

Laura R. Cannistraci, DDS
27 Sarles Street
Armonk, NY 10504

Mr. Adam R. Kaufman, AICP
Director of Planning
Town of North Castle
17 Bedford Road
Armonk, NY 10504

Dear Mr. Kaufman:

Attached are the electronic files to construct a third garage at our home at 27 Sarles Street. We will need a variance as we are invading the side yard setback. Our intention is to build the garage and apartment inside the garage for my aging mother.

Attached are the architectural plans, landscape plan and application.

The house was constructed about ten years ago and we build it with a five bedroom septic although there are only four bedrooms in the house. The garage apartment would represent the fifth bedroom.

Please advise if the application is complete and if the planning board can review so that we can hope for a referral to the ZBA.

I thank you.

Sincerely,

Laura Cannistraci

Laura Cannistraci
July 4, 2020

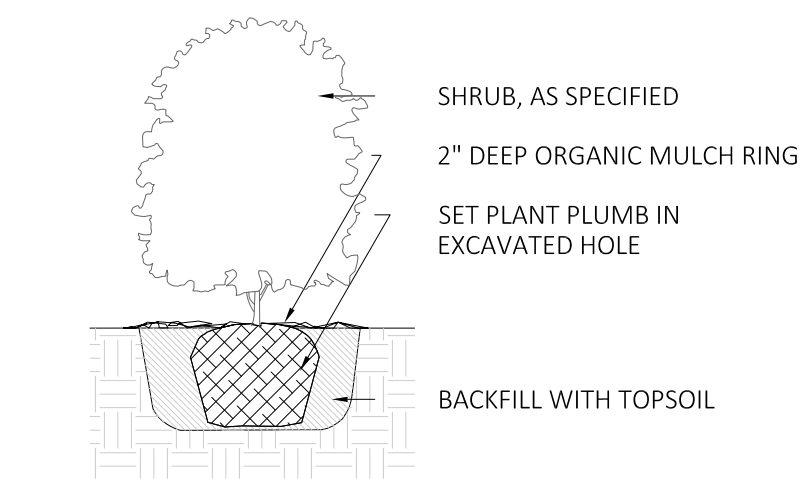
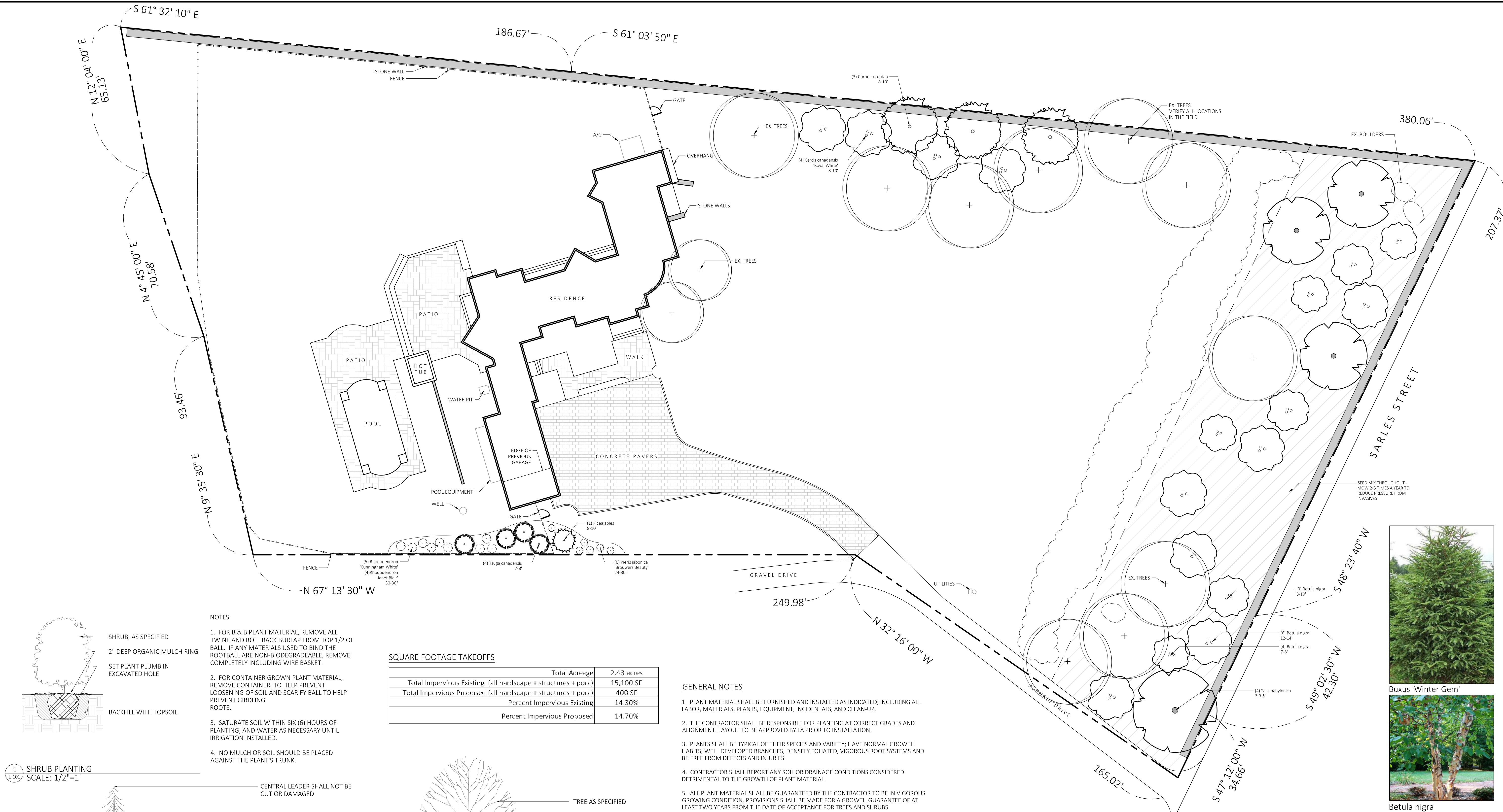
SURVEYOR:

CARTHY RESIDENCE

CLIENT STREET ADDRESS
CLIENT CITY, STATE, ZIP

DATE: MARCH, 2020
DRAWN BY: BMY
JOB NO: 100117
SCALE: 1"=20'-0"
FILENAME: 2020_0228_Carthy_Planting

REVISIONS:



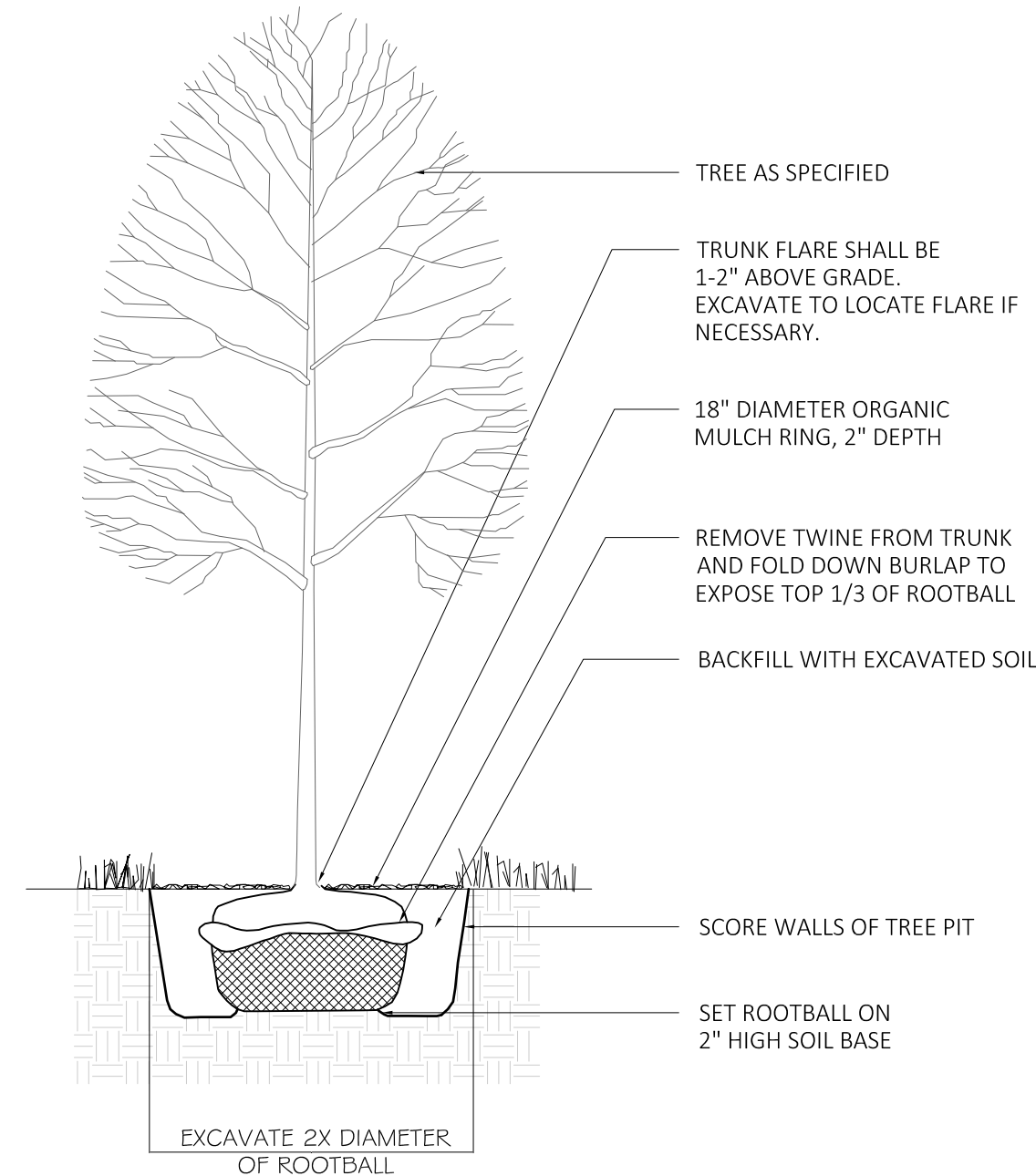
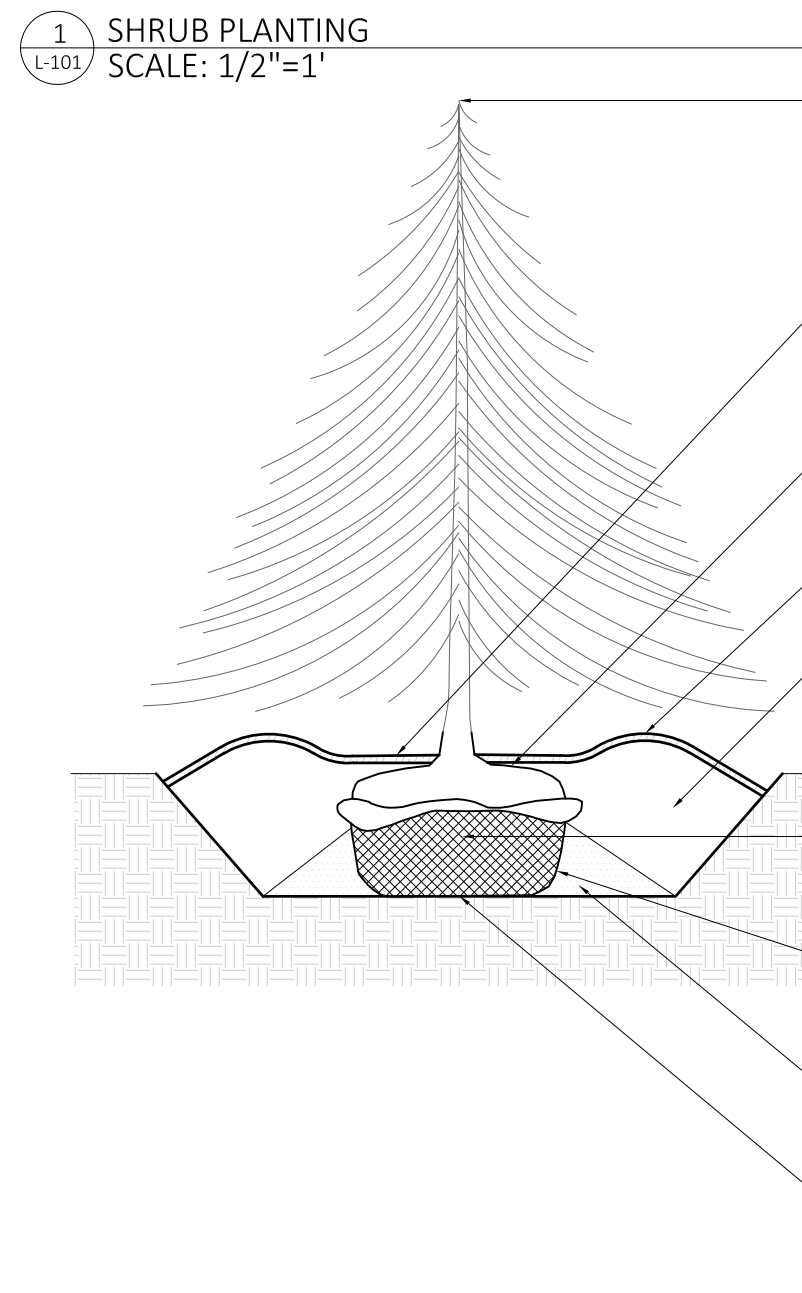
- NOTES:
1. FOR B & B PLANT MATERIAL, REMOVE ALL TWINE AND ROLL BACK BURLAP FROM TOP 1/2 OF BALL. IF ANY MATERIALS USED TO BIND THE ROOTBALL ARE NON-BIODEGRADABLE, REMOVE COMPLETELY INCLUDING WIRE BASKET.
 2. FOR CONTAINER GROWN PLANT MATERIAL, REMOVE CONTAINER. TO HELP PREVENT LOOSENING OF SOIL AND SCARIFY BALL TO HELP PREVENT GIRDLING ROOTS.
 3. SATURATE SOIL WITHIN SIX (6) HOURS OF PLANTING, AND WATER AS NECESSARY UNTIL IRRIGATION INSTALLED.
 4. NO MULCH OR SOIL SHOULD BE PLACED AGAINST THE PLANT'S TRUNK.

SQUARE FOOTAGE TAKEOFFS

	Total Acreage	2.43 acres
Total Impervious Existing (all hardscape + structures + pool)	15,100 SF	
Total Impervious Proposed (all hardscape + structures + pool)	400 SF	
Percent Impervious Existing	14.30%	
Percent Impervious Proposed	14.70%	

GENERAL NOTES

1. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY LA PRIOR TO INSTALLATION.
3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
4. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISIONS SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST TWO YEARS FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
6. INsofar AS IT IS PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT, IRRIGATE & CARE FOR STOCK NOT PLANTED.
7. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60 (REV. 1980) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN, INC.
8. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.
9. NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
10. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PIT.
11. ALL INJURED ROOTS SHALL BE PRUNED UTILIZING CLEAN, SHARP TOOLS TO MAKE CLEAN ENDS BEFORE PLANTING.
12. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
13. ALL PLANTING BEDS SHALL BE MULCHED WITH 2\"/>
14. ALL DISTURBED AREAS TO BE TREATED WITH 4\"/>
15. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE BUILDING INSPECTOR, A NYS REGISTERED LANDSCAPE ARCHITECT WILL CERTIFY THAT THE WORK ON SITE HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLAN ON FILE WITH THE TOWN. A WRITTEN TWO YEAR GUARANTEE SHALL BE SUBMITTED TO THE DEPARTMENT OF ENVIRONMENTAL CONTROL AT THE TIME OF FINAL INSPECTION.



Cornus x rutdan



Rhododendron
'Cunningham White'



Cercis canadensis
'Royal White'



Picea abies



Salix babylonica

PLANTING SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES				
4	Betula nigra	River Birch	7-8'	
3	Betula nigra	River Birch	8-10'	
6	Betula nigra	River Birch	12-14'	
4	Cercis canadensis 'Royal White'	Eastern Redbud	8-10'	Multi Stem
3	Cornus x rutdan	Celestial White Dogwood	8-10'	
1	Picea abies	Norway Spruce	8-10'	
4	Salix babylonica	Weeping Willow	3-3 5'	
4	Tsuga canadensis	Hemlock	7-8'	

SHRUBS

6	Pteris japonica 'Brouwers Beauty'	Brouwers Beauty Pteris	24-30"	
5	Rhododendron 'Cunningham White'	White Hybrid Rhododendron	30-36"	
4	Rhododendron 'Janet Blair'	Light Pink Rhododendron	30-36"	

SEED

Seed Mix 9,000 SF			
-------------------	--	--	--



Buxus 'Winter Gem'



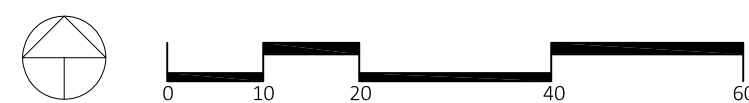
Betula nigra



Rhododendron 'Janet Blair'



Buxus 'Winter Gem'



TO SCALE WHEN PLOTTED ON 24x36
PROGRESS SET NOT FOR CONSTRUCTION

Bythe M Yost ASLA | Registered Landscape Architect

PLANTING
PLAN

SHEET NO.

L-101

SHEET: 1 of 1

OWNER

WCDH File: NOC2006-21 Municipality: NORTH CASTLE

☒ Separate Sewage System ☐ Private Water Supply ☒ Residential ☐ Commercial

CERTIFICATE OF CONSTRUCTION COMPLIANCE:

Watershed Basin LIS - Byram River Basin

Property Address: 27 Sarles Street Section: 2 Block: 4

Owner Last Name: Carthy First Name: Christopher Lot: 1.1 R.S. Lot:

Owner's Address: 36 Maryland Avenue, Armonk, NY 10504

Separate Sewage System to Consist of:

Septic Tank Size: 1500 Gallons Trench Length 560 Lin. Ft. X Trench Width: 24 Inches

Other Requirements 0 to 2'-6" R.O.B. FILL FREE OF ALL SILTS AND FINES, 1000 GALLON PUMP CHAMBER,
1000 GALLON OVERFLOW TANK, BAFFLED DISTRIBUTION BOX

Building Type: Residential # of Bedrooms: 5 Date Permit Issued: 10/6/2006

Erosion Control (EC) Completed Backfilled, Graded & Seeded ☐ EC Waived

Other Requirements:

Separate Sewage Contractor (SSC) Bertocchi & Son's Excavating WCDH Septic 0007
Contractors License #

Water Supply:

☐ Public Water Supply ☐ Public Water Source:

Well Driller (WD) Company Name: EXISTING WELL NYSDEC Reg #

I certify that the system(s) as listed serving the above premises were constructed as shown on the plans of the completed work (copies of which are attached), and in accordance with the standards, rules and regulations, plans filed, and the permit issued by the Westchester County Department of Health

Date: 10/28/2008 Signed:  P.E. License # 071226

Any person occupying premises served by the above system(s) shall promptly take such action as may be necessary to secure the correction of any unsanitary conditions resulting from such usage. Approval of the separate sewerage system shall become null and void as soon as a public sanitary sewer becomes available and the approval of the private water supply shall become null and void when a public water supply becomes available. Such approvals are subject to modification or change when, in the judgement of the Commission of Health, such revocation, modification, or change is necessary, said modification or change shall be done under the supervision of a licensed Professional Engineer or Registered Architect. With proper maintenance the systems can be expected to function satisfactorily and are not likely to create an unsanitary condition.

Date: Recommended By: 

Date: 12-9-08 Approved By:

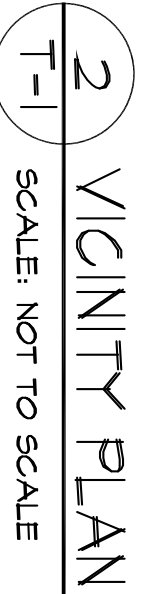
ENERGY CODE COMPLIANCE

ALL WORK, THIS IS IMPLIED OR REASONABLY INFERRED FROM THE CONTRACT DOCUMENTS AND DRAWINGS, SHALL BE THE RESPONSIBILITY OF THE VARIOUS CONTRACTORS AND SUB-CONTRACTORS. ALL DRAWINGS ARE DIRECTED TO THE CONTRACTOR AND/OR SUBCONTRACTORS AND THE INCLUSION OF ANY OTHER, BY MENTION, NOTE, DETAIL, ILLUSTRATION OR IMPLICATION, HOWEVER BRIEF, MEANS THAT THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL PROVIDE AND INSTALL SAME. ALL WORK PERFORMED SHALL INCLUDE ALL APPLICANCES AND APPARATUS NORMALLY DEEMED TO BE A PART OF A COMPLETE PACKAGE WITHIN THE DEFINITION OF NORMAL INDUSTRY STANDARDS.

ALL WORKS COPLETED OR OTHERWISE SHALL BE PROPERLY PROTECTED AT ALL TIMES. CONTRACTOR SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AND PROVIDE ALL FENCES, BARRICADES, ETC., AS LABELS MAY BE NEEDED TO PROTECT LIFE AND PROPERTY AND AS MAY BE REQUIRED. ANY AUTHORITYS HAVING JURISDICTION OVER THIS PROJECT, INCLUDING ALL PUBLIC AND/OR PRIVATE AGENCIES AND THE OWNER'S INSURANCE CARRIER, SHALL REPAIR AT HIS OWN COST ANY DAMAGES TO THE PREMISES ADJACENT WORK CAUSED BY HIS OPERATION.

ALL MATERIALS USED SHALL BE NEW AND DELIVERED TO THE JOB SITE IN ORIGINAL SEALED CONTAINERS BEARING ORIGINAL MANUFACTURER'S COLOR CODES. ALL COLORS SHALL BE SELECTED BY THE ARCHITECT OR OWNER AND SPECIFIED HEREIN.

THE CONTRACTOR FOR GENERAL CONSTRUCTION SHALL COORDINATE HIS OPERATIONS WITH THE OWNER, INSURING PROPER PHASING OF THE WORK. THE CONTRACTOR FOR GENERAL CONSTRUCTION SHALL BE RESPONSIBLE FOR COORDINATING ALL TRADES, WHETHER PROVIDED OR NOT, TO BE COMPLETED UNDER THE CONTRACT. RESPONSIBILITY IS NEGOTIATED AS SEPARATE CONTRACTS OR AS A PRIME CONTRACT.



ENERGY CODE COMPLIANCE

BASED ON 5,500-5,999 HEALING DEGREE DAYS

PAPER FACED FIBERGLASS BATTS

OF THE "NEW YORK STATE CONSERVATION CODE."

123 ZONE - 5750 HEATING DEGREE DAYS

--	--

LIST OF DRAININGS

THE UNIVERSITY OF CHICAGO

ZONING ANALYSIS

ARMONK

N			
---	--	--	--

TEL: 914-498-9381
 Imjarch@verizon.net
 www.Imjarchitecture.com

REVISIONS	DATE
DESIGN DEVELOP'T. MTG	8/22/14
REVISED AS PER MTG. B.O.	11/3/14
ISSUED FOR FILING	11/18/14

DATE : 8/11/14

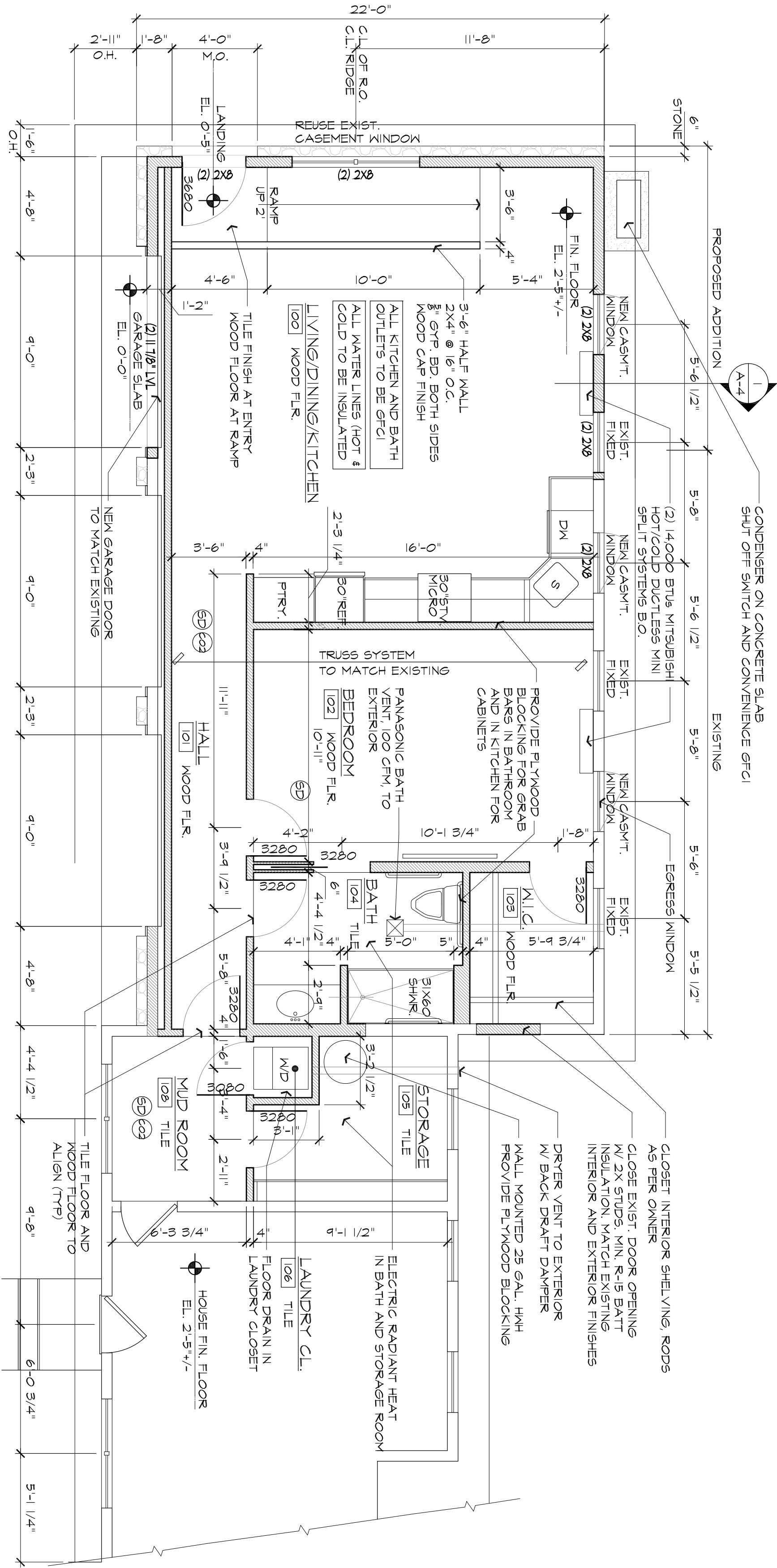
DRAWN : LVL

JOB NO. : 1408

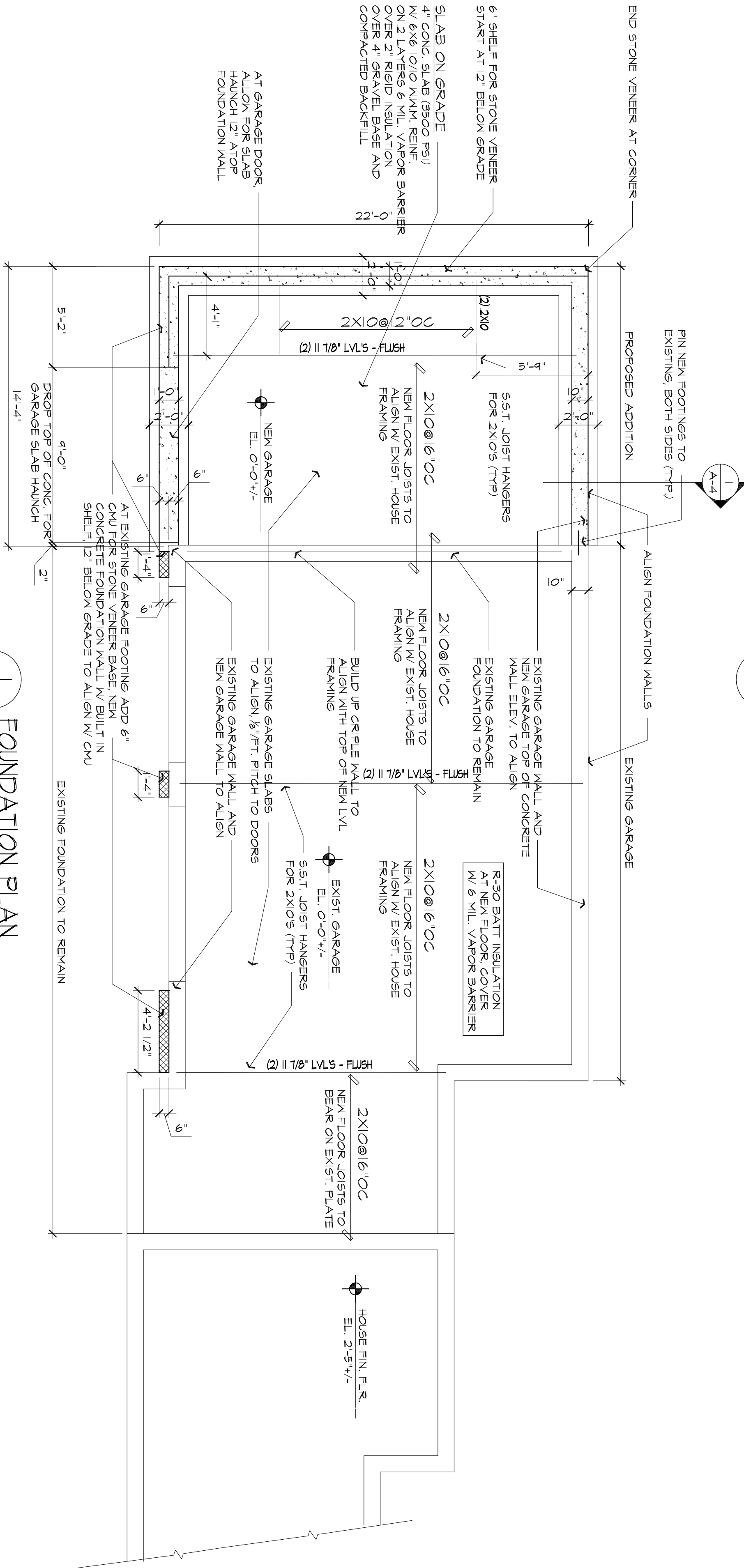
SCALE : AS SHOWN

TITLE :
FOUNDATION
PLAN
FLOOR PLAN

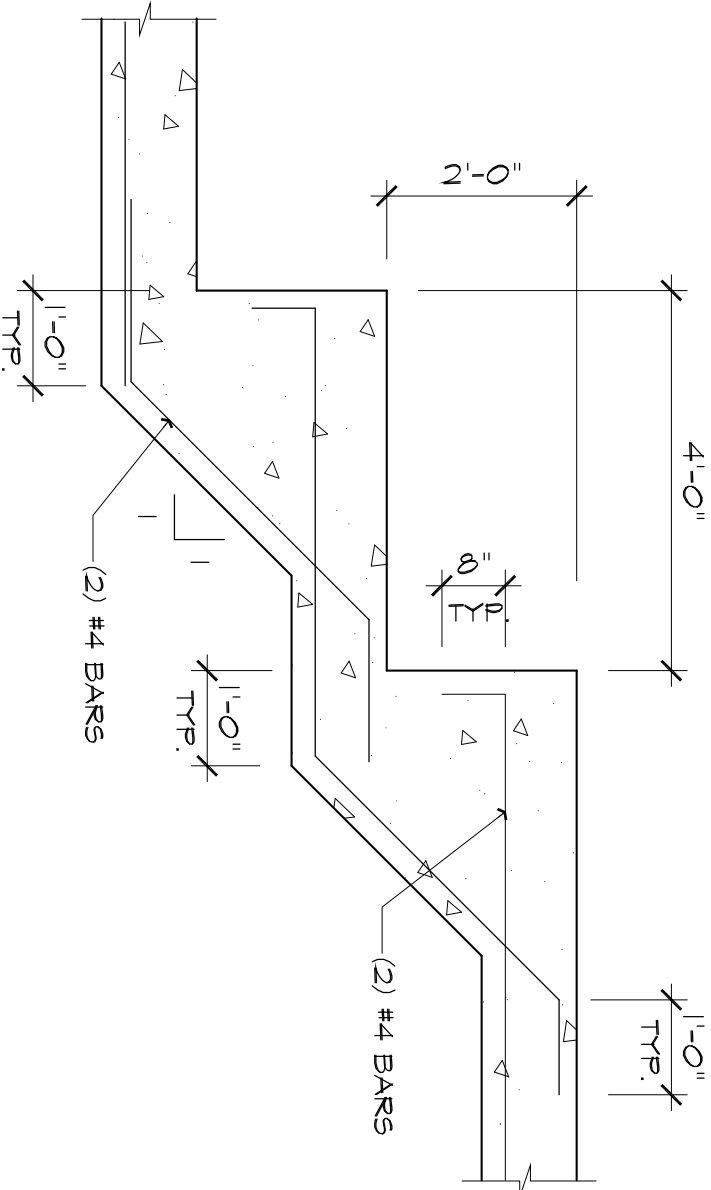
DWG. NO



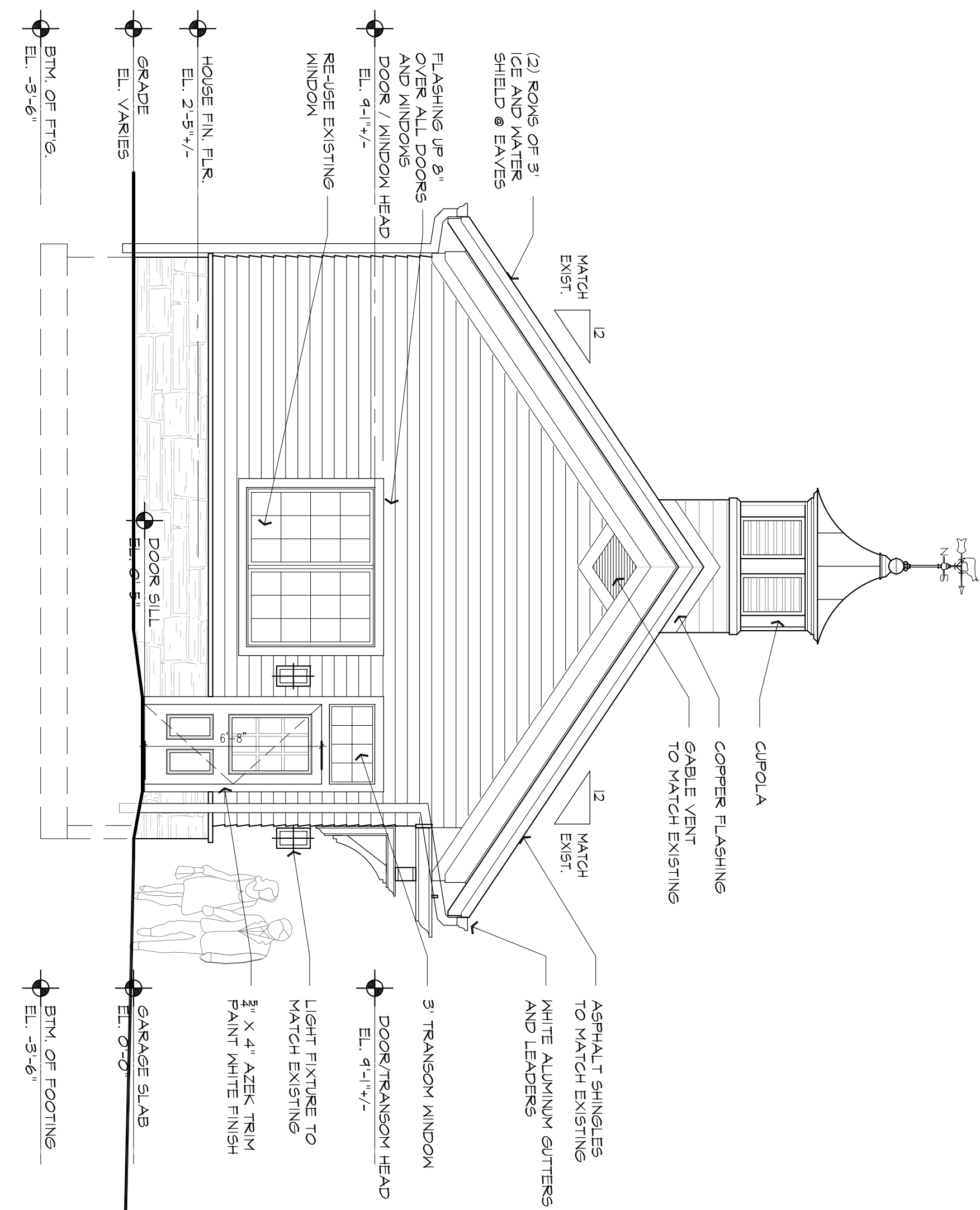
2 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



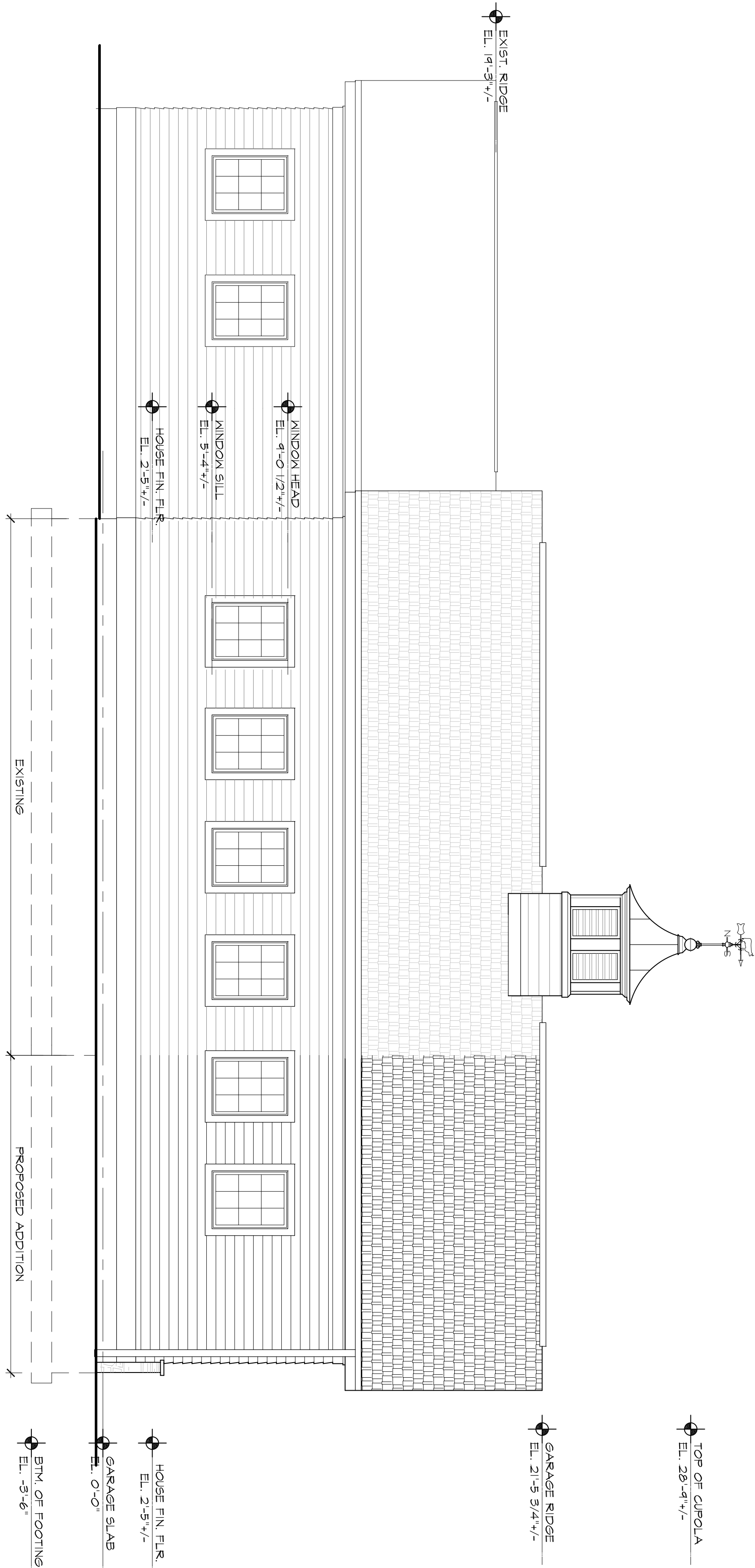
1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



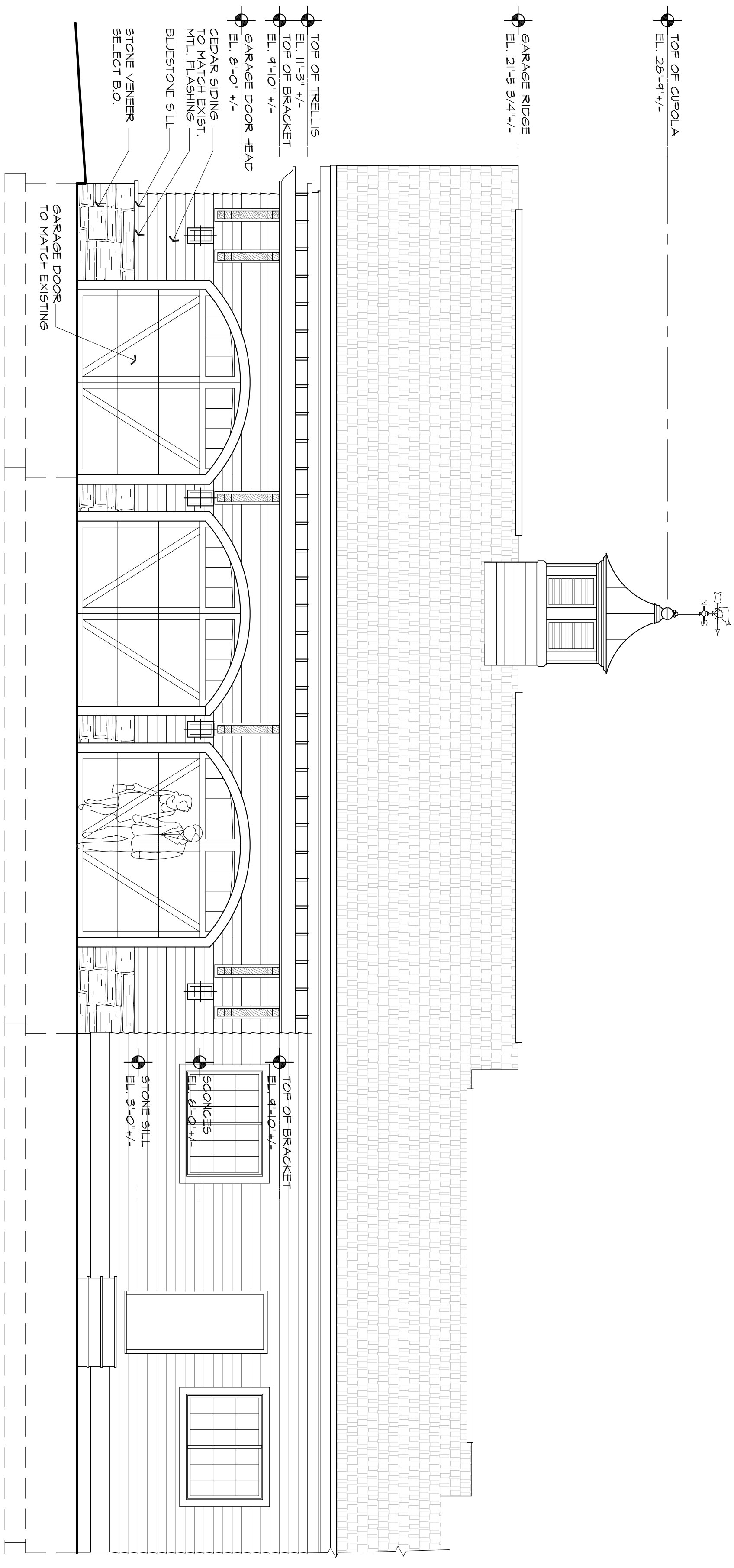
3 STEPPED FOOTING DETAIL
SCALE: 1/2" = 1'-0"



3 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

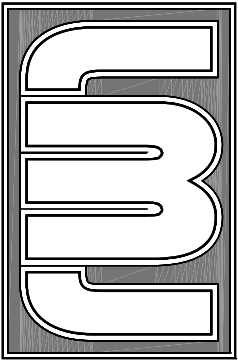


2 REAR ELEVATION
SCALE: 1/4" = 1'-0"



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

NO.	REVISIONS	DATE
1	DESIGN DEVELOP'T. MTG	8/22/14
2	REVISED AS PER MTG. B.O.	11/3/19
3	ISSUED FOR FILING	11/18/19
DATE :	8/11/14	
DRAWN :	LWJ	
JOB NO.:	1408	
SCALE :	AS SHOWN	
TITLE :	ELEVATIONS	
DWG. NO	A-3	



Architecture &
Planning PLLC
150 N. BEDFORD RD.
S U I T E 4 B
CHAPPAQUA, NY 4
1 0 5 1
TEL: 914-438-9381

lmjarch@verizon.net
www.lmjarchitecture.com

© 2019 LMJ ARCHITECTURE & PLANNING
FILED. THIS DRAWING SHALL NOT BE
REPRODUCED OR TRANSMITTED IN ANY
FORM OR BY ANY MEANS, ELECTRONIC OR
MECHANICAL, INCLUDING PHOTOCOPYING,
RECORDING, OR BY ANY INFORMATION
SYSTEM. ANY REPRODUCTION MAY
NOT BE USED FOR ANY PURPOSE WITHOUT
THE WRITTEN PERMISSION OF LMJ ARCHITECTURE
& PLANNING. THESE DOCUMENTS HAVE
BEEN PREPARED BY LMJ ARCHITECTURE
& PLANNING FOR THE CLIENT AND AS
SUCH ARE NOT TO BE REPRODUCED OR
TRANSMITTED IN ANY FORM OR BY ANY
MEANS, ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING,
OR BY ANY INFORMATION SYSTEM,
WITHOUT THE WRITTEN PERMISSION OF
LMJ ARCHITECTURE & PLANNING. THE
CLIENT AGREES TO HOLD LMJ ARCHITECTURE
& PLANNING HARMLESS FROM AND
AGAINST ALL SUCH REPRODUCTION OR
TRANSMISSION. THE CLIENT SHALL BE
CONSIDERED TO HAVE AUTHORIZED
LMJ ARCHITECTURE & PLANNING TO
USE THE CLIENT'S NAME AND LOGO IN
CONNECTION WITH THIS PROJECT FOR
MARKETING PURPOSES.

ADDITION / RENOVATION TO
CARTHY
RESIDENCE
27 SARLES STREET

ARMONK WESTCHESTER NEW YORK

NO.	REVISIONS	DATE
1	DESIGN DEVELOP'T. MTG	8/22/14
2	REVISED AS PER MTG. B.O.	11/3/14
3	ISSUED FOR FILING	11/11/14

DATE : 8/11/14

DRAWN : LMJ

JOB NO.: 1408

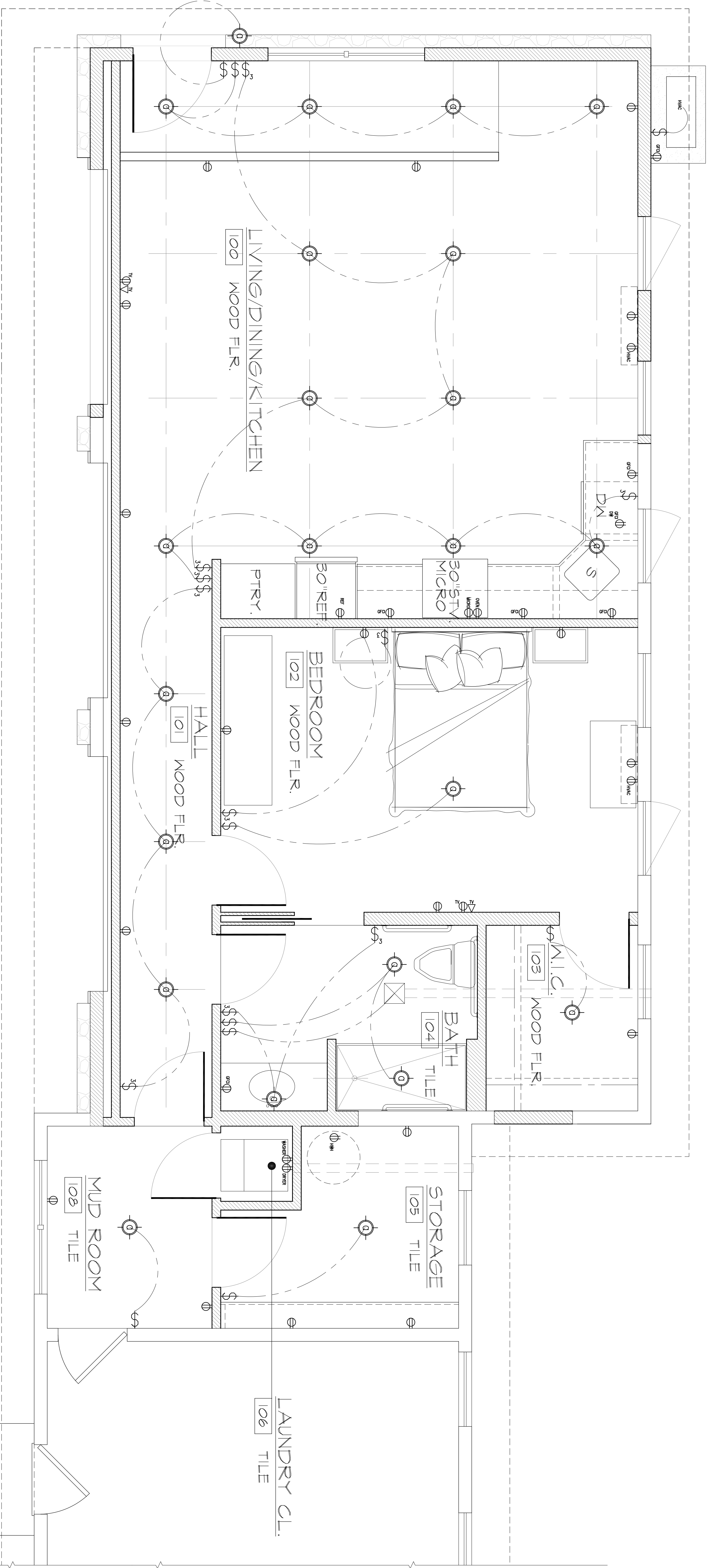
SCALE : AS SHOWN

TITLE :

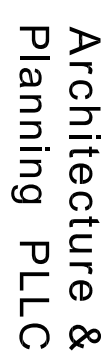
ELECTRICAL
PLAN

DWG. NO

E-1



ELECTRICAL PLAN
SCALE: 1/2" = 1'-0"



TEL: 914-498-9381

mmjarch@verizon.net
www.mmjarchitecture.com

ANY UNAUTHORIZED USE SHALL BE UNDERTAKEN AT THE RISK OF THE USER.

A
F
27

WESTCHESTER

NEW YORK

NO

DATE : 8/11/14

DRAWN : LMJ

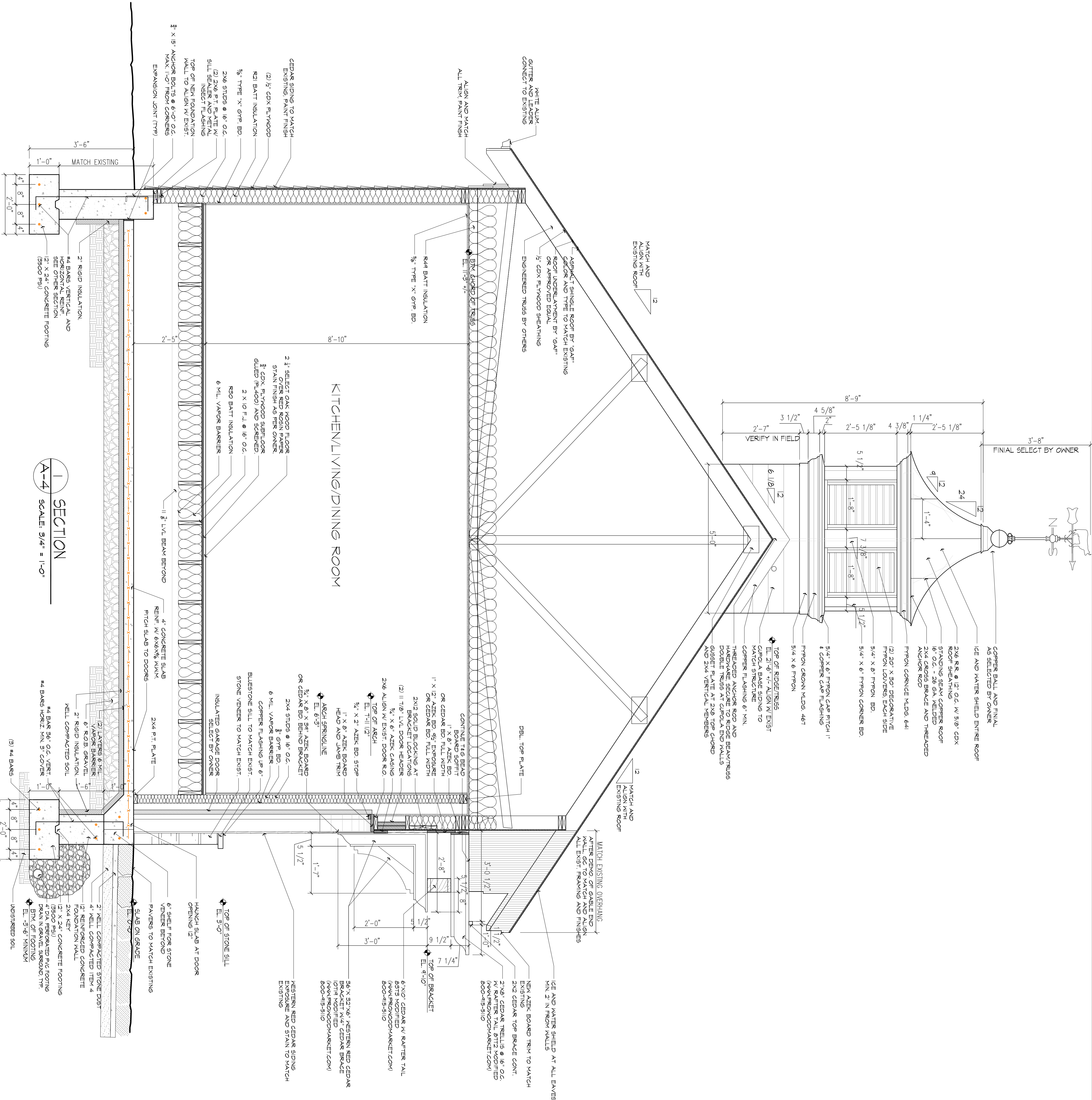
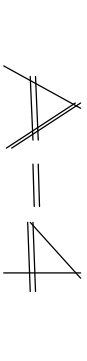
JOB NO.: 1408

SCALE : AS SHOWN

TITLE :

DETAILS

DME. NO





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

Application for Site Development Plan Approval

Application Name

Cannistraci, Laura



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

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 Fes



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

PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

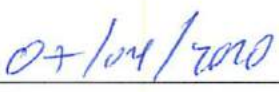
Telephone: (914) 273-3542
Fax: (914) 273-3554
www.northcastleny.com

PLANNING BOARD SCHEDULE OF ESCROW ACCOUNT DEPOSITS

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

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


Applicant Signature


Date:

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

Name of Property Owner: <u>Cannistraci, Laura</u>		
Mailing Address: <u>27 Sarles Street, Armonk, NY 10504</u>		
Telephone: <u>914 714 5850</u>	Fax: _____	e-mail <u>LauraRCarthy@yahoo.com</u>
Name of Applicant (if different): <u>Cannistraci, Laura</u>		
Address of Applicant: <u>27 Sarles Street, Armonk, NY 10504</u>		
Telephone: <u>914 714 5850</u>	Fax: <u>—</u>	e-mail <u>LauraRCarthy@yahoo.com</u>
Interest of Applicant, if other than Property Owner: _____		
Is the Applicant (if different from the property owner) a Contract Vendee? <u>N/A</u>		
Yes <input type="checkbox"/>	No <input 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>Yost Design Landscape Architecture (Blythe Yost)</u>		
Address: <u>178 Elizabeth Street, Pearl River, NY 10965</u>		
Telephone: <u>845 365 4595</u>	Fax: <u>914 361 4473</u>	e-mail <u>Blythe@YostDesign.com</u>
Name of Other Professional: <u>LMS Architecture Ljubisa Jovasevic</u>		
Address: <u>150 North Bedford Road, Chappaque, NY 10514</u>		
Telephone: <u>914 498-9381</u>	Fax: _____	e-mail <u>LMSArch@Verizon.net</u>
Name of Attorney (if any): <u>N/A</u>		
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: Laura R. Cunningham Date: 07/04/2020
Signature of Property Owner: Laura R. Cunningham Date: 07/04/2020

MUST HAVE BOTH SIGNATURES

II. IDENTIFICATION OF SUBJECT PROPERTY

Street Address: 27 Sarles Street, Armonk, NY 10504

Location (in relation to nearest intersecting street):

885 feet (north, south, east or west) of Vincent Lane

Abutting Street(s): Ridgeview Drive and Vincent Lane

Tax Map Designation (NEW): Section 101.1 Block 1 Lot 69

Tax Map Designation (OLD): Section 101.1 Block 1 Lot 69

Zoning District: R 2A Total Land Area 104,922 SFT or 2.409 acres

Land Area in North Castle Only (if different) N/A

Fire District(s) Armonk FD School District(s) Byram Hills

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

The boundary of any city, town or village?

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

If yes, please identify name(s): _____

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

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

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

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

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

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

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

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

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

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

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

No ☒ Yes _____

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

III. DESCRIPTION OF PROPOSED DEVELOPMENT

Proposed Use: Add third garage and build apartment within garage.

Gross Floor Area: Existing 4128 S.F. Proposed 4422 S.F.

Proposed Floor Area Breakdown:

Retail N/A S.F.; Office N/A S.F.;

Industrial N/A S.F.; Institutional N/A S.F.;

Other Nonresidential N/A S.F.; Residential 4422 S.F.;

Number of Dwelling Units: one

Number of Parking Spaces: Existing N/A Required _____ Proposed _____

Number of Loading Spaces: Existing N/A Required _____ Proposed _____

Earthwork Balance: Cut N/A C.Y. Fill _____ C.Y.

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

Areas of special flood hazard? No ☒ Yes _____

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

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

No ☒ Yes _____

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

Town-regulated wetlands? No ☒ Yes _____

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

State-regulated wetlands? No ☒ Yes _____

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

IV. SUBMISSION REQUIREMENTS

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

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

(continued next page)

V. INFORMATION TO BE INCLUDED ON SITE DEVELOPMENT PLAN

The following checklist is provided to enable the Applicant to determine if he/she has provided enough information on the site development plan for the Planning Board to review his/her proposal. Applicants are advised to review ARTICLE VIII, Site Development Plan of the North Castle Town Code for a complete enumeration of pertinent requirements and standards prior to making application for site development plan approval.

The application for site development plan approval will not be accepted for Planning Board review unless all items identified below are supplied and **so indicated with a check mark in the blank line provided**. If a particular item is not relevant to the subject property or the development proposal, **the letters "NA" should be entered instead**. In addition, the project will not be scheduled on a Planning Board agenda until the Applicant receives an initialed "site plan checklist" from the Planning Department.

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

Legal Data:

- _____ Name of the application or other identifying title.
- _____ Name and address of the Property Owner and the Applicant, (if different).
- _____ Name, address and telephone number of the architect, engineer or other legally qualified professional who prepared the plan.
- _____ Names and locations of all owners of record of properties abutting and directly across any and all adjoining streets from the subject property, including the tax map designation of the subject property and abutting and adjoining properties, as shown on the latest tax records.
- _____ Existing zoning, fire, school, special district and municipal boundaries.
- _____ Size of the property to be developed, as well as property boundaries showing dimensions and bearings as determined by a current survey; dimensions of yards along all property lines; name and width of existing streets; and lines of existing lots, reservations, easements and areas dedicated to public use.
- _____ Reference to the location and conditions of any covenants, easements or deed restrictions that cover all or any part of the property, as well as identification of the document where such covenants, easements or deed restrictions are legally established.
- _____ Schedule of minimum zoning requirements, as well as the plan's proposed compliance with those requirements, including lot area, frontage, lot width, lot depth, lot coverage, yards, off-street parking, off-street loading and other pertinent requirements.
- _____ Locator map, at a convenient scale, showing the Applicant's entire property in relation to surrounding properties, streets, etc., within five hundred (500) feet of the site.
- _____ North arrow, written and graphic scales, and the date of the original plan and all revisions, with notation identifying the revisions.
- _____ A signature block for Planning Board endorsement of approval.

Existing Conditions Data:

- _____ Location of existing use and design of buildings, identifying first floor elevation, and other structures.
- _____ Location of existing parking and truck loading areas, with access and egress drives thereto.
- _____ Location of existing facilities for water supply, sanitary sewage disposal, storm water drainage, and gas and electric service, with pipe sizes, grades, rim and inverts, direction of flow, etc. indicated.
- _____ Location of all other existing site improvements, including pavement, walks, curbing, retaining walls and fences.
- _____ Location, size and design of existing signs.
- _____ Location, type, direction, power and time of use of existing outdoor lighting.
- _____ Location of existing outdoor storage, if any.
- _____ Existing topographical contours with a vertical interval of two (2) feet or less.
- _____ Location of existing floodplains, wetlands, slopes of 15% or greater, wooded areas, landscaped areas, single trees with a DBH of 8" or greater, rock outcrops, stone walls and any other significant existing natural or cultural features.

Proposed Development Data:

- _____ Proposed location of lots, streets, and public areas, and property to be affected by proposed easements, deed restrictions and covenants.
- _____ Proposed location, use and architectural design of all buildings, including proposed floor elevations and the proposed division of buildings into units of separate occupancy.
- _____ Proposed means of vehicular and pedestrian access to and egress from the site onto adjacent streets.
- _____ Proposed sight distance at all points of vehicular access.
- _____ Proposed number of employees for which buildings are designed
- _____ Proposed streets, with profiles indicating grading and cross-sections showing the width of the roadway; the location and width of sidewalks; and the location and size of utility lines.
- _____ Proposed location and design of any pedestrian circulation on the site and off-street parking and loading areas, including handicapped parking and ramps, and including details of construction, surface materials, pavement markings and directional signage.
- _____ Proposed location and design of facilities for water supply, sanitary sewage disposal, storm water drainage, and gas and electric service, with pipe sizes, grades, rim and inverts, direction of flow, etc. indicated.

- _____ Proposed location of all structures and other uses of land, such as walks, retaining walls, fences, designated open space and/or recreation areas and including details of design and construction.
- _____ Location, size and design of all proposed signs.
- _____ Location, type, direction, power and time of use of proposed outdoor lighting.
- _____ Location and design of proposed outdoor garbage enclosure.
- _____ Location of proposed outdoor storage, if any.
- _____ Location of proposed landscaping and buffer screening areas, including the type (scientific and common names), size and amount of plantings.
- _____ Type of power to be used for any manufacturing
- _____ Type of wastes or by-products to be produced and disposal method
- _____ In multi-family districts, floor plans, elevations and cross sections
- _____ The proposed location, size, design and use of all temporary structures and storage areas to be used during the course of construction.
- _____ Proposed grade elevations, clearly indicating how such grades will meet existing grades of adjacent properties or the street.
- _____ Proposed soil erosion and sedimentation control measures.
- _____ For all proposed site development plans containing land within an area of special flood hazard, the data required to ensure compliance with Chapter 177 of the North Castle Town Code.
- _____ For all proposed site development plans involving clearing or removal of trees with a DBH of 8" or greater, the data required to ensure compliance with Chapter 308 of the North Castle Town Code.
- _____ For all proposed site development plans involving disturbance to Town-regulated wetlands, the data required to ensure compliance with Chapter 340 of the North Castle Town Code.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: <div style="font-family: cursive; font-size: 1.2em;">Cannistraci, Laura</div>			
Project Location (describe, and attach a location map): <div style="font-family: cursive; font-size: 1.2em;">27 Sarles Street, Armonk, NY 10504</div>			
Brief Description of Proposed Action: <div style="font-family: cursive; font-size: 1.2em;">Build third garage by expanding two car garage to three car garage and convert all three garages to an apartment.</div>			
Name of Applicant or Sponsor: <div style="font-family: cursive; font-size: 1.2em;">Cannistraci, Laura</div>		Telephone: <div style="font-family: cursive; font-size: 1.2em;">9147145830</div> E-Mail: <div style="font-family: cursive; font-size: 1.2em;">Laura.RCarthy@yahoo.com</div>	
Address: <div style="font-family: cursive; font-size: 1.2em;">27 Sarles Street,</div>			
City/PO: <div style="font-family: cursive; font-size: 1.2em;">Armonk</div>		State: <div style="font-family: cursive; font-size: 1.2em;">NY</div>	Zip Code: <div style="font-family: cursive; font-size: 1.2em;">10504</div>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO YES <div style="font-family: cursive; font-size: 1.2em; text-align: center;">N/A</div> <input checked="" type="checkbox"/> <input type="checkbox"/>	
3.a. Total acreage of the site of the proposed action?		<div style="font-family: cursive; font-size: 1.2em;">2.409</div> acres	
b. Total acreage to be physically disturbed?		<div style="font-family: cursive; font-size: 1.2em;">.01</div> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<div style="font-family: cursive; font-size: 1.2em;">2.409</div> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"><input type="checkbox"/> Urban</div> <div style="width: 50%;"><input type="checkbox"/> Rural (non-agriculture)</div> <div style="width: 50%;"><input type="checkbox"/> Industrial</div> <div style="width: 50%;"><input type="checkbox"/> Commercial</div> <div style="width: 50%;"><input checked="" type="checkbox"/> Residential (suburban)</div> <div style="width: 50%;"><input type="checkbox"/> Forest</div> <div style="width: 50%;"><input type="checkbox"/> Agriculture</div> <div style="width: 50%;"><input type="checkbox"/> Aquatic</div> <div style="width: 50%;"><input type="checkbox"/> Other (specify): _____</div> <div style="width: 50%;"><input type="checkbox"/> Parkland</div> </div>			

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 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 checked="" type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input type="checkbox"/>	YES <input 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 checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input 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 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 two car garage has down spouts connected to it.	NO <input checked="" type="checkbox"/>	YES <input 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	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Laura Cannistraci</u> Date: <u>07/06/2020</u> Signature: <u>Laura E. Cannistraci</u>		



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:

☒ Initial Submittal ☐ Revised Preliminary

Street Location:

27 Charles Street, Armonk, NY 10504

Zoning District: R2A

Property Acreage: 2.409

Tax Map Parcel ID: 101-01-1-69

Date: 07/04/2020

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.



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

GROSS LAND COVERAGE CALCULATIONS WORKSHEET

- Application Name or Identifying Title: Cannistraci, Laura Date: 07/04/2020
- Tax Map Designation or Proposed Lot No.: 101-01-1-69
- Gross Lot Coverage see Lot Coverage Calculation Chart on Survey prepared by Link Land Surveyors
1. Total lot Area (Net Lot Area for Lots Created After 12/13/06): 104,922 sq ft
 2. Maximum permitted gross land coverage (per Section 355-26.C(1)(a)): 14,606
 3. BONUS maximum gross land cover (per Section 355-26.C(1)(b)):
Distance principal home is beyond minimum front yard setback
231 x 10 = 2310
 4. TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3 16,916
 5. Amount of lot area covered by principal building:
4211 existing + 294 proposed = 4505
 6. Amount of lot area covered by accessory buildings:
0 existing + 0 proposed = 0
 7. Amount of lot area covered by decks:
0 existing + 0 proposed = 0
 8. Amount of lot area covered by porches:
0 existing + 0 proposed = 0
 9. Amount of lot area covered by driveway, parking areas and walkways:
4603 existing + 106 proposed = 4709
 10. Amount of lot area covered by terraces:
3717 existing + 0 proposed = 3717
 11. Amount of lot area covered by tennis court, pool and mechanical equip:
861 existing + 0 proposed = 861
 12. Amount of lot area covered by all other structures:
333 existing + 0 proposed = 333
 13. Proposed gross land coverage: Total of Lines 5 – 12 = 14,125

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.

See Lot Coverage Calculations on survey
Signature and Seal of Professional Preparing Worksheet Date



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

FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: Cannistraci, Laura Date: 07/04/2020
Tax Map Designation or Proposed Lot No.: 101.1 - 1 - 69

Floor Area

1. Total Lot Area (Net Lot Area for Lots Created After 12/13/06): 104,922
2. Maximum permitted floor area (per Section 355-26.B(4)): 10,835
3. Amount of floor area contained within first floor:
3364 existing + 0 proposed = 3364
4. Amount of floor area contained within second floor:
1184 existing + 0 proposed = 1184
5. Amount of floor area contained within garage:
730 existing + 294 proposed = 1024
6. Amount of floor area contained within porches capable of being enclosed:
0 existing + 0 proposed = 0
7. Amount of floor area contained within basement (if applicable – see definition):
2080 existing + 0 proposed = 2080
8. Amount of floor area contained within attic (if applicable – see definition):
0 existing + 0 proposed = 0
9. Amount of floor area contained within all accessory buildings:
0 existing + 0 proposed = 0
10. Proposed floor area: Total of Lines 3 – 9 = 7652

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

See Attached Sheet from Terry Lenora R.A.
Signature and Seal of Professional Preparing Worksheet Date



2,080 SQ. FT. NEW BASEMENT/CELLAR
3,364 SQ. FT. NEW FIRST (1ST) FLOOR
1,184 SQ. FT. NEW SECOND (2ND) FLOOR
0 SQ. FT. NEW THIRD (3RD) FLOOR
7,358 TOTAL SQ. FT. OF ALL NEW CONSTRUCTION
4,548 SQ. FT. OF LIVING SPACE AS PER NYS CODE

- 12 NUMBER OF ROOMS TO BE CONSTRUCTED, ADDED, RENOVATED OR ALTERED
4 NUMBER OF BEDROOMS TO BE CONSTRUCTED, ADDED, RENOVATED OR ALTERED
5 NUMBER OF BATHROOMS TO BE CONSTRUCTED, ADDED, RENOVATED OR ALTERED
X ELECTRICAL WORK IS INVOLVED IN THIS PROJECT
X PLUMBING WORK IS INVOLVED IN THIS PROJECT
X HVAC WORK IS INVOLVED IN THIS PROJECT
ELEVATOR WORK IS INVOLVED IN THIS PROJECT
? ALARM WORK IS INVOLVED IN THIS PROJECT

YOU MUST SHOW ON THIS APPLICATION THE NUMBER OF BOARD OF HEALTH
APPROVED BEDROOMS FOR THIS LOCATION: 4

IT IS UNDERSTOOD AND AGREED THAT ANY PERMIT ISSUED PURSUANT HEREIN IS ON THE EXPRESS
CONDITION THAT ALL PROVISIONS OF THE NEW YORK STATE FIRE PREVENTION AND BUILDING CODE
AND ALL ZONING ORDINANCES OF THE TOWN OF NORTH CASTLE AND ANY AND ALL AMENDMENTS
THERETO SHALL APPLY AND BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. NO CHANGES TO
PLANS OR CONSTRUCTION SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE BUILDING INSPECTOR AND
LICENSED PROFESSIONALS.

PRINT OWNER / APPLICANT NAME: TEGENE P. VENTURA ARCHITECT

OWNER / APPLICANT SIGNATURE: [Signature]

THE FOLLOWING WILL BE COMPLETED ONLY IF NECESSARY:

ARCHITECTURAL REVIEW BOARD

MEETING DATE: ___/___/___

OUTCOME: _____

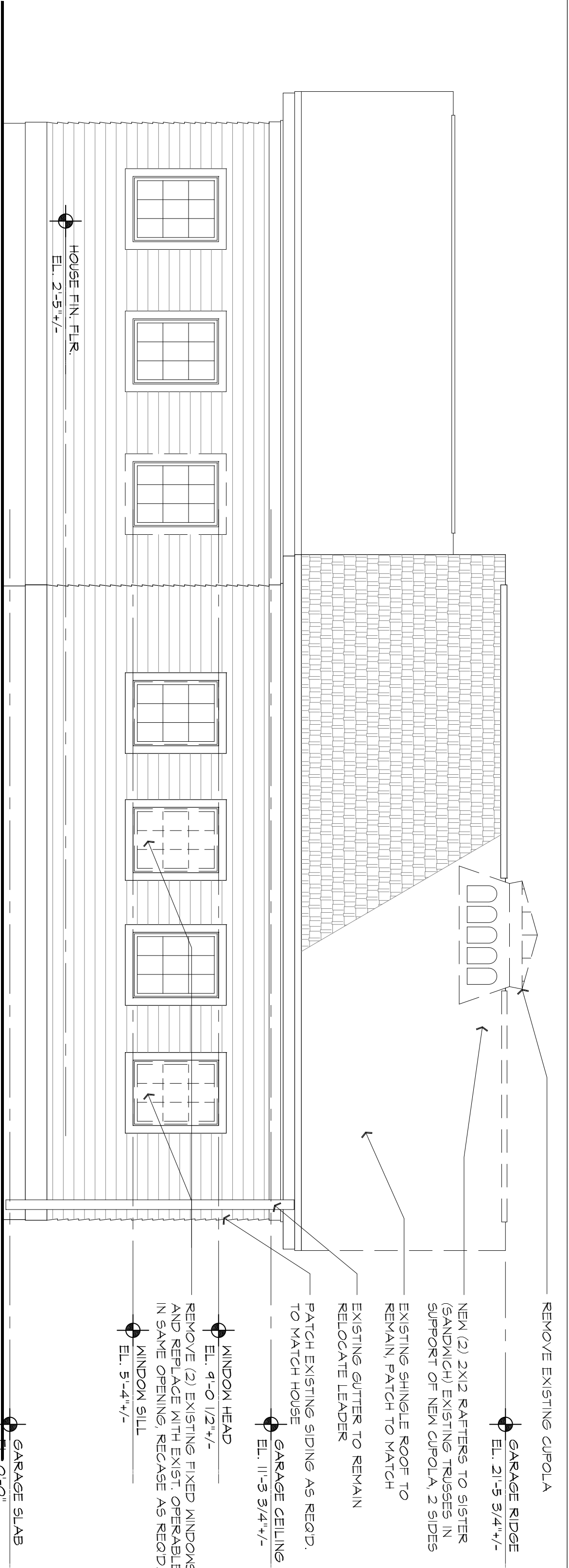
COMMENTS: _____

ZONING BOARD OF APPEALS

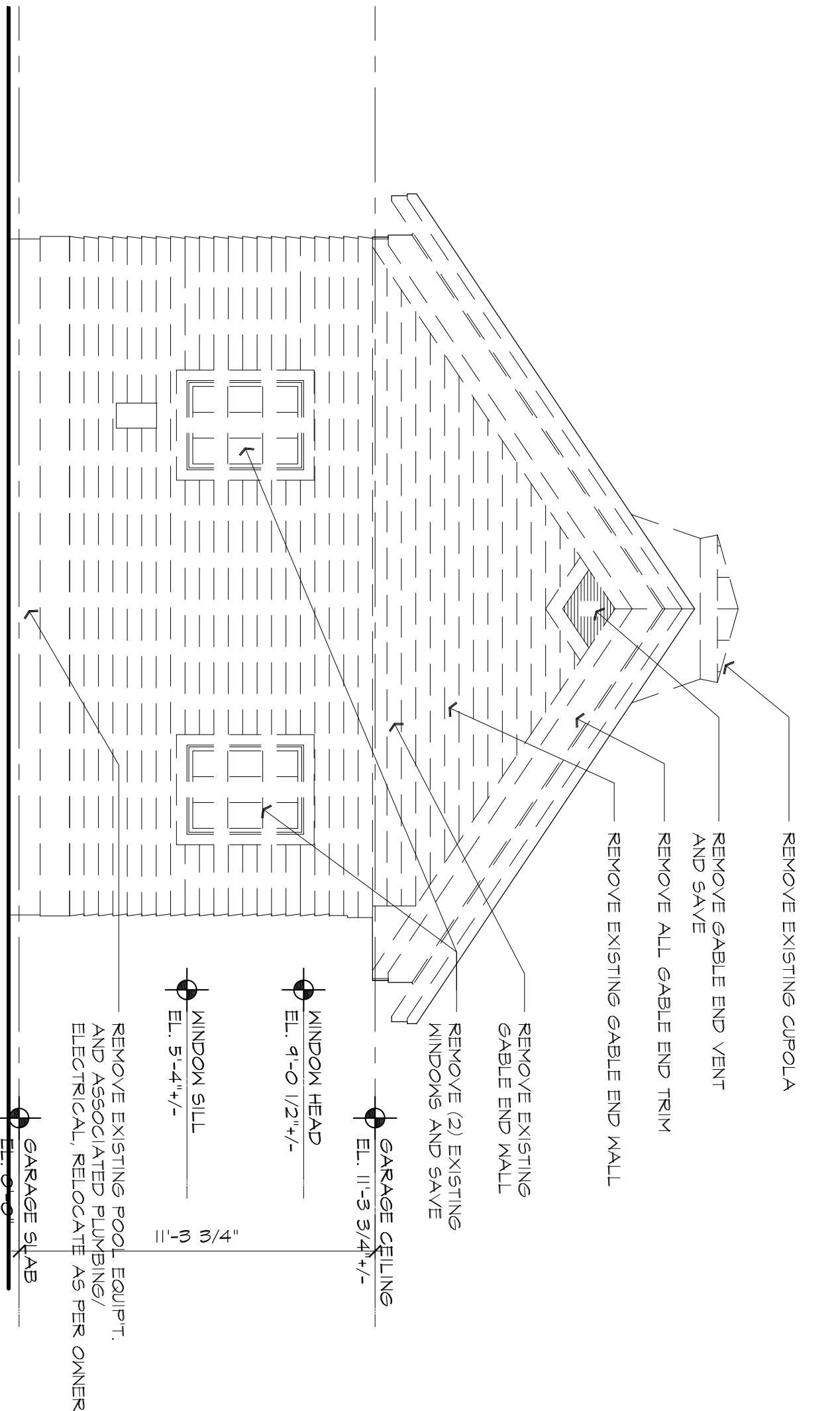
MEETING DATE: ___/___/___

OUTCOME: _____

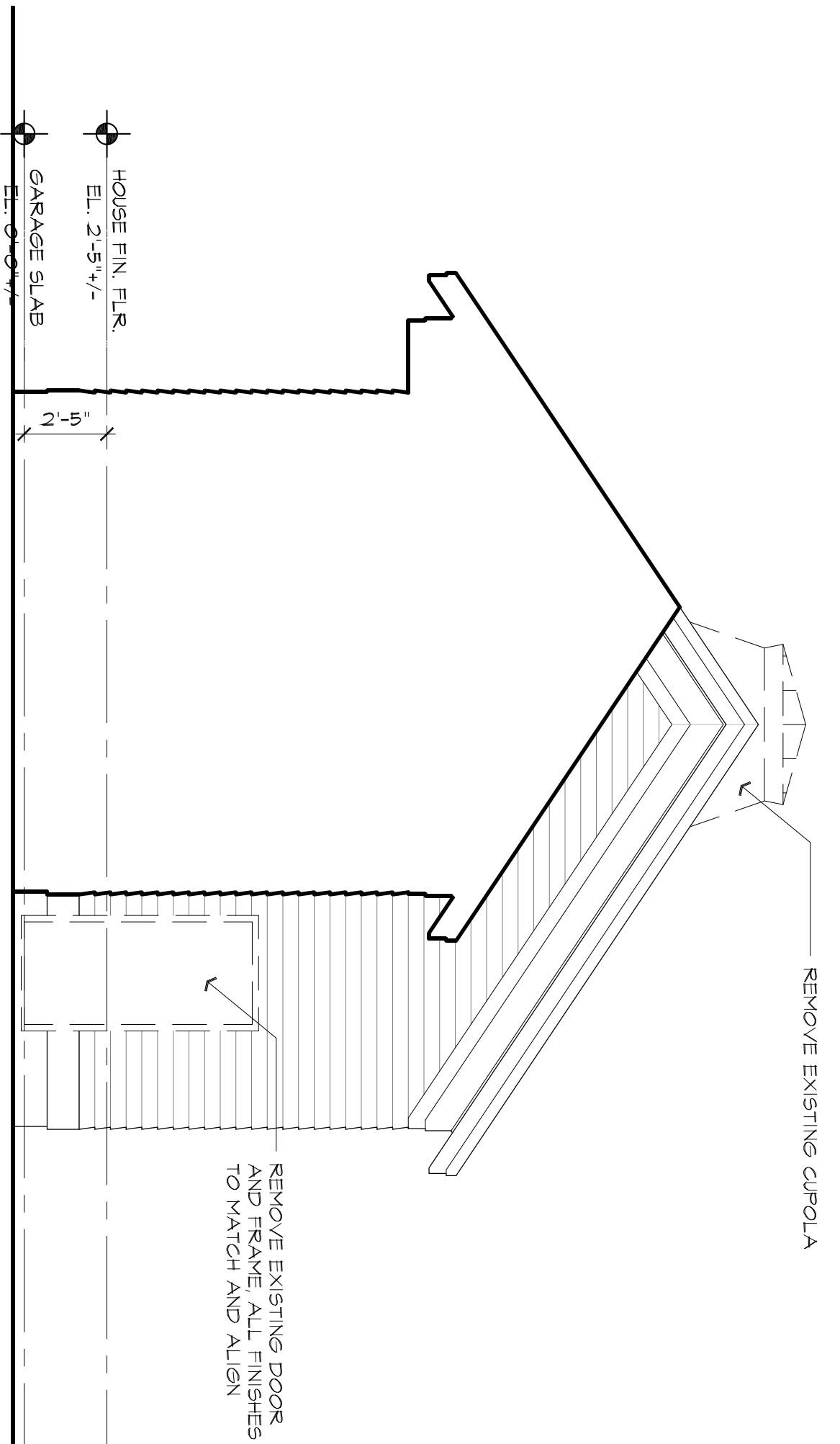
COMMENTS: _____



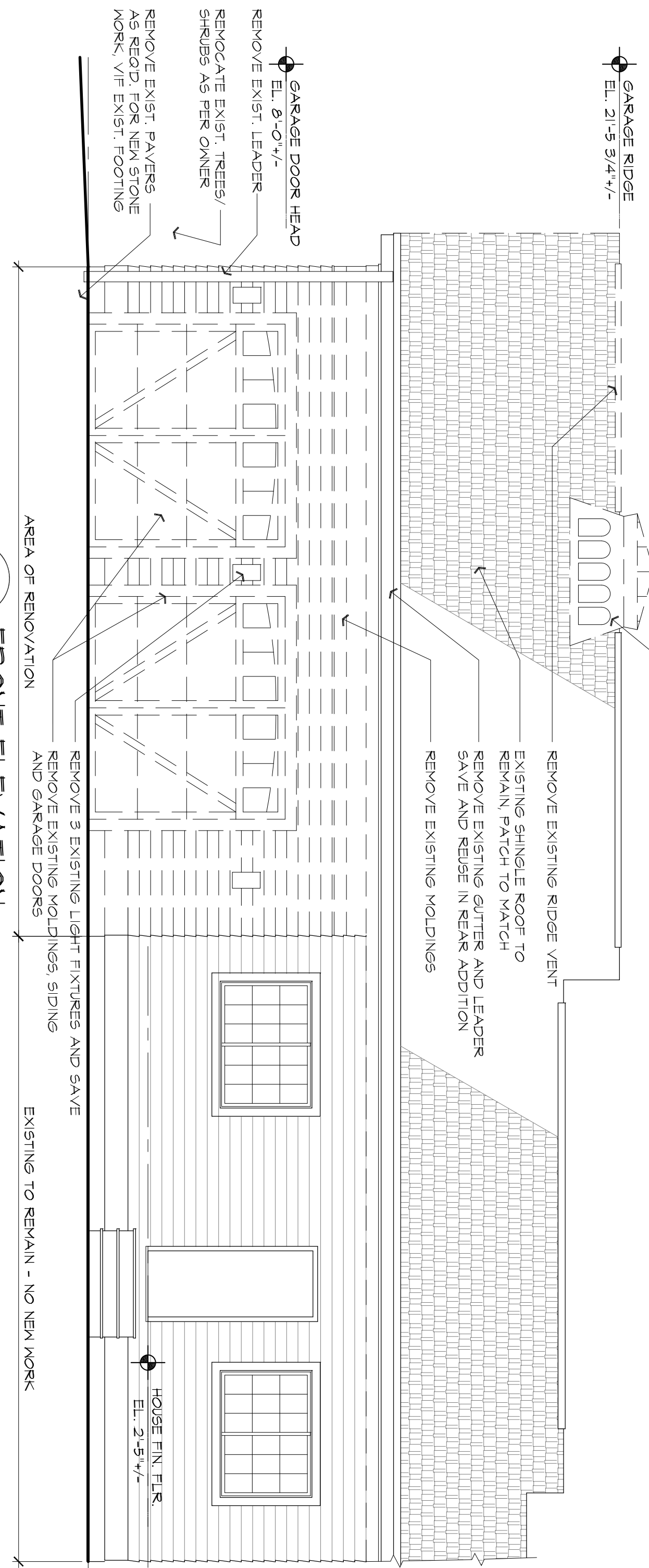
3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



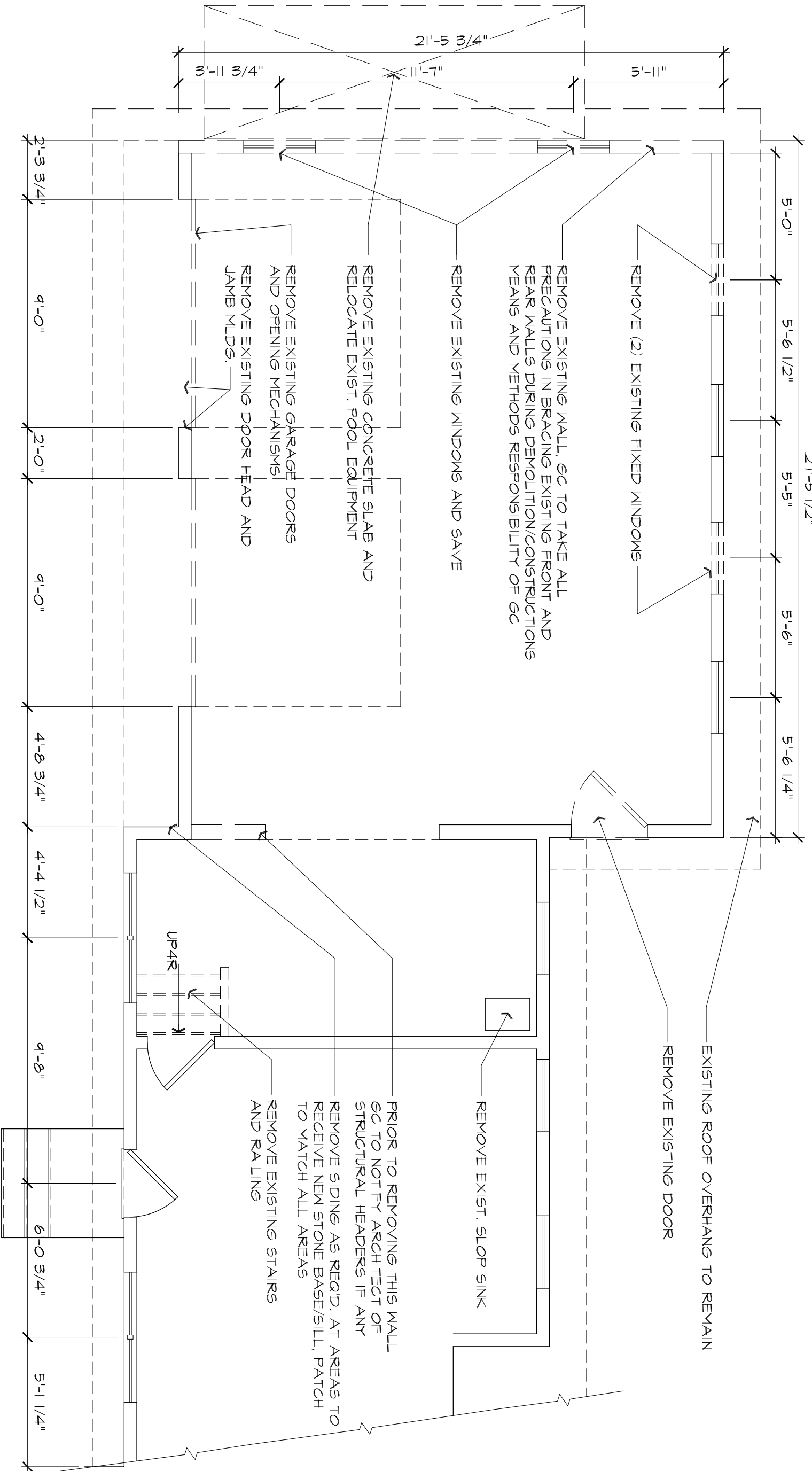
5 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



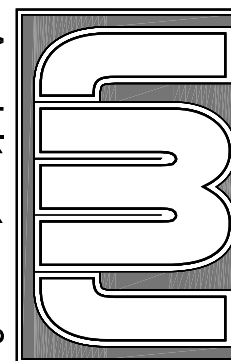
4 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



2 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



IMJ
Architecture &
Planning PLLC
150 N. BEDFORD RD.
SUITE 4B
CHAPPAQUA, NY
10514

TEL: 914-498-9381

linjarch@verizon.net
www.linjarchitecture.com

© 2019 IMJ ARCHITECTURE & PLANNING
FILED THIS DRAWING SHALL NOT BE
REPRODUCED OR TRANSMITTED IN ANY
FORM OR BY ANY MEANS, ELECTRONIC OR
MECHANICAL, INCLUDING PHOTOCOPYING,
RECORDING, OR BY ANY INFORMATION
SYSTEM, WITHOUT PERMISSION IN WRITING
FROM THE ARCHITECT. UNLESS THE DESIGN
OR CONSTRUCTION OF ANY PART OF THE
WORK IS SPECIFICALLY IDENTIFIED AS
NOT BEING THE PROPERTY OF THE ARCHITECT,
THE ARCHITECT'S DESIGN SHALL BE
REPRODUCED AS IS, WITHOUT WARRANTY
OF ANY KIND, EXPRESS OR IMPLIED, AND
THE ARCHITECT SHALL BE RESPONSIBLE FOR
ANY DAMAGE TO THE PROJECT FOR USE
OTHER THAN THAT FOR WHICH IT WAS
DESIGNED AT THE RISK OF THE USER.

ADDITION / RENOVATION TO
CARTHY
RESIDENCE
27 SARLES STREET
WESTCHESTER
NEW YORK

ARMONK

NO.	REVISIONS	DATE
1	DESIGN DEVELOP'T. MTG	8/22/14
2	REVISED AS PER MTG. B.O.	11/3/19
3	ISSUED FOR FILING	11/18/19

DATE : 8/11/14

DRAWN : LMJ

JOB NO. : 1408

SCALE : AS SHOWN

TITLE :
DEMOLITION
PLANS

DWG. NO

A-1



SURVEY OF PROPERTY
SITUATE IN THE
TOWN OF NORTH CASTLE
WESTCHESTER COUNTY
NEW YORK

SCALE: 1" = 30'

SURVEYED: NOVEMBER 12, 2019

FENCE RE-LOCATED ALONG WESTERLY LINE: NOVEMBER 26, 2019

LOT COVERAGE CALC.: DECEMBER 3, 2019

LOT COVERAGE CALCULATION	
SITE SQUARE FOOTAGE	Sq.Ft.
#1 HOUSE	4,211
#2 DRIVEWAY	4,603
#3 WALLS	85
#4 CONCRETE SLABS	248
#5 POOL + HOT TUB	861
#6 PLATS, PATIOS + STONE WALKS	3,717
TOTAL OCCUPIED SPACE	
TOTAL OPEN SPACE	
LOT AREA	
% OCCUPIED SPACE	
	13.1%

- PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE TOWN OF NORTH CASTLE
- SECTION: 101.1 BLOCK: 1 LOT: 69
- STREET ADDRESS: 27 SARLES STREET
- PROPERTY AREA: 104,922 Sq.Ft. - 2.409 ACRES

- THE PREMISES SHOWN HEREON DESCRIBED IN DEED RECORDED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, IN CONTROL NUMBER 441210363
- THIS MAP IS BASED UPON THE INFORMATION SUPPLIED BY THE CLIENT AND/OR HIS REPRESENTATIVE AND SUBJECT TO THE FINDINGS THAT A COMPLETE ABSTRACT OF TITLE MAY UNCOVER
- ELEVATIONS ARE BASED ON AN ARBITRARY DATUM, GARAGE FLOOR IS 100.0
- THE OFFSETS SHOWN HEREON ARE NOT INTENDED TO ESTABLISH PROPERTY LINES FOR THE ERECTION OF FENCES, STRUCTURES OR ANY OTHER IMPROVEMENTS.
- ENCROACHMENTS BELOW GRADE AND/OR SUBSURFACE FEATURES, IF ANY, NOT LOCATED OR SHOWN HEREON.
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAWS.
- THE INFORMATION DEPICTED HEREON IS BASED UPON AN ACTUAL FIELD SURVEY AND IS AN OPINION BASED UPON SAID SURVEY. VARIATIONS IN OFFSETS FROM THAT OF THE OTHERS CAN AND MAY EXIST.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE TRUE VALID COPIES.
- THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY CONDUCTED ON THE DATE SHOWN AND THAT SAID SURVEY WAS PERFORMED IN ACCORDANCE WITH THE EXISTING "CODE OF PRACTICE FOR LAND SURVEYS" ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

PREPARED FOR: CHRISTOPHER CARTHY

Link
Land Surveyors P.C.
21 Clark Place, Suite 1-B Phone 845-628-5857
Mahopac N.Y. 10541 Fax 845-621-0013

Erik J. Link
ERIK J. LINK
NEW YORK STATE LICENSED
LAND SURVEYOR NO. 050542

COPYRIGHT 2019
LINK LAND SURVEYOR P.C. ALL RIGHTS RESERVED. THE UNAUTHORIZED REPRODUCTION AND OR DISTRIBUTION OF THIS DOCUMENT IS ILLEGAL, AND IS A VIOLATION UNDER UNITED STATES COPYRIGHT LAWS.