

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,


John and Leslie Needham

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.

River Hills, a Dutch Colonial home that was built in 1780, sits high atop a hillside overlooking an abundance of craggy granite outcroppings, ancient stone walls, and farmland. The house, which was expanded in 1932 with the addition of a wagon shed and a barn hauled down from New Hampshire, has been fully renovated with an approach that hews to its historic traditions. The 21-acre property descends and meanders through levels with dining terraces, gardens, and seating areas suitable

for savoring views. Stone walls and granite steps lead from the highest porch through relaxed garden plantings and a fruit orchard that includes a combination of heritage apple trees and some of the more than 100 trees that have been planted at River Hills over the past twenty years. The “gardened” areas are close to the house, with outlying areas left as meadows, woodland pathways, and native wetlands. The new enhancements will all be executed in ways that are consistent with the River Hills style and history.

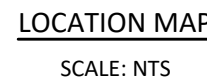
DRIVEWAY

Like all old houses, River Hills has its flaws. The southern driveway entrance (one of two current entrances) is dangerously steep and cramped, rendering it unsafe and unwieldy for large vehicles and—if ever needed—an ambulance or fire truck. To remedy this problem, while adding privacy from the road and amplifying vistas seen while entering the property, the existing southern driveway entrance will be relocated approximately 140’ to the south. Other benefits of this change include reducing traffic and parking close to the

house, providing additional parking, and creating access to the new barn. Consistent with the historic qualities of the property, the renovated driveway will have a gravel finish (oil and gravel on Mcadam). The renovation also includes improved drainage, an expanded entryway, a gravel parking courtyard and entry to the new storage barn. The new southern driveway entrance will lead past the new barn and parking area before connecting with the current driveway.



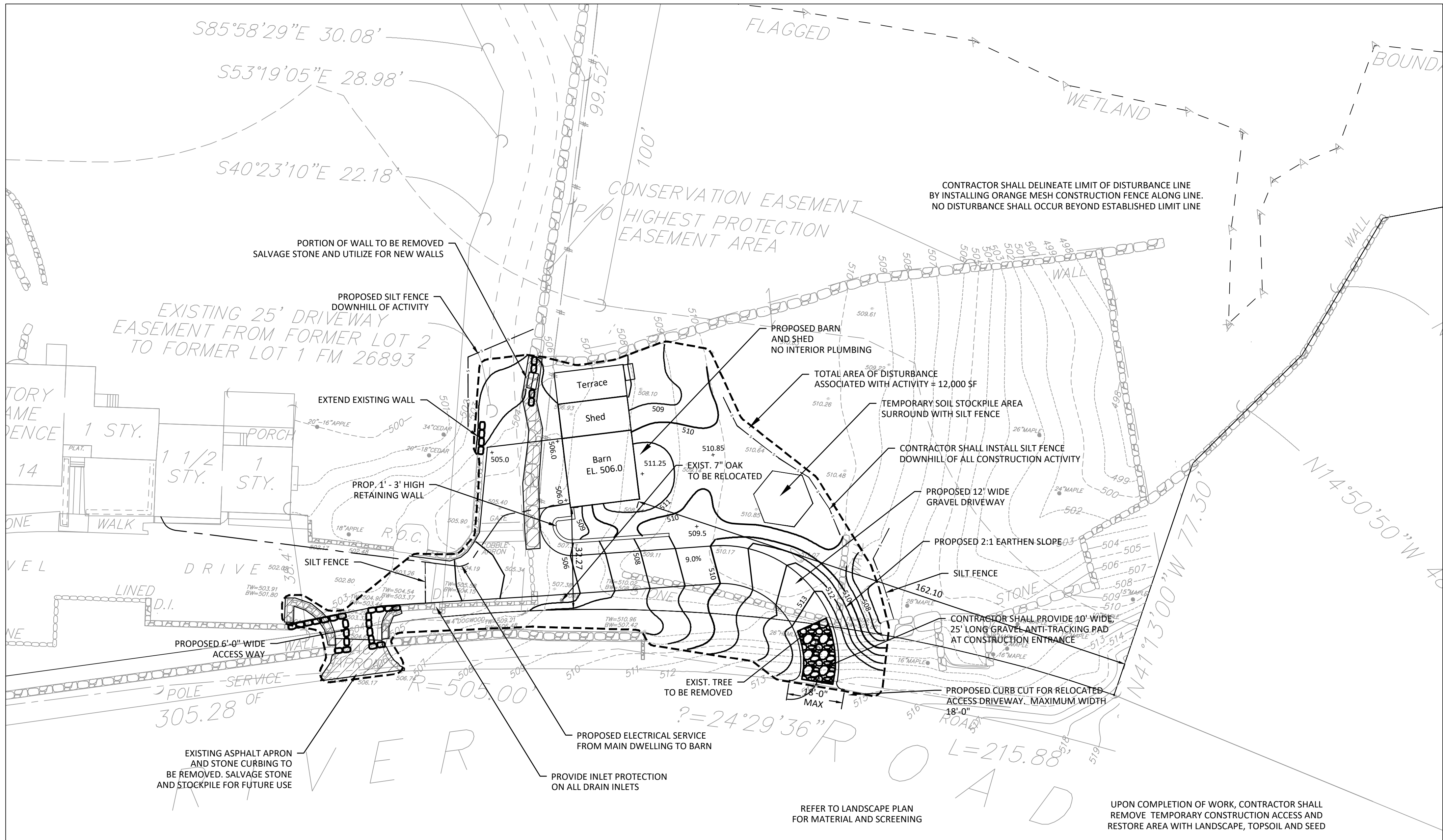
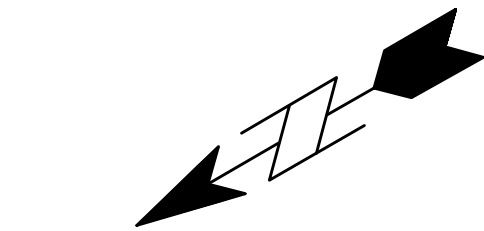
View that will be amplified through the installation of a new southern driveway entrance.



ZONE: ONE FAMILY RESIDENCE DISTRICT ZONE 'R-4A'			
	PERMITTED /REQUIRED	LOT 21.1	
		EXISTING	PROPOSED BARN
	4 AC	GROSS: 20.689 AC	
MINIMUM LOT AREA:			
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

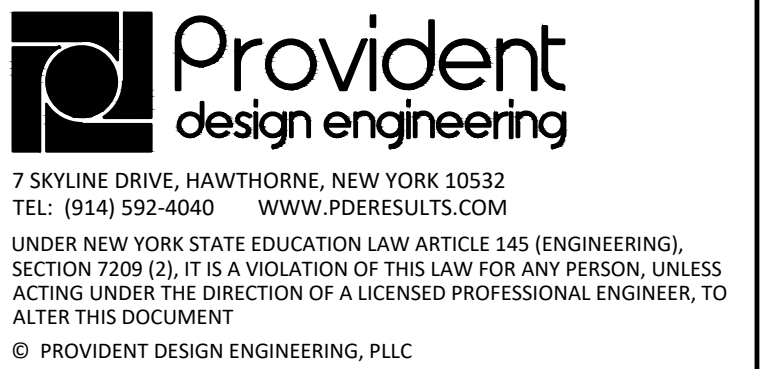
Chairman, Christopher Carthy Date

[illegible]

Surveyor
H. Stanley Johnson Land Surveyors, P.C.
42 Smith Avenue, P.O. Box 93
Mount Kisco, New York 10549
Tel: (914) 241-3872
Fax: (914) 241-0438

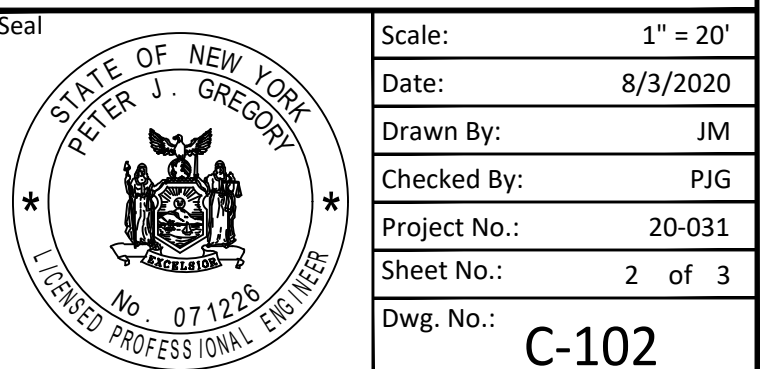
Architect
Hamady Architects LLC
34 East Putnam Avenue
Greenwich, Connecticut 06830
Tel: (203) 717-1090

Owner
Leslie S. Needham R/T
14 Mianus River Road
Bedford, New York 10506
Tel: 917-664-7967



Accessory Building
and Access Driveway
14 Mianus River Road
Town of North Castle

TITLE: SITE PLAN



Q:\PROJECTS-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

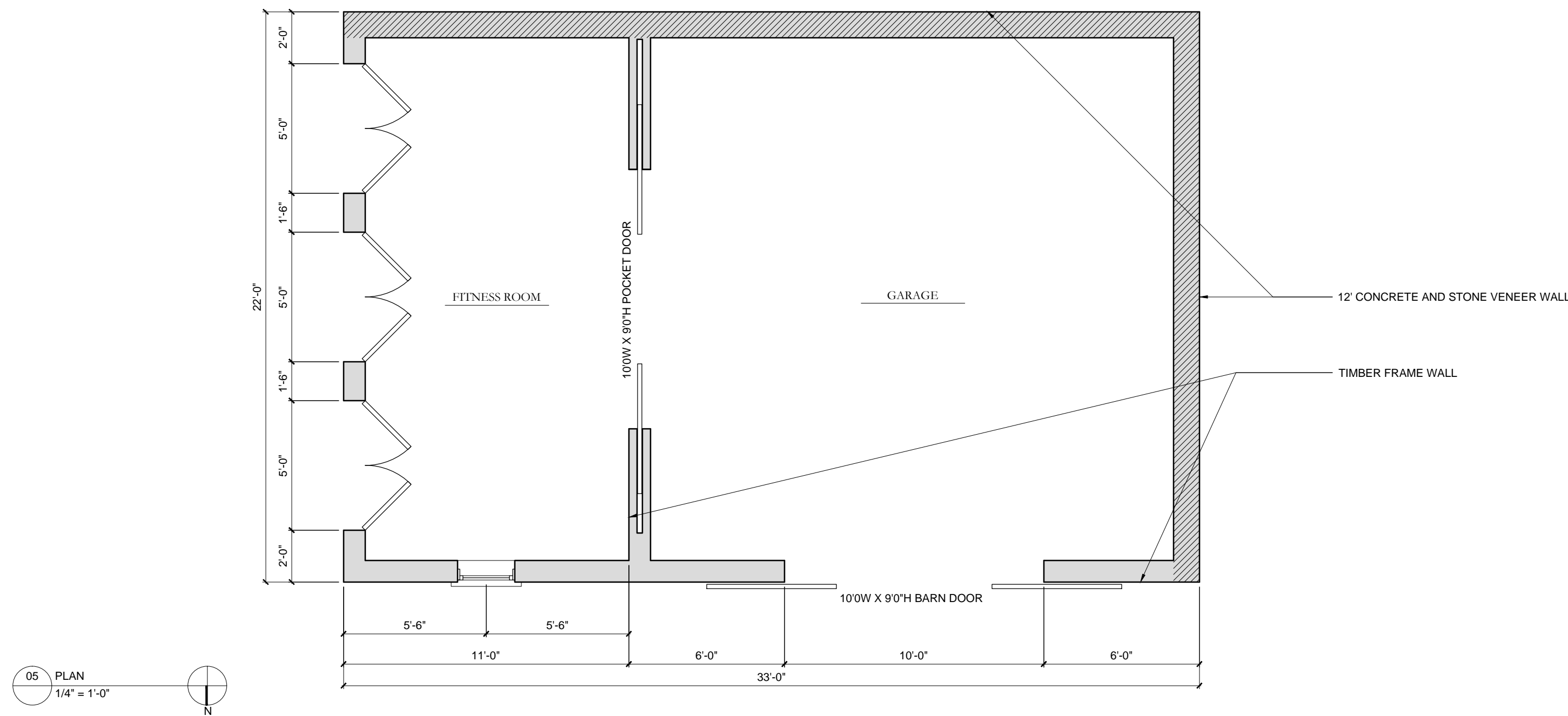
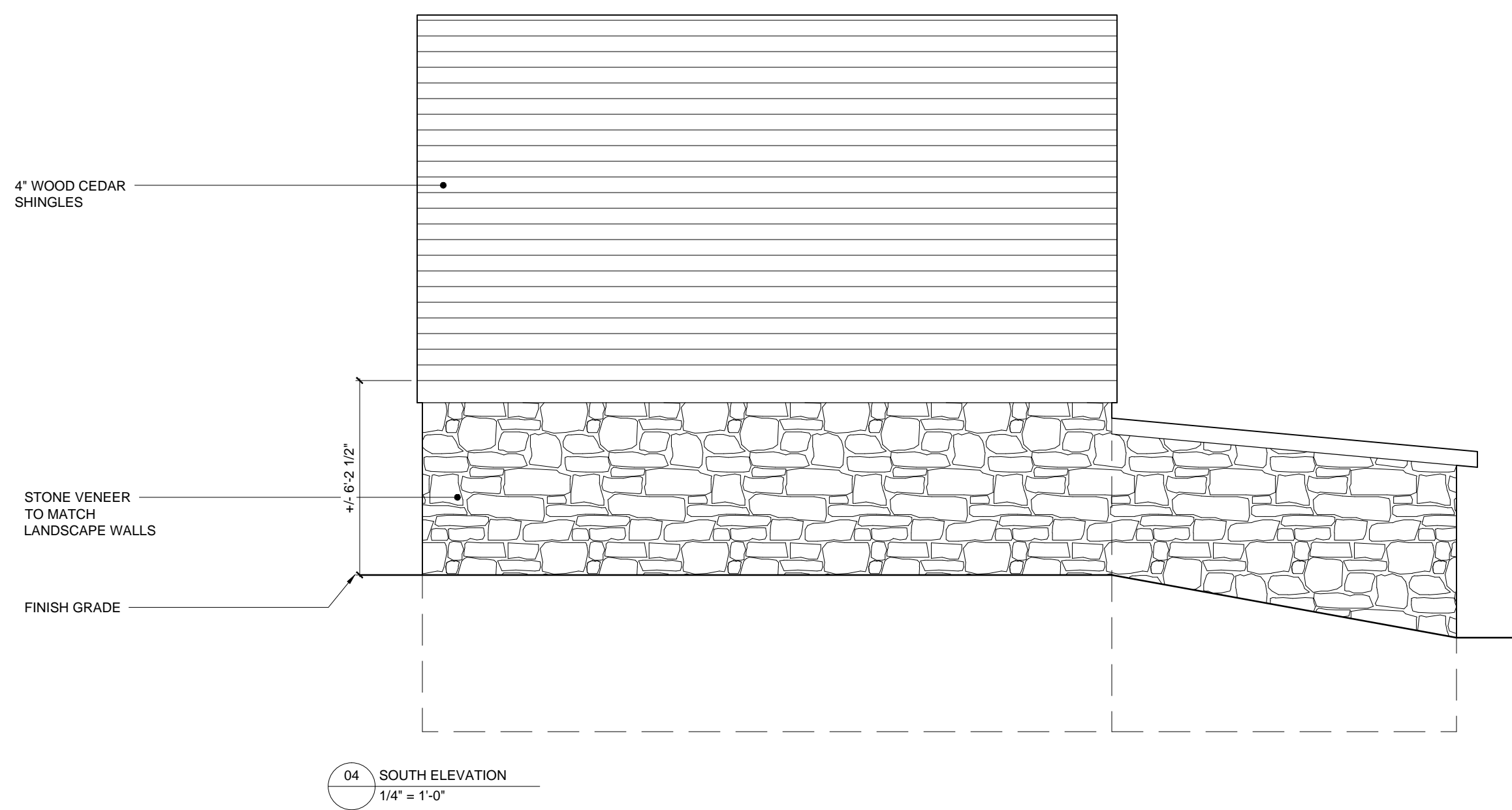
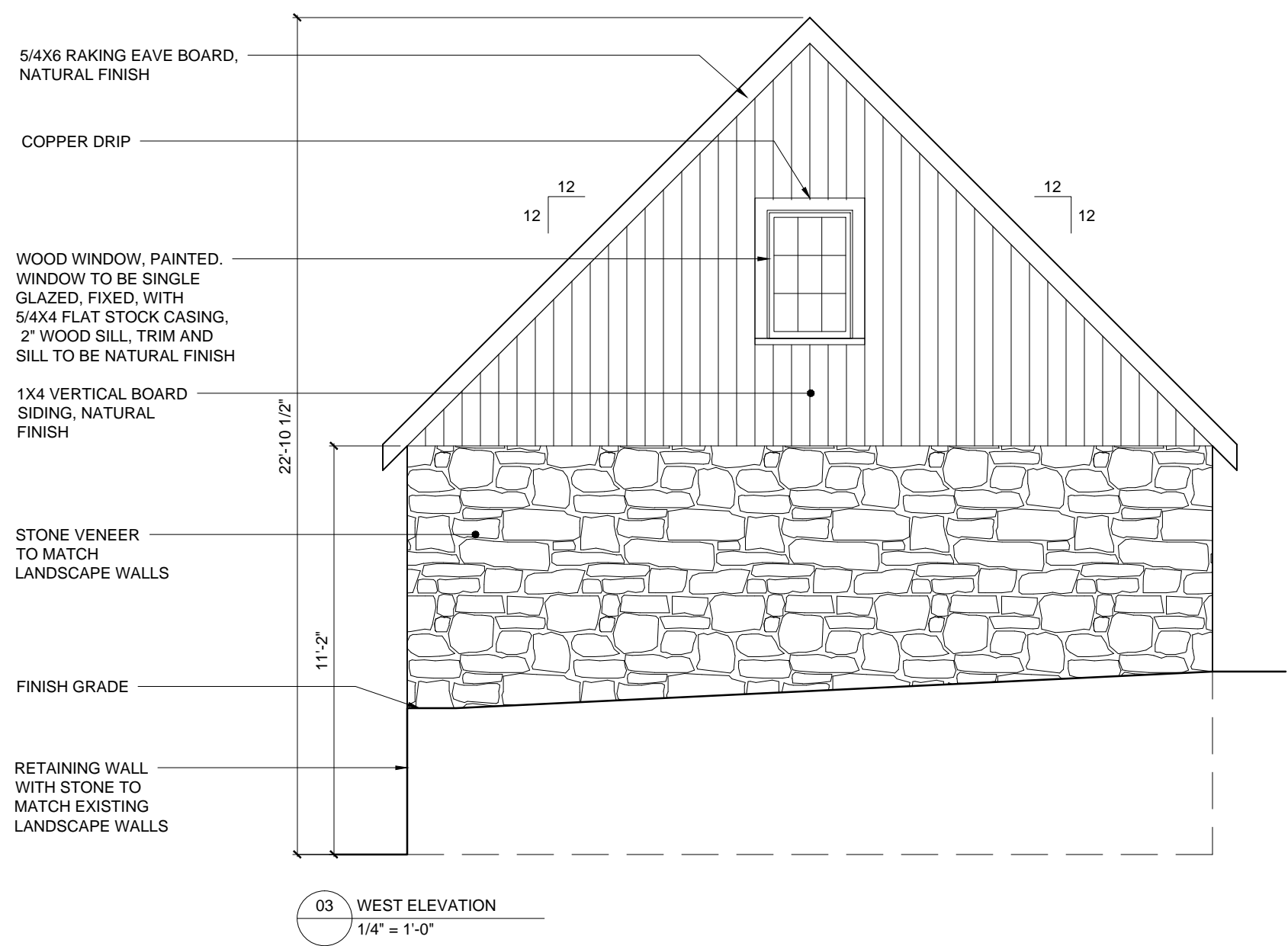
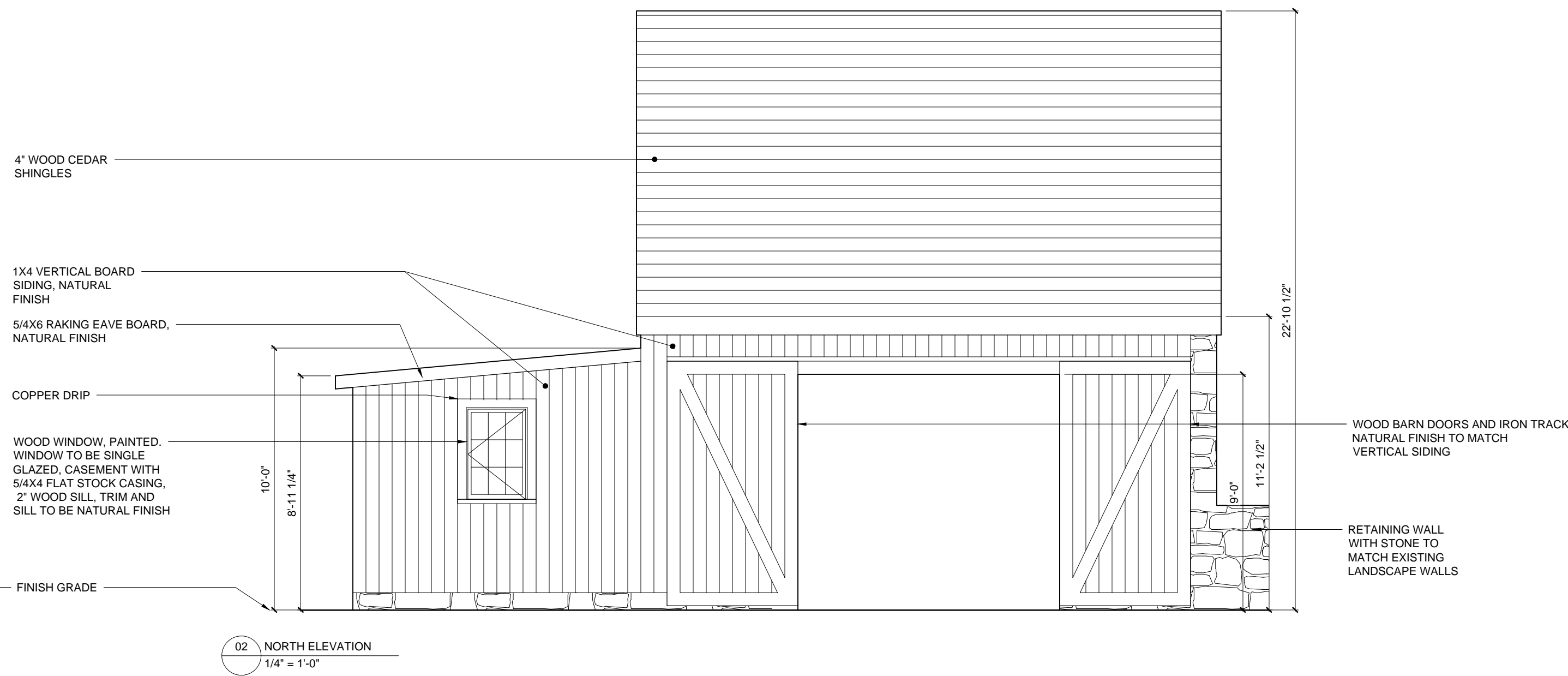
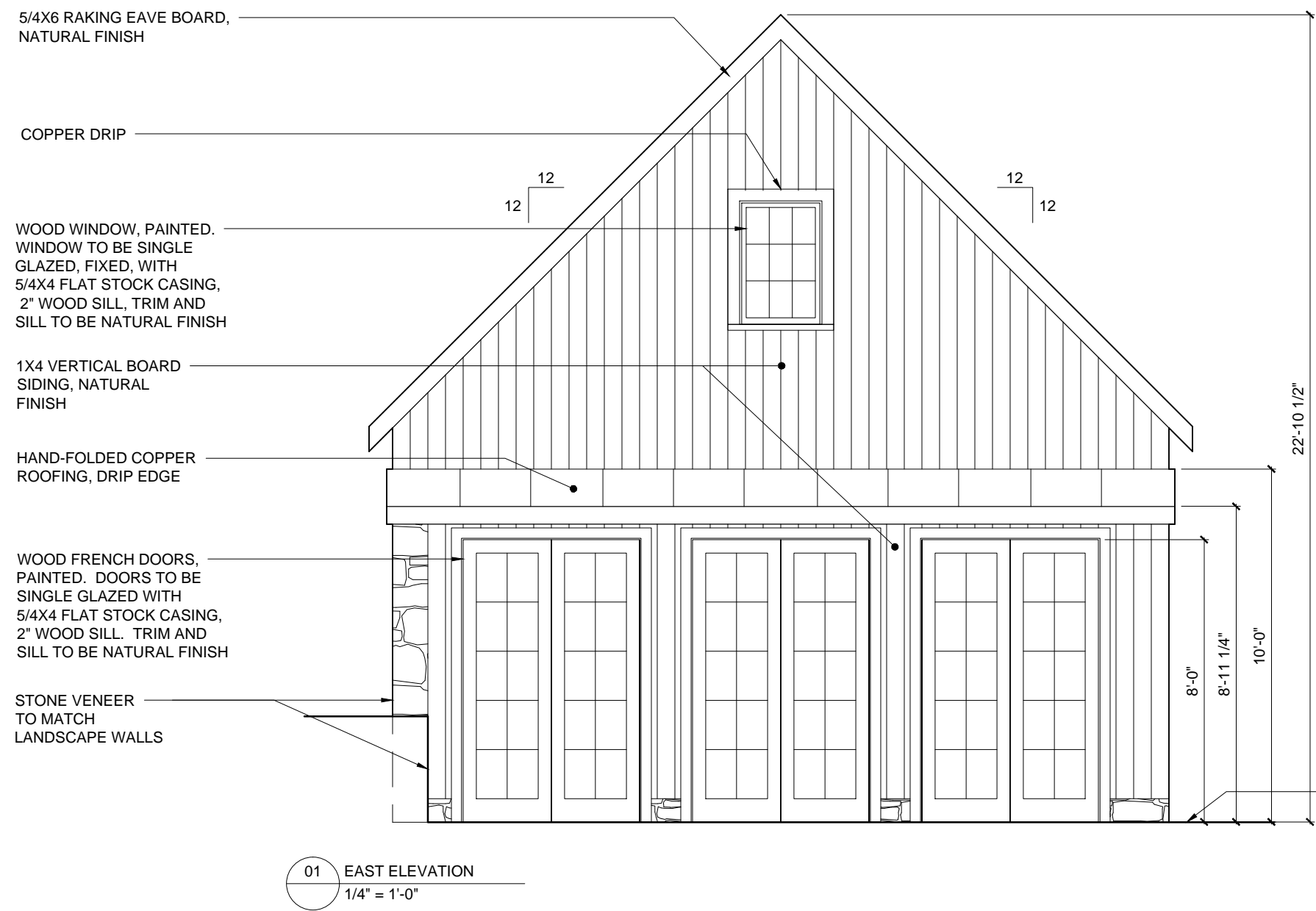
BARN AND FITNESS SHED

The new barn will address ongoing 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 room. The southern driveway entrance will lead past the new barn and parking area before connecting with the current

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. Neither the barn nor the fitness room will have plumbing. Both will need electrical service for outlets, ceiling fans, and interior and exterior lighting.



Perspective Drawing of Barn and Driveway
by Peter Lorenzoni



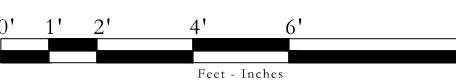
For Submission

DATE: August 3, 2020

New Accessory Building
at
River Hills
14 Mianus River Road
Bedford, New York

Plan
and
Elevations

SCALE: 1/4" = 1'-0"



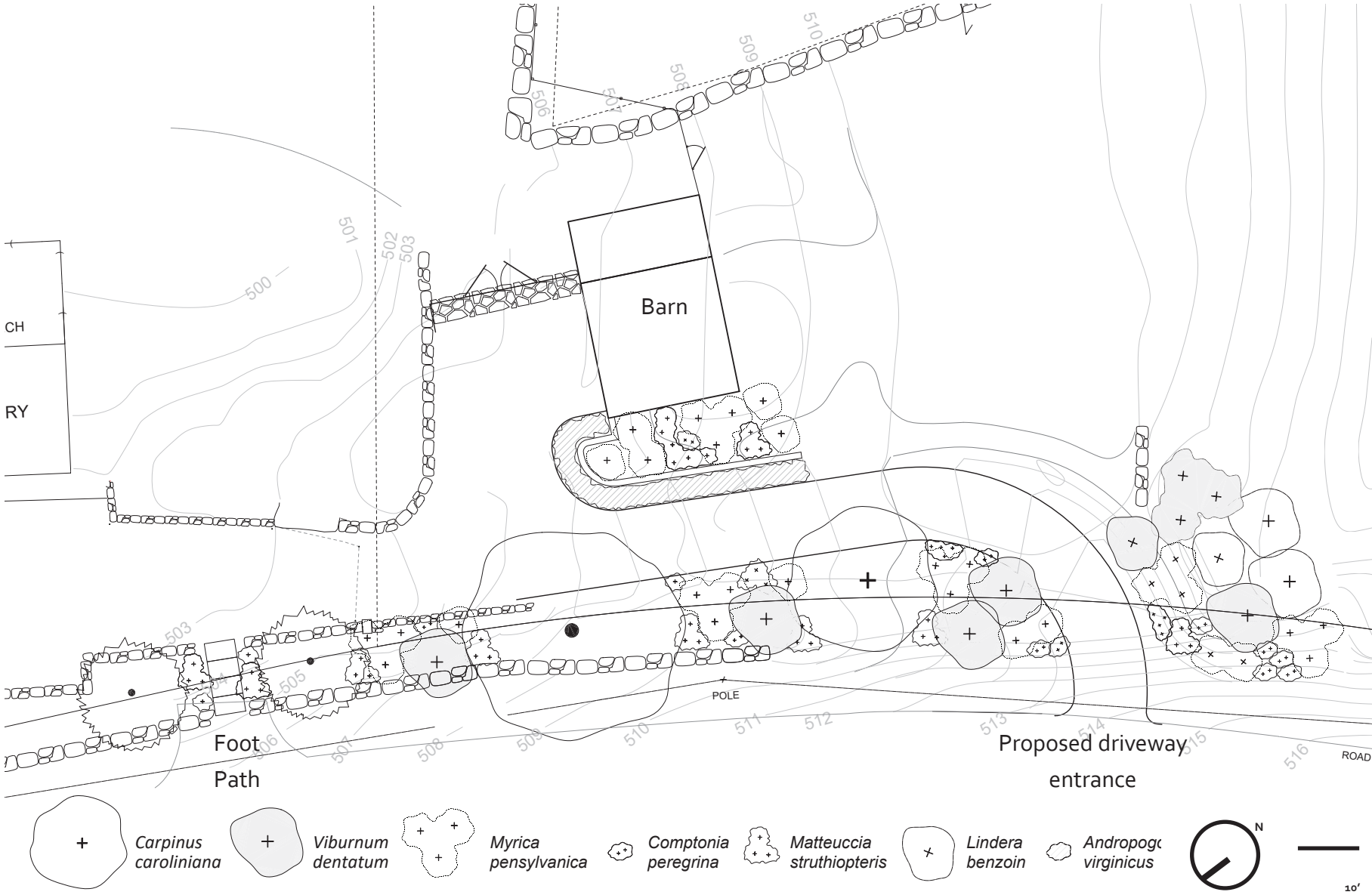


Precedent images for sliding doors, and barn materials.



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.



Planting Plan, refer to site plan
for more context



Ironwood,
Carpinus caroliniana



Arrowwood,
Viburnum dentatum



Sweetfern,
Comptonia peregrina



Bayberry,
Myrica pensylvanica



Ostrich Fern,
Matteuccia struthiopteris



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: <u>Leslie S. Needham R/T</u>		
Mailing Address: <u>14 Mianus River Road, Bedford, New York</u>		
Telephone: <u>917-664-7967</u>	Fax: _____	e-mail <u>jneedham@needhampartners.com</u>
Name of Applicant (if different): <u>Same as Owner</u>		
Address of Applicant: _____		
Telephone: _____	Fax: _____	e-mail _____
Interest of Applicant, if other than Property Owner: _____		
Is the Applicant (if different from the property owner) a Contract Vendee? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
If yes, please submit affidavit stating such. If no, application cannot be reviewed by Planning Board		
Name of Professional Preparing Site Plan: <u>Peter J. Gregory, P.E. Provident Design Engineering, PLLC</u>		
Address: <u>7 Skyline Drive, Hawthorne, New York 10532</u>		
Telephone: <u>914-730-2276</u>	Fax: _____	e-mail <u>pgregory@pderesults.com</u>
Name of Other Professional: <u>Kahlil Hamady, Hamady Architects, LLC</u>		
Address: <u>34 East Putnam Avenue, Suite 120, Greenwich, CT 06830</u>		
Telephone: <u>203-717-1090</u>	Fax: _____	e-mail <u>kahlil@hamadyarchitectsllc.com</u>
Name of ^{Surveyor} Attorney (if any): <u>Stephen T. Johnson, P.L.S., H. Stanley Johnson and Company Land Surveyors, P.C.</u>		
Address: <u>42 Smith Avenue, P.O. Box 93, Mount Kisco, New York 10549</u>		
Telephone: <u>914-241-3872</u>	Fax: <u>914-241-0438</u>	e-mail <u>stjls@optonline.net</u>

II. IDENTIFICATION OF SUBJECT PROPERTY

Street Address: 14 Mianus River Road

Location (in relation to nearest intersecting street):

500 feet (north, south, east or west) of East Middle Patent Road

Abutting Street(s): Mianus River Road

Tax Map Designation (NEW): Section 96.03 Block 1 Lot 21.1

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

Zoning District: R-4A Total Land Area 20.689 ac

Land Area in North Castle Only (if different) NA

Fire District(s) Banksville School District(s) Bedford

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) _____ Mianus River Gorge Preserve

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:

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 840 S.F.

Proposed Floor Area Breakdown:

Retail - S.F.; Office - S.F.;

Industrial - S.F.; Institutional - S.F.;

Other Nonresidential 840 S.F.; Residential - S.F.;

Number of Dwelling Units: 0

Number of Parking Spaces: Existing - Required - Proposed -

Number of Loading Spaces: Existing - Required - Proposed -

Earthwork Balance: Cut 130 C.Y. Fill 225 C.Y.

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

Areas of special flood hazard? No x Yes -

(If yes, application for a Development Permit pursuant to Chapter 177 of the North Castle Town Code may also be required.)

Trees with a diameter at breast height (DBH) of 8" or greater?

No - Yes x

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

Town-regulated wetlands? No x Yes -

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

State-regulated wetlands? No x Yes -

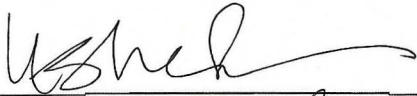
(If yes, application for a State Wetlands Permit may also be required.)

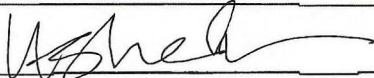
Applicant Acknowledgement

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: 7.31.20

Signature of Property Owner:  Date: 7.31.20

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:

- ☒ 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.
- ☐ 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.
- ☒ 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
- ☒ 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.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
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.			YES
			<input type="checkbox"/>
			<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO
If Yes, list agency(s) name and permit or approval:			YES
			<input type="checkbox"/>
			<input type="checkbox"/>
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 _____ acres			
or controlled by the applicant or project sponsor?			
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			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input type="checkbox"/>	<input type="checkbox"/>	
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 <input type="checkbox"/>	YES <input type="checkbox"/>	
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: _____	<input type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	<input type="checkbox"/> NO <input type="checkbox"/> YES		

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)?	NO	YES
If Yes, explain purpose and size: _____ _____ _____	<input type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____ _____ _____	<input type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____ _____ _____	<input type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: _____ Date: _____		
Signature: _____		

Short Environmental Assessment Form

Part 1 - Project Information

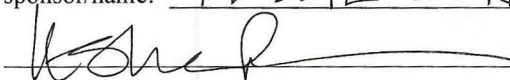
Instructions for Completing

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 new driveway will be created from the street to access the barn structure and an existing curb cut will be eliminated. Stormwater mitigation is proposed to address runoff from new impervious surfaces. Both barn and driveway will be zoning compliant.			
Name of Applicant or Sponsor: Leslie S. Needham R/T		Telephone: 917-664-7967 E-Mail: jneedham@needhampartners.com	
Address: 14 Mianus River Road			
City/PO: Bedford		State: NY	Zip Code: 10506
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of North Castle ARB, Building Permit			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
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: <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" 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			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If 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:	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>LESLIE S. NEETAHAW</u> Date: <u>7.31.20</u> Signature: <u></u> Title: <u>OWNER</u>		



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

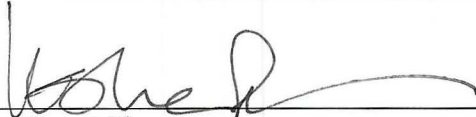
PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

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

PLANNING BOARD SCHEDULE OF ESCROW ACCOUNT DEPOSITS

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

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


Applicant Signature

8.03.20
Date: