



**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](http://www.northcastleny.com)

## Application for Site Development Plan Approval

Application Name

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### Important General Information

- Prior to submitting an application, the "Notice to Applicants" should be reviewed.
- To appear before the Planning Board, all required application materials shall be submitted not later than **12:00 P.M., Monday, fourteen (14) days** prior to the date of the Planning Board meeting at which the application is scheduled to be heard or as otherwise noted by the Planning Board Secretary. Continuing Business can be submitted 12 days prior to the Next Planning Board meeting by the close of business. Except where noted.

If all required application materials, including the pertinent application fee and escrow monies are not submitted by that deadline, the application shall be automatically removed from the agenda.

At the discretion of the Planning Board Chairman, the application may be rescheduled, if appropriate, for the next available Planning Board meeting or the application may be removed from future agendas altogether. Without prior authorization from the Planning Board, application submissions shall not be accepted at Planning Board meetings.

- At the time of submission, all required application materials shall be submitted. **Piecemeal** submissions **shall not** be accepted. Substitution of previously submitted materials shall not be permitted.
- All submissions shall be dated, with revision dates identified on new submissions.
- All submissions shall be accompanied by a cover letter describing the project and/or any changes as compared to previous submissions.
- For distribution purposes and mailing to the Planning Board Members and others (as required), multiple copies of application materials shall be collated into separate sets, each containing one copy of every submitted document. All application materials shall be submitted in a form that fits into a **12" x 17" envelope**. Plans shall be **folded** and **rubber banded** as necessary.
- To be considered complete for Planning Board hearing purposes, an application package shall contain the information identified in Parts IV and V of this application form.
- For purposes of completing this application form, all responses provided shall be printed, except as otherwise specified.



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## **NOTICE TO APPLICANTS**

In the Town of North Castle, the Planning Board is responsible for the review and approval of all applications concerning site plans, subdivisions and lot line changes; some applications concerning special use permits, wetlands permits and tree removal permits; and the environmental review of those applications over which it has jurisdiction. The Planning Board may also have an advisory role in connection with some applications before the Town Board, such as those involving other categories of special use permits and zoning amendments.

The Planning Board is composed of five volunteer members – all residents of North Castle – who are appointed by the Town Board for five-year terms. As part of the review of some applications, the Planning Board is assisted on an as-needed basis by other lay boards of the Town, such as the Conservation Board (CB), the Zoning Board of Appeals (ZBA), the Open Space Committee and the Architectural Review Board (ARB). As part of the review of most applications, the Planning Board is also assisted by the Director of Planning, the Town Engineer, the Town Attorney and other special consultants when required.

### **FEES:**

If you submit an application for Planning Board review, you will be required to reimburse the Town for the cost of professional review services, including legal and engineering services, incurred in connection with the review of your application. The charges for professional planning review services have been \$120/hour. If other types of professional consultant review services are required, those charges will be in accord with fees usually charged for such services and pursuant to a contractual agreement between the Town and such professional.

At the time of submission of an application, the Planning Board will require the establishment of an escrow account from which withdrawals shall be made to reimburse the Town for the cost of consultant fees and professional staff services.

### **ESCROW ACCOUNT:**

Escrow Accounts are established for each application. Monies will be deducted from the account for professional review services rendered. Monthly escrow disbursement summaries will be mailed for your reference regarding your project. When the balance in such escrow account is reduced to one-third (1/3) of its initial amount, a letter will be mailed to the applicant and the applicant shall deposit additional funds into such account to restore its balance to the amount of the initial deposit. Additional information on these requirements is provided in the North Castle Town Code (see Sections 355-79B and 275-36.C).



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**PROCEDURE:**

Prior to submitting an application to the Planning Board for review and approval, prospective applicants should schedule an appointment with the Planning Board Secretary at (914) 273-3542 for a consultation with the Town Planner and the Town Engineer. When the appointment is made, a verbal description of the proposal should be provided to the Planning Board Secretary. The Town of North Castle is providing the services of the Director of Planning and the Town Engineer for *initial* consultation at no cost to the applicant so that it is possible to conduct the application review as efficiently as possible for the benefit of the applicant as well as the Planning Board.

After meeting with the Town Planner and Town Engineer, prospective applicants should prepare one complete set of application documents and plans. This set will be reviewed for completeness by the Town Planner. If determined to be incomplete, the Planning Department will submit a checklist indicating which items have not been adequately addressed. If determined to be complete, the checklist will be initialed and the Applicant should submit the remainder of the required application packages.

Once the checklist has been initialed and all application packages have been submitted, the Planning Board Secretary will schedule the application for the first available opening on the Planning Board's meeting agenda. However, if the required application material packages, including the pertinent application fee are not received at the Planning Board office by 12:00 PM, Monday, 14 days prior to the date of the Planning Board meeting at which you are scheduled to appear (or otherwise scheduled by the Planning Board Secretary), your application will be automatically removed from the agenda. At the discretion of the Planning Board Chairman, your application may be rescheduled, if appropriate, for the next available Planning Board meeting or the application may be removed from future agendas altogether. Additional requirements pertinent to each type of application are provided on the individual application forms, which you should carefully review prior to submitting your application.

When an application is deemed complete and submitted for review, it will be forwarded to the Planning Board Members and its professional advisors in advance of the meeting to allow adequate time for review, preparation of written reports and site inspections as necessary. Your application may also be forwarded to other boards and staff of the Town as well as to agencies outside of the Town, if required. Compliance with State Environmental Quality Review (SEQR) procedures is also required as part of the processing of all applications.

At your first appearance before the Planning Board, the Applicant will describe the project and the Planning Board will discuss any preliminary issues. The Planning Board discussion may be continued at future meetings, or if the Planning Board review has progressed sufficiently, the Application may be scheduled for a public hearing (if one is required) The public hearing may occur at a single Planning Board meeting, or it may be adjourned and continued at another Planning Board meeting. Because the nature and complexity of each application varies



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considerably, it is not possible to predict in advance the length of time needed to secure Planning Board approval. There are certain steps that you can take, however, to expedite the review process. These include, but are not limited to, the following:

- Be thoroughly familiar with the requirements pertinent to your application. Carefully review relevant provisions of the North Castle Town Code and the application form for your particular type of application. Be sure to check on what other types of approvals may be required in addition to that of the Planning Board. Approvals by other Town boards or departments as well as agencies outside of the Town may be required before you will be allowed to proceed with your project.
- Make sure that your application materials are accurately prepared and contain all required information. The information that we initially request is required, so make sure that your submission is complete. If supplementary information is requested as the review process continues, make sure that it is submitted in a timely fashion so the Planning Board can continue to move your application along.
- Follow up to make sure that your application materials are being submitted on time, or deliver them to the Planning office yourself.
- Attend the Planning Board meeting at which your application will be discussed and be on time for the meeting. If you cannot appear personally, make sure that your representative will be there and is thoroughly familiar with your application.

If the Application is approved by the Planning Board, a resolution of approval will be adopted by the Planning Board. It is the Applicant's responsibility to address any and all conditions of approval. Permits from the Building Department cannot be issued until all conditions have been addressed and the plans have been signed by the Planning Board Chair and the Town Engineer.

**ON LINE AGENDAS & PLANNING DEPARTMENT MEMORANDA CAN BE  
REVIEWED AT**

**[WWW.NORTHCASTLENY.COM](http://WWW.NORTHCASTLENY.COM)**



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**INFORMATION REGARDING PUBLIC HEARINGS**

1. The North Castle Assessor's Office shall prepare a list of neighbors to be notified for the neighbor notifications and public hearings - **A minimum of one week's notice is required**. The fee is \$50.00 which includes the list of neighbors and two sets of labels for mailing. The Assessor's Office may be reached Monday – Friday from 8:30 a.m.– 4:30 p.m. at 273-3324. You may also e-mail your request to [assessor@northcastleny.com](mailto:assessor@northcastleny.com)

When requesting your list please reference the list of application types below so that you can tell the Assessor's office how many feet on all sides of the property to create the list for.

**Subdivisions** - All lots zoned R-10, R-5 and R-2F shall notice all neighbors within 200 feet from all sides of their property. All other zoning districts shall notice neighbors within 500 feet from all sides of their property. Public hearing notice must be published in the newspaper.

**Special Use Permit for Structures over 800 sq ft. & Accessory Apartment** - All Zoning Districts shall notice all neighbors within 250 feet from all sides of their property. Public hearing notice must be published in the newspaper.

**Site Plan, Non Residential** - All Zoning Districts shall notice all neighbors within 250 feet from all sides of their property. Public hearing notice must be published in the newspaper.

**Site Plan, Residential/ Neighbor Notification** – All zoning districts R-3/4A or smaller shall notice all neighbors within 250' from all sides of their property. All zoning districts zoned R-1A or larger shall notice all neighbors within 500' from all sides of the property. No public hearing required, no publication in the newspaper required.

**Wetlands Permit** - All Zoning Districts shall notice all abutting property owners. Public hearing notice must be published in the newspaper.

2. The Director of Planning will prepare a Public Notice. The applicant and or professional will review, sign, date and return to the Planning Department Secretary. If there are any changes necessary, please edit and return for corrections. The corrections will be made and emailed back to the applicant who will forward it to the Journal Newspaper, when applicable.

**If notification to the newspaper is not required, please continue to #3.**



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You may email your public notice to [legals@lohud.com](mailto:legals@lohud.com). Please request an affidavit of publication which must be submitted to the Planning Board secretary prior to the public hearing. The Journal News requires three days prior notice before 12 noon, not counting weekends and holidays, for ad placement. Make sure the notice placement of the ad in the Greater Westchester Area. This notice cannot be published any sooner than 20 days prior to the meeting and must be published no less than 10 days prior to the meeting.

If you have any questions regarding your publication you may call 888-516-9220:  
Email Address: [legals@lohud.com](mailto:legals@lohud.com)

It is suggested that you purchase the newspaper for your records the day the notice is published.

3. Send out the Public Hearing Notice/ Neighbor Notification by First Class Mail. Notice shall be mailed by the applicant in official envelopes provided by the North Castle Planning Department; the list of noticed neighbors will be prepared by the Assessor's Office. This must be sent out no less than 10 days prior to the meeting and no more than 20 days prior to the meeting date. A Certificate of Mailing (PS Form 3817 or 3877) shall be filled out and post marked by the Post Office on the day of mailing. Neighbor Notifications – no publication in the newspaper required.
4. The Friday before the meeting or no later than 12:00 p.m. the day of the meeting the following **must** be submitted.
  - List of Neighbors prepared by the Assessor's Office
  - Certificate of Mailing – PS form 3817 or 3877 post marked by the US Post Office
  - Affidavit of publication from the Newspaper (only if published in the newspaper)



|   |  |   |                     |   |                            |               |                   |         |                          |                                     |                     |                |                        |  |                  |  |
|---|--|---|---------------------|---|----------------------------|---------------|-------------------|---------|--------------------------|-------------------------------------|---------------------|----------------|------------------------|--|------------------|--|
| Name and Address of Sender              |  | Check type of mail or service<br><input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Priority Mail Express<br><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail<br><input type="checkbox"/> Certified Mail <input type="checkbox"/> Return Receipt for Merchandise<br><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation<br><input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Signature Confirmation Restricted Delivery<br><input type="checkbox"/> Insured Mail<br><input type="checkbox"/> Priority Mail |                     | <b>Affix Stamp Here</b><br><i>(if issued as an international certificate of mailing or for additional copies of this receipt).</i><br><b>Postmark with Date of Receipt.</b> |                            |               |                   |         |                          |                                     |                     |                |                        |  |                  |  |
| USPS Tracking/Article Number            | Addressee (Name, Street, City, State, & ZIP Code™) | Postage   | (Extra Service) Fee | Handling Charge   | Actual Value if Registered | Insured Value | Due Sender if COD | ASR Fee | ASRD Fee                 | RD Fee                              | RR Fee              | SC Fee         | SCRD Fee               | SH Fee                                     |                  |  |
| 1.                                      |  |   |                     | Handling Charge - if Registered and over \$50,000 in value  |                            |               |                   |         |                          |                                     |                     |                |                        |  |                  |  |
| 2.                                      |  |   |                     |   |                            |               |                   |         |                          |                                     |                     |                |                        |  |                  |  |
| 3.                                      |  |   |                     |   |                            |               |                   |         |                          |                                     |                     |                |                        |  |                  |  |
| 4.                                      |  |   |                     |   |                            |               |                   |         | Adult Signature Required | Adult Signature Restricted Delivery | Restricted Delivery | Return Receipt | Signature Confirmation | Signature Confirmation Restricted Delivery | Special Handling |  |
| 5.                                      |  |   |                     |   |                            |               |                   |         |                          |                                     |                     |                |                        |  |                  |  |
| 6.                                      |  |   |                     |   |                            |               |                   |         |                          |                                     |                     |                |                        |  |                  |  |
| 7.                                      |  |   |                     |   |                            |               |                   |         |                          |                                     |                     |                |                        |  |                  |  |
| 8.                                      |  |   |                     |   |                            |               |                   |         |                          |                                     |                     |                |                        |  |                  |  |
| Total Number of Pieces Listed by Sender | Total Number of Pieces Received at Post Office     | Postmaster, Per (Name of receiving employee)  |                     |   |                            |               |                   |         |                          |                                     |                     |                |                        |  |                  |  |



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**APPLICATIONS REQUIRING PLANNING BOARD APPROVAL**  
**SCHEDULE OF APPLICATION FEES**

| <b><u>Type of Application</u></b>   | <b><u>Application Fee</u></b>                            |
|---|--|
| Site Development Plan   | \$200.00   |
| Each proposed Parking Space   | \$10   |
| Special Use Permit (each)   | \$200 (each)   |
| Preliminary Subdivision Plat  | \$300 1 <sup>st</sup> Lot<br>\$200 (each additional lot) |
| Final Subdivision Plat  | \$250 1 <sup>st</sup> Lot<br>\$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 Fees\*



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**PLANNING BOARD SCHEDULE OF ESCROW ACCOUNT DEPOSITS**

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

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

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Applicant Signature

Date:

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

|   |
|---|
| Name of Property Owner: _____<br>Mailing Address: _____<br>Telephone: _____ Fax: _____ e-mail _____   |
| Name of Applicant (if different): _____<br>Address of Applicant: _____<br>Telephone: _____ Fax: _____ e-mail _____<br>Interest of Applicant, if other than Property Owner:<br>_____ |
| Name of Professional Preparing Site Plan:<br>_____<br>Address: _____<br>Telephone: _____ Fax: _____ e-mail _____  |
| Name of Other Professional: _____<br>Address: _____<br>Telephone: _____ Fax: _____ e-mail _____   |
| Name of Other Professional: _____<br>Address: _____<br>Telephone: _____ Fax: _____ e-mail _____   |
| Name of Attorney (if any): _____<br>Address: _____<br>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: \_\_\_\_\_

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

**MUST HAVE BOTH SIGNATURES**

**II. IDENTIFICATION OF SUBJECT PROPERTY**

Street Address: \_\_\_\_\_

Location (in relation to nearest intersecting street):

\_\_\_\_\_ feet (north, south, east or west) of \_\_\_\_\_

Abutting Street(s): \_\_\_\_\_

Tax Map Designation (NEW): Section \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Tax Map Designation (OLD): Section \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Zoning District: \_\_\_\_\_ Total Land Area \_\_\_\_\_

Land Area in North Castle Only (if different) \_\_\_\_\_

Fire District(s) \_\_\_\_\_ School District(s) \_\_\_\_\_

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:

\_\_\_\_\_

**III. DESCRIPTION OF PROPOSED DEVELOPMENT**

Proposed Use: \_\_\_\_\_

Gross Floor Area: Existing \_\_\_\_\_ S.F. Proposed \_\_\_\_\_ S.F.

Proposed Floor Area Breakdown:

Retail \_\_\_\_\_ S.F.; Office \_\_\_\_\_ S.F.;

Industrial \_\_\_\_\_ S.F.; Institutional \_\_\_\_\_ S.F.;

Other Nonresidential \_\_\_\_\_ S.F.; Residential \_\_\_\_\_ S.F.;

Number of Dwelling Units: \_\_\_\_\_

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

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

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 \_\_\_\_\_ 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 \_\_\_\_\_

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

Town-regulated wetlands? No \_\_\_\_\_ Yes \_\_\_\_\_

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

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

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

#### **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) set of the site development plan application package (for distribution to the Town Planner for preliminary review purposes).
- Once a completed preliminary site plan checklist has been received from the Planning Department, eight (8) additional sets of the site development plan application package (for distribution to Planning Board, Town Engineer, Town Attorney, Town Planner, Planning Board Secretary, police, fire department and ambulance corps).
- One (1) additional reduced sized set (11" x 17") of the site development plan application package if any portion of the subject property abuts or is located within five hundred (500) feet of the features identified in Section II of this application form (for distribution to Westchester County Planning Board).
- 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.
- \_\_\_\_\_ Location, type, direction, power and time of use of existing outdoor lighting.
- \_\_\_\_\_ 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.
- \_\_\_\_\_ Proposed sight distance at all points of vehicular access.
- \_\_\_\_\_ 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.
- \_\_\_\_\_ 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.

- \_\_\_\_\_ 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.
- \_\_\_\_\_ Location, size and design of all proposed signs.
- \_\_\_\_\_ Location, type, direction, power and time of use of proposed outdoor lighting.
- \_\_\_\_\_ Location and design of proposed outdoor garbage enclosure.
- \_\_\_\_\_ Location of proposed outdoor storage, if any.
- \_\_\_\_\_ Location of proposed landscaping and buffer screening areas, including the type (scientific and common names), size and amount of plantings.
- \_\_\_\_\_ Type of power to be used for any manufacturing
- \_\_\_\_\_ Type of wastes or by-products to be produced and disposal method
- \_\_\_\_\_ In multi-family districts, floor plans, elevations and cross sections
- \_\_\_\_\_ The proposed location, size, design and use of all temporary structures and storage areas to be used during the course of construction.
- \_\_\_\_\_ Proposed grade elevations, clearly indicating how such grades will meet existing grades of adjacent properties or the street.
- \_\_\_\_\_ Proposed soil erosion and sedimentation control measures.
- \_\_\_\_\_ 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.
- \_\_\_\_\_ 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.
- \_\_\_\_\_ 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.

| <b>Part 1 - Project and Sponsor Information</b>  |  |            |           |            |
|--|--|------------|-----------|------------|
| 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?<br>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. |  |            | <b>NO</b> | <b>YES</b> |
| 2. Does the proposed action require a permit, approval or funding from any other governmental Agency?<br>If Yes, list agency(s) name and permit or approval:   |  |            | <b>NO</b> | <b>YES</b> |
| 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><b>NO</b></p> | <p><b>YES</b></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><b>NO</b></p> | <p><b>YES</b></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><b>NO</b></p> | <p><b>YES</b></p> |
| <p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: _____ Date: _____</p> <p>Signature: _____</p>   |                  |                   |



**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  
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[www.northcastleny.com](http://www.northcastleny.com)

**GROSS LAND COVERAGE CALCULATIONS WORKSHEET**

Application Name or Identifying Title: \_\_\_\_\_ Date: \_\_\_\_\_

Tax Map Designation or Proposed Lot No.: \_\_\_\_\_

Gross Lot Coverage

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

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

\_\_\_\_\_  
Signature and Seal of Professional Preparing Worksheet

\_\_\_\_\_  
Date



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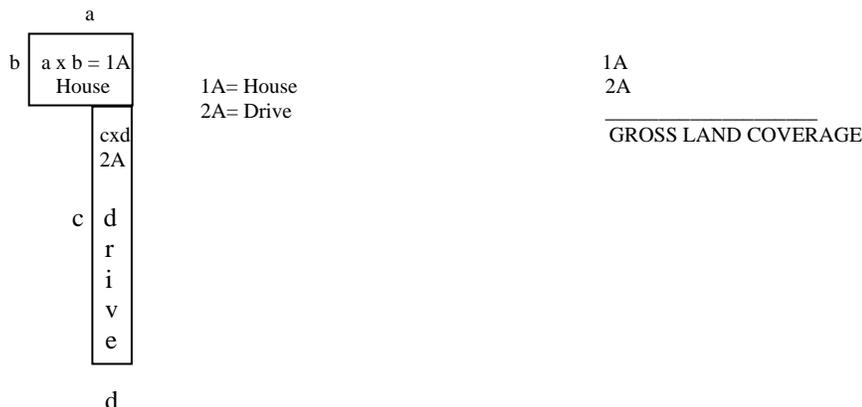
**PLANNING DEPARTMENT**  
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## GROSS LAND COVERAGE WORKSHEET

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 <sup>1</sup><br>(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.



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## FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: \_\_\_\_\_ Date: \_\_\_\_\_

Tax Map Designation or Proposed Lot No.: \_\_\_\_\_

### Floor Area

1. Total Lot Area (Net Lot Area for Lots Created After 12/13/06): \_\_\_\_\_
2. **Maximum** permitted floor area (per Section 355-26.B(4)): \_\_\_\_\_
3. Amount of floor area contained within first floor:  
\_\_\_\_\_ existing + \_\_\_\_\_ proposed = \_\_\_\_\_
4. Amount of floor area contained within second floor:  
\_\_\_\_\_ existing + \_\_\_\_\_ proposed = \_\_\_\_\_
5. Amount of floor area contained within garage:  
\_\_\_\_\_ existing + \_\_\_\_\_ proposed = \_\_\_\_\_
6. Amount of floor area contained within porches capable of being enclosed:  
\_\_\_\_\_ existing + \_\_\_\_\_ proposed = \_\_\_\_\_
7. Amount of floor area contained within basement (if applicable – see definition):  
\_\_\_\_\_ existing + \_\_\_\_\_ proposed = \_\_\_\_\_
8. Amount of floor area contained within attic (if applicable – see definition):  
\_\_\_\_\_ existing + \_\_\_\_\_ proposed = \_\_\_\_\_
9. Amount of floor area contained within all accessory buildings:  
\_\_\_\_\_ existing + \_\_\_\_\_ proposed = \_\_\_\_\_
10. Proposed **floor area**: Total of Lines 3 – 9 = \_\_\_\_\_

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

\_\_\_\_\_  
Signature and Seal of Professional Preparing Worksheet

\_\_\_\_\_  
Date



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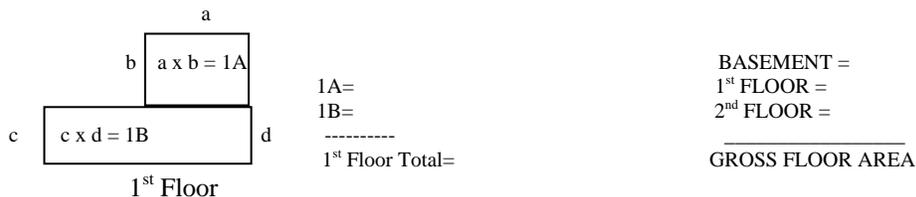
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## GROSS FLOOR AREA WORKSHEET

The following format is to be used for all applications for the purpose of demonstrating the gross floor area of a building or group of buildings as necessary to show compliance with a building or group of buildings as necessary to show compliance with floor area limitations of the Town Code or as otherwise necessary to illustrate the intended or potential use of a structure.

1. Scaled worksheets are to be prepared based upon floor plans which represent existing or proposed conditions as applicable to the particular circumstances of the approval being sought. All floor plans and worksheets are required to be prepared by a licensed or registered professional in the State of New York.
2. The floor area of each floor 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 floor is to be completed. The area of each polygon is to be listed by reference label then added, resulting in the floor area for the entire floor.
4. A similar summary table is to be provided listing the total floor area of each floor within the resulting floor area of each building.
5. Any exception of floor area from the gross floor area must be identified on the floor plans and summary tables. The rationale for any exception must accompany the floor area worksheets.
6. A schematic illustration of the format is shown below (or schematic illustration with areas calculated with 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 209 Wetlands and Drainage, of the Town Code, and the area of any steep slopes, as defined Chapter 340, except that in the case of one-family lots, the deduction for steep slopes shall be only fifty (50) percent.

FLOOR AREA, GROSS -- The sum of the horizontal areas of the several stories of the building or buildings, excluding any floor area used for off-street parking or loading purposes (except for one- and two-family residences), measured from the exterior walls or, in the case of a common wall separating two buildings, from the center line of such a common wall, and including any two-story or any enclosed porch, or one having a roof and capable of being enclosed. See the definition of "basement" for exclusion of basement/mechanical areas in nonresidential buildings from "floor area, gross." For one- and two-family residences, any attic space with a floor to ceiling height of 7.5 feet or greater shall be included as part of gross floor area, as shall those portions of any basement with a floor to ceiling height of 7.5 feet or greater if the basement is considered a "story" in accordance with one of the following three alternative measurements:

- A. Where the finished surface of the floor above the basement is more than six feet above average grade.
- B. Where the finished surface of the floor above the basement is more than six feet above the finished ground level for more than 50% of the total building perimeter.
- C. Where the finished surface of the floor above the basement is more than 12 feet above the finished ground level at any point along the building perimeter.

| Lot Size                          | Maximum Permitted Gross Floor Area for One-Family Dwellings and Accessory Buildings <sup>1</sup><br>(square feet) |
|-----------------------------------|---|
| Less than 5,000 square feet       | 1,875 or 50% of the lot area, whichever is greater  |
| 5,000 to 9,999 square feet        | 2,500 plus 25% of the lot area in excess of 5,000 square feet   |
| 10,000 to 14,999 square feet      | 3,750 plus 20% of the lot area in excess of 10,000 square feet  |
| 15,000 square feet to 0.499 acres | 4,750 plus 15% of the lot area in excess of 15,000 square feet  |
| 0.5 to 0.749 acres                | 5,768 plus 10% of the lot area in excess of 0.5 acres   |
| 0.75 to 0.999 acres               | 6,856 plus 8% of the lot area in excess of 0.75 acres   |
| 1.0 to 1.499 acres                | 7,727 plus 6% of the lot area in excess of 1.0 acres  |
| 1.5 to 1.999 acres                | 9,034 plus 5% of the lot area in excess of 1.5 acres  |
| 2.0 to 3.999 acres                | 10,122 plus 4% of the lot area in excess of 2.0 acres   |
| 4.0 acres or more                 | 13,607 plus 3% of the lot area in excess of 4.0 acres   |

\*Permitted gross floor area for two-family dwellings in the R-2F District shall be one-third (1/3) greater than that permitted for one-family dwellings.