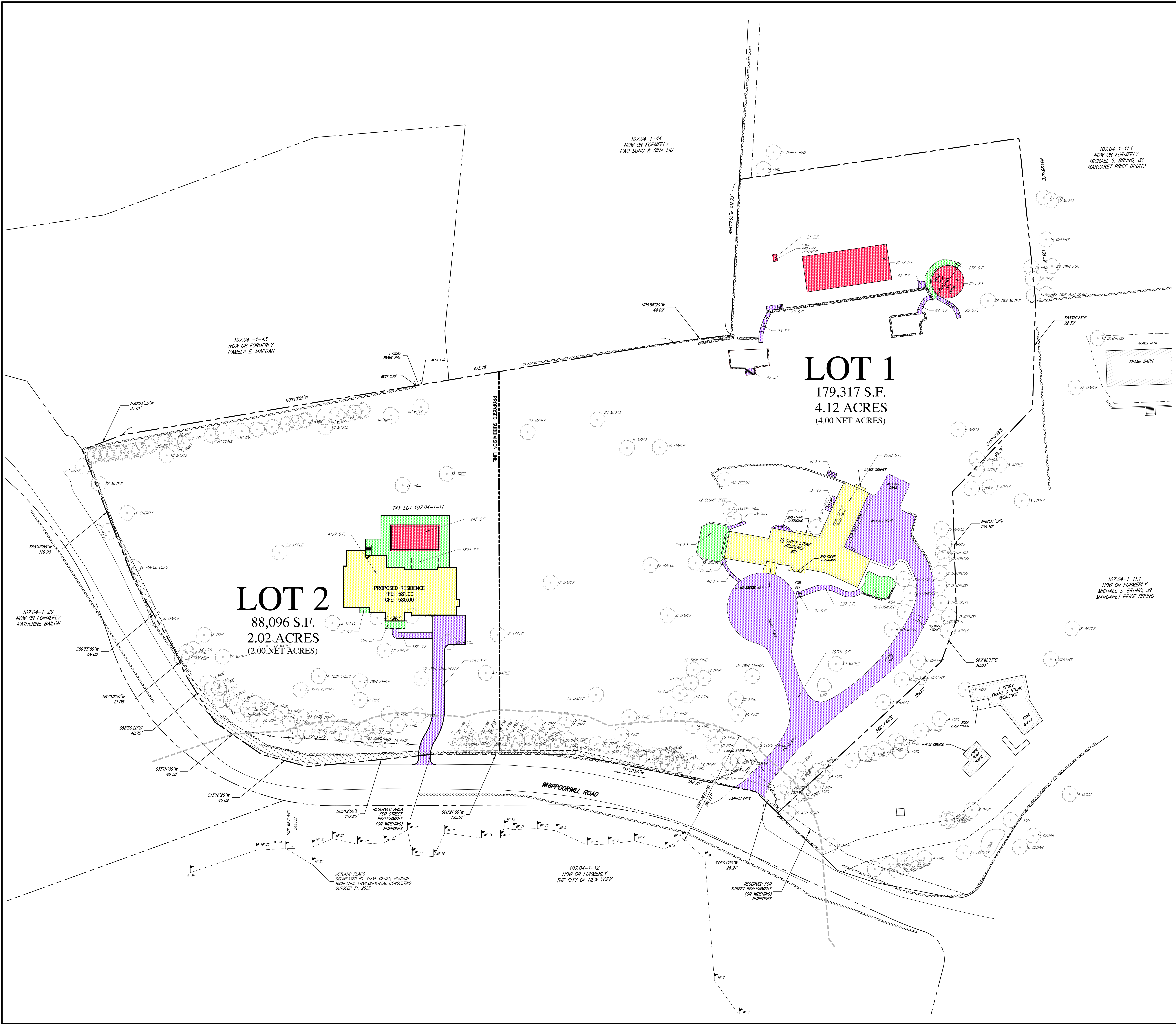


VICINITY MAP
SCALE: 1" = 1,800'
SOURCE: GOOGLE MAPS

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GROSS LAND COVERAGE LEGEND

[Purple]	PAVEMENT, SIDEWALKS
[Yellow]	PROPOSED PRINCIPAL BUILDINGS
[Red]	ACCESSORY BUILDINGS & OTHER STRUCTURES
[Green]	PORCHES, PATIOS & TERRACES

NOTES:

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GROSS LAND COVERAGE CALCULATIONS:

Lot 1 Gross Land Coverage Breakdown	
Description	Total (S.F.)
Principal Building	4590
Accessory Building	603
Decks	0
Porches	748
Driveway, Parking Area and Walkway	12098
Terrace	657
Court, Mech Equipment	21
Other Structures	2293
Total	21010

Lot 1 Summary

Description	Square Feet
Existing Impervious Area	21010
Max Gross Land Coverage	21197

Lot 2 Gross Land Coverage Breakdown

Description	Total (S.F.)
Principal Building	4197
Accessory Building	0
Decks	0
Porches	1975
Driveway, Parking Area and Walkway	1950
Terrace	0
Court, Mech Equipment	0
Other Structures	945
Total	9067

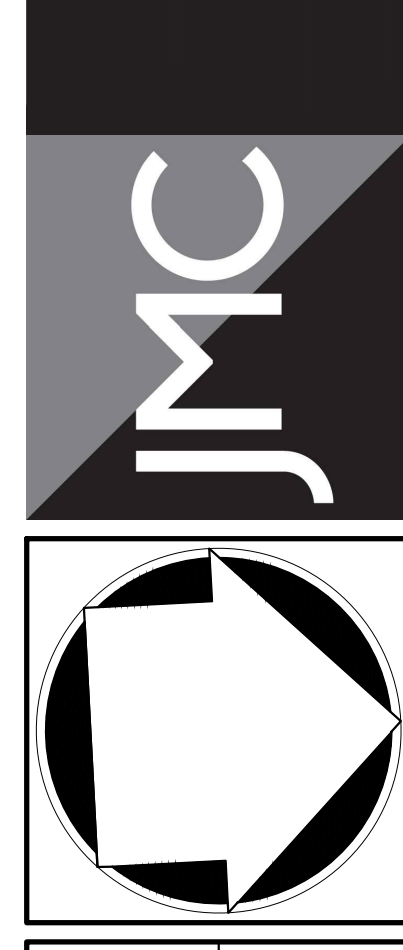
Lot 2 Summary

Description	Square Feet
Proposed Impervious Area	9067
Max Gross Land Coverage	13880

No.	
Revision	
Date	

APPLICANT/OWNER:
MR. AMIN MAJIDI
21 WHIPPOORWILL ROAD
ARMONK, NY 10504

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GROSS LAND COVERAGE CALCULATION PLAN
MAJIDI SUBDIVISION
21 WHIPPOORWILL ROAD
NORTH CASTLE, NY 10504

Client:	RFA	Approved:	DV
Scale:	1" = 30'		
Date:	11/27/2023		
Project No:	23050		
Drawing No:	C-120	SHEET	1 of 1
C-120			

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