

March 25, 2024

**Sent Via Email**

Christopher Carthy, Chairman  
North Castle Planning Board  
17 Bedford Road  
Armonk, NY 10504

**Re: *8 Cole Drive, Armonk, New York  
Amended Site Plan, Wetlands,  
Steep Slopes and Tree Removal Permits***

Honorable Chair and Members of the Board:

**I. INTRODUCTION**

This firm, together with DTS Provident Design Engineering LLP, IQ Landscape Architects, P.C., and Tim Miller Associates Inc., represents Nazar Massouh (“Owner” or “Applicant”), the owner of the property located at 8 Cole Drive (Tax Map ID 94.02-1-8) (“Property”). The Applicant is proposing to amend its existing site plan approval to: (i) relocate the previously approved pool and cabana to a location closer to the newly constructed home addition and (ii) add a sport court in the area that was previously approved for the pool. The proposed sport court would accommodate an ice rink in the winter months and various court sports in the spring, summer, and fall.

In order to accommodate the Owner’s vision for the Property, the Applicant requires amended site plan, wetlands, steep slope, and tree removals permit approvals for the proposed site improvements. The purpose of this letter is to request placement on the Planning Board’s April 8, 2024 agenda for a continued discussion of the application as well as referral to the Conservation Board and Architectural Review Board.

**II. DESCRIPTION OF SITE AND ZONING:**

The Property is located at 8 Cole Drive and is identified on the Tax Assessment Map of the Town of North Castle as Parcel # 94.02-1-8. The site is approximately 8.8 acres lot in the R-2A zoning district. The Property is currently improved with an 8,900s.f. single-family home, which includes that your Board previously approved in 2021.

**III. SITE HISTORY**

The Applicant was previously in front of this Board in 2021 for, among other things, the approval of a 5,100 s.f. addition, pool and cabana, and associated site improvements. Subsequent

to receiving site plan, wetlands, steep slopes, and tree removal permits to accommodate the forgoing, the Applicant appeared before the RPRC and received approval for a temporary ice rink, which is currently situated on the back lawn above the previously approved stormwater mitigation improvements.

#### **IV. CURRENT PROPOSAL**

Now that the previously approved addition is constructed and the Applicant has had a season to utilize the temporary ice rink in the primary back yard area, they have decided to pursue this amended site plan approval to maximize their use and enjoyment of their property.

As noted above, the temporary ice rink was approved in a location directly above certain stormwater improvements. It is also on one of the only flat grass areas on the Property. The Applicant would now like to construct a permanent sport court, which can function as a hockey rink in the colder months and a basketball/sport court during the remainder of the year. Obviously, a permanent structure cannot be built directly above stormwater improvements. Accordingly, the Applicant and its design team had to identify another location on the site. After much discussion, it was determined that the best location for the proposed 50 x 100 sport court is in the area presently approved for the pool and cabana. Site disturbance has already been approved for this area of the Property and will only increase slightly in connection with the sport court.

With the sport court being moved to the previously approved pool location, the Applicant had to identify an alternative location for the pool and cabana. Based on existing site improvements, the logical area for the pool and cabana is south-east of the new addition and directly south of the existing lawn area behind the house. This creates a natural flow in the backyard from the lawn area to the pool to the sport court. Due to the existing topography, the proposed pool area also lends itself perfectly to an infinity edge pool where the Applicant could enjoy time with family and friends gazing into a natural setting.

While the proposed plan amendments result in additional tree removal, impacts to a non-functioning pocket “wetland” area, and impacts to steep slopes, for the reasons discussed in Section V below, it is respectfully submitted that design and layout of the sport court and pool make sense from a site planning perspective, are of great value to the Applicant and his family, has limited impact to the environment and has no impact on any of the surrounding properties or neighbors. Further, with the proposed wetland mitigation plan, the Applicant is actually increasing the amount and functionality of the wetlands on the Property while adding 43 healthy and native trees to replace 26 trees that are being removed, out of which only 5 are currently in fair condition.

In support of this application, the following plans and reports are submitted herewith:

1. Site Plan (Sheet C-101), prepared by DTS Provident Design Engineering, P.C., dated March 222, 2021, last revised March 5, 2024;
2. Construction Plan (Sheet C-102), prepared by DTS Provident Design Engineering, P.C., dated March 222, 2021, last revised March 5, 2024;

3. Proposed Planting Plan (Sheet L-2), prepared by IQ Landscape Architects, dated February 24, 2024, last revised March 10, 2024;
4. Tree Removal Plan (Sheet L-2), prepared by IQ Landscape Architects, dated February 24, 2024, last revised March 10, 2024;
5. Wetland Mitigation Plan, prepared by Tim Miller Associates, Inc., dated March 11, 2024;
6. Wetland Report, prepared by Tim Miller Associates, Inc., dated March 25, 2024; and
7. Tree Inventory Report, prepared by Emerald Tree Care, dated March 7, 2024.

## **V. CONSIDERATION FOR APPROVAL**

In a Staff Report dated December 14, 2023, the Planning Department expressed its concern regarding the impacts associated with the Applicant's proposal on wetlands, steep slopes, and trees. While the Applicant and his consultants understand that there are certain impacts associated with the proposal, due to site constraints there are no feasible alternative locations for the proposed improvements and, it is respectfully submitted that any negative impacts will be offset by the proposed wetland mitigation plan and proposed plantings, which include the addition of 43 trees, 130 shrubs, and 1480 ferns.

- A. Wetlands: As more fully discussed in the attached memorandum prepared by Tim Miller Associates, the pocket "wetland" that is proposed to be relocated was classified as a wetland based simply on soil conditions. There is no vegetation indicative of wetlands in the area nor is the area subject to prolonged flooding. In fact, the only time there is flooding in the pocket "wetland" area is when stormwater runoff flows down that portion of the old macadam driveway to 24 Davis, which, as you know, is being removed and restored to a natural state. Once the old driveway is removed, any stormwater that had been directed to and settled in that area will be greatly reduced and originate in the newly planted restored areas. The restored woodland will function in much the same way as the current "wetland" by filtering the runoff as it moves through the vegetated area.

Due to site constraints and a site design and layout that works for the Applicant and his family, there is no alternative to the wetland and wetland buffer disturbance.

Additionally, the Applicant has developed a comprehensive mitigation plan which will replace this virtually worthless wetland with nearly three times the wetland area connected to existing wetlands on the site, which will be high value and highly functioning wetlands.

- B. Steep Slopes: As noted in the Town Planner's memorandum, disturbance to steep slopes should be limited to instances, as is the case here, where there is no reasonable and practical alternative. Further, the Town Planner accurately notes that the regraded area will also be

steeply sloped and not conducive to future development. In this case, the Applicant is essentially replacing the impacted steep slopes with steep slopes.

The proposed steep slopes disturbance is being driven by the proximity of the new addition to the steep slope and the proposed pool location. If there was a feasible alternative location for the pool, the Applicant would explore that possibility. However, no such alternative location exists.

A reading of both § 355-18 of the Zoning Code and the relevant sections of the Comprehensive plan reveal that one of the driving factors for preservation of steep slopes, hilltops, and ridgelines is to preserve scenic views. In this case, none of the surrounding neighbors can see this area of the Applicant's property, which is isolated, and, therefore, there will be no impact on surrounding neighbors or the community at large.

Further, while the Comprehensive Plan may discourage development of steep slopes, it clearly provides that "[f]uture development on steep slopes is possible in certain circumstances, with special design consideration and strict monitoring during construction" so long as approval is granted by the Planning Board.

Section 355-18(C)(106) provides the Planning Board with certain review standards and requirements. Each are discussed below.

*(1) The Nature and extent of the steep slope disturbance shall be minimized through appropriate and harmonious site design and engineering techniques, such as retaining walls, which respect and protect natural landforms and environmental features.*

In this case, the Applicant is simply replacing or relocating the steep slope. The newly created slope will be stabilized utilizing a native steep slope stabilization mix from Pinelands Nursery and Supply, as well as other natural resources such as boulders and significant plantings.

*(2) The removal of vegetation or the construction of buildings or other structures in publicly visible locations on hilltops or along ridgelines shall be permitted only if the natural or visual quality of such feature is appropriately protected, as determined by the approval authority.*

As noted above, the area being impacted is not publicly visible. Further, the proposed pool and sport court will be at ground level thereby minimizing their visibility. Accordingly, this standard is not applicable.

*(3) A stormwater pollution prevention plan (SWPPP) pursuant to Chapter 267 of the Town Code shall be submitted.*

We are currently amending the previously approved SWPPP which was submitted in connection with the previous application.

*(4) A plan for the protection of groundwater resources shall be submitted, if the approval authority determines that the same may be potentially affected by the proposed development as a whole or any part thereof.*

The Applicant and his consultants look forward to discussing this with your Board and the Board's consulting engineer at the April 8, 2024 Planning Board meeting.

*(5) A plan for appropriate landscaping and revegetation designed to minimize any potential impacts on scenic views and vistas or to wildlife habitat, as well as to steep slope, shall be submitted.*

The required landscape plan is included with this submission. As shown on the enclosed landscape plan, there are significant plantings provided in order to first stabilize and then reforest the project site, which will minimize any potential impacts on wildlife habitat. This area on the Property does not contain any scenic views or vistas.

*(6) Additional materials as may be required by the approval authority shall also be submitted describing any other mitigative design features to be incorporated within the proposed development.*

As noted above, the enclosed landscape plan is designed to stabilize and reforest the areas on the site impacted by development. If additional information or materials are required by the Planning Board, they will be provided.

C. Trees: The Applicant retained Emerald Tree and Shrub to prepare a comprehensive tree inventory of the 26 trees that are proposed to be removed in connection with this application. Of these 26 trees, 4 are in critical condition, 17 are in poor condition, and 5 are in fair condition.

The 5 trees in fair condition have weak or poor root environments, multiple broken limbs in the crown, limited canopy, and/or upper crown bifurcation, which significantly increases the risk of significant damage during a storm event.

The 17 trees in poor condition share all or some of the following conditions: (i) limited critical root zone due to outcroppings; (ii) asymmetrical crown with deadwood; (iii) excessive deadwood throughout the crown; (iv) presence of Hemlock Elongate Scale and Woolly Adelgid; (v) poor rooting structure; (vi) trunk damage exposing vascular tissue; (vii) tree leaning toward new road and/or proposed yard improvements; and (viii) Beach Leaf disease.

The 4 trees in critical condition have significant visible damage from the Emerald Ash Borer and are no longer viable (Trees 1 and 14), suffer from previous large limb failure and have deadwood throughout the crown (Tree 8), or have exposed roots and basal cavity present where the tree is rooted on rock (Tree 20).

Based on Emerald's Tree Report, it would appear that at a minimum 21 of the 26 trees should be removed based on tree condition and safety concerns regardless of impacts associated with the Applicant's proposal. Therefore, the total number of trees proposed to be removed due to this application is, in actuality, 5, not 26.

It is respectfully submitted that there is no possible or practicable alternatives to the proposed tree removal. Further, as discussed above, we believe that our planting plan off-sets the impacts associated with the tree removal by proposed addition of 43 healthy and native trees as part of wetland mitigation plan, particularly in light of the fact that 21 of the 26 trees to be removed are in critical or poor condition.

## **VI. CONCLUSION**

Kindly place this matter on the Planning Board's April 8, 2024 agenda for a continued discussion of this application and, if your Board deems appropriate, the scheduling of the required public hearing.

Please don't hesitate to contact me if you have questions.

Very truly yours,



Kory Salomone



# 8 Cole Drive Report

## Emerald Tree Care

March 7, 2024 |  
Total Tree Count: 26

### Filters Applied

**Client Site Filter:**  
(Client Site=8 Cole Dr Armonk)

Ash Tree ID #1

8 Cole Drive

Tree Details

Scientific Name:	Fraxinus species
Common Name:	Ash
Genus:	Fraxinus
Condition:	20% - Critical
Status:	Alive
Number of Stems (Multi Calc):	1
DBH:	13
DBH Range:	12-18in
Height Range:	50ft-75ft
Risk Rating:	
Priority:	
Crown Spread:	
Canopy Shape:	Asymmetrical
Observations-Characteristics:	Broken Limb, Cavity
Observations-Biotic Pest:	Boring Insect
Observations-Abiotic:	
Notes about tree:	This tree has visible damage from Emerald Ash Borer and is no longer viable.
Tree Work-PHC:	
Tree Work-Other:	
Cycle:	
Last Modified:	02/09/2024
Management Notes:	

Tree Location

Longitude:	-73.677251
Latitude:	41.167925
Land Use:	Single Family
Address:	8 Cole Drive
City:	
Land Type:	
Location on Site:	

Photos Street View Map View



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1/30/2024



Hickory Tree ID #2

8 Cole Drive

Tree Details

Scientific Name:	Carya species
Common Name:	Hickory
Genus:	Carya
Condition:	60% - Fair
Status:	Alive
Number of Stems (Multi Calc):	1
DBH:	10
DBH Range:	6-12in
Height Range:	30ft-50ft
Risk Rating:	
Priority:	
Crown Spread:	
Canopy Shape:	Asymmetrical
Observations-Characteristics:	
Observations-Biotic Pest:	
Observations-Abiotic:	
Notes about tree:	This tree is in a poor rooting environment.
Tree Work-PHC:	
Tree Work-Other:	
Cycle:	
Last Modified:	02/09/2024
Management Notes:	

Tree Location

Longitude:	-73.677342
Latitude:	41.167941
Land Use:	Multi Family
Address:	8 Cole Drive
City:	
Land Type:	
Location on Site:	

Photos Street View Map View



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Hickory Tree ID #3

8 Cole Drive

Tree Details	
Scientific Name:	Carya species
Common Name:	Hickory
Genus:	Carya
Condition:	40% - Poor
Status:	Alive
Number of Stems (Multi Calc):	1
DBH:	9
DBH Range:	6-12in
Height Range:	30ft-50ft
Risk Rating:	
Priority:	
Crown Spread:	
Canopy Shape:	Asymmetrical
Observations-Characteristics:	Soil Weakness
Observations-Biotic Pest:	
Observations-Abiotic:	
Notes about tree:	This tree has a limited critical root zone on the rock out crop.
Tree Work-PHC:	
Tree Work-Other:	
Cycle:	
Last Modified:	02/09/2024
Management Notes:	

Tree Location	
Longitude:	-73.677450
Latitude:	41.167997
Land Use:	
Address:	8 Cole Drive
City:	
Land Type:	
Location on Site:	

Photos Street View Map View



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1/30/2024

Hickory Tree ID #4

8 Cole Drive

Tree Details

Scientific Name:	Carya species
Common Name:	Hickory
Genus:	Carya
Condition:	40% - Poor
Status:	Alive
Number of Stems (Multi Calc):	1
DBH:	12
DBH Range:	12-18in
Height Range:	30ft-50ft
Risk Rating:	
Priority:	
Crown Spread:	
Canopy Shape:	Asymmetrical
Observations-Characteristics:	Broken Limb
Observations-Biotic Pest:	
Observations-Abiotic:	
Notes about tree:	This tree is in poor condition with a limited critical root zone on the rock outcrop and an asymmetrical crown with deadwood.
Tree Work-PHC:	
Tree Work-Other:	
Cycle:	
Last Modified:	02/09/2024
Management Notes:	

Tree Location

Longitude:	-73.677378
Latitude:	41.167981
Land Use:	Park/ Vacant/ Other
Address:	8 Cole Drive
City:	
Land Type:	
Location on Site:	

Photos Street View Map View



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1/30/2024

Eastern hemlock Tree ID #5

8 Cole Drive

Tree Details

Scientific Name:	Tsuga canadensis
Common Name:	Eastern hemlock
Genus:	Tsuga
Condition:	40% - Poor
Status:	Alive
Number of Stems (Multi Calc):	1
DBH:	10
DBH Range:	6-12in
Height Range:	15ft-30ft
Risk Rating:	
Priority:	
Crown Spread:	
Canopy Shape:	Asymmetrical
Observations-Characteristics:	Deadwood, Broken Limb
Observations-Biotic Pest:	Leaf feeding Insect
Observations-Abiotic:	
Notes about tree:	Hemlock Enlongate Scale and Woolly Adelgid present. This tree is an extremely poor condition with excessive deadwood throughout the crown.
Tree Work-PHC:	
Tree Work-Other:	
Cycle:	
Last Modified:	02/09/2024
Management Notes:	

Tree Location

Longitude:	-73.677411
Latitude:	41.167827
Land Use:	
Address:	8 Cole Drive
City:	
Land Type:	
Location on Site:	

Photos Street View Map View



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**Black birch Tree ID #6**

8 Cole Drive

**Tree Details**

Scientific Name:	Betula lenta
Common Name:	Black birch
Genus:	Betula
Condition:	40% - Poor
Status:	Alive
Number of Stems (Multi Calc):	1
DBH:	8
DBH Range:	6-12in
Height Range:	30ft-50ft
Risk Rating:	
Priority:	
Crown Spread:	
Canopy Shape:	Asymmetrical
Observations-Characteristics:	Soil Weakness
Observations-Biotic Pest:	
Observations-Abiotic:	
Notes about tree:	This tree has a poor rooting environment and is in poor condition.
Tree Work-PHC:	
Tree Work-Other:	
Cycle:	
Last Modified:	02/09/2024
Management Notes:	

**Tree Location**

Longitude:	-73.677464
Latitude:	41.167778
Land Use:	
Address:	8 Cole Drive
City:	
Land Type:	
Location on Site:	

**Photos Street View Map View**



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Northern red oak Tree ID #7

8 Cole Drive

Tree Details	
Scientific Name:	Quercus rubra
Common Name:	Northern red oak
Genus:	Quercus
Condition:	40% - Poor
Status:	Alive
Number of Stems (Multi Calc):	1
DBH:	10
DBH Range:	6-12in
Height Range:	50ft-75ft
Risk Rating:	
Priority:	
Crown Spread:	
Canopy Shape:	Asymmetrical
Observations-Characteristics:	Deadwood, Soil Weakness
Observations-Biotic Pest:	
Observations-Abiotic:	
Notes about tree:	This tree has a poor crown, structure with deadwood throughout and a weak root zone.
Tree Work-PHC:	
Tree Work-Other:	
Cycle:	
Last Modified:	02/09/2024
Management Notes:	

Tree Location

Longitude:	-73.677507
Latitude:	41.167892
Land Use:	
Address:	8 Cole Drive
City:	
Land Type:	
Location on Site:	

Photos Street View Map View



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**Red maple Tree ID #8**

8 Cole Drive

Tree Details	
Scientific Name:	Acer rubrum
Common Name:	Red maple
Genus:	Acer
Condition:	20% - Critical
Status:	Alive
Number of Stems (Multi Calc):	1
DBH:	16
DBH Range:	12-18in
Height Range:	50ft-75ft
Risk Rating:	
Priority:	
Crown Spread:	
Canopy Shape:	Asymmetrical
Observations-Characteristics:	Broken Limb, Deadwood, Crack, Soil Weakness
Observations-Biotic Pest:	
Observations-Abiotic:	
Notes about tree:	This tree has suffered a previous large limb failure and has a crack visible in the upper crown with large dead wood throughout.
Tree Work-PHC:	
Tree Work-Other:	
Cycle:	
Last Modified:	02/09/2024
Management Notes:	

Tree Location	
Longitude:	-73.677668
Latitude:	41.167746
Land Use:	
Address:	8 Cole Drive
City:	
Land Type:	
Location on Site:	

Photos Street View Map View



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Tree ID #9  
22 Davis Drive

Tree Details	
Scientific Name:	
Common Name:	
Genus:	
Condition:	40% - Poor
Status:	Alive
Number of Stems (Multi Calc):	
DBH:	
DBH Range:	N/A
Height Range:	N/A
Risk Rating:	
Priority:	
Crown Spread:	
Canopy Shape:	Asymmetrical
Observations-Characteristics:	
Observations-Biotic Pest:	
Observations-Abiotic:	
Notes about tree:	
Tree Work-PHC:	
Tree Work-Other:	
Cycle:	
Last Modified:	02/02/2024
Management Notes:	

Tree Location	
Longitude:	-73.677508
Latitude:	41.167890
Land Use:	
Address:	22 Davis Drive
City:	
Land Type:	
Location on Site:	

[Photos](#)
[Street View](#)
[Map View](#)



Red maple Tree ID #10

8 Cole Drive

Tree Details	
Scientific Name:	Acer rubrum
Common Name:	Red maple
Genus:	Acer
Condition:	40% - Poor
Status:	Alive
Number of Stems (Multi Calc):	1
DBH:	15
DBH Range:	12-18in
Height Range:	50ft-75ft
Risk Rating:	
Priority:	
Crown Spread:	
Canopy Shape:	Asymmetrical
Observations-Characteristics:	Deadwood, Soil Weakness
Observations-Biotic Pest:	
Observations-Abiotic:	
Notes about tree:	This tree has an asymmetrical crown structure and poor rooting environment.
Tree Work-PHC:	
Tree Work-Other:	
Cycle:	
Last Modified:	02/09/2024
Management Notes:	

Tree Location	
Longitude:	-73.677487
Latitude:	41.167713
Land Use:	Multi Family
Address:	8 Cole Drive
City:	
Land Type:	
Location on Site:	

Photos Street View Map View



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**Sassafras Tree ID #11**

8 Cole Drive

Tree Details	
Scientific Name:	Sassafras albidum
Common Name:	Sassafras
Genus:	Sassafras
Condition:	40% - Poor
Status:	Alive
Number of Stems (Multi Calc):	1
DBH:	8
DBH Range:	6-12in
Height Range:	50ft-75ft
Risk Rating:	
Priority:	
Crown Spread:	
Canopy Shape:	Asymmetrical
Observations-Characteristics:	Deadwood, Soil Weakness
Observations-Biotic Pest:	
Observations-Abiotic:	Mechanical Damage
Notes about tree:	Damage along trunk exposing vascular tissue with a weak critical root zone.
Tree Work-PHC:	
Tree Work-Other:	
Cycle:	
Last Modified:	02/09/2024
Management Notes:	

Tree Location	
Longitude:	-73.677464
Latitude:	41.167959
Land Use:	
Address:	8 Cole Drive
City:	
Land Type:	
Location on Site:	

Photos   Street View   Map View



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**Northern red oak Tree ID #12**

8 Cole Drive

Tree Details	
Scientific Name:	Quercus rubra
Common Name:	Northern red oak
Genus:	Quercus
Condition:	60% - Fair
Status:	Alive
Number of Stems (Multi Calc):	1
DBH:	10
DBH Range:	6-12in
Height Range:	30ft-50ft
Risk Rating:	
Priority:	
Crown Spread:	
Canopy Shape:	Symmetrical
Observations-Characteristics:	Soil Weakness
Observations-Biotic Pest:	
Observations-Abiotic:	
Notes about tree:	This tree has a poor rooting environment.
Tree Work-PHC:	
Tree Work-Other:	
Cycle:	
Last Modified:	02/09/2024
Management Notes:	

Tree Location	
Longitude:	-73.677623
Latitude:	41.167710
Land Use:	
Address:	8 Cole Drive
City:	
Land Type:	
Location on Site:	

Photos Street View Map View



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1/30/2024

**Red maple Tree ID #13**

8 Cole Drive

Tree Details	
Scientific Name:	Acer rubrum
Common Name:	Red maple
Genus:	Acer
Condition:	40% - Poor
Status:	Alive
Number of Stems (Multi Calc):	1
DBH:	10
DBH Range:	6-12in
Height Range:	50ft-75ft
Risk Rating:	
Priority:	
Crown Spread:	
Canopy Shape:	Asymmetrical
Observations-Characteristics:	Deadwood, Broken Limb, Soil Weakness
Observations-Biotic Pest:	
Observations-Abiotic:	
Notes about tree:	This tree has deadwood throughout the crown.
Tree Work-PHC:	
Tree Work-Other:	
Cycle:	
Last Modified:	02/09/2024
Management Notes:	

Tree Location	
Longitude:	-73.677649
Latitude:	41.167699
Land Use:	
Address:	8 Cole Drive
City:	
Land Type:	
Location on Site:	

Photos Street View Map View



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Ash Tree ID #14

Cole Drive

Tree Details

Scientific Name:	Fraxinus species
Common Name:	Ash
Genus:	Fraxinus
Condition:	20% - Critical
Status:	Alive
Number of Stems (Multi Calc):	1
DBH:	14
DBH Range:	12-18in
Height Range:	50ft-75ft
Risk Rating:	
Priority:	
Crown Spread:	
Canopy Shape:	Asymmetrical
Observations-Characteristics:	Broken Limb, Deadwood
Observations-Biotic Pest:	Boring Insect
Observations-Abiotic:	
Notes about tree:	This tree has a visible damage from Emerald Ash Borer, it is no longer viable.
Tree Work-PHC:	
Tree Work-Other:	
Cycle:	
Last Modified:	02/09/2024
Management Notes:	

Tree Location

Longitude:	-73.677593
Latitude:	41.167760
Land Use:	
Address:	8 Cole Drive
City:	
Land Type:	
Location on Site:	

Photos Street View Map View



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1/30/2024

**Red maple Tree ID #15**

8 Cole Drive

**Tree Details**

Scientific Name:	Acer rubrum
Common Name:	Red maple
Genus:	Acer
Condition:	40% - Poor
Status:	Alive
Number of Stems (Multi Calc):	1
DBH:	10
DBH Range:	6-12in
Height Range:	50ft-75ft
Risk Rating:	
Priority:	
Crown Spread:	
Canopy Shape:	Asymmetrical
Observations-Characteristics:	Soil Weakness
Observations-Biotic Pest:	
Observations-Abiotic:	
Notes about tree:	This tree has a weak critical root zone.
Tree Work-PHC:	
Tree Work-Other:	
Cycle:	
Last Modified:	02/09/2024
Management Notes:	

**Tree Location**

Longitude:	-73.677561
Latitude:	41.167807
Land Use:	Multi Family
Address:	8 Cole Drive
City:	
Land Type:	
Location on Site:	

**Photos Street View Map View**



image.jpg  
1/30/2024

**Northern red oak Tree ID #16**

8 Cole Drive

Tree Details	
Scientific Name:	Quercus rubra
Common Name:	Northern red oak
Genus:	Quercus
Condition:	40% - Poor
Status:	Alive
Number of Stems (Multi Calc):	1
DBH:	22
DBH Range:	18-24in
Height Range:	50ft-75ft
Risk Rating:	
Priority:	
Crown Spread:	
Canopy Shape:	Asymmetrical
Observations-Characteristics:	Soil Weakness, Broken Limb, Deadwood, Leaning trunk
Observations-Biotic Pest:	
Observations-Abiotic:	
Notes about tree:	This tree has a large lean, extending out towards the new road and proposed pool. There is large deadwood and snapped limbs in the crown.
Tree Work-PHC:	
Tree Work-Other:	
Cycle:	
Last Modified:	02/09/2024
Management Notes:	

**Tree Location**

Longitude:	-73.677515
Latitude:	41.167851
Land Use:	
Address:	8 Cole Drive
City:	
Land Type:	
Location on Site:	

**Photos Street View Map View**



image.jpg  
1/30/2024

**Red maple Tree ID #17**

8 Cole Drive

**Tree Details**

Scientific Name:	Acer rubrum
Common Name:	Red maple
Genus:	Acer
Condition:	60% - Fair
Status:	Alive
Number of Stems (Multi Calc):	1
DBH:	17
DBH Range:	12-18in
Height Range:	50ft-75ft
Risk Rating:	
Priority:	
Crown Spread:	
Canopy Shape:	Asymmetrical
Observations-Characteristics:	Soil Weakness, Deadwood
Observations-Biotic Pest:	
Observations-Abiotic:	
Notes about tree:	This tree has dead and broken limbs in the crown.
Tree Work-PHC:	
Tree Work-Other:	
Cycle:	
Last Modified:	02/09/2024
Management Notes:	

**Tree Location**

Longitude:	-73.677475
Latitude:	41.167817
Land Use:	
Address:	8 Cole Drive
City:	
Land Type:	
Location on Site:	

**Photos Street View Map View**



image.jpg  
1/30/2024



**Red maple Tree ID #18**

8 Cole Drive

Tree Details	
Scientific Name:	Acer rubrum
Common Name:	Red maple
Genus:	Acer
Condition:	60% - Fair
Status:	Alive
Number of Stems (Multi Calc):	1
DBH:	14
DBH Range:	12-18in
Height Range:	50ft-75ft
Risk Rating:	
Priority:	
Crown Spread:	
Canopy Shape:	Asymmetrical
Observations-Characteristics:	Soil Weakness
Observations-Biotic Pest:	
Observations-Abiotic:	
Notes about tree:	The upper crown of this tree has a bifurcation increasing the likelihood of storm damage. It also has a weak root zone.
Tree Work-PHC:	
Tree Work-Other:	
Cycle:	
Last Modified:	02/09/2024
Management Notes:	

Tree Location	
Longitude:	-73.677458
Latitude:	41.167845
Land Use:	Park/ Vacant/ Other
Address:	8 Cole Drive
City:	
Land Type:	
Location on Site:	

Photos Street View Map View



image.jpg  
1/30/2024

White oak Tree ID #19

8 Cole Drive

Tree Details	
Scientific Name:	Quercus alba
Common Name:	White oak
Genus:	Quercus
Condition:	40% - Poor
Status:	Alive
Number of Stems (Multi Calc):	1
DBH:	20
DBH Range:	18-24in
Height Range:	50ft-75ft
Risk Rating:	
Priority:	
Crown Spread:	
Canopy Shape:	Asymmetrical
Observations-Characteristics:	Soil Weakness, Broken Limb, Deadwood
Observations-Biotic Pest:	
Observations-Abiotic:	
Notes about tree:	This tree has a poor critical root zone with large deadwood in the upper canopy.
Tree Work-PHC:	
Tree Work-Other:	
Cycle:	
Last Modified:	02/09/2024
Management Notes:	

Tree Location	
Longitude:	-73.677369
Latitude:	41.167898
Land Use:	
Address:	8 Cole Drive
City:	
Land Type:	
Location on Site:	

Photos Street View Map View



image.jpg  
1/30/2024

**Red maple Tree ID #20**

8 Cole Drive

Tree Details	
Scientific Name:	Acer rubrum
Common Name:	Red maple
Genus:	Acer
Condition:	20% - Critical
Status:	Alive
Number of Stems (Multi Calc):	1
DBH:	11
DBH Range:	6-12in
Height Range:	50ft-75ft
Risk Rating:	
Priority:	
Crown Spread:	
Canopy Shape:	Symmetrical
Observations-Characteristics:	Soil Weakness, Cavity
Observations-Biotic Pest:	
Observations-Abiotic:	
Notes about tree:	Exposed roots and basal cavity present where tree is rooted on rock.
Tree Work-PHC:	
Tree Work-Other:	
Cycle:	
Last Modified:	02/09/2024
Management Notes:	

Tree Location	
Longitude:	-73.677499
Latitude:	41.167965
Land Use:	
Address:	8 Cole Drive
City:	
Land Type:	
Location on Site:	

Photos Street View Map View



image.jpg  
1/30/2024

**Red maple Tree ID #21**  
8 Cole Drive

Tree Details	
Scientific Name:	Acer rubrum
Common Name:	Red maple
Genus:	Acer
Condition:	40% - Poor
Status:	Alive
Number of Stems (Multi Calc):	1
DBH:	10
DBH Range:	6-12in
Height Range:	50ft-75ft
Risk Rating:	
Priority:	
Crown Spread:	
Canopy Shape:	Asymmetrical
Observations-Characteristics:	Soil Weakness, Deadwood, Broken Limb
Observations-Biotic Pest:	
Observations-Abiotic:	
Notes about tree:	The tree has a weak critical root zone with deadwood throughout the canopy.
Tree Work-PHC:	
Tree Work-Other:	
Cycle:	
Last Modified:	02/09/2024
Management Notes:	

Tree Location	
Longitude:	-73.677432
Latitude:	41.167915
Land Use:	
Address:	8 Cole Drive
City:	
Land Type:	
Location on Site:	

[Photos](#) [Street View](#) [Map View](#)



image.jpg  
1/30/2024

**Eastern hemlock Tree ID #22**

8 Cole Drive

Tree Details	
Scientific Name:	Tsuga canadensis
Common Name:	Eastern hemlock
Genus:	Tsuga
Condition:	40% - Poor
Status:	Alive
Number of Stems (Multi Calc):	1
DBH:	10
DBH Range:	6-12in
Height Range:	30ft-50ft
Risk Rating:	
Priority:	
Crown Spread:	
Canopy Shape:	Symmetrical
Observations-Characteristics:	Deadwood, Soil Weakness
Observations-Biotic Pest:	Leaf feeding Insect
Observations-Abiotic:	
Notes about tree:	Hemlock Enlongate Scale and Woolly Adelgid are present.
Tree Work-PHC:	
Tree Work-Other:	
Cycle:	
Last Modified:	02/09/2024
Management Notes:	

Tree Location	
Longitude:	-73.677216
Latitude:	41.167931
Land Use:	
Address:	8 Cole Drive
City:	
Land Type:	
Location on Site:	

[Photos](#) [Street View](#) [Map View](#)

**Beech Tree ID #23**

22 Davis Drive

Tree Details	
Scientific Name:	Fagus species
Common Name:	Beech
Genus:	Fagus
Condition:	40% - Poor
Status:	Alive
Number of Stems (Multi Calc):	1
DBH:	16
DBH Range:	12-18in
Height Range:	50ft-75ft
Risk Rating:	
Priority:	
Crown Spread:	
Canopy Shape:	Symmetrical
Observations-Characteristics:	Soil Weakness, Deadwood
Observations-Biotic Pest:	
Observations-Abiotic:	
Notes about tree:	This tree has evidence of Beech Leaf disease and has a poor critical root zone on ledge rock.
Tree Work-PHC:	
Tree Work-Other:	
Cycle:	
Last Modified:	03/07/2024
Management Notes:	

**Tree Location**

Longitude:	-73.676862
Latitude:	41.168231
Land Use:	
Address:	22 Davis Drive
City:	
Land Type:	
Location on Site:	

**Photos Street View Map View**



E1401B5F-CE13-4A58-9F67-EB7139E9A62A.jpeg  
3/7/2024

**Chestnut oak Tree ID #24**

22 Davis Drive

Tree Details	
Scientific Name:	Quercus prinus
Common Name:	Chestnut oak
Genus:	Quercus
Condition:	60% - Fair
Status:	Alive
Number of Stems (Multi Calc):	1
DBH:	14
DBH Range:	12-18in
Height Range:	50ft-75ft
Risk Rating:	
Priority:	
Crown Spread:	
Canopy Shape:	Symmetrical
Observations-Characteristics:	Soil Weakness, Broken Limb, Deadwood
Observations-Biotic Pest:	
Observations-Abiotic:	
Notes about tree:	This tree has a limited canopy due to competition with other trees and a poor root environment.
Tree Work-PHC:	
Tree Work-Other:	
Cycle:	
Last Modified:	03/07/2024
Management Notes:	

Tree Location	
Longitude:	-73.676749
Latitude:	41.168263
Land Use:	
Address:	22 Davis Drive
City:	
Land Type:	
Location on Site:	

[Photos](#) [Street View](#) [Map View](#)



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3/7/2024

**Northern red oak Tree ID #25**

22 Davis Drive

Tree Details	
Scientific Name:	Quercus rubra
Common Name:	Northern red oak
Genus:	Quercus
Condition:	40% - Poor
Status:	Alive
Number of Stems (Multi Calc):	Multiple Stems
DBH:	10
DBH Range:	6-12in
Height Range:	30ft-50ft
Risk Rating:	
Priority:	
Crown Spread:	
Canopy Shape:	Asymmetrical
Observations-Characteristics:	Soil Weakness, Deadwood
Observations-Biotic Pest:	
Observations-Abiotic:	
Notes about tree:	Poorly structured bifurcated Oak has a poor root environment due to ledge rock.
Tree Work-PHC:	
Tree Work-Other:	
Cycle:	
Last Modified:	03/07/2024
Management Notes:	

**Tree Location**

Longitude:	-73.676768
Latitude:	41.168209
Land Use:	
Address:	22 Davis Drive
City:	
Land Type:	
Location on Site:	

**Photos Street View Map View**



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3/7/2024



Tulip tree Tree ID #26

22 Davis Drive

Tree Details

Scientific Name:	Liriodendron tulipifera
Common Name:	Tulip tree
Genus:	Liriodendron
Condition:	40% - Poor
Status:	Alive
Number of Stems (Multi Calc):	1
DBH:	16
DBH Range:	12-18in
Height Range:	50ft-75ft
Risk Rating:	
Priority:	
Crown Spread:	
Canopy Shape:	Asymmetrical
Observations-Characteristics:	Soil Weakness, Deadwood
Observations-Biotic Pest:	
Observations-Abiotic:	
Notes about tree:	This tree has a weak and poor rooting environment.
Tree Work-PHC:	
Tree Work-Other:	
Cycle:	
Last Modified:	03/07/2024
Management Notes:	

Tree Location

Longitude:	-73.676658
Latitude:	41.168223
Land Use:	
Address:	22 Davis Drive
City:	
Land Type:	
Location on Site:	

Photos Street View Map View



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3/7/2024



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: NAZAR & JENNIFER MASSOUH Date: 03/25/24

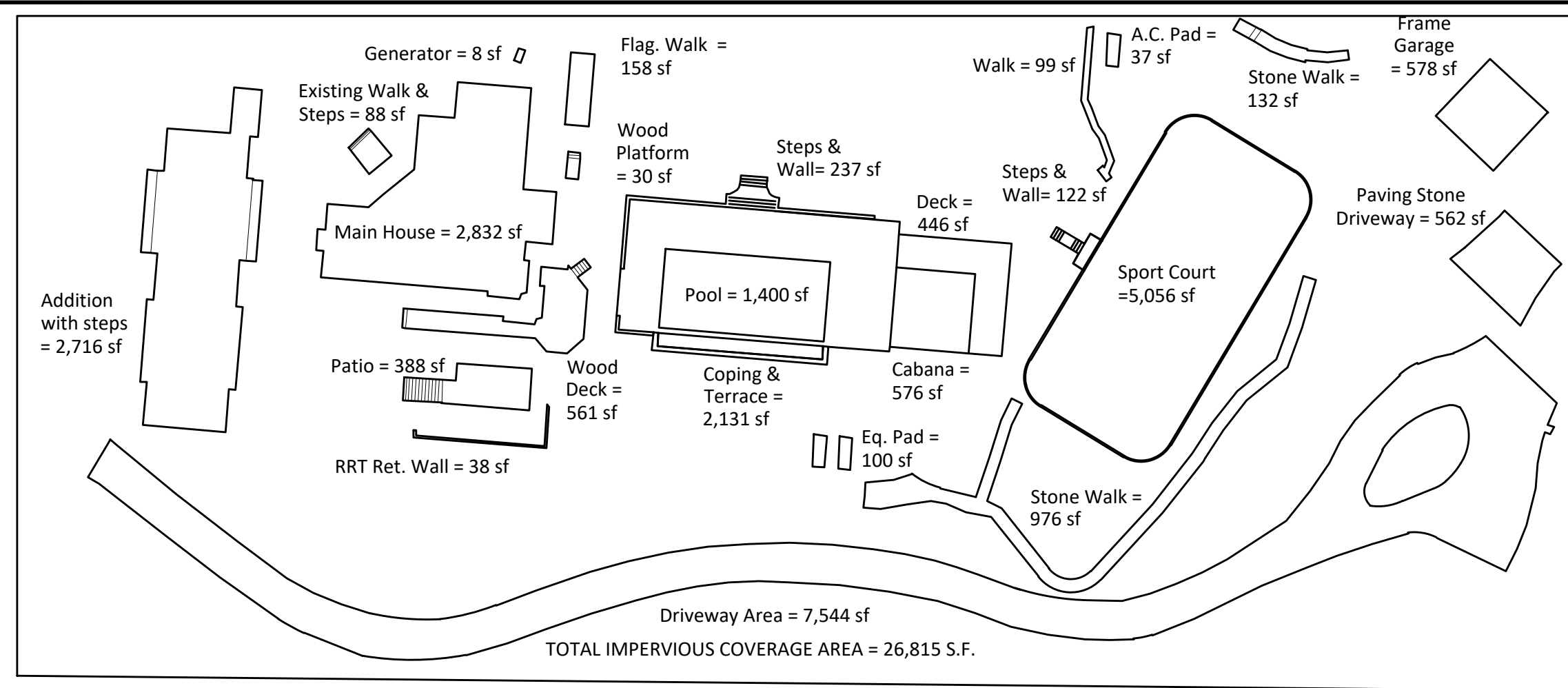
Tax Map Designation or Proposed Lot No.: 94.02 - 1 - 8

Gross Lot Coverage

1. Total lot area (Net Lot Area for Lots Created After 12/13/06):	384,994
2. Maximum permitted gross land coverage (per Section 355-26.C(1)(a)): 13,270 + 22,340 =	35,610
3. BONUS maximum gross land cover (per Section 355-26.C(1)(b)):	
Distance principal home is beyond minimum front yard setback 256.78 x 10 =	2,568
4. TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3	38,178
5. Amount of lot area covered by principal building: 5,548 existing + 0 proposed =	5,548
6. Amount of lot area covered by accessory buildings: 578 existing + 576 proposed =	1,154
7. Amount of lot area covered by decks: 591 existing + 446 proposed =	1,037
8. Amount of lot area covered by porches: 0 existing + 0 proposed =	0
9. Amount of lot area covered by driveway, parking areas and walkways: 9,559 existing + 0 proposed =	9,559
10. Amount of lot area covered by terraces: 388 existing + 2,131 proposed =	2,519
11. Amount of lot area covered by tennis court, pool and mechanical equip: 45 existing + 6,556 proposed =	6,601
12. Amount of lot area covered by all other structures: 38 existing + 359 proposed =	397
13. Proposed gross land coverage: Total of Lines 5 - 12 =	26,815

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 \_\_\_\_\_



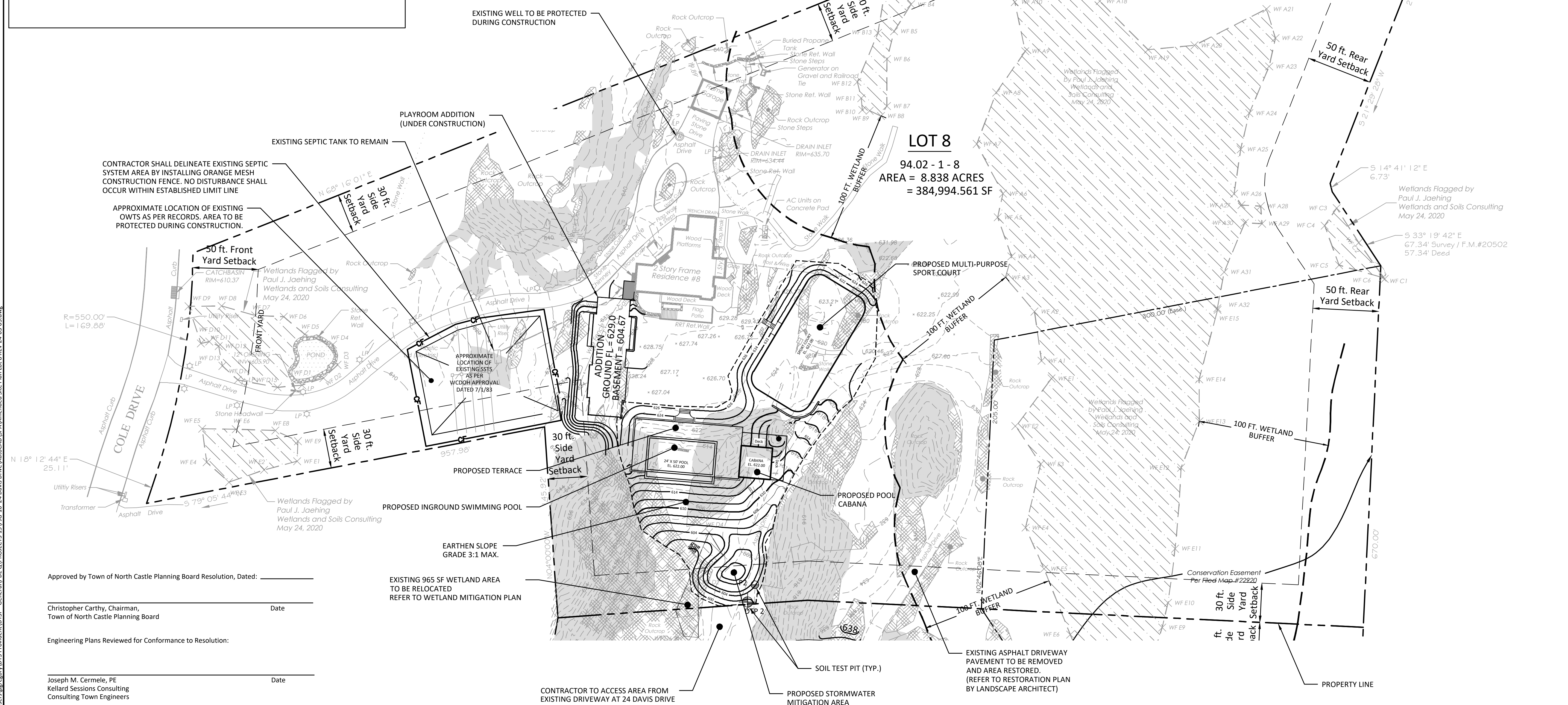
GRAPHICAL DEPICTION OF IMPERVIOUS SURFACE  
N.T.S.

ZONE: ONE FAMILY RESIDENCE DISTRICT ZONE 'R-2A'				
	PERMITTED /REQUIRED	LOT 8		
MINIMUM LOT AREA:	2 AC	8.838 AC (384,994 SF)		
FRONT YARD SETBACK	50 FT.	336.52 FT.	362.11 FT.	432.92 FT.
SIDE YARD SETBACK	30 FT.	112.40 FT.	75.75 FT.	191.96 FT.
REAR YARD SETBACK	50 FT.	463.20 FT.	500.20 FT.	366.90 FT.
MAXIMUM HEIGHT	30 FT.	< 30 FT.	< 30 FT.	
MAXIMUM BUILDING COVERAGE	8 %	1.74 %	2.01 %	

**GENERAL NOTES**

1. FUTURE SWIMMING POOL AND CABANA WILL REQUIRE TOWN OF NORTH CASTLE PLANNING BOARD APPROVAL.
2. FUTURE SWIMMING POOL AND CABANA STORM DRAINS SHALL BE CONNECTED TO THE EXISTING STORMWATER MITIGATION SYSTEM.
3. THE INSTALLATION OF THE POOL, TERRACE, CABANA, DECK AND SPORT COURT WILL RESULT IN A NET INCREASE OF APPROXIMATELY 10,068 SQUARE FEET.
4. LIGHTING OF THE SPORT SHALL NOT BE PERMITTED.

IMPACT ANALYSIS	
>25% SLOPE	5,400 SF
TOTAL DISTURBANCE	25,675 SF
TREE REMOVAL	26
WETLAND	965 SF



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

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

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

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

NO.	REVISION	DATE
1	ISSUED TO PLANNING BOARD	5/28/2021
2	SITE PLAN RESOLUTION	2/7/2022
3	ISSUED FOR SITE PLAN REVIEW	3/1/2022
4	ISSUED FOR PLANNING BOARD	3/10/2022
5	RESOLUTION	5/2/2022
6	FINAL SITE PLAN	6/24/2022
7	TOWN ENGINEER REVIEW	8/5/2022
8	BUILDING DEPT REVIEW FOR CHIPPING	9/27/2022
9	RPRC APPLICATION FOR ICE RINK	10/17/2023
10	RPRC REVIEW	11/13/2023
11	DRAINAGE IMPROVEMENTS	12/11/2023
12	RAIN GARDEN	03/05/2024
13	ISSUED FOR PLANNING BOARD	03/25/2024

Environmental Consultant: **Tim Miller Associates, Inc.**  
Environmental and Planning Services  
10 North Street  
Cold Spring, New York  
Tel: (914) 265-4400

Landscape Architect: **IQ Landscape Architects**  
31 Mamaroneck Avenue  
White Plains, New York 10601  
Tel: (914) 232-0200

Surveyor: **TC Merritts Land Surveyors, P.C.**  
394 Bedford Road  
Pleasantville, New York 10570  
Tel: (914) 769-8003

Owner: **Nazar & Jennifer Massouh**  
8 Cole Drive  
Armonk, NY 10504

**DTS • PROVIDENT**  
Intelligent Land Use  
DTS Provident Design Engineering, LLP  
One North Broadway White Plains, NY 10601  
P: 914-428.0010  
F: 914-428.0017

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

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Certificate Of Authorization #0017846

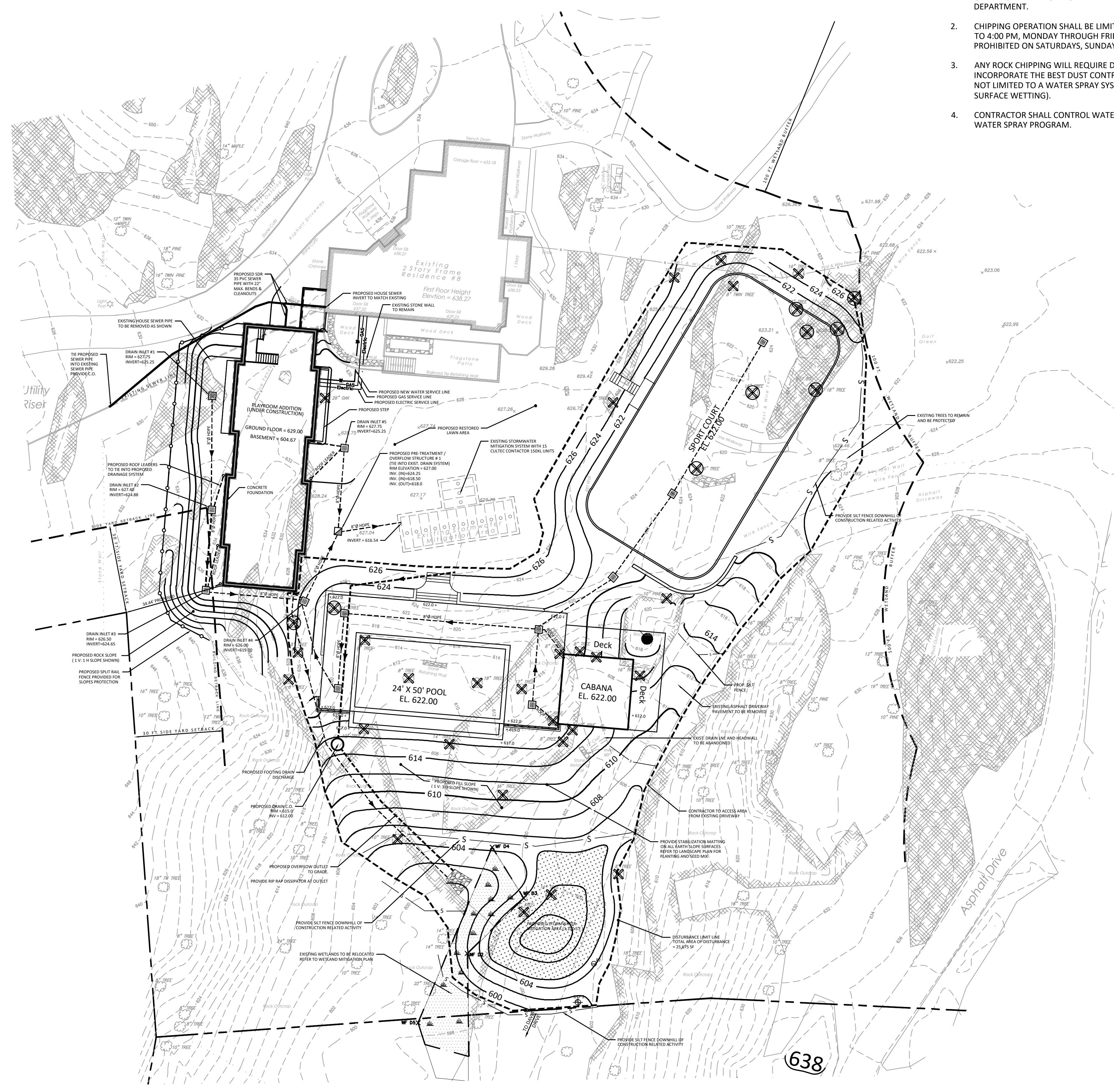
**MASSOUH RESIDENCE POOL, CABANA & SPORT COURT**  
8 Cole Drive  
Town of North Castle  
Westchester County, New York

TITLE: **SITE PLAN**

Scale: 1" = 40'  
Date: 3/22/2024  
Drawn By: KMM  
Checked By: PJG  
Project No.: PJG-16  
Sheet No.: 1 of 4  
Dwg. No.: C-101

C:\Users\jgregory\Documents\Projects\19\P16\_16\_24 Davis Drive\AutoCAD\SP\Amended Site Plan Lot 8 REV 24.05.05.dwg

C:\Users\jgregory\Documents\Projects\191\1616\_16\_24\Drawings\AutoCAD\SP\Amended Site Plan Lot 8 REV 24.09.05.dwg



**EXCAVATION NOTES**

1. ANY ROCK REMOVAL REQUIRING CHIPPING WILL REQUIRE A CHIPPING PERMIT TO BE OBTAINED FROM THE BUILDING DEPARTMENT.
2. CHIPPING OPERATION SHALL BE LIMITED TO THE HOURS OF 8:30 AM TO 4:00 PM, MONDAY THROUGH FRIDAY. ROCK CHIPPING IS PROHIBITED ON SATURDAYS, SUNDAYS AND ALL LEGAL HOLIDAYS.
3. ANY ROCK CHIPPING WILL REQUIRE DUST MITIGATION AND SHALL INCORPORATE THE BEST DUST CONTROL PRACTICES INCLUDING, BUT NOT LIMITED TO A WATER SPRAY SYSTEM (AIR SUPPRESSION OR SURFACE WETTING).
4. CONTRACTOR SHALL CONTROL WATER RUNOFF AS A RESULT OF ANY WATER SPRAY PROGRAM.
5. CONTRACTOR TO VERIFY UNDERGROUND UTILITIES AND IF ENCOUNTERED UTILITIES SHALL BE PROTECTED AS REQUIRED
6. CONTRACTOR SHALL DELINEATE LIMIT OF DISTURBANCE BY INSTALLING ORANGE MESH CONSTRUCTION FENCE ALONG LINE. NO DISTURBANCE SHALL OCCUR BEYOND ESTABLISHED LIMIT LINE
7. EXCESS SOIL GENERATED FROM EXCAVATION OF ADDITION SHALL BE UTILIZED FOR CONSTRUCTION OF POOL AREA AND SPORT COURT.
8. CONTRACTOR SHALL PROVIDE WATER SPRINKLERS AS MEANS OF CONTROLLING DUST GENERATED FROM ROCK CHIPPING.

NO.	REVISION	DATE
1	ISSUED FOR SITE PLAN REVIEW	3/1/2022
2	ISSUED FOR PLANNING BOARD	3/10/2022
3	RESOLUTION	5/2/2022
4	TOWN ENGINEER REVIEW	8/5/2022
5	CHIPPING/BLASTING NOTES	9/2/2022
6	BUILDING DEPT REVIEW FOR CHIPPING	9/27/2022
7	DRAINAGE IMPROVEMENTS	12/11/2023
8	POOL - SPORT COURT GRADING	02/13/2024
9	RAIN GARDEN	03/05/2024
10	ISSUED FOR PLANNING BOARD	03/25/2024

LEGEND	
	PROPERTY LINE
	100 FT. WETLAND SETBACK
	LOCAL FLAGGED WETLAND LINE
	LIMITS OF DISTURBANCE
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	PROPOSED SPOT ELEVATION
	SILT FENCE/SEDIMENT BARRIER
	CONSTRUCTION FENCE
	WATER SUPPLY WELL LOCATION
	PROPOSED GAS SERVICE LINE
	PROPOSED ELECTRIC SERVICE LINE
	PROPOSED WATER SERVICE LINE
	PROPOSED STORM PIPE
	PROPOSED DRAIN INLET
	PRE-TREATMENT STRUCTURE
	PROPOSED SPLIT RAIL FENCE
	TREE TO BE PROTECTED
	TREE TO BE REMOVED
	STABILIZED CONSTRUCTION ENTRANCE

**Environmental Consultant**  
 Tim Miller Associates, Inc.  
 Environmental and Planning Services  
 10 North Street  
 Cold Spring, New York  
 Tel: (914) 265-4400

**Landscape Architect**  
 IQ Landscape Architects  
 31 Mamaroneck Avenue  
 White Plains, New York 10601  
 Tel: (914) 232-0200

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 Intelligent Land Use  
 DTS Provident Design Engineering, LLP  
 One North Broadway White Plains, NY 10601  
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 Certificate Of Authorization #0017846

**MASSOUH RESIDENCE POOL, CABANA & SPORT COURT**  
 8 Cole Drive  
 Town of North Castle  
 Westchester County, New York

TITLE:  
**CONSTRUCTION PLAN**

Scale: 1" = 20'  
 Date: 2/7/2022  
 Drawn By: KMM  
 Checked By: PJG  
 Project No.: PJG-16  
 Sheet No.: 2 of 4  
 Dwg. No.: C-102

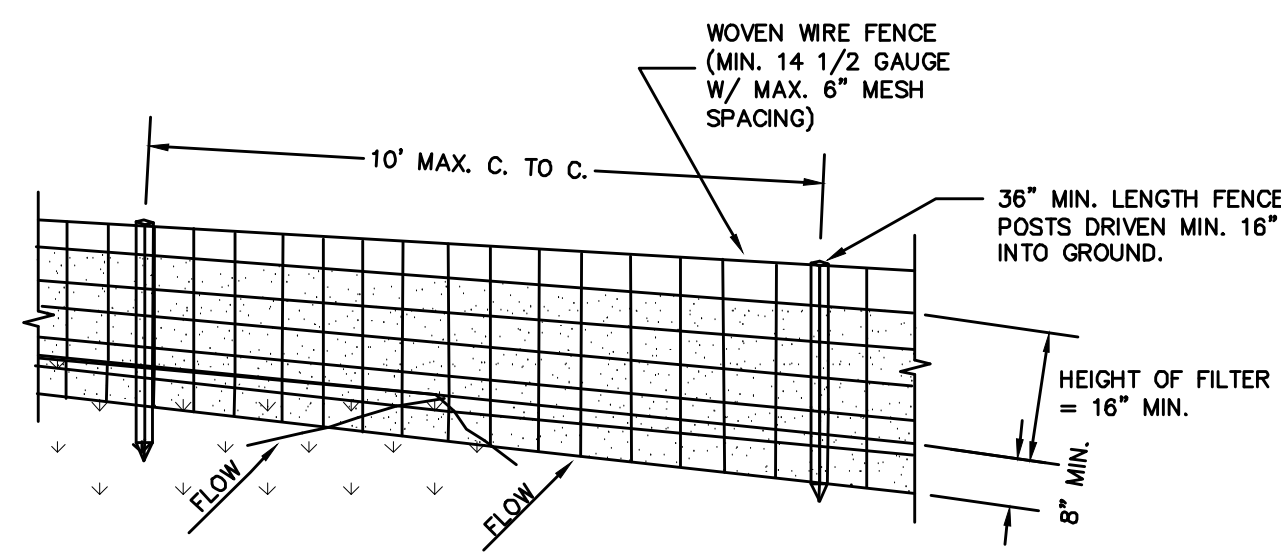
Approved by Town of North Castle Planning Board Resolution, Dated: \_\_\_\_\_

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

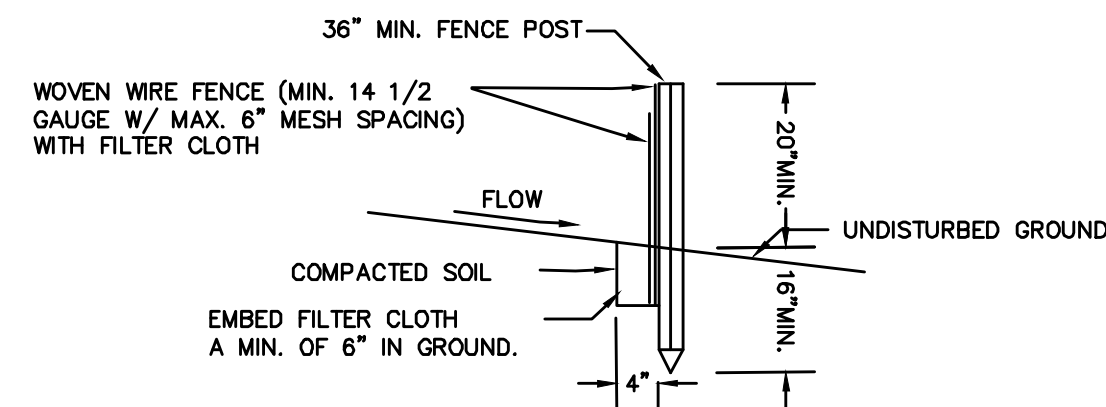
Engineering Plans Reviewed for Conformance to Resolution: \_\_\_\_\_

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





PERSPECTIVE VIEW



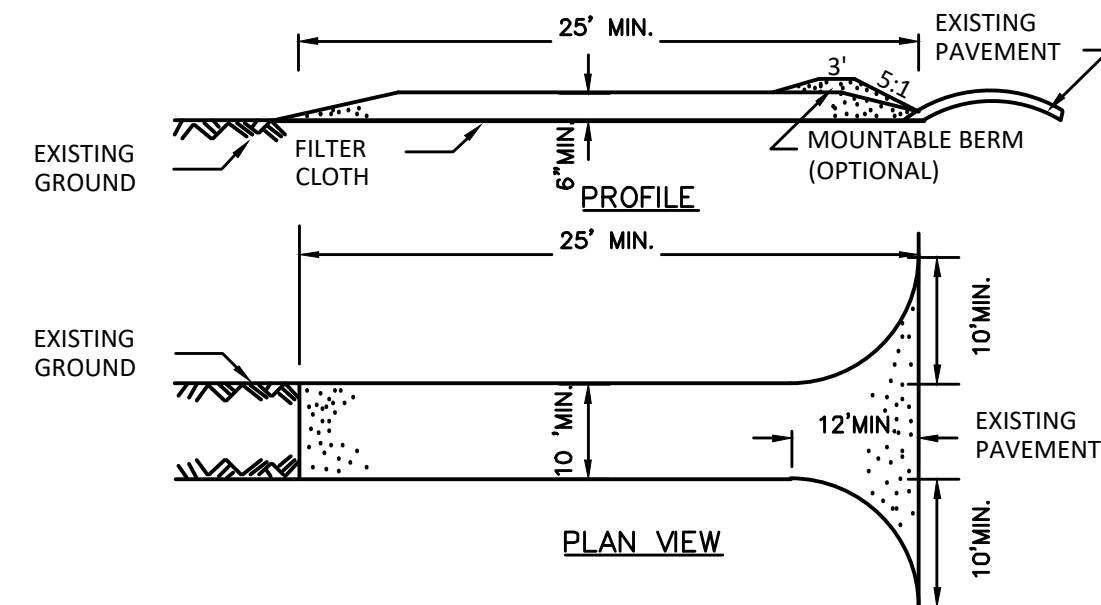
SECTION VIEW

CONSTRUCTION SPECIFICATIONS

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
- FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT. PREFABRICATED UNITS SHALL BE GEOPAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE  
NOT TO SCALE

1

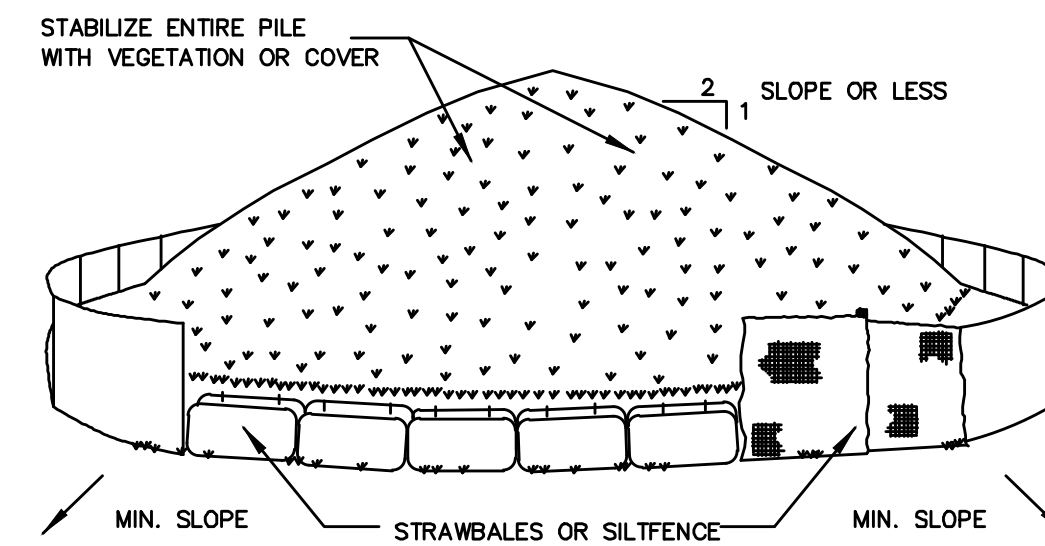


CONSTRUCTION SPECIFICATIONS

- STONE SIZE - USE 1-4" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 25 FOOT MINIMUM LENGTH WOULD APPLY).
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE  
NOT TO SCALE

2

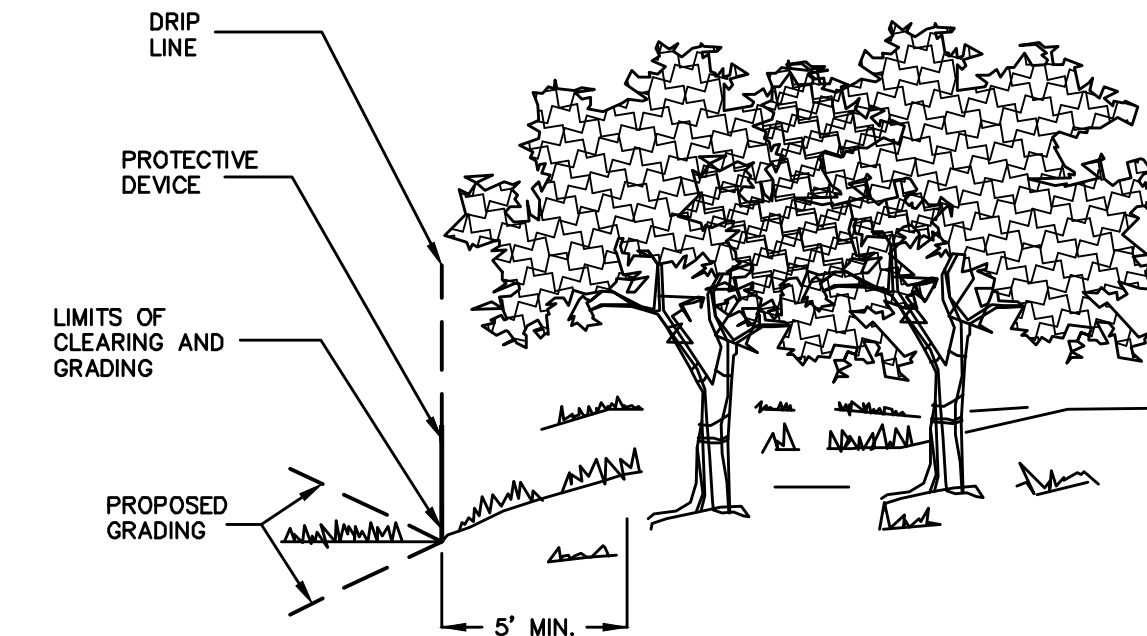


INSTALLATION NOTES

- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
- MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
- UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
- SEE SPECIFICATIONS (THIS MANUAL) FOR INSTALLATION OF SILTFENCE.

SOIL STOCKPILING  
NOT TO SCALE

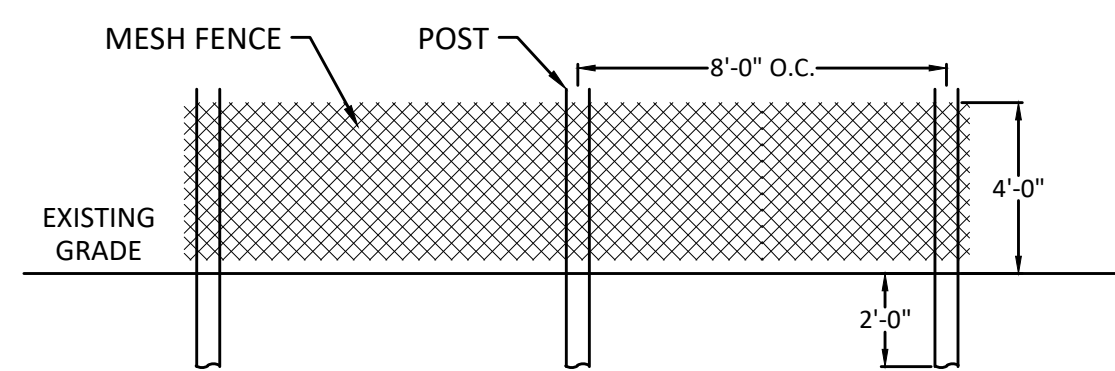
3



CONSTRUCTION OPERATIONS RELATIVE TO THE LOCATION OF PROTECTED TREES

TREE PROTECTION  
NOT TO SCALE

4



INSTALLATION NOTES:  
1) MESH TO BE PLACED ON "OUTSIDE" FACE OF POST TO RENDER NON-CLIMBABLE  
2) MESH COLOR TO BE BLAZE ORANGE

TYPICAL ORANGE MESH CONSTRUCTION FENCE  
NOT TO SCALE

5

GENERAL EROSION CONTROL NOTES:

- PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION SILT FENCING SHALL BE INSTALLED ON THE DOWNHILL SLOPE OF WORK AREA AND SHALL BE IN PLACED AS INDICATED ON THIS SEDIMENT AND EROSION CONTROL PLAN.
- EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NEW YORK STATE STANDARDS AND SPECIFICATION FOR EROSION AND SEDIMENT CONTROL, AUGUST 2005.
- ANY DRAINS OR CATCH BASINS SHALL BE PROTECTED WITH STONE AND BLOCK DRAIN INLET PROTECTION THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL AREAS ARE THOROUGHLY STABILIZED.
- SOIL STOCK PILES SHALL NOT BE ALLOWED ON STEEP SLOPES, IN DRAINAGE SWALES OR IN WETLAND AREAS. STOCK PILES SHALL BE SURROUNDED WITH SILT FENCING AND SEEDED WITH TOTAL ANNUAL RYE WITHIN TWO DAYS.
- EROSION CONTROL MEASURES ARE TO BE INSPECTED AFTER EACH RAINFALL AND SHALL BE CLEANED, REPAIRED, OR REPLACED AS INDICATED IN THE EROSION AND SEDIMENT CONTROL MAINTENANCE SCHEDULE ON THIS SHEET.
- FINAL GRADES SHALL BE ESTABLISHED WITHIN 7 DAYS AND TOP SOILED AND SEEDED TO PROVIDE A PERMANENT TURF WHICH WILL STABILIZE SLOPES AND PREVENT EROSION.
- GRADED OR CLEAR AREAS SUBJECT TO EROSION SHALL BE STABILIZED WITH A MULCH COVER WHERE SEEDING MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDANT COVER.
- FINAL LANDSCAPING WILL BE REQUIRED OVER ANY PREVIOUSLY DISTURBED AREAS. SPREAD A MIN. 4" TOPSOIL OVER DISTURBED SOIL. APPLY SEED MIXTURE AS PER PLANTING SCHEDULE, APPLY STRAW MULCH AND WATER WITHIN TWO DAYS OF COMPLETION OF TOPSOILING.
- EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL 80% GRASS IS ESTABLISHED, SOIL IS STABILIZED, AND THERE IS NO EVIDENCE OF POTENTIAL FOR EROSION AS A RESULT OF CONSTRUCTION ACTIVITY.
- EROSION CONTROL MEASURES MAY ONLY BE REMOVED AT SUCH TIME THAT FINAL LANDSCAPING IS ESTABLISHED WHICH IS AT THE DISCRETION OF THE TOWN ENGINEER. AT THAT TIME, STRUCTURES ARE TO BE REMOVED IN REVERSE ORDER WITH THE UP SLOPE STRUCTURES BEING REMOVED FIRST AND THEN PROCEEDING DOWN SLOPE.

EROSION CONTROL NOTES

6

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

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

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

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

NO.	REVISION	DATE
1	SITE PLAN RESOLUTION	2/7/2022
2	ISSUED FOR SITE PLAN REVIEW	3/1/2022
3	ISSUED FOR PLANNING BOARD	3/10/2022
4	RESOLUTION	5/2/2022
5	TOWN ENGINEER REVIEW	8/5/2022
6	DRAINAGE IMPROVEMENTS	12/11/2023
7	ISSUED FOR PLANNING BOARD	03/25/2024

Environmental Consultant	Tim Miller Associates, Inc. Environmental and Planning Services 10 North Street Cold Spring, New York Tel: (914) 265-4400
Landscape Architect	IQ Landscape Architects 31 Mamaroneck Avenue White Plains, New York 10601 Tel: (914) 232-0200
Surveyor	TC Merritts Land Surveyors, P.C. 394 Bedford Road Pleasantville, New York 10570 Tel: (914) 769-8003
Owner	Nazar & Jennifer Massouh 8 Cole Drive Armonk, NY 10504

**DTS • PROVIDENT**  
Intelligent Land Use  
DTS Provident Design Engineering, LLP  
One North Broadway White Plains, NY 10601  
P: 914-428.0010  
F: 914-428.0017

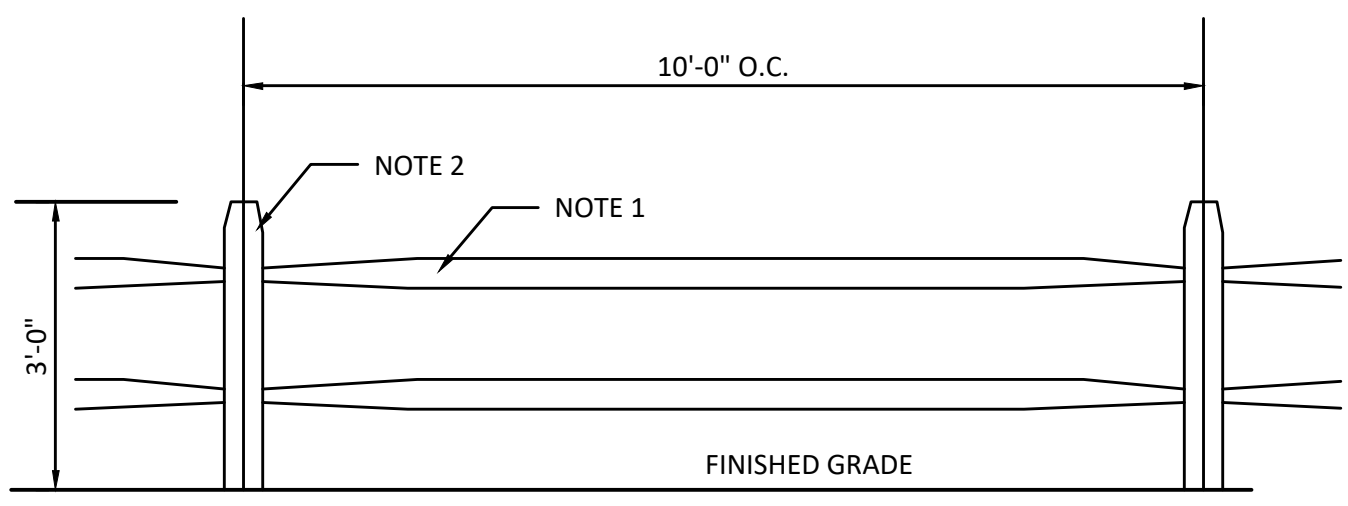
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Certificate Of Authorization #0017846

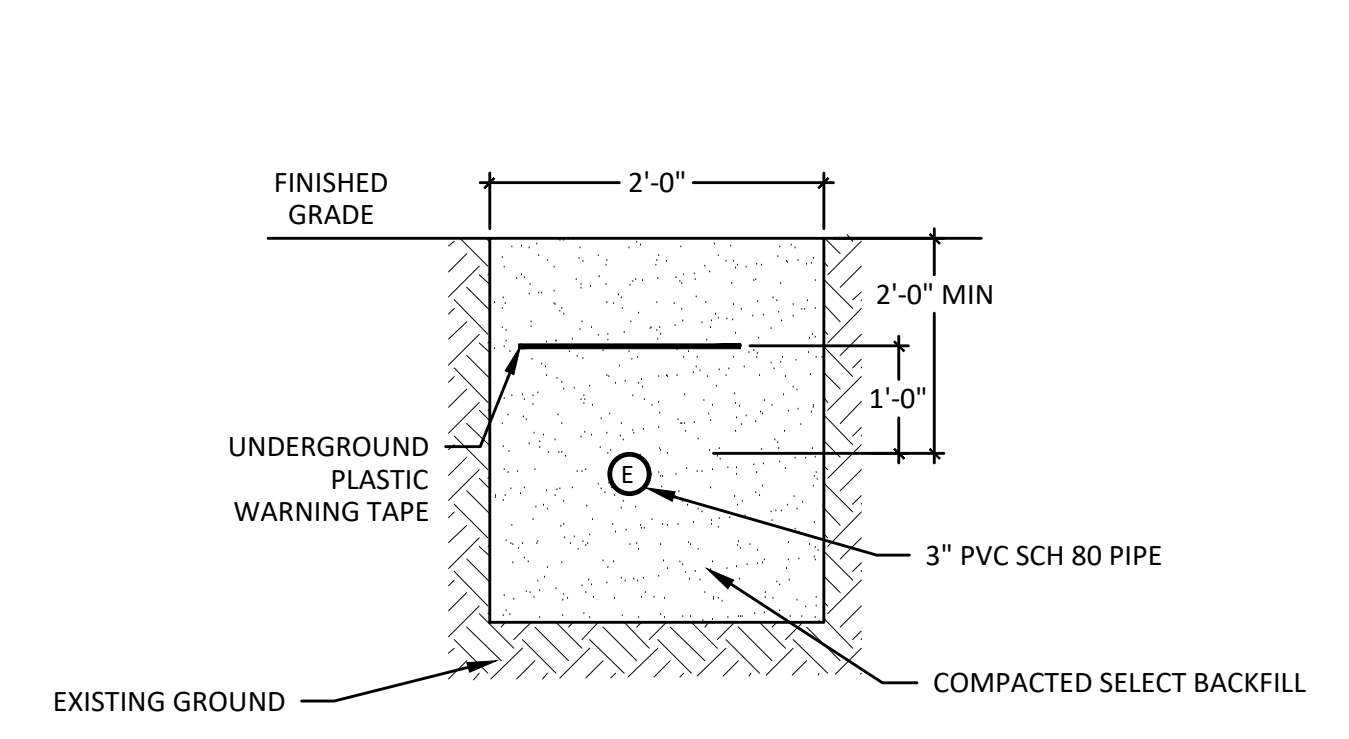
MASSOUH RESIDENCE POOL,  
CABANA & SPORT COURT  
8 Cole Drive  
Town of North Castle  
Westchester County, New York

TITLE:  
EROSION CONTROL DETAILS

Scale:	N.T.S.
Date:	3/22/2021
Drawn By:	KMM
Checked By:	PJG
Project No.:	PJG-16
Sheet No.:	3 of 4
Dwg. No.:	D-101



- FRONT VIEW**
- NOTES
1. ELEVEN (11) FOOT HEMLOCK RAILS (NOT MIXED HARDWOOD).
  2. POSTS MADE OF STAPLE TOP LOCUST WOOD.
  3. RUSTIC SPLIT POST & RAIL AS SUPPLIED BY ACADEMY FENCE CO. OR APPROVED EQUAL.
  4. INSTALLATION TO BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION.
  5. CONTRACTOR TPO PROVIDE SHOP DRAWINGS FOR APPROVAL.

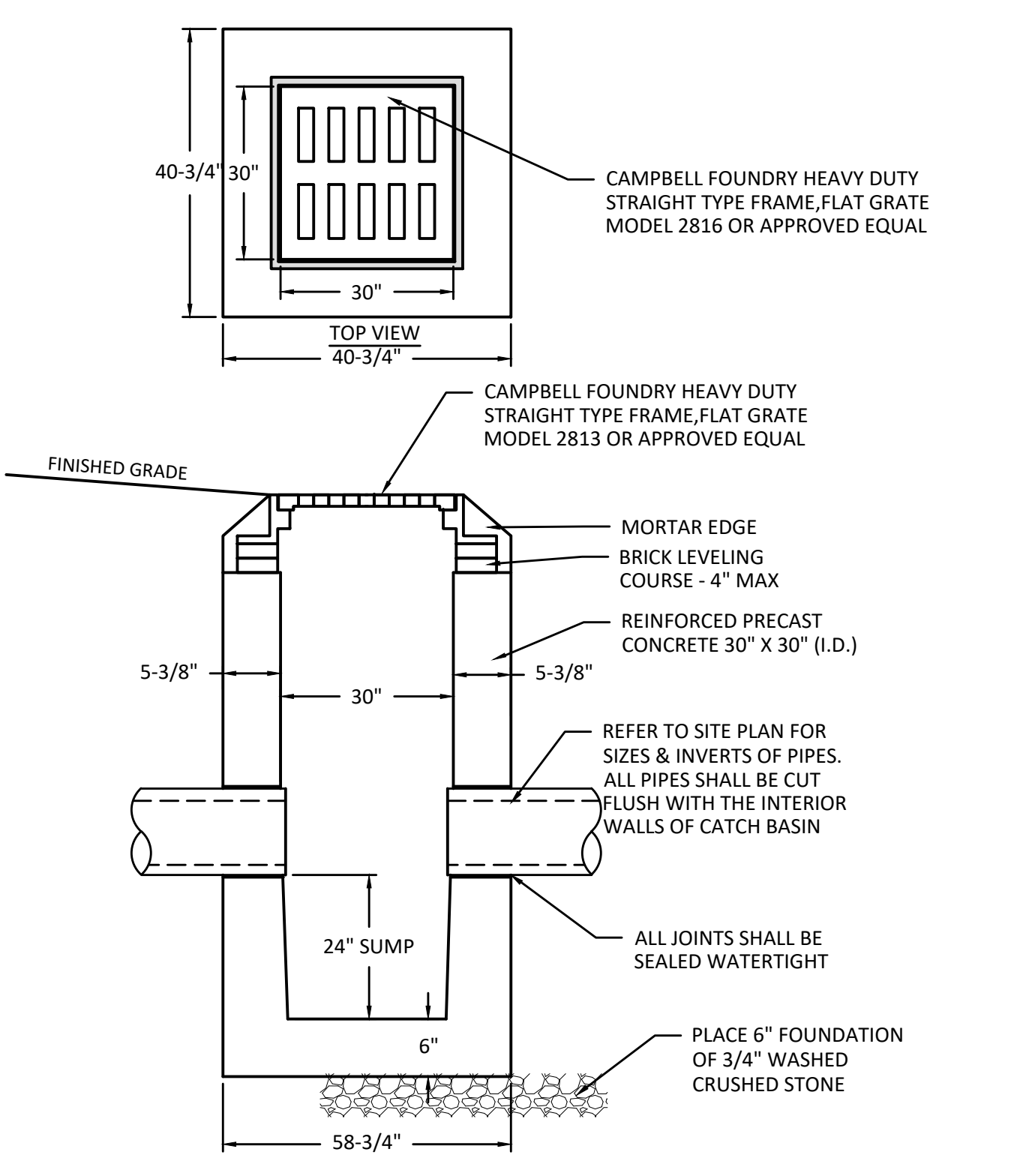


**RUSTIC SPLIT POST & RAIL FENCE**  
NOT TO SCALE

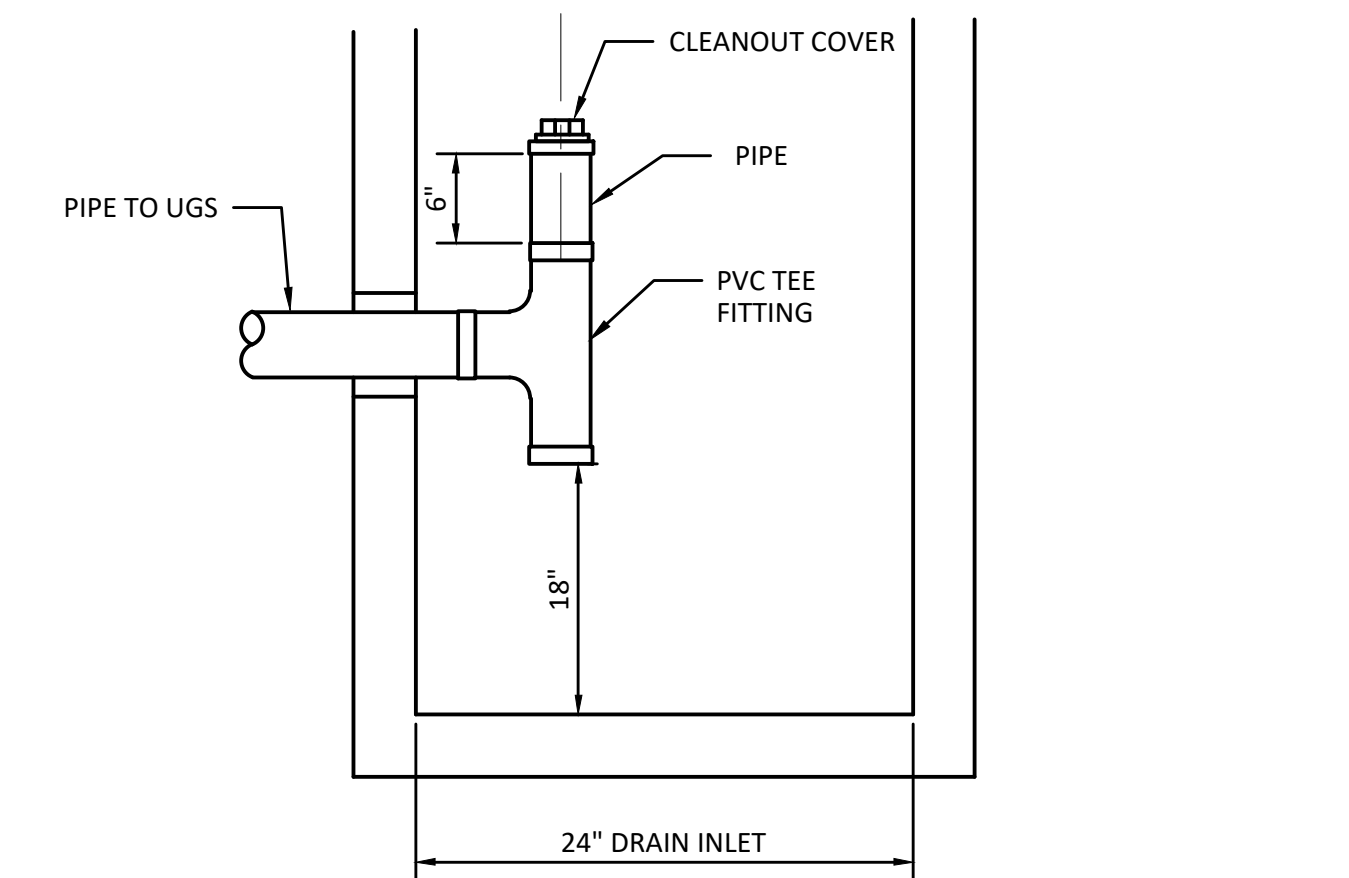
7

**UTILITY TRENCH DETAIL**  
NOT TO SCALE

8

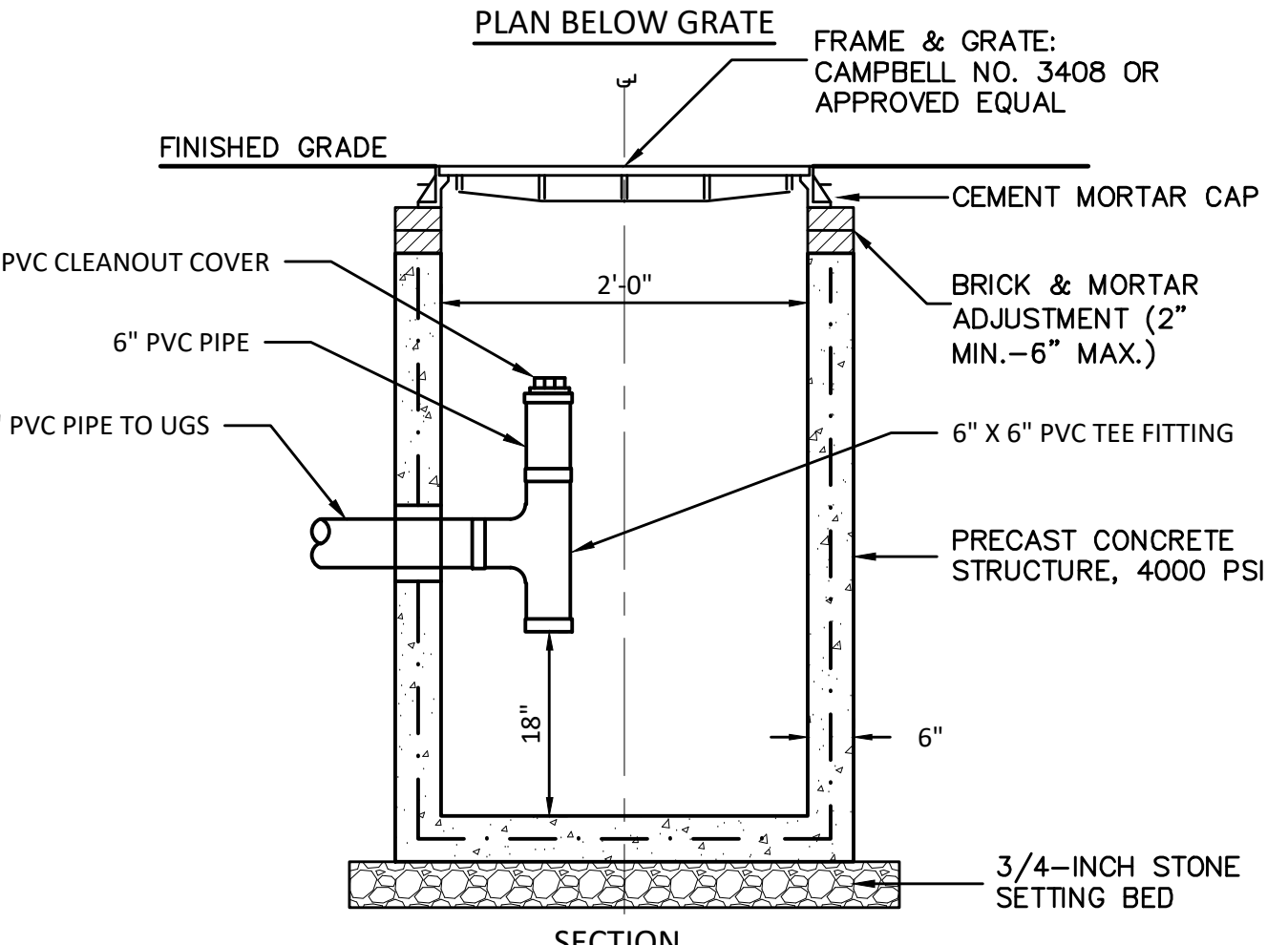
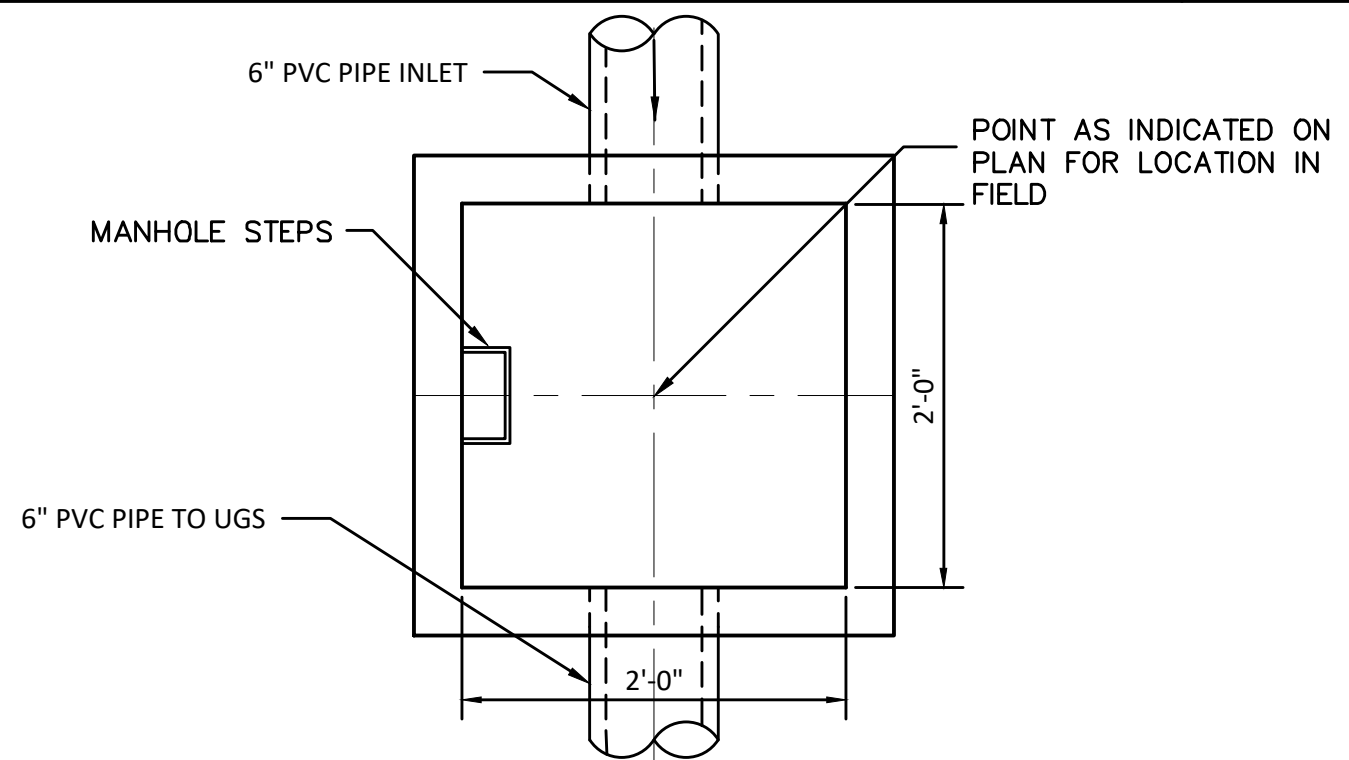


- CONSTRUCTION SPECIFICATIONS**
1. CONCRETE MINIMUM STRENGTH: 4,000 PSI AT 28 DAYS.
  2. REINFORCEMENT: #4 REBAR / ASTM A615
  3. AIR ENTRAINMENT: 5%
  4. CONSTRUCTION JOINT: BUTYL RUBBER SEALANT
  5. LOAD RATING: H20 / ASTM C857



**OUTLET TEE - SUMP**  
NOT TO SCALE

10



- SECTION**
- NOTES:
1. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF EACH INLET FOR THE ENGINEERS APPROVAL PRIOR TO FABRICATION.
  2. PRECAST INLETS SHALL BE CERTIFIED AS CONFORMING TO ASTM C913, LATEST REVISION.
  3. PRECAST INLETS SHALL BE DESIGNED FOR HS-20 LOADING.
  4. MANHOLE STEPS ARE NOT REQUIRED FOR INLET DEPTHS LESS THAN 4 FEET.
  5. "KNOCKOUT" TYPE INLET STRUCTURES SHALL NOT BE PERMITTED.

**PRE TREATMENT BOX WITH SUMP**  
NOT TO SCALE

11

**DRAIN INLET DETAIL (TYP.)**  
NOT TO SCALE

9

Approved by Town of North Castle Planning Board Resolution, Dated: September 27, 2021

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

Engineering Plans Reviewed for Conformance to Resolution:  
\_\_\_\_\_  
Joseph M. Carmelo, PE  
Kellard Sessions Consulting  
Consulting Town Engineers

NO.	REVISION	DATE
1	SITE PLAN RESOLUTION	2/7/2022
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Environmental and Planning Services  
10 North Street  
Cold Spring, New York  
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**Landscape Architect**  
IQ Landscape Architects  
31 Mamaroneck Avenue  
White Plains, New York 10601  
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TC Merritts Land Surveyors, P.C.  
394 Bedford Road  
Pleasantville, New York 10570  
Tel: (914) 769-8003

**Owner**  
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8 Cole Drive  
Armonk, NY 10504

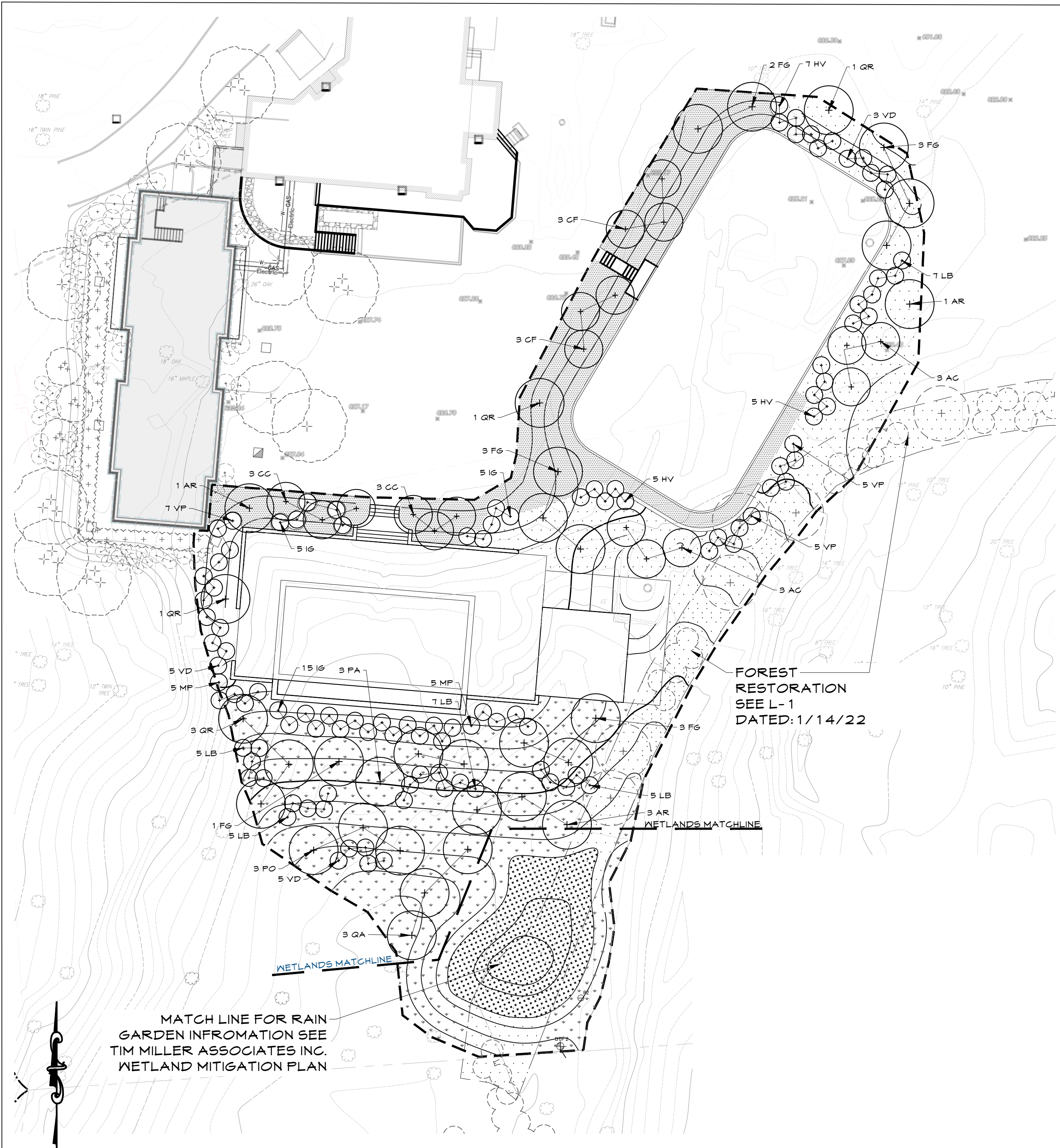
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Licensed Professional Engineer, To Alter This Document

**MASSOUH RESIDENCE POOL,  
CABANA & SPORT COURT**  
8 Cole Drive  
Town of North Castle  
Westchester County, New York

**TITLE:  
STORMWATER DETAILS  
AND NOTES**

	Scale:	N.T.S.
	Date:	3/22/2021
	Drawn By:	KMM
	Checked By:	PJG
	Project No.:	PIG-16
	Sheet No.:	4 of 4
Dwg. No.:		
<b>D-102</b>		



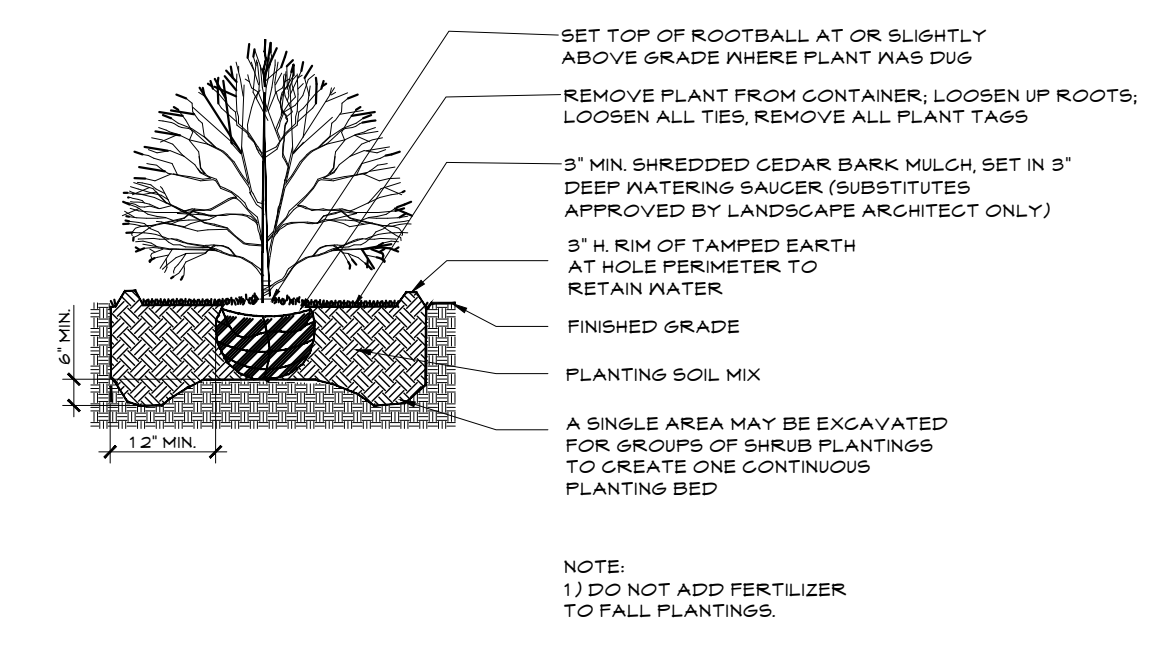
**1 PLANTING PLAN**  
SCALE: 1" = 20'

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
<b>Trees</b>					
5	AR	Acer rubrum	Red Maple	3"-3 1/2" CAL.	B&B
3	AC	Amelanchier canadensis	Shadblow Serviceberry	5'-6' HT	Multistem, B&B
6	CC	Cercis canadensis	Eastern Redbud	8'-10' HT	Multistem, B&B
6	CF	Cornus florida	Flowering Dogwood	8'-10' HT.	B&B
10	FG	Fagus grandiflora	American Beech	3"-3 1/2" CAL.	B&B
3	QA	Quercus alba	White Oak	3"-3 1/2" CAL.	B&B
3	QR	Quercus rubra	Northern Red Oak	3"-3 1/2" CAL.	B&B
3	PO	Platanus occidentalis	American Sycamore	3"-3 1/2" CAL.	B&B
<b>Shrubs</b>					
22	LB	Lindera benzoin	Spicebush	3 Gallon	Container
17	HV	Hamamelis virginiana	Witch Hazel	3 Gallon	Container
17	VP	Viburnum prunifolium	Blackhaw Viburnum	5 Gallon	Container
13	VD	Viburnum dentatum	Arrowwood Viburnum	5 Gallon	Container
25	IG	Ilex glabra	Inkberry Holly	5 Gallon	Container
10	MP	Myrica pennsylvanica	Bayberry	3 Gallon	Container
<b>Ferns</b>					
1480	OS	Onoclea sensibilis	Sensitive Ferns	plugs 8" O.C.	

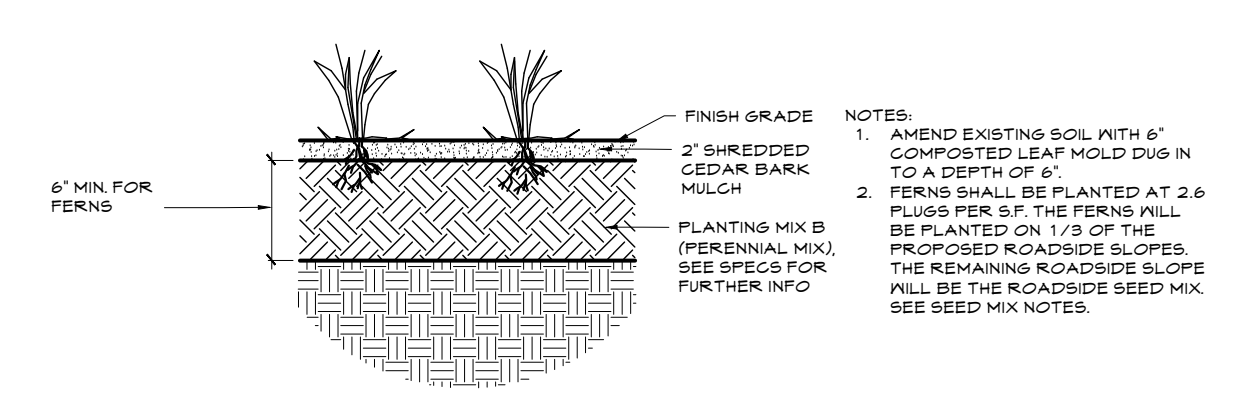
**LEGEND**

- PROPOSED DECIDUOUS PLANTING
- PREVIOUSLY APPROVED DECIDUOUS TREE
- PREVIOUSLY APPROVED SHRUB
- SENSITIVE FERNS
- STEEP SLOPE SEED MIX
- EROSION CONTROL SEED MIX
- EXISTING TREE TO REMAIN
- RAIN GARDEN
- LIMIT OF DISTURBANCE AREA

**2 DECIDUOUS TREE PLANTING**  
SCALE: N.T.S.



**3 SHRUB PLANTING**  
SCALE: N.T.S.



**4 FERN PLANTING**  
SCALE: N.T.S.



**PLANTING NOTES:**

- USE EXTREME CAUTION TO PROTECT UTILITIES.
- IT IS THE INTENT OF THIS CONTRACT TO AVOID ANY DISTURBANCE TO EXISTING VEGETATION ON THE SITE OTHER THAN THOSE SPECIFICALLY DESIGNATED FOR REMOVAL. ADJUSTMENTS SHALL BE MADE IN THE FIELD AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED.
- PROVIDE QUALITY, SIZE, GENUS, SPECIES AND VARIETY OF TREES AND SHRUBS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK".
- LOCATIONS OF NEW PLANTS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- ALL PLANTS SHALL BE SUBJECT TO THE LANDSCAPE ARCHITECT'S INSPECTION AND APPROVAL AT THE NURSERY AND AT THE SITE BEFORE ANY PLANTING WORK IS BEGUN.
- ALL BEDS AND TREE SAUCERS AND OTHER AREAS NOTED SHALL RECEIVE 3 INCH (MINIMUM) OF APPROVED MULCH (SHREDDED CEDAR).
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM TIME OF LANDSCAPE ARCHITECT'S FINAL WRITTEN APPROVAL
- PLANTINGS SHALL BE MAINTAINED FOR A PERIOD OF 5 YEARS AS PER THE TOWN CODE.
- CONTRACTOR RESPONSIBLE FOR RESTORING ALL AREAS DISTURBED DUE TO PLANTING OPERATIONS.
- PERCOLATION TEST: PRIOR TO ANY TREE PLANTING, THE CONTRACTOR SHALL FILL A MINIMUM OF 25% OF THE PLANTING PITS WITH WATER AND OBSERVE THE RATE OF PERCOLATION. IF IN THE OPINION OF THE CONTRACTOR, SLOW PERCOLATION INDICATES A SOIL CONDITION MIGHT ENDANGER THE HEALTH OF MATERIALS TO BE PLANTED, HE SHALL CONTACT THE LANDSCAPE ARCHITECT TO ESTABLISH A MUTUALLY ACCEPTABLE METHOD OF PROVIDING ADEQUATE DRAINAGE.
- TOP SOIL MIX SHALL INCLUDE:
  - 3 PARTS SCREENED TOPSOIL
  - 1 PART SAND
  - 1 PART HUMUS
  - 5 LBS. SUPERPHOSPHATE PER CU. YD. OF MIX.

**SEED MIX NOTES:**

- ALL PROPOSED SLOPES TO USE SPECIFIED STABILIZATION JUTE MATTING FOR SLOPE WORK AND SHALL BE STAKED AS PER MANUFACTURER'S SPECIFICATIONS, BEFORE SEEDING OPERATIONS.
- SEED MIX FOR PROPOSED HILL SLOPE SHALL BE 'STEEP SLOPE STABILIZATION SEED MIX' TO BE PROVIDED BY PINELANDS NURSERY, 323 ISLAND ROAD, COLUMBUS NJ 08022
- WOODLAND/FOREST RESTORATION SEED MIX SHALL BE 'EROSION CONTROL MIX' PROVIDED BY PINELANDS NURSERY 323 ISLAND RD, COLUMBUS NJ 08022 INSTALL PER MANUFACTURER'S SPECIFICATIONS.

PINELANDS NURSERY IS RECOGNIZED AS A LEADER IN THE FIELD OF ENVIRONMENTAL RESTORATION BY STATE AND FEDERAL AGENCIES.

**TREE PRESERVATION/ PRUNING NOTES:**

- ALL TREES TO BE PRESERVED ON THE SITE SHALL BE PROTECTED AGAINST DAMAGE DURING CONSTRUCTION OPERATIONS BY THE USE OF WOODEN TREE GUARDS OR SNOW FENCING. IN NO CASE SHALL BOARDS OR FENCES BE NAILED TO PROTECTED TREES. THE TREE PROTECTION SHALL BE PLACED BEFORE ANY EXCAVATING OR GRADING IS BEGUN AND MAINTAINED FOR THE DURATION OF THE CONSTRUCTION WORK UNLESS OTHERWISE DIRECTED. MINIMUM LIMITS OF TREE PROTECTION FENCING SHALL BE THE DRIP LINE OF THE TREE.
- NO MATERIAL SHALL BE STORED OR CONSTRUCTION OPERATION SHALL BE CARRIED ON WITHIN THE TREE PROTECTION FENCING. CONSTRUCTION EQUIPMENT, TRUCKS OR OTHER VEHICLES SHOULD NOT BE PARKED OR OPERATED UNDER THE CANOPY OF TREES TO BE SAVED. IF TRAFFIC CANNOT BE REROUTED OR MATERIAL STORAGE CANNOT BE RELOCATED AWAY FROM THE ROOT ZONE, THEN APPLY A LAYER OF WOOD CHIPS AT LEAST SIX INCHES THICK OVER THE ENTIRE ROOT ZONE AREA TO AVOID SOIL COMPACTION.
- ALL DEBRIS AND WASTES SHALL BE HAULED AWAY FOR PROPER DISPOSAL AND IN NO CASE SHALL BE BURNED, BURIED ON SITE OR STOCKPILED OVER ROOT ZONES.
- AVOID GRADE CHANGES AS MUCH AS POSSIBLE AROUND TREES TO BE PRESERVED. NEVER PILE EXCAVATED SOIL AROUND ANY TREE.
- ANY DAMAGE DONE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY. ROOTS EXPOSED AND/OR DAMAGED DURING CONSTRUCTION SHALL BE CUT OFF CLEANLY AND TOPSOIL SHALL BE IMMEDIATELY PLACED OVER THE EXPOSED ROOT AREA. DAMAGED TREES SHALL BE WATERED AND PROTECTED FROM FUTURE DAMAGE.
- ANY TREE DAMAGED DURING CONSTRUCTION SHALL BE INSPECTED BY A N.Y.S. LICENSED ARBORIST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE RECOMMENDATIONS BY THE ARBORIST AND ALL REPAIRS SHALL BE AT NO ADDITIONAL COST TO THE OWNER.
- ALL BRANCH PRUNING, ROOT PRUNING AND FERTILIZATION WORK TO BE PERFORMED BY A CERTIFIED LICENSED ARBORIST AND REPUTABLE TREE CARE COMPANY. SUBMIT QUALIFICATIONS TO LANDSCAPE ARCHITECT FOR APPROVAL.
- ALL PRUNING WORK TO BE COMPLETED IN ACCORDANCE WITH STANDARDS SET FORTH BY THE NATIONAL ARBORIST ASSOCIATION.
- USE ONLY HAND METHODS FOR GRUBBING IN AREAS WITHIN DRIP-LINE OF TREES.
- TREES SHALL BE PERIODICALLY INSPECTED AND CHECKED FOR SIGNS OF STRESS DURING TO NEW CONSTRUCTION BY A CERTIFIED ARBORIST RETAINED BY THE CONTRACTOR.

**General Notes**

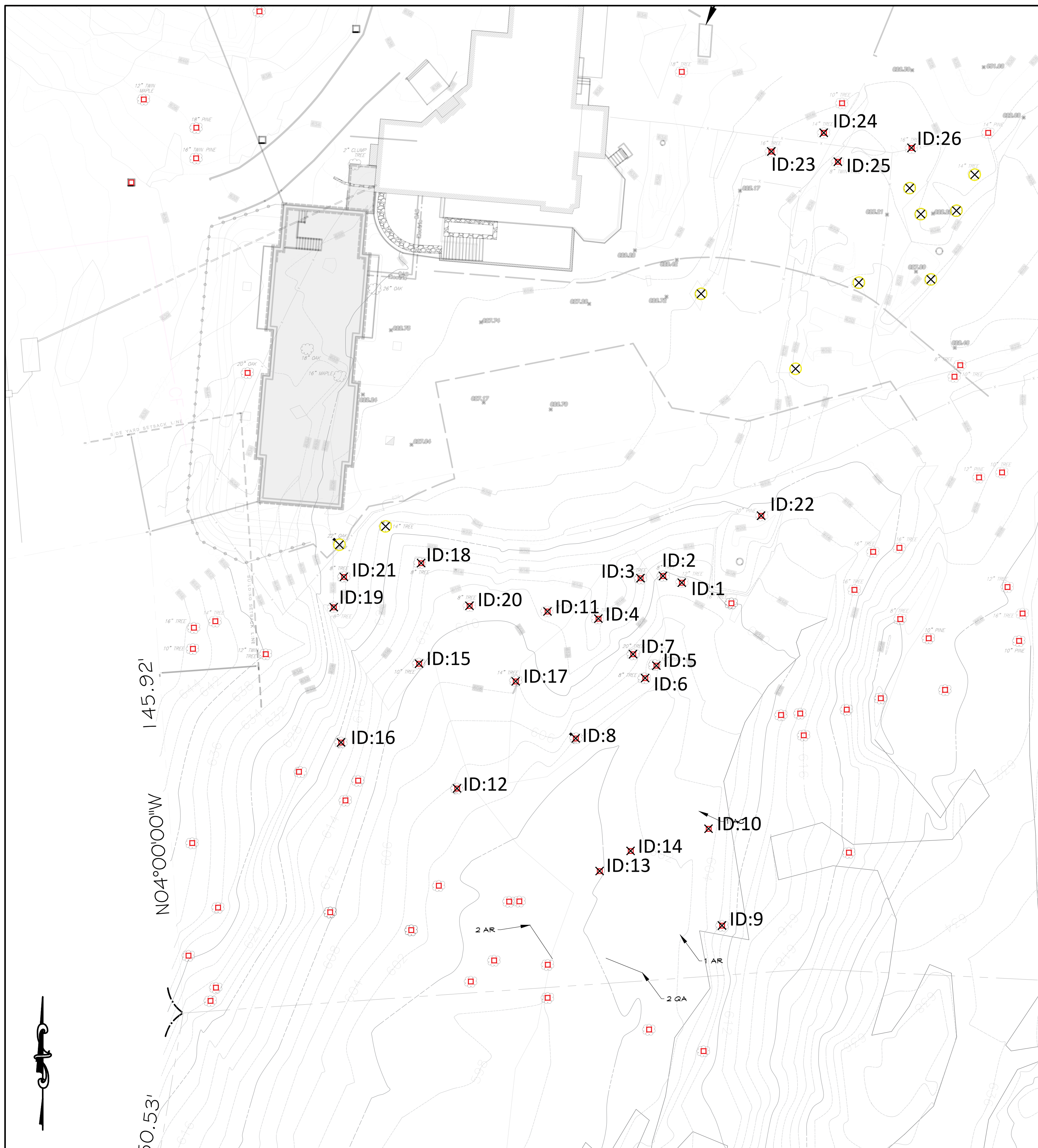
1.	Issued to Planning Board	3/25/24
No.	Revision/Issue	Date



Project Name  
**Addition for 8 Cole Dr.  
Armonk, New York**

Drawing Title  
**Proposed Planting Plan**

Scale 1" = 20'	Sheet No. <b>L-1</b>
Date February 15, 2024	
Drawn By ST	Checked By RPQ



#	SIZE	TREE	CONDITION
ID:1	13 IN	ASH	CRITICAL
ID:2	10 IN	HICKORY	FAIR
ID:3	9 IN	HICKORY	POOR
ID:4	12 IN	HICKORY	POOR
ID:5	10 IN	HEMLOCK	POOR
ID:6	8 IN	BLACK BIRCH	POOR
ID:7	10 IN	RED OAK	POOR
ID:8	16 IN	RED MAPLE	CRITICAL
ID:9	9 IN	RED MAPLE	POOR
ID:10	15 IN	RED MAPLE	POOR
ID:11	8 IN	SASSAFRASS	POOR
ID:12	10 IN	RED OAK	FAIR
ID:13	10 IN	RED MAPLE	POOR
ID:14	14 IN	ASH	CRITICAL
ID:15	10 IN	RED MAPLE	POOR
ID:16	22 IN	RED OAK	POOR
ID:17	17 IN	RED MAPLE	FAIR
ID:18	14 IN	RED MAPLE	FAIR
ID:19	20 IN	WHITE OAK	POOR
ID:20	11 IN	RED MAPLE	CRITICAL
ID:21	10 IN	RED MAPLE	POOR
ID:22	10 IN	HEMLOCK	POOR
ID:23	16 IN	BEECH	FAIR
ID:24	14 IN	CHESTNUT OAK	POOR
ID:25	8 IN TWIN	OAK	POOR
ID:26	16 IN	TULIP	FAIR

- EXISTING TREE TO REMIAN
- ✕ EXISTING TREE TO BE REMOVED
- ⊗ SURVEYED TREE THAT IS NO LONGER STANDING AS RESULT OF PREVIOUS STORM DAMAGE

**1 TREE REMOVALS**  
SCALE: 1" = 20'

General Notes

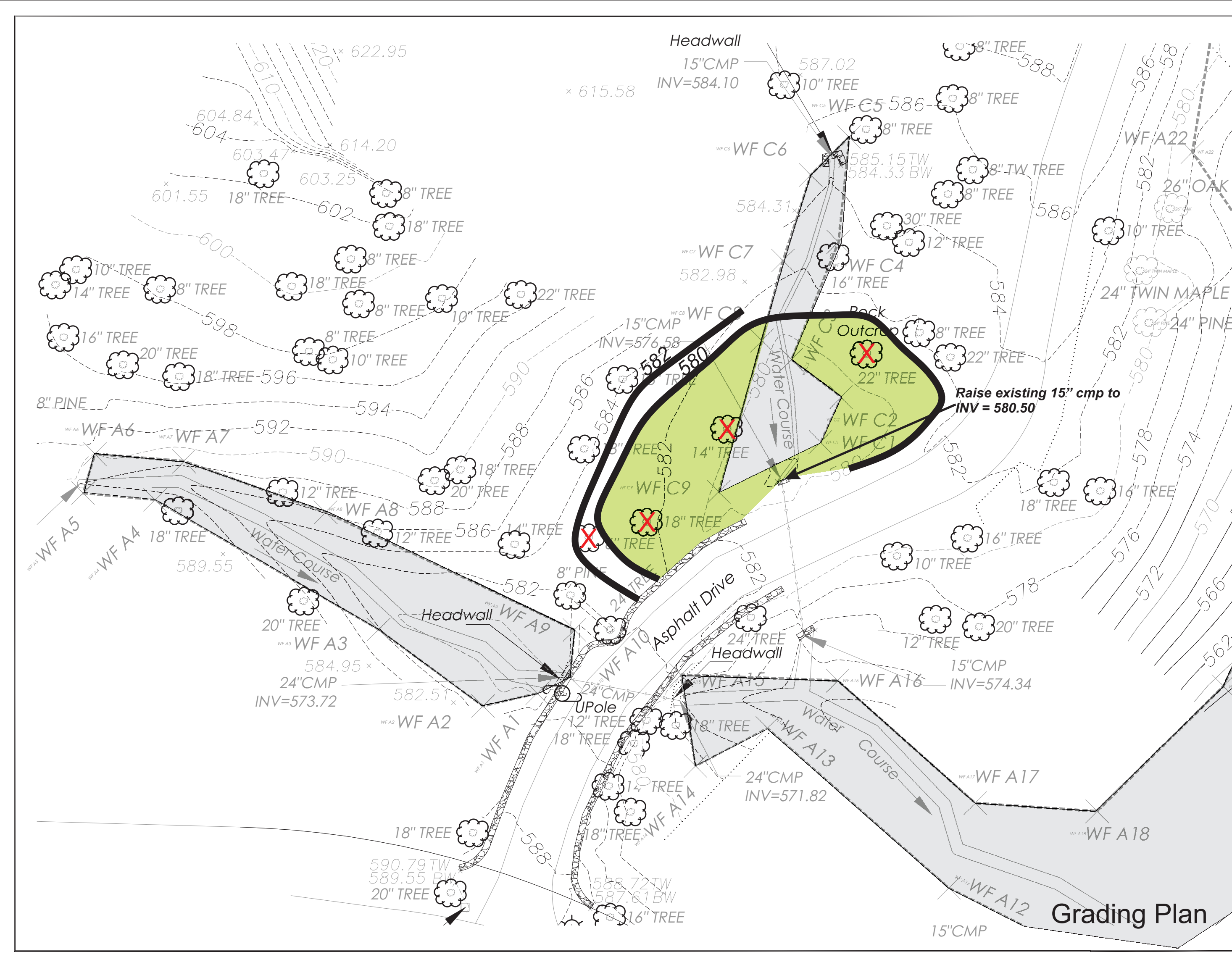
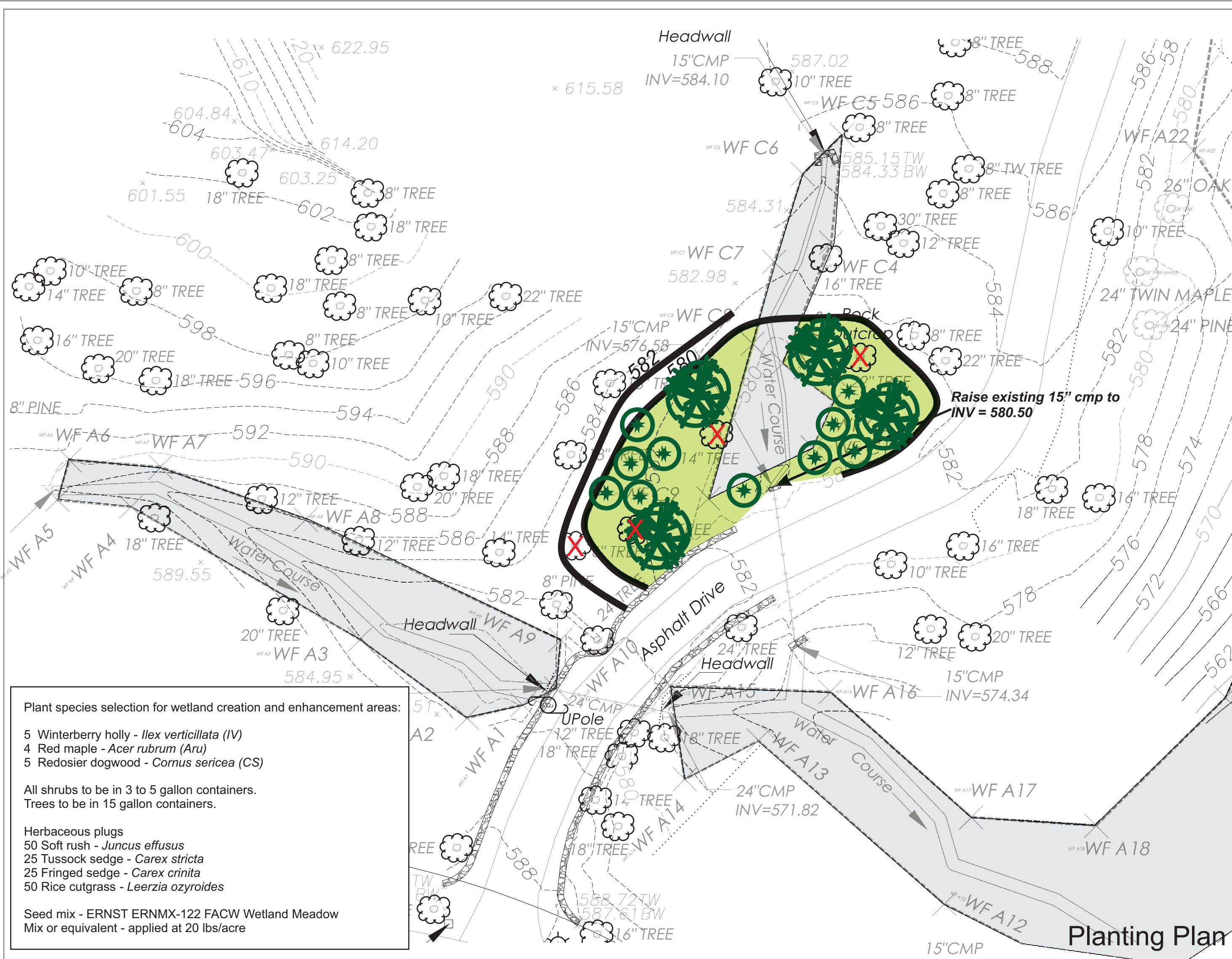
No.	Revision/Issue	Date
1.	Issued to Planning Board	3/25/24

**IQ**  
 Imbiano - Quigley  
 Landscape Architects  
 326 Bedford Road  
 Bedford Hills, New York 10507  
 iqlandarb@aol.com  
 (914) 666-6024

Project Name  
**Addition for 8 Cole Dr.  
 Armonk, New York**

Drawing Title  
**Tree Removals**

Scale 1" = 20'	Sheet No. <b>L-2</b>
Date February 15, 2024	
Drawn By GW	Checked By RPQ



**Wetland Creation/Enhancement Notes**  
Massouh Residence  
Cole Drive, Town of North Castle, NY  
March 6, 2024

**Notes:**

- Nuisance and non-native vegetation will be removed from within the wetland expansion/enhancement area, including phragmites, multi-floral rose, climbing bitternut, and alantus. No native species will be removed. Where possible existing native trees will be preserved.
- During re-grading the work area will be isolated with silt fence. Access to the work area will be from the improved driveway along the east edge of the mitigation area. The goal is to establish a shallow depressional area that will periodically flood during storm events and wet times of the year. The existing culvert under the driveway will be raised to invert 580.5', ensuring that the newly graded area will capture and hold water to support the newly planted wetland plants.
- The site drains a tributary of the Manus River.
- A minimum of four large trees and eight shrubs will be planted to enhance the hydrophytic plant community on site as per the plant list below. Wetland seed mix will be spread over the entire area. Up to 150 herbaceous wetland plants will be planted.

**Planting Details**

Plant choices for the wetland expansion were made according to existing site conditions and locally common species.

All planting will proceed by hand. Materials will be brought to the site in good condition (see below) and then placed in central drop locations. The materials will then be hand-carried to their planting locations and in turn, planted by hand. Only rounded, shallow planting shovels will be used in this effort.

Criteria for selecting plant material will include (1) the plant's ability to withstand the expected light and saturation conditions; (2) its demonstrated survival on this site and other nearby sites; (3) the plant must be native and non-invasive; and (4) whether the plant material is available at nurseries in the same region as the site. See table below for complete plant species list. Seed mix was chosen based on the species' ability to survive in most areas adjacent to the road with some sun.

Planting will be done in spring or early summer (between April 1 and July 1). Shrubs may also be planted in the late summer to early fall (September 1 to October 30). In all cases, a hole will be dug twice as deep as the root ball. The only shovels allowed are rounded, shallow spades. The hole will then be backfilled with a thin layer of rich, organic topsoil, the plant placed inside, the hole backfilled to the top and then gently tamped down.

Container-grown plant material delivered to the job site will be inspected to assure moist soil/root masses. Any dry and light weight plants will not be accepted. If not planted immediately the container will be stored out of the sun and wind and kept moist (i.e., a means of watering will be provided and watering will occur daily). When removed from the containers, the plants will be the size of the specified container. If in leaf, the plants will appear healthy with no spots, leaf damage, discoloration, insects or fungus. If not in leaf, the buds will be firm and free of damage, discoloration, insects or fungus. Containers will be a minimum of quart size for shrubs and gallon size for trees.

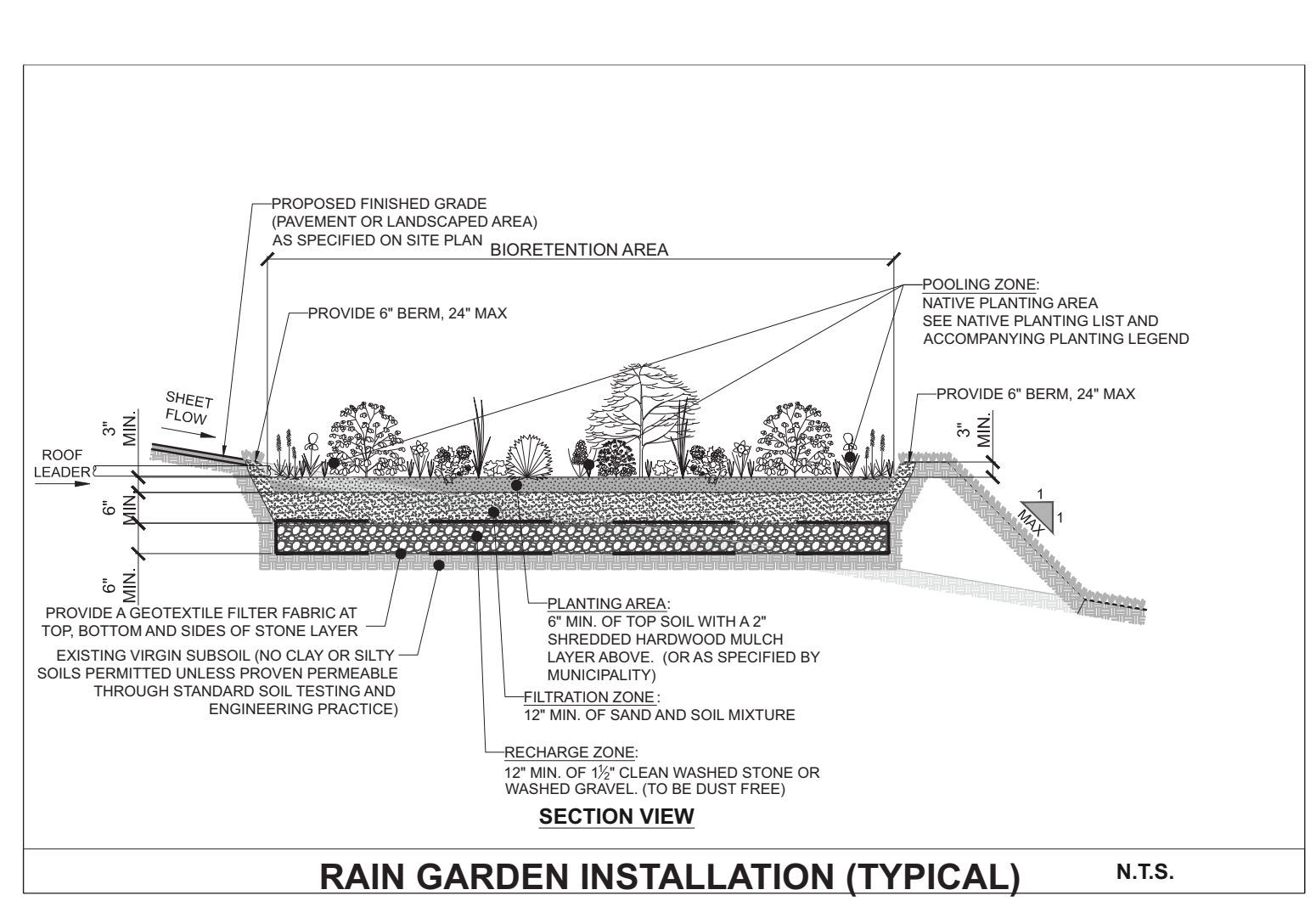
Bare roots plants will be shipped from the nursery immediately after lifting from the field and will be planted immediately upon arrival at the site. If they cannot be planted as soon as arriving at the site, they will be stored in the shade, protected from sun and wind, and kept moist by the use of straw, peat moss, compost, or other suitable materials. Plants not having an abundance of well developed terminal buds on the leaders and branches will be rejected. The stems and branches of all plants will be turgid and the cambium healthy or the plants rejected. Any bare root plants that are in leaf or have leaflets will be rejected.

Deer repellent will be used for the first growing season, with shrub masses being enclosed in deer fencing as appropriate. Extent of deer fencing may increase if browsing becomes a serious issue after the first growing season.

**Monitoring and Maintenance**

At least one pre-construction meeting will occur between the chosen grading and/or planting contractor/subcontractor and the site environmental monitor prior to beginning construction on site. The construction monitor will have experience in wetland construction and a Bachelor of Science degree in Natural and/or Physical Resources.

Monitoring and maintenance efforts for the mitigation plantings will take place over a three year period following construction. This will include monthly visits for the first growing season, and then twice a year for the next two years, with additional inspections as required depending on conditions. Invasive species will be cut as observed during these routine site visits. The applicant's environmental monitor will conduct a survey of the site and site conditions will be noted and adjusted as necessary. An annual report will be provided to the Town Wetland Inspector at the end of the growing season for each of the three years.



Tim Miller Associates, Inc.  
Environmental and Planning Services  
10 North Street, Cold Spring, NY  
845 265 4400

Basemaps provided by DTS Provident  
Design Engineering, White Plains, NY

**Wetland Mitigation Plan**  
Massouh, Cole Drive  
Town of North Castle  
Westchester County, NY  
March 11, 2024