



July 31, 2020

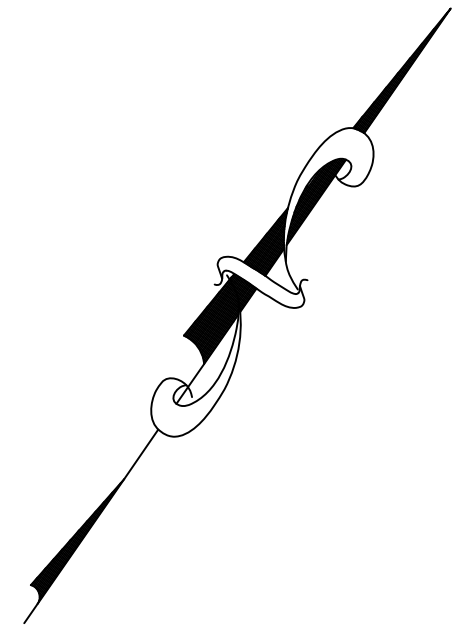
Project: *Gilkes-Quattrochi Garage*
Property Address: 168 Hickory Kingdom Road
Bedford, New York
Tax Map No.: Lot #37
Zone: 'R-4A'

Project Description

Craig Gilkes and Susanne Quattrochi would like to construct a new 912 square foot three car garage with a storage loft above for personal use. Specifically, they would like the new structure closer to the existing residence and located on an existing gravel parking area. The garage would house a lift (or lifts) with parking for three regularly driven vehicles on the ground floor and classic car storage above. The loft area will be used for storage.

Sincerely,

Neil Hauck, AIA, LEED AP
enclosures



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Additional underground utilities are not shown or certified.
Encroachments and structures below grade, if any, not shown or certified.

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Tree species shown hereon to be verified by a licensed arborist and are not certified by surveyor.

Elevations shown hereon generally in accordance with North American Vertical Datum 88.

Premises hereon being Lot 2 as shown on a certain map entitled, "Subdivision Map of Section Number 1 Kingdom Farms, situate in the Town of North Castle, Westchester County, New York." Said map filed in the Westchester County Clerk's Office, Division of Land Records on November 28, 1978 as map number 19768.

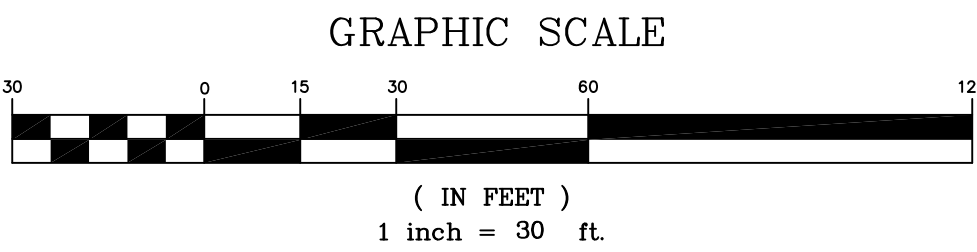
Surveyed in accordance with Deed Liber 10793, Page 59.

Premises hereon designated on the Town of North Castle Tax Maps as: Section 95.02, Block 2, Lot 37.

Property Address:
168 Hickory Kingdom Road
Bedford, NY 10506

TOPOGRAPHY OF PROPERTY
PREPARED FOR
CRAIG M. GILKES
SITUATE IN THE
TOWN OF NORTH CASTLE
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 30'



Surveyed: March 20, 2020
Map Prepared: March 23, 2020

By: *Ronald T. Merritt*
New York State Licensed Land Surveyor No.050604

TC MERRITTS LAND SURVEYORS
394 BEDFORD ROAD • PLEASANTVILLE • NY 10570
(914) 769-8003 • (203) 622-8899

Project: 20-091
Job: 19-310
Field Survey By:
AN/PT
Drawn By:
CMP
Checked By:
DM

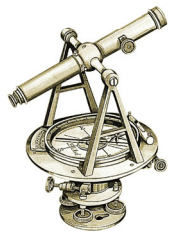
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ZONING TABLE

ZONE: ONE FAMILY RESIDENCE DISTRICT ZONE 'R-4A'		
	REQUIRED/ PERMITTED	TAX LOT 37
MINIMUM LOT AREA:	4 ACRES	5.00 ACRES
MINIMUM LOT FRONTAGE	250 FT.	250.0 FT.
MINIMUM LOT WIDTH	250 FT.	362.1 FT.
MINIMUM LOT DEPTH	150 FT.	489.2 FT.
FRONT YARD SETBACK	75 FT.	318.9 FT.
SIDE YARD SETBACK	50 FT.	PROPOSED = 81.6 FT.
REAR YARD SETBACK	50 FT.	PROPOSED = 154.7 FT.
MAXIMUM HEIGHT	30 FT.	2 STORY
MAXIMUM BUILDING COVERAGE	6 %	EXISTING = 1.82 % PROPOSED = 2.24 %

Surveyed: March 20, 2020
Map Prepared: March 23, 2020
Map Revised: July 23, 2020
By: *Daniel T. Merritts*
New York State Licensed Land Surveyor No.050604



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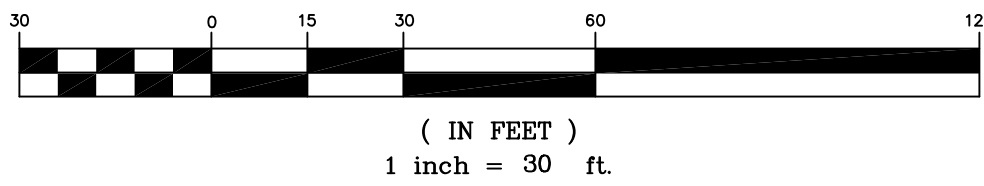
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PROPOSED PLOT PLAN
PREPARED FOR
CRAIG M. GILKES
SITUATE IN THE
TOWN OF NORTH CASTLE
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 30'

GRAPHIC SCALE



GILKES - QUATTROCHI

BEDFORD, NEW YORK



T	TITLE SHEET
ASP-1	EXISTING SITE PLAN
ASP-2	PROPOSED SITE PLAN
ASP-3	ARCHITECTURAL SITE PLAN
A100	GARAGE PLANS and ROOF PLAN
A200	GARAGE ELEVATIONS
A300	SECTIONS
A301	TYPICAL WALL SECTION and DETAILS
A400	ELECTRICAL PLAN and SCHEDULES

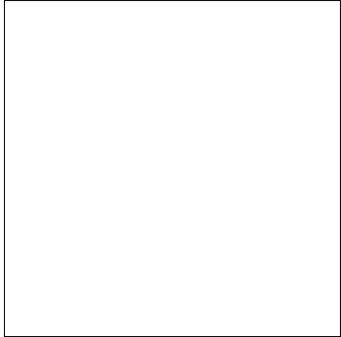
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ENGINEER	6/8/2020
CLIENT REVIEW	6/11/2020
CLIENT REVIEW	6/18/2020
CLIENT REVIEW	7/9/2020
TOWN REVIEW	7/10/2020
SPECIAL USE PERMIT	7/31/2020

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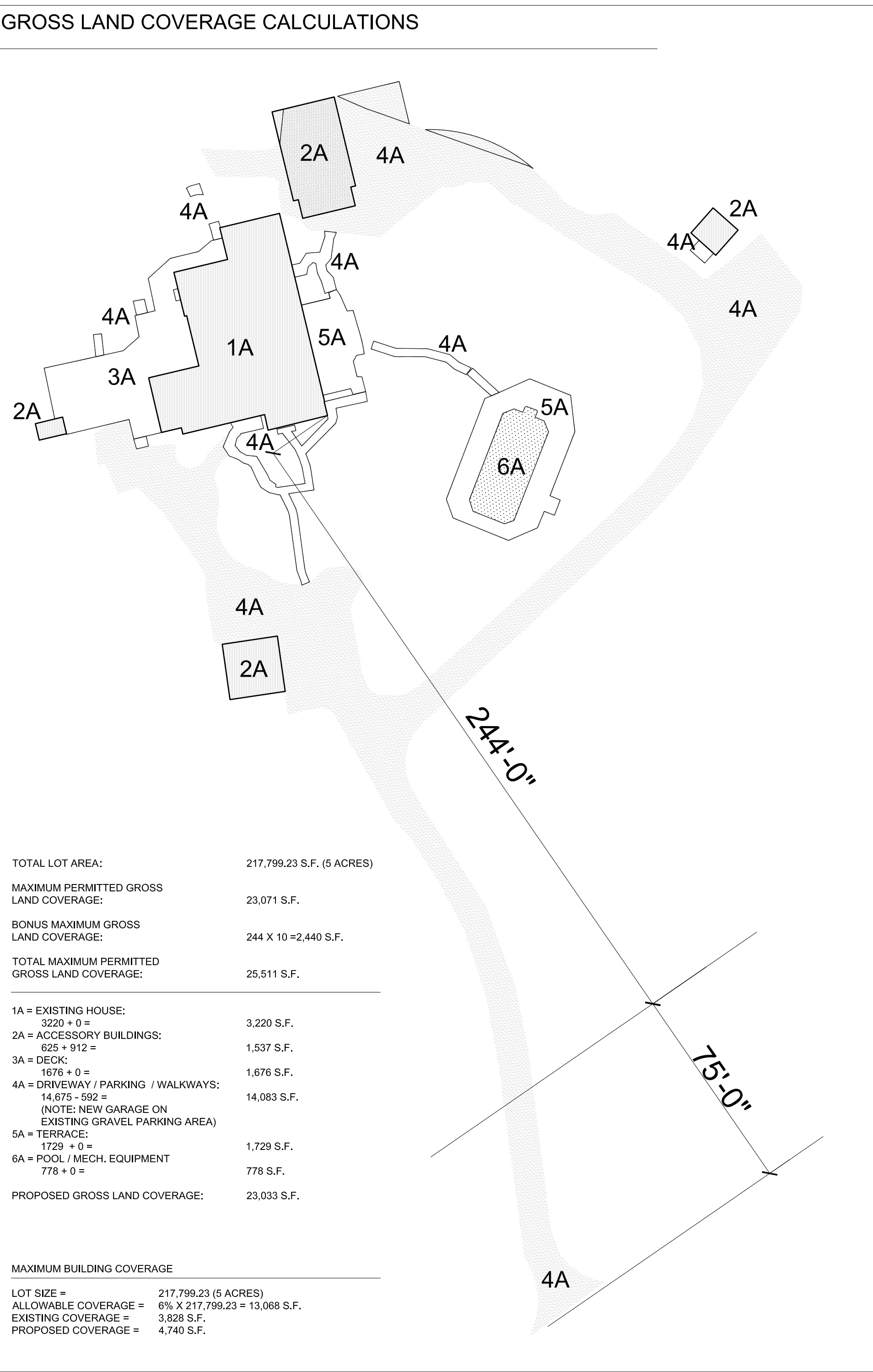
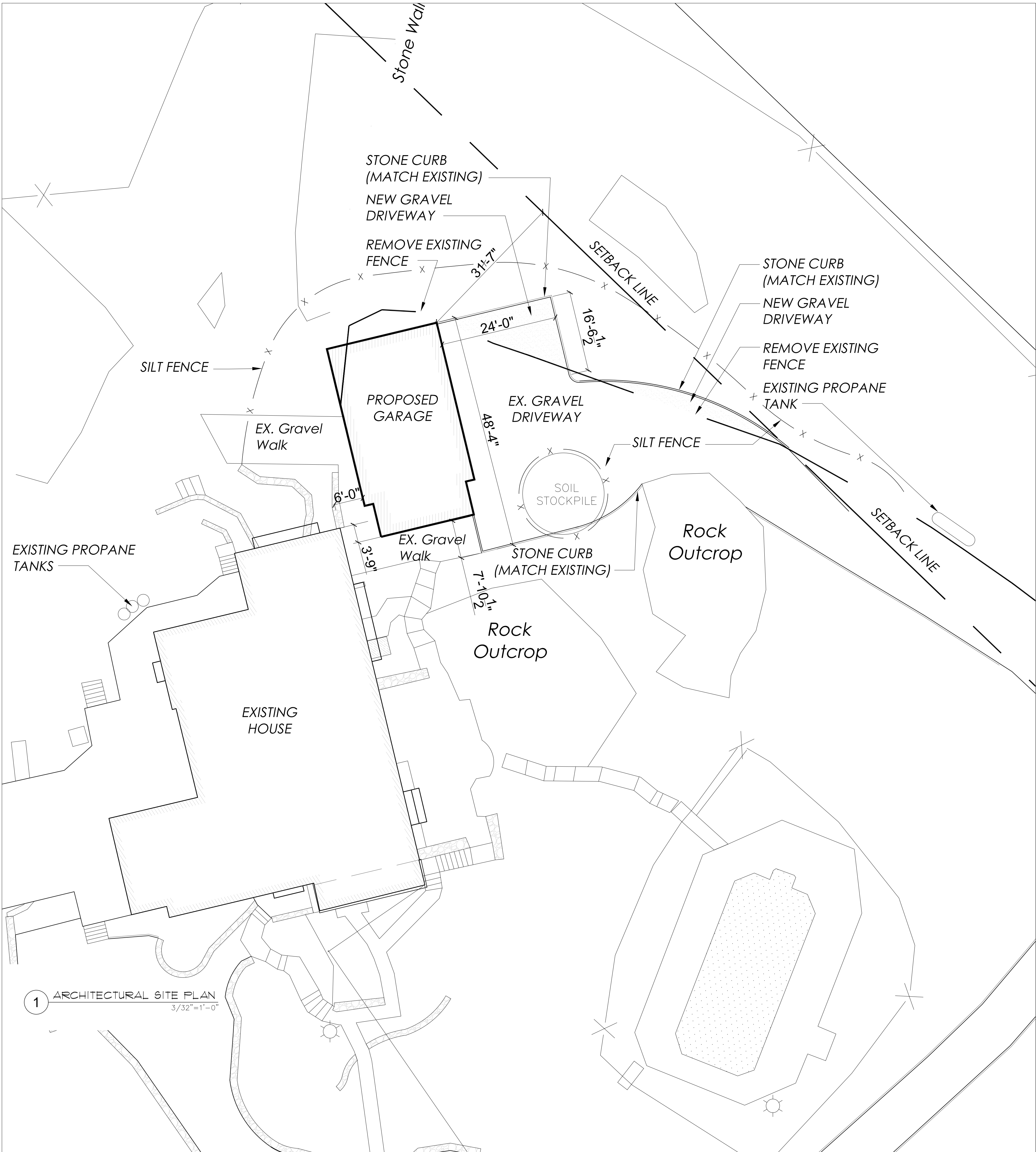


PROJECT
GILKES/QUATTROCHI
GARAGE

TITLE
TITLE

JOB NUMBER
2003
DATE
7/31/2020

T



TOTAL LOT AREA:	217,799.23 S.F. (5 ACRES)
MAXIMUM PERMITTED GROSS LAND COVERAGE:	23,071 S.F.
BONUS MAXIMUM GROSS LAND COVERAGE:	244 X 10=2,440 S.F.
TOTAL MAXIMUM PERMITTED GROSS LAND COVERAGE:	25,511 S.F.
1A = EXISTING HOUSE:	3,220 S.F.
2A = ACCESSORY BUILDINGS:	1,537 S.F.
3A = DECK:	1,676 S.F.
4A = DRIVEWAY / PARKING / WALKWAYS:	14,083 S.F.
5A = TERRACE:	1,729 S.F.
6A = POOL / MECH. EQUIPMENT:	778 S.F.
PROPOSED GROSS LAND COVERAGE:	23,033 S.F.
LOT SIZE =	217,799.23 (5 ACRES)
ALLOWABLE COVERAGE =	6% X 217,799.23 = 13,068 S.F.
EXISTING COVERAGE =	3,828 S.F.
PROPOSED COVERAGE =	4,740 S.F.



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SITE PLAN NOTE: THIS SURVEY WAS PREPARED BY TC MERRITTS LAND SURVEYORS, DATED MARCH 23, 2020, AND SHOWS AN OVERLAY OF THE PROPOSED GARAGE PLAN BY NEIL HAUCK ARCHITECTS. NEIL HAUCK ARCHITECTS, LLC MAKES NO CLAIM OR GUARANTEE TO THE ACCURACY OF THE INFORMATION CONTAINED THEREIN.

PROJECT
GILKES/QUATTROCHI
GARAGE

TITLE
ARCHITECTURAL SITE
PLAN, GROSS LAND and
MAX. BUILDING
COVERAGE CALC.

JOB NUMBER
2003
DATE
7/31/2020

ASP

ISSUED FOR DATE

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CLIENT REVIEW 6/11/2020

CLIENT REVIEW 6/18/2020

CLIENT REVIEW 7/9/2020

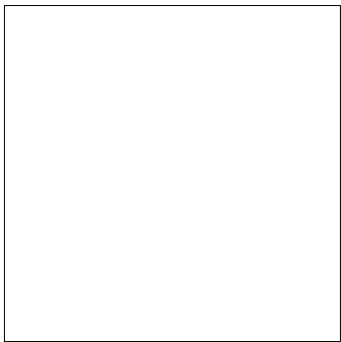
TOWN REVIEW 7/10/2020

SPECIAL USE PERMIT 7/31/2020

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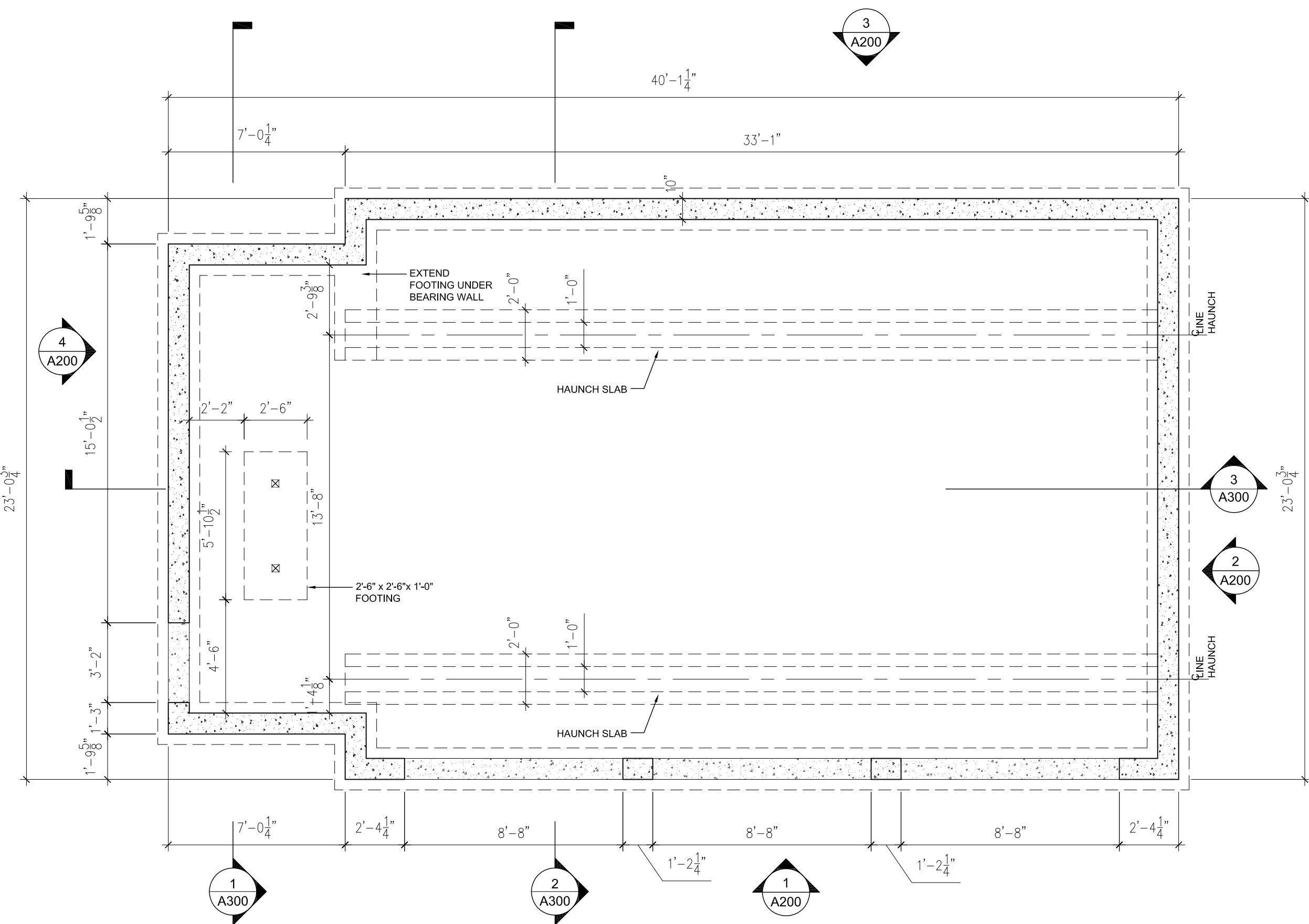
PROJECT
GILKES/QUATTROCHI
GARAGE

TITLE
GARAGE PLANS
and ROOF PLAN

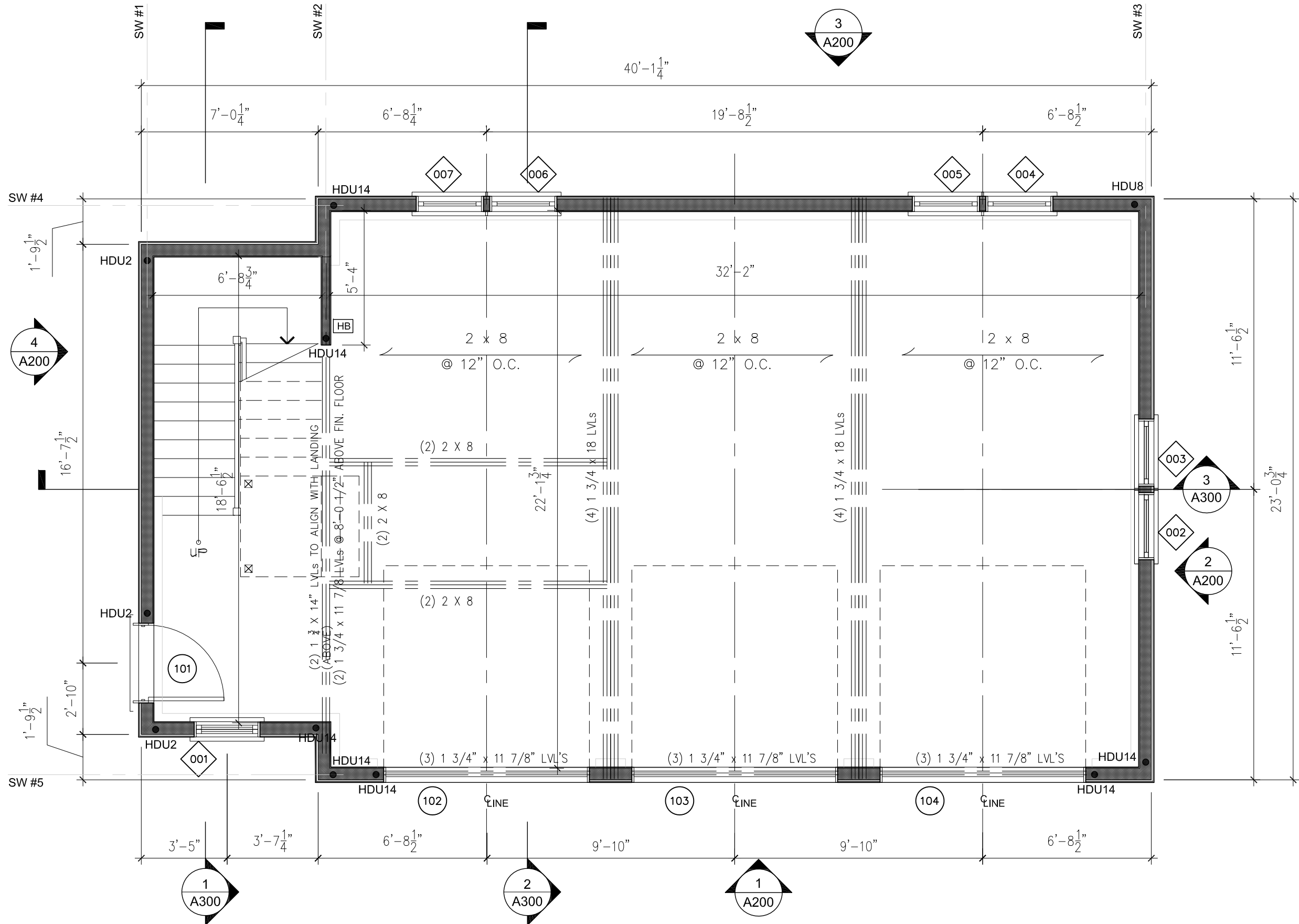
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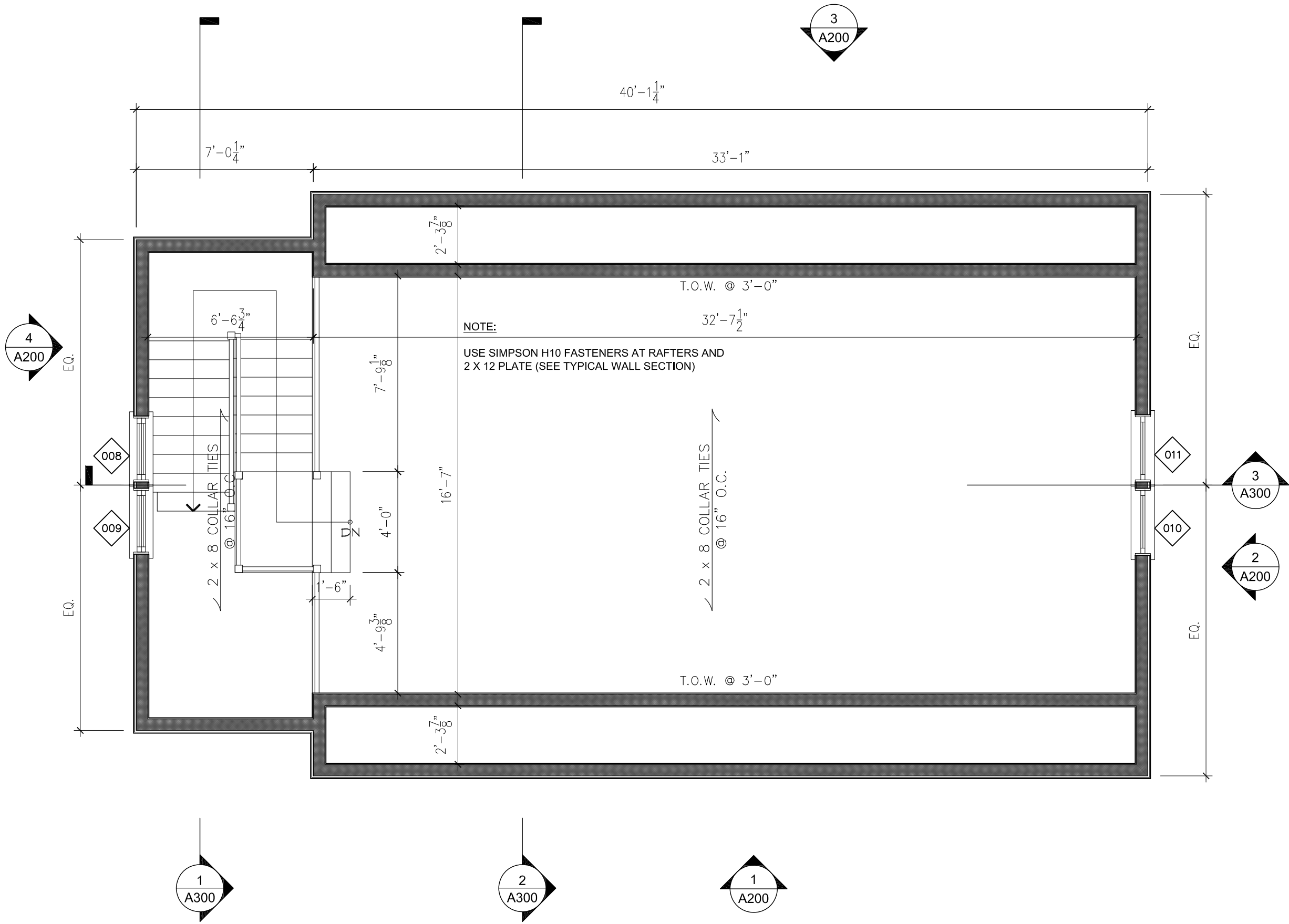
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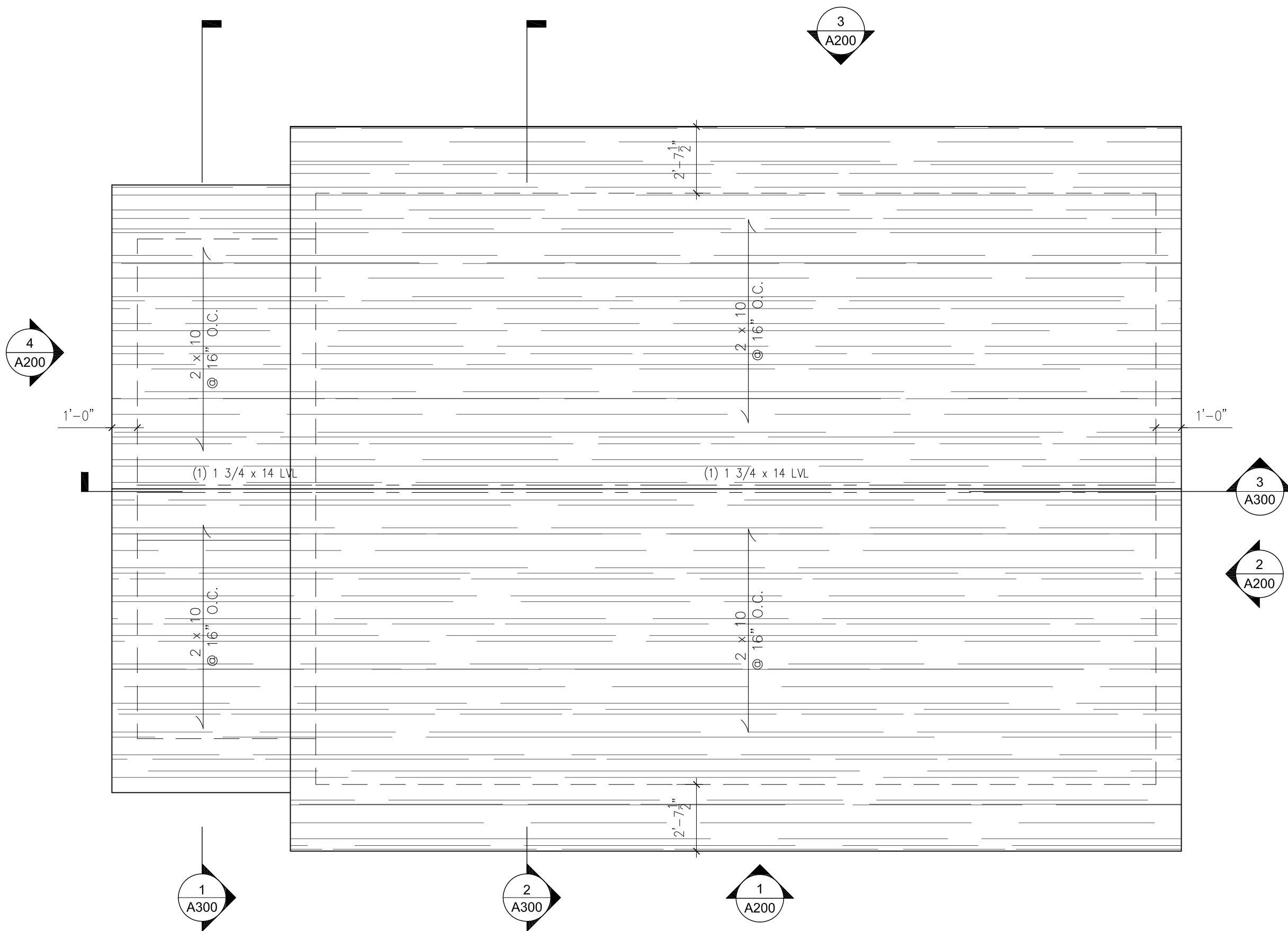
1 GARAGE FOUNDATION PLAN
NOTE: ALL UTILITIES TO BE TAKEN FROM EXISTING HOUSE 1/4"=1'-0"



2 GARAGE PLAN
1/4"=1'-0"



3 GARAGE LOFT PLAN
1/4"=1'-0"



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

DESIGN: ASCE 7-05, METHOD 1:
WIND LOADING CONNECTION REQUIREMENTS
(NORMAL WIND SPEED 100 MPH 3 SECOND GUSTS)

Project:
Gilkes Quattrochi Garage

Standard Requirements:
1. Roof sheathing: 1/2" plywood with 8d nails at 6" on center at panel edges.
2. Rafter straps at ridge: Simpson LSTA24 at every third rafter.
3. Rafter straps to first floor wall plate: Simpson H2.5 at each rafter.
4. First floor wall plate to first floor stud: Simpson H2.5 at each stud.
5. Strap between headers 8'-0" and greater to jack stud: Simpson H6.
6. First floor stud to sill plate: 1/2" plywood with 8d nails at 2" on center.
7. Sill plate to foundation wall: 1/2" diameter double zinc coated anchor bolts at 48" on center.
(1'-0" maximum from each corner and plate ends)
8. Exterior plywood sheathing: 1/2" plywood with 8d nails at 6" on center at panel edges. Unless otherwise noted, Provide 2 x 4 solid blocking on the flat between all studs at all horizontal plywood joints for continuation of the nailing pattern.

Job Specific Requirements:
1. Shear wall # 1: (Exterior left side of garage); 1/2" plywood with 8d nails at 6" on center at panel edges. Simpson HDU2 hold down at corners and next to door, (3) locations.
2. Shear wall # 2: (Exterior interior wall between stair & garage); 1/2" plywood both sides with 8d nails at 2" on center at panel edges. Simpson HDU14 hold down at corners, (4) locations.
3. Shear wall # 3: (Exterior right side wall of garage); 1/2" plywood with 8d nails at 3" on center at panel edges. Simpson HDU8 hold down at back corner, (1) location.
4. Shear wall # 4: (Exterior back wall of garage); 1/2" plywood with 8d nails at 6" on center at panel edges.
5. Shear wall # 5: (Exterior front wall of garage); 1/2" plywood both sides with 8d nails at 2" on center at panel edges. Simpson HDU14 hold down right side corner and next to outer doors, (3) locations, (3) locations.

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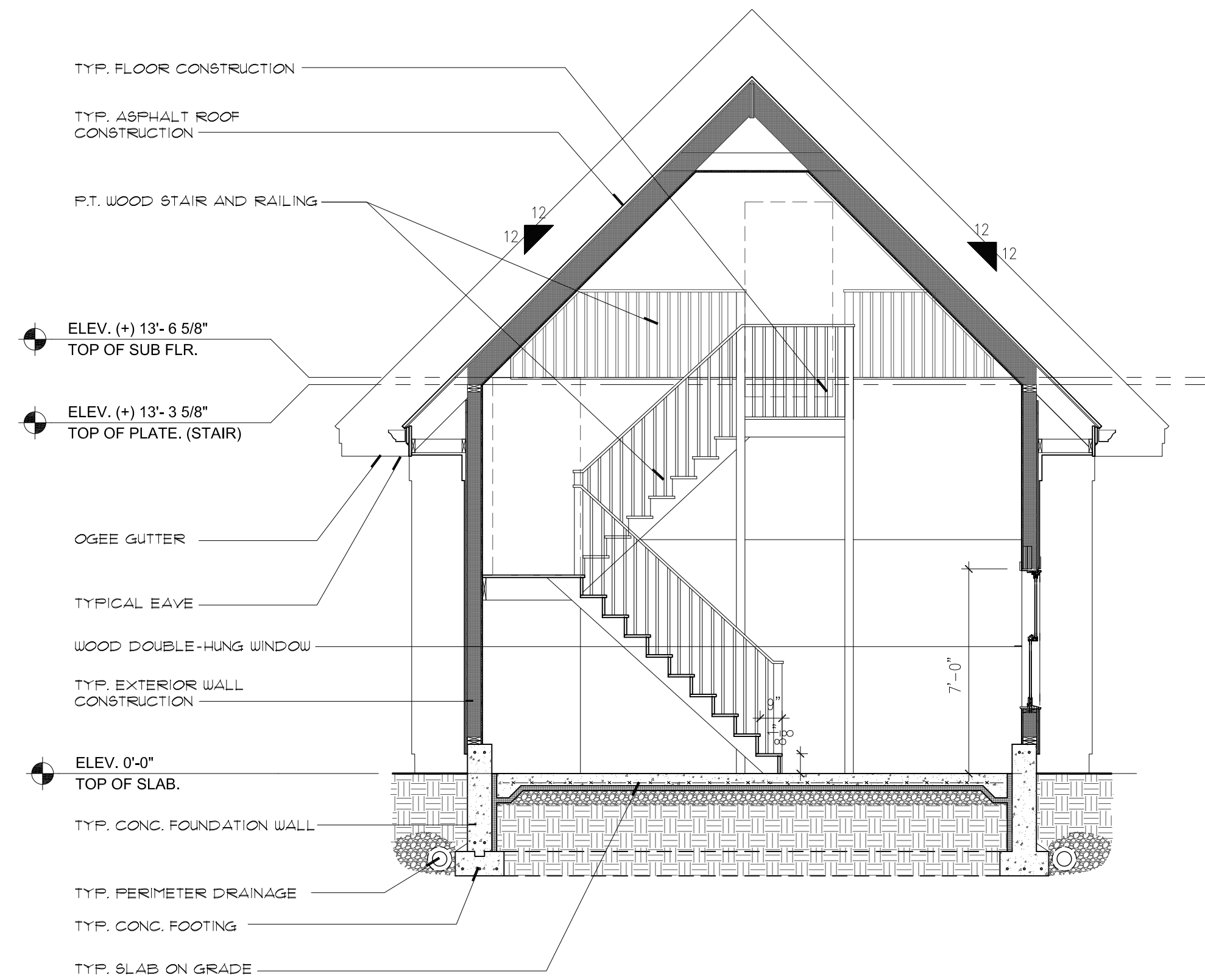
PROJECT
GILKES/QUATTROCHI
GARAGE

TITLE
SECTIONS

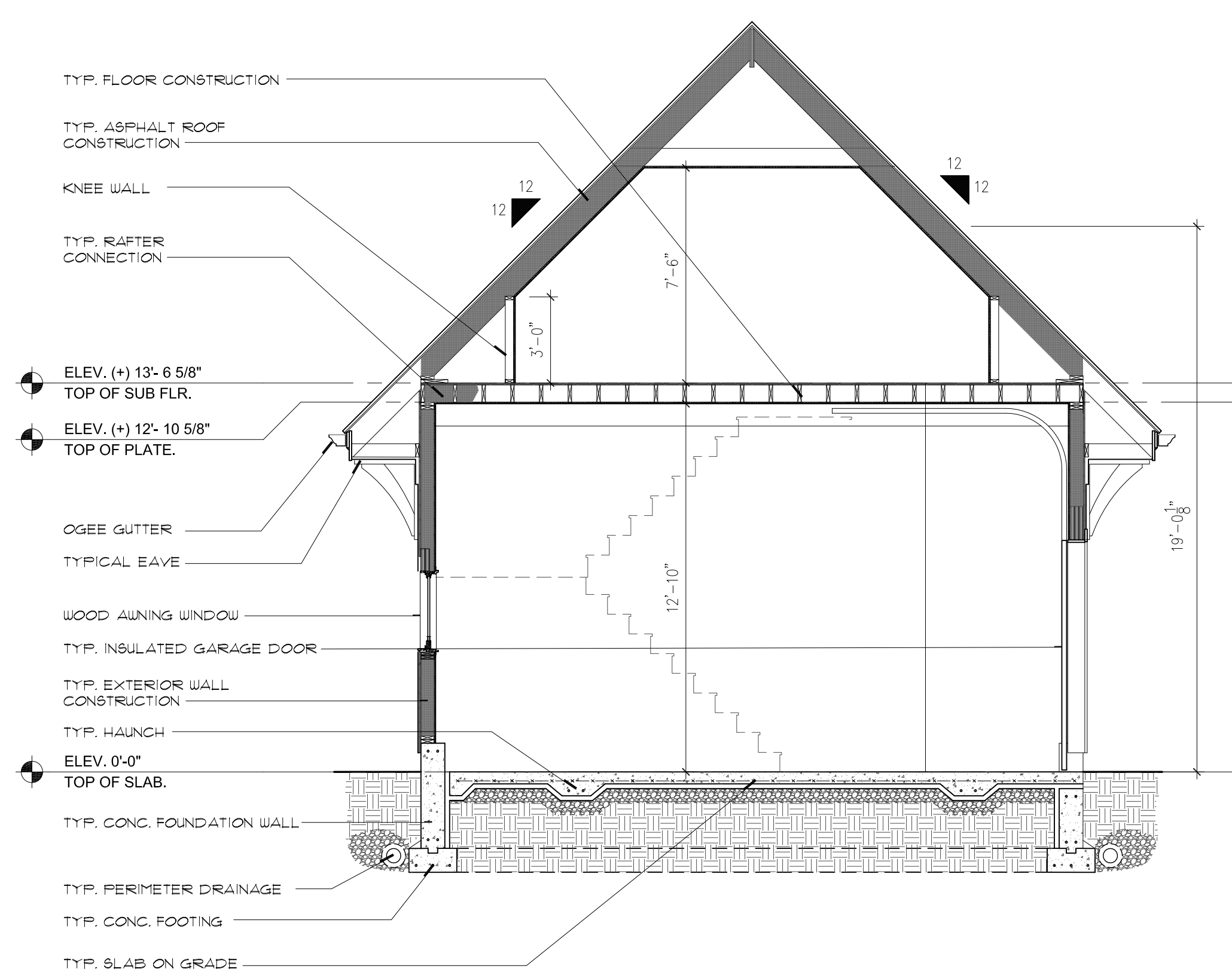
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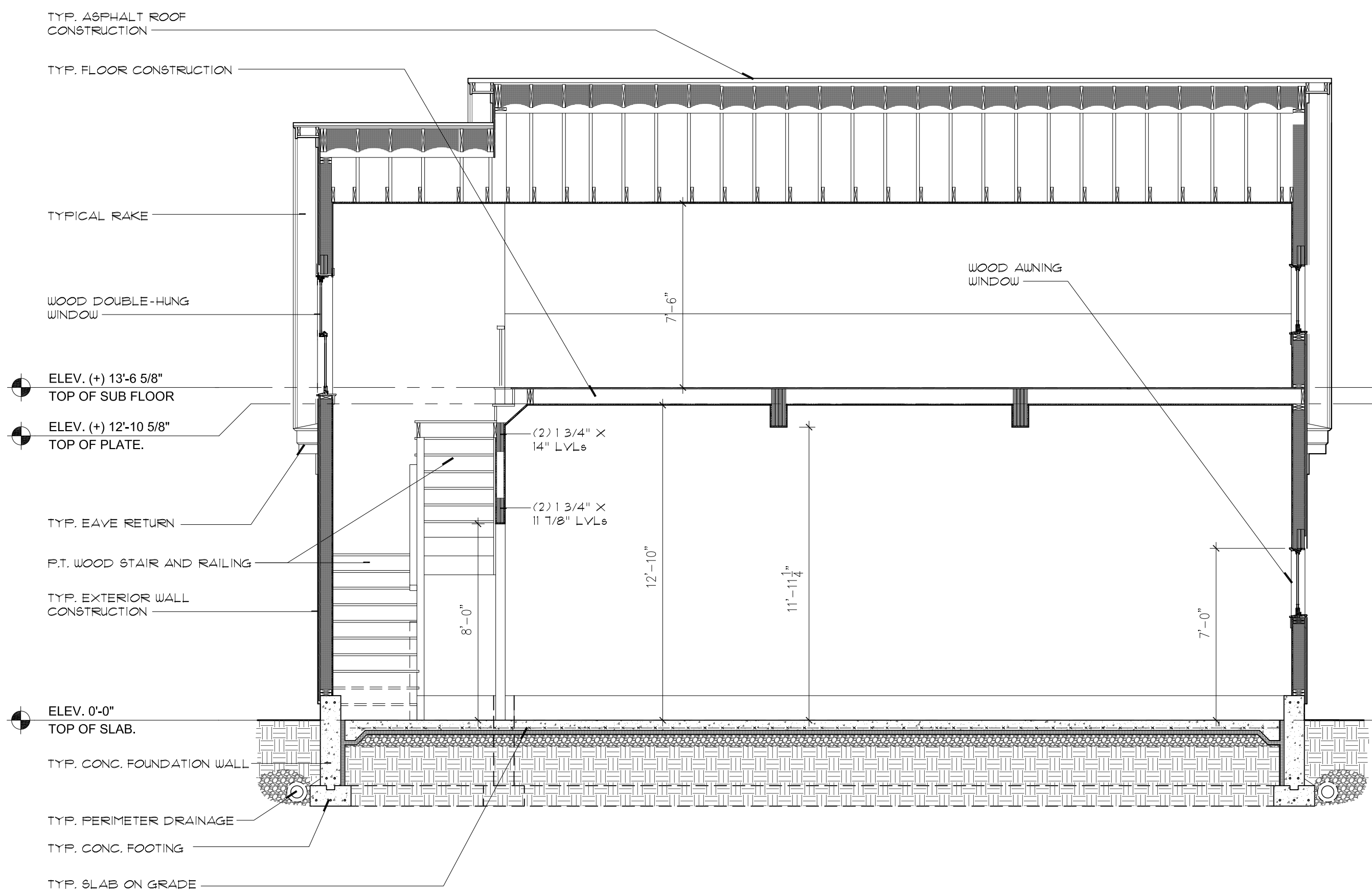
A-300



1 CROSS SECTION THRU STAIR
1/4"=1'-0"



2 CROSS SECTION THRU GARAGE
1/4"=1'-0"



3 LONGITUDINAL SECTION
1/4"=1'-0"

TYPICAL ASPHALT ROOF CONSTRUCTION

- CONT. RIDGE VENT
- ARCHITECTURAL GRADE ASPHALT SHINGLE (MATCH EXISTING)
- 1"CE 4 WEATHER WATCH'
- 5/8" ZIP SYSTEM PLYWOOD SHEATHING BY HUBER
- 2 X 10 RAFTERS @ 16" O.C.
- R-30 MIN. OPEN CELL SPRAY FOAM INSULATION W/ FIRE-RETARDANT PAINT AS REQUIRED

TYPICAL FLOOR CONSTRUCTION

- 3/4" T & G 'ADVANTECH' PLYWOOD SUBFLOOR BY HUBER
- SEE PLAN FOR SIZE AND SPACING OF FRMG.
- 1/2" GYPSUM WALL BOARD
- PROVIDE R-30 CLOSED CELL SPRAY FOAM INSULATION AT ALL EXT. WALLS A MIN. OF 24" FROM PERIMETER AND ENTIRELY OVER ANY UNCONDITIONED SPACE-PROVIDE FIRE-RETARDANT PAINT AS REQUIRED.

- 2 X 6 PLATE
- 2 X 12 SILL PLAT W/ SIMPSON H10 @ EACH RAFTER
- RIM JOIST
- (2) 2 X 6 TOP PLATE
- 2 X 6 NAILER

ELEV. (+) 13'-6 5/8"

TOP OF SUB FLR.

ELEV. (+) 12'-10 5/8"

TOP OF PLATE

2 X 10 NAILER

5/4 BLOCKING

ALUM OGEE GUTTER (MATCH EXISTING)

5/4 X 1 1/4 FACIA

3" 1/4 ROUND

5/4 X 5 1/2 FACIA

PT. BEADBOARD SOFFIT

5/4 X 10 1/2" FRIEZE

TYPICAL BRACKET

(2) 2 X 10 HEADER

5/4 X 5 1/2" CASING

WOOD ALUING WINDOW

TYP. EXT. WALL CONSTRUCTION

- WHITE CEDAR CLAPBOARD SIDING (MATCH EXISTING)
- 'TYVEK' HOUSEWRAP
- 1/2" ZIP SYSTEM PLYWOOD SHEATHING BY HUBER
- 2 X 6 STUDS AT 16" O.C.
- R-20 MIN. CLOSED CELL SPRAY FOAM INSULATION
- 1/2" GYPSUM WALL BOARD

TYPICAL SLAB ON GRADE

- 3,000 PSI CONC. 28 DAY CURE MIN.
- 5" THICK CONC. SLAB W/6X6 10/10 WUM
- 6 MIL POLY VAPOR BARRIER
- 2" RIDGED INSULATION
- 6" COMPACTED ITEM #4
- HAUNCH SLAB W/ (2) #5 BOTT. (SEE PLAN)

(2) 2 X 6 BOTTOM PLATE

ELEV. 0'-0"

TOP OF SLAB

TYPICAL CONCRETE FOUND. WALL

- "WARM-N-DRY" INSUL. ON "TUFF-N-DRY" MEMBR.
- 10" THK. CONC. FOUND. WALL
- 2" THK. RIGID INSULATION
- (2) #5 REBARS TOP AND BOTTOM - PROVIDE MIN 3" COVER FOR BARS

TYP. PERIMETER DRAINAGE

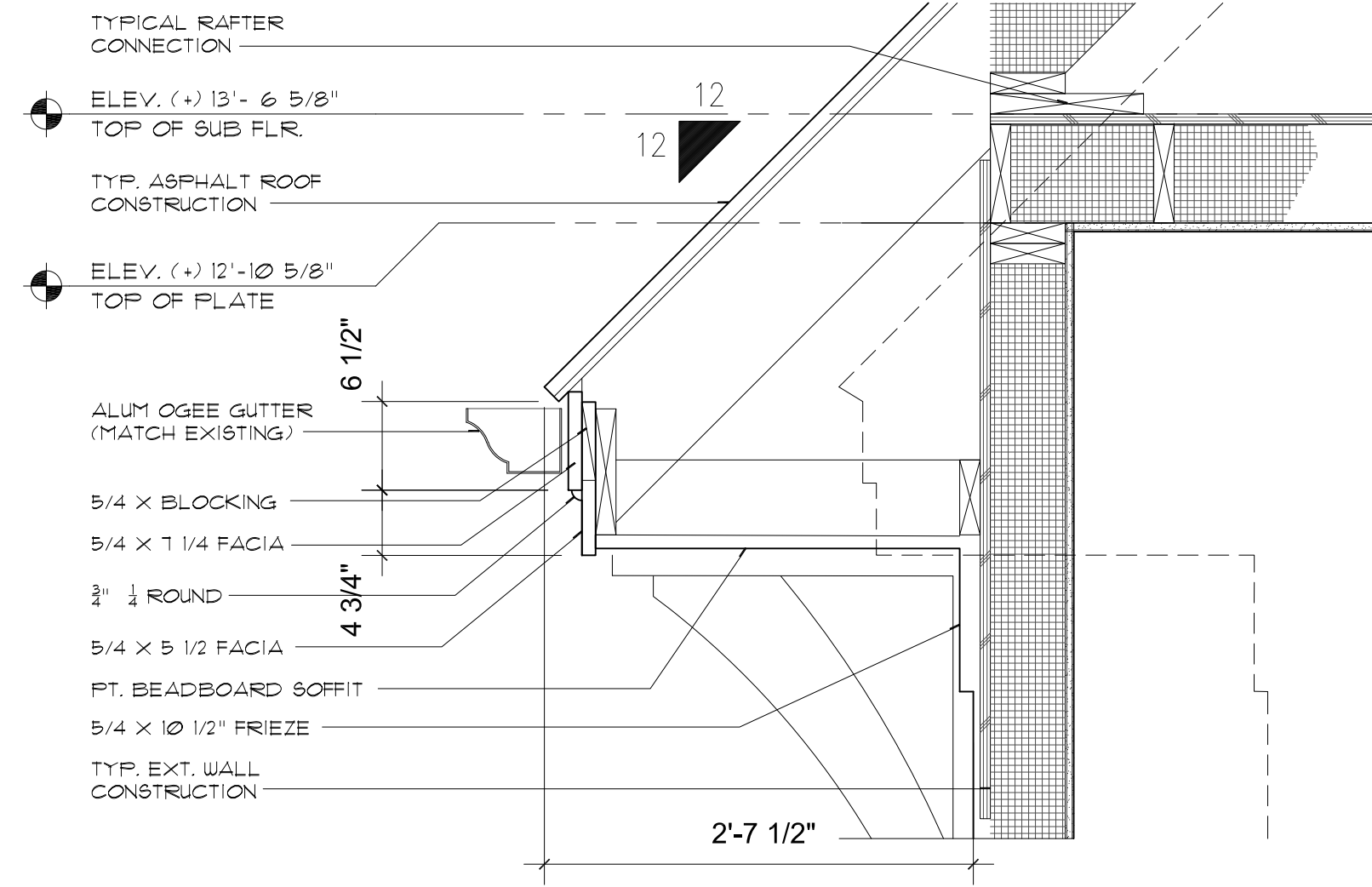
- 4" PERFORATED PVC PIPE
- FILTER FABRIC
- GRAVEL

TYPICAL CONCRETE FOOTING

- 10" X 20" CONC. FOOTING
- (3) #4 REBARS AT BOTTOM - PROVIDE MIN. 3" COVER FOR BARS
- BEAR FOOTING ON UNDISTURBED SOIL A MIN. OF 42" BELOW FINISHED GRADE

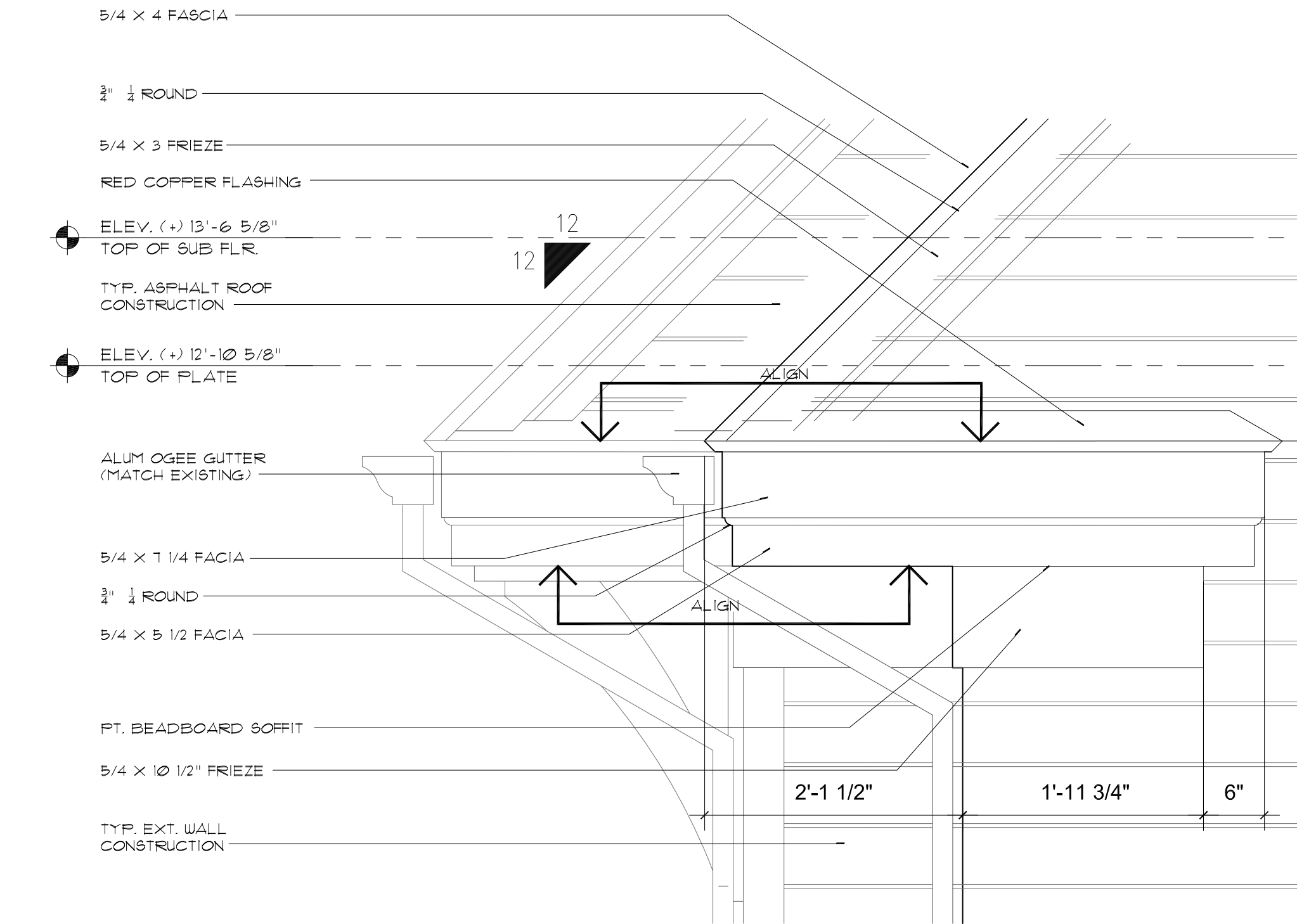
1 TYPICAL WALL SECTION

1"=1'-0"



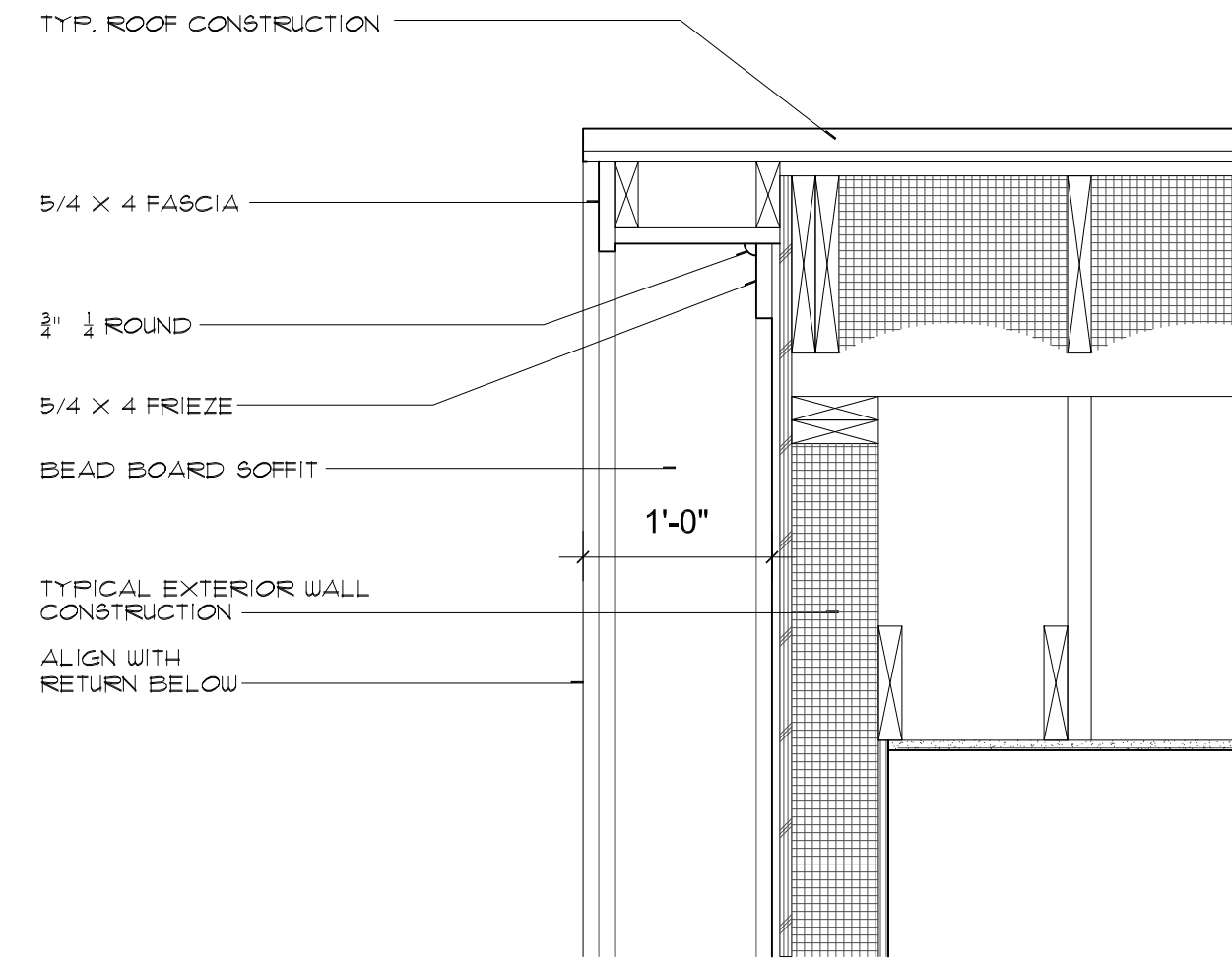
2 TYPICAL EAVE DETAIL

1"=1'-0"



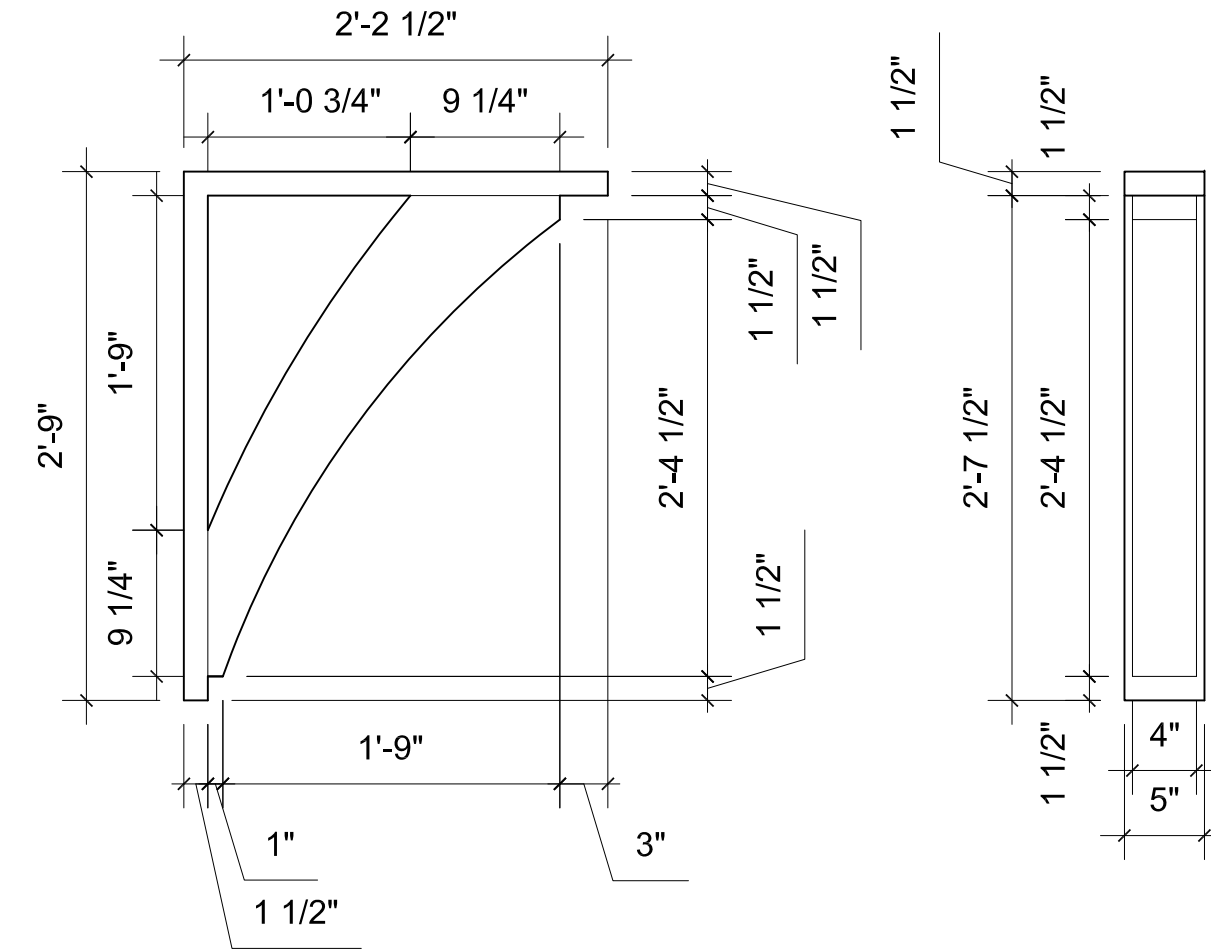
4 TYPICAL RAKE RETURN DETAIL

1"=1'-0"



3 TYPICAL RAKE DETAIL

1"=1'-0"



5 BRACKET DETAIL

1"=1'-0"

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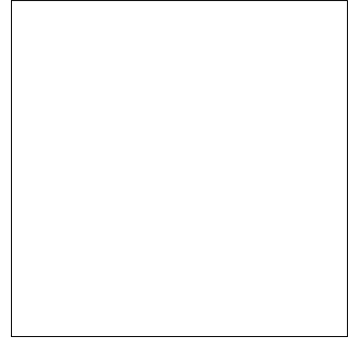
TOWN REVIEW 7/10/2020

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GARAGE

TITLE
TYPICAL WALL SECTION
and DETAILS

JOB NUMBER
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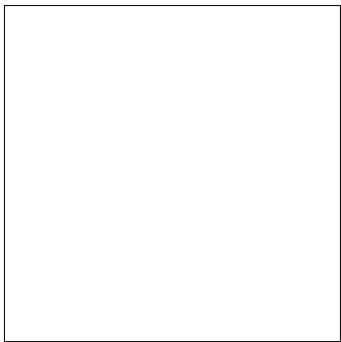
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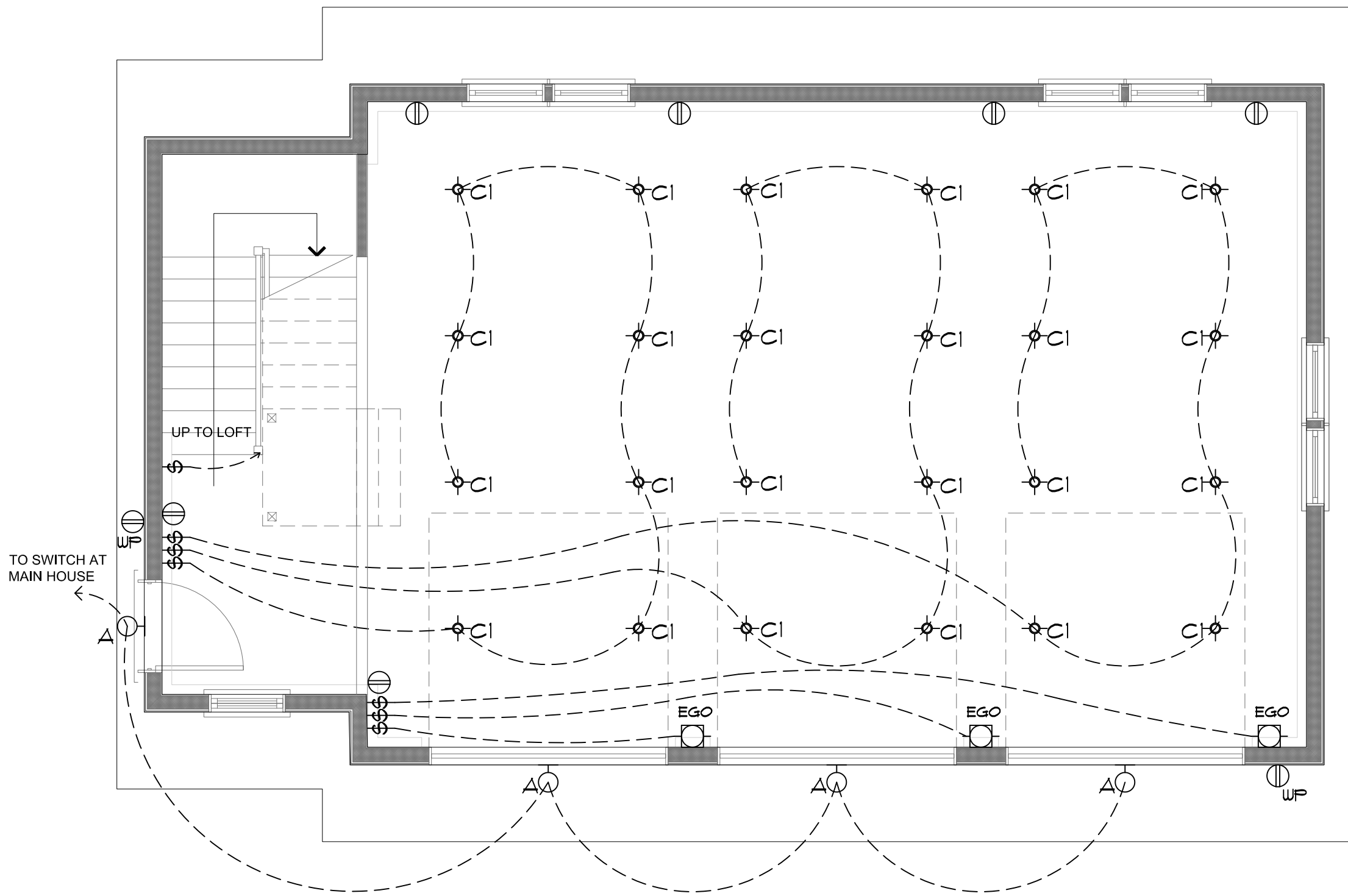


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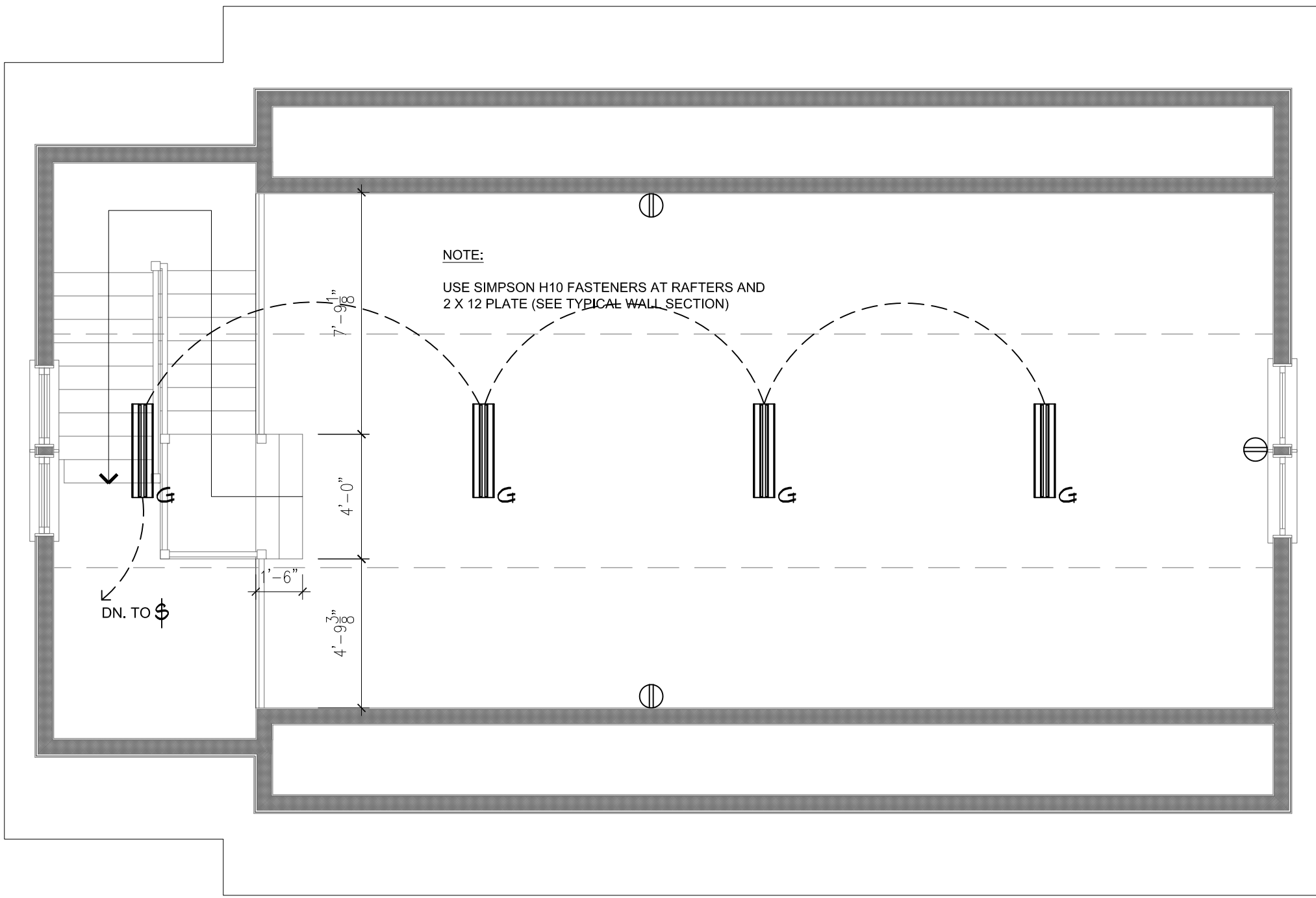


PROJECT
GILKES/QUATTROCHI
GARAGE

TITLE
ELECTRICAL PLANS
AND SCHEDULES



1 GARAGE ELECTRICAL PLAN
NOTE: PROVIDE POWER IN EACH BAY FOR 'BENDPAK HD-9ST', FINAL BAY LOCATION T.B.D.
1/4"=1'-0"



2 LOFT ELECTRICAL PLAN
1/4"=1'-0"

GILKES - QUATTROCHI GARAGE LIGHTING SCHEDULE						
SYMBOL	TYPE	DESCRIPTION	MANUFACTURER MODEL NUMBER	FINISH	LAMPING	REMARKS
	C1	4" RECESSED LED DOWNLIGHT	HALO H995ICAT/RL408VH930PK	WHITE	3,000K LED	LISTED FOR WET LOCATIONS
	G	SURFACE MOUNTED 1' x 4'	COOPER - METALUX WS-232A-120V-EB81-U	WHITE	32 W FL	48" FIXTURE
	A	EXTERIOR FIXTURE	TBD			
	PR	WATERPROOF OUTLET	TBD			
	EGO	ELECTRIC GARAGE DOOR OPENER	CHAMBERLAIN RJO70			

LIGHTING FIXTURE SCHEDULE NOTES:

- Owner will furnish all decorative light fixtures for installation by the Contractor.

ELECTRICAL NOTES:

- Confirm switching scheme and switch locations with Owner and Architect prior to commencing with the rough electrical work.
- Install smoke/CO detectors per code.
- Install electrical outlets per code.

DOOR SCHEDULE – FIRST FLOOR											
LOCATION		TYPE		SLAB			HARDWARE		REMARKS		
TAG #	ROOM NAME	LETTER	STYLE	WIDTH	HEIGHT	THK. MATERIAL FINISH	STYLE	FINISH			
101	GARAGE		EXT – HINGED – SINGLE	3'-0"	7'-0"	1 3/4"					
102	GARAGE		EXT – OVERHEAD	8'-0"	8'-0"	1 3/4"			INSULATED		
103	GARAGE		EXT – OVERHEAD	8'-0"	8'-0"	1 3/4"			INSULATED		
104	GARAGE		EXT – OVERHEAD	8'-0"	8'-0"	1 3/4"			INSULATED		

WINDOW SCHEDULE – FIRST FLOOR													
LOCATION		TYPE		FRAME		GLAZING		FINISH		HARDWARE	SCREENS	REMARKS	
TAG #	ROOM NAME	LETTER	STYLE	WIDTH	HEIGHT	MATERIAL	GLASS	TEMPERED	EXTERIOR	INTERIOR			
101	GARAGE		DOUBLE HUNG	2'-7 3/8"	4'-9"	WOOD	LOW E II – ARG	YES		PTD. WOOD			
102	GARAGE		AWNING	2'-8"	2'-8 1/8"	WOOD	LOW E II – ARG	YES		PTD. WOOD			
103	GARAGE		AWNING	2'-8"	2'-8 1/8"	WOOD	LOW E II – ARG	YES		PTD. WOOD			
104	GARAGE		AWNING	2'-8"	2'-8 1/8"	WOOD	LOW E II – ARG	YES		PTD. WOOD			
105	GARAGE		AWNING	2'-8"	2'-8 1/8"	WOOD	LOW E II – ARG	YES		PTD. WOOD			
106	GARAGE		AWNING	2'-8"	2'-8 1/8"	WOOD	LOW E II – ARG	YES		PTD. WOOD			
107	GARAGE		AWNING	2'-8"	2'-8 1/8"	WOOD	LOW E II – ARG	YES		PTD. WOOD			

WINDOW SCHEDULE – SECOND FLOOR													
LOCATION		TYPE		FRAME		GLAZING		FINISH		HARDWARE	SCREENS	REMARKS	
TAG #	ROOM NAME	LETTER	STYLE	WIDTH	HEIGHT	MATERIAL	GLASS	TEMPERED	EXTERIOR	INTERIOR			
208	LOFT		DOUBLE HUNG	2'-7 3/8"	4'-9"	WOOD	LOW E II – ARG	YES		PTD. WOOD			
209	LOFT		DOUBLE HUNG	2'-7 3/8"	4'-9"	WOOD	LOW E II – ARG	YES		PTD. WOOD			
210	LOFT		AWNING	2'-8"	2'-8 1/8"	WOOD	LOW E II – ARG	YES		PTD. WOOD			
211	LOFT		AWNING	2'-8"	2'-8 1/8"	WOOD	LOW E II – ARG	YES		PTD. WOOD			



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

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GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: Gilkes - Quattrochi Date: 7/10/2020

Tax Map Designation or Proposed Lot No.: TAX LOT #37

Gross Lot Coverage

1. Total lot Area (Net Lot Area for Lots Created After 12/13/06): 217,799.23 s.f.
2. **Maximum** permitted gross land coverage (per Section 355-26.C(1)(a)): 23,071 s.f.
3. **BONUS** maximum gross land cover (per Section 355-26.C(1)(b)):
 Distance principal home is beyond minimum front yard setback
244' x 10 = 2,440 s.f.
4. **TOTAL Maximum Permitted gross land coverage** = Sum of lines 2 and 3 25,511 s.f.
5. Amount of lot area covered by **principal building**:
3,230 s.f. existing + 0 proposed = 3,230 s.f.
6. Amount of lot area covered by **accessory buildings**:
625 s.f. existing + 912 s.f. proposed = 1,537 s.f.
7. Amount of lot area covered by **decks**:
1,676 s.f. existing + 0 proposed = 1,676 s.f.
8. Amount of lot area covered by **porches**:
0 existing + 0 proposed = 0 s.f.
9. Amount of lot area covered by **driveway, parking areas and walkways**:
14,675 s.f. existing + (-) 592 s.f. proposed = Note: New Garage Structure
 on existing parking area. 14,083 s.f.
10. Amount of lot area covered by **terraces**:
1,729 s.f. existing + 0 proposed = 1,729 s.f.
11. Amount of lot area covered by **tennis court, pool and mechanical equip**:
778 s.f. existing + 0 proposed = 778 s.f.
12. Amount of lot area covered by **all other structures**:
0 existing + 0 proposed = 0 s.f.
13. Proposed **gross land coverage**: Total of Lines 5 - 12 = 23,033 s.f.

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

Signature and Seal of Professional Preparing Worksheet



7/10/2020
 Date



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Application for Special Use Permit Approval

Application Name

Gilkes-Quattrochi



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Important General Information

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

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

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

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



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**AT THE TIME OF SUBMISSION TO THE PLANNING DEPARTMENT
PLEASE MAKE SURE THE FOLLOWING IS PROVIDED**

- ✓ SUBMISSION OF A SINGLE PDF FILE (PLANS, APPLICATION FORM, OTHER PAPERWORK) ON A DISK, THUMBDRIVE OR EMAIL
- ✓ COVER LETTER DESCRIBING THE PROJECT OR CHANGES TO THE PROJECT
- ✓ ALL PLANS ARE SIGNED AND SEALED BY A LICENSED NYS PROFESSIONAL
- ✓ ALL PLANS SHALL BE COLLATED AND FOLDED INTO 8 INDIVIDUAL SETS



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NOTICE TO APPLICANTS

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

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

FEES:

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

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

ESCROW ACCOUNT:

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



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PROCEDURE:

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

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

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

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

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



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

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

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

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

WWW.NORTHCASTLENY.COM



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INFORMATION REGARDING PUBLIC HEARINGS

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

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

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

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

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

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

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

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

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



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

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

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

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



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



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APPLICATIONS REQUIRING PLANNING BOARD APPROVAL
SCHEDULE OF APPLICATION FEES

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

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



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PLANNING BOARD SCHEDULE OF ESCROW ACCOUNT DEPOSITS

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

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

Applicant Signature

Date:

7/31/20

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

Name of Property Owner: Craig Gilkes - Susanne Quattrochi

Mailing Address: 168 Hickory Kingdom Road. Bedford NY

Telephone: 914-262.9615 Fax: _____ e-mail Craiggilkes@gmail.com

Name of Applicant (if different): Neil Hauck

Address of Applicant: 859 Post Road. Darien CT. 06820

Telephone: 203-655-9340 Fax: 203-656-0213 e-mail _____
hauckn@neilhauckarchitects.com

Interest of Applicant, if other than Property Owner:

Architect of Record

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

Yes



No



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

Name of Professional Preparing Site Plan:

TC Merritts Land Surveyors

Address: 394 Bedford Road. Pleasantville NY 10570

Telephone: 914-769-8003 Fax: _____ e-mail Daniel@TC Merritts.com

Name of Other Professional: Neil Hauck Architects

Address: 859 Post Road. Darien CT. 06820

Telephone: 203-655-9340 Fax: 203-656-0213 e-mail _____
hauckn@neilhauckarchitects.com

Name of Attorney (if any): _____

Address: _____

Telephone: _____ Fax: _____ e-mail _____

Applicant Acknowledgement

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

The Applicant also agrees to pay all expenses of publication and the giving of public notice as required, and further acknowledges that he/she shall be responsible for reimbursing the Town for the cost of professional review services required for this application.

It is further acknowledged by the Applicant that all bills for the expenses of publication and the giving of public notice as well as professional consultant 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

II. IDENTIFICATION OF SUBJECT PROPERTY

Street Address: 168 Hickory Kingdom Road. Bedford, NY

Location (in relation to nearest intersecting street):

1600 feet (north, south, east or west) of E. Middle Patent Road

Abutting Street(s): Bedford-Banksville Road

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

Tax Map Designation (OLD): Section #37 Block 19768 Lot #2

Zoning District: R-4A Total Land Area 5 Acres

Land Area in North Castle Only (if different) _____

Fire District(s) Unknown School District(s) Bedford Central

Is any portion of subject property abutting or located within five hundred (500) feet of the following:

The boundary of any city, town or village?

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

If yes, please identify name(s): _____

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

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

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

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

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

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

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

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

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

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

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

No ☒ Yes _____

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

III. DESCRIPTION OF PROPOSED DEVELOPMENT

Type of Special Use Permit:

Accessory Apartment _____

Accessory Structure over 800 square feet X

Gross Floor Area: Existing 0 S.F. Proposed 912 S.F.

Number of Parking Spaces: Existing n/a Proposed n/a

Earthwork Balance: Cut 0 C.Y. Fill +/- 5 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 X Yes _____

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

Town-regulated wetlands? No X Yes _____

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

State-regulated wetlands? No X Yes _____

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

IV. SUBMISSION REQUIREMENTS

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

- One (1) set of the special use permit application package (for distribution to the Town Planner for preliminary review purposes).
- Once a completed preliminary special use permit checklist has been received from the Planning Department, eight (8) additional sets of the site development plan application package (for distribution to Planning Board, Town Engineer, Town Attorney, Town Planner, Planning Board Secretary, police, fire department and ambulance corps).
- One (1) additional reduced sized set (11" x 17") of the special use permit application package if any portion of the subject property abuts or is located within five hundred (500) feet of the features identified in Section II of this application form (for distribution to Westchester County Planning Board).
- A check for the required application fee and a check for the required Escrow Account, both made payable to "Town of North Castle" in the amount specified on the "Schedule of Application Fees."

(continued next page)

V. INFORMATION TO BE INCLUDED ON SPECIAL USE PERMIT SITE PLAN

The following checklist is provided to enable the Applicant to determine if he/she has provided enough information on the special use permit plan for the Planning Board to review his/her proposal.

Applicants are advised to review Chapter 355 Article VII of the North Castle Town Code for a complete enumeration of pertinent requirements and standards prior to making application for special use permit approval.

The application for special use permit 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**.

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

Legal Data:

- X Name of the application or other identifying title.
- X Name and address of the Property Owner and the Applicant, (if different).
- X Name, address and telephone number of the architect, engineer or other legally qualified professional who prepared the plan.
- X 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.
- n/a Existing zoning, fire, school, special district and municipal boundaries.
- X 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.
- n/a 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.
- X 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.
- X 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.
- X North arrow, written and graphic scales, and the date of the original plan and all revisions, with notation identifying the revisions.
- X A signature block for Planning Board endorsement of approval.

Existing Conditions Data:

- X Location use and design of existing buildings, identifying first floor elevation, and other structures.
- n/a 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.
- X Location of all other existing site improvements, including pavement, walks, curbing, retaining walls and fences.
- n/a Location, type, direction, power and time of use of existing outdoor lighting.
- X Existing topographical contours with a vertical interval of two (2) feet or less.
- X 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:

- n/a Proposed location of lots, streets, and public areas, and property to be affected by proposed easements, deed restrictions and covenants.
- X Proposed location, use and architectural design of all buildings, including proposed floor plans and elevations.
- X Proposed means of vehicular and pedestrian access to and egress from the site onto adjacent streets.
- n/a Proposed sight distance at all points of vehicular access.
- n/a Proposed streets, with profiles indicating grading and cross-sections showing the width of the roadway; the location and width of sidewalks; and the location and size of utility lines.
- n/a Proposed location and design of any pedestrian circulation on the site and off-street parking and loading areas, including handicapped parking and ramps, and including details of construction, surface materials, pavement markings and directional signage.
- n/a Proposed location and design of facilities for water supply, sanitary sewage disposal, storm water drainage, and gas and electric service, with pipe sizes, grades, rim and inverts, direction of flow, etc. indicated.
- X Proposed location of all structures and other uses of land, such as walks, retaining walls, fences, designated open space and/or recreation areas and including details of design and construction.
- n/a Location, type, direction, power and time of use of proposed outdoor lighting.

- n/a Location of proposed landscaping and buffer screening areas, including the type (scientific and common names), size and amount of plantings.
- n/a The proposed location, size, design and use of all temporary structures and storage areas to be used during the course of construction.
- n/a Proposed grade elevations, clearly indicating how such grades will meet existing grades of adjacent properties or the street.
- x Proposed soil erosion and sedimentation control measures.
- n/a For all proposed 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.
- n/a For all proposed plans involving clearing or removal of trees with a DBH of 8" or greater, the data required to ensure compliance with Chapter 308 of the North Castle Town Code.
- n/a For all proposed plans involving disturbance to Town-regulated wetlands, the data required to ensure compliance with Chapter 340 of the North Castle Town Code.

The special use permit application package shall also include a narrative document that demonstrates compliance with the following:

- X The location and size of the use, the nature and intensity of the operations involved in it or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located and that it complies with all special requirements for such use.
- X The location, nature and height of buildings, walls, fences and the nature and extent of existing or proposed plantings on the site are such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings.
- X Operations in connection with any special use will not be more objectionable to nearby properties by reason of noise, fumes, vibration or other characteristics than would be the operations of any permitted uses not requiring a special permit.
- X Parking areas will be of adequate size for the particular use, properly located and suitably screened from adjoining residential uses, and the entrance and exit drives shall be laid out so as to achieve maximum convenience and safety.
- n/a Where required, The provisions of the Town Flood Hazard Ordinance shall be met.
- X The proposed special permit use will not have a significant adverse effect on the environment.

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							
Gilkes-Quattrochi Garage / Neil Hauck Architects							
Name of Action or Project: New Garage							
Project Location (describe, and attach a location map): 168 Hickory Kingdom Road - R4-A							
Brief Description of Proposed Action: New Garage on an existing gravel parking area.							
Name of Applicant or Sponsor: Neil Hauck		Telephone: 203-655-9340					
		E-Mail: hauckn@neilhauckarchitects.com					
Address: 859 Post Road							
City/PO: Darien		State: CT	Zip Code: 06820				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">NO</td> <td style="width: 50%; padding: 5px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 5px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">NO</td> <td style="width: 50%; padding: 5px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 5px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? _____ 5 acres b. Total acreage to be physically disturbed? _____ .028 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 5 acres							
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input 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, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <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 <input type="checkbox"/>	YES <input checked="" 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 checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) 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 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? If the proposed action will exceed requirements, describe design features and technologies: _____	NO <input type="checkbox"/>	YES <input checked="" 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 checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ n/a - No toilet facilities	NO <input checked="" 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? b. Is the proposed action located in an archeological sensitive area?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <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? 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: _____	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <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 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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" 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 checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES The existing storm water system will be utilized. _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	

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)? If Yes, explain purpose and size: _____ _____ _____	NO <input checked="checked" type="checkbox"/>	YES <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 <input checked="checked" type="checkbox"/>	YES <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 <input checked="checked" type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Neil Hauck</u> Date: <u>7-31-2020</u> Signature: <u></u>		

July 31, 2020

Town of North Castle
Planning Department
17 Bedford Road
Armonk, New York 10504-1898

Re: *New Garage*
168 Hickory Kingdom Road
Bedford, New York

To Whom It May Concern,

We, Craig Gilkes and Susanne Quattrochi, being the owners of the property located at 168 Hickory Kingdom Road in Bedford, New York, hereby authorize Neil Hauck, AIA, of *Neil Hauck Architects LLC* to act as our agent in filing an Application for Special Use Permit Approval.

Sincerely,



Craig Gilkes



Susanne Quattrochi