



31 July 2020

North Castle Planning Board  
Town of North Castle  
15 Bedford Road  
Armonk, NY 10504

**RE:    *Addition to the Upper Lake House (Main residence)***  
***257 East Middle Patent Road, North Castle, NY***

Dear Chairman Carthy and members of the Planning Board:

Attached please find our application to the Planning Board and drawings depicting the addition and renovation to the main residence, also known as the Upper Lake House, at 257 E Middle Patent Rd. We have been referred to the Planning Board by Mr. Kaufman because the addition requires site plan approval as it within the Scenic Roadscape Area of East Middle Patent Road and the addition/renovation is greater than 300 square feet.

The project consists of an addition of 557 SF to the left (south) side of the first floor consisting of an entry, powder room, stairs, sunroom, and a small entry deck of 94 SF. There is also an addition of a second story above the existing house and new first floor addition. The second-floor addition will consist of access to the second floor, a master bedroom suite, and a covered roof deck. The house will be connected to the existing domestic water well but will require a new septic system that is being designed by Matthew Gironda, P.E. of Bibbo Associates.

There is minimal site work associated with the house additions, there are no proposed changes to the existing driveway and the proposed septic site is downhill and to the north of the residence. All areas of the proposed construction are well beyond the wetlands buffer areas on the site.

I look forward to presenting this project to the Board and welcome their input as we work to achieve a successful project.

Please don't hesitate to contact me with any questions you may have.

Sincerely,

Patrick M. Croke  
LEED AP, BD+C





Proposal for addition to main residence  
257 East Middle Patent Road

Regulation	Minimum	Maximum	Actual (Existing)	Proposed	Remarks
Min. lot size (Acres)	4		114.574		
Lot size (SF)	174,240		4,990,843		
Frontage (Feet, approx)	250		2596		
Front yard (Feet)	75		90.4	75.2	Existing at existing house, proposed at addition
Side #1 (Feet)	50		225.9	263.7	Existing at existing house, proposed at addition
Side #2 (Feet)	50		over 1000'	over 1000'	
Rear yard (Feet)	50		over 1000'	over 1000'	
Max. height, stories		2 1/2	1	2	
Max. height, feet		30'	13' +/-	22'-1"	
Gross floor area		158,105	3,873	5,909	1, not including pool house basement
Building coverage		6%	0.08%	0.09%	Percentage
		299,451	3,744	4,354	Square feet
Gross land coverage		381,049	20,966	21,771	2

1 - Gross floor area = 13,607 plus 3% of the lot area in excess of 4.0 acres.  $13,607 + ((.03(4,990,843 - (4 \times 43560)))$   
2 - Gross Land Coverage = 13,270 plus 7.5% of the lot area in excess of 2.0 acres.  $13,270 + ((.075(4,990,843 - (2 \times 43560)))$

Sewage disposal - New Septic system designed by Matthew J. Gironda, P.E. of Bibbo Associates

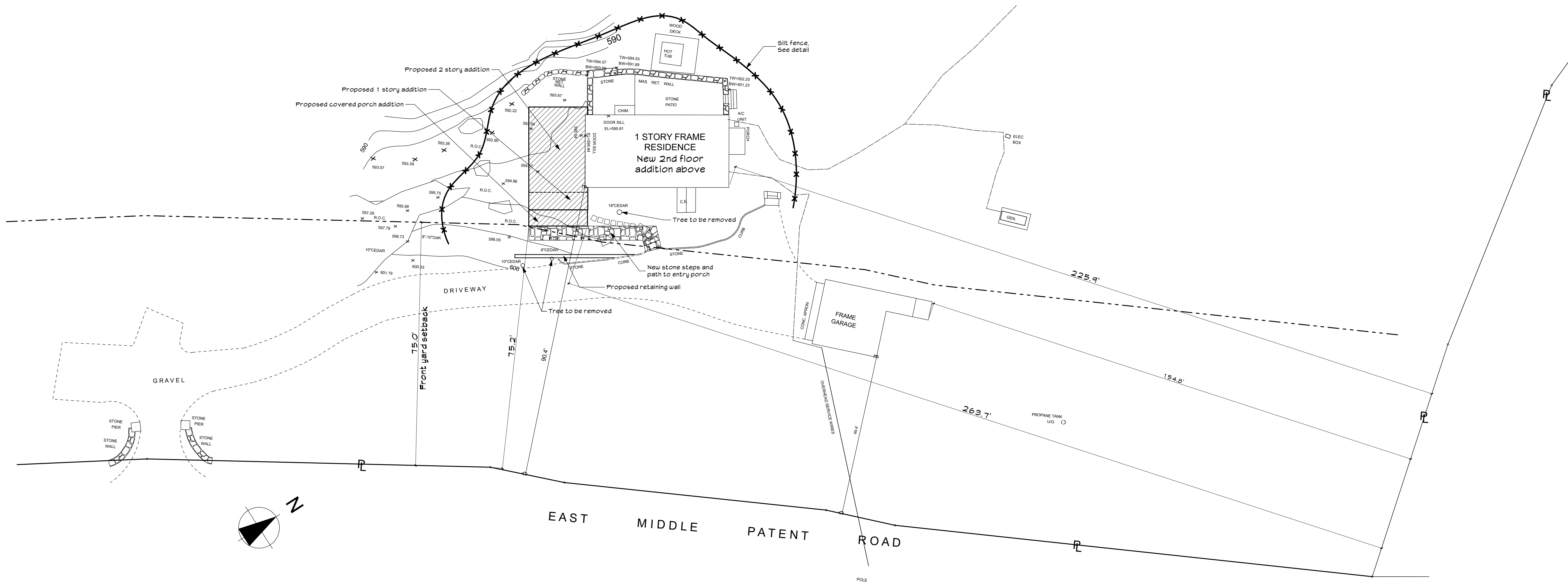
## 257 East Middle Patent Road

<b>Existing lot:</b>			
Lot size (acre):	114.574	4,990,843	SF
Max. building coverage:	6%	299,451	SF
Max. gross land coverage:		381,049	SF

Structure/Item/area	Existing		Proposed		
	Foot print	% of lot Change (\$F)	Foot print	% of full	
Main Residence	967	0.02%	557	1,524	0.03%
Main Residence - Covered porches	67	0.00%	53	120	0.00%
Garage	489	0.01%	0	489	0.01%
Lake cabin	144	0.00%	0	144	0.00%
Lake cabin - Covered porches	92	0.00%	0	92	0.00%
Pool house - Interior spaces	847	0.02%	0	847	0.02%
Pool house - Covered terraces	566	0.01%	0	566	0.01%
Pump house	120	0.00%	0	120	0.00%
Tennis cabana - Interior space	360	0.01%	0	360	0.01%
Tennis cabana - Covered terraces	92	0.00%	0	92	0.00%
<b>Total building coverage</b>	<b>3,744</b>	<b>0.08%</b>	<b>610</b>	<b>4,354</b>	<b>0.09%</b>
<i>Max. allowed building coverage:</i>			299.451	6%	
			SF	Percent	

Structure/Item/Area	Existing		Proposed		
	Foot print	% of lot Change (SF)	Foot print	% of full lot	
Building coverage (from above)	3,744	0.08%	610	4,354	0.09%
Main house deck	120	0.00%	0	120	0.00%
Main house terrace	350	0.01%	0	350	0.01%
Main house basement entrance	40	0.00%	0	40	0.00%
Main house HVAC pad	10	0.00%	0	10	0.00%
Main house generator	45	0.00%	0	45	0.00%
Main house new terraces, walks & stairs	9	0.00%	195	204	0.00%
Walks patios and platforms (estimate)	1,200	0.02%	0	1,200	0.02%
Lake cabin - Steps, shower	26	0.00%	0	26	0.00%
Lake cabin - Equip enclosure, elect	16	0.00%	0	16	0.00%
Pool & coping	1,232	0.02%	0	1,232	0.02%
Pool terrace, existing	1,486	0.03%	0	1,486	0.03%
Pool equipment, existing	63	0.00%	0	63	0.00%
Pool house mechanical equipment	30	0.00%	0	30	0.00%
Tennis court	7,200	0.14%	0	7,200	0.14%
Walls over 4' tall	152	0.00%	0	152	0.00%
Driveway	5,243	0.11%	0	5,243	0.11%
<b>Total gross land coverage</b>	<b>20,966</b>	<b>0.42%</b>	<b>805</b>	<b>21,771</b>	<b>0.4%</b>
	Max. allowed gross land coverage:		SF	381,049	

Ground Snow Load	WIND DESIGN				Seismic Design Category	Subject to damage from:			Winter design temp.	Ice barrier underlayment required	Flood hazards	Air freezing index	Mean annual temp.
	Speed (MPH)	Topographic effects	Special wind region	Wind-borne debris zone		Weathering	Frost line depth	Termite					
30	115 MPH ultimate wind speed	No	Yes	No	C	Severe	42"	Moderate - heavy	7° F	Yes	No	1160 (1500 or less )	49



Site plan based on survey of property by H. Stanley Johnson  
and Company Land Surveyors P.C. dated March 16, 2020



DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR OTHER PROJECTS OR PURPOSES OR BY ANY OTHER PARTIES THAN THOSE AUTHORIZED BY CONTRACT WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF THE ARCHITECT.

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D:\1-Project Files\20014 - Dordos - Upper Lake House Addition\2 - Drawings\20014 - Dordos ULH CD - 20012.dwg

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No:	Description
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257 East Middle Patent Rd  
North Castle, NY  
Owner: Allan S. Gordon  
Applicant: Patrick M. Croke,  
Architect

Site plan and general notes

A-1



**A-2**



**SECTION 03010 - CONCRETE**

### A. Scope of Work

- 1) Concrete
- 2) Reinforcement

- 2) Reinforcement shall be as indicated. Slabs shall be reinforced with 6" x 6" W1.4 x W1.4 WWF unless otherwise indicated. All reinforcing bars shall conform to ASTM (A625) deformed bars with a minimum yield stress of 40,000 PSI.

### B. Execution

- 1) Place concrete in conformance with American Concrete Institute Standards.

**SECTION 04200 - UNIT MASONRY**

### A. Materials

- 1) Concrete Masonry Units (CMU) ASTM C90, Grade N, Type 1, normal weight units.
- 2) Bricks - Standard Modular Brick, color as specified by architect.
- 3) Masonry Mortar, Exterior: ASTM C 270, portland cement-lime mortar, Type M.
- 4) Continuous Masonry Wire Reinforcement: Truss or Ladder design, minimum 9 ga. welded steel wire, 0.8 oz. hot-dip zinc coating, width 1-1/2" to 2" less than wall thickness.

### B. Execution

- 1) Comply with recommendations of the National Concrete Masonry Association and A.C.I.531.
- 2) Install continuous masonry wire reinforcement at every other course in CMU walls. Overlap at corners. Lap 16" at ends.
- 3) Anchor wall to adjacent construction with panel anchors.
- 4) Bond intersecting walls with masonry units or provide anchors spaced 0'-8" O.C.
- 5) Anchor ends of walls to structure with anchors spaced 8" O.C., except as otherwise shown.
- 6) Do masonry work only when average daily temperature is above 40 degrees F. or consult Architect for cold weather procedures which shall be provided at no additional cost.

**SECTION 05120 - STRUCTURAL STEEL**

### A. Materials

- 1) Steel shapes, plates, and bars: ASTM A36.
- 2) Steel pipe: ASTM A501
- 3) High strength threaded fasteners: ASTM A325

## B. Execution

- 1) Comply with Specifications for the Design, Fabrication and Erection of Structural Steel for Buildings of the American Institute of Steel Construction (latest edition).

**SECTION 06100 - ROUGH CARPENTRY**

### A. Materials

- 1) Framing shall be as shown on the drawings and shall conform to all applicable building codes. All members unless otherwise noted (U.O.N.) on structural drawings shall be one of the following:
  - a) Douglas Fir (South) No. 2 or Better (Minimum design values in psi: Fb=825, Fv=90, E=1,200,000).
  - b) TJI Joists - Plywood web joists as manufactured by Trus Joist Corporation.
  - c) LVL as used on the drawings refers to 1.9 E Microllam Laminated Veneer Lumber beams manufactured under the TrusJoist brand by Weyerhaeuser.
  - d) PSL as used on the drawings refers to 2.0 E Microllam Parallel Strand Lumber beams manufactured under the TrusJoist brand by Weyerhaeuser.
  - e) LSL as used on the drawings refers to 1.3 E TimberStrand Laminated Strand Lumber beams manufactured under the TrusJoist brand by Weyerhaeuser.
  - f) Any framing lumber in contact with concrete, exposed to weather or less than 6" above grade shall be pressure treated unless specifically noted otherwise.
- 2) Studs shall be nom. 2" x 6" for exterior wall and nom. 2" x 4" for interior walls unless otherwise noted, and placed not over 16 o.c. and shall be doubled at openings and tripled at corners.
- 3) Joists and rafters shall be single lengths between bearings and doubled around openings. All joists under parallel partitions and all headers and trimmers shall be doubled.
- 4) Connectors at all flush framing and where noted shall be galvanized as manufactured by Teco, Simson, or equal. Sizes as required.
- 5) Provide bridging, briding, cats, furring, etc., as required by good practice. Cross-bridging shall not be over 8'-0" o.c. in all floor and roof framing of standard dimensional lumber.
- 6) All members manufactured by Trus Joist Corporation shall be installed in strict accordance with the manufacturer's requirements and suggested details.
- 7) All floor and flat roof systems utilizing shall be constructed as a "glued and nailed" system with 3/4" T&G plywood sheathing.
- 8) Any wood or laminated beam supported on steel columns shall be supported using Lally Column Caps (LCC) as manufactured by Simpson. LCC to be welded to column or provide other sufficient permanent attachment to column.

Members on the drawings noted as "LVL" refer to MICRO=LAM brand veneer lumber

**Schedule of insulation and fenestration requirements**  
(table 402.1.2 of the 2015 IRC and 2017NYS Uniform Code Supplement)

Climate zone #4 - Westchester, Suffolk and Nassau Counties

Building component	Maximum U-factor	Minimum R-value (c)	Depth of insulation
Penetration	0.35		
Skylight	0.55		
Ceiling		49	
Wood framed wall		20 cavity or 13 cavity +5 continuous	
Mass wall (a)		8/13	
Floor		19	
Basement wall (b)		10/13	
Slab (unheated)		10	2 ft
Slab (heated)		15	2 ft
Crawl space wall (b)		10/13	

- (a) The second R-value applies when more than half the insulation is on the interior of the mass wall.
- (b) The first value shown represents minimum "R" value of continuous insulated sheathing on the interior or the exterior of
- (c) Attic areas, renovations or repairs to roof/ceiling, wall or floor cavities shall be insulated as noted above where possible. If the available cavity is not deep enough, such areas shall be insulated to full depth with insulation having a minimal nominal value of R-3.0/inch. (R503.1.1., exception 2 of the NYS 2017 Uniform Code Supplement)

**AP**  
BD+C

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F: 914.234.0548  
info@pmcarchitect.com



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NOTE: DO NOT SCALE DRAWINGS

[projecx files.2007-14 - bor-stm - upper lake house addition 1.2 - Draughting v4 - Drawing notes.2007-14 - bor-lake207 - 2007-28.pdf](#)

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Revisions:

Project Name:

Upper Lake House  
Addition

257 East Middle Patent Rd.  
North Castle, NY

Owner: Allan S. Gordon  
Applicant: Patrick M. Croke,  
Architect

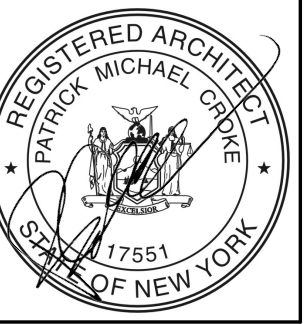
Drawing Title:

### Basement Floor plans

Date: 07/25/20  
Revised as noted above

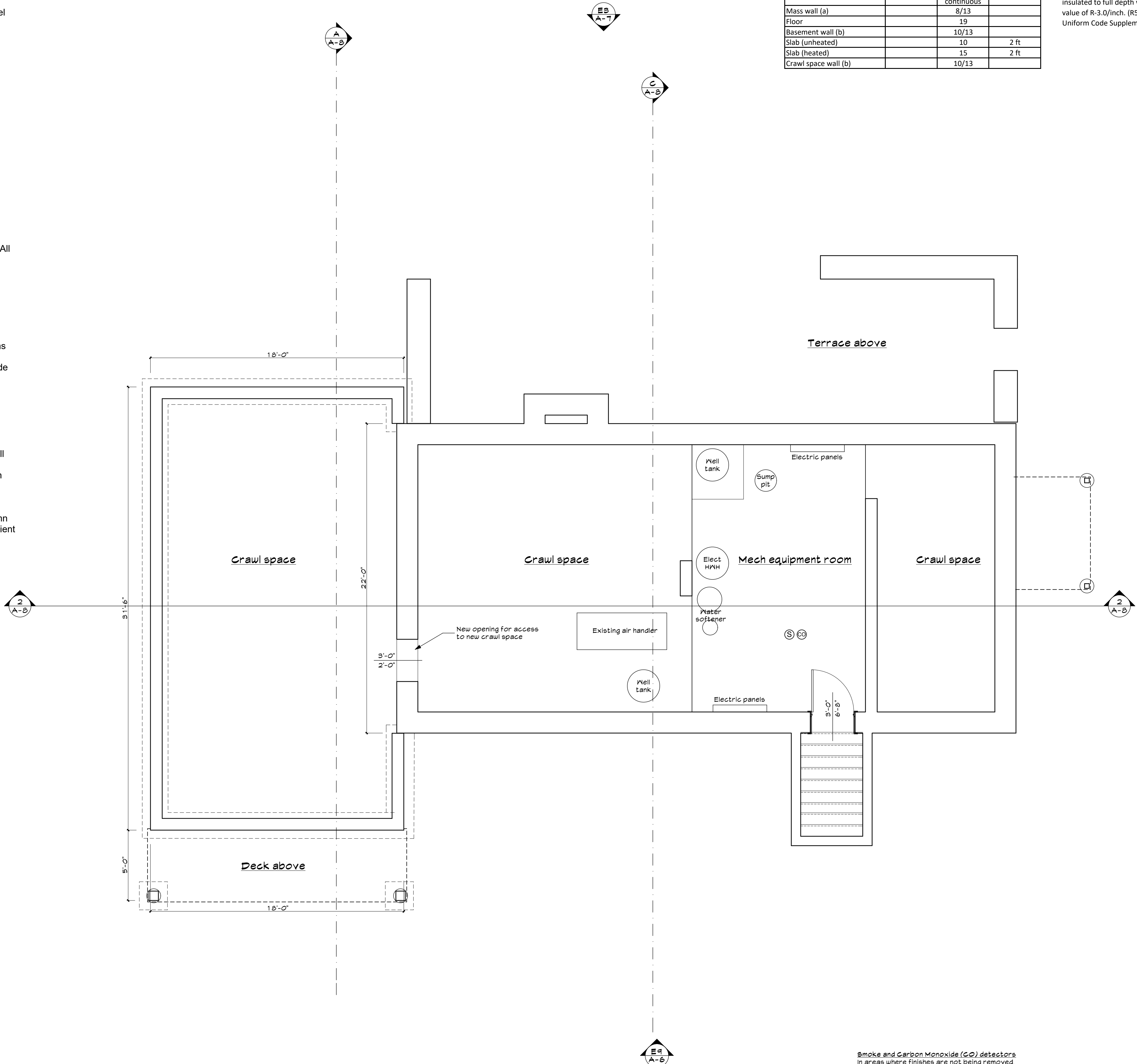
Project #: 20019

Scale: As noted



Drawing Number:

**A-3**



**Smoke and Carbon Monoxide (CO) detectors**  
In areas where finishes are not being removed, detectors may be battery operated as per section J403.2.1 and are not required to be interconnected as per Section J403.2.2.

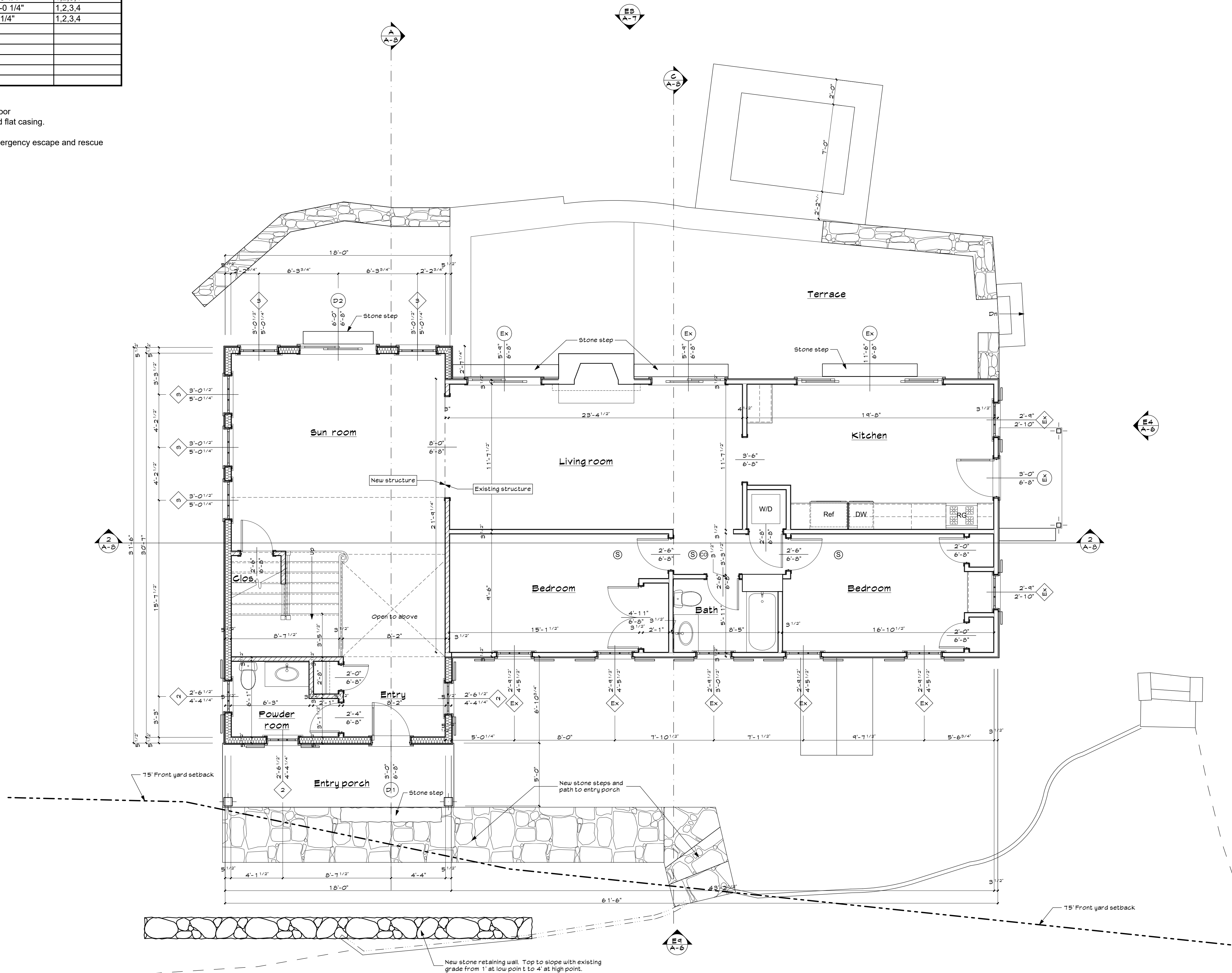
**- 1** **Basement plan - Renovation**  
SCALE: 1/4" = 1' - 0"



Verify rough openings with window supplier prior to ordering

No.	Manufacturer	Model no.	Rough opening (W x H)	Remarks
1	Marvin	ELDH3452	2'-10 1/2" x 4'-4 1/4"	1,2,3
2	Marvin	ELDH3052	2'-6 1/2" x 4'-4 1/4"	1,2,3
3	Marvin	ELDH3660 E	3'-0 1/2" x 5'-0 1/4"	1,2,3,4
4	Marvin	ELDH3660 3W E	8'-11 1/2" x 5'-0 1/4"	1,2,3,4
5	Marvin	ELDH3660 2W E	6'-0" x 5'-0 1/4"	1,2,3,4
D1	Marvin	Custom		
D2	Marvin	French Sliding		
D3	Marvin	Custom		
EX	Existing	Existing unit to remain		

- 1 - Standard finished window head height shall be 6'-8" above the finished floor
- 2 - All windows to have Low-E1 glazing, 7/8" wide simulated divided lites and flat casing.
- 3 - All windows are Marvin Elevate Double Hung
- 4 - Window conforming with Residential Code of NYS, section R-310, for emergency escape and rescue



**Smoke and Carbon Monoxide (CO) detectors**  
In areas where finishes are not being removed, detectors may be battery operated as per section J403.2.1 and are not required to be interconnected as per Section J403.2.2.

1r First floor plan - Renovation  
SCALE: 1/4" = 1' - 0"

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

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No:	Description:	Date:
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Project Name:  
Upper Lake House  
Addition  
257 East Middle Patent Rd  
North Castle, NY  
Owner: Allan S. Gordon  
Applicant: Patrick M. Croke,  
Architect

Date: 07/25/2019  
Revised as noted above

Project #: 20019

Scale: As noted



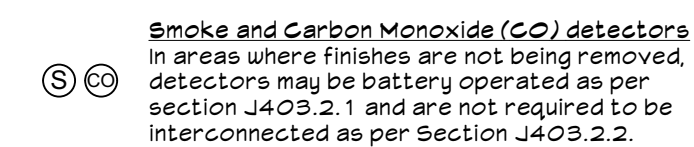
Drawing Number:

A-4



Verify rough openings with window supplier prior to ordering				
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1	Marvin	ELDH3452	2'-10 1/2" x 4'-4 1/4"	1,2,3
2	Marvin	ELDH3052	2'-6 1/2" x 4'-4 1/4"	1,2,3
3	Marvin	ELDH3660 E	3'-0 1/2" x 5'-0 1/4"	1,2,3,4
4	Marvin	ELDH3660 3W E	8'-11 1/2" x 5'-0 1/4"	1,2,3,4
5	Marvin	ELDH3660 2W E	6'-0" x 5'-0 1/4"	1,2,3,4
D1	Marvin	Custom		
D2	Marvin	French Sliding		
D3	Marvin	Custom		
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SCALE: 1/4" = 1' - 0"



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Revisions:

Upper Lake House  
Addition  
257 East Middle Patent Rd.  
North Castle, NY  
Owner: Allan S. Gordon  
Applicant: Patrick M. Croke,  
Architect

### Second floor plan

REGISTERED ARCHITECT  
PATRICK MICHAEL CROKE  
17551  
STATE OF NEW YORK

**A-5**





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



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



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

Element	Manufacturer	Type	Finish	Color
Roof		IKO roofing shingles	Factory	Weatherwood
Siding		Cedar shingles - 18" #1 R&R cedar shingles, 5" exposure to match existing	Stain	Match existing
Timbers - Posts beams and trusses		Cedar timbers	Paint	Benjamin Moore - White
Corner boards		Cedar 5/4x6	Semi-transparent stain	Benjamin Moore - White
Freize boards		Cedar 5/4x10	Semi-transparent stain	Benjamin Moore - White
Roof trim - Fascias, rakes, soffits		AZEK	Paint	Benjamin Moore - White
Windows	Marvin	Marving Ultimate Double-hung	Factory primed	Benjamin Moore - White
Sliding doors	Marvin	Marvin Ultimate Sliding French Door	Factory primed	Benjamin Moore - White
Swinging doors		Wood prehung doors	Factory primed	Benjamin Moore - White
Stone veneer and stone walls		Natural stone		Match main house chimney and stone walls
Terrace stone		Bluestone	Match existing	Match existing













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

**PLANNING DEPARTMENT  
Adam R. Kaufman, AICP  
Director of Planning**

**Telephone: (914) 273-3542  
Fax: (914) 273-3554  
[www.northcastleny.com](http://www.northcastleny.com)**

## **Application for Site Development Plan Approval**

### **Application Name**

**Upper Lake House Addition at 257 E Patent Road**



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

Name of Property Owner: <u>Allan S. Gordon</u>		
Mailing Address: <u>441 Lexington Avenue, New York, NY 1017</u>		
Telephone: <u>212-883-0350</u>	Fax: <u>212-687-4587</u>	e-mail: <u>mborteck@gordonproperty.com</u>
Name of Applicant (if different): <u>Patrick Croke</u>		
Address of Applicant: <u>20 Woodsbridge Road, Katonah, NY 10536</u>		
Telephone: <u>914-234-6093</u>	Fax: <u>914-234-0548</u>	e-mail: <u>patrick@pmcarchitect.com</u>
Interest of Applicant, if other than Property Owner: <u>Architect</u>		
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>Patrick M. Croke, Architect</u>		
Address: <u>Patrick M. Croke, Architect</u>		
Telephone: <u>914-234-6093</u>	Fax: <u>914-234-6093</u>	e-mail: <u>patrick@pmcarchitect.com</u>
Name of Other Professional: <u>Matthew j. Gironda, P.E.</u>		
Address: <u>293 Route 100, Suite 203 Somers, N.Y. 10589</u>		
Telephone: <u>914-277-5805</u>	Fax: _____	e-mail: <u>mgironda@bibboassociates.com</u>
Name of Attorney (if any): _____		
Address: _____		
Telephone: _____	Fax: _____	e-mail: _____



### Applicant Acknowledgement

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

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

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

Signature of Applicant: \_\_\_\_\_

Date: 7/31/20

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

Allen Gordon by Tully Grant  
as agent

Date: 8/3/20

MUST HAVE BOTH SIGNATURES



## II. IDENTIFICATION OF SUBJECT PROPERTY

Street Address: 257 East Middle Patent Road

Location (in relation to nearest intersecting street):

1500 feet (north) south, east or west) of Cedar Hill Road

Abutting Street(s): East Middle Patent Road

Tax Map Designation (NEW): Section 88.04 Block 1 Lot 13

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

Zoning District: R-4A Total Land Area 114+/- acres

Land Area in North Castle Only (if different) 114+/- acres

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

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) X Yes (within 500 feet) \_\_\_\_\_

If yes, please identify name(s): Bedford

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

No X 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 X 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 X Yes (adjacent) \_\_\_\_\_ Yes (within 500 feet) \_\_\_\_\_

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

No X Yes (adjacent) \_\_\_\_\_ Yes (within 500 feet) \_\_\_\_\_

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

No \_\_\_\_\_ Yes X

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

88.04-1-13



### III. DESCRIPTION OF PROPOSED DEVELOPMENT

Proposed Use: Upper Lake House Addition

Gross Floor Area: Existing 967 S.F. Proposed 1779 S.F. Interior area:

Proposed Floor Area Breakdown:

1st floor - 557sf  
2nd floor- 1222 sf  
Covered terraces - 298 sf

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

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

Other Nonresidential \_\_\_\_\_ S.F.; Residential ; 2746 S.F.

Number of Dwelling Units: 1

Number of Parking Spaces: Existing 2 Required 2 Proposed \_\_\_\_\_

Number of Loading Spaces: Existing 0 Required 0 Proposed \_\_\_\_\_

Earthwork Balance: Cut 50 C.Y. Fill 50 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 \_\_\_\_\_ Yes X

(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.)



# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

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

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

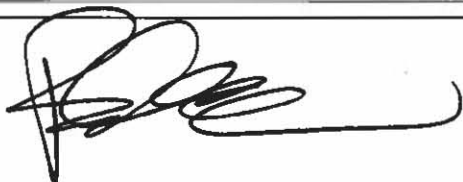
<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: Upper Lake House Addition for 257 East Middle Patent Road			
Project Location (describe, and attach a location map): 257 East Middle Patent Road			
Brief Description of Proposed Action: New second story addition to existing 1 story residence, Adding 557 s.f. to the first floor and 1,222 s.f. to the second floor.			
Name of Applicant or Sponsor: Patrick M. Croke, Architect		Telephone: 914-234-6093	
		E-Mail:	
Address: 20 Woodsbridge Road			
City/PO: Katonah		State: NY	Zip Code: 10536
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 checked="" 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: None other than the Town of North Castle			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?			114 acres
b. Total acreage to be physically disturbed?			1/4 to 1/2 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			300 + acres
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input checked="" 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 type="checkbox"/>	<input checked="" 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: _____	NO <input type="checkbox"/>	YES <input checked="" 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 checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<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 <input type="checkbox"/>	YES <input checked="" 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 checked="" 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 checked="" 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	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <u>Stormwater will be from new structures and impervious surfaces</u>			



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  	YES  
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  
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  
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor name: Patrick M. Croke, Architect Date: 7/31/20 Signature: _____		







## Town of North Castle Planning Department

17 Bedford Road Armonk, New York 10504

(914) 273-3542 (914) 273-3554 (fax)

### PRELIMINARY SITE PLAN COMPLETENESS REVIEW FORM

*This form represents the standard requirements for a completeness review for all preliminary site plans. Failure to provide all of the information requested will result in a determination that the site plan application is incomplete. The review of the site plan for completeness will be based on the requirements of the Town of North Castle Town Code.*

Project Name on Plan: Upper Lake House Addition

☒ Initial Submittal ☐ Revised Preliminary

Street Location: 257 East Middle Patent Road

Zoning District: R-4A Property Acreage: 114 Tax Map Parcel ID: 88.04-1-13

Date: 7/31/2020

#### DEPARTMENTAL USE ONLY

Date Filed: Staff Name:

##### Preliminary Plan Completeness Review Checklist

Items marked with a "☒" are complete, items left blank "☐" are incomplete and must be completed, "NA" means not applicable.

- ☐ 1. A complete application for site development plan approval form
- ☐ 2. Plan prepared by a registered architect or professional engineer
- ☐ 3. Map showing the applicant's entire property and adjacent properties and streets
- ☐ 4. A locator map at a convenient scale
- ☐ 5. The proposed location, use and design of all buildings and structures
- ☐ 6. Proposed division of buildings into units of separate occupancy, detailed breakdowns of all proposed floor space by type of use and floor level
- ☐ 7. Existing topography and proposed grade elevations
- ☐ 8. Location of drives



## PRELIMINARY SITE PLAN COMPLETENESS REVIEW FORM

Page 2

- ☐ 9. Location of any outdoor storage
- ☐ 10. Location of all existing and proposed site improvements, including drains, culverts, retaining walls and fences
- ☐ 11. Description of method of water supply and sewage disposal and location of such facilities
- ☐ 12. Location, design and size of all signs
- ☐ 13. Location and design of lighting, power and communication facilities
- ☐ 14. In an industrial district, specific uses proposed, number of employees for which buildings are designed, type of power to be used for any manufacturing process, type of wastes or by-products to be produced by any manufacturing process and proposed method of disposal of such wastes or by-products
- ☐ 15. In a multifamily district, floor plans of each dwelling unit shall be shown, and elevations and cross sections also may be required
- ☐ 16. The name and address of the applicant, property owner(s) if other than the applicant and of the planner, engineer, architect, surveyor and/or other professionals engaged to work.
- ☐ 17. Submission of a Zoning Conformance Table depicting the plan's compliance with the minimum requirements of the Zoning District
- ☐ 18. If a tree removal permit is being sought, submission of a plan depicting the location and graphical removal status of all Town-regulated trees within the proposed area of disturbance. In addition, the tree plan shall be accompanied by a tree inventory includes a unique ID number, the species, size, health condition and removal status of each tree.
- ☐ 19. If a wetlands permit is being sought, identification of the wetland and the 100-foot wetland buffer.

More information about the items required herein can be obtained from the North Castle Planning Department. A copy of the Town Code can be obtained from Town Clerk or on the North Castle homepage: <http://www.northcastleny.com>

\_\_\_\_\_ On this date, all items necessary for a technical review of the proposed site plan have been submitted and constitute a COMPLETE APPLICATION.