



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

PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

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

Application for Site Development Plan Approval

Application Name

86 OLD BYRAM LAKE ROAD PROPOSED RESIDENCE



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APPLICATIONS REQUIRING PLANNING BOARD APPROVAL
SCHEDULE OF APPLICATION FEES

<u>Type of Application</u>	<u>Application Fee</u>
Site Development Plan	\$200.00
Each proposed Parking Space	\$10
Special Use Permit (each)	\$200 (each)
Preliminary Subdivision Plat	\$300 1 st Lot \$200 (each additional lot)
Final Subdivision Plat	\$250 1 st Lot \$100 (each additional lot)
Tree Removal Permit	\$75
Wetlands Permit	\$50 (each)
Short Environmental Assessment Form	\$50
Long Environmental Assessment Form	\$100
Recreation Fee	\$10,000 Each Additional Lot
Discussion Fee	\$200.00
Prior to submission of a sketch or preliminary subdivision Plat, an applicant or an applicant's representative wishes to discuss a subdivision proposal to the Planning Board, a discussion fee of \$200.00 shall be submitted for each informal appearance before the board.	

Any amendment to previously approved applications requires new application forms and Fes



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PLANNING BOARD SCHEDULE OF ESCROW ACCOUNT DEPOSITS

<u>Type of Application Deposit*</u>	<u>Amount of Initial Escrow Account</u>
Concept Study	\$500.00
Site Plan Waiver for Change of Use	\$500.00
Site Development Plan for:	
Multifamily Developments	\$3,000.00 plus \$100.00 per proposed dwelling unit
Commercial Developments	\$3,000.00 plus \$50.00 for each required parking space
1 or 2 Family Projects	\$2,000.00
Special Use Permit	\$2,000.00 plus \$50.00 for each required parking space
Subdivision:	
Lot Line Change resulting in no new lots	\$1,500.00
All Others	\$3,000.00 plus \$200.00 per proposed new lot in excess of two (2)
Preparation or Review of Environmental Impact Statement	\$15,000.00

* If a proposed action involves multiple approvals, a single escrow account will be established. The total amount of the initial deposit shall be the sum of the individual amounts indicated. When the balance in such escrow account is reduced to one-third (1/3) of its initial amount, the applicant shall deposit additional funds into such account to restore its balance to the amount of the initial deposit.

Applicant Signature

Date:

4/5/29

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

Name of Property Owner: SAL INGRAO

Mailing Address: 8 West Farms Lane, New Fairfield, CT 06812

Telephone: 914-490-4616 Fax: _____ e-mail smbcc1@aol.com

Name of Applicant (if different): _____

Address of Applicant: _____

Telephone: _____ Fax: _____ e-mail _____

Interest of Applicant, if other than Property Owner:

Is the Applicant (if different from the property owner) a Contract Vendee?

Yes No

If yes, please submit affidavit stating such. If no, application cannot be reviewed by Planning Board

Name of Professional Preparing Site Plan: Alfonzetti Engineering, P.C.

Address: 14 Smith Ave. Mt. Kisco, NY 10549

Telephone: 914-666-9800 Fax: _____ e-mail info@alfonzettieng.com

Name of Other Professional: _____

Address: _____

Telephone: _____ Fax: _____ e-mail _____

Name of Attorney (if any): _____

Address: _____

Telephone: _____ Fax: _____ e-mail _____

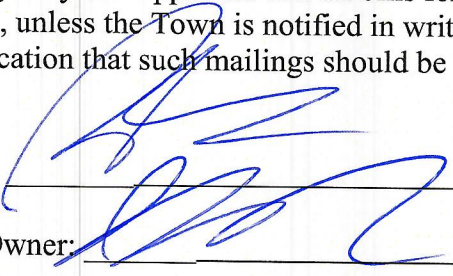
Applicant Acknowledgement

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

The Applicant also agrees to pay all expenses for the cost of professional review services required for this application.

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

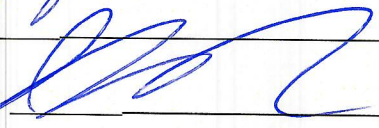
Signature of Applicant:



Date:

4/15/24

Signature of Property Owner:



Date:

4/15/24

MUST HAVE BOTH SIGNATURES

II. IDENTIFICATION OF SUBJECT PROPERTY

Street Address: 86 Old Byram Lake Road, Armonk, NY 10504

Location (in relation to nearest intersecting street):

1885 feet north east of Byram Lake Rd

Abutting Street(s): Byram Lake Rd

Tax Map Designation (NEW):

Section 101.03 Block 4 Lot 17.2

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

Zoning District: R-2A Total Land Area 2.627 Acres

Land Area in North Castle Only (if different) _____

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

Is any portion of subject property abutting or located within five hundred (500) feet of the following:
The boundary of any city, town or village?

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

If yes, please identify name(s): _____

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

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

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

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

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

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

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

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

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

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

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

No _____ Yes

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

Lot 5 86 Old Byram Lake Road, Armonk, New York 10504, Tax ID: 101.03-4-17.3

III. DESCRIPTION OF PROPOSED DEVELOPMENT

Proposed Use: Residence
Gross Floor Area: Existing 0 S.F. Proposed 9361 S.F.

Proposed Floor Area Breakdown:

Retail 0 S.F.; Office 0 S.F.;
Industrial 0 S.F.; Institutional 0 S.F.;
Other Nonresidential 0 S.F.; Residential 9361 S.F.;
Number of Dwelling Units: 1

Number of Parking Spaces: Existing 0 Required 2 Proposed 2

Number of Loading Spaces: Existing N/A Required N/A Proposed N/A

Earthwork Balance: Cut _____ C.Y. Fill _____ C.Y.

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

Areas of special flood hazard? No X Yes _____
(If yes, application for a Development Permit pursuant to Chapter 177 of the North Castle Town Code may also be required)

Trees with a diameter at breast height (DBH) of 8" or greater?
No _____ Yes X
(If yes, application for a Tree Removal Permit pursuant to Chapter 308 of the North Castle Town Code may also be required.)

Town-regulated wetlands? No X Yes _____
(If yes, application for a Town Wetlands Permit pursuant to Chapter 340 of the North Castle Town Code may also be required.)

State-regulated wetlands? No X Yes _____
(If yes, application for a State Wetlands Permit may also be required.)

IV. SUBMISSION REQUIREMENTS

The site development plan application package shall include all materials submitted in support of the application, including but not limited to the application form, plans, reports, letters and SEQR Environmental Assessment Form. **Submission of the following shall be required:**

- One (1) PDF set of the site development plan application package in a single PDF file .
- A check for the required application fee and a check for the required Escrow Account, both made payable to "Town of North Castle" in the amount specified on the "Schedule of Application Fees."

(continued next page)

V. INFORMATION TO BE INCLUDED ON SITE DEVELOPMENT PLAN

The following checklist is provided to enable the Applicant to determine if he/she has provided enough information on the site development plan for the Planning Board to review his/her proposal. Applicants are advised to review ARTICLE VIII, Site Development Plan of the North Castle Town Code for a complete enumeration of pertinent requirements and standards prior to making application for site development plan approval.

The application for site development plan approval will not be accepted for Planning Board review unless all items identified below are supplied and **so indicated with a check mark in the blank line provided**. If a particular item is not relevant to the subject property or the development proposal, **the letters "NA" should be entered instead**. In addition, the project will not be scheduled on a Planning Board agenda until the Applicant receives an initialed "site plan checklist" from the Planning Department.

The information to be included on a site development plan shall include:

Legal Data:

- Name of the application or other identifying title.
- Name and address of the Property Owner and the Applicant, (if different).
- Name, address and telephone number of the architect, engineer or other legally qualified professional who prepared the plan.
- Names and locations of all owners of record of properties abutting and directly across any and all adjoining streets from the subject property, including the tax map designation of the subject property and abutting and adjoining properties, as shown on the latest tax records.
- Existing zoning, fire, school, special district and municipal boundaries.
- Size of the property to be developed, as well as property boundaries showing dimensions and bearings as determined by a current survey; dimensions of yards along all property lines; name and width of existing streets; and lines of existing lots, reservations, easements and areas dedicated to public use.
- Reference to the location and conditions of any covenants, easements or deed restrictions that cover all or any part of the property, as well as identification of the document where such covenants, easements or deed restrictions are legally established.
- Schedule of minimum zoning requirements, as well as the plan's proposed compliance with those requirements, including lot area, frontage, lot width, lot depth, lot coverage, yards, off-street parking, off-street loading and other pertinent requirements.
- Locator map, at a convenient scale, showing the Applicant's entire property in relation to surrounding properties, streets, etc., within five hundred (500) feet of the site.
- North arrow, written and graphic scales, and the date of the original plan and all revisions, with notation identifying the revisions.
- A signature block for Planning Board endorsement of approval.

Existing Conditions Data:

- Location of existing use and design of buildings, identifying first floor elevation, and other structures.
- Location of existing parking and truck loading areas, with access and egress drives thereto.
- Location of existing facilities for water supply, sanitary sewage disposal, storm water drainage, and gas and electric service, with pipe sizes, grades, rim and inverts, direction of flow, etc. indicated.
- Location of all other existing site improvements, including pavement, walks, curbing, retaining walls and fences.
- Location, size and design of existing signs.
- N/A Location, type, direction, power and time of use of existing outdoor lighting.
- N/A Location of existing outdoor storage, if any.
- Existing topographical contours with a vertical interval of two (2) feet or less.
- Location of existing floodplains, wetlands, slopes of 15% or greater, wooded areas, landscaped areas, single trees with a DBH of 8" or greater, rock outcrops, stone walls and any other significant existing natural or cultural features.

Proposed Development Data:

- Proposed location of lots, streets, and public areas, and property to be affected by proposed easements, deed restrictions and covenants.
- Proposed location, use and architectural design of all buildings, including proposed floor elevations and the proposed division of buildings into units of separate occupancy.
- Proposed means of vehicular and pedestrian access to and egress from the site onto adjacent streets.
- N/A Proposed sight distance at all points of vehicular access.
- N/A Proposed number of employees for which buildings are designed
- Proposed streets, with profiles indicating grading and cross-sections showing the width of the roadway; the location and width of sidewalks; and the location and size of utility lines.
- N/A Proposed location and design of any pedestrian circulation on the site and off-street parking and loading areas, including handicapped parking and ramps, and including details of construction, surface materials, pavement markings and directional signage.
- Proposed location and design of facilities for water supply, sanitary sewage disposal, storm water drainage, and gas and electric service, with pipe sizes, grades, rim and inverts, direction of flow, etc. indicated.

- X Proposed location of all structures and other uses of land, such as walks, retaining walls, fences, designated open space and/or recreation areas and including details of design and construction.
- N/A Location, size and design of all proposed signs.
- N/A Location, type, direction, power and time of use of proposed outdoor lighting.
- N/A Location and design of proposed outdoor garbage enclosure.
- N/A Location of proposed outdoor storage, if any.
- N/A Location of proposed landscaping and buffer screening areas, including the type (scientific and common names), size and amount of plantings.
- N/A Type of power to be used for any manufacturing
- N/A Type of wastes or by-products to be produced and disposal method
- N/A In multi-family districts, floor plans, elevations and cross sections
- X The proposed location, size, design and use of all temporary structures and storage areas to be used during the course of construction.
- X Proposed grade elevations, clearly indicating how such grades will meet existing grades of adjacent properties or the street.
- X Proposed soil erosion and sedimentation control measures.
- N/A For all proposed site development plans containing land within an area of special flood hazard, the data required to ensure compliance with Chapter 177 of the North Castle Town Code.
- X For all proposed site development plans involving clearing or removal of trees with a DBH of 8" or greater, the data required to ensure compliance with Chapter 308 of the North Castle Town Code.
- N/A For all proposed site development plans involving disturbance to Town-regulated wetlands, the data required to ensure compliance with Chapter 340 of the North Castle Town Code.

Short Environmental Assessment Form

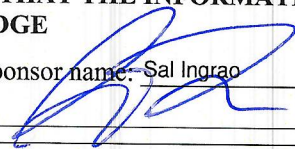
Part 1 - Project Information

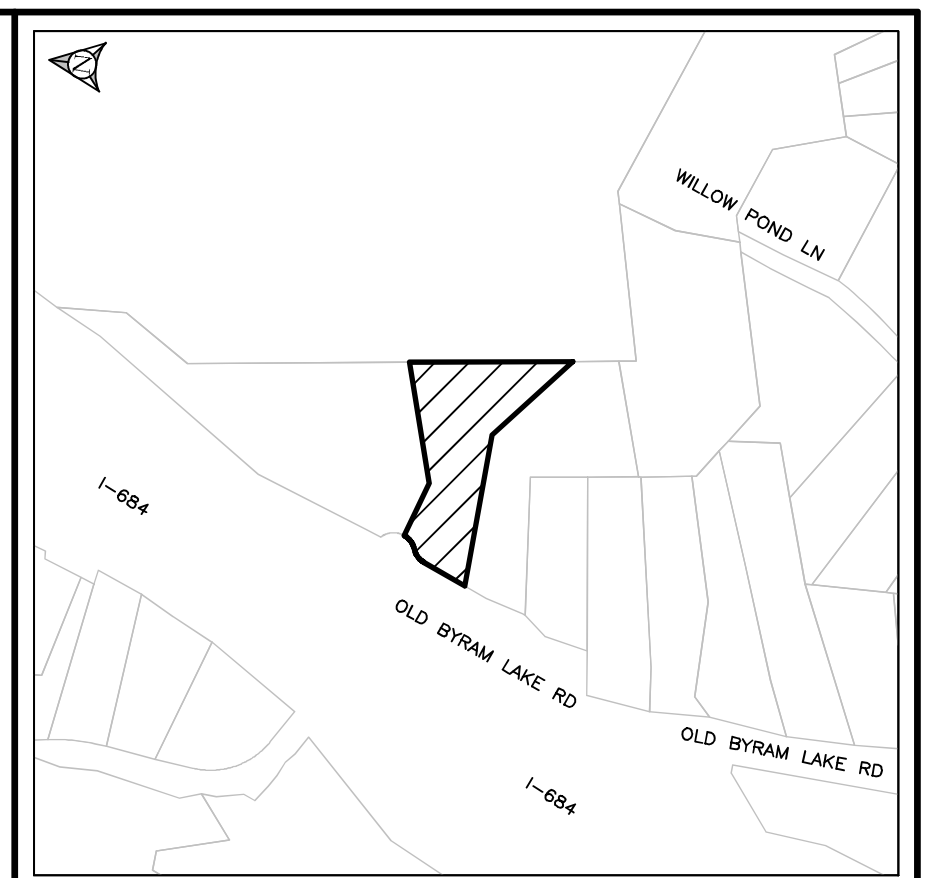
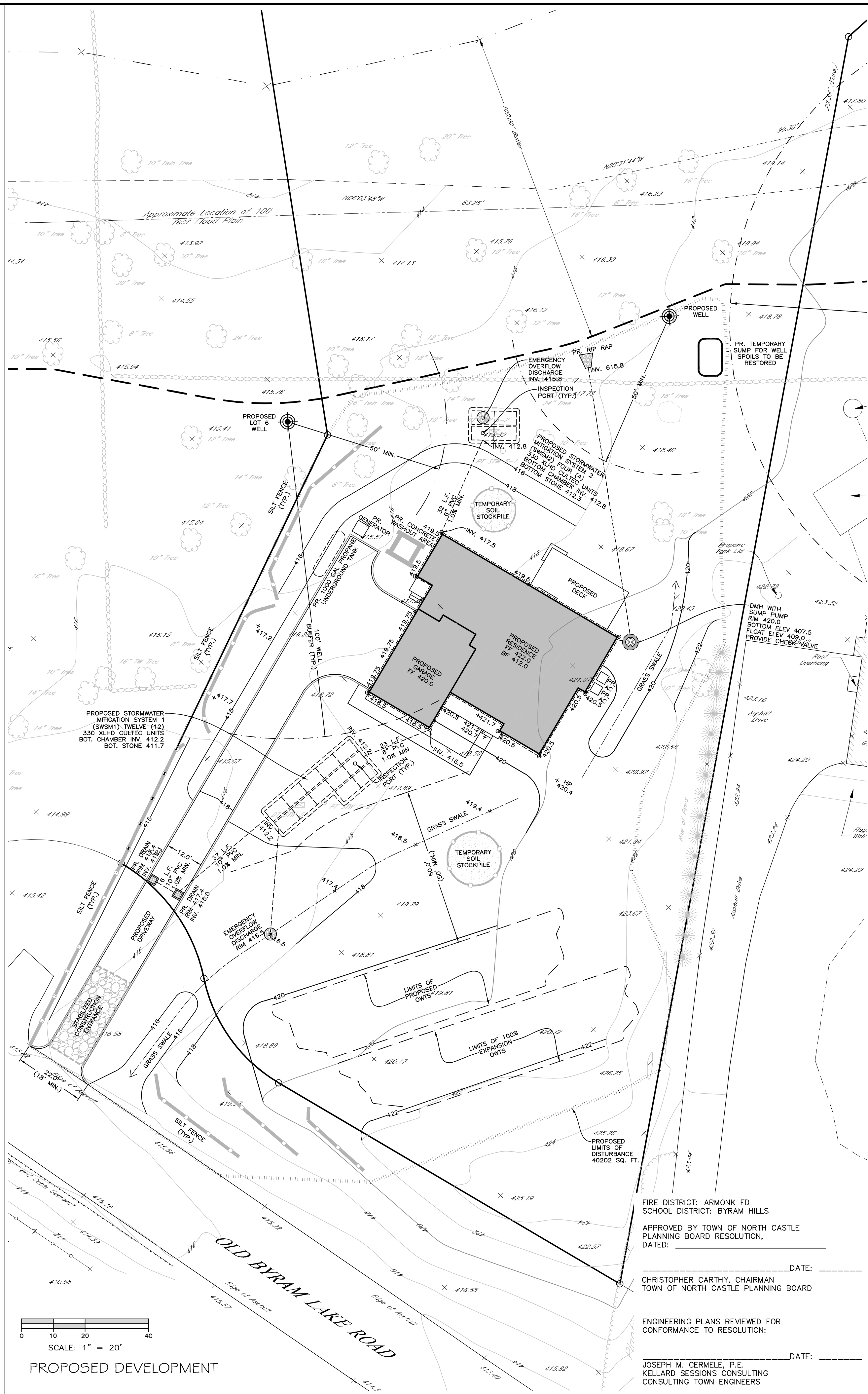
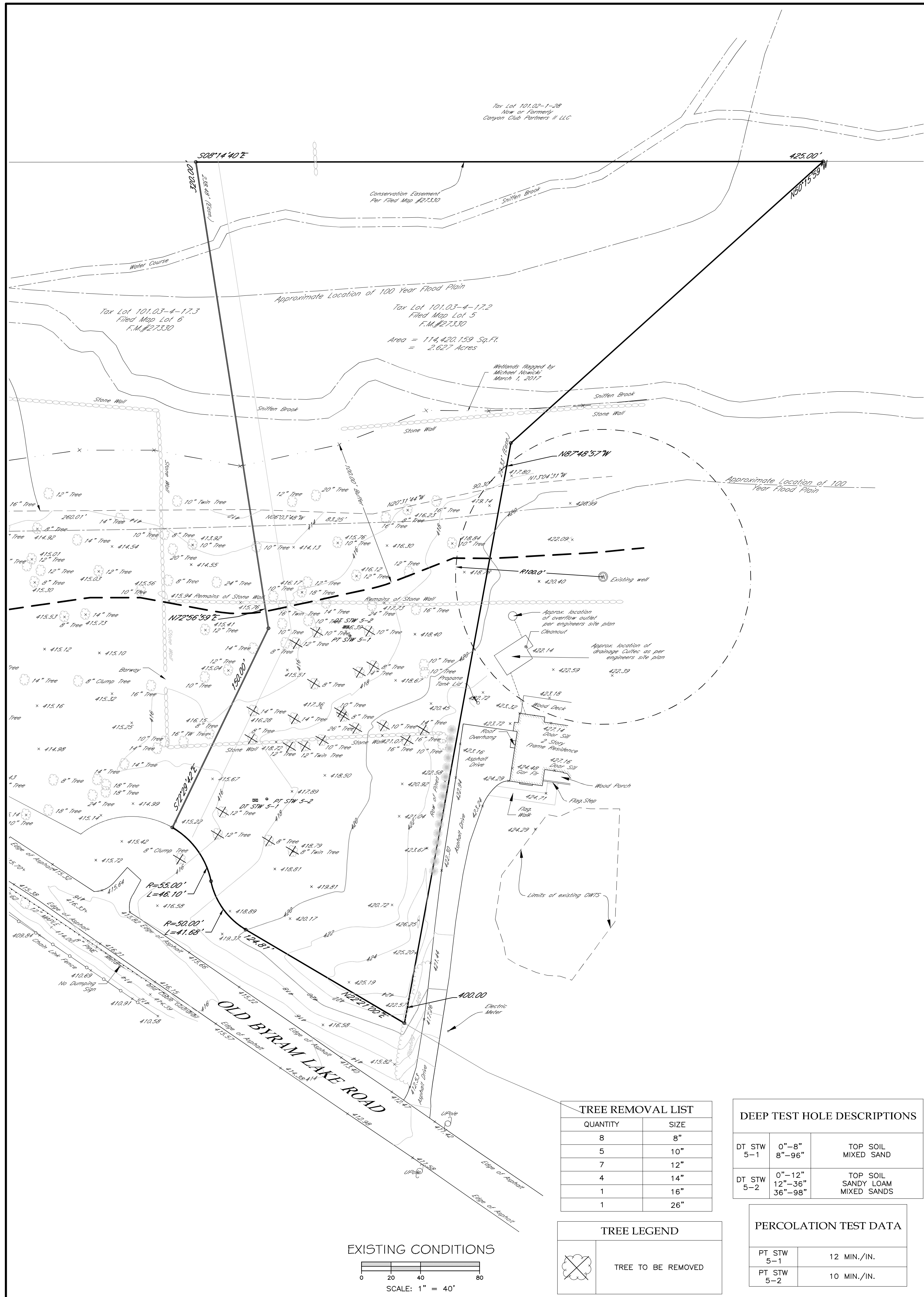
Instructions for Completing

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

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

Part 1 - Project and Sponsor Information				
Name of Action or Project:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:		Telephone:		
		E-Mail:		
Address:				
City/PO:		State:	Zip Code:	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO	YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO	YES
3.a. Total acreage of the site of the proposed action? _____ acres				
b. Total acreage to be physically disturbed? _____ acres				
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres				
4. Check all land uses that occur on, adjoining and near the proposed action.				
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)				
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____				
<input type="checkbox"/> Parkland				

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: Sal Ingrao Date: 4/5/24</p> <p>Signature:  _____</p>		



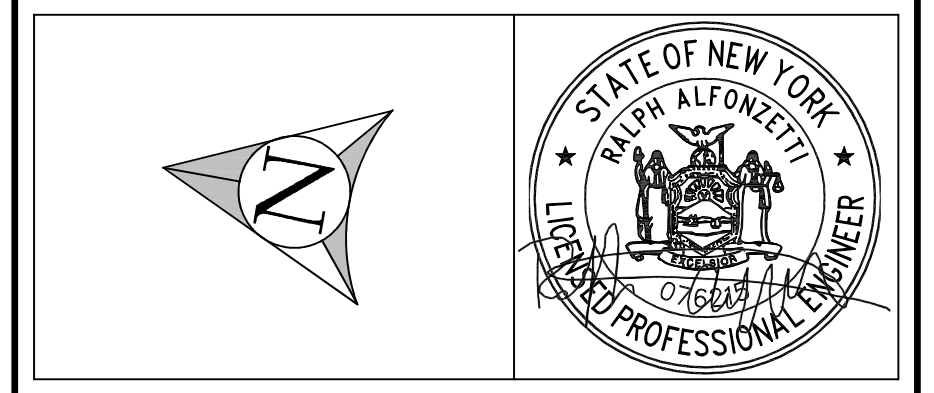
LOCATION MAP N.T.S.

- CONSTRUCTION NOTES:**
1. THE CONTRACTOR SHALL LOCATE AND VERIFY IN THE FIELD ALL UTILITIES: SEWER, WATER, GAS, ELECTRICAL, ETC. PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL CALL CODE 753 (FORMERLY CODE 53) PRIOR TO THE START OF CONSTRUCTION.
 2. THE INSTALLATION OF WATER AND SEWER SHALL BE INSPECTED UNDER THE DIRECTION OF A N.Y. STATE LICENSED PROFESSIONAL ENGINEER.
 3. EROSION AND SEDIMENT CONTROL MEASURES, SHALL BE REQUIRED AS INDICATED ON THIS PLAN OR THE EROSION CONTROL PLAN OR AS DIRECTED BY THE GOVERNING AGENCY, IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS" (BLUE BOOK).
 4. AS BUILT PLANS IF REQUIRED, SHALL BE CERTIFIED BY A N.Y. STATE LICENSED SURVEYOR OR PROFESSIONAL ENGINEER.
 5. ALL PROPERTY DISTURBED IN THE RIGHT-OF-WAY OR ON PRIVATE LANDS, SHALL BE RESTORED TO ACCEPTABLE CONDITIONS, AS REQUIRED BY THE GOVERNING AGENCY.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICATIONS AND PERMITS REQUIRED FOR CONSTRUCTION.
 7. THE ROAD AND UTILITIES SHALL BE STAKED IN THE FIELD BY A NEW YORK STATE LICENSED SURVEYOR OR ENGINEER.
 8. UNDERGROUND UTILITIES: GAS, ELECTRIC, CABLE, TELEPHONE, ETC. SHALL BE AS REQUIRED BY THE GOVERNING AGENCY AND THE APPROPRIATE UTILITY COMPANY.
 9. ALL PROPOSED OR DISTURBED SLOPES, 1H:2V OR GREATER SHALL BE STABILIZED WITH AN EROSION CONTROL BLANKET.
 10. IN LIEU OF BLASTING, ROCK RIPPING WILL BE USED WHEREVER POSSIBLE. IF BLASTING IS REQUIRED, BLASTING WILL OCCUR IN ACCORDANCE WITH REGULATIONS AND STANDARDS PRESCRIBED BY THE GOVERNING AGENCY. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY PERMITS IF BLASTING IS REQUIRED.
 11. NO REPRESENTATION OF THE SUB-SURFACE SOIL CONDITIONS ON THIS SITE ARE MADE OR IMPLIED. IT IS THE DEVELOPER/CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL IMPROVEMENTS ARE PLACED ON SOIL WITH A SUITABLE BEARING CAPACITY.
 12. OVERNIGHT EXCAVATIONS WILL NOT BE PERMITTED.

- GENERAL NOTES**
1. EXISTING FEATURES SHOWN HEREON ARE TAKEN FROM:
 - SURVEY MAP ENTITLED "TOPOGRAPHIC SURVEY OF PROPERTY, PREPARED FOR DAVID MILNE LOCATED IN THE TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK, DATED FEBRUARY 17, 2023 PREPARED BY TO MERRITS LAND SURVEYORS."
 2. THIS SITE PLAN IS NOT A SURVEY.
 3. PROPERTY LIES WITHIN FLOOD ZONE A AS PER FLOOD MAP NUMBER 36119C0164F, EFFECTIVE ON 9/28/2007.



IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209(2), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER ANY ITEM ON THIS PLAN IN ANY WAY, IF ANY ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL, AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



ALFONZETTI ENGINEERING, P.C.
 14 SMITH AVE, MT. KISCO, N.Y. 10549
 914-666-9800 INFO@ALFONZETTIENG.COM

SITE DATA	
OWNER/APPLICANT: SAL INGRAO	
SITE ADDRESS: 86 OLD BYRAM LAKE RD, ARMONK, NY 10504	
TAX MAP #: 101.03-4-17.2	
LOT AREA: 2.627 ACRES	
ZONING: R-2A	
DRAWING: SITE PLAN	
APRIL 3, 2024	
PROJECT: 86 OLD BYRAM LAKE RD	
TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK	
SHEET: 01	OF: 02

TREE REMOVAL LIST

QUANTITY	SIZE
8	8"
5	10"
7	12"
4	14"
1	16"
1	26"

TREE LEGEND

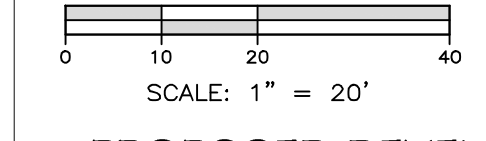
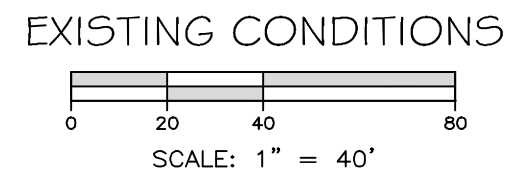
	TREE TO BE REMOVED
--	--------------------

DEEP TEST HOLE DESCRIPTIONS

DT STW 5-1	0"-8"	TOP SOIL MIXED SAND
	8"-96"	
DT STW 5-2	0"-12"	TOP SOIL SANDY LOAM MIXED SANDS
	12"-36"	
	36"-98"	

PERCOLATION TEST DATA

PT STW 5-1	12 MIN./IN.
PT STW 5-2	10 MIN./IN.



PROPOSED DEVELOPMENT

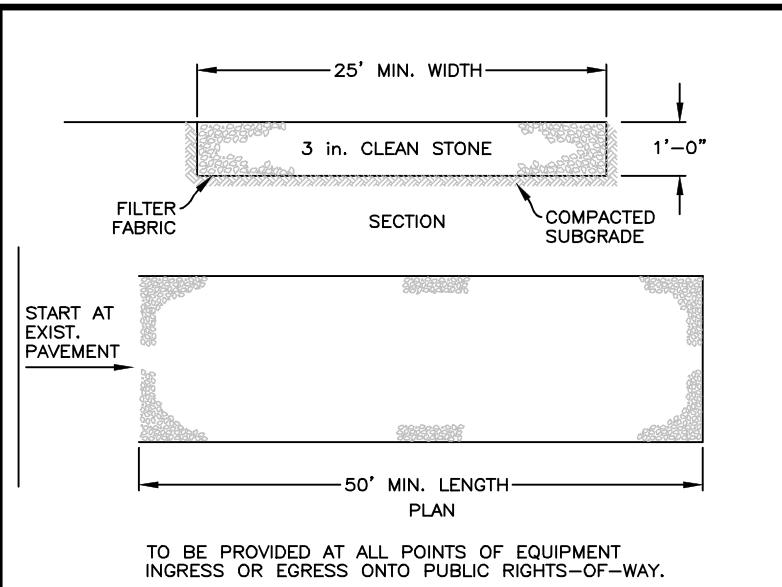
FIRE DISTRICT: ARMONK FD
 SCHOOL DISTRICT: BYRAM HILLS

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

CHRISTOPHER CARTHY, CHAIRMAN
 TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING PLANS REVIEWED FOR
 CONFORMANCE TO RESOLUTION.
 _____ DATE: _____

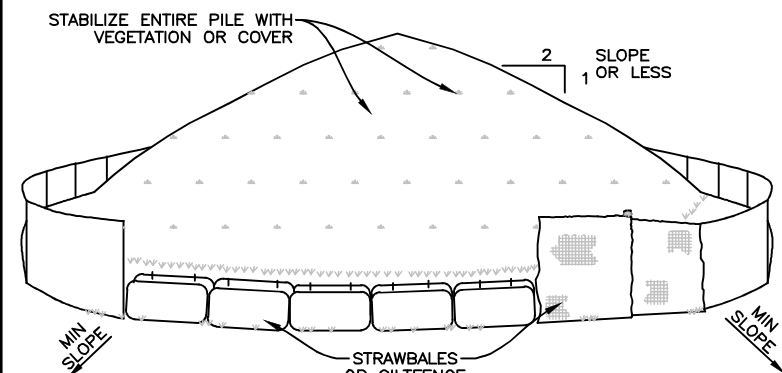
JOSEPH M. CERMELE, P.E.
 KELLARD SESSIONS CONSULTING
 CONSULTING TOWN ENGINEERS



INSTALLATION NOTES

- STONE SIZE - USE 3" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - 25 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
- SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS PRACTICAL, A MOUNTABLE BARR WITH 2" SLATS WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
- WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN 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 (ANTI-TRACKING PAD) N.T.S.



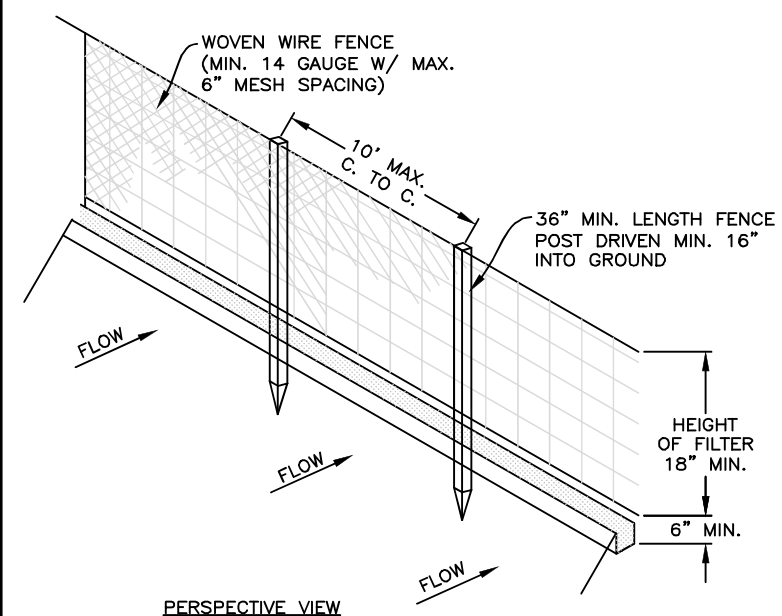
TO BE USED WHERE TOPSOIL PRESERVATION IS NECESSARY FOR REGRADING AND VEGETATING DISTURBED AREAS. TOPSOIL IS APPLIED TO SUBSOILS THAT ARE DROUGHTY (HAVING LOW HUMIDITY) OR PLANTS STONY, SALTY, HAVE LOW PERMEABILITY, OR ARE EXTREMELY ACID. IT IS ALSO USED TO STABILIZE AREAS WHERE SOIL IS UNDESIRABLE. PRESERVATION OF EXISTING TOPSOIL IS BENEFICIAL FOR ALL TYPES OF LAWN OR ORNAMENTAL PLANTINGS.

TEMPORARY STOCKPILE STABILIZATION MEASURES INCLUDE VEGETATIVE COVER, MULCH, NON-VEGETATIVE COVER, AND PERIPHERAL SEDIMENT TRAPPING BARRIERS. THE STABILIZATION MEASURES SHOULD BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND REQUIRED DURATION OF USE.

INSTALLATION NOTES

- AREA CHOSEN FOR STOCKPILE 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 STAKED WITH VEGETATION OR COVERED.

TEMPORARY MATERIAL STOCKPILE N.T.S.



TEMPORARY STOCKPILE STABILIZATION MEASURES INCLUDE VEGETATIVE COVER, MULCH, NON-VEGETATIVE COVER, AND PERIPHERAL SEDIMENT TRAPPING BARRIERS. THE STABILIZATION MEASURES SHOULD BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND REQUIRED DURATION OF USE.

TEMPORARY STOCKPILE STABILIZATION MEASURES INCLUDE VEGETATIVE COVER, MULCH, NON-VEGETATIVE COVER, AND PERIPHERAL SEDIMENT TRAPPING BARRIERS. THE STABILIZATION MEASURES SHOULD BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND REQUIRED DURATION OF USE.

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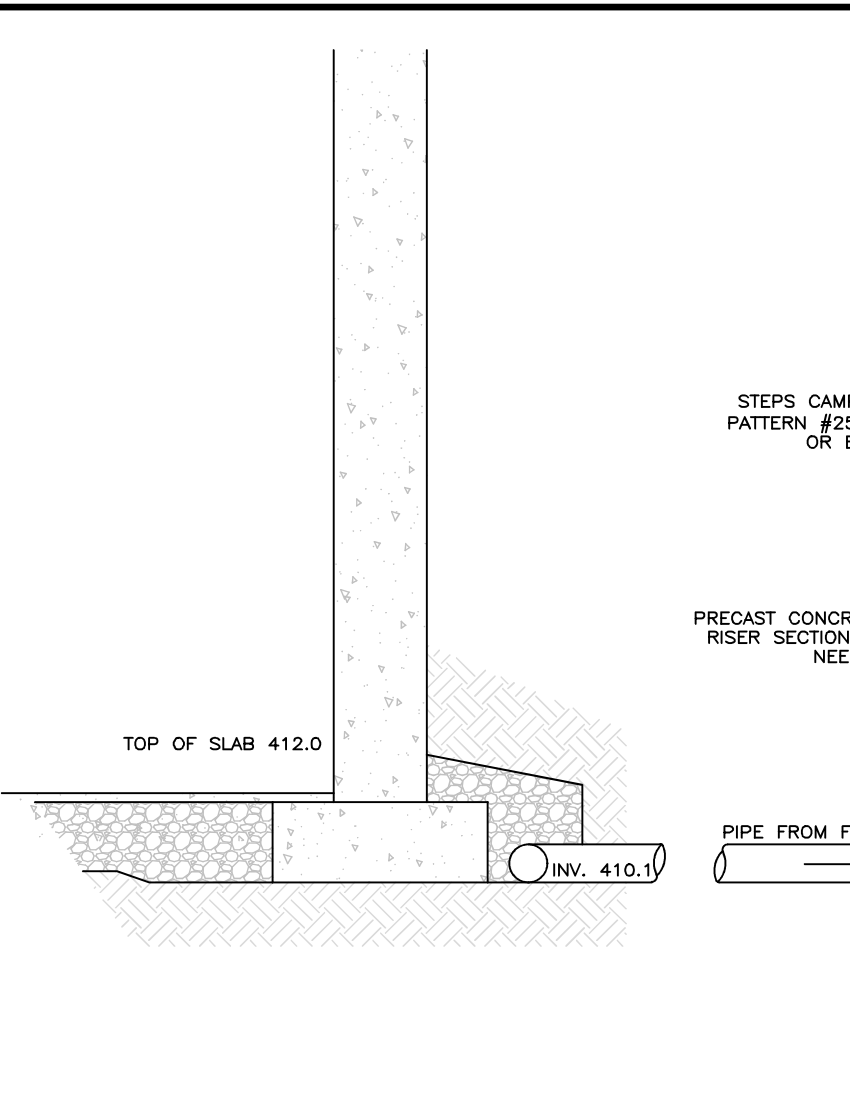
TEMPORARY STOCKPILE STABILIZATION MEASURES INCLUDE VEGETATIVE COVER, MULCH, NON-VEGETATIVE COVER, AND PERIPHERAL SEDIMENT TRAPPING BARRIERS. THE STABILIZATION MEASURES SHOULD BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND REQUIRED DURATION OF USE.

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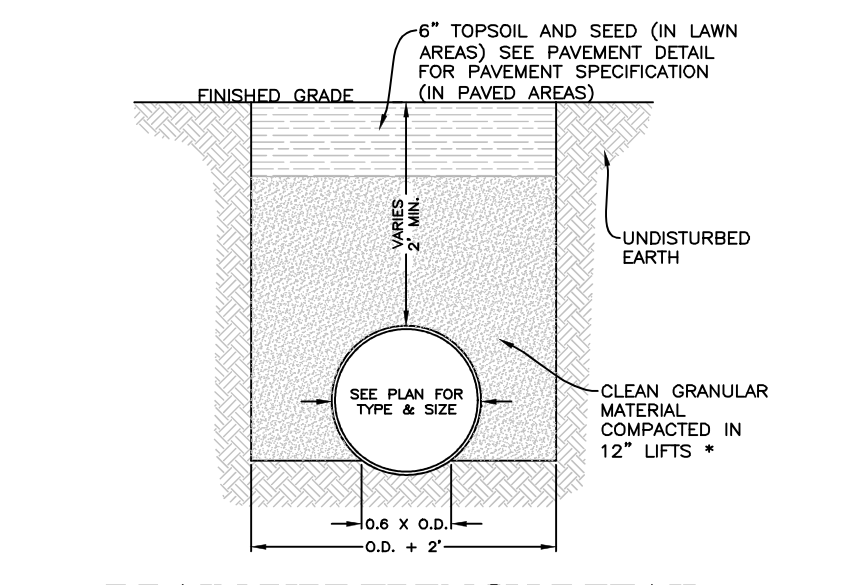
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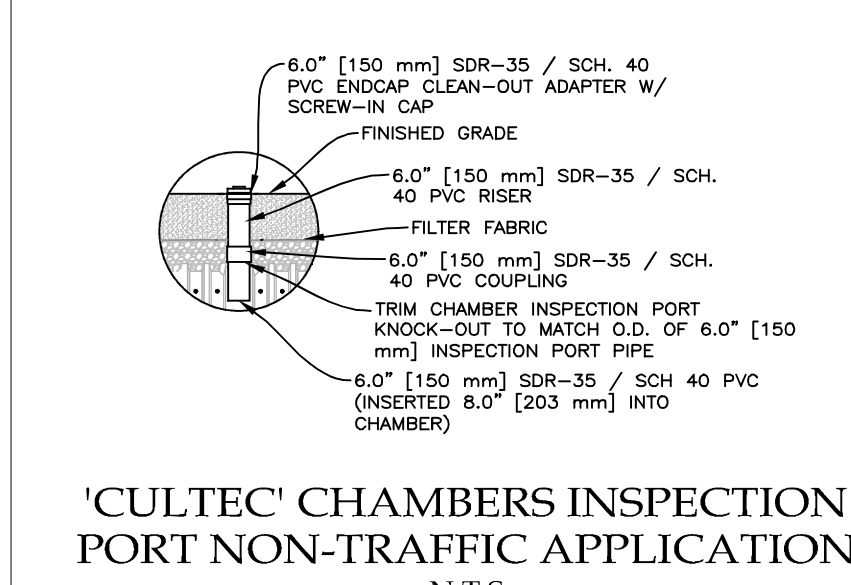
TEMPORARY STOCKPILE STABILIZATION MEASURES INCLUDE VEGETATIVE COVER, MULCH, NON-VEGETATIVE COVER, AND PERIPHERAL SEDIMENT TRAPPING BARRIERS. THE STABILIZATION MEASURES SHOULD BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND REQUIRED DURATION OF USE.



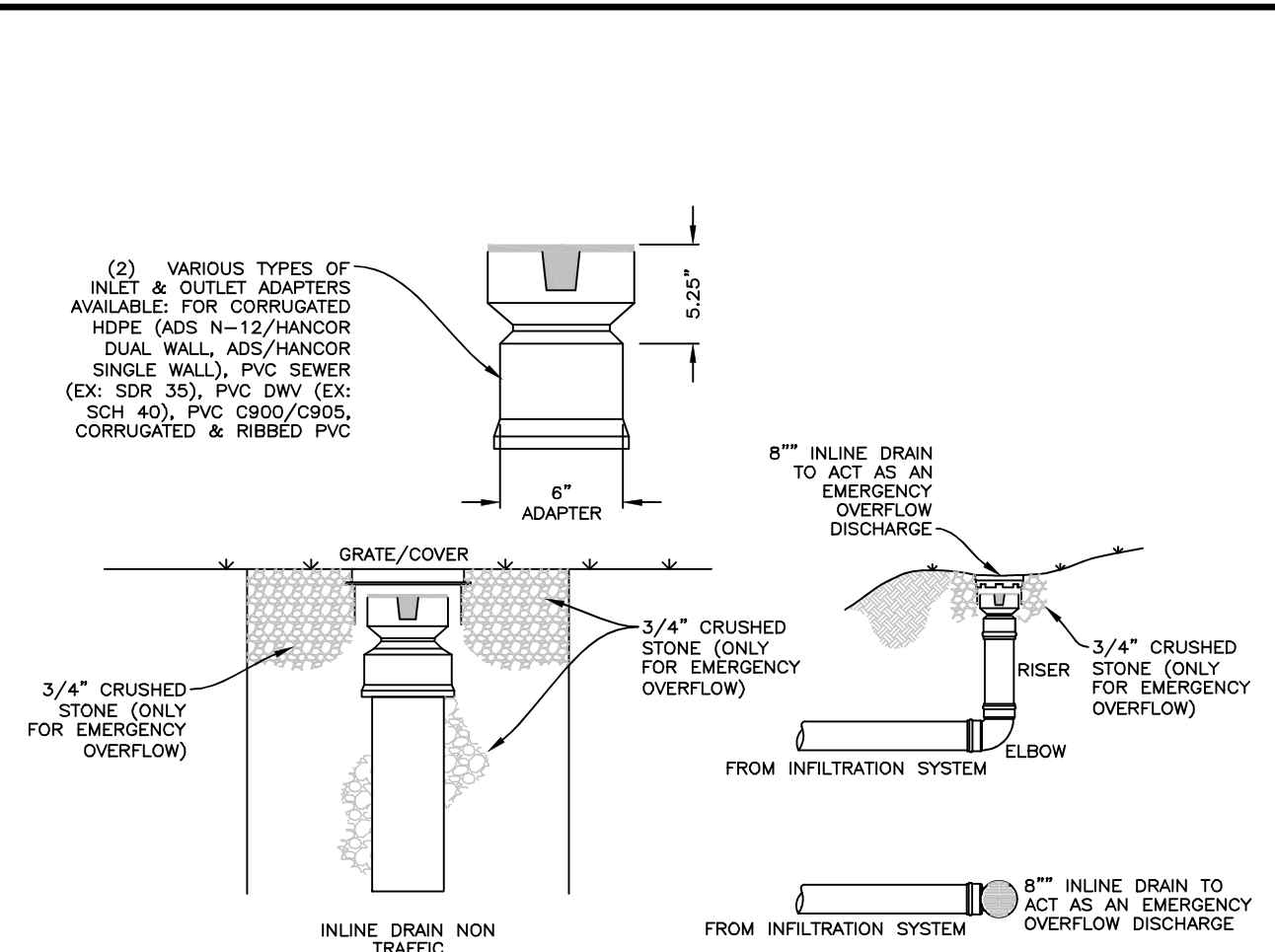
PUMP PIT SCHEMATIC (SUMP PUMP FOR FOOTING DRAINS) N.T.S.



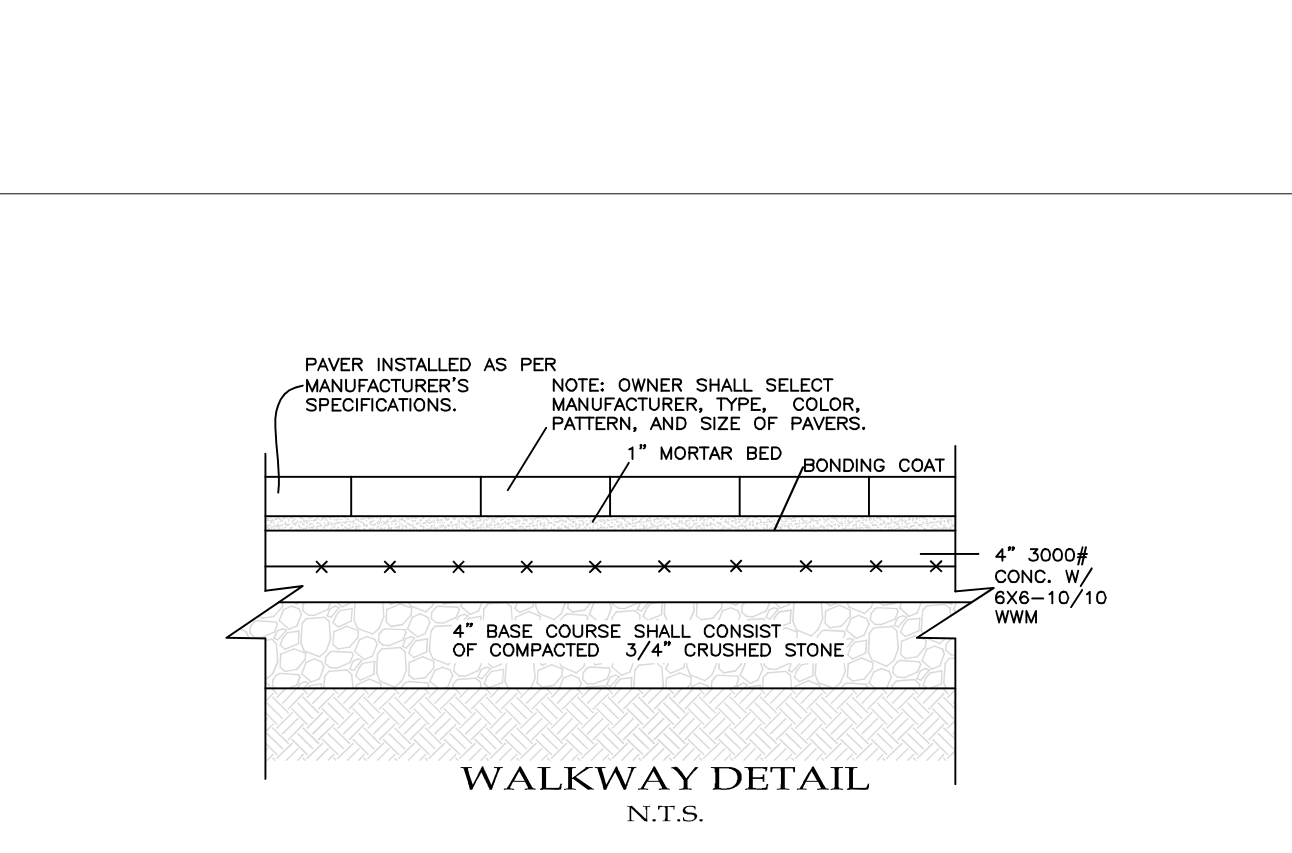
DRAIN PIPE TRENCH DETAIL N.T.S.



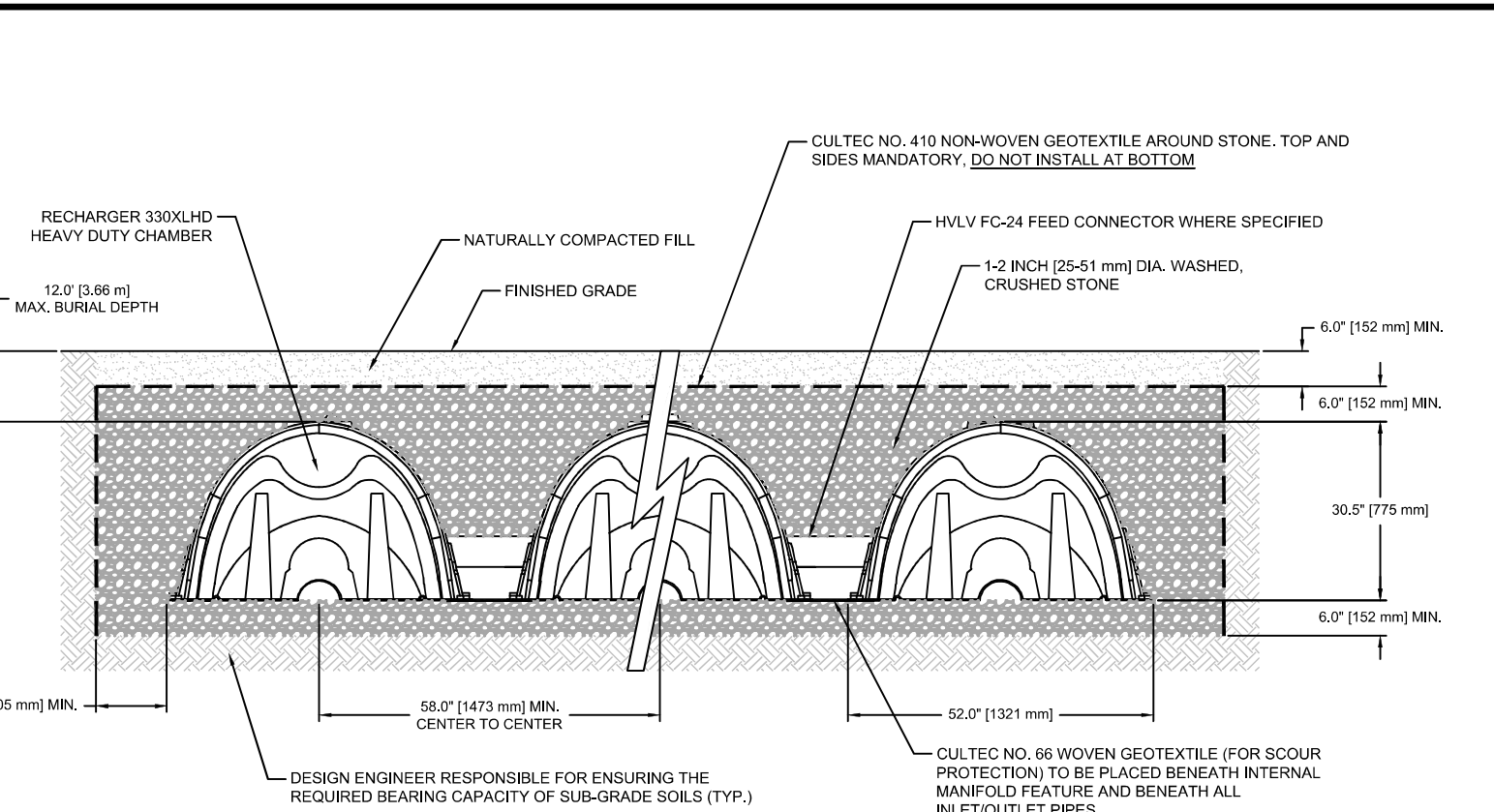
'CULTEC' CHAMBERS INSPECTION PORT NON-TRAFFIC APPLICATION N.T.S.



EMERGENCY OVERFLOW DISCHARGE N.T.S.



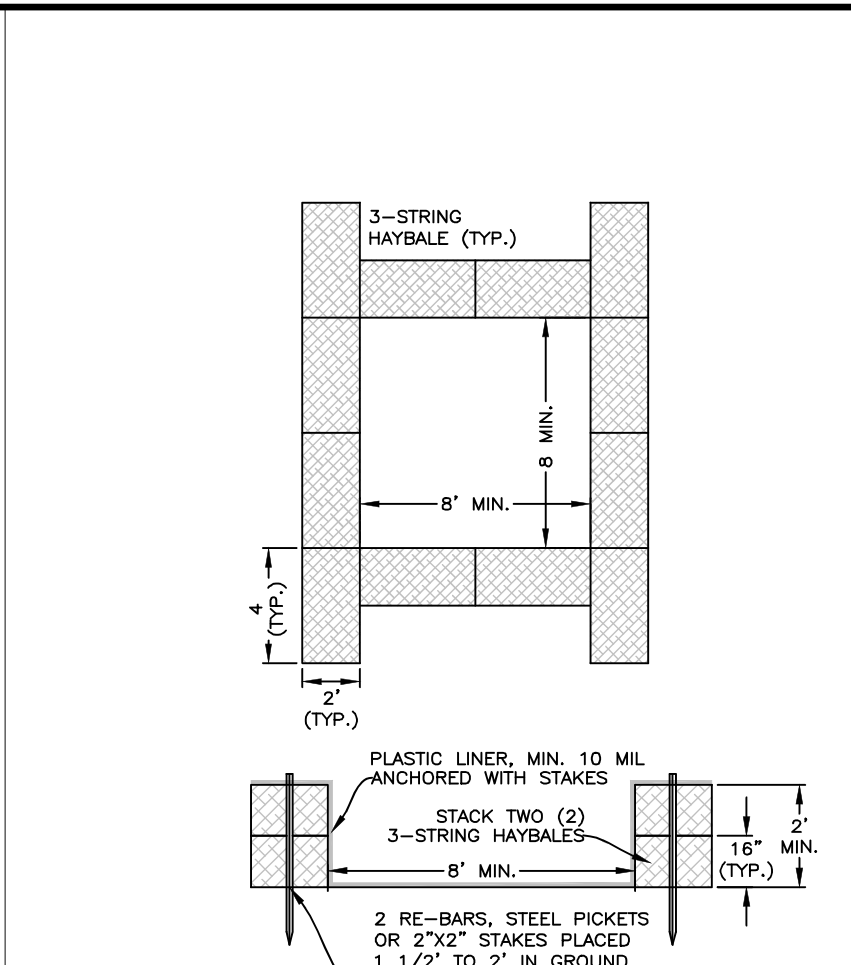
WALKWAY DETAIL N.T.S.



330XLHD CULTEC DETAIL N.T.S.

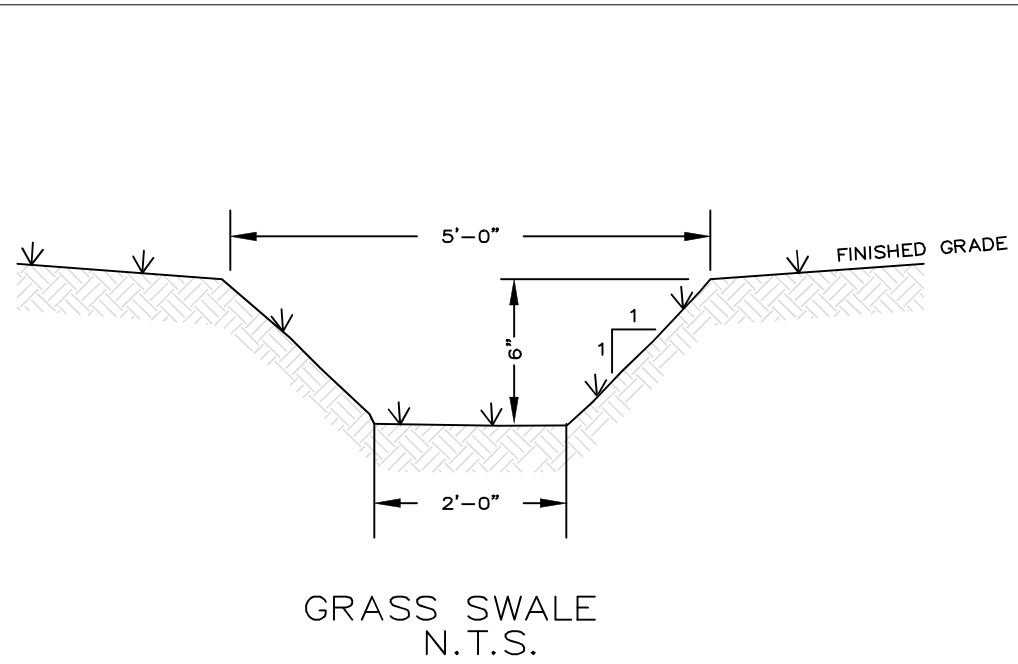
GENERAL NOTES
RECHARGER 330XL HD BY CULTEC, INC. OF BROOKFIELD, CT. STORAGE PROVIDED = 11.32 GFI/FT (1.05 m³/PER PER DESIGN UNIT. REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS

ALL RECHARGER 330XL HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
ALL RECHARGER 330XL HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS

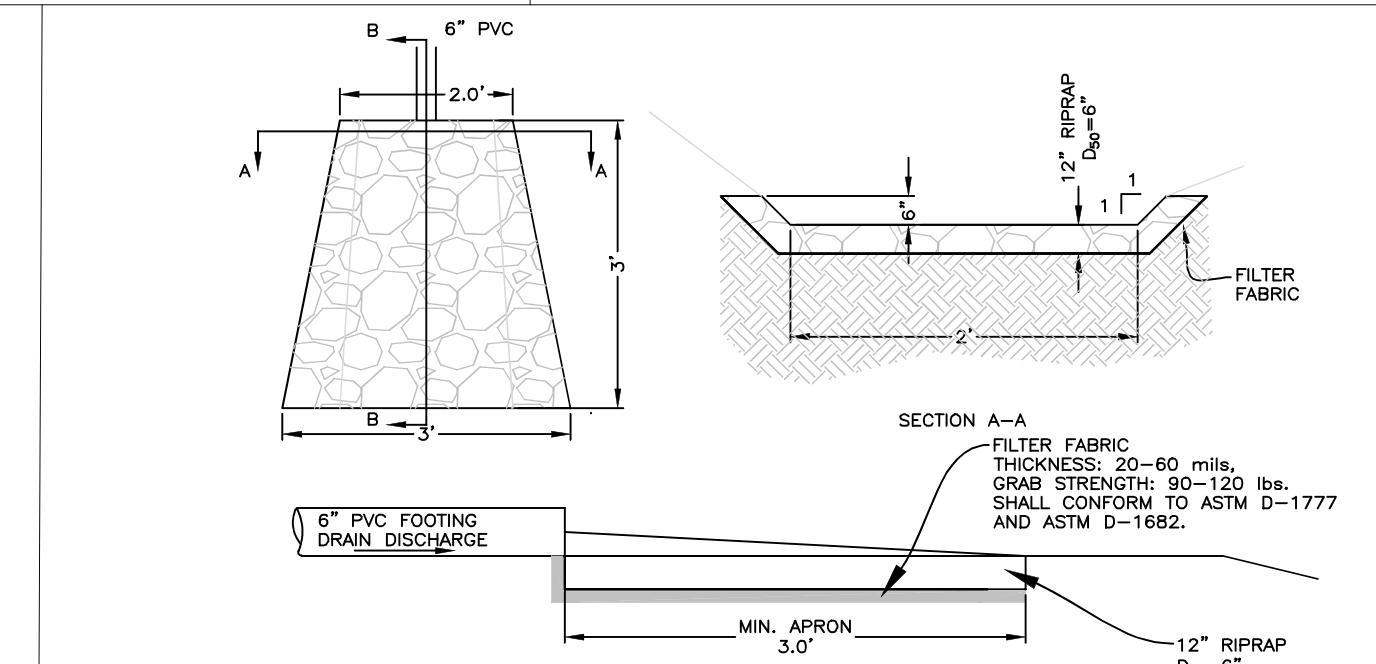


CONCRETE WASHOUT DETAIL N.T.S.

NOTES:
1. MINIMUM SIZE SHALL BE 6 FEET BY 8 FEET AT BOTTOM, 2 FEET DEEP.



GRASS SWALE N.T.S.



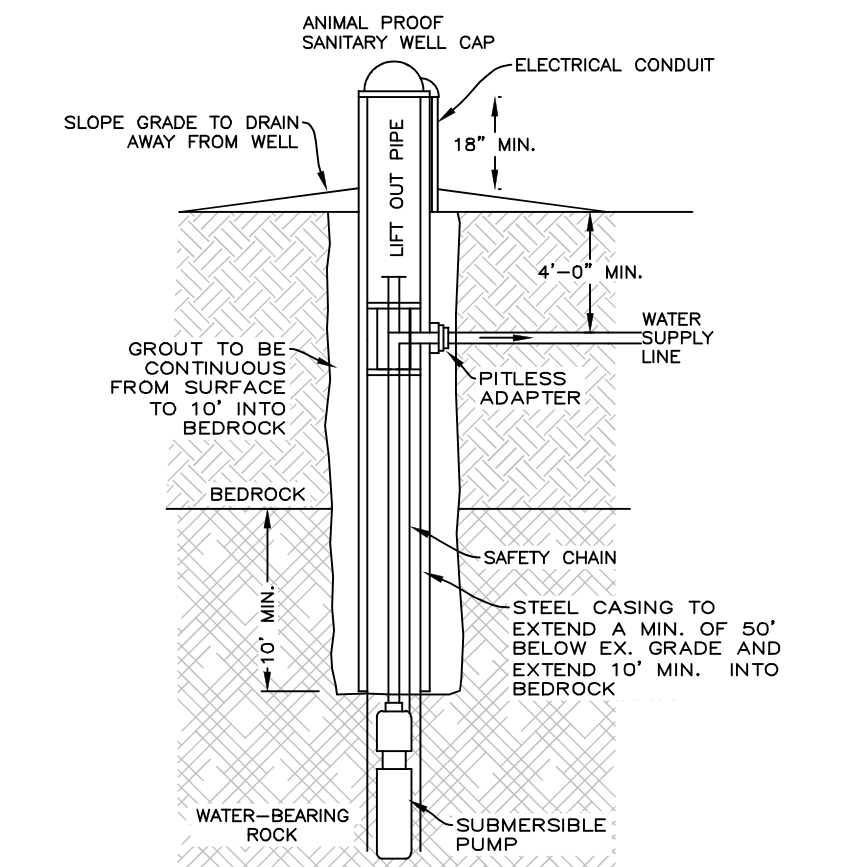
FOOTING DRAIN OUTLET PROTECTION DETAIL N.T.S.

EROSION CONTROL NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, AND MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD OR UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- PRIOR TO ANY EXCAVATION, SILT FENCE SHALL BE INSTALLED AT THE LOCATIONS NOTED ON THE EROSION CONTROL PLAN. ADDITIONAL SILT FENCE MAY BE REQUIRED BY THE ENGINEER IN THE FIELD. SILT FENCING SHALL BE MAINTAINED IN EFFECTIVE CONDITION AND SHALL NOT BE REMOVED UNTIL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
- INSTALL ANTI-TRACKING PAD AT ALL CONSTRUCTION ENTRANCES. ANTI-TRACKING PAD SHALL BE 2"-3" DIAMETER CRUSHED STONE 6" DEEP.
- TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. THE SEDIMENT LEVEL IN ALL SEDIMENT REMOVING DEVICES SHALL BE CLOSELY MONITORED AND SEDIMENT REMOVED PROMPTLY WHEN MAXIMUM LEVELS ARE REACHED OR AS ORDERED BY THE ENGINEER. SEDIMENT SHALL BE DISPOSED OF IN A MANNER THAT DOES NOT RESULT IN ADDITIONAL EROSION OR POLLUTION. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED ON A REGULAR BASIS, AND IMMEDIATELY AFTER EACH RAINFALL TO INSURE PROPER OPERATION AS DESIGNED. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND PLACED IN A STABILIZED STOCKPILE OR FILL AREA. ALL TOPSOIL REQUIRED FOR FINAL GRADING AND STORED ON SITE SHALL BE LIMED, FERTILIZED, TEMPORARILY SEEDED AND MULCHED WITHIN 14 DAYS OR OTHERWISE STABILIZED. DO NOT STOCKPILE MATERIALS ON STEEP SLOPES, IN DRAINAGE SWALES OR IN WETLAND AREAS. SURROUND ALL STOCKPILE AREAS WITH STAKED HAYBALES OR SILT FENCE.
- ALL SLOPES CONSTRUCTED WITH FILL MATERIAL AND ALL SLOPES WITH GRADE 3:1 OR STEEPER SHALL BE TOPSOILED, SEEDED, MULCHED AND STABILIZED WITH STAKED TOBACCO NETTING, OR EROSION BLANKET AS NOTED, UNLESS OTHERWISE DIRECTED.
- ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 14 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING. MULCH SHALL BE USED IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER. DISTURBED AREAS SHALL BE LIMED AND FERTILIZED PRIOR TO TEMPORARY SEEDING.
- ALL DISTURBED AREAS WITHIN 500 FEET OF A BUILDING SHALL BE WETTED AS NECESSARY TO PROVIDE DUST CONTROL. A WATERING TRUCK WILL BE USED IN DRY SEASON TO WET DOWN DUST AREAS.
- THE CONTRACTOR SHALL KEEP THE ROADWAYS WITHIN THE PROJECT CLEAR OF SOIL AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.
- ALL CATCH BASINS AND DRAIN INLETS ARE TO BE PROTECTED WITH SEDIMENT FILTERS THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE STABILIZED.
- UTILITY LINE EXCAVATED MATERIAL SHALL BE TEMPORARILY STOCKPILED ON THE HIGH SIDE OF EXCAVATION SO RUNOFF IS DIRECTED AWAY FROM TRENCH. AFTER BACK-FILLING, AREA IS TO BE TOPSOILED, SEEDED AND MULCHED.
- SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.
- ALL AREAS OF DISTURBED SOIL SHALL BE STABILIZED BY THE CONTRACTOR, IN ADDITION TO ALL SPECIFIED EROSION CONTROL DEVICES, THE CONTRACTOR SHALL TAKE ALL STEPS PRUDENT AND NECESSARY TO STABILIZE THE SITE AT ALL TIMES.
- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS" (BLUE BOOK).

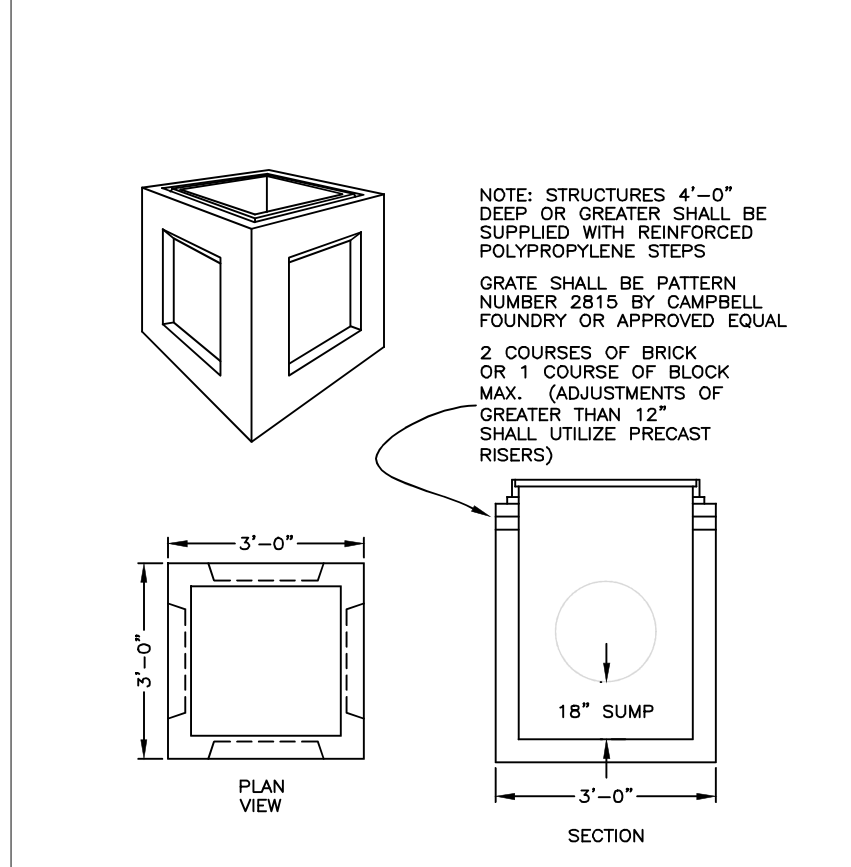
CONSTRUCTION SEQUENCE:

- THE PROPOSED DEVELOPMENT IS PROPOSED TO BE CONSTRUCTED IN 1 PHASE. THE CONSTRUCTION WILL BE IN A SEQUENCE THAT WILL MINIMIZE THE POTENTIAL FOR EROSION. CONSTRUCTION IS SCHEDULED TO BEGIN IN THE SUMMER OF 2024. THE GENERAL SEQUENCE OF CONSTRUCTION IS AS FOLLOWS:
- STAKEOUT, EROSION CONTROL MEASURES, CLEARING
 - THE INITIAL FIELDWORK SHALL CONSIST OF SURVEYING AND STAKING FOR DISTURBANCE LIMITS AND EROSION CONTROL INSTALLATION. ALL TREES TO BE PRESERVED SHALL BE MARKED AND PROTECTED PRIOR TO THE START OF CLEARING OPERATIONS. EROSION CONTROLS SHALL BE INSTALLED AS SHOWN ON THE EROSION CONTROL PLAN AND AS PER THE RESPECTIVE EROSION CONTROL DETAILS. THE TREE CLEARING, IF ANY, SHALL BEGIN PRIOR TO THE COMPLETION OF THE ENTIRE SILT FENCE. SILT FENCE SHOULD NOT BE INSTALLED IN AREAS WHERE TREE CLEARING OPERATIONS WILL DAMAGE SILT FENCE. THE SILT FENCE INSTALLATION WILL CLOSELY FOLLOW THE TREE CLEARING OPERATIONS AND WILL BE COMPLETE PRIOR TO TREE STUMP REMOVAL. TREE STUMP REMOVAL SHALL ONLY BEGIN FOLLOWING THE INSTALLATION OF THE ANTI-TRACKING PAD AT THE CONSTRUCTION ENTRANCE.
 - EARTHWORK
 - AFTER TREES/BRUSH/STUMPS AND OTHER VEGETATION HAS BEEN REMOVED, THE GRADING OPERATIONS SHALL BEGIN AND THE FOOTING INSTALLATION WILL BEGIN. INITIAL EARTHWORK OPERATIONS INVOLVE THE INSTALLATION OF SOME STRUCTURAL EROSION CONTROL MEASURES SUCH AS SOIL STOCKPILES. ANY DISTURBED SOIL THAT WILL NOT BE WORKED FOR A PERIOD GREATER THAN 14 DAYS MUST BE STABILIZED.
 - GRADING/DRAINAGE/UTILITY INSTALLATION
 - THE DRAINAGE CONSTRUCTION SHALL BEGIN ONCE THE FOOTINGS HAVE CURED, BEEN STRIPPED, AND BACKFILLED. AS THE DRAINAGE SYSTEM IS INSTALLED IT SHALL BE PROTECTED TO ENSURE SEDIMENT DOES NOT ENTER THE SYSTEM. ONCE LAND DISTURBING OPERATIONS ARE COMPLETED, FINAL GRADING, SEEDING, SODDING, AND OTHER SOIL STABILIZING LANDSCAPING MAY BE INSTALLED. THE INFILTRATION SYSTEMS SHALL NOT BE PUT INTO SERVICE UNTIL THE CONTRIBUTING AREA IS STABILIZED.
 - REMOVAL OF EROSION CONTROL DEVICES
- AS AREAS ARE STABILIZED, SEDIMENT SHALL BE REMOVED AND EROSION CONTROL DEVICES SHALL BE DISCARDED IN AN APPROPRIATE AND LAWFUL MANNER.

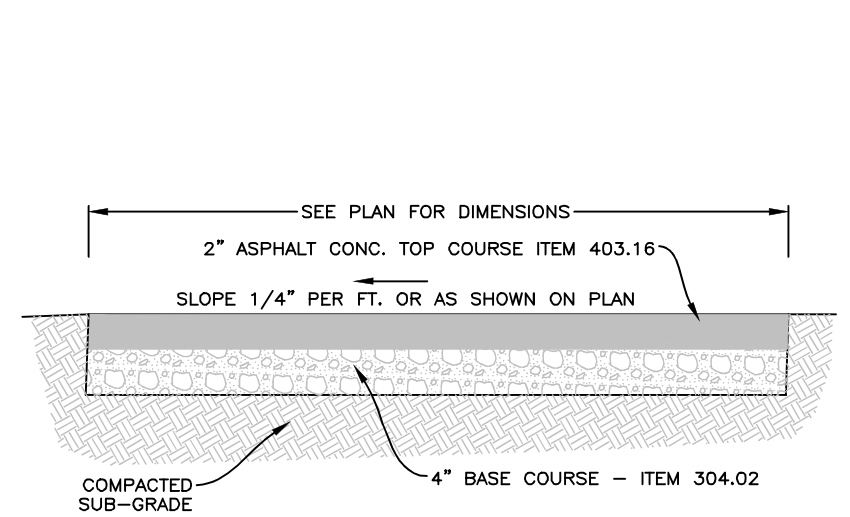


WELL DETAIL N.T.S.

NOTES:
1. THE WELL IS TO BE A DRILLED WELL, CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF WESTCHESTER COUNTY HEALTH DEPARTMENT RULES AND REGULATIONS FOR THE DESIGN AND CONSTRUCTION OF RESIDENTIAL SUBSURFACE SEWAGE TREATMENT SYSTEMS AND DRILLED WELLS IN WESTCHESTER COUNTY, N.Y. AND WITH APPENDIX 5-B OF THE NEW YORK STATE DEPARTMENT OF HEALTH.
2. THERE ARE NO SOURCES OF CONTAMINATION WITHIN 200 FEET OF THE PROPOSED WELL.
3. THE MINIMUM WELL YIELD IS 5 GPM; YIELDS LESS THAN 5 GPM MUST BE IMMEDIATELY REPORTED TO THE DEPARTMENT.



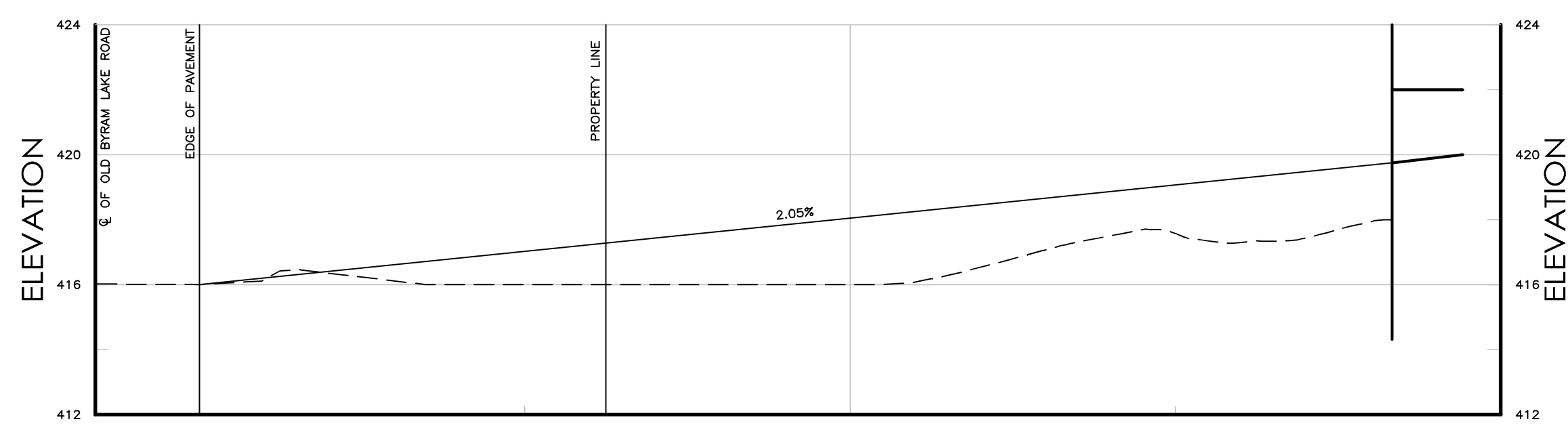
YARD DRAIN N.T.S.



DRIVEWAY SECTION N.T.S.

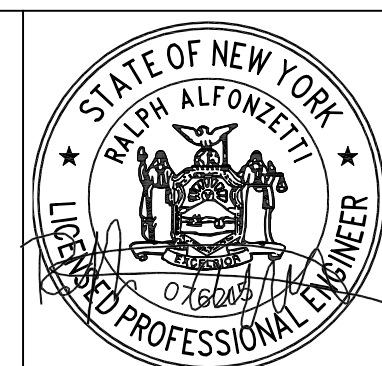
- CONSTRUCTION SPECIFICATIONS**
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POST WITH TIES OR STAPLES. POST SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
 - FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 4" MAXIMUM MESH OPENING.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
 - PREFABRICATED UNITS SHALL MEET THE MINIMUM REQUIREMENTS SHOWN. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE N.T.S.



PROPOSED DRIVEWAY PROFILE HORIZONTAL SCALE: 1" = 20' VERTICAL SCALE: 1" = 4'

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209(2), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER ANY ITEM ON THIS PLAN IN ANY WAY. IF ANY ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



ALFONZETTI ENGINEERING, P.C.
14 SMITH AVE, MT. KISCO, N.Y. 10549
914-666-9800 INFO@ALFONZETTIENG.COM

SITE DATA

OWNER/APPLICANT: SAL INGRAO
SITE ADDRESS: 86 OLD BYRAM LAKE RD. ARMONK, NY 10504
TAX MAP #: 101.03-4-17.2
LOT AREA: 2.627 ACRES
ZONING: R-2A

SITE DETAILS
APRIL 3, 2024

86 OLD BYRAM LAKE RD
TOWN OF NORTH CASTLE,
WESTCHESTER COUNTY, NEW YORK

ALFONZETTI ENGINEERING, P.C.
14 Smith Avenue, Mt. Kisco, NY 10549

(914) 666-9800

Info@AlfonzettiEng.com

Stormwater Pollution Prevention Plan

for

86 Old Byram Lake Road
Town of North Castle

April 5, 2024

ALFONZETTI ENGINEERING, P.C.
14 Smith Avenue, Mt. Kisco, NY 10549

(914) 666-9800

Info@AlfonzettiEng.com

PROJECT: 86 Old Byram Lake Road
Town of North Castle, NY

SCOPE: Stormwater Pollution Prevention Plan

DATE: April 5, 2024

Introduction:

The subject site is located at 86 Old Byram Lake Road, in the Town of North Castle, New York. The site consists of a vacant lot with vegetation, woods, and grass. The applicant is proposing a single-family residence, driveway and associated improvements. The change in surface cover and addition of impervious surface warrants this drainage assessment.

The subject property's tax map identification is Section 101.03, Block 4, Lot 17.2 and the total lot area is 2.627 acres.

Discussion:

The site is located in an area tributary to the Inland Long Island Sound Basin. Site disturbance is approximately 37,445 S.F. or 0.86 acres.

The proposed improvements to this site, with approximately 0.86 acres of disturbance, require a Stormwater Pollution Prevention Plan as per Town of North Castle.

Stormwater Quantity:

Deep test holes and percolation tests were performed on site to determine the suitability of the soil for subsurface detention. The results are shown in the appendix of this report. In addition, the soils in the area of disturbance are classified as Fluvaquents-Udifluvents complex, frequently flooded with a rating of

A/D, Paxton fine sandy loam, 8 to 15 percent slopes with a rating C and Paxton fine sandy loam, 15 to 25 percent slopes with a rating C.

In the existing condition Drainage Study Area 1 consists of the existing wooded and grass areas equaling the area of the proposed impervious driveway, walkway and half of the dwelling roof.

In the existing condition Drainage Study Area 2 consists of the existing wooded and grass areas equaling the area of half of the proposed impervious dwelling.

In the proposed conditions, Drainage Study Area 1 consists of the proposed impervious driveway, walkway and half of the dwelling roof.

In the proposed conditions, Drainage Study Area 2 consists of half of proposed impervious dwelling.

Curve number calculations for the drainage study area are shown in the appendix of this report. The results are shown below:

Drainage Study area	Tributary Area	Area (sf)	Existing Curve Number	Proposed Curve Number
1	½ Dwelling Roof Walkway Driveway	4,282	72	98
2	½ Dwelling Roof	1,489	72	98

Using the curve number, and a 100-year design storm event of 9.2", the existing and proposed conditions were entered using a HydroCad model. To be conservative, existing impervious area on the site was not accounted for in the HydroCad model.

To ensure no off-site flooding occurs as a result of the proposed construction, a subsurface infiltration system is proposed to capture the required storage volume for both drainage studies.

The infiltration system for drainage area 1 will be located in the front lawn area. This infiltration system consists of Twelve (12) 'Cultec' stormwater chambers,

model '330XLHD', or approved equal, surrounded by crushed stone and filter fabric.

The infiltration system for drainage area 2 will be located in the rear lawn area. This infiltration system consists of four (4) 'Cultec' stormwater chambers, model '330XLHD', or approved equal, surrounded by crushed stone and filter fabric.

Using the dimensions of the chambers, a stone void ratio of 33%, and a design percolation rate of 5 min./inch for drainage study 1 and 6 min./inch for drainage study 2, the peak flow comparison is shown below.

Peak Flow Comparison:

Design Point	Storm Event	Existing Peak Runoff (cfs)	Proposed Peak Runoff (cfs)	Net Change (cfs)
1	100 Year	0.62	0.42	-0.20
2	100 Year	0.21	0.08	-0.13

Calculations and additional information are shown in the appendix of this report. Details are shown on the site plan.

Temporary Erosion Control Measures:

The following is an inventory and description of the temporary erosion control devices proposed on this site.

Silt Fence – Silt Fencing consists of a fabric barrier between supporting stakes or posts usually made of wood. The fabric is proposed to capture suspended sediments from construction runoff and also decreases the velocity of the runoff to protect off-site areas. The proposed location of the silt fence is shown on the plans along with details for installing the silt fence.

Anti-Tracking Pad – An Anti-Tracking Pad shall be installed at the construction entrance. The purpose of the Anti-Tracking Pad shall be to dislodge mud, dirt, and debris from construction vehicles prior to these vehicles leaving the construction site. This will ensure the existing roadways are kept clear of sediment. Locations and details of the Anti-Tracking Pad are shown on the plans.

Construction Sequence:

The proposed development is proposed to be constructed in 1 phase. The construction will be in a sequence that will minimize the potential for erosion. Construction is scheduled to begin in the summer of 2024. The general sequence of construction is as follows:

- Stakeout, Erosion Control Measures, Clearing

The initial fieldwork shall consist of surveying and staking for disturbance limits and erosion control installation. All trees to be preserved shall be marked and protected prior to the start of clearing operations. Erosion controls shall be installed as shown on the erosion control plan and as per the respective erosion control details. The tree clearing, if any, shall begin prior to the completion of the entire silt fence. Silt fence should not be installed in areas where tree clearing operations will damage silt fence. The silt fence installation will closely follow the tree clearing operations and will be complete prior to tree stump removal. Tree stump removal shall only begin following the installation of the anti-tracking pad at the construction entrance.

- Earthwork

After trees/brush/stumps and other vegetation has been removed, the grading operations shall begin and the footing installation will begin. Initial earthwork operations involve the installation of some structural erosion control measures such as soil stockpiles. Any disturbed soil that will not be worked for a period greater than 14 days must be stabilized.

- Grading/Drainage/Utility Installation

The drainage construction shall begin once the footings have cured, been striped, and backfilled. As the drainage system is installed it shall be protected to ensure sediment does not enter the system. Once land disturbing operations are completed, final grading, seeding, sodding, and other soil stabilizing landscaping may be installed. The infiltration systems shall not be put into service until the contributing area is stabilized.

- Removal of Erosion Control Devices

As areas are stabilized, sediment shall be removed and erosion control devices shall be discarded in an appropriate and lawful manor.

Maintenance:

A maintenance chart is below showing typical maintenance schedule of temporary erosion control devices during construction. The maintenance of the erosion control devices is the responsibility of the contractor.

Temporary Erosion Control device maintenance schedule is as follows:

Device	Weekly	Monthly	Bi-annually	Annually	Prior to Significant Rainfall	After Significant Rainfall
Silt fence		Inspect		Inspect	Inspect	Inspect/clean
Anti-tracking pad	Inspect		Restore			Inspect

Conclusion:

The proposed infiltration systems consisting of a total of sixteen (16) 'Cultec' model '330XLHD' stormwater chambers, will mitigate the small increase in stormwater runoff, therefore there should be no adverse impacts due to stormwater as a result of the proposed improvements.

Ralph Alfonzetti, P.E.
ALFONZETTI ENGINEERING, P.C.



Appendix A

Site Test Results

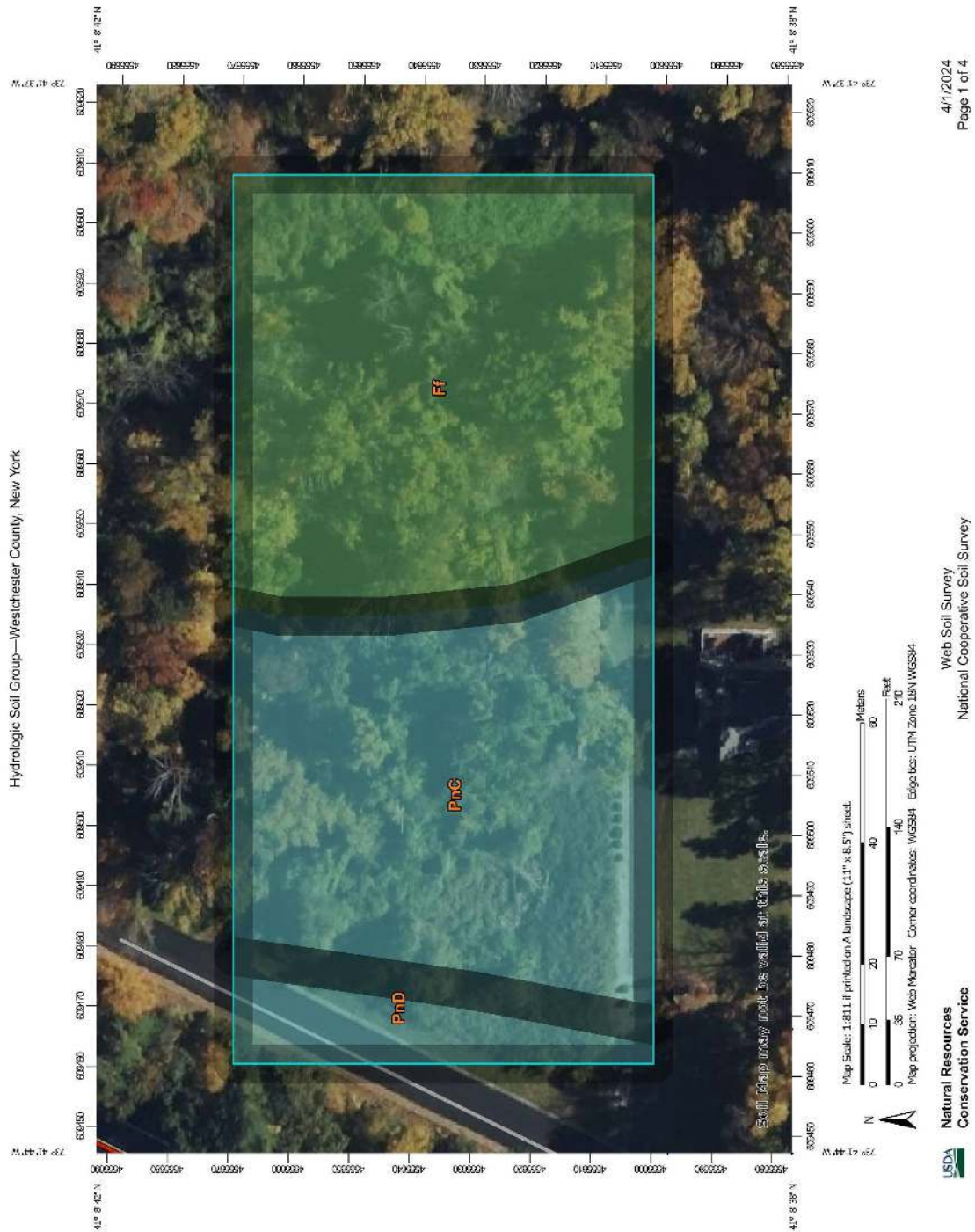
DT STW 5-1	
0 – 8"	Top soil
8" – 96"	Mixed Sans
No	Ledge
No	Water

DT STW 5-2	
0 – 12"	Top soil
12" – 36"	Sandy Loam
36" – 98"	Mixed San
No	Ledge
No	Water

PT STW 5-1	12 MIN./IN.
PT STW 5-2	10 MIN./IN.

Appendix B

Hydrologic Soil Group Map (from USDA)



Hydrologic Soil Group—Westchester County, New York

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Westchester County, New York
 Survey Area Data: Version 19, Sep 6, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group—Westchester County, New York

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Ff	Fluvaquents-Udfluvents complex, frequently flooded	A/D	1.2	48.0%
PnC	Paxton fine sandy loam, 8 to 15 percent slopes	C	1.1	43.5%
PnD	Paxton fine sandy loam, 15 to 25 percent slopes	C	0.2	8.5%
Totals for Area of Interest			2.5	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Hydrologic Soil Group—Westchester County, New York

Rating Options

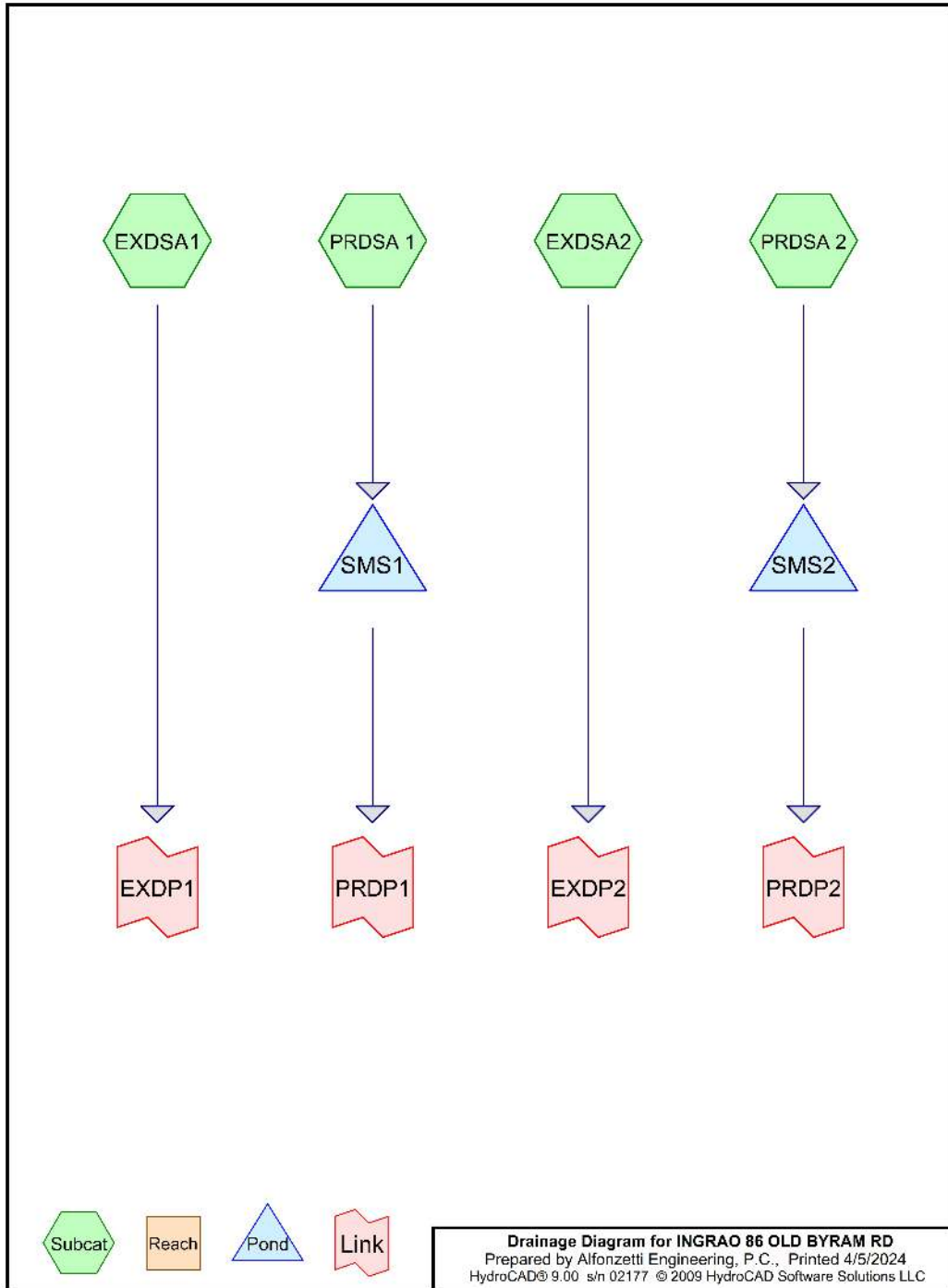
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Appendix C

HydroCad Report



INGRAO 86 OLD BYRAM RD

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Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
5,771	72	Woods/grass comb., Good, HSG C (EXDSA1, EXDSA2)
2,577	98	Paved parking, HSG C (PRDSA 1)
403	98	Unconnected pavement, HSG C (PRDSA 1)
2,791	98	Unconnected roofs, HSG C (PRDSA 1, PRDSA 2)
11,542		TOTAL AREA

INGRAO 86 OLD BYRAM RD

Type III 24-hr 100 YEAR Rainfall=9.20"

Prepared by Alfonzetti Engineering, P.C.

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Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points

Runoff by SCS TR-20 method, UH=SCS

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment EXDSA1: Runoff Area=4,282 sf 0.00% Impervious Runoff Depth=5.76"
Tc=8.0 min CN=72 Runoff=0.62 cfs 2,056 cf

Subcatchment EXDSA2: Runoff Area=1,489 sf 0.00% Impervious Runoff Depth=5.76"
Tc=8.0 min CN=72 Runoff=0.21 cfs 715 cf

Subcatchment PRDSA 1: Runoff Area=4,282 sf 100.00% Impervious Runoff Depth=8.96"
Tc=6.0 min CN=98 Runoff=0.89 cfs 3,197 cf

Subcatchment PRDSA 2: Runoff Area=1,489 sf 100.00% Impervious Runoff Depth=8.96"
Tc=0.0 min CN=98 Runoff=0.38 cfs 1,112 cf

Pond SMS1: Peak Elev=414.73' Storage=910 cf Inflow=0.89 cfs 3,197 cf
Discarded=0.06 cfs 2,855 cf Primary=0.42 cfs 340 cf Outflow=0.47 cfs 3,195 cf

Pond SMS2: Peak Elev=415.15' Storage=328 cf Inflow=0.38 cfs 1,112 cf
Discarded=0.02 cfs 1,034 cf Primary=0.08 cfs 78 cf Outflow=0.10 cfs 1,112 cf

Link EXDP1: Inflow=0.62 cfs 2,056 cf
Primary=0.62 cfs 2,056 cf

Link EXDP2: Inflow=0.21 cfs 715 cf
Primary=0.21 cfs 715 cf

Link PRDP1: Inflow=0.42 cfs 340 cf
Primary=0.42 cfs 340 cf

Link PRDP2: Inflow=0.08 cfs 78 cf
Primary=0.08 cfs 78 cf

Total Runoff Area = 11,542 sf Runoff Volume = 7,080 cf Average Runoff Depth = 7.36"
50.00% Pervious = 5,771 sf 50.00% Impervious = 5,771 sf

INGRAO 86 OLD BYRAM RD

Type III 24-hr 100 YEAR Rainfall=9.20"

Prepared by Alfonzetti Engineering, P.C.

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Summary for Subcatchment EXDSA1:

Runoff = 0.62 cfs @ 12.11 hrs, Volume= 2,056 cf, Depth= 5.76"

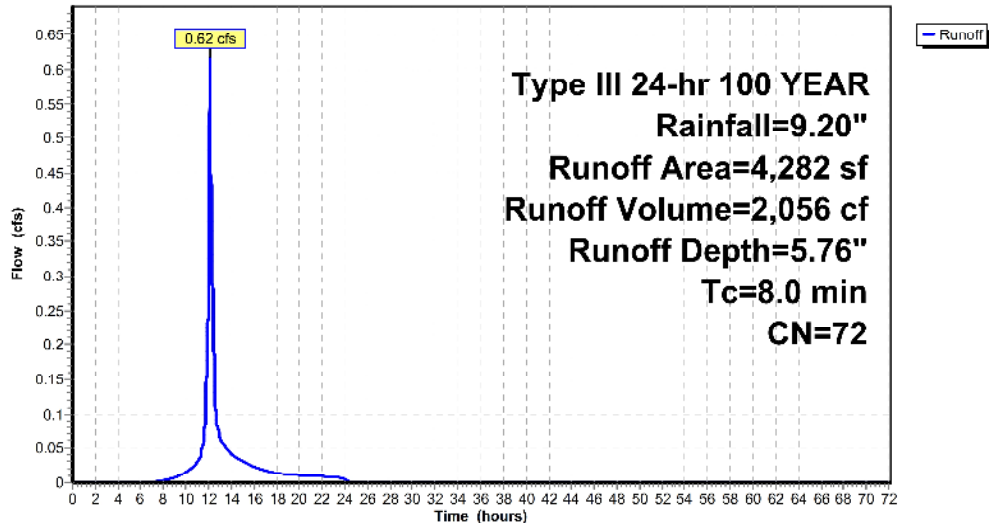
Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 Type III 24-hr 100 YEAR Rainfall=9.20"

Area (sf)	CN	Description
4,282	72	Woods/grass comb., Good, HSG C
4,282		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.0					Direct Entry, Direct Entry

Subcatchment EXDSA1:

Hydrograph



INGRAO 86 OLD BYRAM RD

Type III 24-hr 100 YEAR Rainfall=9.20"

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Summary for Subcatchment EXDSA2:

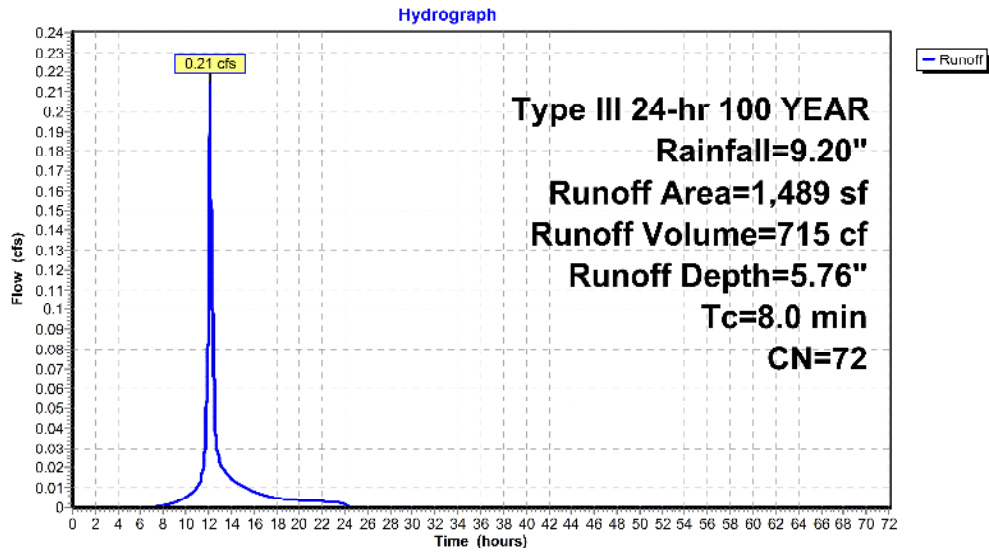
Runoff = 0.21 cfs @ 12.11 hrs, Volume= 715 cf, Depth= 5.76"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 Type III 24-hr 100 YEAR Rainfall=9.20"

Area (sf)	CN	Description
1,489	72	Woods/grass comb., Good, HSG C
1,489		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.0					Direct Entry, Direct Entry

Subcatchment EXDSA2:



INGRAO 86 OLD BYRAM RD

Type III 24-hr 100 YEAR Rainfall=9.20"

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Summary for Subcatchment PRDSA 1:

Runoff = 0.89 cfs @ 12.08 hrs, Volume= 3,197 cf, Depth= 8.96"

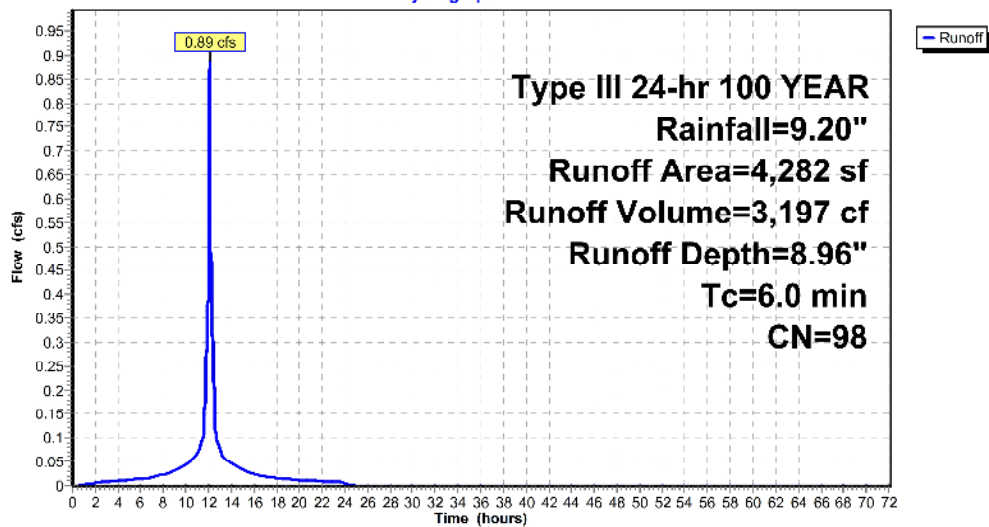
Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 Type III 24-hr 100 YEAR Rainfall=9.20"

Area (sf)	CN	Description
1,302	98	Unconnected roofs, HSG C
403	98	Unconnected pavement, HSG C
2,577	98	Paved parking, HSG C
4,282	98	Weighted Average
4,282		100.00% Impervious Area
1,705		39.82% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Direct Entry

Subcatchment PRDSA 1:

Hydrograph



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Type III 24-hr 100 YEAR Rainfall=9.20"

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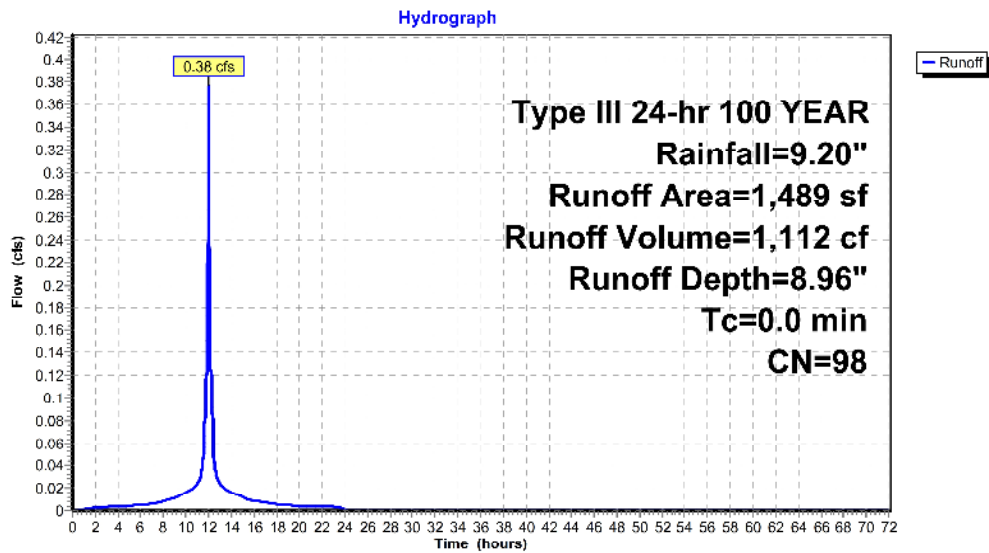
Summary for Subcatchment PRDSA 2:

Runoff = 0.38 cfs @ 12.00 hrs, Volume= 1,112 cf, Depth= 8.96"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 Type III 24-hr 100 YEAR Rainfall=9.20"

Area (sf)	CN	Description
1,489	98	Unconnected roofs, HSG C
1,489		100.00% Impervious Area
1,489		100.00% Unconnected

Subcatchment PRDSA 2:



INGRAO 86 OLD BYRAM RD

Type III 24-hr 100 YEAR Rainfall=9.20"

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Summary for Pond SMS1:

Inflow Area = 4,282 sf, 100.00% Impervious, Inflow Depth = 8.96" for 100 YEAR event
 Inflow = 0.89 cfs @ 12.08 hrs, Volume= 3,197 cf
 Outflow = 0.47 cfs @ 12.23 hrs, Volume= 3,195 cf, Atten= 47%, Lag= 9.1 min
 Discarded = 0.06 cfs @ 10.71 hrs, Volume= 2,855 cf
 Primary = 0.42 cfs @ 12.23 hrs, Volume= 340 cf

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs / 2
 Peak Elev= 414.73' @ 12.23 hrs Surf.Area= 491 sf Storage= 910 cf

Plug-Flow detention time= 103.4 min calculated for 3,194 cf (100% of inflow)
 Center-of-Mass det. time= 102.9 min (842.4 - 739.6)

Volume	Invert	Avail.Storage	Storage Description
#1A	411.70'	368 cf	11.17'W x 44.00'L x 3.54'H Field A 1,740 cf Overall - 626 cf Embedded = 1,114 cf x 33.0% Voids
#2A	412.20'	626 cf	Cultec R-330XL x 12 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap
		994 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	411.70'	5.000 in/hr Exfiltration over Horizontal area
#2	Primary	414.70'	12.0" x 120.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.06 cfs @ 10.71 hrs HW=411.74' (Free Discharge)
 ↑ **1-Exfiltration** (Exfiltration Controls 0.06 cfs)

Primary OutFlow Max=0.32 cfs @ 12.23 hrs HW=414.73' (Free Discharge)
 ↑ **2-Orifice/Grate** (Weir Controls 0.32 cfs @ 0.54 fps)

INGRAO 86 OLD BYRAM RD

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Type III 24-hr 100 YEAR Rainfall=9.20"

Printed 4/5/2024

Pond SMS1: - Chamber Wizard Field A

Chamber Model = Cultec R-330XL

Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf

Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap

52.0" Wide + 6.0" Spacing = 58.0" C-C

6 Chambers/Row x 7.00' Long = 42.00' + 12.0" End Stone x 2 = 44.00' Base Length

2 Rows x 52.0" Wide + 6.0" Spacing x 1 + 12.0" Side Stone x 2 = 11.17' Base Width

6.0" Base + 30.5" Chamber Height + 6.0" Cover = 3.54' Field Height

12 Chambers x 52.2 cf = 625.9 cf Chamber Storage

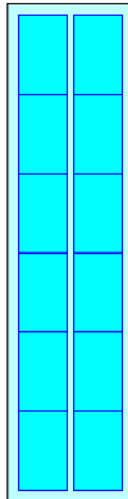
1,740.1 cf Field - 625.9 cf Chambers = 1,114.3 cf Stone x 33.0% Voids = 367.7 cf Stone Storage

Stone + Chamber Storage = 993.6 cf = 0.023 af

12 Chambers

64.4 cy Field

41.3 cy Stone



INGRAO 86 OLD BYRAM RD

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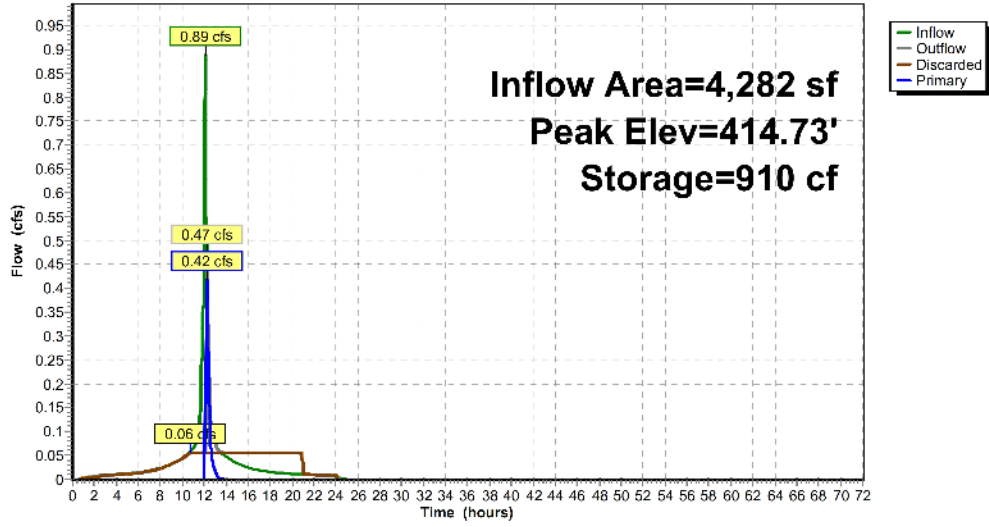
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Type III 24-hr 100 YEAR Rainfall=9.20"

Printed 4/5/2024

Pond SMS1:

Hydrograph



INGRAO 86 OLD BYRAM RD

Type III 24-hr 100 YEAR Rainfall=9.20"

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Summary for Pond SMS2:

Inflow Area = 1,489 sf, 100.00% Impervious, Inflow Depth = 8.96" for 100 YEAR event
 Inflow = 0.38 cfs @ 12.00 hrs, Volume= 1,112 cf
 Outflow = 0.10 cfs @ 12.26 hrs, Volume= 1,112 cf, Atten= 72%, Lag= 15.7 min
 Discarded = 0.02 cfs @ 11.10 hrs, Volume= 1,034 cf
 Primary = 0.08 cfs @ 12.26 hrs, Volume= 78 cf

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 Peak Elev= 415.15' @ 12.26 hrs Surf.Area= 179 sf Storage= 328 cf

Plug-Flow detention time= 80.4 min calculated for 1,112 cf (100% of inflow)
 Center-of-Mass det. time= 80.4 min (814.4 - 734.0)

Volume	Invert	Avail.Storage	Storage Description
#1A	412.30'	170 cf	11.17'W x 16.00'L x 3.54'H Field A 633 cf Overall - 209 cf Embedded = 424 cf x 40.0% Voids
#2A	412.80'	209 cf	Cultec R-330XL x 4 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap
		378 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	412.30'	6.000 in/hr Exfiltration over Horizontal area
#2	Primary	415.00'	8.0" Vert. Orifice/Grate C= 0.600

Discarded OutFlow Max=0.02 cfs @ 11.10 hrs HW=412.34' (Free Discharge)
 ↑ **1=Exfiltration** (Exfiltration Controls 0.02 cfs)

Primary OutFlow Max=0.08 cfs @ 12.26 hrs HW=415.15' (Free Discharge)
 ↑ **2=Orifice/Grate** (Orifice Controls 0.08 cfs @ 1.32 fps)

INGRAO 86 OLD BYRAM RD

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Type III 24-hr 100 YEAR Rainfall=9.20"

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Pond SMS2: - Chamber Wizard Field A

Chamber Model = Cultec R-330XL

Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf

Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap

52.0" Wide + 6.0" Spacing = 58.0" C-C

2 Chambers/Row x 7.00' Long = 14.00' + 12.0" End Stone x 2 = 16.00' Base Length

2 Rows x 52.0" Wide + 6.0" Spacing x 1 + 12.0" Side Stone x 2 = 11.17' Base Width

6.0" Base + 30.5" Chamber Height + 6.0" Cover = 3.54' Field Height

4 Chambers x 52.2 cf = 208.6 cf Chamber Storage

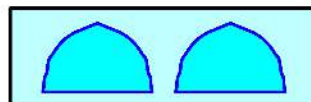
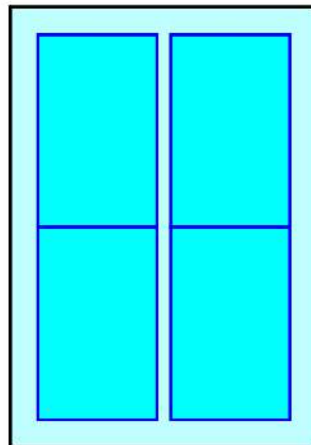
632.8 cf Field - 208.6 cf Chambers = 424.1 cf Stone x 40.0% Voids = 169.7 cf Stone Storage

Stone + Chamber Storage = 378.3 cf = 0.009 af

4 Chambers

23.4 cy Field

15.7 cy Stone



INGRAO 86 OLD BYRAM RD

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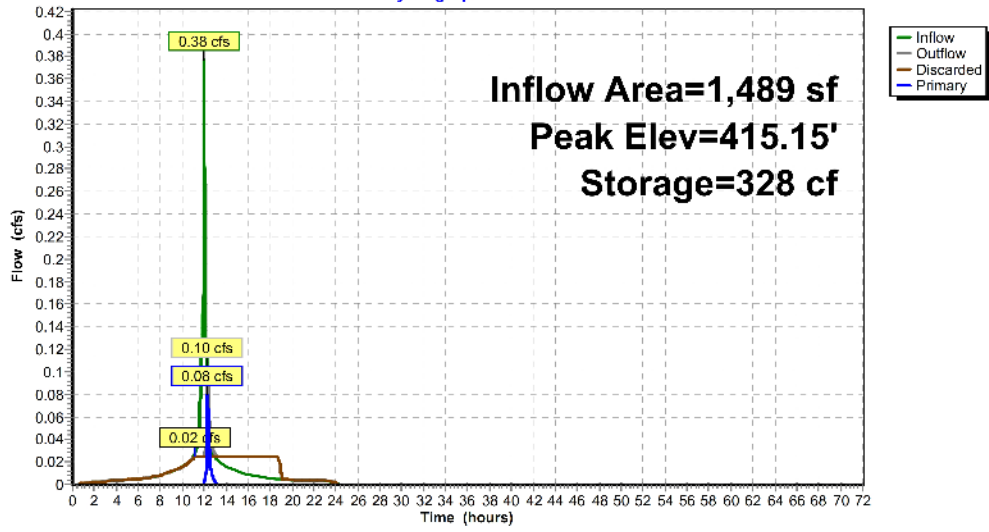
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Type III 24-hr 100 YEAR Rainfall=9.20"

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Pond SMS2:

Hydrograph



INGRAO 86 OLD BYRAM RD

Type III 24-hr 100 YEAR Rainfall=9.20"

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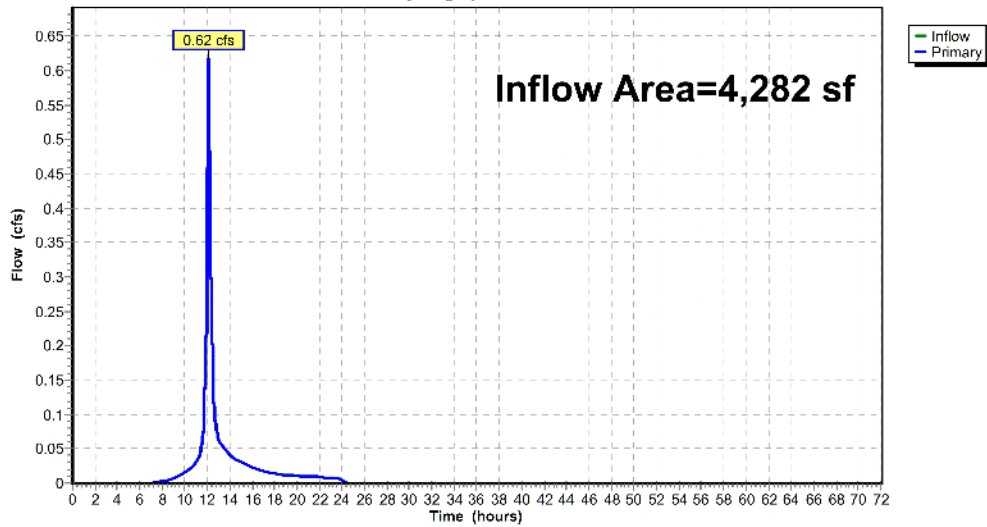
Summary for Link EXDP1:

Inflow Area = 4,282 sf, 0.00% Impervious, Inflow Depth = 5.76" for 100 YEAR event
Inflow = 0.62 cfs @ 12.11 hrs, Volume= 2,056 cf
Primary = 0.62 cfs @ 12.11 hrs, Volume= 2,056 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Link EXDP1:

Hydrograph



INGRAO 86 OLD BYRAM RD

Type III 24-hr 100 YEAR Rainfall=9.20"

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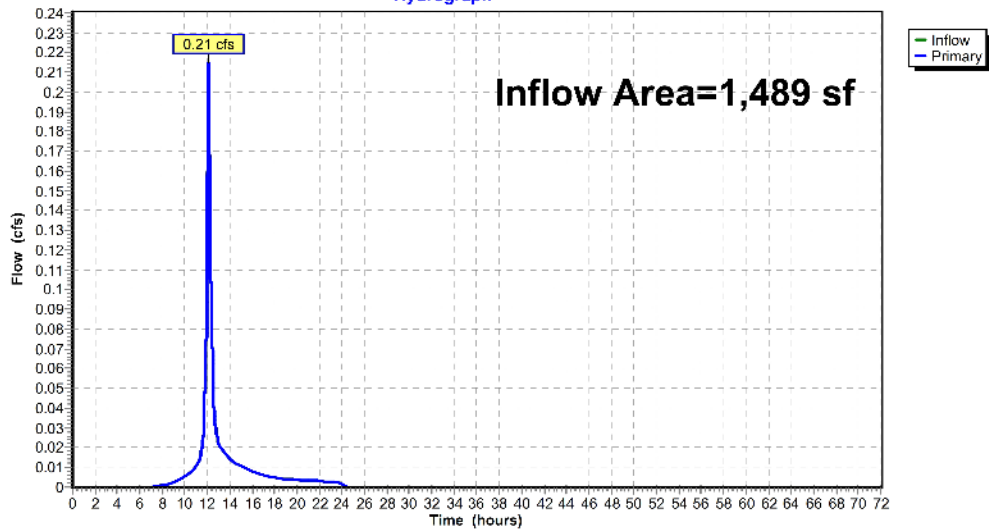
Summary for Link EXDP2:

Inflow Area = 1,489 sf, 0.00% Impervious, Inflow Depth = 5.76" for 100 YEAR event
Inflow = 0.21 cfs @ 12.11 hrs, Volume= 715 cf
Primary = 0.21 cfs @ 12.11 hrs, Volume= 715 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Link EXDP2:

Hydrograph



INGRAO 86 OLD BYRAM RD

Type III 24-hr 100 YEAR Rainfall=9.20"

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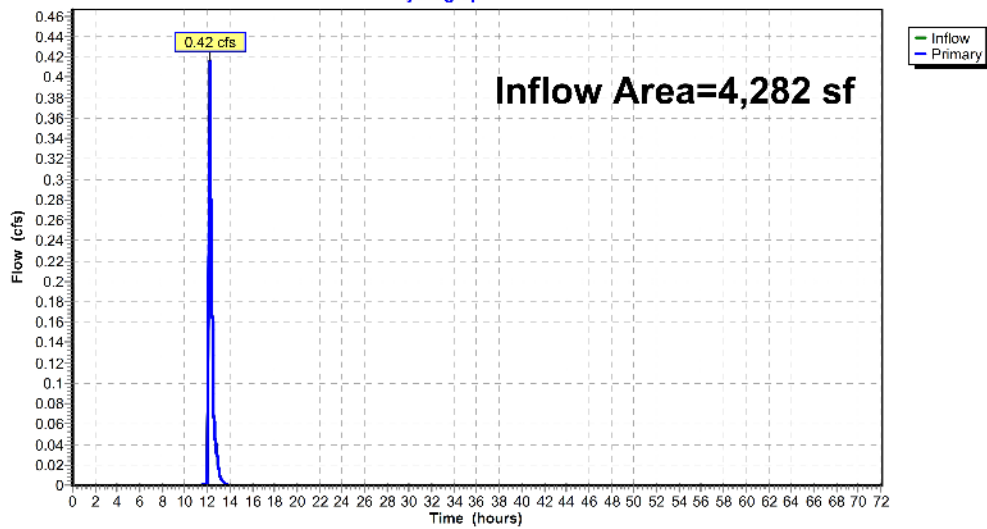
Summary for Link PRDP1:

Inflow Area = 4,282 sf, 100.00% Impervious, Inflow Depth = 0.95" for 100 YEAR event
Inflow = 0.42 cfs @ 12.23 hrs, Volume= 340 cf
Primary = 0.42 cfs @ 12.23 hrs, Volume= 340 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Link PRDP1:

Hydrograph



INGRAO 86 OLD BYRAM RD

Type III 24-hr 100 YEAR Rainfall=9.20"

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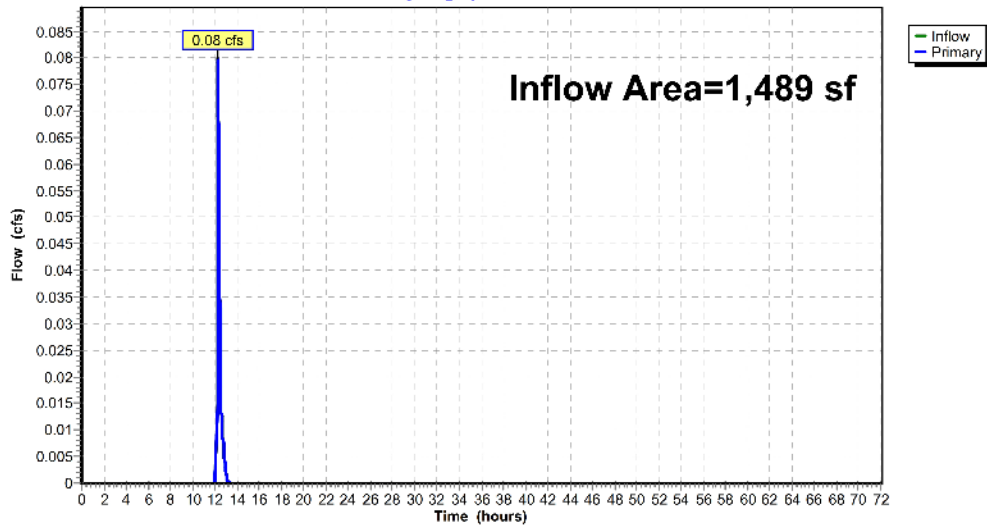
Summary for Link PRDP2:

Inflow Area = 1,489 sf, 100.00% Impervious, Inflow Depth = 0.63" for 100 YEAR event
Inflow = 0.08 cfs @ 12.26 hrs, Volume= 78 cf
Primary = 0.08 cfs @ 12.26 hrs, Volume= 78 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Link PRDP2:

Hydrograph



INGRAO 86 OLD BYRAM RD

Type III 24-hr 100 YEAR Rainfall=9.20"

Prepared by Alfonzetti Engineering, P.C.

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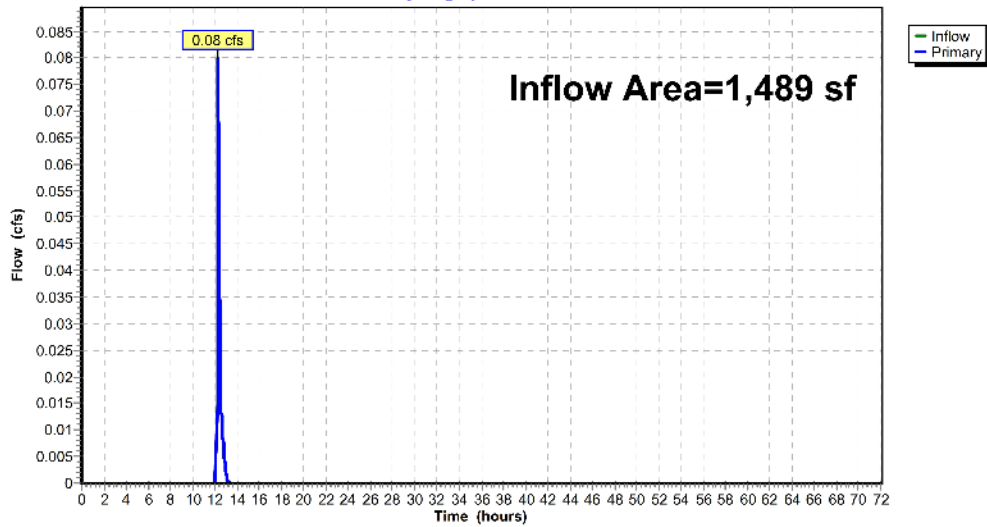
Summary for Link PRDP2:

Inflow Area = 1,489 sf, 100.00% Impervious, Inflow Depth = 0.63" for 100 YEAR event
Inflow = 0.08 cfs @ 12.26 hrs, Volume= 78 cf
Primary = 0.08 cfs @ 12.26 hrs, Volume= 78 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Link PRDP2:

Hydrograph





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: Sal Ingrao Date: April 8, 2024

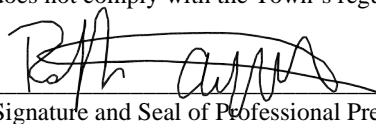
Tax Map Designation or Proposed Lot No.: 101.03-4-17.2

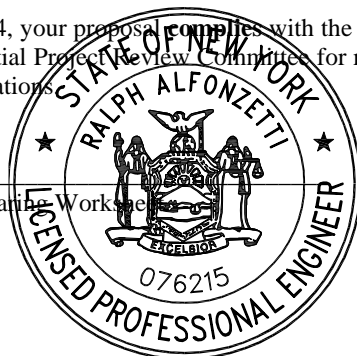
Gross Lot Coverage

1. Total lot Area (Net Lot Area for Lots Created After 12/13/06): 2.627 Acres
2. **Maximum** permitted gross land coverage (per Section 355-26.C(1)(a)): 15,318.4 s.f.
3. **BONUS** maximum gross land cover (per Section 355-26.C(1)(b)):

Distance principal home is beyond minimum front yard setback
67.8 x 10 = 678 s.f.
4. **TOTAL Maximum Permitted gross land coverage** = Sum of lines 2 and 3 15,996.4
5. Amount of lot area covered by **principal building**:
0 existing + 2,791 proposed = 2,791 s.f.
6. Amount of lot area covered by **accessory buildings**:
0 existing + 0 proposed = 0 s.f.
7. Amount of lot area covered by **decks**:
0 existing + 403 proposed = 403 s.f.
8. Amount of lot area covered by **porches**:
0 existing + 0 proposed = 0 s.f.
9. Amount of lot area covered by **driveway, parking areas and walkways**:
0 existing + 2,577 proposed = 2,577 s.f.
10. Amount of lot area covered by **terraces**:
0 existing + 0 proposed = 0 s.f.
11. Amount of lot area covered by **tennis court, pool and mechanical equip**:
0 existing + 0 proposed = 0 s.f.
12. Amount of lot area covered by **all other structures**:
0 existing + 0 proposed = 0 s.f.
13. Proposed **gross land coverage**: Total of Lines 5 – 12 = 5,771 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



April 8, 2024
 Date



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

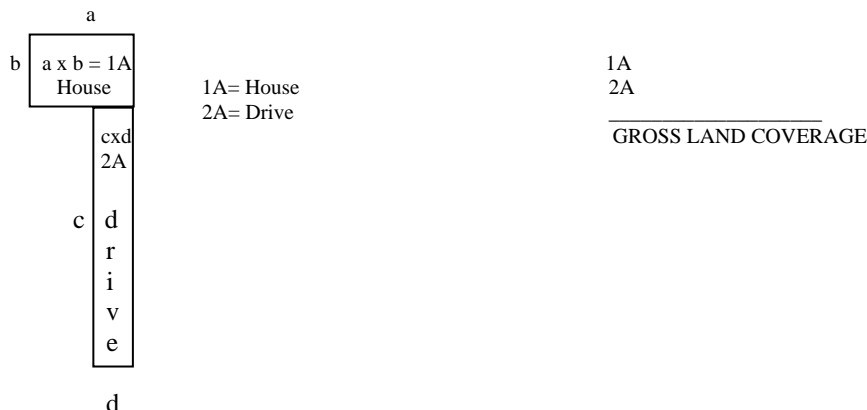
PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

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www.northcastleny.com

GROSS LAND COVERAGE WORKSHEET

The following format is to be used for all applications for the purpose of demonstrating the gross land coverage of a property as necessary to show compliance with gross land coverage limitations of the Town Code.

1. Scaled worksheets are to be prepared based upon a site plan which represents existing or proposed conditions as applicable to the particular circumstances of the approval being sought. All site plans and worksheets are required to be prepared by a licensed or registered professional in the State of New York.
2. Each component of the gross land coverage is to be divided into simple polygons (squares, rectangles, etc.) each being drawn on the plan. The area of each polygon is to be shown by providing the dimensions and resulting area measurement. Each polygon is to be assigned an identifying label for reference purposes.
3. A summary table for each component is to be completed. The area of each polygon is to be listed by reference label then added, resulting in the gross land coverage for the entire site.
4. Any exception of land coverage from the gross land coverage must be identified on the floor plans and summary tables. The rationale for any exception must accompany the floor area worksheets.
5. A schematic illustration of the format is shown below (or a schematic illustration with areas computed by CAD)

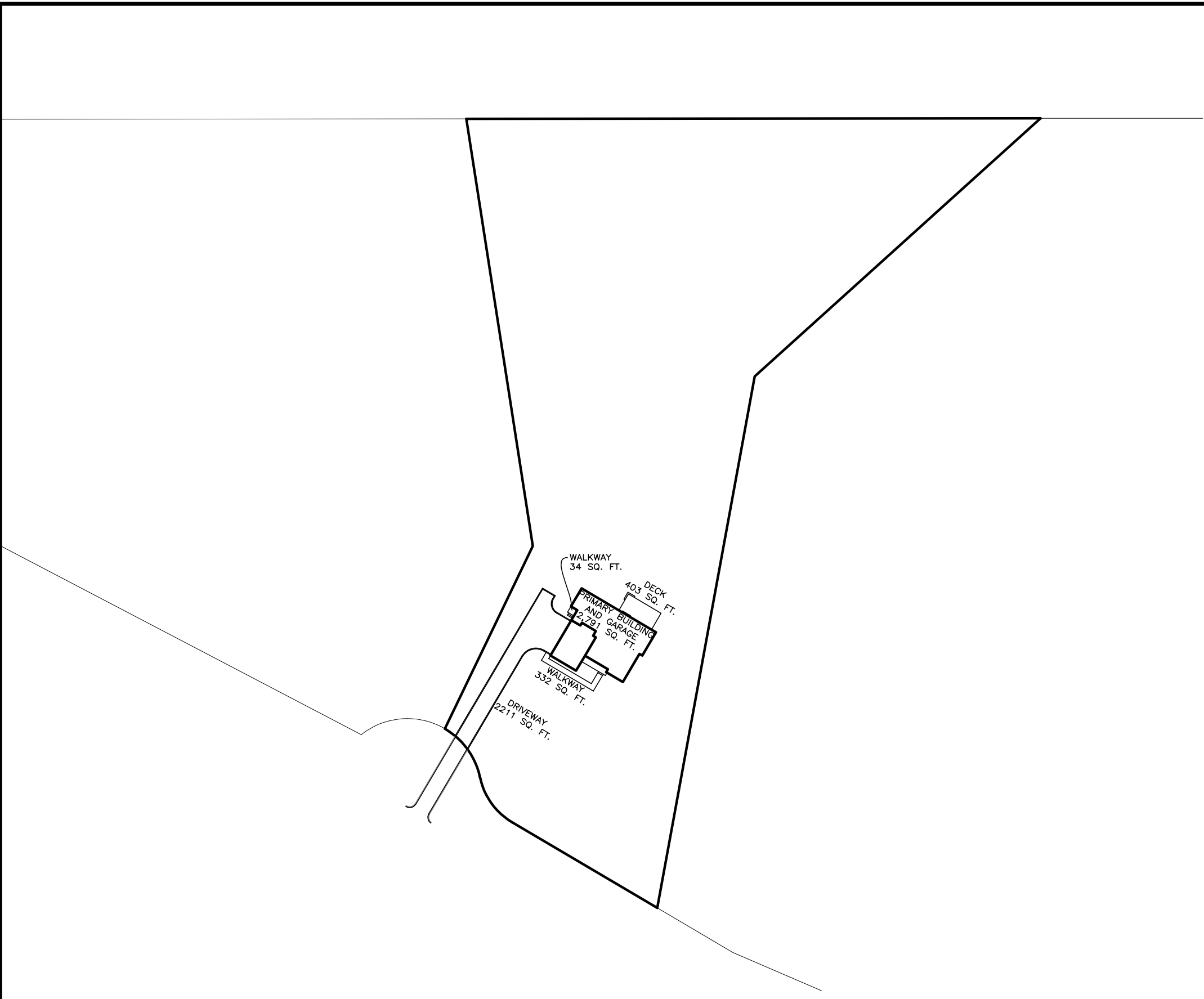


LOT AREA, NET – Lot area minus seventy five (75) percent of the area of any wetlands, waterbodies and, watercourses, but excluding any adjacent areas, all as defined in Chapter 340 Wetlands and Drainage, of the Town Code, and the area of any steep slopes, as defined Chapter 355, except that in the case of one-family lots, the deduction for steep slopes shall be only fifty (50) percent.

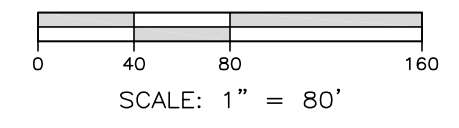
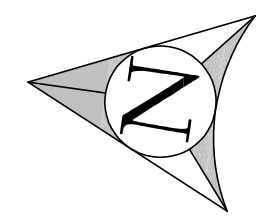
Lot Size	Maximum Permitted Gross Land Coverage for One-Family Dwelling Lots ¹ (square feet)
Less than 5,000 square feet	50% of the lot area
5,000 to 9,999 square feet	2,500 plus 30% of the lot area in excess of 5,000 square feet
10,000 to 14,999 square feet	4,000 plus 24% of the lot area in excess of 10,000 square feet
15,000 square feet to 0.499 acres	5,200 plus 18% of the lot area in excess of 15,000 square feet
0.5 to 0.749 acres	6,420 plus 15% of the lot area in excess of 0.5 acres
0.75 to 0.999 acres	8,050 plus 12% of the lot area in excess of 0.75 acres
1.0 to 1.999 acres	9,350 plus 9% of the lot area in excess of 1.0 acres
2.0 acres or more	13,270 plus 7.5% of the lot area in excess of 2.0 acres

*Permitted gross land coverage limitations for two-family dwelling lots in the R-2F District shall be twenty five (25) percent greater than that permitted for one-family dwelling lots.

NOTWITHSTANDING ABOVE LIMITATIONS, AN ADDITIONAL 10 SQUARE FEET OF GROSS LAND COVERAGE SHALL BE PERMITTED FOR EACH ONE FOOT OF FRONT YARD SETBACK OF THE PRINCIPAL DWELLING IN EXCESS OF THE MINIMUM FRONT YARD SETBACK REQUIRED.



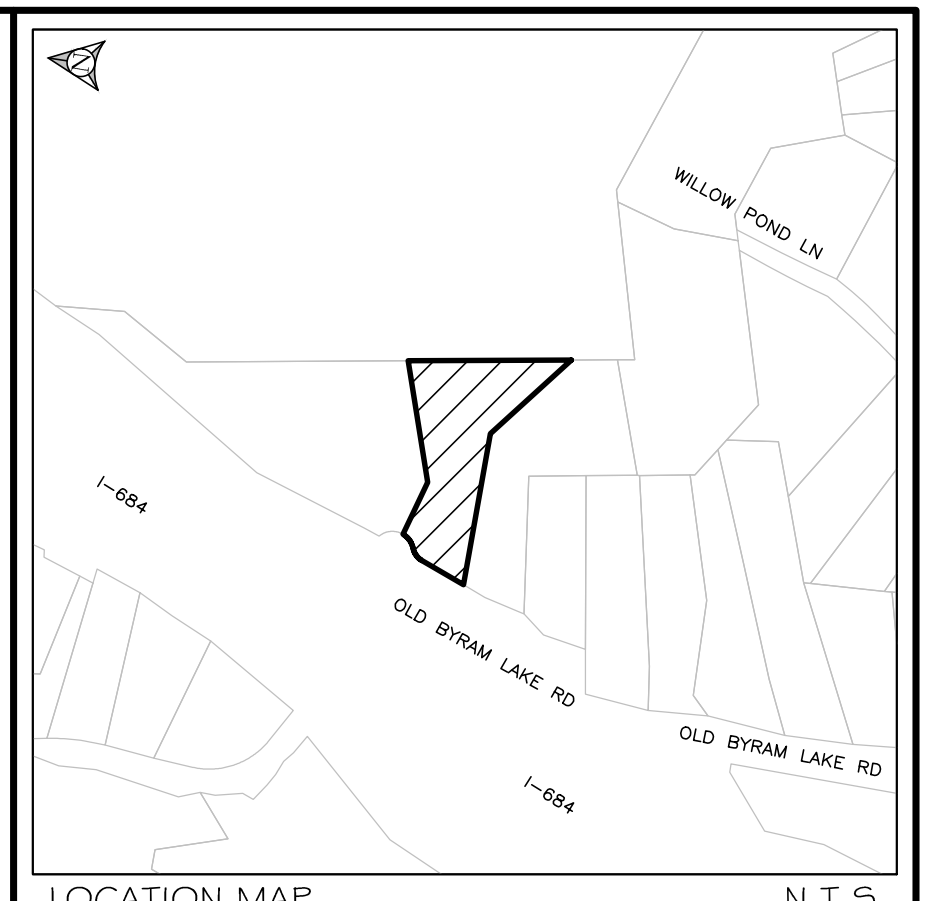
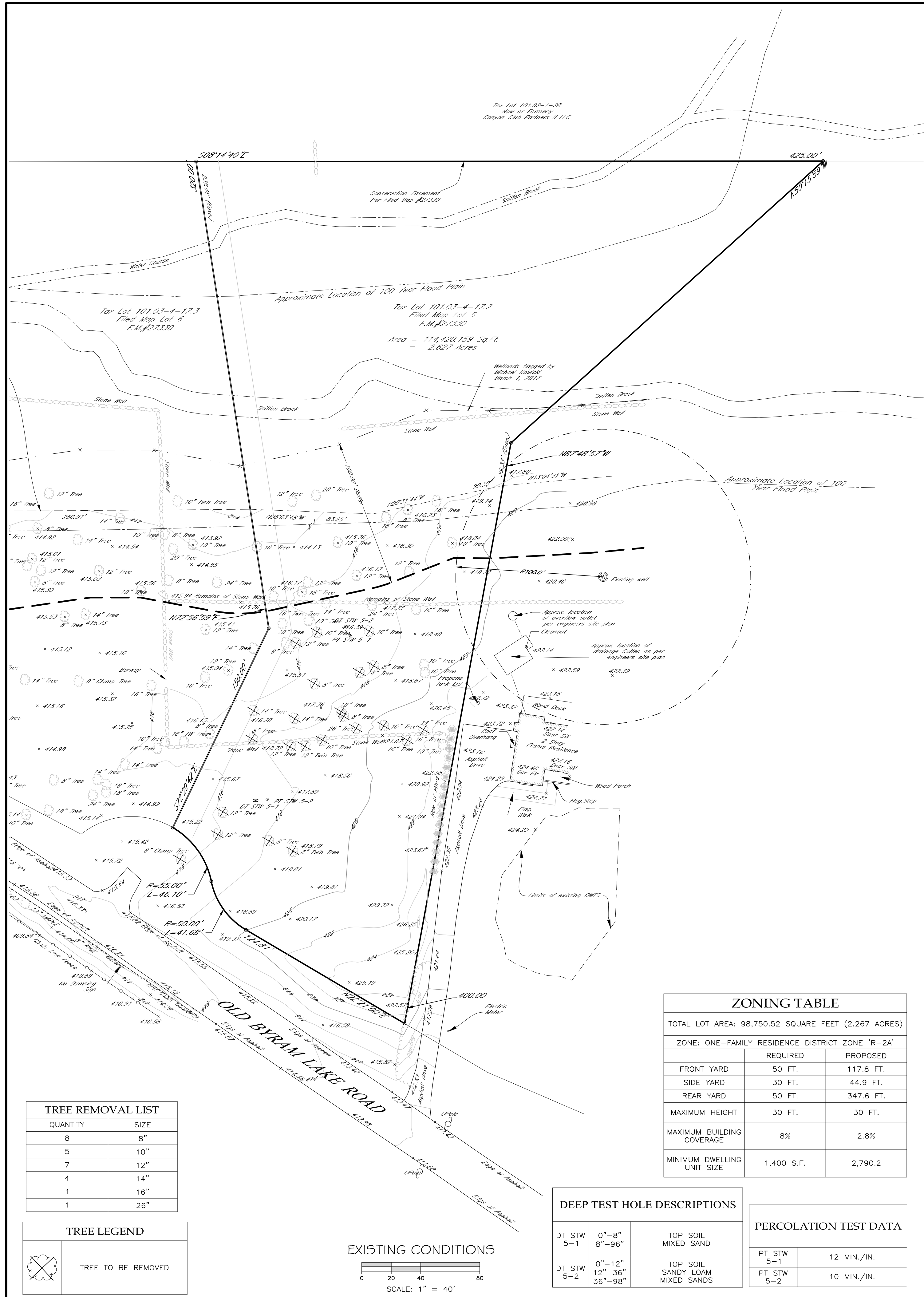
COVERAGE	
PRINIPLE BUILDING	2,791 S.F.
ACCESSORY BUILDING	0 S.F.
DECKS	403 S.F.
PORCHES	0 S.F.
DRIVEWAY AND WALKWAYS	2,577 S.F.
TERRACES	0 S.F.
POOL AND POOL EQUIPMENT	0 S.F.
ALL OTHER STRUCTURES	0 S.F.



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 914-666-9800 INFO@ALFONZETTIENG.COM

86 OLD BYRAM LAKE RD
 TOWN OF NORTH CASTLE
 WESTCHESTER COUNTY, NEW YORK

GLC BACKUP
 APRIL 8, 2024



- CONSTRUCTION NOTES:**
1. THE CONTRACTOR SHALL LOCATE AND VERIFY IN THE FIELD ALL UTILITIES: SEWER, WATER, GAS, ELECTRICAL, ETC. PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL CALL CODE 753 (FORMERLY CODE 53) PRIOR TO THE START OF CONSTRUCTION.
 2. THE INSTALLATION OF WATER AND SEWER SHALL BE INSPECTED UNDER THE DIRECTION OF A N.Y. STATE LICENSED PROFESSIONAL ENGINEER.
 3. EROSION AND SEDIMENT CONTROL MEASURES, SHALL BE REQUIRED AS INDICATED ON THIS PLAN OR THE EROSION CONTROL PLAN OR AS DIRECTED BY THE GOVERNING AGENCY IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS" (BLUE BOOK).
 4. AS BUILT PLANS IF REQUIRED, SHALL BE CERTIFIED BY A N.Y. STATE LICENSED SURVEYOR OR PROFESSIONAL ENGINEER.
 5. ALL PROPERTY DISTURBED IN THE RIGHT-OF-WAY OR ON PRIVATE LANDS, SHALL BE RESTORED TO ACCEPTABLE CONDITIONS, AS REQUIRED BY THE GOVERNING AGENCY.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICATIONS AND PERMITS REQUIRED FOR CONSTRUCTION.
 7. THE ROAD AND UTILITIES SHALL BE STAKED IN THE FIELD BY A NEW YORK STATE LICENSED SURVEYOR OR ENGINEER.
 8. UNDERGROUND UTILITIES: GAS, ELECTRIC, CABLE, TELEPHONE, ETC. SHALL BE AS REQUIRED BY THE GOVERNING AGENCY AND THE APPROPRIATE UTILITY COMPANY.
 9. ALL PROPOSED OR DISTURBED SLOPES, 1H:2V OR GREATER SHALL BE STABILIZED WITH AN EROSION CONTROL BLANKET.
 10. IN LIEU OF BLASTING, ROCK RIPPING WILL BE USED WHEREVER POSSIBLE. IF BLASTING IS REQUIRED, BLASTING WILL OCCUR IN ACCORDANCE WITH REGULATIONS AND STANDARDS PRESCRIBED BY THE GOVERNING AGENCY. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY PERMITS IF BLASTING IS REQUIRED.
 11. NO REPRESENTATION OF THE SUB-SURFACE SOIL CONDITIONS ON THIS SITE ARE MADE OR IMPLIED. IT IS THE DEVELOPER/CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL IMPROVEMENTS ARE PLACED ON SOIL WITH A SUITABLE BEARING CAPACITY.
 12. OVERNIGHT EXCAVATIONS WILL NOT BE PERMITTED.

- GENERAL NOTES**
1. EXISTING FEATURES SHOWN HEREON ARE TAKEN FROM:
 - SURVEY MAP ENTITLED "TOPOGRAPHIC SURVEY OF PROPERTY, PREPARED FOR DAVID MILNE LOCATED IN THE TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK, DATED FEBRUARY 17, 2023 PREPARED BY TC MERRITS LAND SURVEYORS."
 2. THIS SITE PLAN IS NOT A SURVEY.
 3. PROPERTY LIES WITHIN FLOOD ZONE A AS PER FLOOD MAP NUMBER 36119C0164F, EFFECTIVE ON 9/28/2007.



IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209(2), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER ANY ITEM ON THIS PLAN IN ANY WAY. IF ANY ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

STATE OF NEW YORK
DAVID ALFONZETTI
 LICENSED PROFESSIONAL ENGINEER

ALFONZETTI ENGINEERING, P.C.
 14 SMITH AVE, MT. KISCO, N.Y. 10549
 914-666-9800 INFO@ALFONZETTIENG.COM

SITE DATA

OWNER/APPLICANT:
SAL INGRAO

SITE ADDRESS:
86 OLD BYRAM LAKE RD,
ARMONK, NY 10504

TAX MAP #:
101.03-4-17.2

LOT AREA: 2,627 ACRES

ZONING: R-2A

SITE PLAN
 APRIL 3, 2024

PROJECT
 86 OLD BYRAM LAKE RD
 TOWN OF NORTH CASTLE,
 WESTCHESTER COUNTY, NEW YORK

SHEET 01 OF 03

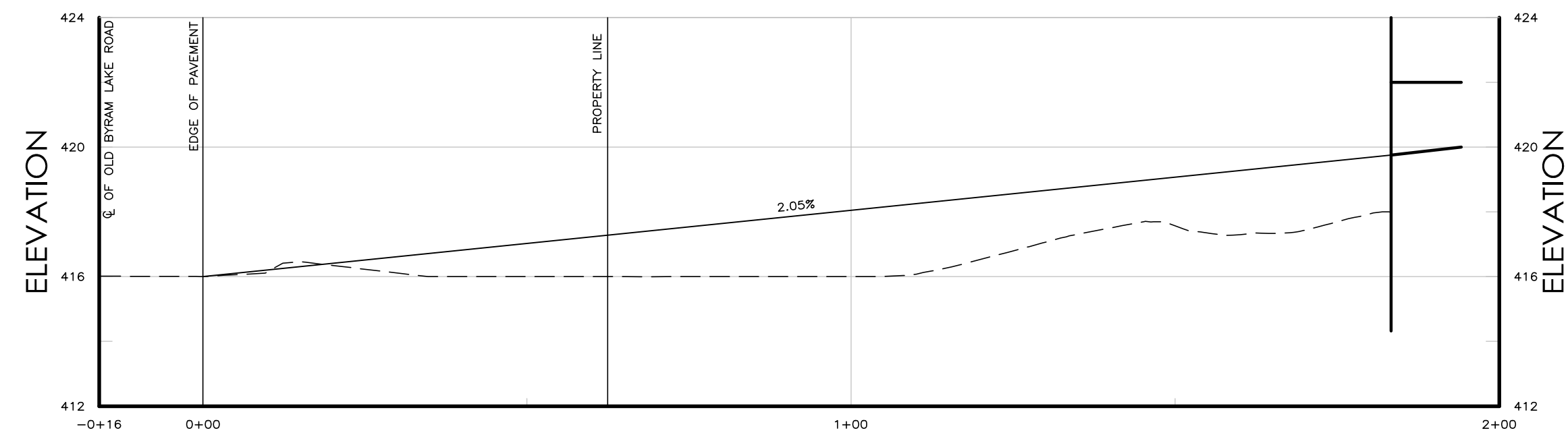
FIRE DISTRICT: ARMONK FD
 SCHOOL DISTRICT: BYRAM HILLS

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

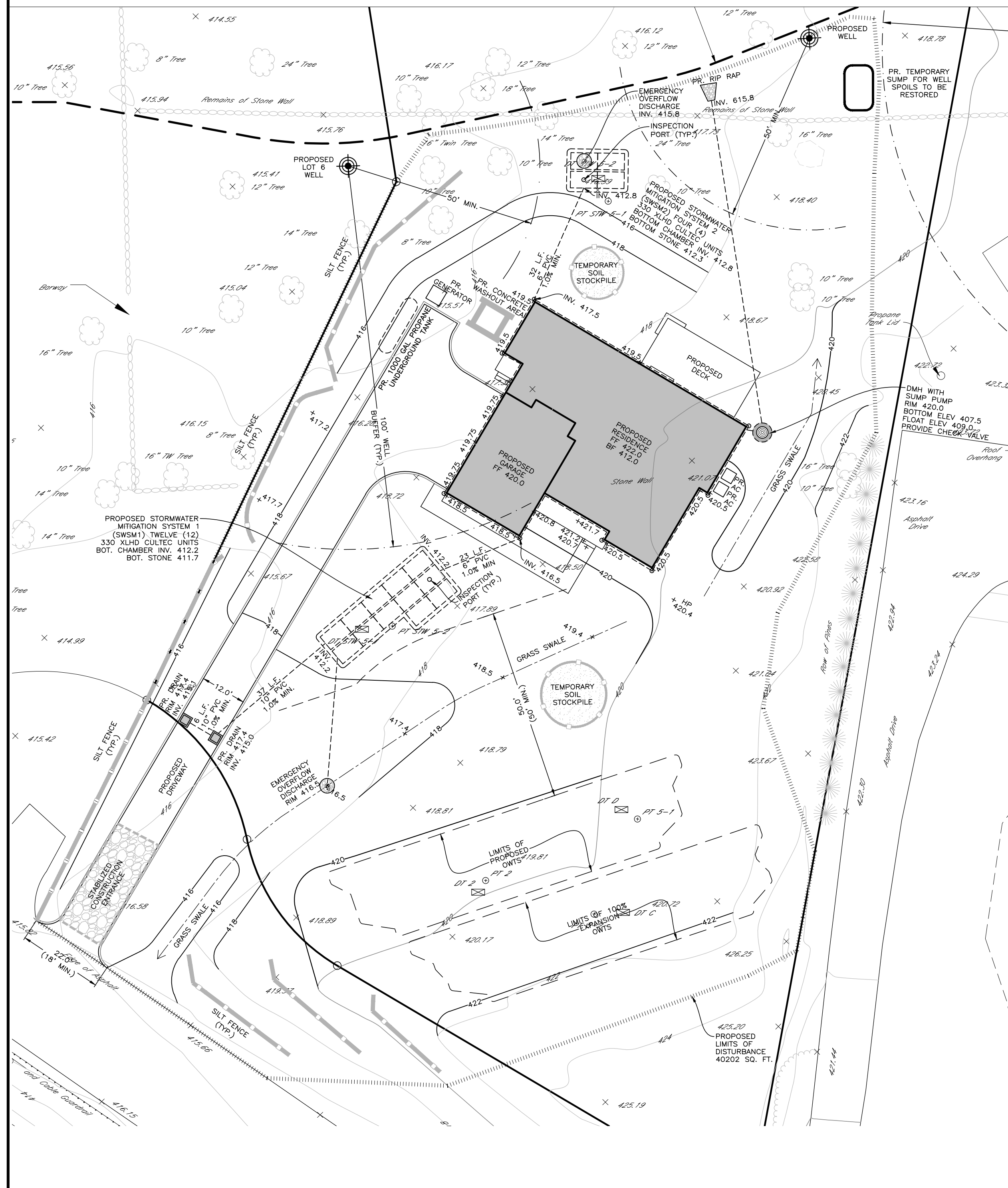
CHRISTOPHER CARTHY, CHAIRMAN
 TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING PLANS REVIEWED FOR
 CONFORMANCE TO RESOLUTION:
 _____ DATE:

JOSEPH M. CERMELE, P.E.
 KELLARD SESSIONS CONSULTING
 CONSULTING TOWN ENGINEERS



PROPOSED DRIVEWAY PROFILE
 HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 4'



CONSTRUCTION SEQUENCE:

THE PROPOSED DEVELOPMENT IS PROPOSED TO BE CONSTRUCTED IN 1 PHASE. THE CONSTRUCTION WILL BE IN A SEQUENCE THAT WILL MINIMIZE THE POTENTIAL FOR EROSION. CONSTRUCTION IS SCHEDULED TO BEGIN IN THE SUMMER OF 2024. THE GENERAL SEQUENCE OF CONSTRUCTION IS AS FOLLOWS:

- STAKEOUT, EROSION CONTROL MEASURES, CLEARING
 THE INITIAL FIELDWORK SHALL CONSIST OF SURVEYING AND STAKING FOR DISTURBANCE LIMITS AND EROSION CONTROL INSTALLATION. ALL TREES TO BE PRESERVED SHALL BE MARKED AND PROTECTED PRIOR TO THE START OF CLEARING OPERATIONS. EROSION CONTROLS SHALL BE AS SHOWN ON THE EROSION CONTROL PLAN AND AS PER THE RESPECTIVE EROSION CONTROL DETAILS. THE TREE CLEARING, IF ANY, SHALL BEGIN PRIOR TO THE COMPLETION OF THE ENTIRE SILT FENCE. SILT FENCE SHOULD NOT BE INSTALLED IN AREAS WHERE TREE CLEARING OPERATIONS WILL DAMAGE SILT FENCE. THE SILT FENCE INSTALLATION WILL CLOSELY FOLLOW THE TREE CLEARING OPERATIONS AND WILL BE COMPLETE PRIOR TO TREE STUMP REMOVAL. TREE STUMP REMOVAL SHALL ONLY BEGIN FOLLOWING THE INSTALLATION OF THE ANTI-TRACKING PAD AT THE CONSTRUCTION ENTRANCE.
- EARTHWORK
 AFTER TREES/BRUSH/STUMPS AND OTHER VEGETATION HAS BEEN REMOVED, THE GRADING OPERATIONS SHALL BEGIN AND THE FOOTING INSTALLATION WILL BEGIN. INITIAL EARTHWORK OPERATIONS INVOLVE THE INSTALLATION OF SOME STRUCTURAL EROSION CONTROL MEASURES SUCH AS SOIL STOCKPILES. ANY DISTURBED SOIL THAT WILL NOT BE WORKED FOR A PERIOD GREATER THAN 14 DAYS MUST BE STABILIZED.
- GRADING/DRAINAGE/UTILITY INSTALLATION
 THE DRAINAGE CONSTRUCTION SHALL BEGIN ONCE THE FOOTINGS HAVE CURED, BEEN STRIPPED, AND BACKFILLED. AS THE DRAINAGE SYSTEM IS INSTALLED IT SHALL BE PROTECTED TO ENSURE SEDIMENT DOES NOT ENTER THE SYSTEM. ONCE LAND DISTURBING OPERATIONS ARE COMPLETED, FINAL GRADING, SEEDING, SOODING, AND OTHER SOIL STABILIZING LANDSCAPING MAY BE INSTALLED. THE INFILTRATION SYSTEMS SHALL NOT BE PUT INTO SERVICE UNTIL THE CONTRIBUTING AREA IS STABILIZED.
- REMOVAL OF EROSION CONTROL DEVICES
 AS AREAS ARE STABILIZED, SEDIMENT SHALL BE REMOVED AND EROSION CONTROL DEVICES SHALL BE DISCARDED IN AN APPROPRIATE AND LAWFUL MANNER.

EROSION CONTROL NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, AND MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD OR UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. PRIOR TO ANY EXCAVATION, SILT FENCE SHALL BE INSTALLED AT THE LOCATIONS NOTED ON THE EROSION CONTROL PLAN. ADDITIONAL SILT FENCE MAY BE REQUIRED BY THE ENGINEER IN THE FIELD. SILT FENCING SHALL BE MAINTAINED IN EFFECTIVE CONDITION AND SHALL NOT BE REMOVED UNTIL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
3. INSTALL ANTI-TRACKING PAD AT ALL CONSTRUCTION ENTRANCES. ANTI-TRACKING PAD SHALL BE 2'-3" DIAMETER CRUSHED STONE 6" DEEP.
4. TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. THE SEDIMENT LEVEL IN ALL SEDIMENT REMOVING DEVICES SHALL BE CLOSELY MONITORED AND SEDIMENT REMOVED PROMPTLY WHEN MAXIMUM LEVELS ARE REACHED OR AS ORDERED BY THE ENGINEER. SEDIMENT SHALL BE DISPOSED OF IN A MANNER THAT DOES NOT RESULT IN ADDITIONAL EROSION OR POLLUTION. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED ON A REGULAR BASIS, AND IMMEDIATELY AFTER EACH RAINFALL TO INSURE PROPER OPERATION AS DESIGNED. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
5. ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND PLACED IN A STABILIZED STOCKPILE OR FILL AREA. ALL TOPSOIL REQUIRED FOR FINAL GRADING AND STORED ON SITE SHALL BE LIMED, FERTILIZED, TEMPORARILY SEEDED AND MULCHED WITHIN 14 DAYS OR OTHERWISE STABILIZED. DO NOT STOCKPILE MATERIALS ON STEEP SLOPES, IN DRAINAGE SWALES OR IN WETLAND AREAS. SURROUND ALL STOCKPILE AREAS WITH STAKED HAYBALES OR SILT FENCE.
6. ALL SLOPES CONSTRUCTED WITH FILL MATERIAL AND ALL SLOPES WITH GRADE 3:1 OR STEEPER SHALL BE TOPSOILED, SEEDED, MULCHED AND STABILIZED WITH STAKED TOBACCO NETTING, OR EROSION BLANKET AS NOTED, UNLESS OTHERWISE DIRECTED.
7. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 14 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING. MULCH SHALL BE USED IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER. DISTURBED AREAS SHALL BE LIMED AND FERTILIZED PRIOR TO TEMPORARY SEEDING.
8. ALL DISTURBED AREAS WITHIN 500 FEET OF A BUILDING SHALL BE WETTED AS NECESSARY TO PROVIDE DUST CONTROL. A WATERING TRUCK WILL BE USED IN DRY SEASON TO WET DOWN DUST AREAS.
9. THE CONTRACTOR SHALL KEEP THE ROADWAYS WITHIN THE PROJECT CLEAR OF SOIL AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.
10. ALL CATCH BASINS AND DRAIN INLETS ARE TO BE PROTECTED WITH SEDIMENT FILTERS THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE STABILIZED.
11. UTILITY LINE EXCAVATED MATERIAL SHALL BE TEMPORARILY STOCKPILED ON THE HIGH SIDE OF EXCAVATION SO RUNOFF IS DIRECTED AWAY FROM TRENCH. AFTER BACK-FILLING, AREA IS TO BE TOPSOILED, SEEDED AND MULCHED.
12. SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.
13. ALL AREAS OF DISTURBED SOIL SHALL BE STABILIZED BY THE CONTRACTOR. IN ADDITION TO ALL SPECIFIED EROSION CONTROL DEVICES, THE CONTRACTOR SHALL TAKE ALL STEPS PRUDENT AND NECESSARY TO STABILIZE THE SITE AT ALL TIMES.
14. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS" (BLUE BOOK).



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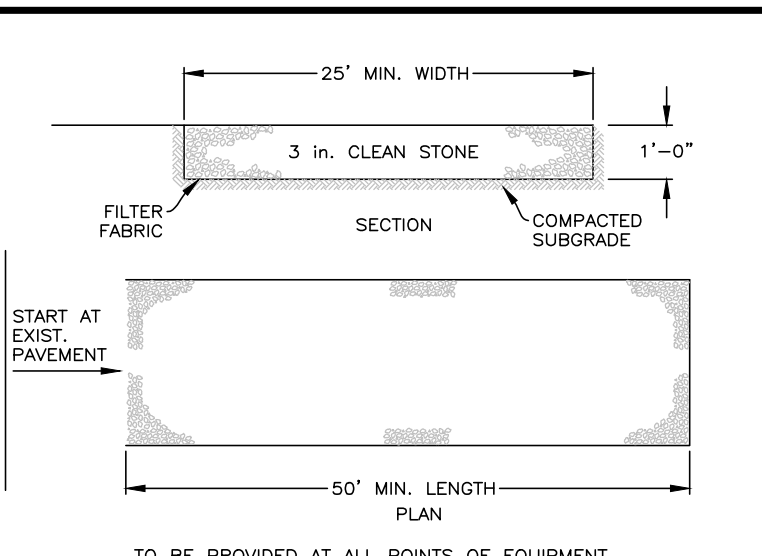


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FIRE DISTRICT: ARMONK FD
 SCHOOL DISTRICT: BYRAM HILLS
 APPROVED BY TOWN OF NORTH CASTLE
 PLANNING BOARD RESOLUTION,
 DATED: _____ DATE: _____
 CHRISTOPHER CARTHY, CHAIRMAN
 TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING PLANS REVIEWED FOR
 CONFORMANCE TO RESOLUTION:
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 JOSEPH M. CERMELE, P.E.
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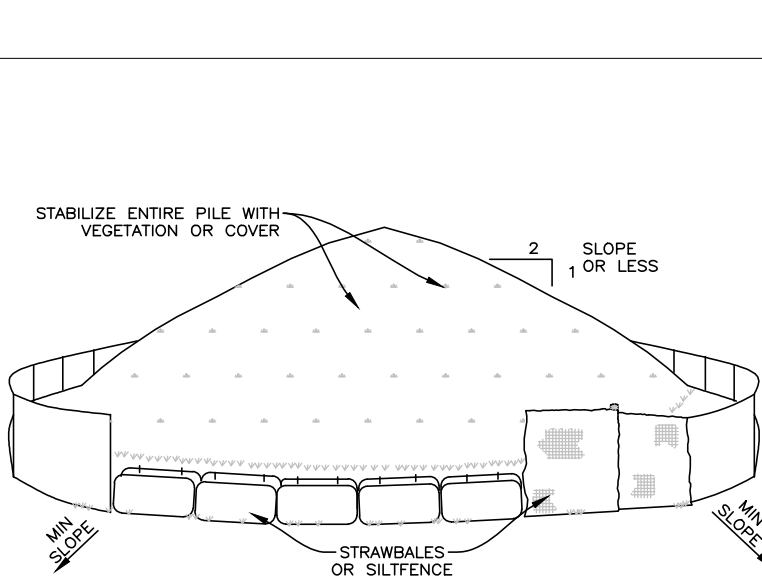
SITE DATA	
OWNER/APPLICANT: SAL INGRAO	
SITE ADDRESS: 86 OLD BYRAM LAKE RD, ARMONK, NY 10504	
TAX MAP #: 101.03-4-17.2	
LOT AREA: 2.627 ACRES	
ZONING: R-2A	
DRAWING: PROPOSED DEVELOPMENT	
APRIL 3, 2024	
PROJECT: 86 OLD BYRAM LAKE RD TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK	



INSTALLATION NOTES

- STONE SIZE - USE 3" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - 25 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE PIPING.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
- WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN 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 (ANTI-TRACKING PAD) N.T.S.



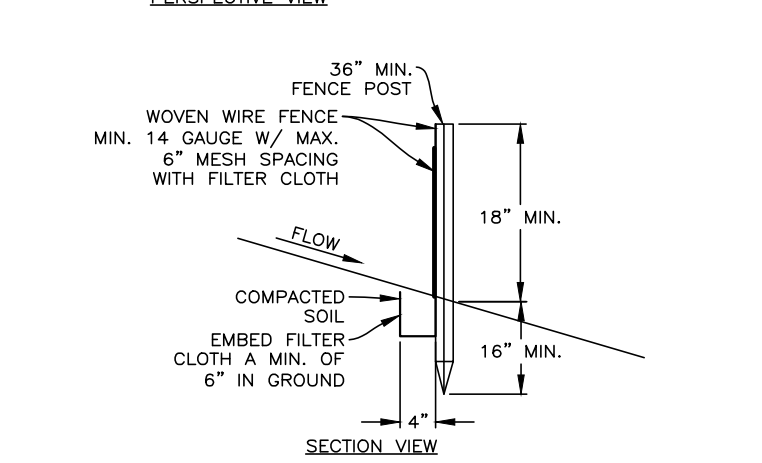
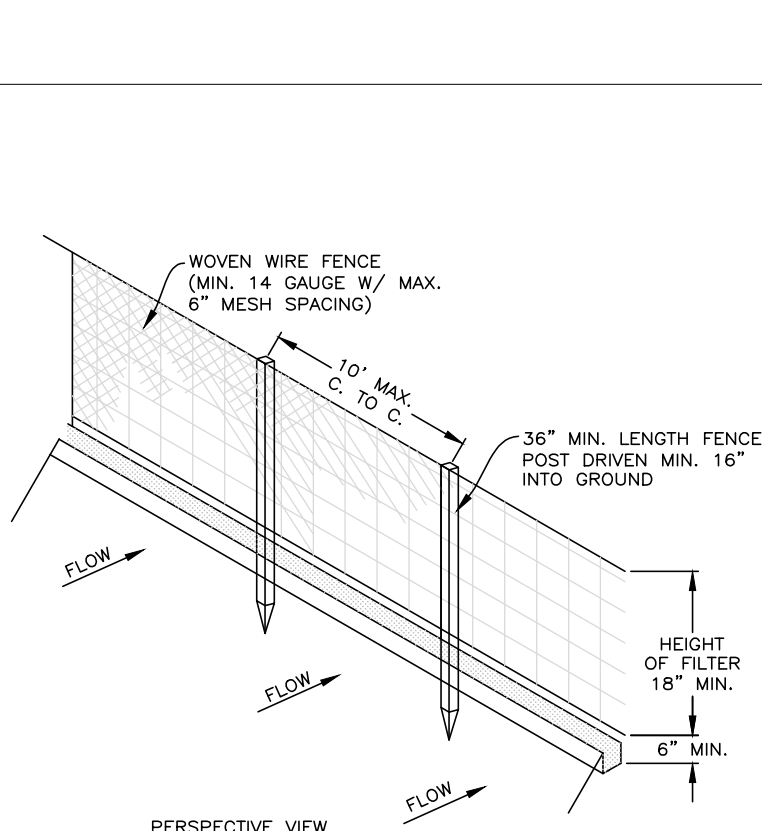
TO BE USED WHERE TOPSOIL PRESERVATION IS NECESSARY FOR REGRADING AND VEGETATING DISTURBED AREAS. TOPSOIL IS APPLIED TO SUBSOILS THAT ARE DROUGHTY (HAVING LOW AVAILABLE MOISTURE FOR PLANTS), STONY, SALTY, HAVE LOW PERMEABILITY, OR ARE EXTREMELY ACID. IT IS ALSO USED TO SUCCESSFULLY PROTECT SHRUBS AND TREE TRANSPLANTS. PRESERVATION OF EXISTING TOPSOIL IS BENEFICIAL FOR ALL TYPES OF LAWN OR ORNAMENTAL PLANTINGS.

TEMPORARY STOCKPILE STABILIZATION MEASURES INCLUDE VEGETATIVE COVER, MULCH, NON-VEGETATIVE COVER, AND PERIPHERAL SEDIMENT TRAPPING BARRIERS. THE STABILIZATION MEASURES SELECTED SHOULD BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND REQUIRED DURATION OF USE.

INSTALLATION NOTES

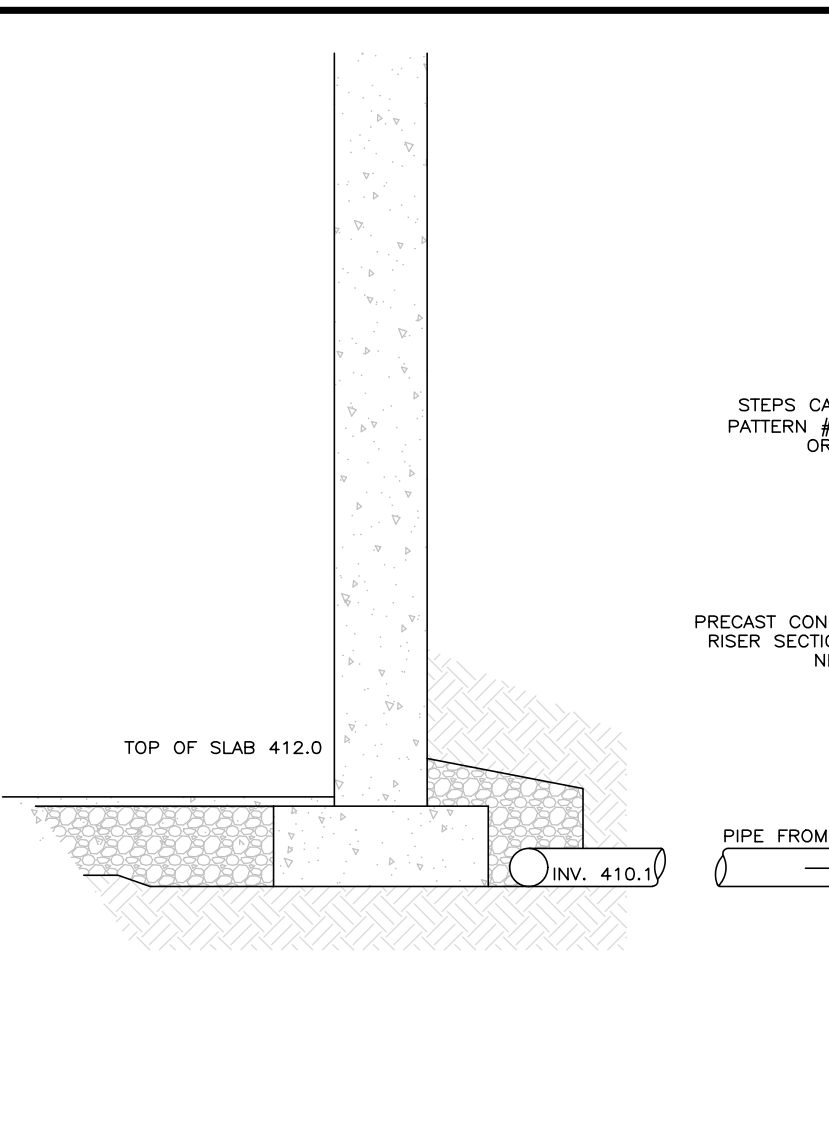
- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
- MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
- UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.

TEMPORARY MATERIAL STOCKPILE N.T.S.

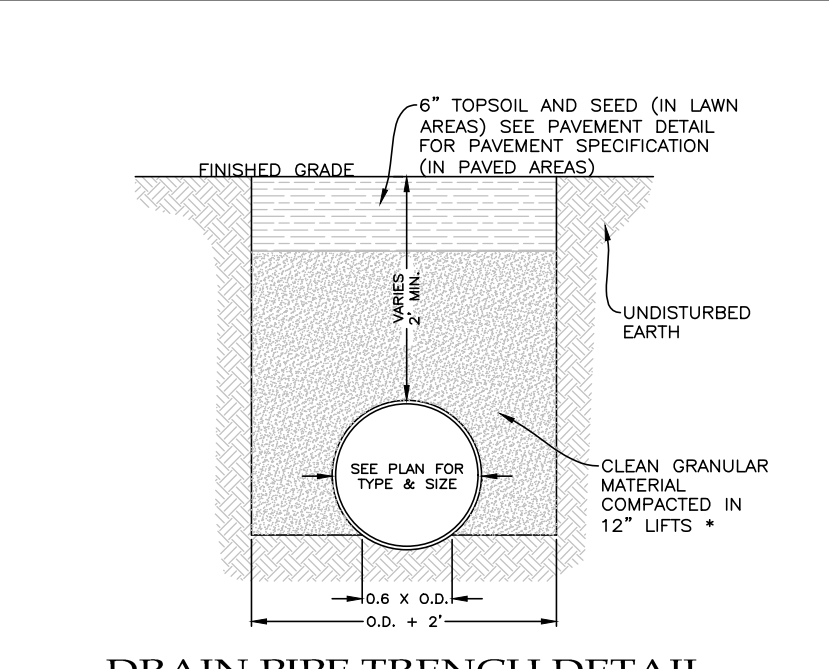


- CONSTRUCTION SPECIFICATIONS**
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POST WITH TIES OR STAPLES. POST SHALL BE STEEL EITHER "I" OR "U" TYPE OR HARDWOOD.
 - FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
 - PREFABRICATED UNITS SHALL MEET THE MINIMUM REQUIREMENTS SHOWN.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

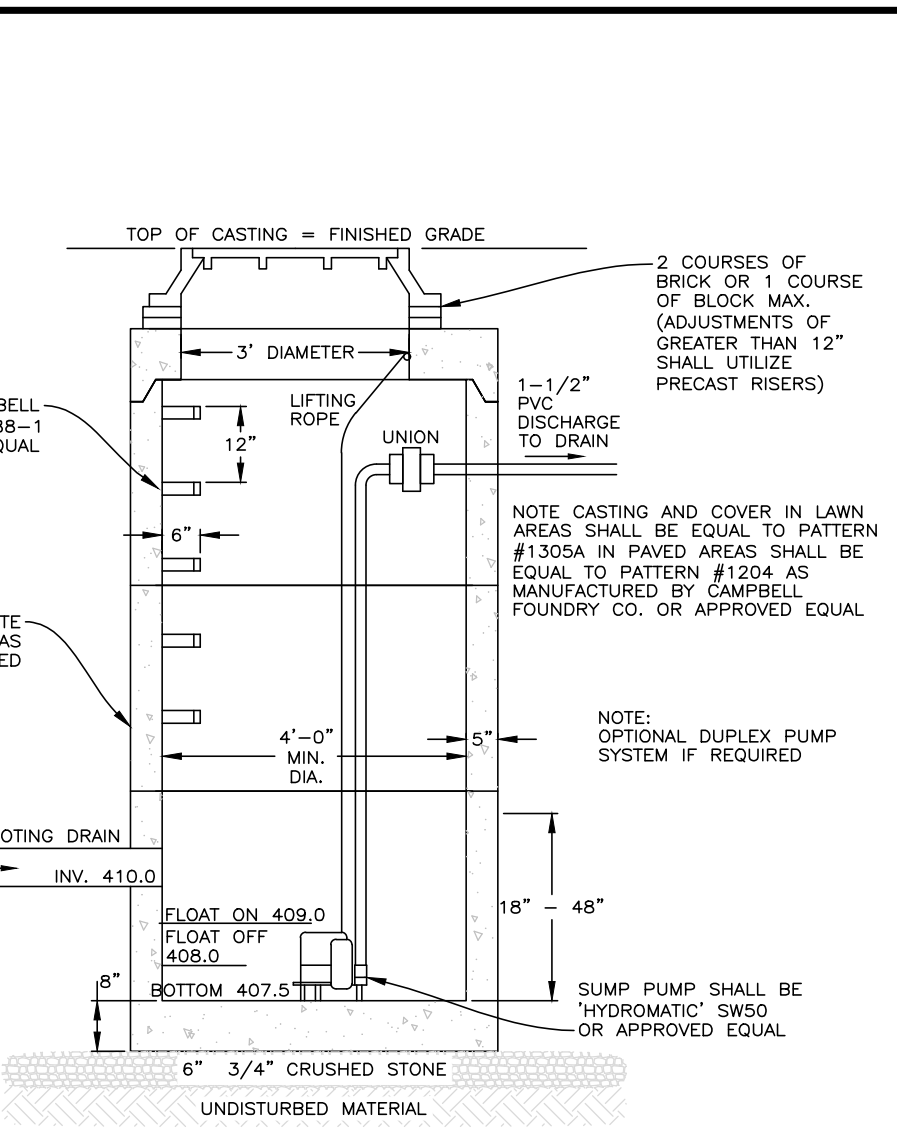
SILT FENCE N.T.S.



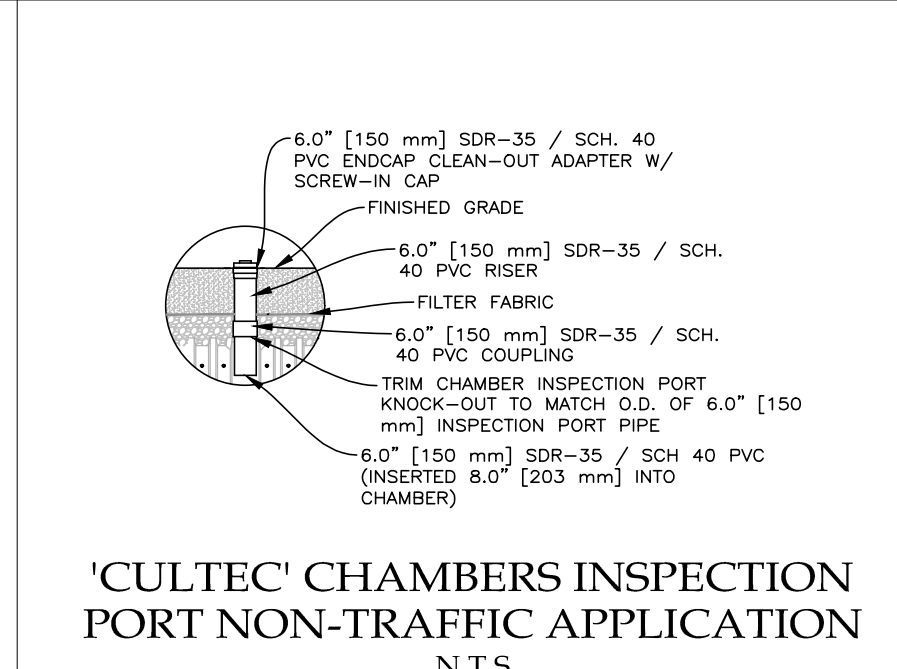
PUMP PIT SCHEMATIC (SUMP PUMP FOR FOOTING DRAINS) N.T.S.



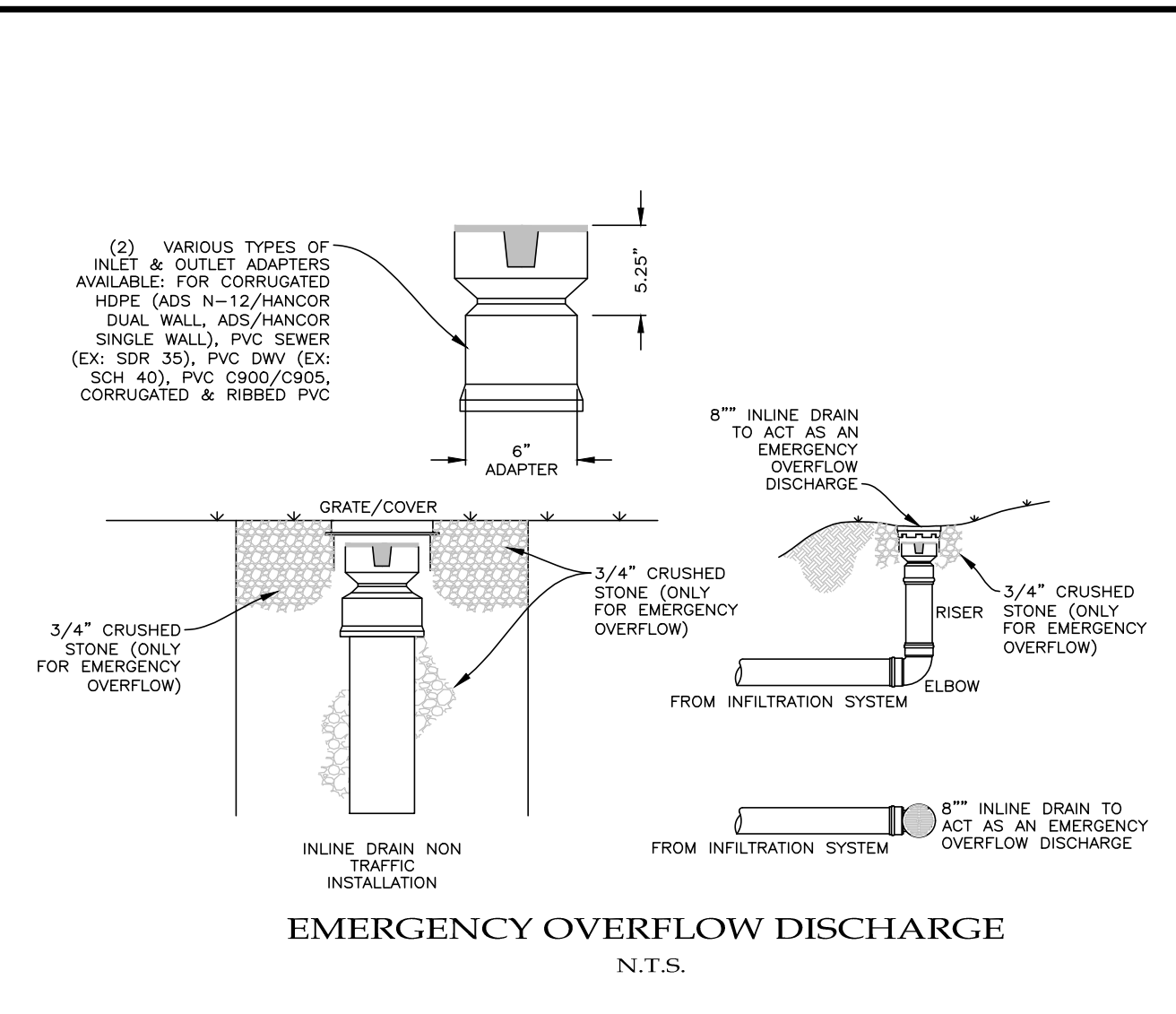
DRAIN PIPE TRENCH DETAIL N.T.S.



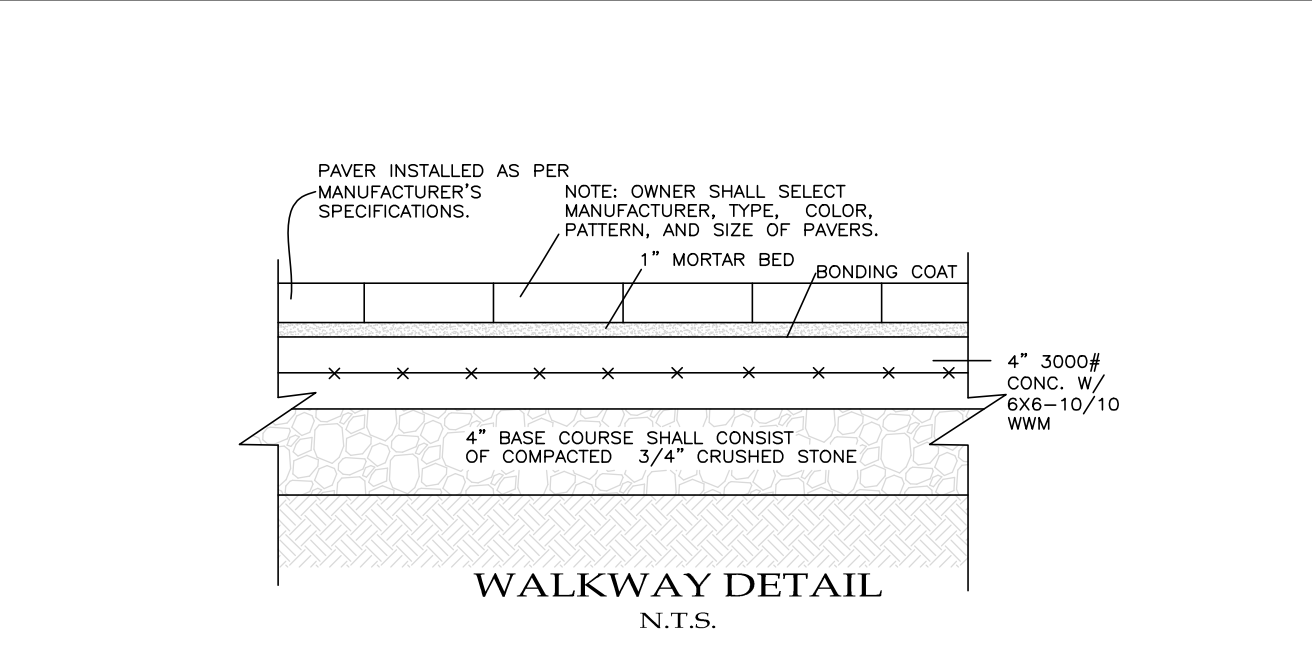
YARD DRAIN N.T.S.



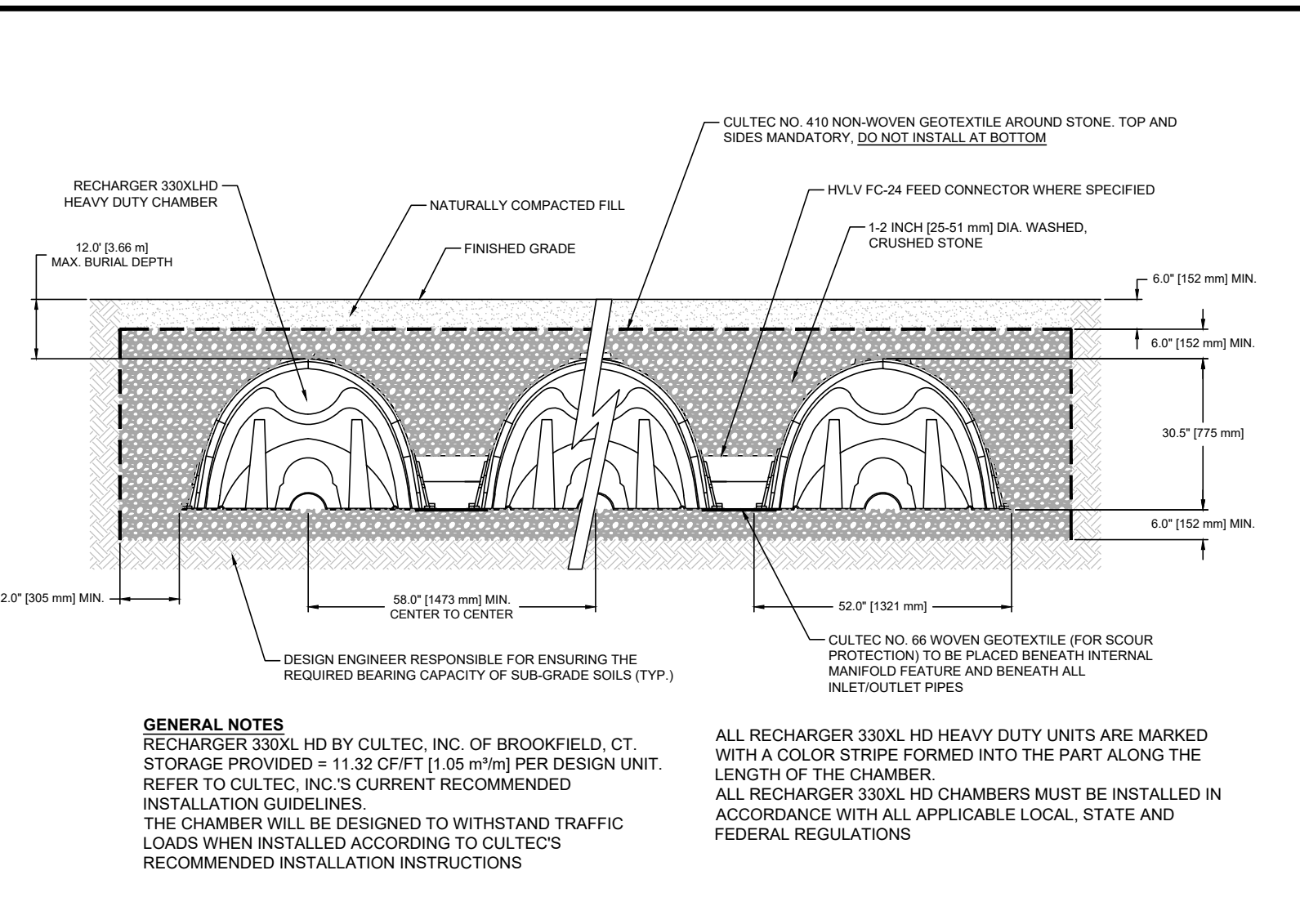
'CULTEC' CHAMBERS INSPECTION PORT NON-TRAFFIC APPLICATION N.T.S.



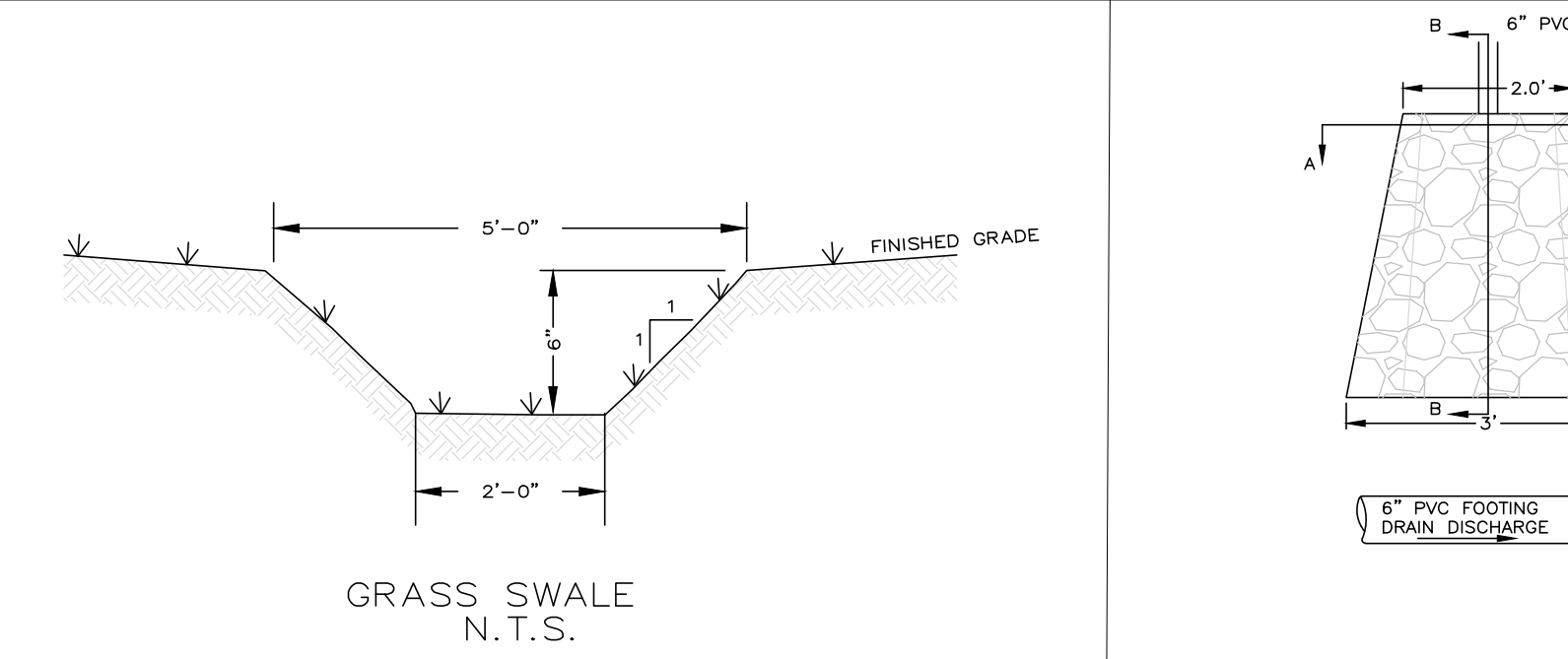
EMERGENCY OVERFLOW DISCHARGE N.T.S.



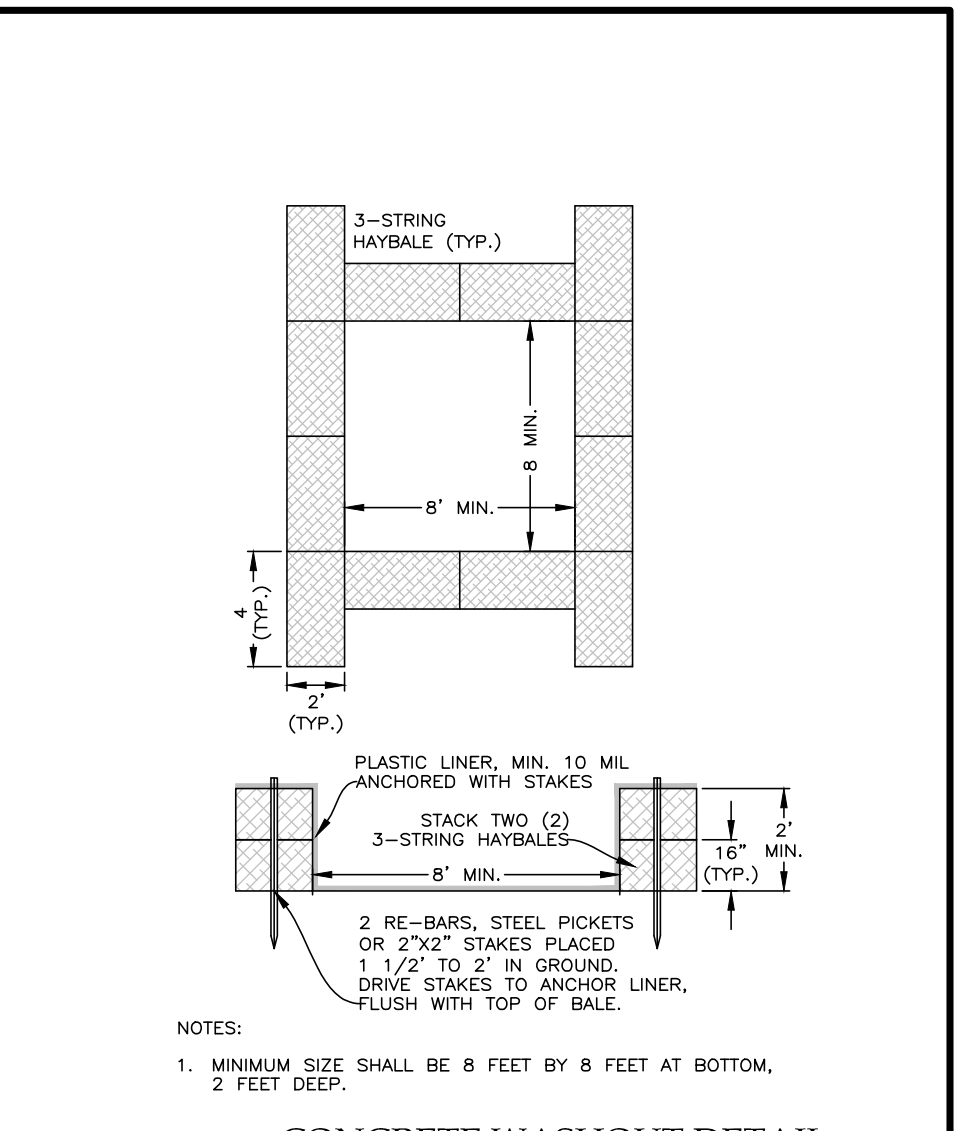
WALKWAY DETAIL N.T.S.



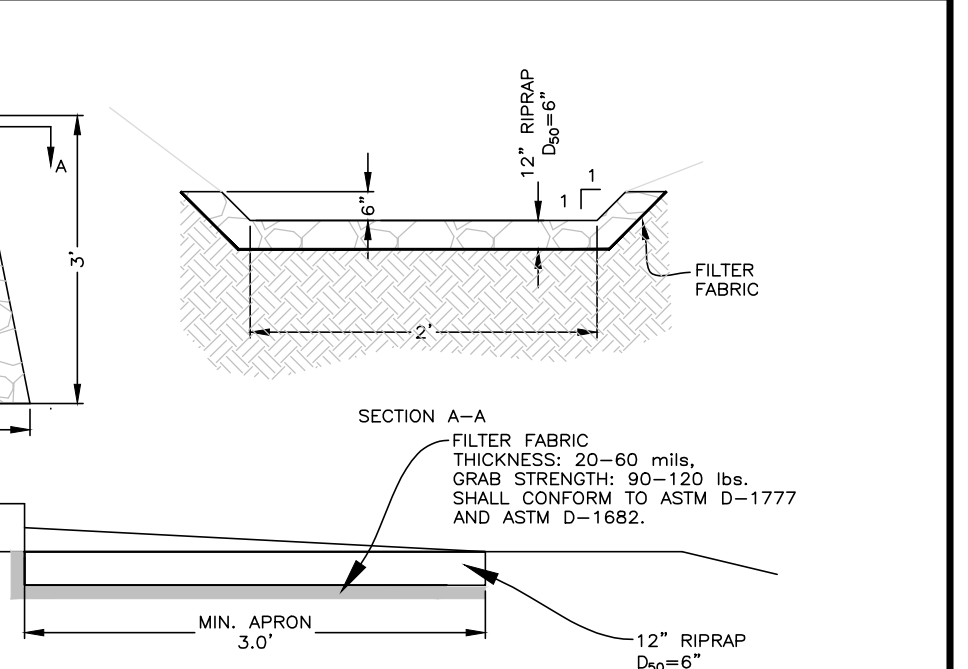
330XLHD CULTEC DETAIL N.T.S.



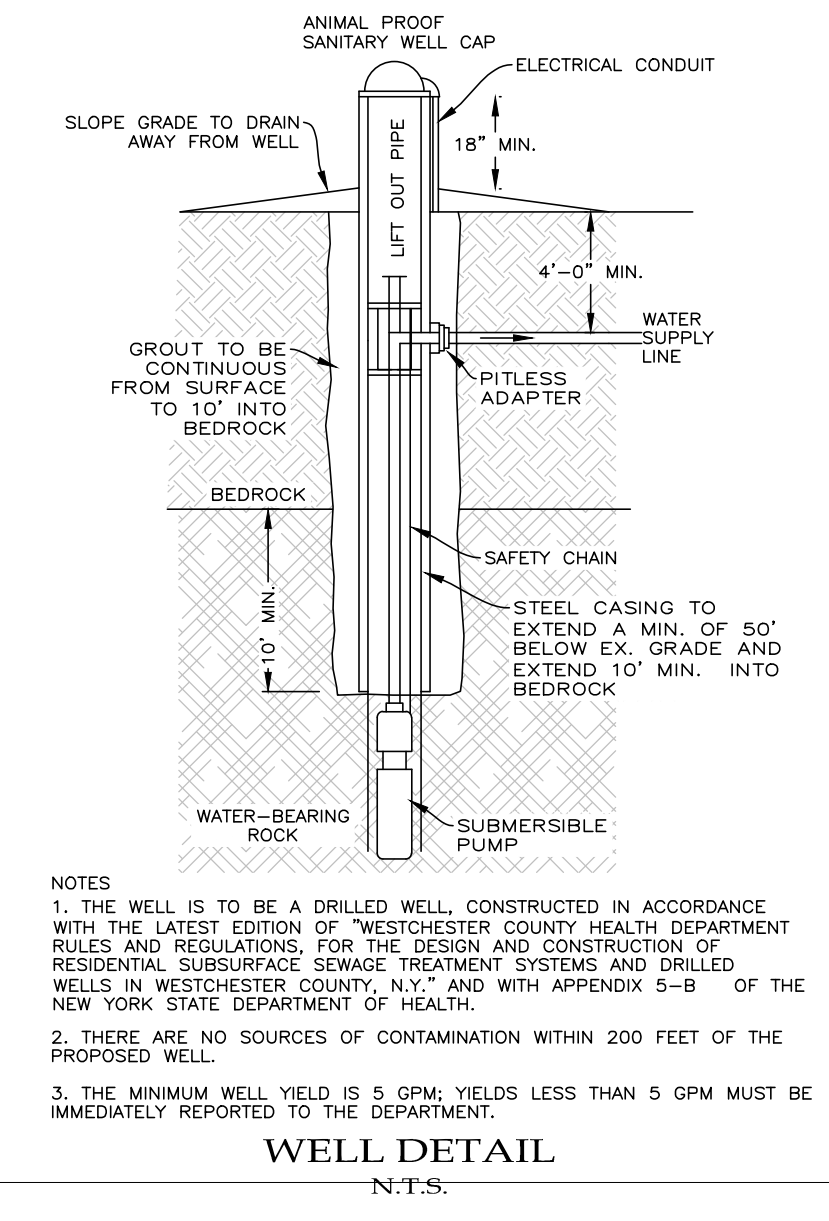
GRASS SWALE N.T.S.



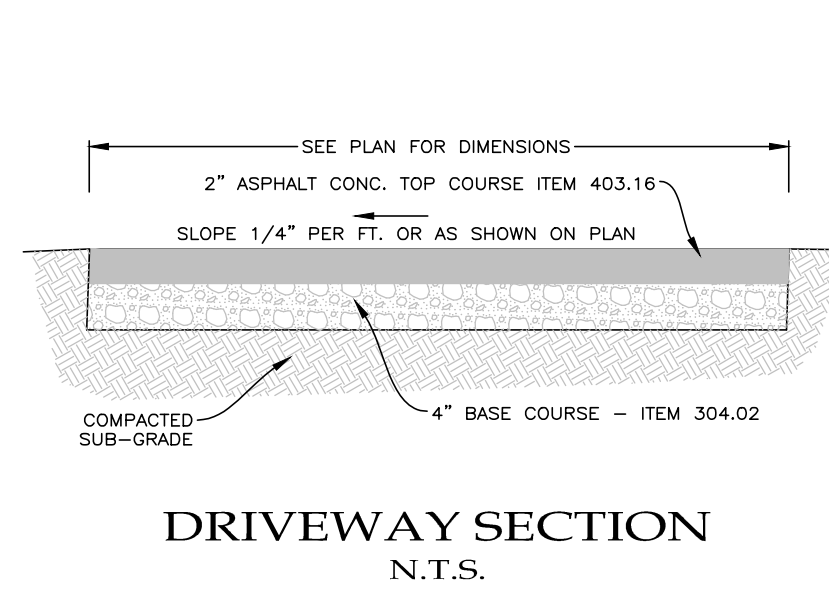
CONCRETE WASHOUT DETAIL N.T.S.



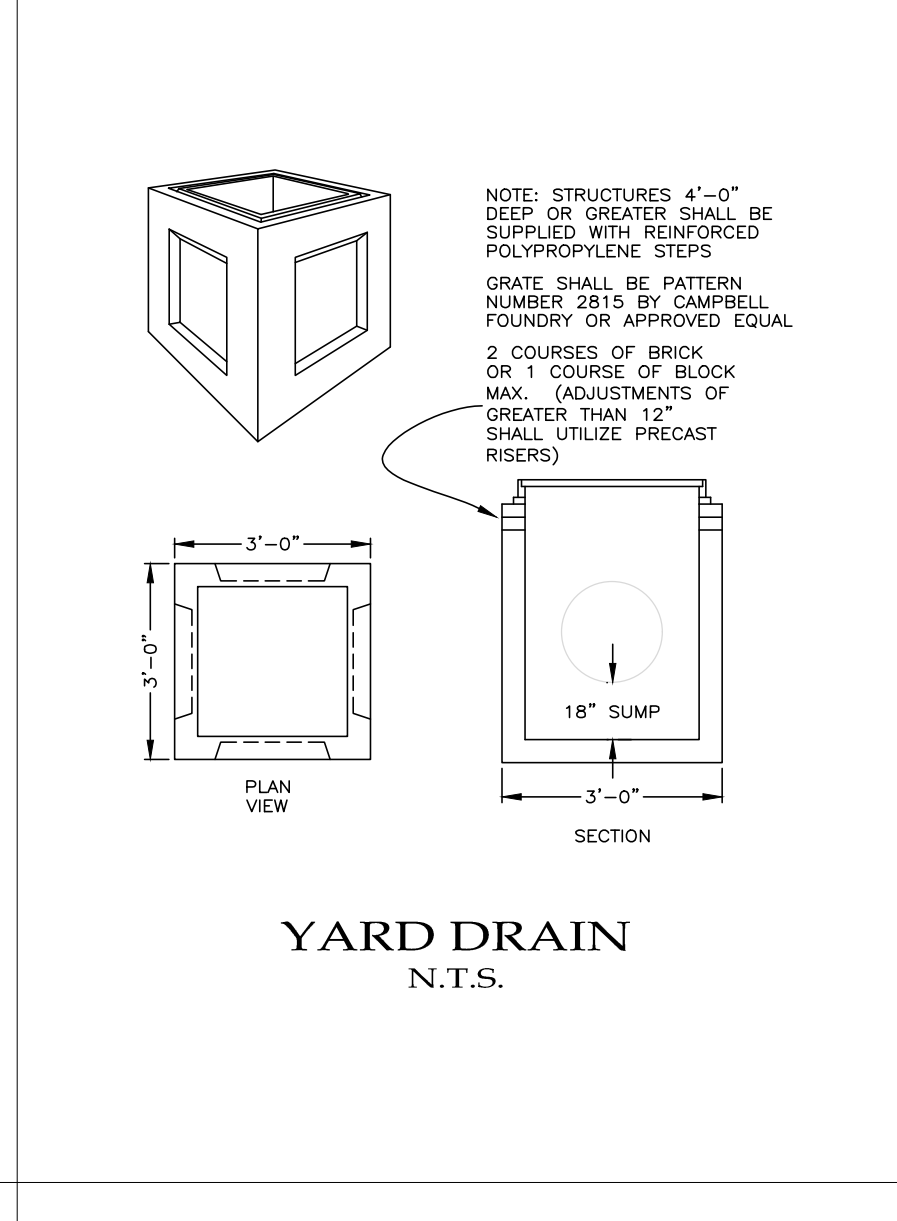
FOOTING DRAIN OUTLET PROTECTION DETAIL N.T.S.



WELL DETAIL N.T.S.



DRIVEWAY SECTION N.T.S.

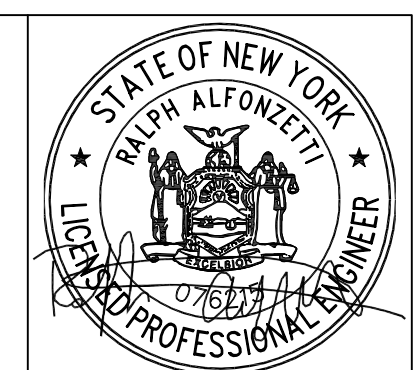


YARD DRAIN N.T.S.



DRIVEWAY SECTION N.T.S.

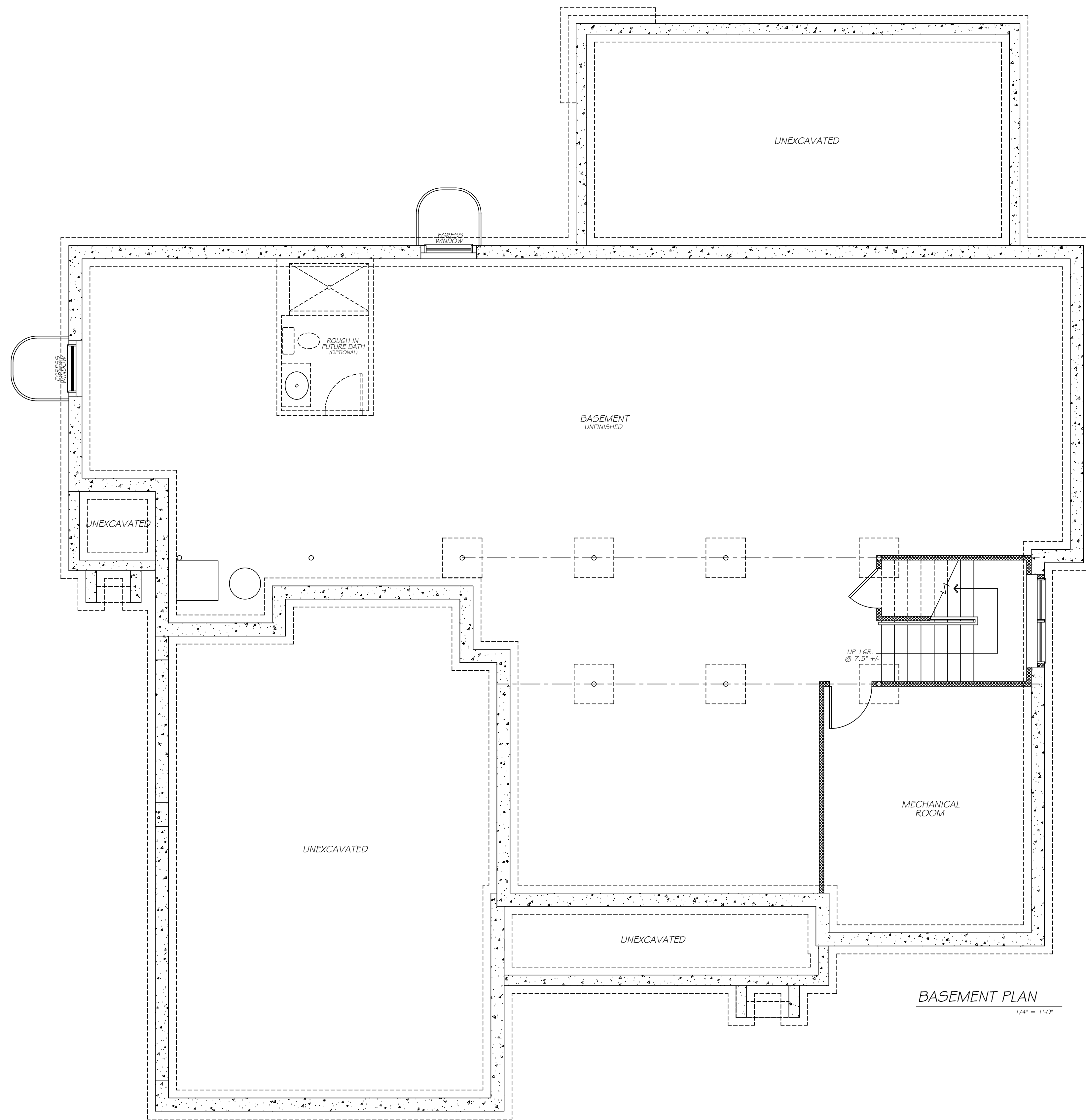
IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209(2), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER ANY ITEM ON THIS PLAN IN ANY WAY. IF ANY ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



ALFONZETTI ENGINEERING, P.C.
14 SMITH AVE, MT. KISCO, N.Y. 10549
914-666-9800 INFO@ALFONZETTIENG.COM

SITE DATA	
OWNER/APPLICANT: SAL INGRAO	SITE DETAILS APRIL 3, 2024 86 OLD BYRAM LAKE RD TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK
SITE ADDRESS: 86 OLD BYRAM LAKE RD, ARMONK, NY 10504	
TAX MAP #: 101.03-4-17.2	
LOT AREA: 2.627 ACRES	
ZONING: R-2A	
DRAWING: SHEET 03 OF 03	

FIRE DISTRICT: ARMONK FD
SCHOOL DISTRICT: BYRAM HILLS
APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED: _____ DATE: _____
CHRISTOPHER CARTHY, CHAIRMAN
TOWN OF NORTH CASTLE PLANNING BOARD
ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION: _____ DATE: _____
JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING
CONSULTING TOWN ENGINEERS



BASEMENT PLAN
1/4" = 1'-0"

FLOOR AREA CALCULATIONS	
	PROPOSED
FIRST FLOOR	2,118 sq.ft.
SECOND FLOOR	2,056 sq.ft.
*BASEMENT	2,118 sq.ft.
GARAGE	673 sq.ft.
TOTAL FLOOR AREA	4,174 sq.ft.

* BASEMENT EXCLUDED

WILLIAM P WITT ARCHITECT
268 Route 202, Somers NY 10589
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Project Title
New Residence
86 Old Byram Lake Road
ARMONK, NY 10504

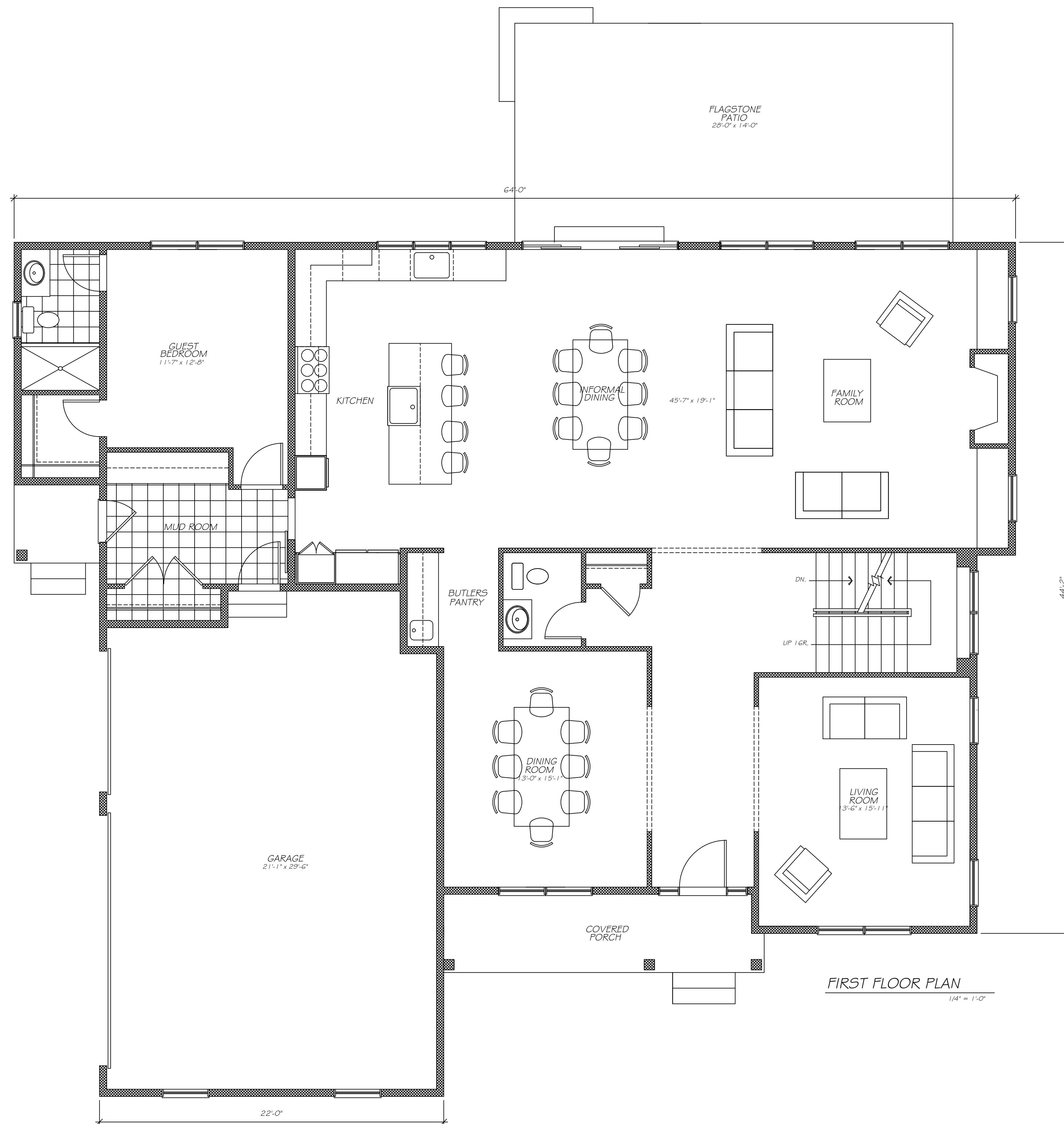
BASEMENT PLAN

Scale 1/4" = 1'-0"
Drawing By A.O.

Date	10/20/23
Revised	

Drawing No.

A-102



FIRST FLOOR PLAN
1/4" = 1'-0"

FLOOR AREA CALCULATIONS	
	PROPOSED
FIRST FLOOR	2,118 sq.ft.
SECOND FLOOR	2,056 sq.ft.
*BASEMENT	2,118 sq.ft.
GARAGE	673 sq.ft.
TOTAL FLOOR AREA	4,174 sq.ft.

* BASEMENT EXCLUDED

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Project Title
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FIRST FLOOR PLAN

Scale 1/4" = 1'-0"
 Drawing By A.O.

Date	10/20/23
Revised	

Drawing No.

A-103



SECOND FLOOR PLAN
1/4" = 1'-0"

FLOOR AREA CALCULATIONS	
	PROPOSED
FIRST FLOOR	2,118 sq.ft.
SECOND FLOOR	2,056 sq.ft.
*BASEMENT	2,118 sq.ft.
GARAGE	673 sq.ft.
TOTAL FLOOR AREA	4,174 sq.ft.

* BASEMENT EXCLUDED

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Project Title
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 ARMONK, NY 10504

SECOND FLOOR PLAN

Scale 1/4" = 1'-0"
 Drawing By A.O.

Date	10/20/23
Revised	

Drawing No.
A-104



FRONT ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"

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FRONT & RIGHT ELEVATIONS

Scale 1/4" = 1'-0"
 Drawing By A.O.

Date	10/20/23
Revised	

Drawing No.
A-201



REAR ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"

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REAR & LEFT
 ELEVATIONS

Scale 1/4" = 1'-0"
 Drawing By A.O.

Date	10/20/23
Revised	

Drawing No.
A-202