John and Leslie Needham 14 Mianus River Road Bedford, NY 10506 +1-917-664-7967

August 3, 2020

Town of North Castle Planning Department c/o Ms. Valerie DeSimone

#### SUBJECT: Sept 14 Planning Board Application: 14 Mianus River Road

To the Planning Board:

Our house at 14 Mianus River Road was built in 1780, meaning this year marks its 240th birthday. Amazingly, we're just the fifth family to have lived in this house over all those years: knowledge that reminds us that we are stewards charged with taking care of a special place for the benefit of future generations. That historical context informs the application we now present to the Planning Board for consideration at your September 14th meeting. As you know, Mianus River Road is one of North Castle's designated "Scenic Roadscape" areas, therefore our plans require your approval.

Our goals are 1) to relocate one of the two driveway entrances to our home, and 2) to build a separate, unattached storage barn. The barn will have no plumbing and will never be lived in, it will be a place to keep one car and mowing equipment, with a shed at one end to be used as a "fitness" room.

We've taken care to ensure that these alterations will enhance, rather than detract from, the beautiful viewshed seen from Mianus River Road. The barn has been carefully sited and will be built of quality materials, such as stone cladding that matches the old stone walls, a cedar shingle roof, and natural barn boards. The landscaping plan has been designed to enhance attractiveness from the road (and all other directions), using native plantings throughout. As a point of reference, over the past 18 years we've planted literally hundreds of trees and shrubs on our 20+ acre property to enhance the landscape, work that's been recognized by the Association of Professional Landscape Designers (APLD) with its award for excellence in landscape design. Our previous renovations received the Stanford White Award for Excellence in Design from the Institute of Classical Architecture & Art (ICAA). The point here is not to boast of the awards but rather to assure you that these new plans have been thoughtfully conceived and will be well executed.

Our submission shows all elements of the proposed plan. Thank you for considering this application, and we look forward to meeting with you on September 14th.

Sincerely,

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John and Leslie Needham

River Hills Project August 2020 | 2

# RIVER HILLS

14 MIANUS RIVER RD. BEDFORD, NY

Driveway Renovation and Barn Construction August 2020



#### BACKGROUND

We seek to further enhance River Hills by relocating one of the driveway entrances and building a new storage barn with an attached fitness shed.

was built in 1780, sits high atop a steps lead from the highest porch through hillside overlooking an abundance of relaxed garden plantings and a fruit orchard craggy granite outcroppings, ancient stone that includes a combination of heritage apple walls, and farmland. The house, which was trees and some of the more than 100 trees expanded in 1932 with the addition of a that have been planted at River Hills over the wagon shed and a barn hauled down from past twenty years. The "gardened" areas are New Hampshire, has been fully renovated close to the house, with outlying areas left as with an approach that hews to its historic meadows, woodland pathways, and native traditions. The 21-acre property descends wetlands. The new enhancements will all be and meanders through levels with dining executed in ways that are consistent with terraces, gardens, and seating areas suitable the River Hills style and history.

iver Hills, a Dutch Colonial home that for savoring views. Stone walls and granite

#### DRIVEWAY

(one of two current entrances) is with the historic qualities of the property, and—if ever needed—an ambulance or renovation also includes improved drainage, south. Other benefits of this change include driveway. reducing traffic and parking close to the

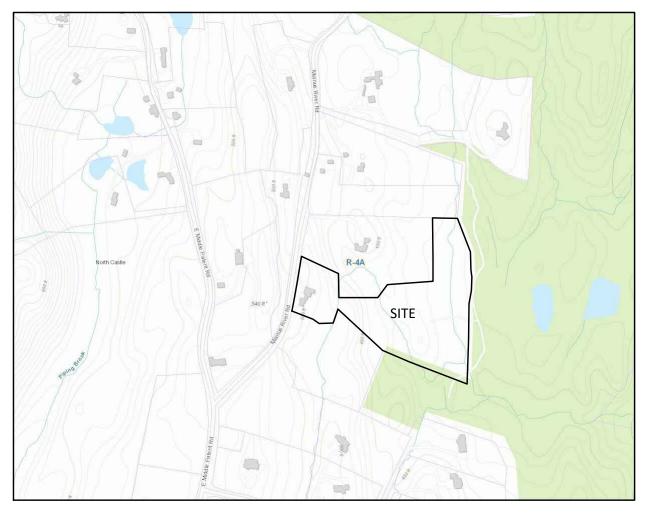
ike all old houses, River Hills has its house, providing additional parking, and flaws. The southern driveway entrance creating access to the new barn. Consistent dangerously steep and cramped, rendering the renovated driveway will have a gravel it unsafe and unwieldy for large vehicles finish (oil and gravel on Mcadam). The fire truck. To remedy this problem, while an expanded entryway, a gravel parking adding privacy from the road and amplifying courtyard and entry to the new storage vistas seen while entering the property, barn. The new southern driveway entrance the existing southern driveway entrance will lead past the new barn and parking will be relocated approximately 140' to the area before connecting with the current River Hills Project August 2020 | 5



View that will be amplified through the installation of a new southern driveway entrance.



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Se Schriftert	ACTING UND ALTER THIS D PROVIDEN TITLE:	A. Stanley Johnson A. Stanley Johnson A. Smith Avenue, P. Mount Kisco, New Y Fel: (914) 241-38 Fax: (914) 241-04 Hamady Archited A East Putnam Ave Greenwich, Connect Fel: (203) 717-10 A East Putnam Ave Greenwich, Connect Fel: 917-664-7967 A Mianus River Roa Bedford, New York 1 Fel: 917-664-7967 A CCESSON P (2), IT IS A VIOLATION O 9 (2), IT IS A VIOLATION O 10 DESIGN ENGINEERING, ACCESSON ACCESSON ACCESSON A Mianus TOWN of N EXISTING C	on Land Surveyor O. Box 93 ork 10549 372 38 cts LLC nue cicut 06830 90 m R/T ad 10506 <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOCCIC</b> <b>iOC</b>	ERING), ON, UNLESS NGINEER, TO 1" = 60' 8/3/2020 JM 8/3/2020 JM PJG 20-031 1 of 3

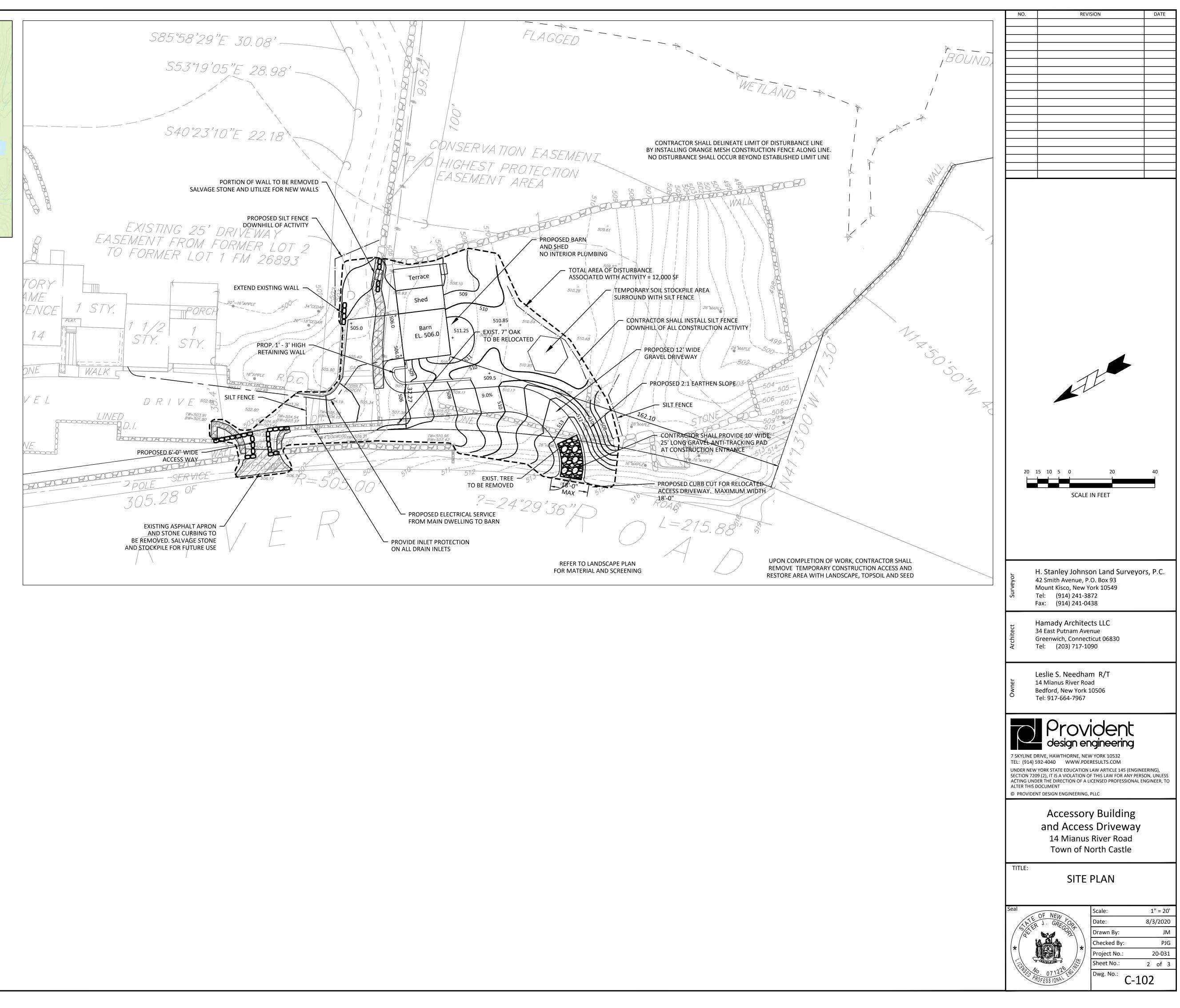


LOCATION MAP SCALE: NTS

ZONE: ONE FAMILY RESIDENCE DISTRICT ZONE 'R-4A'					
	PERMITTED /REQUIRED	LOT 21.1			
		EXISTING	PROPOSED BARN		
MINIMUM LOT AREA:	4 AC	GROSS: 20.689 AC			
NET LOT AREA					
FRONT YARD SETBACK	75 FT.	38.4 FT.	32.27 FT.		
SIDE YARD SETBACK	50 FT.	50.2 FT.	162.10 FT.		
REAR YARD SETBACK	50 FT.	134.1 FT.	507.20 FT		
MAXIMUM HEIGHT	30 FT.	< 30 FT.			
MAXIMUM BUILDING COVERAGE	6%	< 6%			

Approved by Resolution of the Town of North Castle Planning Board:

Chairman, Christopher Carthy Da



5-20\20-031 Needham, 16 Mianus River Road, North Castle\AutoCAD\Construction\C-102 Site Plan 20-08-03.dwg

PROJECT NOTES

1. OWNER:

LESLIE S. NEEDHAM R/T 14 MIANUS RIVER ROAD BEDFORD, NEW YORK 10506

2. PROJECT SITE ADDRESS:

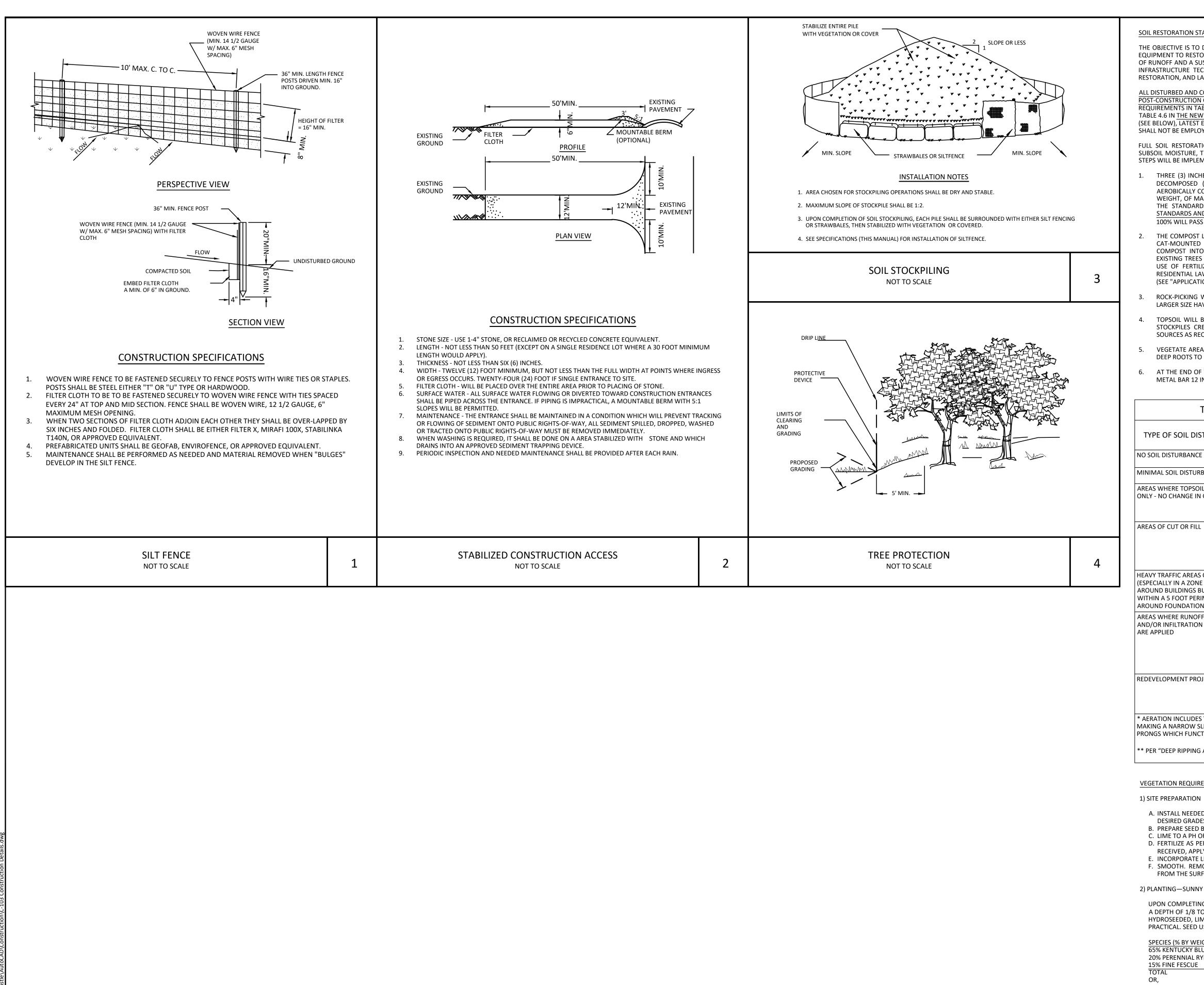
14 MIANUS RIVER ROAD BEDFORD, NEW YORK 10506 (T) NORTH CASTLE

3. TOWN OF NORTH CASTLE TAX MAP INFORMATION:

SECTION 96.03 BLOCK 1 LOT 21.1 TOTAL AREA OF PARCEL = 20.689 ACRES RESIDENTIAL ZONING DISTRICT R-4A

4. WATERSHED:

INLAND LONG ISLAND SOUND - MIANUS RIVER BASIN



MAKING A NARROW SLIT IN THE SOIL, A ROLLER WITH MANY SPIKES MAKING INDENTATIONS IN THE SOIL, OR PRONGS WHICH FUNCTION LIKE A MINI-SUBSOILER. \*\* PER "DEEP RIPPING AND DE-COMPACTION, DEC 2008".

3) WHEN USING THE CULTIPACKER OR BROADCAST SEED METHOD, MULCH USING SMALL GRAIN STRAW, APPLIED AT A RATE OF 2 TONS PER ACRE; AND ANCHOR WITH A NETTING OR TACKIFIER. HYDROSEED APPLICATIONS SHOULD INCLUDE MULCH, FERTILIZER AND SEED.

COMMON WHITE CLOVER CAN BE ADDED TO MIXTURES AT THE RATE OF 1-2 LBS/ACRE TO HELP MAINTAIN GREEN COLOR DURING THE DRY SUMMER PERIOD, HOWEVER, THEY WILL NOT WITHSTAND HEAVY TRAFFIC. FERTILIZING—FIRST YEAR, (SPRING SEEDLINGS) THREE TO FOUR WEEKS AFTER GERMINATION APPLY 1 POUND NITROGEN/1.000 SQUARE FEET USING A COMPLETE FERTILIZER WITH A 2-1-1 OR 4-1-3 RATIO OR AS RECOMMENDED BY SOIL TEST RESULTS. FOR SUMMER AND EARLY FALL SEEDINGS, APPLY AS ABOVE UNLESS AIR TEMPERATURES ARE ABOVE 85°F FOR EXTENDED PERIOD. WAIT UNTIL HEAT WAVE IS OVER TO FERTILIZE. FOR LATE FALL/ WINTER SEEDINGS. FERTILIZE IN SPRING. RESTRICT USE—NEW SEEDLINGS SHOULD BE PROTECTED FROM USE FOR ONE FULL YEAR TO ALLOW DEVELOPMENT OF A DENSE SOD WITH GOOD ROOT STRUCTURE.

#### SOIL RESTORATION STANDARDS

THE OBJECTIVE IS TO DE-COMPACT THE SOILS IN THOSE AREAS WHICH WERE SUBJECT TO THE USE OF HEAVY EQUIPMENT TO RESTORE THE ORIGINAL PROPERTIES AND POROSITY OF THE SOIL, PROVIDING FOR REDUCTION OF RUNOFF AND A SUSTAINABLE GROWTH MEDIUM FOR VEGETATION. WHILE ALSO CONSIDERED AS A GREEN INFRASTRUCTURE TECHNIQUE, THIS MEASURE IS GENERALLY APPLIED DURING THE FINAL CLEANUP, SITE RESTORATION, AND LANDSCAPING PHASE OF THE PROJECT.

ALL DISTURBED AND COMPACTED AREAS THAT WILL BE UNPAVED, VEGETATED AND/OR LANDSCAPED IN THE POST-CONSTRUCTION CONDITION SHALL BE RESTORED IN ACCORDANCE WITH THE SOIL RESTORATION REQUIREMENTS IN TABLE 5.3 OF THE NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL, OR TABLE 4.6 IN THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (SEE BELOW), LATEST EDITIONS. SOIL RESTORATION WITHIN AREAS OF SATURATED SOILS SUCH AS WETLANDS SHALL NOT BE EMPLOYED, AS IT HAS THE POTENTIAL TO CREATE A SIGNIFICANT SUSPENSION OF SOILS.

FULL SOIL RESTORATION WILL BE ACCOMPLISHED DURING PERIODS OF RELATIVELY LOW TO MODERATE SUBSOIL MOISTURE, THE DISTURBED SUBSOILS WILL BE RETURNED TO ROUGH GRADE AND THE FOLLOWING STEPS WILL BE IMPLEMENTED:

THREE (3) INCHES OF COMPOST WILL BE APPLIED OVER THE SUBSOIL. THE COMPOST SHALL BE WELL DECOMPOSED (MATURED AT LEAST 3 MONTHS), WEED-FREE, ORGANIC MATTER. IT SHALL BE AEROBICALLY COMPOSTED, POSSESS NO OBJECTIONABLE ODORS, AND CONTAIN LESS THAN 1%, BY DRY WEIGHT, OF MAN-MADE FOREIGN MATTER. THE PHYSICAL PARAMETERS OF THE COMPOST SHALL MEET THE STANDARDS LISTED IN TABLE 5.2 - COMPOST STANDARDS TABLE IN THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, EXCEPT FOR "PARTICLE SIZE", 100% WILL PASS THE  $\frac{1}{2}$ " SIEVE.

THE COMPOST LAYER WILL BE TILLED INTO THE SUBSOIL TO A DEPTH OF AT LEAST 12 INCHES USING A CAT-MOUNTED RIPPER, TRACTOR-MOUNTED DISC, OR TILLER, TO MIX AND CIRCULATE AIR AND COMPOST INTO SUBSOILS. TILLING SHOULD NOT BE PERFORMED WITHIN THE DRIP LINE OF ANY EXISTING TREES OR OVER UTILITY INSTALLATIONS THAT ARE WITHIN 24 INCHES OF THE SURFACE. THE USE OF FERTILIZERS WILL BE MINIMIZED, UTILIZED ONLY WITHIN EXISTING COMMERCIAL AND/OR RESIDENTIAL LAWN AREAS, AND SHALL BE APPLIED IN ACCORDANCE WITH WESTCHESTER COUNTY LAW (SEE "APPLICATION OF FERTILIZERS", THIS SHEET).

ROCK-PICKING WILL BE PERFORMED UNTIL UPLIFTED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE HAVE BEEN CLEARED.

TOPSOIL WILL BE APPLIED TO A MINIMUM DEPTH OF 6 INCHES. TOPSOIL SHALL BE PROVIDED FROM STOCKPILES CREATED DURING TOPSOIL SEGREGATION OPERATIONS, OR IMPORTED FROM OFFSITE SOURCES AS REQUIRED.

VEGETATE AREAS AS REQUIRED BY THE LANDSCAPING PLAN. USE APPROPRIATE GROUND COVER WITH DEEP ROOTS TO MAINTAIN THE SOIL STRUCTURE.

AT THE END OF THE PROJECT, THE ENVIRONMENTAL INSPECTOR SHOULD BE ABLE TO PUSH A 3/8 INCH METAL BAR 12 INCHES INTO THE SOIL JUST WITH BODY WEIGHT.

TABLE 4.6 S	SOIL RESTO	RATION REQUIR	REMENTS
OF SOIL DISTURBANCE	SOIL RESTORATION REQUIREMENT		COMMENTS/EXAMPLES
DISTURBANCE	RESTORATION NOT PERMITTED		PRESERVATION OF NATURAL FEATURES
SOIL DISTURBANCE	RESTORATION N	IOT REQUIRED	CLEARING AND GRUBBING
HERE TOPSOIL IS STRIPPED	HSG A&B	HSG C&D	PROTECT AREA FROM ANY
O CHANGE IN GRADE	APPLY 6 INCHES OF TOPSOIL	AERATE* AND APPLY 6 INCHES OF TOPSOIL	ONGOING CONSTRUCTION ACTIVITIES.
CUT OR FILL	HSG A&B	HSG C&D	
	AERATE* AND APPLY 6 INCHES OF TOPSOIL	APPLY FULL SOIL RESTORATION**	
AFFIC AREAS ON SITE LY IN A ZONE 5-25 FEET BUILDINGS BUT NOT .5 FOOT PERIMETER FOUNDATION WALLS)	APPLY FULL SOII (DECOMPACTIO ENHANCEMENT	N AND COMPOST	
HERE RUNOFF REDUCTION NFILTRATION PRACTICES IED	RESTORATION NOT REQUIRED, BUT MAY BE APPLIED TO ENHANCE THE REDUCTION SPECIFIED FOR APPROPRIATE PRACTICES.		KEEP CONSTRUCTION EQUIPMENT FROM CROSSING THESE AREAS. TO PROTECT NEWLY INSTALLED PRACTICE FROM ANY ONGOING CONSTRUCTION ACTIVITIES CONSTRUCT A SINGLE PHASE OPERATION FENCE AREA.
OPMENT PROJECTS	REDEVELOPMEN AREAS WHERE E AREA WILL BE C PERVIOUS AREA	XISTING IMPERVIOUS ONVERTED TO	
ON INCLUDES THE USE OF MA	ACHINES SUCH AS	IKACIUK-DKAWN IMI	LEIVIEINTS WITH COULTERS

VEGETATION REQUIREMENTS:

A. INSTALL NEEDED WATER AND EROSION CONTROL MEASURES AND BRING AREA TO BE SEEDED TO DESIRED GRADES USING A MINIMUM OF 4 IN. TOPSOIL.

B. PREPARE SEED BED BY LOOSENING SOIL TO A DEPTH OF 4-6 INCHES. C. LIME TO A PH OF 6.5

D. FERTILIZE AS PER SOIL TEST OR, IF FERTILIZER MUST BE APPLIED BEFORE SOIL TEST RESULTS ARE RECEIVED, APPLY 850 POUNDS OF 5-10-10 OR EQUIVALENT PER ACRE (20 LBS/1,000 SQ. FT.) E. INCORPORATE LIME AND FERTILIZER IN TOP 2-4 INCHES OF TOPSOIL. F. SMOOTH. REMOVE ALL STONES OVER 1 INCH IN DIAMETER, STICKS, AND FOREIGN MATTER FROM THE SURFACE. FIRM THE SEEDBED.

2) PLANTING—SUNNY LOCATION.

UPON COMPLETING SOIL DE-COMPACTION, USE A CULTIPACKER TYPE SEEDER IF POSSIBLE. SEED TO A DEPTH OF 1/8 TO 1/4 INCH. IF SEED IS TO BE BROADCAST, CULTIPACK OR ROLL AFTER SEEDING. IF HYDROSEEDED, LIME AND FERTILIZER MAY BE APPLIED THROUGH THE SEEDER AND ROLLING IS NOT PRACTICAL. SEED USING THE FOLLOWING MIX AND RATES:

S (% BY WEIGHT)	LBS/1,000SQ. FT	LBS./ACRE
ENTUCKY BLUEGRASS BLEND	2.0-2.6	85-114
ERENNIAL RYEGRASS	0.6-0.8	26-35
NE FESCUE	0.4-0.6	19-26
	3.0-4.0	130-175

100% TALL FESCUE, TURF-TYPE, FINE LEAF 3.4-4.6 150-200

NO.	REV	ISION	DATE
Surveyor	H. Stanley Johns 42 Smith Avenue, P Mount Kisco, New Y Tel: (914) 241-38 Fax: (914) 241-04	(ork 10549 872	rs, P.C.
Architect Surveyor	42 Smith Avenue, P Mount Kisco, New Y Tel: (914) 241-38	.O. Box 93 York 10549 872 438 cts LLC enue ticut 06830	rs, P.C.
	42 Smith Avenue, P Mount Kisco, New Y Tel: (914) 241-38 Fax: (914) 241-04 Hamady Archited 34 East Putnam Ave Greenwich, Connec	.O. Box 93 York 10549 872 438 cts LLC enue ticut 06830 090 m R/T ad	rs, P.C.
Acting UNDER NEW SECTION 72 ACTING UN ALTER THIS	42 Smith Avenue, P Mount Kisco, New Y Tel: (914) 241-38 Fax: (914) 241-04 Hamady Archited 34 East Putnam Ave Greenwich, Connec Tel: (203) 717-10 Leslie S. Needha 14 Mianus River Ros Bedford, New York Tel: 917-664-7967 DRIVE, HAWTHORNE, NEW	.O. Box 93 York 10549 872 438 cts LLC enue ticut 06830 090 m R/T ad 10506 <b>iOCent</b> <b>gineering</b> w YORK 10532 ERESULTS.COM LAW ARTICLE 145 (ENGINE DF THIS LAW FOR ANY PERS LICENSED PROFESSIONAL EN	EERING), SON, UNLESS
Owner 7 SKYLINE TEL: (914) UNDER NEV SECTION 72 ACTING UN ALTER THIS © PROVID	42 Smith Avenue, P Mount Kisco, New Y Tel: (914) 241-38 Fax: (914) 241-04 Hamady Archited 34 East Putnam Ave Greenwich, Connec Tel: (203) 717-10 Leslie S. Needha 14 Mianus River Ros Bedford, New York Tel: 917-664-7967 DRIVE, HAWTHORNE, NEW 592-4040 WWW.PDE N YORK STATE EDUCATION COMMENT ENT DESIGN ENGINEERING, ACCESSOR and Access 14 Mianus	.O. Box 93 York 10549 872 438 cts LLC enue ticut 06830 090 m R/T ad 10506 <b>iOCINE</b> Signeering w YORK 10532 ERESULTS.COM LAW ARTICLE 145 (ENGINE DF THIS LAW FOR ANY PERS LICENSED PROFESSIONAL EN	EERING), SON, UNLESS
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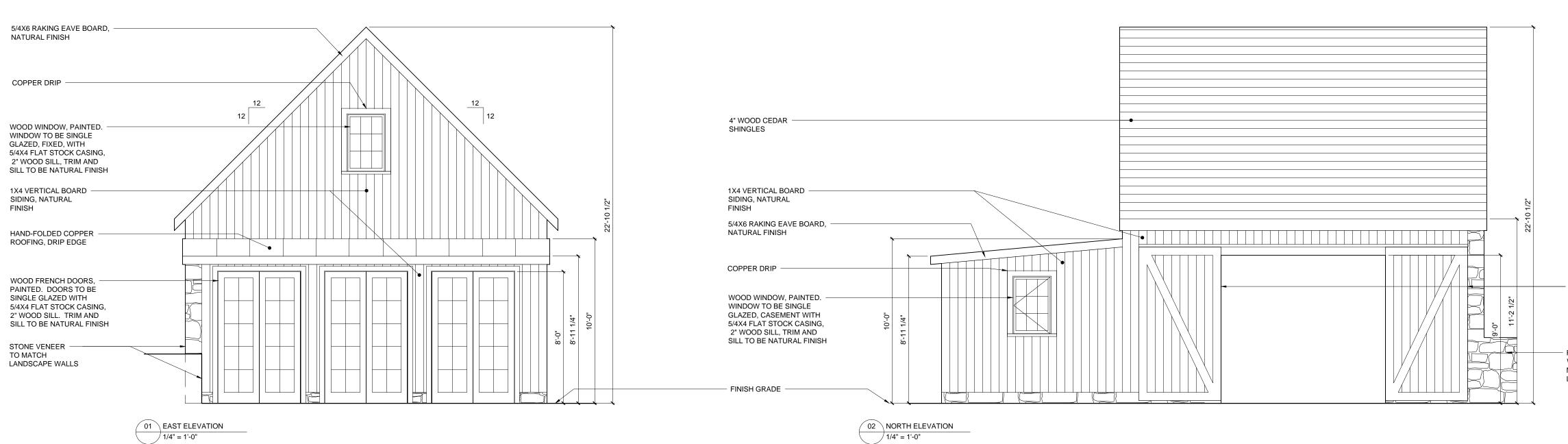
#### **BARN AND FITNESS SHED**

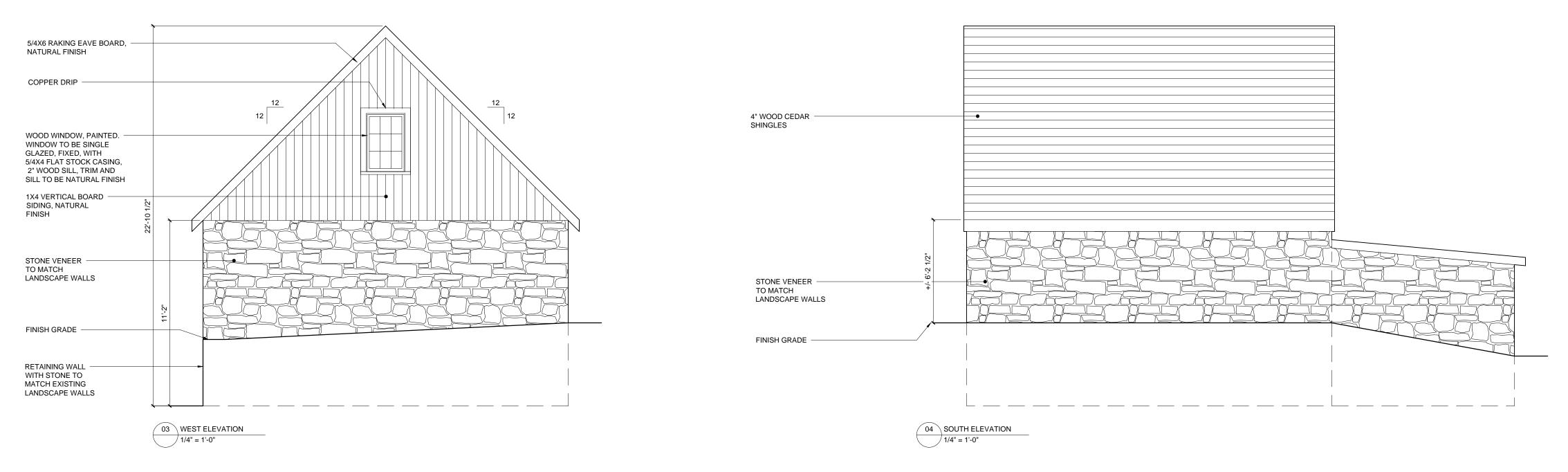
storage issues, including the need for an additional car stall (the main garage has just one stall). We plan to build a no frills, country-style barn with traditional sliding barn doors on the north elevation. A shed roof extension to the east will create space for a modest-sized fitness Neither the barn nor the fitness room will room. The southern driveway entrance have plumbing. Both will need electrical will lead past the new barn and parking service for outlets, ceiling fans, and interior area before connecting with the current and exterior lighting.

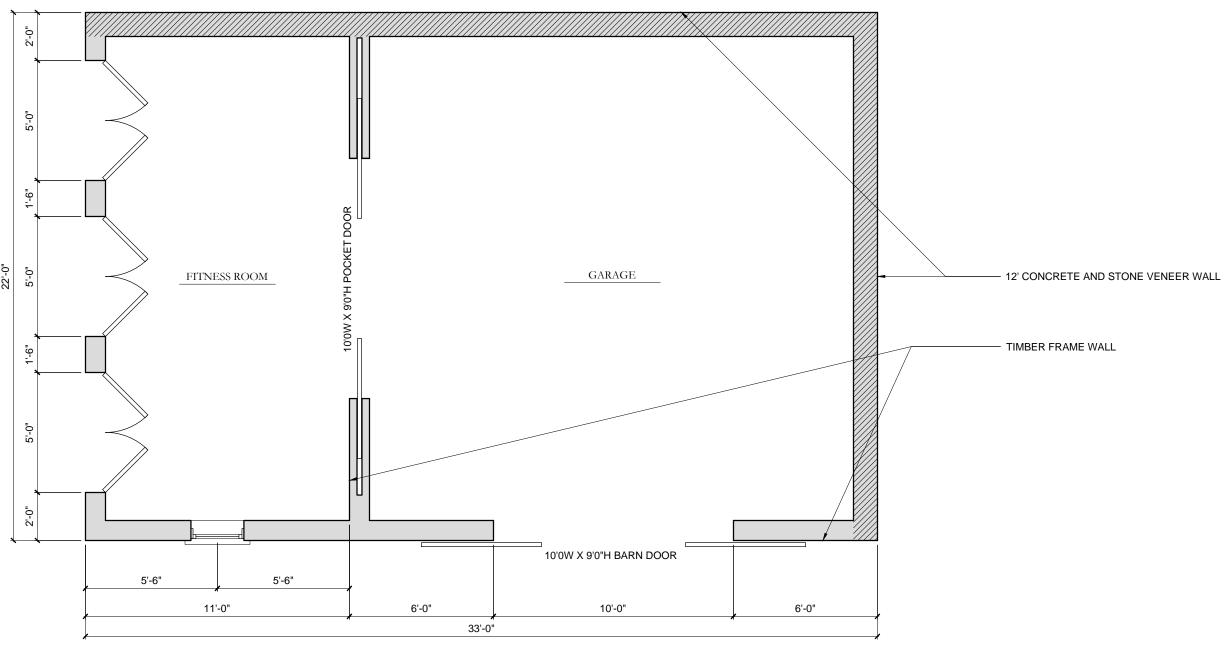
he new barn will address ongoing driveway. Attached to the east end of the barn, a custom shed will primarily serve as a simple home fitness room. Wooden French doors will open onto a small courtyard. The fitness shed will require electricity, Internet connectivity, and some kind of a Mitsubishi blower unit to provide heat for winter.



Perspective Drawing of Barn and Driveway by Peter Lorenzoni







## H A M A D Y

34 EAST PUTNAM AVE., SUITE 120 GREENWICH, CONNECTICUT 06830

T 203.717.1090 HAMADYARCHITECTSLLC.COM

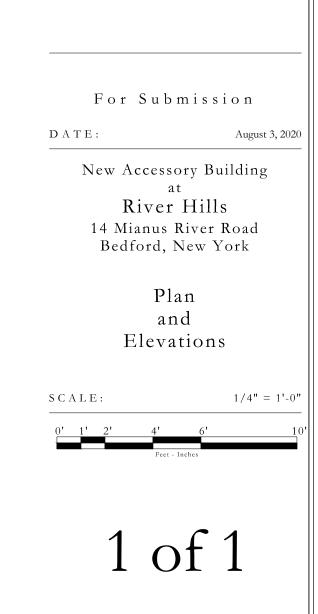
THIS DRAWING MUST BE REVIEWED BY The general contractor or appropriate subcontractors.

ANY ERRORS, OMISSIONS OR DISCREPA-NCIES MUST BE REPORTED TO HAMADY ARCHITECTS PRIOR TO THE START OF CONSTRUCTION.

© THIS DRAWING IS THE PROPERTY OF HAMADY ARCHITECTS. ALL USAGE MUST CONFORM TO NATIONAL, STATE, AND LOCAL COPYRIGHT LAWS AND REG-ULATIONS.

 WOOD BARN DOORS AND IRON TRACK NATURAL FINISH TO MATCH VERTICAL SIDING

RETAINING WALL
 WITH STONE TO
 MATCH EXISTING
 LANDSCAPE WALLS





Precedent images for sliding doors, and barn materials.

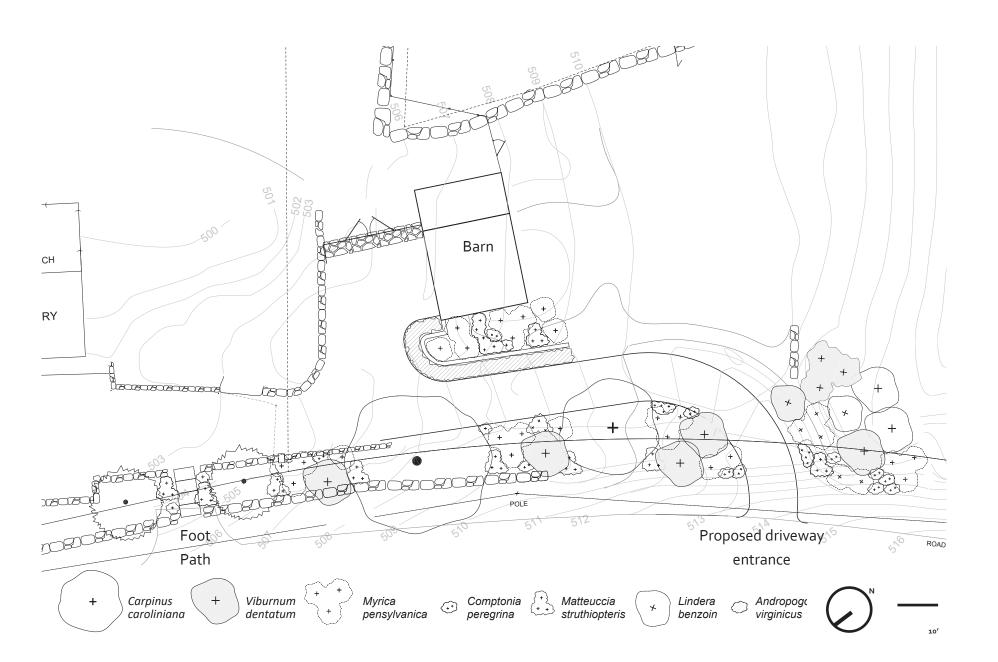






#### MATERIAL PALETTE

The barn and fitness shed should reflect the existing aesthetics of the house. Grading will be used to lower the barn profile, matching the appearance of the wagon shed (now serving as a studio just to the north of the new barn). Roofing materials will also match the wagon shed: cedar shake for the barn with standing seam copper for the shed. The barn will have stone cladding under vertical barn siding. Plantings and hardscape will also pull from the existing material palette of the house and surrounding landscape. River Hills Project August 2020 | 10









Planting Plan, refer to site plan for more context



Ironwood, Carpinus caroliniana



Arrowwood, Viburnum dentatum



Bayberry, Myrica pensylvanica



Ostrich Fern, Matteuccia struthiopteris



Sweetfern,

Spicebush, Lindera benzoin



Buttonbush, Cephalanthus occidentalis



Broomsedge, Andropogon virginicus



Hayscented Fern, Dennstaedtia punctilobula



### PLANTING PLAN

Planting palette repeats the existing material of current driveway. The native plant palette aesthetically complements the Mianus River Gorge and provides habitat for local pollinators and birds.

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

Name of Property Owner:Leslie S	. Needham R/T	
Mailing Address: 14 Mian	us River Road, Bedford, New York	
Telephone: 917-664-7967 F	Sax:	e-mail _ineedham@needhampartners.com
Name of Applicant (if different):	Same as Owner	
Address of Applicant:		
Telephone:	Fax:	e-mail
Interest of Applicant, if other than Pr	operty Owner:	
Is the Applicant (if different from the	property owner) a Contract Vendee?	?
Yes No		
If yes, please submit affidavit sating s	such. If no, application cannot be rev	viewed by Planning Board
Name of Professional Preparing Site Peter J. Gregory, P.E. Prov	Plan: rident Design Engineering, PLLC	
Address: 7 Skyline Drive, Hawthorne,	New York 10532	
Telephone:914-730-2276	Fax:	e-mail pgregory@pderesults.com
Name of Other Professional: Kahlil		
Address:34 East Putnam Avenue, Suit	e 120, Greenwich, CT 06830	
Telephone:203-717-1090	Fax:	e-mail kahlil@hamadyarchitectsllc.com
Surveyor Name of <del>Attorney</del> (if any): <u>Stephen T. Job</u>	nnson, P.L.S., H. Stanley Johnson and Company Land Sur	veyors, P.C.
Address: 42 Smith Aven	ue, P.O. Box 93, Mount Kisco, New York 10549	
Telephone:914-241-3872	Fax:	e-mail stjls@optonline.net

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#### II. IDENTIFICATION OF SUBJECT PROPERTY

Street	Address:	14 Mianus Rive	er Road					
Locati	on (in relation	n to nearest in	tersecting stree	et):				
500	feet (nort	h, south, east	or west) of	East Middl	e Patent Road			
Abutti	ng Street(s):	Mianus River R	oad					
Tax M	ap Designatio	on (NEW): Se	ction 96	5.03	Block	1	Lot	21.1
Tax M	ap Designatio	on (OLD): See	ction		Block		Lot	
Zoning	g District:	R-4A	Total Land	Area	20.689 ac			
			if different)					
Fire D	istrict(s)E	Banksville	School Distr	rict(s)_	Bedford			
Is any	portion of sul	oject property	abutting or lo	cated w	ithin five hund	dred (500	) feet of the f	following:
	No <u>x</u> Ye If yes, please The boundar No <u>Ye</u> The right-of or highway? No <u>x</u> Ye The existing	s (adjacent) e identify name ry of any exist s (adjacent) -way of any exist s (adjacent) or proposed r	Yes (with	hin 500 ed Coun hin 500 posed Co hin 500 of any str	ty or State par feet) ounty or State feet) ream or draina	rk or any <sup>Mianus Ri</sup> parkway	ver Gorge Prese , thruway, ex	
			established cha Yes (wi					
	The existing or institution	or proposed b is situated?	ooundary of ar	ny count	ty or State ow	ned land	on which a p	ublic building
			peration locate Yes (					
Does t	he Property C No <u>×</u> Y		icant have an	interest	in any abuttin	ig proper	y?	
If yes,	please identi	fy the tax map	designation o	of that p	roperty:			

96.03 - 1 - 21.1

#### **III. DESCRIPTION OF PROPOSED DEVELOPMENT**

Proposed Use:New Accessory Building with access driveway
Gross Floor Area: Existing S.F. Proposed S.F.
Proposed Floor Area Breakdown:
RetailS.F.; OfficeS.F.;
Industrial S.F.; Institutional S.F.;
Other Nonresidential <u>840</u> S.F.; Residential <u>S.F.;</u> S.F.;
Number of Dwelling Units:0
Number of Parking Spaces: Existing Required Proposed
Number of Loading Spaces: Existing Required Proposed
Earthwork Balance: Cut <u>130</u> C.Y. Fill <u>225</u> C.Y.
Will Development on the subject property involve any of the following:
Areas of special flood hazard? No $\underline{\times}$ Yes 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 <u>Yes X</u> (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 $\underline{\times}$ 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 <u>×</u> Yes (If yes, application for a State Wetlands Permit may also be required.)

#### **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: 7 . 21 . 20
Signature of Property Owner:	Date: 7.21.20

MUST HAVE BOTH SIGNATURES

#### 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:

- $\checkmark$  Name of the application or other identifying title.
- $\checkmark$  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.
- $\checkmark$  A signature block for Planning Board endorsement of approval.

#### **Existing Conditions Data:**

 $\checkmark$  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.
- $\checkmark$  Location of all other existing site improvements, including pavement, walks, curbing, retaining walls and fences.
- NA Location, size and design of existing signs.
- NA Location, type, direction, power and time of use of existing outdoor lighting.
- NA Location of existing outdoor storage, if any.
- $\checkmark$  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:

- NA 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.
- NA Proposed number of employees for which buildings are designed
- NA 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.
- NA 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.
- NA Location, size and design of all proposed signs.
- NA Location, type, direction, power and time of use of proposed outdoor lighting.
- NA Location and design of proposed outdoor garbage enclosure.
- NA 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.
- NA Type of power to be used for any manufacturing
- NA Type of wastes or by-products to be produced and disposal method
- NA In multi-family districts, floor plans, elevations and cross sections
- $\checkmark$  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.
- NA 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.
- NA 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.

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#### 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:	Telep	hone:			
	E-Ma	il:			
Address:					
City/PO:		State:	Zip	Code:	
1. Does the proposed action only involve the legislative adoption of a plan, l administrative rule, or regulation?	ocal lav	v, ordinance,	-	NO	YES
If Yes, attach a narrative description of the intent of the proposed action and may be affected in the municipality and proceed to Part 2. If no, continue to			hat		
2. Does the proposed action require a permit, approval or funding from any	other go	overnmental Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:					
<ul> <li>3.a. Total acreage of the site of the proposed action?</li> <li>b. Total acreage to be physically disturbed?</li> <li>c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</li> </ul>		acres acres acres			
4. Check all land uses that occur on, adjoining and near the proposed action.           Urban         Rural (non-agriculture)         Industrial         Comm           Forest         Agriculture         Aquatic         Other (           Parkland         Parkland         Parkland         Parkland	ercial	□Residential (suburb ):	oan)		

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?			
b. Consistent with the adopted comprehensive plan?			
6. Is the proposed action consistent with the predominant character of the existing built or natural		NO	YES
landscape?			
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Ar If Yes, identify:	ea?	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
b. Are public transportation service(s) available at or near the site of the proposed action?			
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed act	ion?		
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES
If the proposed action will exceed requirements, describe design features and technologies:			
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
If No, describe method for providing potable water:			
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment:			
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		NO	YES
b. Is the proposed action located in an archeological sensitive area?			
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contair wetlands or other waterbodies regulated by a federal, state or local agency?	l I	NO	YES
			⊢⊢
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:			
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check al		ipply:	
$\square$ Wetland $\square$ Urban $\square$ Suburban	inar		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed		NO	YES
by the State or Federal government as threatened or endangered?		$\square$	$\square$
16. Is the project site located in the 100 year flood plain?		NO	YES
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	-	NO	YES
a. Will storm water discharges flow to adjacent properties?			
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains	;)?		
If Yes, briefly describe:			

18. Does the proposed action include construction or other activities that result in the impoundment of	NO	YES		
water or other liquids (e.g. retention pond, waste lagoon, dam)?				
If Yes, explain purpose and size:				
19. Has the site of the proposed action or an adjoining property been the location of an active or closed	NO	YES		
solid waste management facility?				
If Yes, describe:				
	2			
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or	NO	YES		
completed) for hazardous waste?				
If Yes, describe:				
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE				
KNOWLEDGE				
Applicant/sponsor name: Date:				
Signature:				

#### 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					
River Hills					
Name of Action or Project:					
New Accessory Building and access driveway					
Project Location (describe, and attach a location map):					
14 Mianus River Road					
Brief Description of Proposed Action:					
The project will involve the construction of an accessory barn structure with storage shed. A barn structure and an existing curb cut will be eliminated. Stormwater mitigation is proposed Both barn and driveway will be zoning compliant.			cess the		
Name of Applicant or Sponsor:	cant or Sponsor: Telephone: 917-664-7967				
Leslie S. Needham R/T	Leslie S. Needham R/T E-Mail: jneedham@needhampartners.com		m		
Address:					
14 Mianus River Road					
City/PO:	State: Zip Code:				
Bedford           1. Does the proposed action only involve the legislative adoption of a plan, loc.	NY	10506			
administrative rule, or regulation?	al law, or difiance,	NO	YES		
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.					
2. Does the proposed action require a permit, approval or funding from any oth		NO	YES		
If Yes, list agency(s) name and permit or approval: Town of North Castle ARB, Building Permit		$\checkmark$			
3. a. Total acreage of the site of the proposed action?       20.689 acres         b. Total acreage to be physically disturbed?       0.3 acres         c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?       20.689 acres					
4. Check all land uses that occur on, are adjoining or near the proposed action:         Urban       Rural (non-agriculture)         Industrial       Commerce         Forest       Agriculture	ial 🗹 Residential (subu	rban)			
Parkland					

If Yes, identify:       Its         If Yes, identify:       Its         8. a. Will the proposed action result in a substantial increase in traffic above present levels?       NO         b. Are public transportation services available at or near the site of the proposed action?       Its         c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?       Its         9. Does the proposed action meet or exceed the state energy code requirements?       NO       YES         If the proposed action will exceed requirements, describe design features and technologies:       Its       Its         10. Will the proposed action connect to an existing public/private water supply?       NO       YES         If No, describe method for providing potable water:       Its       Its         11. Will the proposed action connect to existing wastewater utilities?       NO       YES         If No, describe method for providing wastewater utilities?       NO       YES         If No, describe method for providing wastewater utilities?       NO       YES         If No, describe method for providing wastewater treatment:       Its       Its         If No, describe method for providing wastewater treatment:       Its       Its       NO         If No, describe of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Pla	5. Is the proposed action,	NO	YES	N/A
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?       NO       YES         7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?       NO       YES         1f Yes, identify:	a. A permitted use under the zoning regulations?		$\checkmark$	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?       Image: Construction of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?       NO       YES         If Yes, identify:       Image: Construction of the proposed action result in a substantial increase in traffic above present levels?       NO       YES         8. a. Will the proposed action result in a substantial increase in traffic above present levels?       NO       YES         b. Are public transportation services available at or near the site of the proposed action?       Image: Construction of the proposed action meet or exceed the state energy code requirements?       NO       YES         9. Does the proposed action connect to an existing public/private water supply?       NO       YES       Image: Construction of the proposed action connect to existing wastewater utilities?       NO       YES         11. Will the proposed action connect to existing wastewater utilities?       NO       YES       YES         12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservatio	b. Consistent with the adopted comprehensive plan?		$\checkmark$	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?       NO       YES         If Yes, identify:	6 Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES
If Yes, identify:       Image: constraint of the proposed action result in a substantial increase in traffic above present levels?       NO       YES         8. a. Will the proposed action result in a substantial increase in traffic above present levels?       NO       YES         b. Are public transportation services available at or near the site of the proposed action?       Image: constraint of the proposed action?       Image: constraint of the proposed action?       Image: constraint of the proposed action?         9. Does the proposed action will exceed requirements, describe design features and technologies:       Image: constraint of the proposed action connect to an existing public/private water supply?       NO       YES         10. Will the proposed action connect to an existing public/private water supply?       NO       YES       Image: constraint of the proposed action connect to existing wastewater utilities?       NO       YES         11. Will the proposed action connect to existing wastewater utilities?       NO       YES       YES         12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Preservation office (SHPO) archaeological site inventory?       NO       YES         13. a. Does any portion of the site of the proposed action, or andiacent to an area designated as sensitive for archaeolo	o. Is the proposed action consistent with the predominant character of the existing built of natural landscape?			$\checkmark$
8. a. Will the proposed action result in a substantial increase in traffic above present levels?       NO       YES         b. Are public transportation services available at or near the site of the proposed action?       Image: Comparison of the site of the proposed action?       Image: Comparison of the site of the proposed action?         9. Does the proposed action meet or exceed the state energy code requirements?       NO       YES         9. Does the proposed action meet or exceed the state energy code requirements?       NO       YES         11. Will the proposed action connect to an existing public/private water supply?       NO       YES         11. Will the proposed action connect to existing wastewater utilities?       NO       YES         11. Will the proposed action connect to existing wastewater utilities?       NO       YES         12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?       NO       YES         b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?       NO       YES         13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or	7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?       Image: Comparison of the proposed action result in a substantial increase in traffic above present levels?         b. Are public transportation services available at or near the site of the proposed action?       Image: Comparison of the proposed action meet or exceed the state energy code requirements?         9. Does the proposed action meet or exceed the state energy code requirements?       No         9. Does the proposed action connect to exceed the state energy code requirements?       No         9. Will the proposed action connect to an existing public/private water supply?       NO         10. Will the proposed action connect to an existing public/private water supply?       NO         11. Will the proposed action connect to existing wastewater utilities?       NO         12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?       NO         b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?       NO         13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? <td>If Yes, identify:</td> <td></td> <td><math>\checkmark</math></td> <td></td>	If Yes, identify:		$\checkmark$	
b. Are public transportation services available at or near the site of the proposed action?       ↓         c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?       ↓         9. Does the proposed action meet or exceed the state energy code requirements?       NO         16. Will the proposed action connect to an existing public/private water supply?       NO         10. Will the proposed action connect to an existing public/private water supply?       NO         11. Will the proposed action connect to existing wastewater utilities?       NO         12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places?       NO         b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?       NO         13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?       NO       YES         If we have been action physically alter, or encroach into, any existing wetland or waterbody?       I       I			NO	YES
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?       Image: Construction of the state energy code requirements?       NO       YES         9. Does the proposed action will exceed requirements, describe design features and technologies:       Image: Construction of the state energy code requirements?       NO       YES         11. Will the proposed action connect to an existing public/private water supply?       NO       YES         11. Will the proposed action connect to existing wastewater utilities?       NO       YES         11. Will the proposed action connect to existing wastewater utilities?       NO       YES         12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?       NO       YES         b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?       NO       YES         13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?       NO       YES         Image: does and portion of the site of the proposed action, or any existing wetland or waterbody? </td <td>8. a. Will the proposed action result in a substantial increase in traffic above present levels?</td> <td></td> <td><math>\checkmark</math></td> <td></td>	8. a. Will the proposed action result in a substantial increase in traffic above present levels?		$\checkmark$	
action?       Image: Control of the state energy code requirements?       NO       YES         If the proposed action will exceed requirements, describe design features and technologies:       Image: Control of the state energy code requirements?       NO       YES         If the proposed action connect to an existing public/private water supply?       NO       YES         If No, describe method for providing potable water:       Image: Control of the proposed action connect to existing wastewater utilities?       NO       YES         If No, describe method for providing wastewater utilities?       NO       YES         If No, describe method for providing wastewater utilities?       NO       YES         If No, describe method for providing wastewater treatment:       Image: Control of the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Preservation of the eligible for listing on the State Register of Historic Preservation Office (SHPO) archaeological site inventory?       NO       YES         13. a. Does any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?       NO       YES         If a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?       NO       YES </td <td>b. Are public transportation services available at or near the site of the proposed action?</td> <td></td> <td><math>\overline{\mathbf{A}}</math></td> <td></td>	b. Are public transportation services available at or near the site of the proposed action?		$\overline{\mathbf{A}}$	
9. Does the proposed action meet or exceed the state energy code requirements?       NO       YES         If the proposed action will exceed requirements, describe design features and technologies:       Image: Comparison of the state and technologies in the proposed action connect to an existing public/private water supply?       NO       YES         10. Will the proposed action connect to an existing public/private water supply?       NO       YES         If No, describe method for providing potable water:       Image: Comparison of the proposed action connect to existing wastewater utilities?       NO       YES         11. Will the proposed action connect to existing wastewater utilities?       NO       YES         If No, describe method for providing wastewater treatment:       Image: Comparison of the proposed action connect to existing wastewater treatment:       Image: Comparison of the proposed action connect to exist the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?       Image: Comparison of the NY State Historic Preservation Office (SHPO) archaeological site inventory?       Image: Comparison of the NY State Historic Preservation Office (SHPO) archaeological site inventory?       Image: Comparison of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?       Image: Comparison			$\checkmark$	
Image: second	9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES
10. Will the proposed action connect to an existing public/private water supply?       NO       YES         If No, describe method for providing potable water:       Image: Construction of the proposed action connect to existing wastewater utilities?       NO       YES         11. Will the proposed action connect to existing wastewater utilities?       NO       YES         If No, describe method for providing wastewater treatment:       Image: Construction of the proposed action, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?       NO       YES         b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?       NO       YES         13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?       NO       YES         b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?       Image: Contain conthe conthe contain contain contain contain contain con	If the proposed action will exceed requirements, describe design features and technologies:			
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If No, describe method for providing potable water:       Image: Comparison of the proposed action connect to existing wastewater utilities?       NO       YES         11. Will the proposed action connect to existing wastewater utilities?       NO       YES         If No, describe method for providing wastewater treatment:       Image: Comparison of the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?       NO       YES         b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?       Image: Comparison of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?       NO       YES         b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?       Image: Comparison of waterbody?       Image: Comparison of waterbody?	·			
Image: second section connect to existing wastewater utilities?       NO       YES         If No, describe method for providing wastewater treatment:       Image: second	10. Will the proposed action connect to an existing public/private water supply?		NO	YES
11. Will the proposed action connect to existing wastewater utilities?       NO       YES         If No, describe method for providing wastewater treatment:       If No, describe method for providing wastewater treatment:       Image: Construction of the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?       NO       YES         b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?       Image: Construction of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?       NO       YES         b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?       Image: Construction of the site of the proposed action or adjacent?       NO       YES	If No, describe method for providing potable water:			
If No, describe method for providing wastewater treatment: If No, describe method for providing the proper description of the site of the proposed action, or lands adjoining the proposed action, contain Wetlands or other waterbodies regulated by a federal, state or local agency? If No, Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If No, description of the site of the proposed action physically alter, or encroach into, any existing wetland or waterbody?				
If No, describe method for providing wastewater treatment:       Image: Comparison of the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?       NO       YES         b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?       Image: Comparison of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?       NO       YES         b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?       Image: Comparison of waterbody?       Image: Comparison of waterbody?	11. Will the proposed action connect to existing wastewater utilities?		NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?       NO       YES         b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?       Image: Commission of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?       NO       YES         b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?       Image: Commission of waterbody?       Image: Commission of waterbody?	If No. describe method for providing wastewater treatment:			
<ul> <li>which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?</li> <li>b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?</li> <li>13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?</li> <li>b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</li> </ul>	If No, describe method for providing wastewater treatment:			
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Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?			NO	YES
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?       Image: Comparison of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?       NO       YES         b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?       Image: Comparison of the site of the proposed action of the site of the proposed action physically alter, or encroach into, any existing wetland or waterbody?       Image: Comparison of the site of the proposed action of the site of the proposed action physically alter, or encroach into, any existing wetland or waterbody?       Image: Comparison of the site of the proposed action physically alter, or encroach into, any existing wetland or waterbody?	Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the		$\checkmark$	
b. Is the project site, of any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? $\overrightarrow{V}$	State Register of Historic Places?			
archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?       NO       YES         13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?       NO       YES         b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?       I       I	b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for		$\checkmark$	
wetlands or other waterbodies regulated by a federal, state or local agency?         b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?				
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?			NO	
If Van identify the method or motorhody and extent of alterations in service fact or correct				
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:	If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:				
Shoreline 🖌 Forest 🗋 Agricultural/grasslands 🗋 Early mid-successional				
✓ Wetland Urban ✓ Suburban				
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or		YES		
Federal government as threatened or endangered?	$\checkmark$			
16. Is the project site located in the 100-year flood plan?	NO	YES		
	$\checkmark$			
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES		
If Yes,		$\checkmark$		
a. Will storm water discharges flow to adjacent properties?	$\checkmark$			
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	$\checkmark$			
18. Does the proposed action include construction or other activities that would result in the impoundment of water		YES		
or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:		_		
	$\checkmark$			
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste	NO	YES		
management facility? If Yes, describe:				
	$\checkmark$			
20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or	NO	YES		
completed) for hazardous waste?	NO	IES		
If Yes, describe:				
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE				
Applicant/sponsor/name: FSMES. NEEDAAM Date: 7.31.20				
Applicant/sponsor/name: FSMES. NEEDAAM Date: 7.31 Signature: KSACK Title: SWAFE				
		-		

PRINT FORM

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**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

#### PLANNING BOARD SCHEDULE OF ESCROW ACCOUNT DEPOSITS

Туре	of Application	
Depo		

Concept Study

Site Plan Waiver for Change of Use

Site Development Plan for:

Multifamily Developments

**Commercial Developments** 

1 or 2 Family Projects

**Special Use Permit** 

Subdivision:

Lot Line Change resulting in no new lots

All Others

Preparation or Review of Environmental Impact Statement

**Amount of Initial Escrow Account** 

\$500.00

\$500.00

\$3,000.00 plus \$100.00 per proposed dwelling unit

\$3,000.00 plus \$50.00 for each required parking space

\$2,000.00

\$2,000.00 plus \$50.00 for each required parking space

\$1,500.00

\$3,000.00 plus \$200.00 per proposed new lot in excess of two (2)

\$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** 

B. 03.20