

Michael A. Testa, Jr.
1114 State Route 22
Pawling, N. Y. 12564
914-760-4319 Cell
e-mail matestajr@gmail.com

Memorandum

TO: Planning Department c/o Adam Kaufman Director
Town of North Castle
Planning Department
17 Bedford Road
Armonk N.Y. 10504

FROM: Michael A. Testa, Jr.

SUBJECT: Mr. and Mrs. Giocondo DiPietro
4 Gina Lane
Bedford New York 10506

Re-Proposed legalization of the removal of five (5) trees on-site done circa 2018

DATE: July 11, 2020

Regarding the property of Mr. and Mrs. Giocondo DiPietro located at 4 Gina Lane Bedford, New York involving the legalization of the removal of five(5) trees done circa 2018; please find enclosed the following documents per your submission criteria for the Planning Board and your office:

- Tree removal Permit application
- Back up insurance information (worker's compensation, liability ,disability and Westchester County Home Improvement License)
- Planning Board Escrow Affidavit (signed)
- Application for Site Plan approval
- Short Environmental Assessment Form
- Proposed tree planting plan
- Gross land coverage calculations worksheet
- Copy of "notice of violation" issued 5/11/20
- Tax parcel map by GIS (zoning) showing subject property and abutting parcels
- Tax parcel map by GIS showing wetlands (no wetlands on subject property)
- 2' topographic data by GIS of Site and surrounding properties
- Tax parcel map by GIS showing surrounding properties within 500 feet
- As-built updated property tree survey by Ward Carpenter Engineers Inc. dated 6/26/20 showing existing trees and trees removed in 2018
- Surveys for reference by Ward Carpenter Engineers Inc.

Additionally, all associated submission fees per your criteria are submitted herein

If you should have any further questions in this matter, please do not hesitate to contact me



TOWN OF NORTH CASTLE

WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898

PLANNING BOARD
BUILDING DEPARTMENT

Tree Removal Permit Application

Telephone: (914) 273-3542 – Planning
(914) 273-8625 – Building
Fax: (914) 273-3554
www.northcastleny.com

SUBMIT TO
APPLICABLE
DEPARTMENT:

North Castle Planning Board or North Castle Building Department
Town of North Castle, 17 Bedford Road, Armonk, New York 10504

Tracking # _____	For Office Use Only	Permit # _____ Fee: \$ _____ Date Issued: ____/____/____
Date: ____/____/____		

1. IDENTIFICATION OF APPLICANT

Date 7/11/20

Owner: Mr. & Mrs. Giocondo Di Pietro

Phone: 914-403-8130

Email: dee.ste.worke@yahoo.com

Address: 4 Givra Lane Bedford New York 10506

Applicant (if other than owner): Michael A. Testa Jr.

Phone: 914-760-4319

Email: mtestajr@gmail.com

Address: 1114 State Route 22 Pawling N.Y. 12564

Company Removing Trees: SELF (Giocondo Di Pietro)

Phone: 914-403-8130

Email: dee.ste.worke@yahoo.com

Address: 54 Old Mount Kisco Road Armonk N.Y. 10504

COST OF TREE REMOVAL \$ 2,000* (work done circa 2018)

OWNER SIGNATURE: Giocondo Di Pietro

APPLICANT SIGNATURE:
IF DIFFERENT THAN OWNER

Michael A. Testa Jr.

2. IDENTIFICATION OF SUBJECT PROPERTY

Address: 4 Gina Lane Bedford New York 10506

Abutting Street(s): 331.25' west of Round Hill Road / Gina Lane Intersection

Tax Map Designation - Section/Block/Lot: 102.01-2-81

3. TYPE OF PROPOSED ACTIVITY

- ☐ Removal of a tree within a property's regulated setback zone or landscape buffer zone
- ☒ Removal of a Significant Tree
- ☐ Removal of any tree in wetlands, within clearing lines, or Conservation Easements
- ☐ Clearing/Thinning
- ☐ Removal of a Significant Tree Removal of any street tree within the Right of Way
- ☐ Removal in any calendar year of more than ten (10) trees on any lot
- ☐ Removal of a dangerous/hazardous tree

4. SITE PLAN OR MAP SKETCH (Attached) Tree Survey

Please provide a copy of a site plan, if available, or a detailed map sketch with subject tree(s) to be removed clearly identified. Existing trees within the area of disturbance should be graphically depicted as being removed or remaining. Trees to be preserved should be graphically depicted as receiving tree protection measures. Each tree within the area of disturbance should be identified with a unique ID number on the site plan. In addition to the graphical depiction of each tree, a Tree Inventory should be submitted. The Tree Inventory should include the Unique ID Number, Species, Size (DBH), Health Condition, and removal status of all trees within the disturbance area.

Note: Copies of tax maps of the property are available in the Assessor's Office.

5. TREE REMOVAL DESCRIPTION (INCLUDE HOW MANY TREES WILL BE REMOVED)

Legalization of The Removal of five (5) Trees Done Circa 2013 on-site

6. INSURANCE & HOME IMPROVEMENT LICENSE

Worker's Comp 11/5/20 (Exp. Date) Liability 5/22/21 (Exp. Date) Waiver NA (Exp. Date)

(Please have the Town of North Castle listed as the certificate holder)

A Westchester
this application

County Home Improvement License must be submitted with
for it to be deemed complete.

7. FUTURE PLANS

Do you have any intention of doing any site work other than tree removal?

☐ Yes

☒ No

Done Circa 2013

**BACKUP INSURANCE
INFORMATION/CERTIFI
CATES FOR PROPERTY
LOCATED AT 4 GINA
LANE BEDFORD NEW
YORK 10506 FOR
BUILDING PLANNING
BOARD REFERENCE**



CERTIFICATE OF NYS WORKERS' COMPENSATION INSURANCE COVERAGE

1a. Legal Name & Address of Insured (use street address only) Dipietro Construction Corp. 20 Banksville Avenue Bedford, NY 10506 <i>Work Location of Insured (Only required if coverage is specifically limited to certain locations in New York State, i.e., a Wrap-Up Policy)</i>	1b. Business Telephone Number of Insured 914-234-0626 1c. NYS Unemployment Insurance Employer Registration Number of Insured 1d. Federal Employer Identification Number of Insured or Social Security Number 133300453
2. Name and Address of Entity Requesting Proof of Coverage (Entity Being Listed as the Certificate Holder) Town of North Castle 17 Bedford Road Armonk, NY 10504	3a. Name of Insurance Carrier West American Insurance Company 3b. Policy Number of Entity Listed in Box "1a" XWW57279310 3c. Policy effective period 11/05/2019 to 11/05/2020 3d. The Proprietor, Partners or Executive Officers are <input type="checkbox"/> included. (Only check box if all partners/officers included) <input checked="" type="checkbox"/> all excluded or certain partners/officers excluded.

This certifies that the insurance carrier indicated above in box "3" insures the business referenced above in box "1a" for workers' compensation under the New York State Workers' Compensation Law. **(To use this form, New York (NY) must be listed under Item 3A on the INFORMATION PAGE of the workers' compensation insurance policy).** The Insurance Carrier or its licensed agent will send this Certificate of Insurance to the entity listed above as the certificate holder in box "2".

The insurance carrier must notify the above certificate holder and the Workers' Compensation Board within 10 days IF a policy is canceled due to nonpayment of premiums or within 30 days IF there are reasons other than nonpayment of premiums that cancel the policy or eliminate the insured from the coverage indicated on this Certificate. (These notices may be sent by regular mail.) **Otherwise, this Certificate is valid for one year after this form is approved by the insurance carrier or its licensed agent, or until the policy expiration date listed in box "3c", whichever is earlier.**

This certificate is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not amend, extend or alter the coverage afforded by the policy listed, nor does it confer any rights or responsibilities beyond those contained in the referenced policy.

This certificate may be used as evidence of a Workers' Compensation contract of insurance only while the underlying policy is in effect.

Please Note: Upon cancellation of the workers' compensation policy indicated on this form, if the business continues to be named on a permit, license or contract issued by a certificate holder, the business must provide that certificate holder with a new Certificate of Workers' Compensation Coverage or other authorized proof that the business is complying with the mandatory coverage requirements of the New York State Workers' Compensation Law.

Under penalty of perjury, I certify that I am an authorized representative or licensed agent of the insurance carrier referenced above and that the named insured has the coverage as depicted on this form.

Approved by: John D'Amato
(Print name of authorized representative or licensed agent of insurance carrier)

Approved by: John D'Amato 05/27/2020
(Signature) (Date)

Title: Authorized Representative

Telephone Number of authorized representative or licensed agent of insurance carrier: 914-273-8511

Please Note: Only insurance carriers and their licensed agents are authorized to issue Form C-105.2. Insurance brokers are NOT authorized to issue it.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/27/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Avanti Associates, Member of The Hilb Group of NY 200 Business Park Drive Suite 206 Armonk NY 10504		CONTACT NAME: Kathryn Parola PHONE (A/C No. Ext): (914) 273-8511 E-MAIL ADDRESS: kathy@avantiassociates.com FAX (A/C, No): (914) 273-8050	
INSURED Dipietro Construction Corp. 20 Banksville Avenue Bedford NY 10506-2201		INSURER(S) AFFORDING COVERAGE INSURER A: Main Street America Assurance Co. NAIC # 29939 INSURER B: NGM Insurance Company NAIC # 14788 INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES**CERTIFICATE NUMBER:** CL2052735214**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			MPZ9867C	5/22/2020	5/22/2021	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ 3,000,000
	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS			B1Z9867C	5/22/2020	5/22/2021	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000 <input type="checkbox"/> CLAIMS-MADE			CUZ9867C	5/22/2020	5/22/2021	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N <input type="checkbox"/> N/A						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: Permits- The Town of North Castle is included as an additional insured.

CERTIFICATE HOLDER**CANCELLATION**Town of North Castle
17 Bedford Road
Armonk, NY 10504

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

A Marie Pasqualone Pa

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CERTIFICATE OF INSURANCE COVERAGE DISABILITY AND PAID FAMILY LEAVE BENEFITS LAW

PART 1. To be completed by Disability and Paid Family Leave Benefits Carrier or Licensed Insurance Agent of that Carrier

1a. Legal Name & Address of Insured (use street address only) DIPIETRO CONSTRUCTION CORP 20 BANKSVILLE AVENUE BEDFORD, NY 10506 Work Location of Insured (Only required if coverage is specifically limited to certain locations in New York State. i.e., Wrap-Up Policy)	1b. Business Telephone Number of Insured 914-273-7905 1c. Federal Employer Identification Number of Insured or Social Security Number 133300453
2. Name and Address of Entity Requesting Proof of Coverage (Entity Being Listed as the Certificate Holder) Town of North Castle 17 Bedford Road Armonk, NY 10504	3a. Name of Insurance Carrier ShelterPoint Life Insurance Company 3b. Policy Number of Entity Listed in Box "1a" DBL276393 3c. Policy effective period 05/21/2020 to 05/20/2021

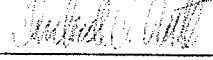
4. Policy provides the following benefits:

☒ A. Both disability and paid family leave benefits.
☐ B. Disability benefits only.
☐ C. Paid family leave benefits only.

5. Policy covers:

☒ A. All of the employer's employees eligible under the NYS Disability and Paid Family Leave Benefits Law.
☐ B. Only the following class or classes of employer's employees:

Under penalty of perjury, I certify that I am an authorized representative or licensed agent of the insurance carrier referenced above and that the named insured has NYS Disability and/or Paid Family Leave Benefits insurance coverage as described above.

Date Signed 5/27/2020 By 
(Signature of insurance carrier's authorized representative or NYS Licensed Insurance Agent of that insurance carrier)

Telephone Number 516-829-8100 Name and Title Richard White, Chief Executive Officer

IMPORTANT: If Boxes 4A and 5A are checked, and this form is signed by the insurance carrier's authorized representative or NYS Licensed Insurance Agent of that carrier, this certificate is COMPLETE. Mail it directly to the certificate holder.

If Box 4B, 4C or 5B is checked, this certificate is NOT COMPLETE for purposes of Section 220, Subd. 8 of the NYS Disability and Paid Family Leave Benefits Law. It must be mailed for completion to the Workers' Compensation Board, Plans Acceptance Unit, PO Box 5200, Binghamton, NY 13902-5200.

PART 2. To be completed by the NYS Workers' Compensation Board (Only if Box 4C or 5B of Part 1 has been checked)

**State of New York
Workers' Compensation Board**

According to information maintained by the NYS Workers' Compensation Board, the above-named employer has complied with the NYS Disability and Paid Family Leave Benefits Law with respect to all of his/her employees.

Date Signed _____ By _____
(Signature of Authorized NYS Workers' Compensation Board Employee)

Telephone Number _____ Name and Title _____

Please Note: Only insurance carriers licensed to write NYS disability and paid family leave benefits insurance policies and NYS licensed insurance agents of those insurance carriers are authorized to issue Form DB-120.1. Insurance brokers are NOT authorized to issue this form.



George Latimer
Westchester County Executive

James Maisano
Director, Consumer Protection

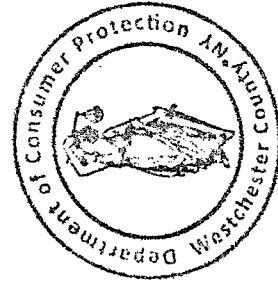
Department of Consumer Protection Home Improvement License

DIPIETRO CONSTRUCTION CORP.
20 BANKSVILLE AVENUE
BEDFORD, NY-10506

This license is issued in accordance with Article XVI of the Westchester County
Consumer Protection Code and is valid only upon presence of the official department seal.

License Number
WC-28116-H15

Date of Expiration
10/13/2021



EncompassOne® Special Package - Amended Policy Coverage Summary

Policy number:

281 505 579

Policy effective date:

October 12, 2019

Your Encompass agency is

Associated Ins Agcy Of Westchester
(914) 273-8511

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Fire Protection

Coverage applies only if a premium or limit is shown

Coverage Detail for 4 Gina Lane, Bedford, NY 10506

Coverages	Limits	Applicable Deductible(s)	Premiums
Property Location Limit (PLL)* *Your Property Location Limit represents combined dwelling and other structures • plus Tangible Personal Property	\$575,577 \$523,252 \$52,325	• \$5,000 • See PLL deductible • See PLL deductible	\$1,936.00
*The Property Location Limit is the total amount of insurance on your dwelling, contents and other structures at this location. Note: No more than 10% of the estimated residence value shown above will be available to pay for Other Structures.			
Back-Up of Sewers or Drains (Your Total Limit is shown)	\$10,000	• Per Endorsement	\$40.00
Personal Liability	\$500,000		Included
Medical Expenses	\$5,000		Included
Total Dwelling Premium			\$1,976.00

Distance from fire hydrant: 1000 feet

Distance from fire department: 15 miles or less

Mortgagee/Other Interested Parties

THE FIRST BANK OF GREENWICH
444 E Putnam Ave, Cos Cob, CT 06807-2577

Loan Number:

Type of Interest: 1st Mortgagee

4 GINA LANE LLC

4 Gina Lane, Bedford, NY 10506-1911

Loan Number:

Type of Interest: Additional Insured - Non-Occupant

Discounts and Charges

4 Gina Lane discounts and charges that have been applied:

- Fire Alarm Discount (local, smoke detectors, dead bolt locks, fire extinguisher)

Total Dwelling(s) Premiums and Charges

Premium for 4 Gina Lane	\$1,976.00
Your Total Premium for All Dwellings	\$1,976.00

EncompassOne® Special Package - Amended Policy Coverage Summary



Your policy effective date is October 12, 2019

Page 1 of 13

Summary

Policyholder/Named Insured:
Giocondo G Di Pietro

Policyholder since:
October 2011

Policy number:
281 505 579

Mailing address:
**54 Old Mount Kisco Rd
Armonk NY 10504-1400**

Policy period:
**Beginning October 12, 2019
through October 12, 2020
at 12:01 a.m. standard time**

24-hour claim reporting:
(800) 588-7400

Insurance provided by:
**Encompass Home And Auto Insurance
Company
2775 Sanders Rd.
Northbrook, IL 60062-6127**

Agent:
**Associated Ins Agcy Of Westchester
200 Business Park Dr
Armonk NY 10504-1733
(914) 273-8511
Producer Code: 730-032179-0000**

Your policy has been changed

Your policy change is effective October 15, 2019

The deletion of one or more vehicles

Deleted vehicle: GMC ENVOY

Your premium for the current policy period has been decreased by a total of \$1,899.00.

This Coverage Summary provides you with complete policy information, including the above change, and represents your coverages currently in effect.

Important information about your policy

There is important information on how your SUM limit works, in the "Special Information" section of your Coverage Summary. Please read it carefully.





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

Mr. A. L. J.
Agent for owner

7/11/20
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

Application for Site Development Plan Approval

Application Name

Mr. & Mrs. Giocondo DiPietro (owners)

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

Name of Property Owner: <u>Mr & Mrs. Giocando DiPietro</u>		
Mailing Address: <u>54 Old Mount Kisco Road Armonk N.Y 10504</u>		
Telephone: <u>914-403-8130</u>	Fax: <u>NA</u>	e-mail <u>dcsiteconkyahoo.com</u>
Name of Applicant (if different): <u>Michael A. Testa Jr.</u>		
Address of Applicant: <u>1114 State Route 22 Rye N.Y 10564</u>		
Telephone: <u>914-260-4314</u>	Fax: <u>NA</u>	e-mail <u>matestajr@gmail.com</u>
Interest of Applicant, if other than Property Owner: <u>NA Helping Applicant Through Process only w/owner</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>Joseph Gioacco Architects</u>		
Address: <u>4 MacDonold Ave, Suite 5 Armonk N.Y 10504</u>		
Telephone: <u>914-273-2774</u>	Fax: <u>914-273-2776</u>	e-mail <u>chris@jraarchitects.com</u>
Name of Other Professional: <u>Wood Carpenter Engineers Inc. William Free Jr</u>		
Address: <u>76 Mamaronock Ave, White Plains N.Y. 10601</u>		
Telephone: <u>1-914-949-6000</u>	Fax: <u>NA 914-949-1655</u>	e-mail <u>woodcarpenter.com</u>
Name of Attorney (if any): <u>NA</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: _____

Date: 7/11/20

Signature of Property Owner: _____

Date: 7/11/20

MUST HAVE BOTH SIGNATURES

II. IDENTIFICATION OF SUBJECT PROPERTY

Street Address: 4 Guin Lane, Beoford (Armonk) N.Y. 10504

Location (in relation to nearest intersecting street):

331.25 feet (north, south, east or west) of Round Hill Road

Abutting Street(s): NA

Tax Map Designation (NEW): Section 102.01 Block 2 Lot 81

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

Zoning District: R-2 Total Land Area 2.002 Ac.

Land Area in North Castle Only (if different) NA

Fire District(s) Town of Beoford School District(s) Armonk Schools

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) ☒ Beoford Banksville Road

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:

132 Beoford Banksville RD (Sec 102.01 Blk 2 Lot 67)

III. DESCRIPTION OF PROPOSED DEVELOPMENT

Proposed Use: N/A Legalization of Tree Removals Done Circa 2013

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

Proposed Floor Area Breakdown:

Retail _____ S.F.; Office _____ S.F.;

Industrial _____ S.F.; Institutional _____ S.F.;

Other Nonresidential _____ S.F.; Residential 0 S.F.;

Number of Dwelling Units: exist. Single Family Dwelling

Number of Parking Spaces: Existing 2 Required 2 Proposed 0

Number of Loading Spaces: Existing N/A Required 0 Proposed 0

Earthwork Balance: Cut _____ C.Y. Fill _____ C.Y. (N/A no change)

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 ✓ Tree Cutting & 5 Trees Done Circa 2013

(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:

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

Proposed Development Data:

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

- ✓ Proposed location of all structures and other uses of land, such as walks, retaining walls, fences, designated open space and/or recreation areas and including details of design and construction.
- NA Location, size and design of all proposed signs.
- NA Location, type, direction, power and time of use of proposed outdoor lighting.
- NA Location and design of proposed outdoor garbage enclosure.
- NA Location of proposed outdoor storage, if any.
- ✓ Location of proposed landscaping and buffer screening areas, including the type (scientific and common names), size and amount of plantings.
- NA Type of power to be used for any manufacturing
- NA Type of wastes or by-products to be produced and disposal method
- NA In multi-family districts, floor plans, elevations and cross sections
- NA The proposed location, size, design and use of all temporary structures and storage areas to be used during the course of construction.
- NA Proposed grade elevations, clearly indicating how such grades will meet existing grades of adjacent properties or the street.
- NA Proposed soil erosion and sedimentation control measures.
- NA For all proposed site development plans containing land within an area of special flood hazard, the data required to ensure compliance with Chapter 177 of the North Castle Town Code.
- ✓ For all proposed site development plans involving clearing or removal of trees with a DBH of 8" or greater, the data required to ensure compliance with Chapter 308 of the North Castle Town Code. *(Trees removed 2018) per plan*
- NA For all proposed site development plans involving disturbance to Town-regulated wetlands, the data required to ensure compliance with Chapter 340 of the North Castle Town Code.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

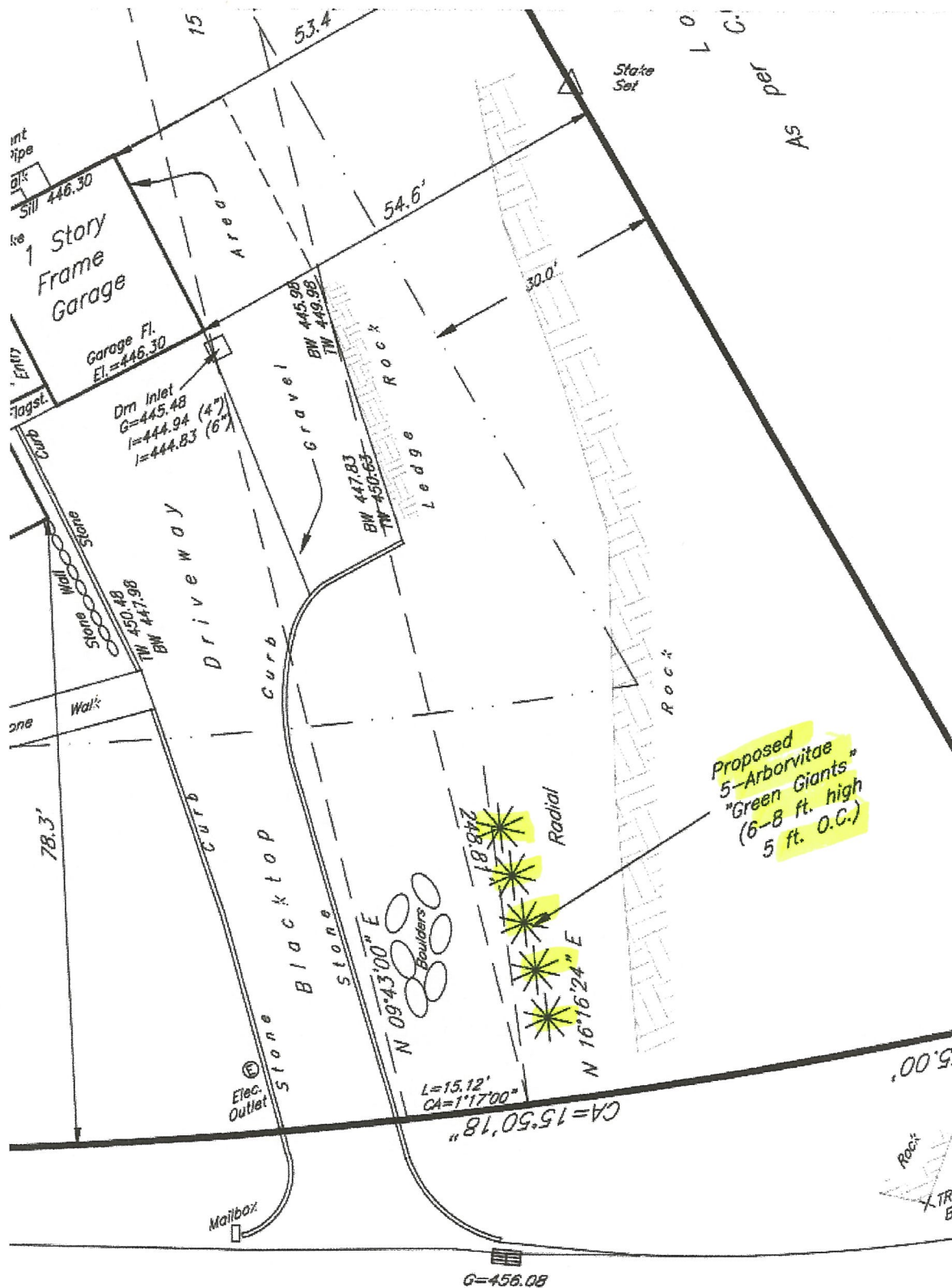
Part 1 - Project and Sponsor Information							
Name of Action or Project: Mr. & Mrs. Giocundo Di Pietro							
Project Location (describe, and attach a location map): 4 Gina Lane Bedford New York 10506							
Brief Description of Proposed Action: Legalization of The Removal of five (5) Trees Removed circa 2018 by owner							
Name of Applicant or Sponsor: Michael A. Testa Jr.		Telephone: 914-760-4319					
		E-Mail: matestajr@gmail.com					
Address: 1114 State Route 22							
City/PO: Pawling		State: N.Y.	Zip Code: 12564				
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> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><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> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			2.002 acres 0 acres 4.002 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<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?	<input type="checkbox"/>		<input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input type="checkbox"/>		<input checked="" type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>		<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: <u>N/A</u>	<input type="checkbox"/>		<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: <u>Exist. well</u>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>Existing Septic System</u>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>		<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?	<input type="checkbox"/>		<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 checked="" 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?	<input checked="" type="checkbox"/>		<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>		<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES If Yes, briefly describe: <u>N/A Tree Removal Done</u> <u>CIRCA 2013</u>	<input checked="" type="checkbox"/>		<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 <input 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="" 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="" type="checkbox"/>	YES <input type="checkbox"/>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Michael A. Testa Jr</u> Date: <u>7/11/20</u></p> <p>Signature: <u>Michael A. Testa Jr</u></p>		

**TREE PLANTING PLAN
FOR 4 GINA PLACE
BEDFORD NEW YORK
FOR RPRC**

Done 54814-SitePlan-seal.pdf



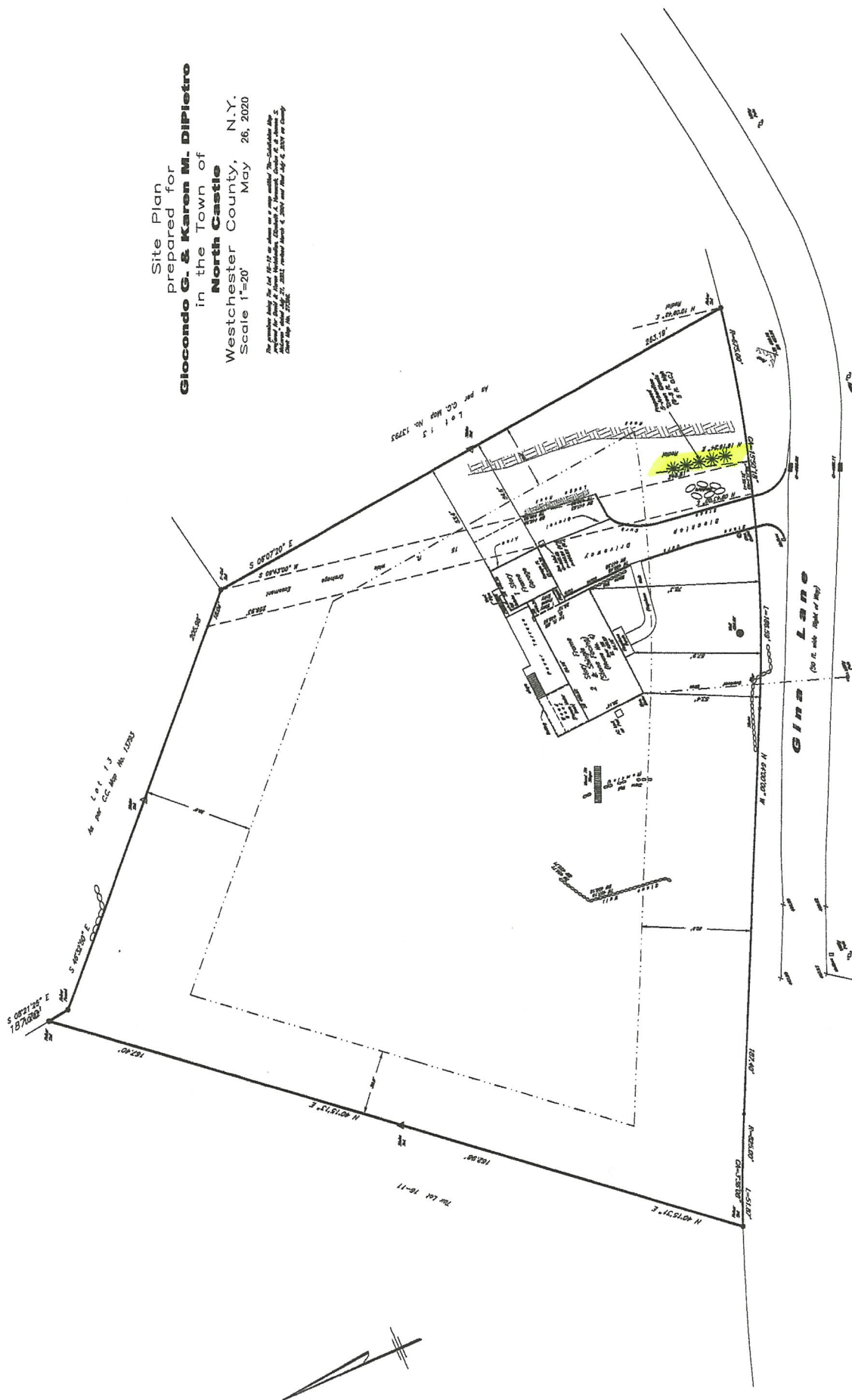
ne

Way)



Westchester County, N.Y.
Scale 1"=20' May 26, 2020

The premises being Tax lot 16-12 are shown on a map entitled 7th-Cadastre Map prepared by David & Anne Hurlingham, Elizabeth A. Newman, Gordon R. & James S. Alvarado, dated July 21, 2021, recorded March 4, 2024 and filed July 6, 2024 in County Clerk's Map No. 27296.



Ans. = 2.5222 sq. ft.
= 2.5222


 William H. Brown, V.P.
 Ward & Pugh, Engineers, Inc.
 75 Massachusetts Avenue
 White Plains, N.Y. 10607



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: GIOCONDO DI PIETRO Date: 5-21-20

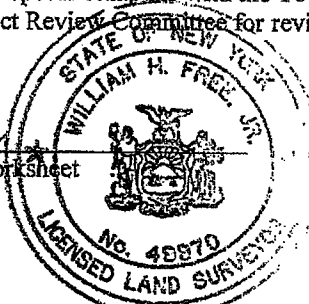
Tax Map Designation or Proposed Lot No.: SEC 1, BLK. 4, LOT 16.12

Gross Lot Coverage

1. Total lot Area (Net Lot Area for Lots Created After 12/13/06): 87,225
2. Maximum permitted gross land coverage (per Section 213-22.2C): 13,278
3. BONUS maximum gross land cover (per Section 213-22.2C):
Distance principal home is beyond minimum front yard setback
3.4 x 10 = 34
4. TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3 13,312
5. Amount of lot area covered by principal building:
1629 existing + 0 proposed = 1,629
6. Amount of lot area covered by accessory buildings:
496 existing + 0 proposed = 496
7. Amount of lot area covered by decks:
362 existing + 0 proposed = 362
8. Amount of lot area covered by porches:
89 existing + 0 proposed = 89
9. Amount of lot area covered by driveway, parking areas and walkways:
1,981 existing + 0 proposed = 1,981
10. Amount of lot area covered by terraces:
718 existing + 0 proposed = 718
11. Amount of lot area covered by tennis court, pool and mechanical equip:
12 existing + 0 proposed = 12
12. Amount of lot area covered by all other structures:
0 existing + 0 proposed = 0
13. Proposed gross land coverage: Total of Lines 5 - 12 = 5,287

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.

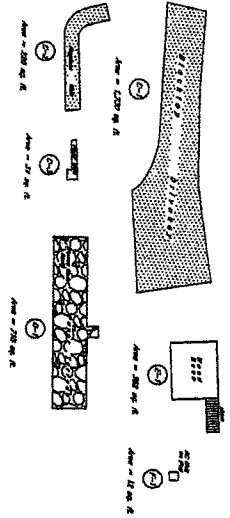
William H. Free Jr.
Signature and Seal of Professional Preparing Worksheet



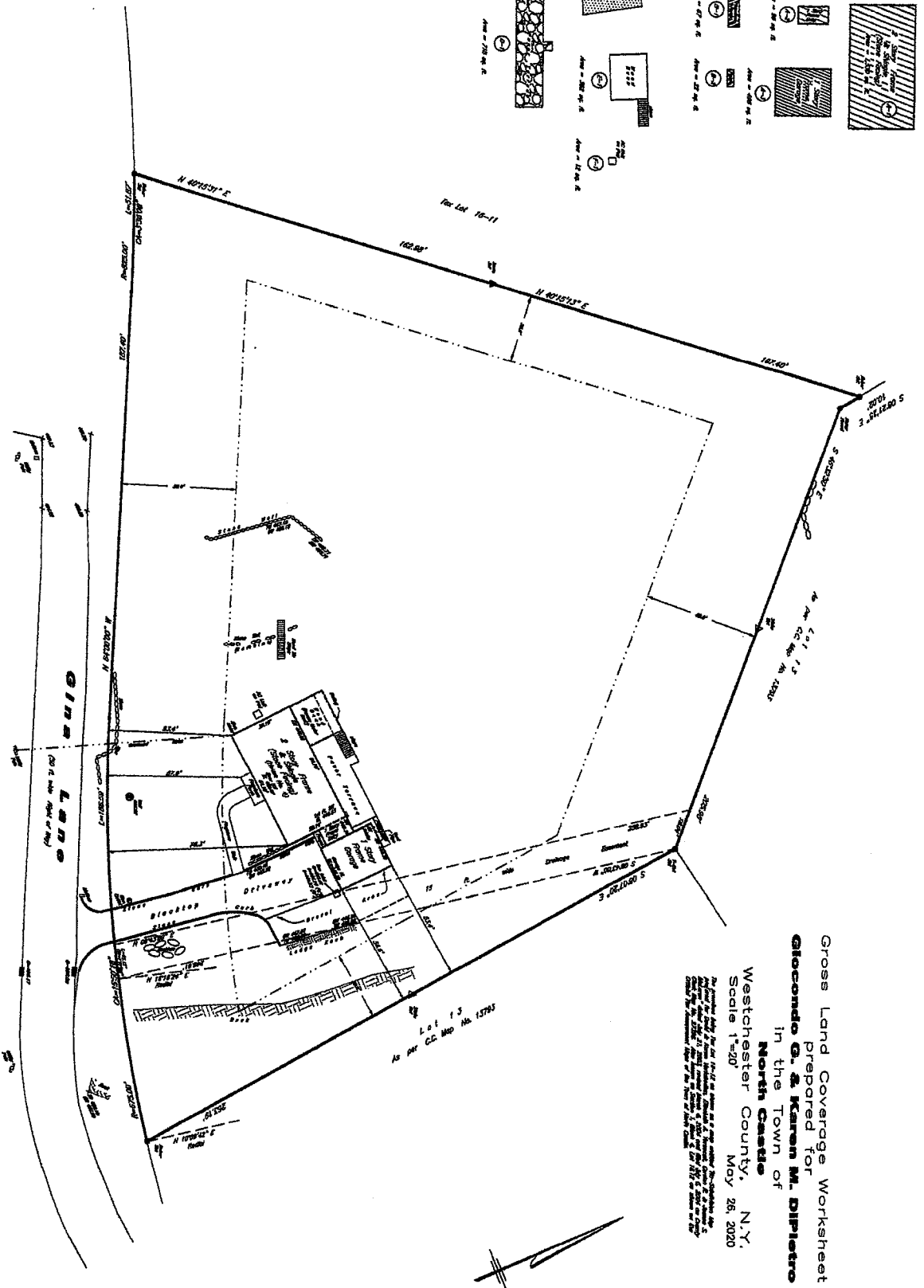
5-26-20
Date

LOT COVERING CALCULATIONS

①	Asphalt Paving	②	Asphalt Paving
③	Asphalt Paving	④	Asphalt Paving
⑤	Asphalt Paving	⑥	Asphalt Paving
⑦	Asphalt Paving	⑧	Asphalt Paving
⑨	Asphalt Paving	⑩	Asphalt Paving
⑪	Asphalt Paving	⑫	Asphalt Paving
⑬	Asphalt Paving	⑭	Asphalt Paving
⑮	Asphalt Paving	⑯	Asphalt Paving
⑰	Asphalt Paving	⑱	Asphalt Paving
⑲	Asphalt Paving	⑳	Asphalt Paving
㉑	Asphalt Paving	㉒	Asphalt Paving
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㉙	Asphalt Paving	㉚	Asphalt Paving
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㊸	Asphalt Paving	㊹	Asphalt Paving
㊺	Asphalt Paving	㊻	Asphalt Paving
㊼	Asphalt Paving	㊽	Asphalt Paving
㊾	Asphalt Paving	㊿	Asphalt Paving



Lot 1	Area	1,200 sq. ft.
Lot 2	Area	1,200 sq. ft.
Lot 3	Area	1,200 sq. ft.
Lot 4	Area	1,200 sq. ft.
Lot 5	Area	1,200 sq. ft.
Lot 6	Area	1,200 sq. ft.
Lot 7	Area	1,200 sq. ft.
Lot 8	Area	1,200 sq. ft.
Lot 9	Area	1,200 sq. ft.
Lot 10	Area	1,200 sq. ft.
Lot 11	Area	1,200 sq. ft.
Lot 12	Area	1,200 sq. ft.
Lot 13	Area	1,200 sq. ft.
Lot 14	Area	1,200 sq. ft.
Lot 15	Area	1,200 sq. ft.
Lot 16	Area	1,200 sq. ft.
Lot 17	Area	1,200 sq. ft.
Lot 18	Area	1,200 sq. ft.
Lot 19	Area	1,200 sq. ft.
Lot 20	Area	1,200 sq. ft.
Lot 21	Area	1,200 sq. ft.
Lot 22	Area	1,200 sq. ft.
Lot 23	Area	1,200 sq. ft.
Lot 24	Area	1,200 sq. ft.
Lot 25	Area	1,200 sq. ft.
Lot 26	Area	1,200 sq. ft.
Lot 27	Area	1,200 sq. ft.
Lot 28	Area	1,200 sq. ft.
Lot 29	Area	1,200 sq. ft.
Lot 30	Area	1,200 sq. ft.
Lot 31	Area	1,200 sq. ft.
Lot 32	Area	1,200 sq. ft.
Lot 33	Area	1,200 sq. ft.
Lot 34	Area	1,200 sq. ft.
Lot 35	Area	1,200 sq. ft.
Lot 36	Area	1,200 sq. ft.
Lot 37	Area	1,200 sq. ft.
Lot 38	Area	1,200 sq. ft.
Lot 39	Area	1,200 sq. ft.
Lot 40	Area	1,200 sq. ft.
Lot 41	Area	1,200 sq. ft.
Lot 42	Area	1,200 sq. ft.
Lot 43	Area	1,200 sq. ft.
Lot 44	Area	1,200 sq. ft.
Lot 45	Area	1,200 sq. ft.
Lot 46	Area	1,200 sq. ft.
Lot 47	Area	1,200 sq. ft.
Lot 48	Area	1,200 sq. ft.
Lot 49	Area	1,200 sq. ft.
Lot 50	Area	1,200 sq. ft.



Gross Land Coverage Worksheet
 prepared for
Giocondo G. & Karen M. DiPietro
 in the Town of
North Castle
 Westchester County, N.Y.
 Scale 1"=20'
 May 28, 2020

NOTICE OF VIOLATION/ ORDER TO REMEDY

Complaint #: 2020-458

Notice Date: 05/11/2020

Comply Date: 06/10/2020

(1)

SBL: 102.01-2-81

Certified Mail No.: 70190140000017033620

Owner: GIOCONDO G DIPIETRO
4 GINA LN
BEDFORD, NY 10506

Site Address: 4 GINA LN

On a lawful inspection was conducted of the above referenced premises and the following violation(s) of the Town of North Castle and the 2017 Uniform Code was observed and still remain:

ORDINANCE CODE:

TOWN OF NORTH CASTLE CODE 127-4 A - Building Permit

Building permits required. Except as otherwise provided in Subsection B of this section, a building permit shall be required for any work which must conform to the Uniform Code and/or the Energy Code, including, but not limited to, the construction, enlargement, alteration, improvement, removal, relocation or demolition of any building or structure or any portion thereof, and the installation of a solid-fuel-burning heating appliance, chimney or flue in any dwelling unit. No person shall commence any work for which a building permit is required without first having obtained a building permit from the Building Inspector.

TO WIT: A review of the property records and the MLS listing indicates that the kitchen and the bathrooms have been renovated, a new HVAC system and a new electrical panel has been installed, there have been walls removed in the kitchen area, an entrance portico has been constructed, new siding, a new roof and an area of the roof has been dormer-ed, a new chimney and a new deck has been constructed. The driveway has been expanded, the pool has been removed and filled in. Several trees have been removed, and the grade on the side yard has been changed.

REMEDY: File for and obtain the required permit(s) and or approval(s).

ORDINANCE CODE:

TOWN OF NORTH CASTLE CODE 127-5 A - Construction Inspections.

Work to remain accessible and exposed. Work shall remain accessible and exposed until inspected and accepted by the Building Inspector or by an inspector authorized by the Building Inspector. The permit holder shall notify the Building Inspector when any element of work described in Subsection B of this section is ready for inspection.

TO WIT: A review of the property records and the MLS listing indicates that the kitchen and the bathrooms have been renovated, a new HVAC system and a new electrical panel has been installed, there have been walls removed in the kitchen area, an entrance portico has been constructed, new siding, a new roof and an area of the roof has been dormer-ed, a new chimney and a new deck has been constructed. The driveway has been expanded, the pool has been removed and filled in. Several trees have been removed, and the grade on the side yard has been changed.

REMEDY: Failure to call and schedule the required inspection(s).

ORDINANCE CODE:

TOWN OF NORTH CASTLE CODE 127-7A - Certificates of occupancy/certificates of compliance.

Certificates of occupancy/certificates of compliance required. A certificate of occupancy/certificate of compliance shall be required for any work which is the subject of a building permit and for all structures, buildings or portions thereof which are converted from one use or occupancy classification or subclassification to another. Permission to use or occupy a building or structure or portion thereof for which a building permit was previously issued shall be granted only by issuance of a certificate of occupancy/certificate of compliance.

TO WIT: A review of the property records and the MLS listing indicates that the kitchen and the bathrooms have been renovated, a new HVAC system and a new electrical panel has been installed, there have been walls removed in the kitchen area, an entrance portico has been constructed, new siding, a new roof and an area of the roof has been dormer-ed, a new chimney and a new deck has been constructed. The driveway has been expanded, the pool has been removed and filled in. Several trees have been removed, and the grade on the side yard has been changed.

TO WIT: A review of the property records and the MLS listing indicates that the kitchen and the bathrooms (2) have been renovated, a new HVAC system and a new electrical panel has been installed, there have been walls removed in the kitchen area, an entrance portico has been constructed, new siding, a new roof and an area of the roof has been dormer-ed, a new chimney and a new deck has been constructed. The driveway has been expanded, the pool has been removed and filled in. Several trees have been removed, and the grade on the side yard has been changed.

REMEDY: File for and obtain the required permit from the Town of North Castle.

ORDINANCE CODE:

TOWN OF NORTH CASTLE CODE 157-16 A - Tree removal

It shall be unlawful to cut down or remove or otherwise destroy any live tree larger in size than eight inches in diameter, measured at a height of 4 1/2 feet above the surface of the ground, except in strict conformity with this article.

TO WIT: A review of the property records and the MLS listing indicates that the kitchen and the bathrooms have been renovated, a new HVAC system and a new electrical panel has been installed, there have been walls removed in the kitchen area, an entrance portico has been constructed, new siding, a new roof and an area of the roof has been dormer-ed, a new chimney and a new deck has been constructed. The driveway has been expanded, the pool has been removed and filled in. Several trees have been removed, and the grade on the side yard has been changed.

REMEDY: Immediately stop any removal of any trees and apply for the required permit(s). A revised plan/updated tree survey must be submitted for review.

ORDINANCE CODE:

TOWN OF NORTH CASTLE CODE 157-16 B - Tree removal

Before any tree shall be removed, the owner or lessee of the property, or the agent of either, shall obtain a written permit therefor from the Building Inspector, upon application setting forth the details of the proposed work as outlined in § 157-12 hereof and in compliance with the provisions of Chapter 308, Trees, Article II, Preservation.

TO WIT: A review of the property records and the MLS listing indicates that the kitchen and the bathrooms have been renovated, a new HVAC system and a new electrical panel has been installed, there have been walls removed in the kitchen area, an entrance portico has been constructed, new siding, a new roof and an area of the roof has been dormer-ed, a new chimney and a new deck has been constructed. The driveway has been expanded, the pool has been removed and filled in. Several trees have been removed, and the grade on the side yard has been changed.

REMEDY: Immediately stop any removal of any trees and apply for the required permit(s).

ORDINANCE CODE:

TOWN OF NORTH CASTLE CODE 105.2 - Building Permits.

No person or entity shall commence, perform, or continue any work that must conform with the Uniform Code and/or Energy Code unless: 1. Such person or entity has applied to the authority having jurisdiction for a building permit, 2. The authority having jurisdiction has issued a building permit authorizing such work, 3. Such building permit has not been revoked or suspended, and 4. Such building permit has not expired.

TO WIT: A review of the property records and the MLS listing indicates that the kitchen and the bathrooms have been renovated, a new HVAC system and a new electrical panel has been installed, there have been walls removed in the kitchen area, an entrance portico has been constructed, new siding, a new roof and an area of the roof has been dormer-ed, a new chimney and a new deck has been constructed. The driveway has been expanded, the pool has been removed and filled in. Several trees have been removed, and the grade on the side yard has been changed.

REMEDY: File for and obtain the required permit(s).

ORDINANCE CODE:

ORDINANCE CODE:**TOWN OF NORTH CASTLE CODE 157-10 - Excavation or removal of soil to comply.**

No excavation, removal or stripping of topsoil, earth, sand, gravel, rock or other substance from the ground and no retaining walls or shoring of excavated areas shall be commenced in the Town of North Castle except in conformity with the provisions of the within article and applicable provisions of the Building Ordinance of the Town of North Castle, as previously enacted and amended to the date hereof.[1] [1] Editor's Note: See Ch. 127, Building Code Administration and Enforcement.

TO WIT: A review of the property records and the MLS listing indicates that the kitchen and the bathrooms have been renovated, a new HVAC system and a new electrical panel has been installed, there have been walls removed in the kitchen area, an entrance portico has been constructed, new siding, a new roof and an area of the roof has been dormer-ed, a new chimney and a new deck has been constructed. The driveway has been expanded, the pool has been removed and filled in. Several trees have been removed, and the grade on the side yard has been changed.

REMEDY: File for and obtain the required permit(s).

ORDINANCE CODE:**TOWN OF NORTH CASTLE CODE 161-1 - Filling and grading.**

On all lands in the Town of North Castle in which fill is delivered, the landowner shall obtain a permit from the Building Department and conform to the following: (1) For each truck delivering fill to a site, there shall be a signed manifest provided to the landowner by the person and/or company delivering the fill, or the supplier of the fill, stating the date of delivery, the origin of the fill, the type of fill and a representation that there is full compliance with 6 NYCRR, Part 360. (2) The manifest shall be provided to the Building Department by the landowner on a weekly basis or, whenever requested by the Building Department, on a more frequent basis. (3) The landowner shall hire an independent inspector, who shall be either a duly licensed engineer, a soil scientist or a representative of a certified testing laboratory and approved by the Building Department, who shall independently provide the Building Department with a certification that the fill delivered is in compliance with 6 NYCRR, Part 360, and this article. Said certification shall be provided to the Building Department on a weekly basis or, whenever requested by the Building Department, on a more frequent basis. This subsection shall not be applicable for projects where fill quantities will not exceed 1,000 cubic yards or where the fill material consists solely of road base, trench backfill, subbase bedding, trench material and bedding, run-of-bank fill for septic, sand for concrete or other commonly used materials for construction, provided that certification of the materials' compliance to 6 NYCRR, Part 360, is provided to the landowner by the supplier and prior notification of scheduled delivery of the material is provided to the Building Inspector to provide ample opportunity for inspection of same.

TO WIT: A review of the property records and the MLS listing indicates that the kitchen and the bathrooms have been renovated, a new HVAC system and a new electrical panel has been installed, there have been walls removed in the kitchen area, an entrance portico has been constructed, new siding, a new roof and an area of the roof has been dormer-ed, a new chimney and a new deck has been constructed. The driveway has been expanded, the pool has been removed and filled in. Several trees have been removed, and the grade on the side yard has been changed.

REMEDY: File for and obtain the required permit(s).

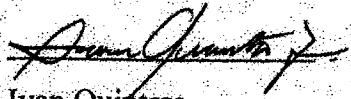
ORDINANCE CODE:**TOWN OF NORTH CASTLE CODE 157-11 - Permit required for excavations.**

Before any excavation is commenced and/or topsoil, earth, sand, gravel, rock or other substance is removed from the ground, the owner or lessee of the premises, or the agent of either, shall obtain a written permit therefor from the Town Board in the manner as hereinafter set forth.

TO WIT: A review of the property records and the MLS listing indicates that the kitchen and the bathrooms have been renovated, a new HVAC system and a new electrical panel has been installed, there have been walls removed in the kitchen area, an entrance portico has been constructed, new siding, a new roof and an area of the roof has been dormer-ed, a new chimney and a new deck has been constructed. The driveway has been expanded, the pool has been removed and filled in. Several trees have been removed, and the grade on the side

court. In addition to those penalties prescribed by state law, any person who violates any provision of the Uniform Code, the Energy Code or the code of the Town of North Castle or any term or condition of any building permit, certificate of occupancy/certificate of compliance, temporary certificate, stop-work order, operating permit or other notice or order issued by the Building Inspector shall be liable to a civil penalty of not more than \$500 for each day or part thereof during which such violation continues as prescribed by Part II General Legislation, Chapter 127-15 C. (4)

Respectfully,



Ivan Quintero

Assistant Building Inspector

**THIS NOTICE MUST BE ATTACHED TO ANY PERMIT APPLICATIONS
INTENDED TO CORRECT THE VIOLATIONS ENUMERATED HEREIN.**

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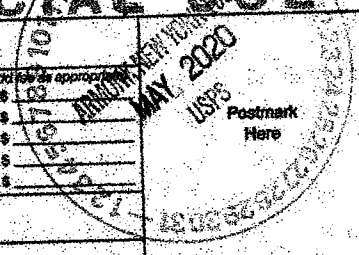
City, State, ZIP+4®

Arden, NY 10524

PS Form 3800, April 2015 PSN 7530-02-000-9000

See Reverse for Instructions

7019 0140 0000 1703 3620
7019 0140 0000 0410 5101

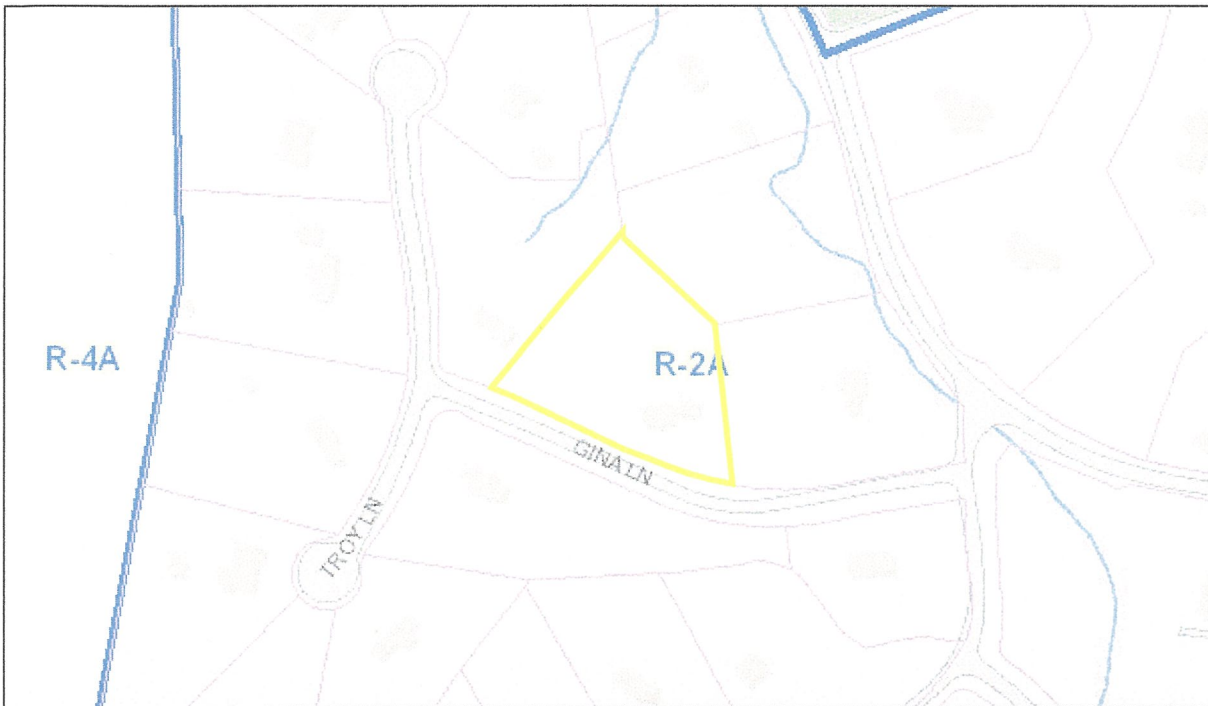


Tax Parcel Maps

Address: 4 GINA LN

Print Key: 102.01-2-81

SBL: 10200100020810000000



Disclaimer:

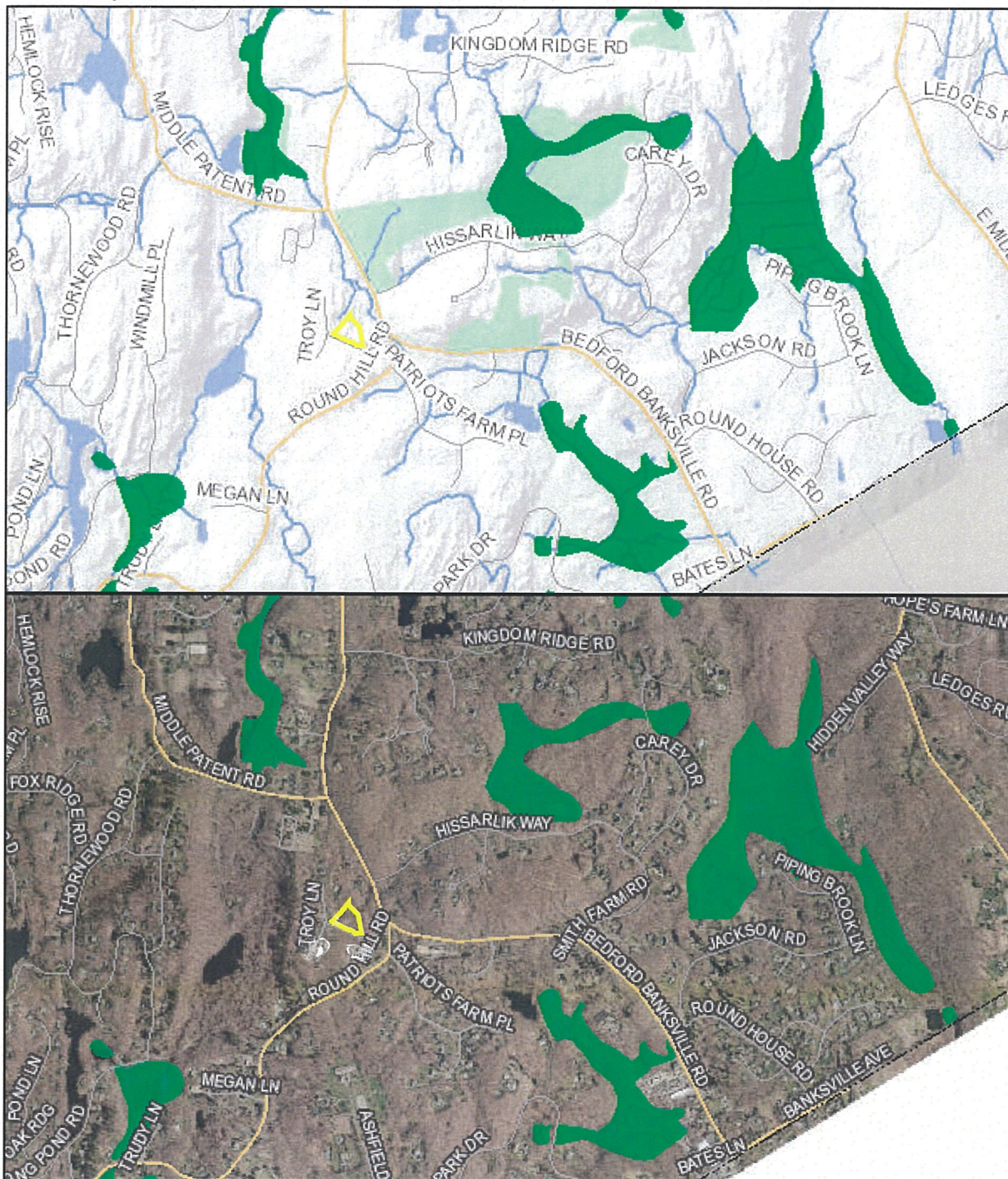
This tax parcel map is provided as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should **NOT** be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact the assessor's office of the municipality.

Tax Parcel Maps

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Print Key: 102.01-2-81

SBL: 10200100020810000000



Disclaimer:

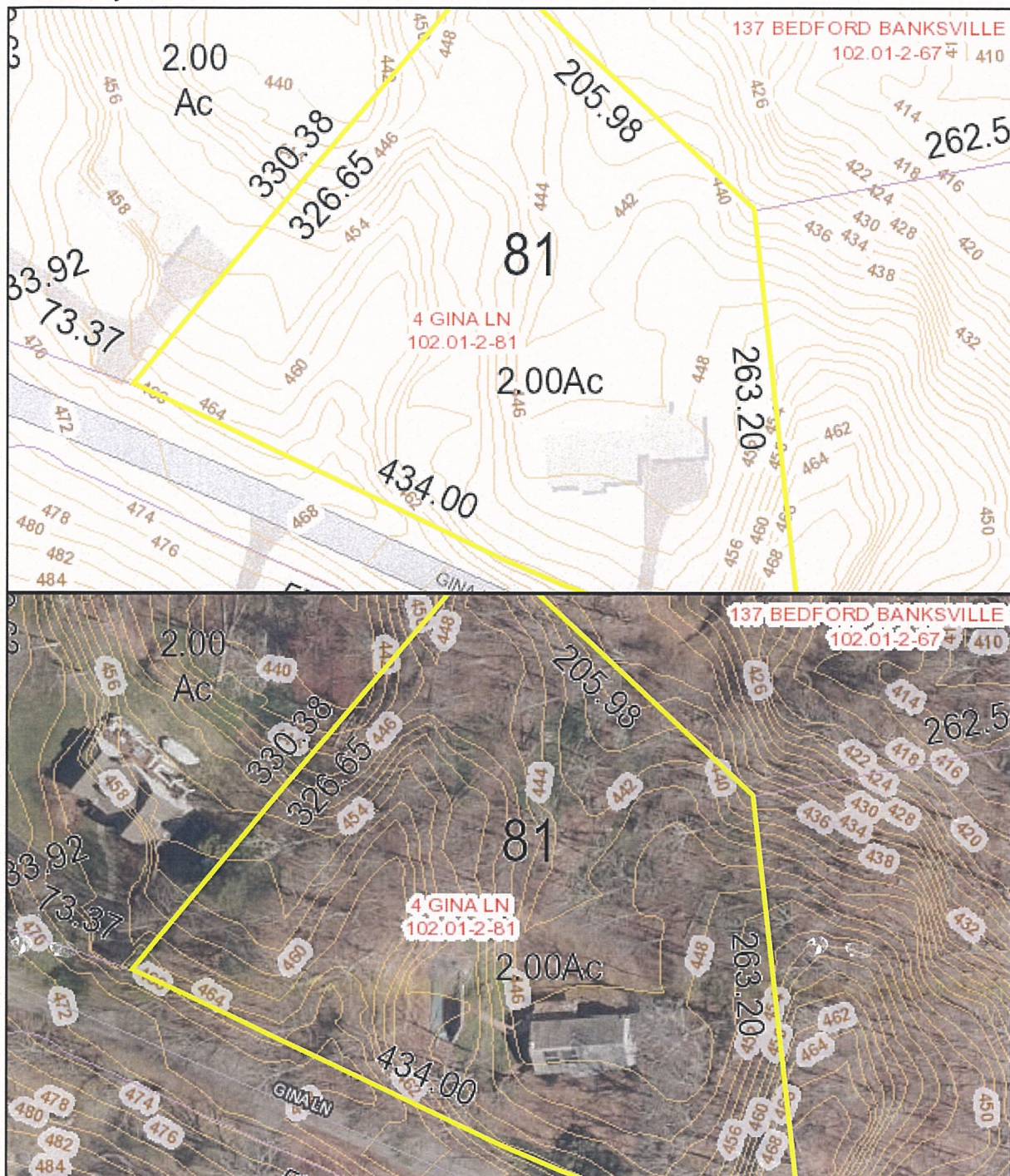
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Tax Parcel Maps

Address: 4 GINA LN

Print Key: 102.01-2-81

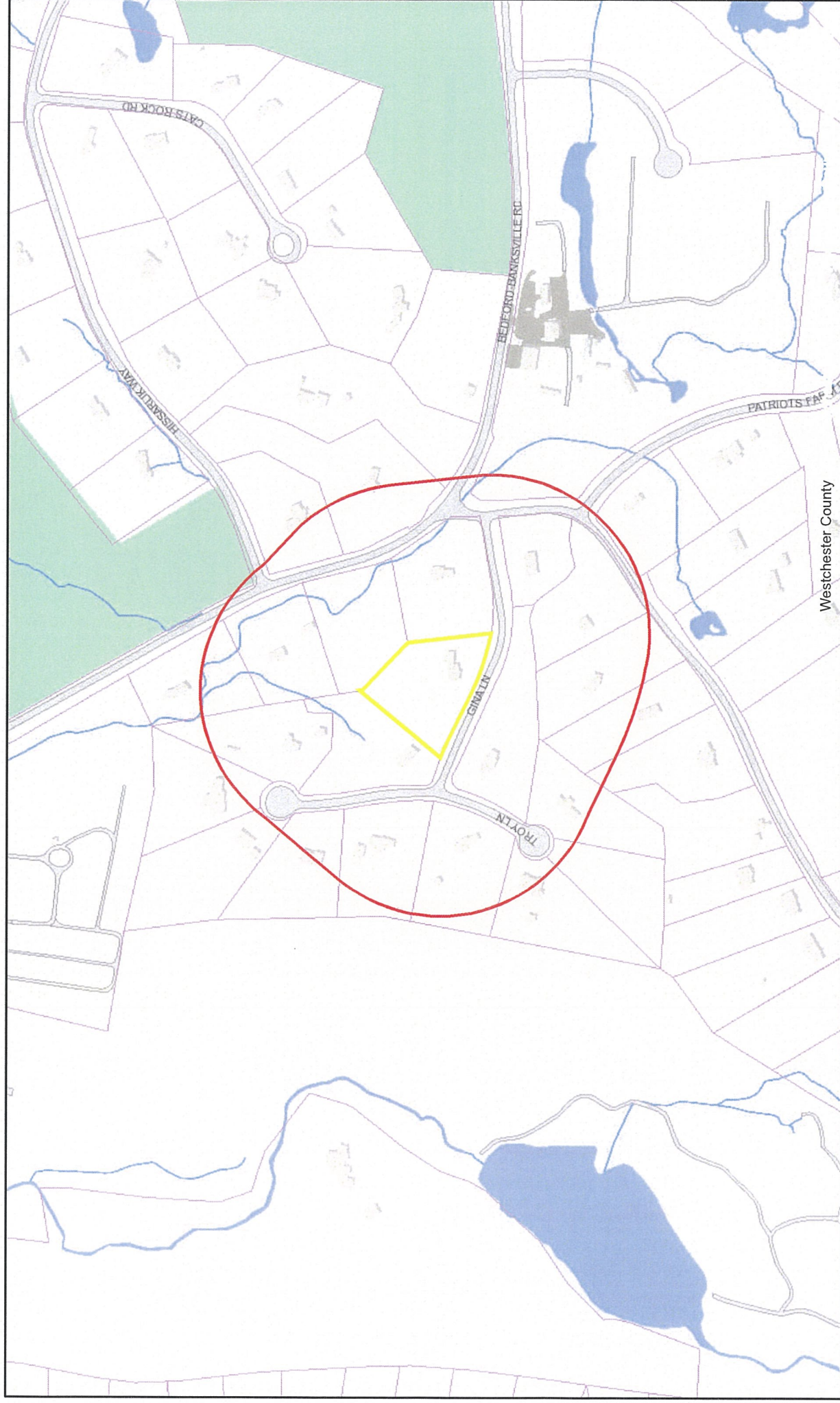
SBL: 10200100020810000000



Disclaimer:

This tax parcel map is provided as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should NOT be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact the assessor's office of the municipality.

4 GINA LN. ID: 102.01-2-81 (North Castle)



July 2, 2020

1:5,000

0 240 480 960 ft

Tax parcel data was provided by local municipality. This map is generated as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should NOT be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact local municipality assessor's office.

Westchester County GIS
GIS
<http://giswww.westchestergov.com>
Michaelian Office Building
148 Martine Avenue Rm 214
White Plains, New York 10601

Survey of Property
prepared for
Giocondo G. & Karen M. DiPietro
in the Town of
North Castle
Westchester County, N.Y.
Scale 1"=20' Jan. 21, 2016

Additional information added Feb. 1, 2016.
Property Line Rebars & Stakes Set March 1, 2016.
Survey brought to date May 21, 2020.
Survey brought to date to show trees removed as of June 26, 2020.

The premises being Tax Lot 16-12 as shown on a map entitled "Subdivision Map prepared for David & Karen Vartabedian, Elizabeth A. Yamasaki, Gordon R. & Jeanne S. McLaren" dated July 21, 2003, revised March 4, 2004 and filed July 6, 2004 as County Clerk Map No. 27366.

Note:

Trees shown hereon are the same as shown on a map entitled "Partial Survey & Topographic Map prepared for Legacy Northeast" dated Jan. 21, 2016, last revised March 1, 2016.

X indicates trees removed since 2016.

Area = 87,225 sq. ft.
or 2.0024 acres

Subsurface structures and their encroachments, if any exist, are not shown hereon.

Unauthorized alterations or additions to a survey map is a violation of section 7209, sub-division 2, of the New York State Education Law.

Only copies of the original survey marked with the land surveyor's inked or embossed seal shall be considered a true and valid copy.

Certifications indicated hereon signify that this survey was prepared in accordance with the existing code of practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run to the person for whom the survey is prepared only, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

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Job # 51927-53341-54814

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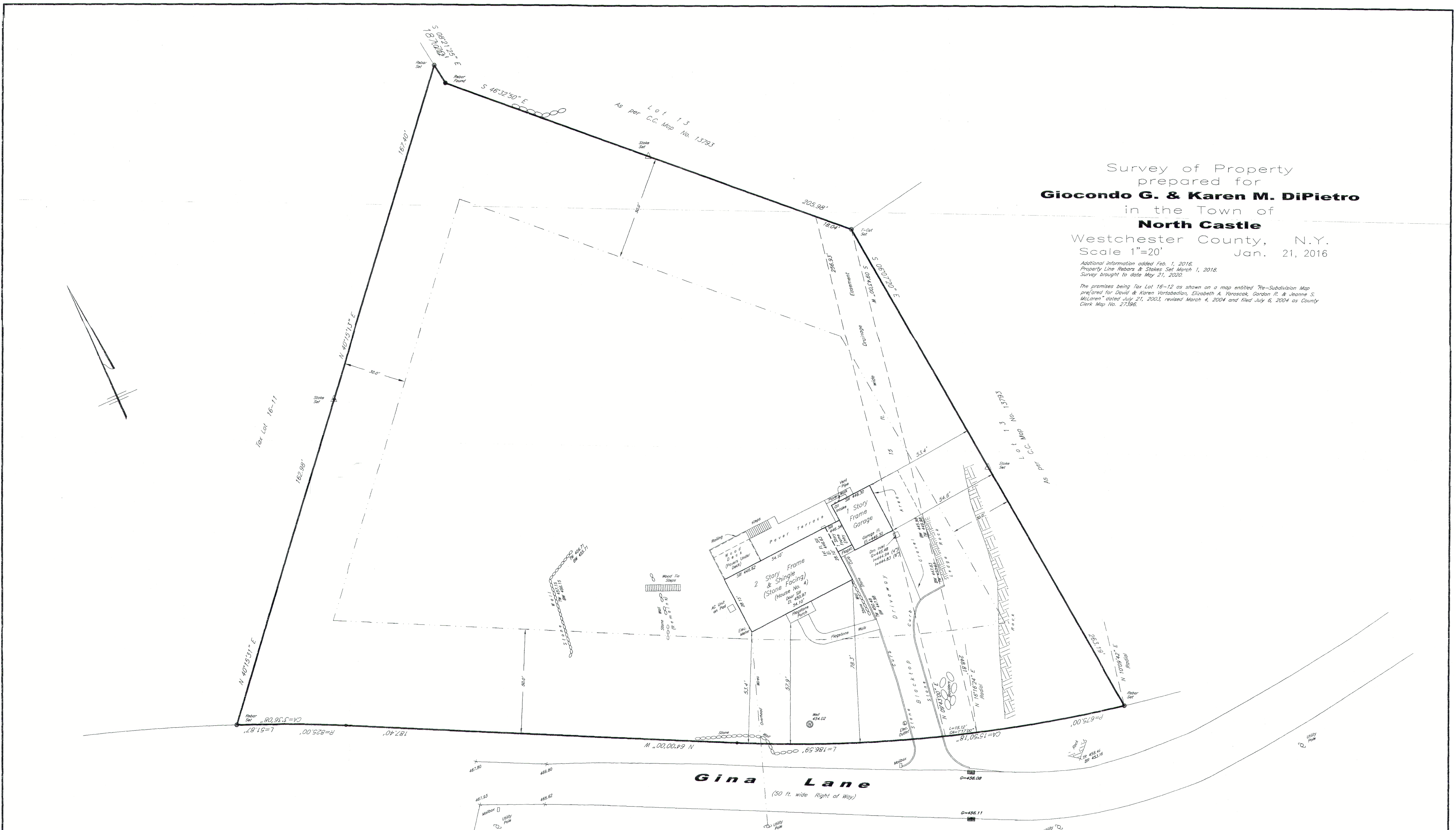


William H. DiPietro, V.P.
Ward Carpenter Engineers, Inc.
76 Mamaroneck Avenue
White Plains, N.Y. 10601

Survey of Property
prepared for
Giocondo G. & Karen M. DiPietro
in the Town of
North Castle
Westchester County, N.Y.
Scale 1"=20' Jan. 21, 2016

Additional information added Feb. 1, 2016.
Property Line Rebars & Stakes Set March 1, 2018.
Survey brought to date May 21, 2020.

The premises being Tax Lot 15-12 as shown on a map entitled "Re-Subdivision Map" prepared for David & Karen Vortabedian, Elizabeth A. Vortabedian, Gordon R. & Jeanne S. McLaren dated July 21, 2003, revised March 4, 2004 and filed July 6, 2004 as County Clerk Map No. 27396.



Area = 87,225 sq. ft.
or 2.0024 acres

Subsurface structures and their encroachments, if any exist, are not shown hereon.

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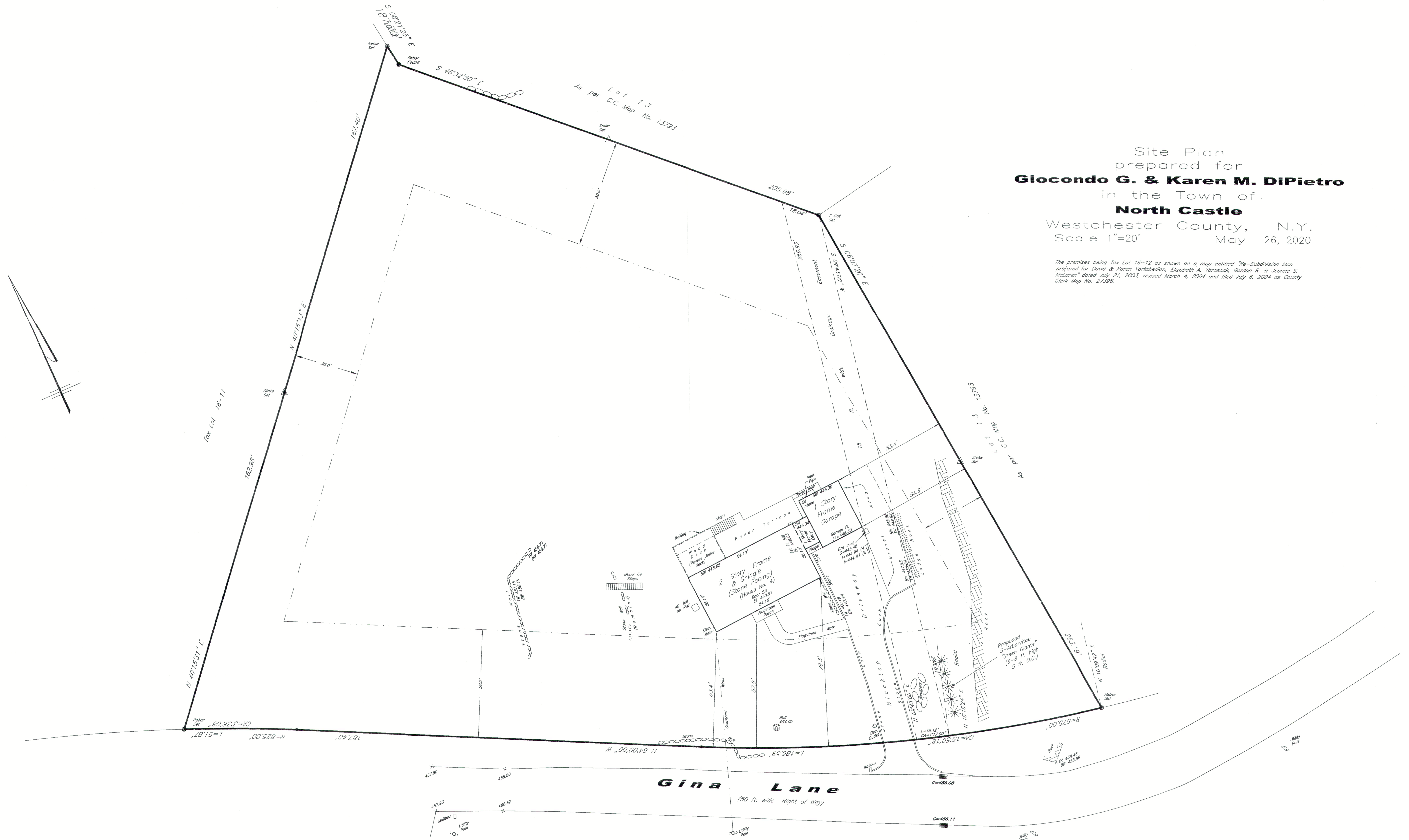
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William H. DiPietro, V.P.
Ward Carpenter Engineers, Inc.
76 Mamaroneck Avenue
White Plains, N.Y. 10601

Site Plan
prepared for
Giocondo G. & Karen M. DiPietro
in the Town of
North Castle
Westchester County, N.Y.
Scale 1"=20'
May 26, 2020

The premises being Tax Lot 16-12 as shown on a map entitled "Re-Subdivision Map prepared for David & Karen Vartabedian, Elizabeth A. Yaroscak, Gordon R. & Jeanne S. McLaren" dated July 21, 2003, revised March 4, 2004 and filed July 6, 2004 as County Clerk Map No. 27596.



Area = 87,225 sq. ft.
or 2.0024 acres

Subsurface structures and their encroachments, if any exist, are not shown hereon.

Unauthorized alterations or additions to a survey map is a violation of section 7209, sub-division 2, of the New York State Education Law.

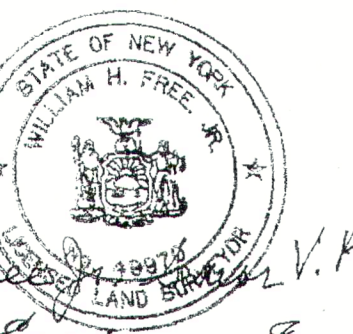
Only copies of the original survey marked with the land surveyor's inked or embossed seal shall be considered a true and valid copy.

Certifications indicated hereon signify that this survey was prepared in accordance with the existing code of practice for Land Surveyors adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run to the person for whom the survey is prepared only, and on his behalf to the Title Company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

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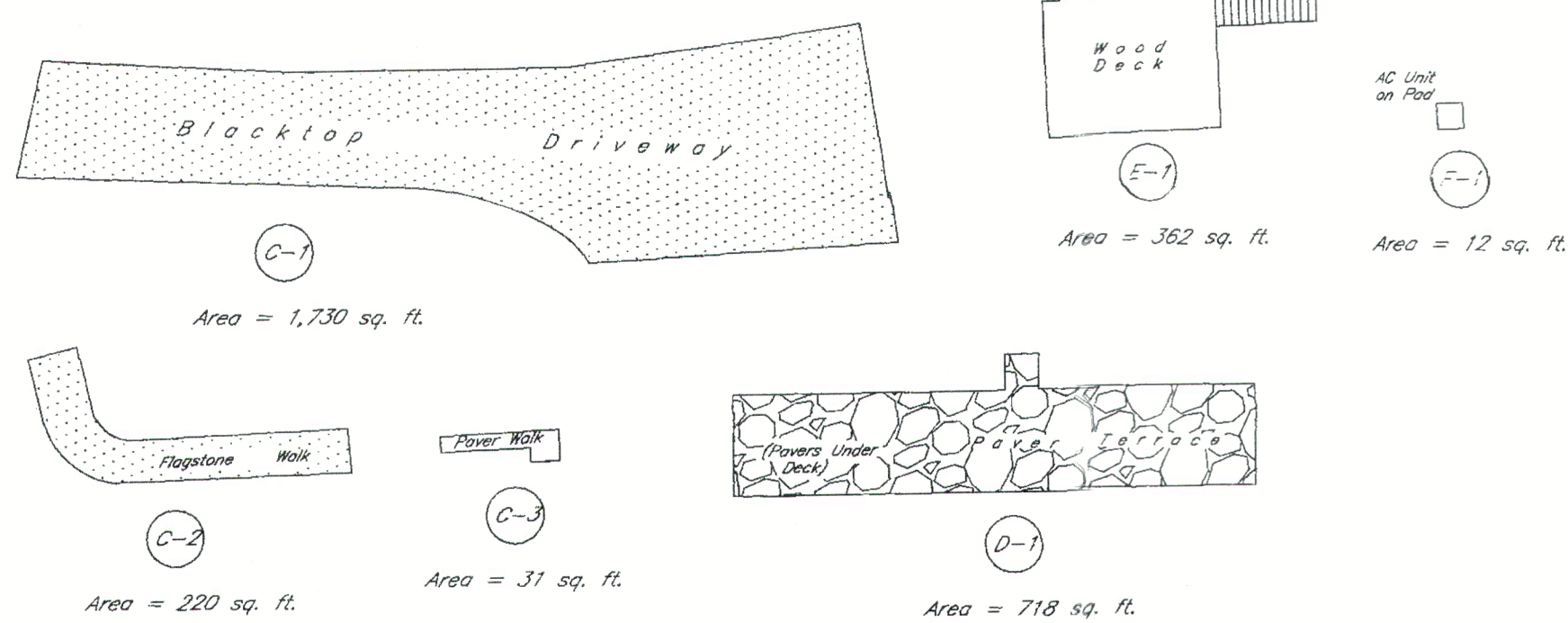
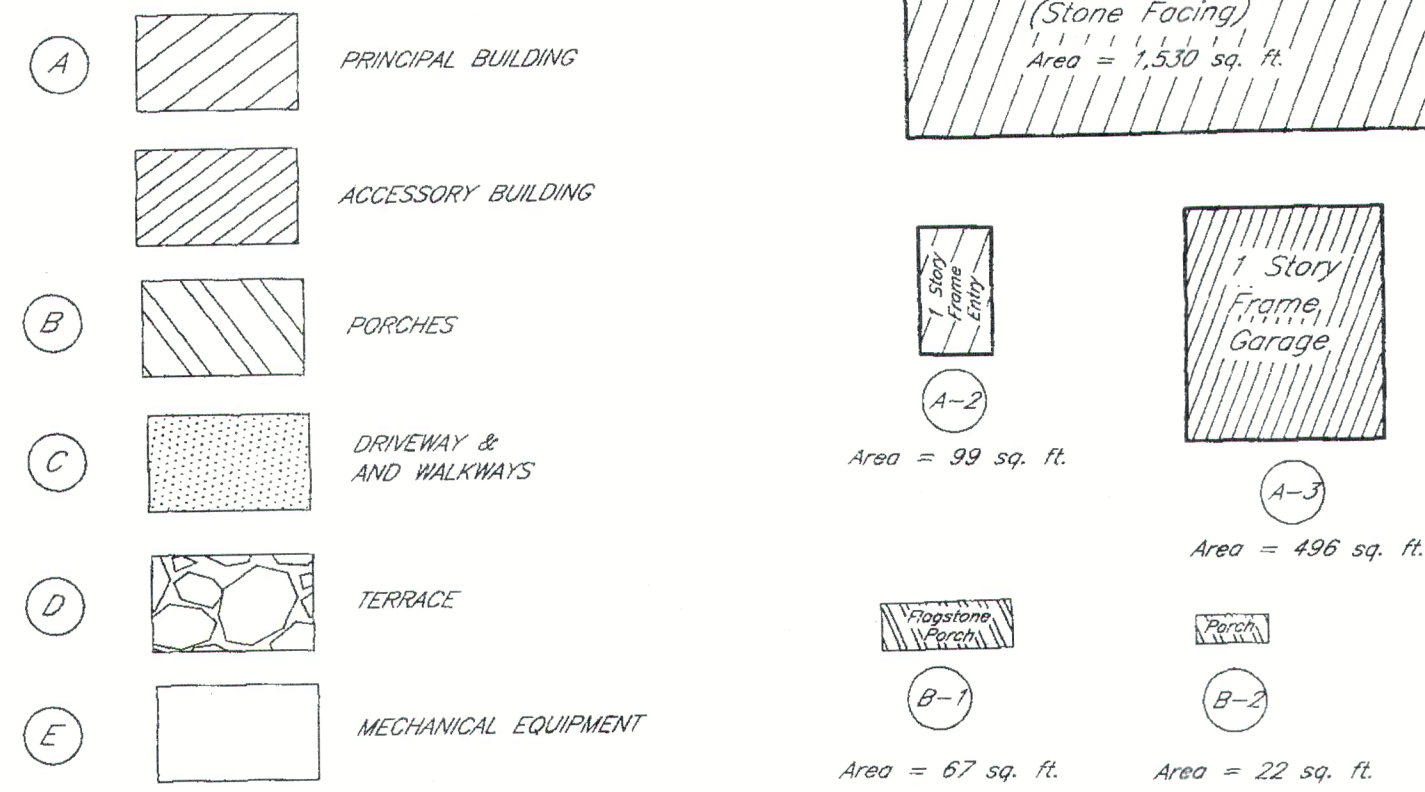
Job # 54814

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William H. Free, P.E.
Ward Carpenter Engineers, Inc.
76 Mamaroneck Avenue
White Plains, N.Y. 10601

LOT COVERAGE CALCULATIONS



Gross Lot Coverage Worksheet Table

Principal Building			
A-1	1,530 sq. ft.		
A-2	496 sq. ft.		
	Total	1,629	sq. ft.
Accessory Building			
A-3	496 sq. ft.		
	Total	496	sq. ft.
Porches			
B-1	67 sq. ft.		
B-2	22 sq. ft.		
	Total	89	sq. ft.
Driveway & Walkways			
C-1	1,730 sq. ft.		
C-2	220 sq. ft.		
C-3	31 sq. ft.		
	Total	1,981	sq. ft.
Terrace			
D-1	718 sq. ft.		
	Total	718	sq. ft.
Deck & Steps			
E-1	362 sq. ft.		
	Total	362	sq. ft.
Mechanical Equipment			
F-1	12 sq. ft.		
	Total	12	sq. ft.
Proposed Gross Land Coverage Total = 5,287 sq. ft.			

Area = 87,225 sq. ft.
or 2.0024 acres

Subsurface structures and their encroachments, if any exist, are not shown hereon.

Unauthorized alterations or additions to a survey map is a violation of section 7208, sub-division 2, of the New York State Education Law.

Daily copies of the original survey marked with the land surveyor's inked or embossed seal shall be considered a true and valid copy.

Certifications indicated hereon signify that this survey was prepared in accordance with the existing code of practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run to the person for whom the survey is prepared only, and on his behalf to the Title Company, governmental agency and lending institution listed herein, and to the assignees of the lending institution. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

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Gross Land Coverage Worksheet

prepared for

Giocondo G. & Karen M. DiPietro

in the Town of

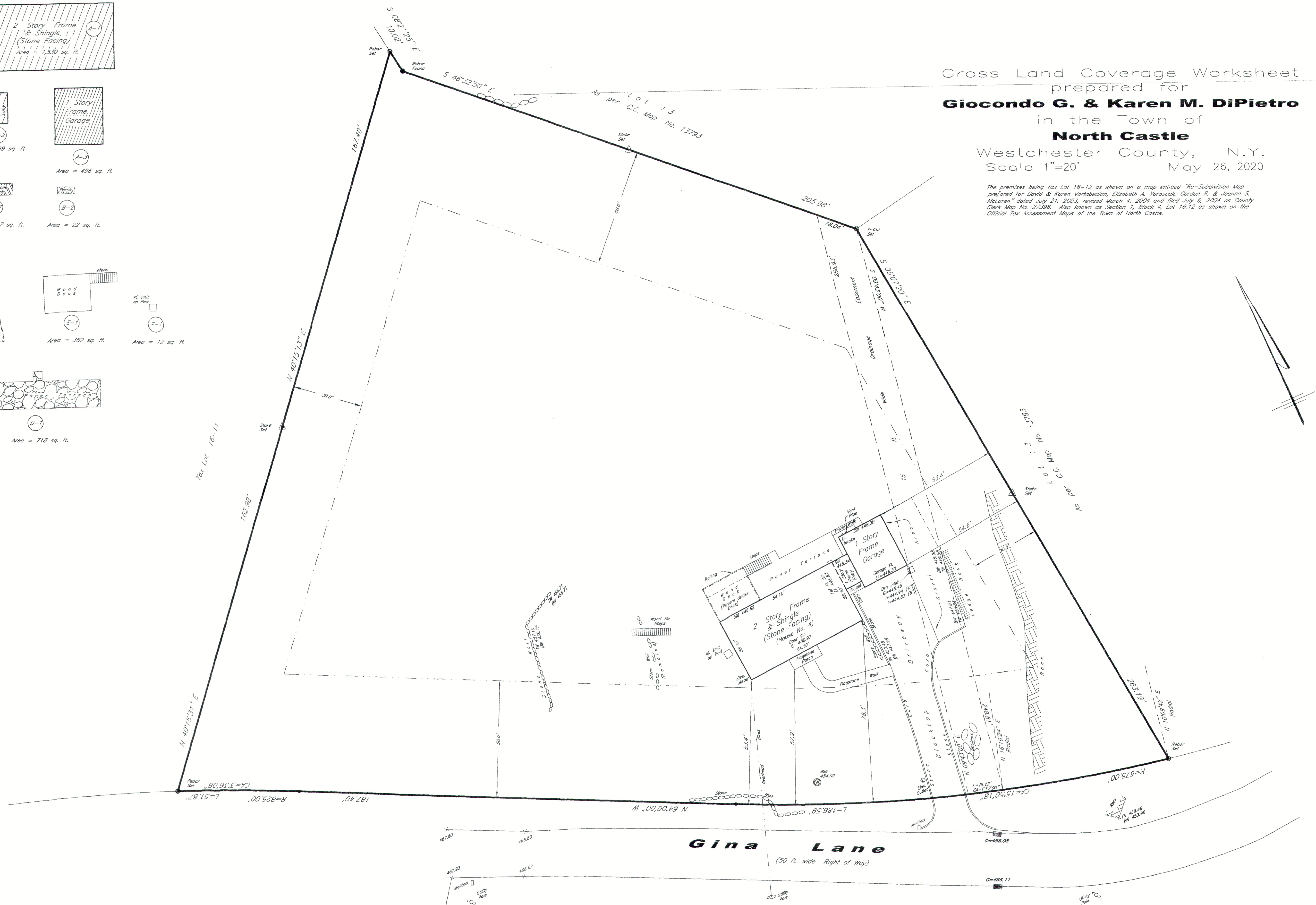
North Castle

Westchester County, N.Y.

Scale 1"=20'

May 26, 2020

The premises being Tax Lot 15-12 as shown on a map entitled "Re-Subdivision Map prepared for David & Karen Vartabedian, Elizabeth A. Varasick, Gordon R. & Jeanne S. McLaren" dated July 21, 2003, revised March 4, 2004 and filed July 6, 2004 as County Clerk Map No. 27396. Also known as Section 1, Block 4, Lot 16.12 as shown on the Official Tax Assessment Maps of the Town of North Castle.



William H. DiPietro, V.P.
Ward Carpenter Engineers, Inc.
76 Mamaroneck Avenue
White Plains, N.Y. 10601

PROPOSED ALTERATION

AT: 4 GINA LANE ARMONK, NY

GENERAL NOTES

All work shall comply with the strictest requirements of the 2015 IBC and all applicable codes whether specifically stated or not.

All work shall conform with the strictest interpretation of State and Local codes, laws, rules and regulations of all authorities having jurisdiction over the project, whether specifically shown, or not.

Where the contract, construction notes or drawings call for any work of a more stringent nature than that required by code or any other department having jurisdiction over the work, the work of the more stringent nature called for by the contract, construction notes or drawings shall be furnished.

The Contractor shall visit the site prior to submitting a bid. The Contractor will be responsible for the verification of all dimensions and conditions. All discrepancies shall be brought to the attention of the Architect before proceeding.

All drawings and notes are complimentary and what is called for by either will be binding as if called for by all. Any work shown or referred to on any one set of drawings shall be provided as though shown on all related drawings.

The drawings are not to be scaled at any time. Only written dimensions and notes are to be used. All dimensions are given to finishes. All dimensional discrepancies shall be immediately brought to the attention of the Architect. All dimensions shall be verified before starting work by the respective Contractor, who shall be held responsible for his phase of the work.

All "Plus-Minus" dimensions are provided in situations where existing conditions exist. Such dimensions shall be verified in the field by the Contractor.

All work listed on the construction notes sheets and shown or implied on all drawings shall be supplied and installed by the Contractor, unless otherwise noted.

The Contractor shall notify the Architect in writing immediately if he cannot comply with all notes contained within the Contract Documents.

The Contractor shall notify the Architect in writing immediately of any discrepancies between the drawings, the notes and field conditions before commencing any work to request clarification.

The Contractor shall be responsible for all damage to existing property as a result of his work, his workmanship and subcontractors. The Contractor shall provide adequate protection for his work, and shall be responsible for the same. The Contractor shall restore to original condition and existing element damaged as a result of his work.

Where a product is specified by a particular manufacturer, the Contractor shall furnish and install the product in accordance with the strictest specifications set forth by the manufacturer's best standards.

The General Conditions of the contract for construction of Buildings, the Standard form of the American Institute of Architects (AIA), latest edition of Form A-201, inclusive as it pertains to this project, are part of these Contract Documents.

Work included in this contract shall be all labor, material and equipment required to complete the proposed construction as shown or implied in the Contract Documents, work included in this contract shall be according to the true intent of these drawings and shall be first class in all respects.

The Contractor is responsible for dimensions to be confirmed and correlated at the job site and for information that pertains to the fabrication process, and/or to techniques for construction and coordination of the work of all trades.

The Architect shall be the sole judge as to the adequacy of any work performed. The Architect shall have the right to order the removal of defective work and material, and its replacement without any additional cost to the Owner.

All work to comply with governing State and Local Building Codes.

All plumbing to comply with governing State and Local Plumbing Codes.

All Electrical work to comply with governing National and Local Electrical Codes.

The Contractor shall assume full responsibility for the confirmation of actual field dimensions as they pertain to the fabrication and installation of any materials and/or equipment requiring such.

The General Contractor shall exercise strict control over job cleaning to prevent any debris, dust or dirt from leaving the job site and adjacent finished areas.

The Contractor shall properly protect all adjoining property or work or work and any damage to the same caused by his work or workmen must be made good without delay. Patching and and replacing or damaged work shall be done by the Contractor who is responsible for the damage.

The Contractor shall provide all necessary protection for his work until it is turned over to the Owner.

The Construction Drawings and/or notes are supplied to illustrate the design and general type of construction desired and are intended to imply the finest quality construction materials and craftsmanship throughout.

The Contractor, upon acceptance of these drawings, assumes full responsibility for the construction, materials and workmanship of the of the work described in these notes and drawings, and he will be expected to comply with the spirit, as well as with the letter in which they were written and drawn.

Controlled tests required by those having jurisdiction over the project shall be executed and paid for by the Contractor.

Demolition

The general contractor shall furnish all labor and materials as required to complete demolition and removal of all items indicated on the architectural drawings as required to perform all contract work, or as otherwise directed by architect, inc.

The contractor is to acquire himself with actual conditions at locations where alterations occur at the existing building, when walls, partitions and other work exists, where new work is indicated, all such existing work shall be removed, verify all such conditions at the site.

The contractor shall report to the architect any and all conditions which may interfere with or otherwise affect or prevent the proper execution and completion of the work of this contract.

The general contractor shall execute all work within the regulations of the building for demolition and removal of debris including overtime work required.

The general contractor shall at all times protect the property of the building owner, including but not limited to windows, floor and ceiling tile, public toilets, elevators, doors, bucks, electrical, air-conditioning equipment, peripheral enclosures, etc. (a temporary filler shall be installed on the return air duct above hung ceiling during demolition phase.)

The general contractor shall erect all necessary temporary solid or drop cloth plastic partitions to protect finished areas while demolition and/or construction is in progress, care and attention shall be paid by the general contractor so as to insure that no damage takes place to the surrounding job site installations.

The general contractor shall survey all existing finished surfaces to include corner beads, stops, etc., for chips, cracks, holes, damaged surfaces, marble wainscote and plaster ceiling wherever door bucks have been removed, and any other defects causing an appearance different from a new first class finished insulation. These defective surfaces shall be repaired or, if beyond repairing, then the general contractor shall remove all existing and install new surfaces to the satisfaction of the tenant and architect.

The general contractor shall inspect all existing surfaces and where, as a result of demolition, finished surfaces do not align, the existing finish shall be chipped away, new corner beads and stops installed and resurfaced smooth, fish, aligned surface.

All damaged existing areas to remain and existing areas affected by demolition or new construction work shown on drawings shall be patched as required to match immediate existing adjacent areas in material, fire rating, finish and color, unless otherwise noted.

All defective plaster and/or finished surfaces on columns and existing walls shall be chipped out and/or patched free of all irregularities and shall match adjacent walls in finish and thickness.

All work demolished shall be removed from the premises except items to be reused or returned to the client or as otherwise directed.

In all areas where demolition (removal of tile, carpeting, tackless, partitions, etc.) causes an unevenness in slab, the contractor shall patch to level the slab to receive new finished flooring.

All exposed light fixtures, wiring, switches, and metal molding not being reused shall be removed and either stored or carted away by the general contractor.

The general contractor shall furnish a system of temporary power and lights throughout the space under construction and demolition as required.

The general contractor shall remove to the source all wall conduits left after wall demolition, including switch boxes, plates, bridges, or any other telephone or electrical wiring or equipment.

The general contractor shall carefully remove existing wall covering as shown on the architectural drawings, finishing schedule and patch wall surface underneath as required to receive paint and/or new wall covering. The architect and tenant shall inspect and approve all patched surfaces prior to application of finish paint and/or new wall covering.

All "existing to remain" existing relocated, or new items installed by the general contractor, in addition to being amply protected throughout the period of construction, be thoroughly cleaned to the satisfaction of the architect prior to being turned over to the tenant.

All defective baseboards shall be removed, provide new to match. Refer to drawings for removal and/or relocation if required of hvac ducts, sprinkler heads, diffusers, exit lights, etc.

Upon completion of demolition work, the general contractor shall provide that all areas be left broom clean.

A hazardous materials report has been conducted by the owner and any and all asbestos removal procedures shall be adhered to according to all local and state regulations concerning such.

The general contractor shall check and verify all dimensions and conditions at the job site and notify the architect and tenant of any discrepancies between drawings and field conditions before commencing any work in order to clarify these conditions.

Existing items on the job site (i.e. light fixtures, furniture, etc.) not being reused shall be turned over to the tenant or as otherwise directed by the architect.

In all areas where demolition causes unevenness or voids in floor, the general contractor shall patch to level floor with existing slab and/or required surface to receive new finished floor.

Patching and Cutting:

The General Contractor shall survey all existing finished surfaces to include corner beads, stops, existing construction to remain, etc. for chips, cracks, holes, damaged surfaces and any other surfaces and defects causing an appearance different from a new finished first-class installation. These defective surfaces shall be repaired, or if beyond repairing, then the General Contractor shall remove existing and install new surfaces to the satisfaction of the Architect.

Construction:
Unless otherwise specified in these documents, all openings in wall shall receive (2)2x4 wood headers. This includes, but is not limited to, all doors and windows.

All walls and ceilings shall receive 1/2" thick, tapered edge gypsum wall board, except Bathrooms, which shall receive 1/2" thick moisture resistant wall board and/or 1/2" thick "Hardboard", in accordance with finishes selected by the Owner. Such variations shall be coordinated by the Contractor with the Owner.

All interior surfaces shall be taped three (3) times and sanded smooth for paint.

All windows, doors and transition spaces (i.e. openings without doors) shall receive a paint grade colonial wood trim as selected by the Owner, and approved by the Architect.

All interior walls and ceilings shall receive 1 coat of latex primer and two coats of latex flat finish house paint. Colors as selected by the Owner. Paint as manufactured by "Benjamin Moore", or approved equal.

All interior wood trim shall receive 1 coat of latex primer and 2 coats of latex semi-gloss flat finish trim paint. Colors as selected by the Owner. Paint as manufactured by "Benjamin Moore", or approved equal.

All exterior wood shall be painted. All surfaces shall receive 1 coat of exterior oil primer, and 2 coats of exterior oil house or trim paint. All surfaces shall receive a "White" finish. Paint as manufactured by "Benjamin Moore", or approved equal.

All existing exterior wood trim shall be painted. All surfaces shall receive 1 coat of exterior oil primer, and 2 coats of exterior oil house or trim paint. All surfaces shall receive a "White" finish. Paint as manufactured by "Benjamin Moore", or approved equal.

Windows shall be as manufactured by "Andersen Windows". Units as specified in the drawings. All new units shall be ordered with the appropriate grilles (as demonstrated in the drawings), insect screens, extension jams and standard hardware.

In accordance with the International Energy Code, all habitable spaces shall have a secondary opening for emergency egress use. The opening shall have a minimum clear opening area of no less than four (4) square feet, with no less than an eighteen (18) inch width clear opening. The bottom of the required openings shall be no higher than 3'-6" above the finished floor in all above grade stories, and no higher than 4'-6" above the finished floor, where required, in basement or cellar spaces.

All glazing on doors, fixed side panels adjoining doors, interior partitions, and where glazing extends to 18" or less of a floor level shall be tempered safety glass, and shall have window guards, if the unit is operable.

New asphalt roofing to shall match the existing in color in size. Contractor to submit sample to the Owner for their approval.

Insulation as manufactured by Owens Corning. Thickness as specified in drawings.

Unless otherwise noted, all dimensions for partitions are from finish material-to-finish material.

All flashing shall be aluminum or copper, unless specified otherwise.

The new Construction depicted in these plans and specifications comply with the minimum standards of the New York State Energy Conservation Code.

JOSEPH R. CROCCO - ARCHITECT

Asbestos Removal

The Architect shall not be responsible for the uncovering of, or identification thereof, any asbestos, asbestos-related materials, lead, lead-paint or any other pollutants of any kind. The Architect is not responsible for the performance of any services in connection with or related to such materials, and the Contractor shall retain an expert(s) to arrange for the prompt identification of, and the removal or treatment of such potentially harmful materials, and indemnify and hold the Architect and its consultants harmless from any claims, injuries or expenses incurred by Architect in any manner related to the existence of such materials on the project.

Ceiling/Floor Draftslapping

Dropped ceilings below wood joists or attached directly to wood floor framing shall be draftstopped with 1/2" drywall or 3/8" plywood at 1000 sq.ft. intervals and parallel to framing members.

Fireslapping

Fireslapping consisting of 2" lumber, minimum 23/32" structural panel or approved non-combustible materials shall be provided at the ceiling line in concealed spaces of stud walls/partitions, including turned or studed-off spaces of concrete foundation walls and at soffits, dropped ceilings and similar spaces.

Smoke Detectors

AC powered UL listed smoke detectors with battery backup shall be placed throughout the dwelling unit. All detectors within the dwelling shall be interconnected and hard wired so that the activation of any alarm will sound all alarms throughout the house.

Exception: Detector locations in existing areas shall not be required to be interconnected and hard wired where the alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space, or basement available which could provide access for hard wiring and interconnection without the removal of interior finishes.

Smoke detectors shall be placed in the following locations:
Floor levels with bedrooms: A smoke detector is required in each bedroom and one centrally located detector is required outside of a group of bedrooms in the hall way.
Floor level without bedrooms: A smoke detector is required adjacent to the stair.

Carbon Monoxide Detectors

A carbon monoxide alarm shall be installed in each of the following locations:
Within 10 ft. of any bedroom and shall have a digital readout.

When more than one carbon monoxide alarm is required to be installed within an individual dwelling unit, the alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all sleeping areas over background noise levels with all intervening doors closed. (Exception: Interconnection is not required where carbon monoxide alarms are permitted to be battery operated in accordance with section R310.4.2.)

All carbon monoxide alarms shall be listed and labeled as complying with UL 2034 or CAN/CSA 614, and shall be installed in accordance with the manufacturer's installation instructions and New York State Code.

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND SPEED	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS
			WEATHERING	FROST LINE DEPTH	TERMITE	DECAY			
30 PSF	120	C	SEVERE	3'-6"	MODERATE TO HEAVY	MODERATE TO SEVERE	7°	YES	NO

CODE INFORMATION

TYPE	APPLICABLE CODES	
ARCHITECTURAL	2015 RESIDENTIAL IBC w/ NYS SUPPLEMENT	
MECHANICAL	2015 RESIDENTIAL IBC w/ NYS SUPPLEMENT	
PLUMBING	2015 RESIDENTIAL IBC w/ NYS SUPPLEMENT	
FIRE PROTECTION	2015 RESIDENTIAL IBC w/ NYS SUPPLEMENT	
ELECTRICAL	2015 RESIDENTIAL IBC w/ NYS SUPPLEMENT	
ENERGY	2015 RESIDENTIAL IBC w/ NYS SUPPLEMENT	
CATEGORY	REQUIREMENT	REFERENCE
CLASSIFICATION OF WORK	ALTERATION - LEVEL 2	SECTION 405
OCCUPANCY CLASSIFICATION	GROUP R-3-SINGLE FAMILY	SECTION 310
CONSTRUCTION CLASSIFICATION	TYPE 5B - WOOD FRAME	SECTION 601

SYMBOLS LEGEND

	INTERIOR WALL: NEW 2x4 WOOD STUDS @ 16"oc. w/ 5/8" GYP. BD. EA. SIDE
	EXTERIOR WALL: NEW 2"x6" WD. STUDS @ 16"oc. w/ R-21 BATT. INSUL., 1/2" GDS FLYND SHEATHING, TYVEK, HARDI PLANK, 1" AIR SPACE & 5/8" INT. GYP. BD. WALL FIN.
	WALL TO BE REMOVED
	NEW DOOR, NUMBER INDICATES WIDTH & HEIGHT
	NEW CERAMIC TILE
	NEW HARD WIRED OR BATT. CARBON MONOXIDE DETECTOR w/ DIGITAL READOUT
	NEW HARD WIRED OR BATT. SMOKE DETECTOR
	NEW HARD WIRED HEAT DETECTOR
	100 CFM EXHAUST FAN VENTED TO EXTERIOR

DESIGN FLOOR LOADS

FIRST FLOOR	40 LBS LIVE LOAD
SECOND FLOOR	40 LBS LIVE LOAD
ATTIC FLOOR	20 LBS LIVE LOAD
ROOF	40 LBS LIVE LOAD
DECK	40 LBS LIVE LOAD

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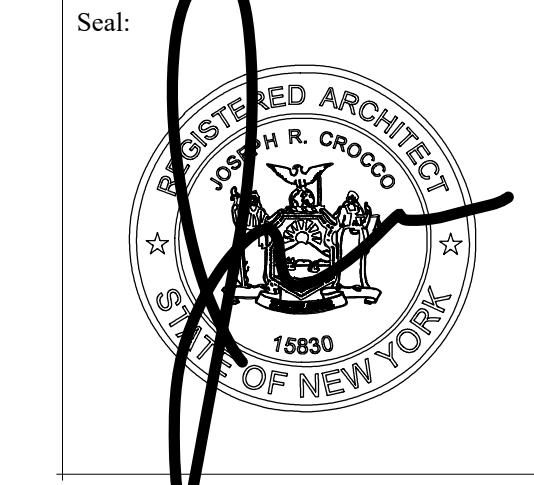
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FOR PERMIT 06.03.20

REVISION DATE



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4 macedonald avenue, suite 5
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PROPOSED ALTERATION

4 GINA LANE
ARMONK, NY

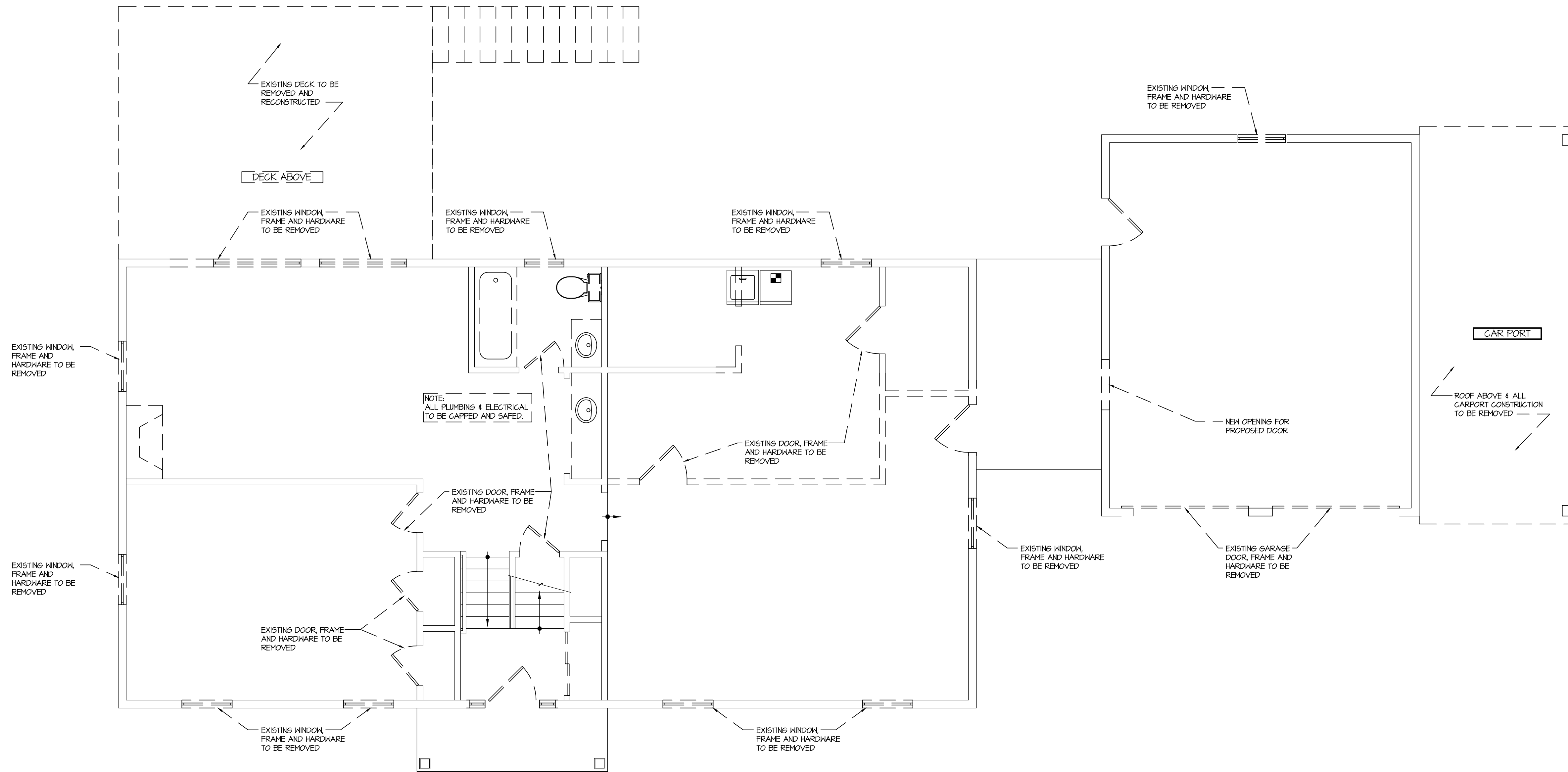
Dwg. Name: TITLE SHEET

Project No:
20014

Date:
MAY 22, 2020

Sheet Number:

A-1



1
A-2
EXISTING/DEMO BASEMENT FLOOR PLAN
SCALE: 1/4"=1'-0"

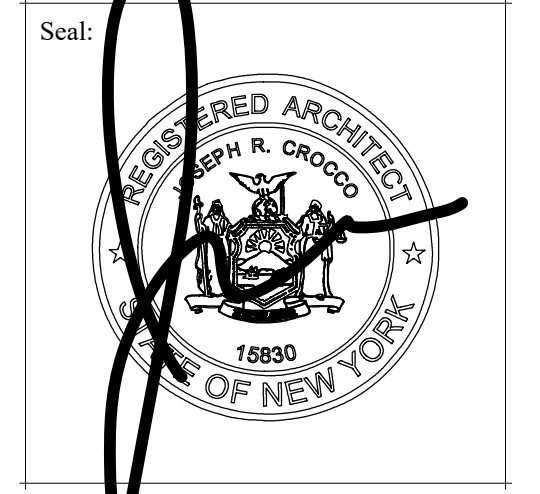
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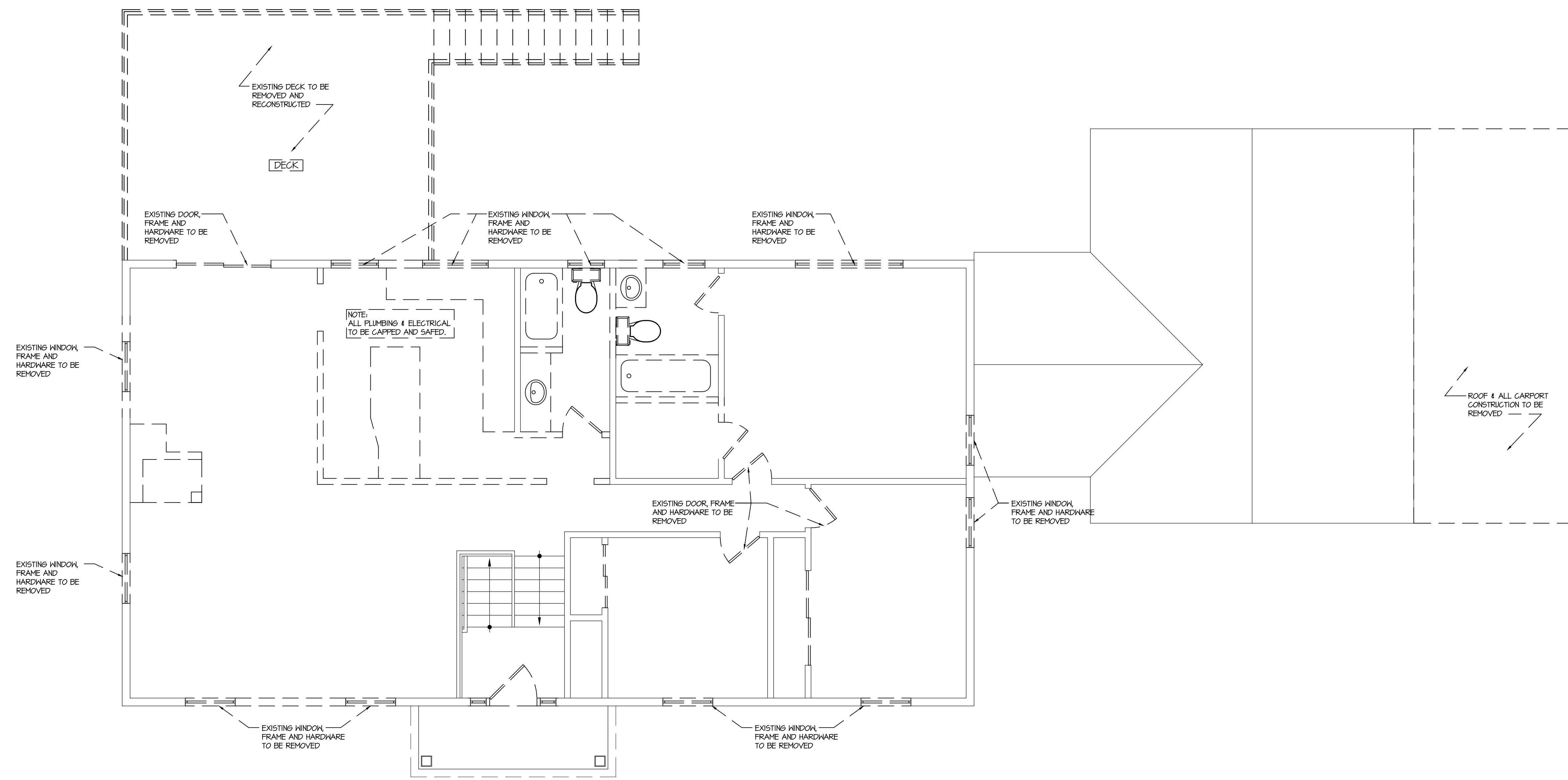


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**PROPOSED
ALTERATION**
4 GINA LANE
ARMONK, NY

Dwg. Name:
**BASEMENT
DEMO PLAN**

Project No:
20014
Date:
MAY 22, 2020
Sheet Number:
A-2



NOTE:
ALL PLUMBING & ELECTRICAL
TO BE CAPPED AND SAFED.

1
A-3
EXISTING/DEMO FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

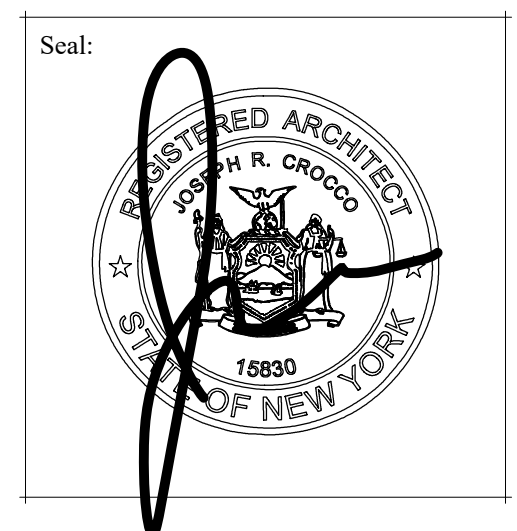
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FOR PERMIT	06.03.20
REVISION	DATE



|||

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**PROPOSED
ALTERATION**

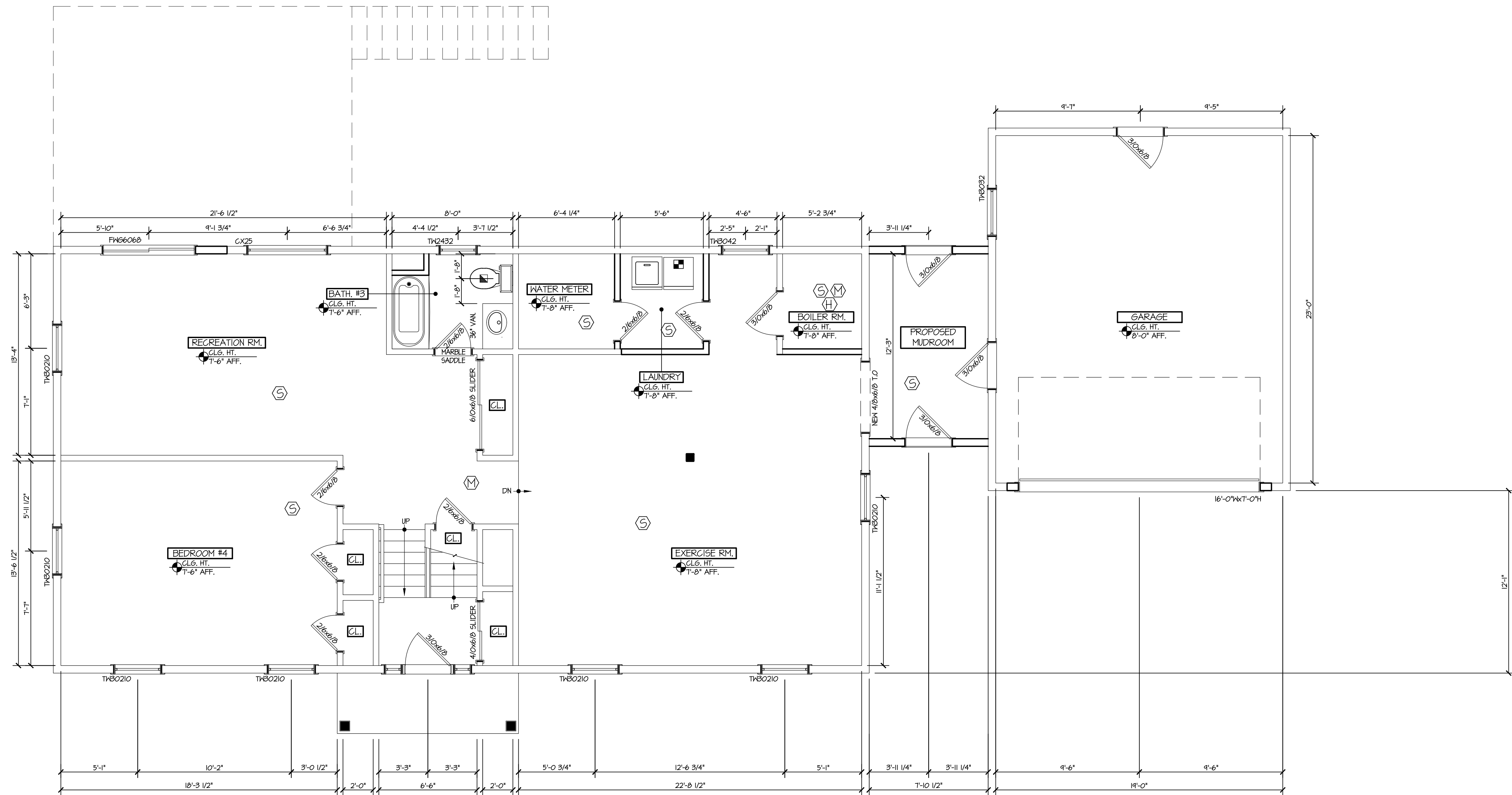
4 GINA LANE
ARMONK, NY

Dwg. Name:
**FIRST FLOOR
DEMO PLAN**

Project No:
20014

Date:
MAY 22, 2020

Sheet Number:
A-3



1
A-4 PROPOSED BASEMENT FLOOR PLAN
SCALE: 1/4"=1'-0"

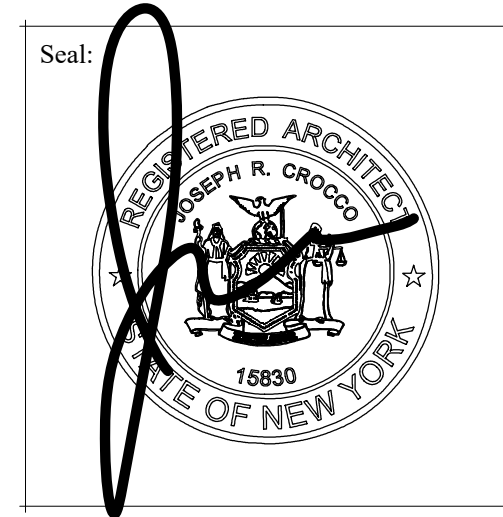
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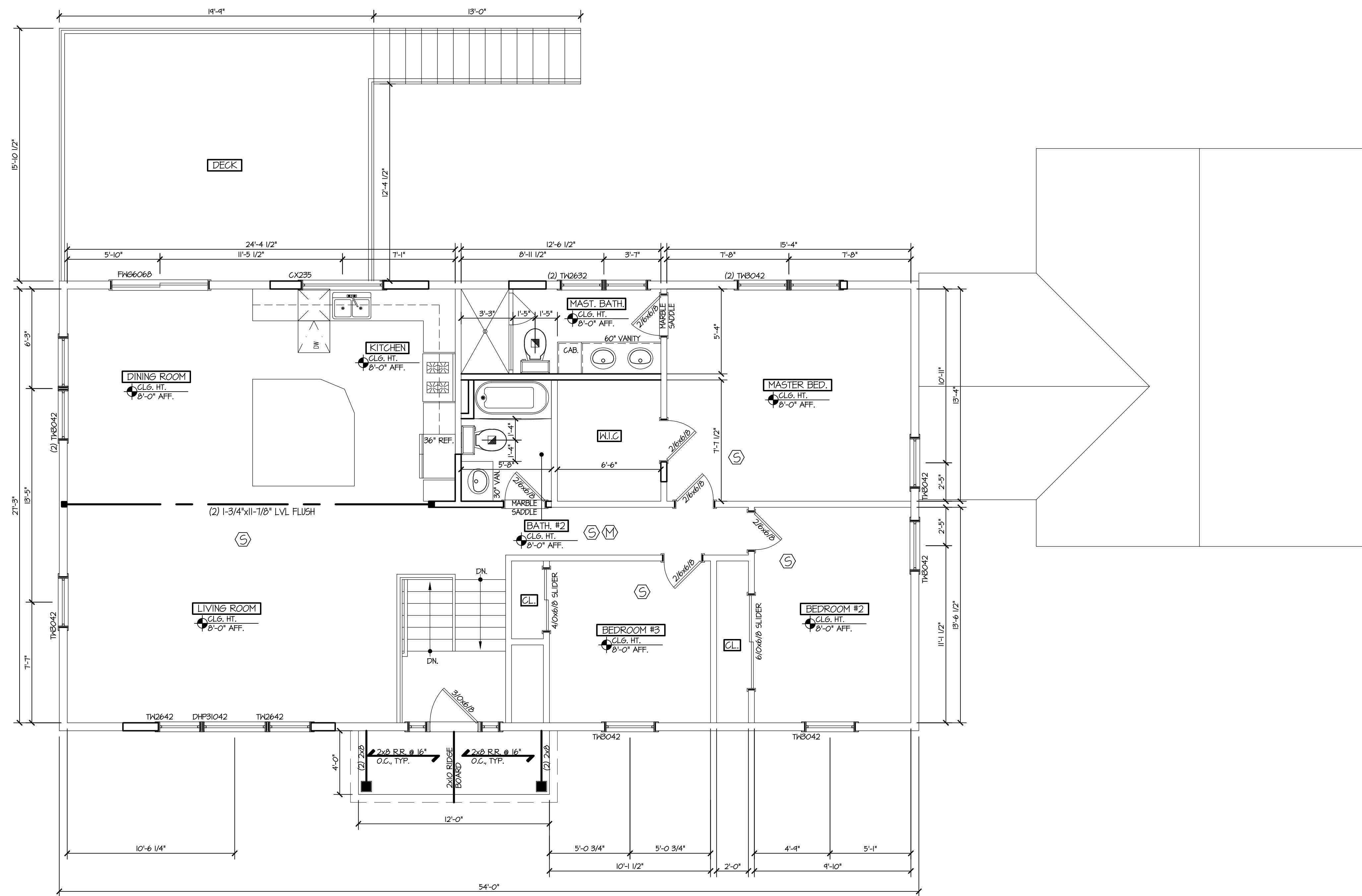


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PROPOSED ALTERATION
4 GINA LANE
ARMONK, NY

Dwg. Name:
PROPOSED BASEMENT FLOOR PLAN

Project No: 20014	Sheet Number: A-4
Date: MAY 22, 2020	



1
A-5 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

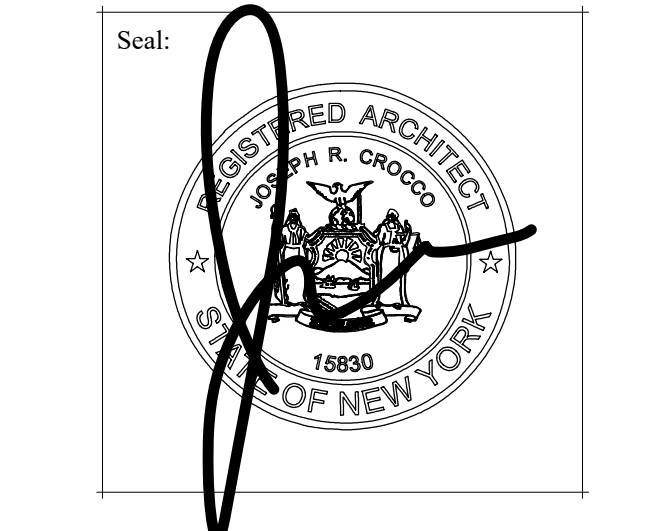
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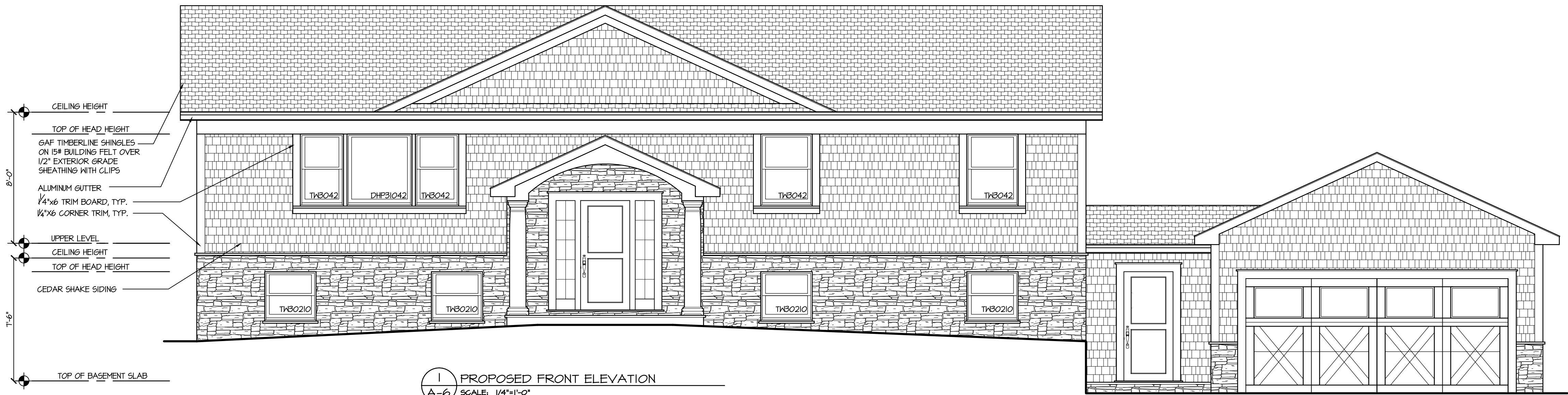


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PROPOSED ALTERATION
4 GINA LANE
ARMONK, NY

Dwg. Name:
PROPOSED FIRST FLOOR PLAN

Project No: 20014
Date: MAY 22, 2020
Sheet Number:
A-5



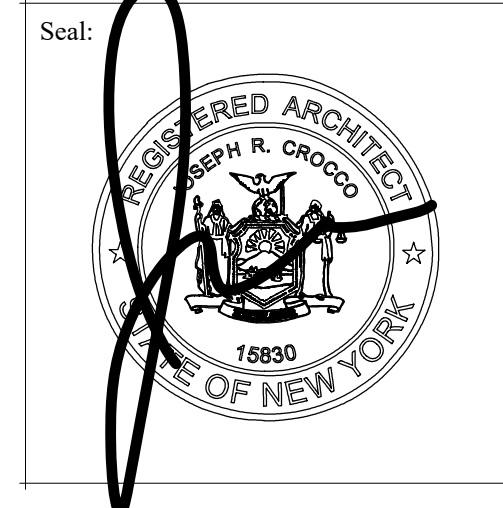
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REVISION	DATE

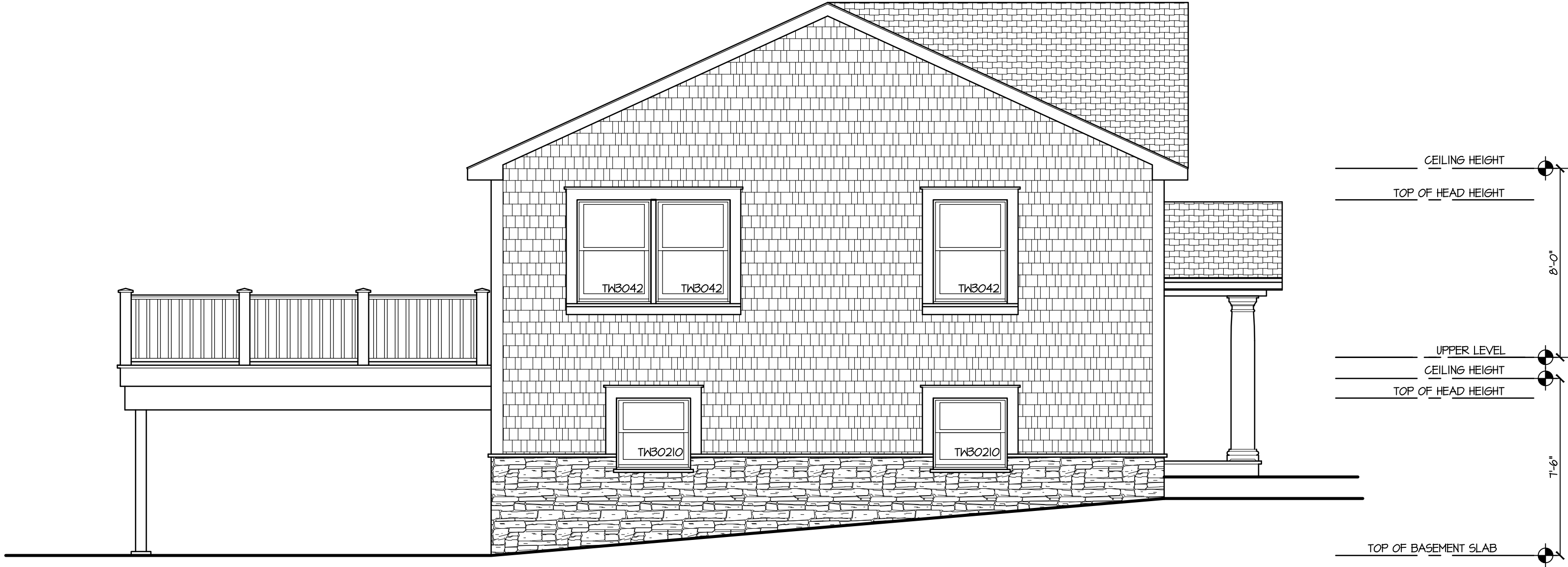


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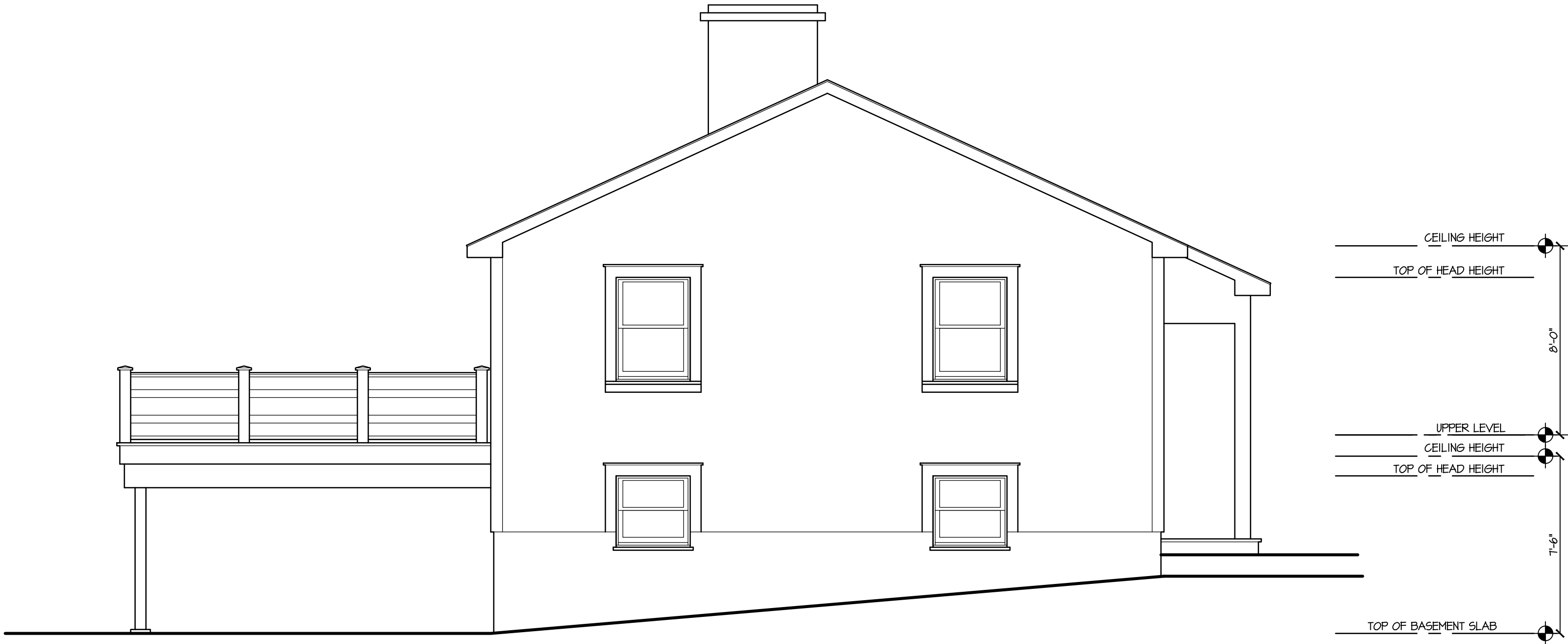
PROPOSED ALTERATION
4 GINA LANE
ARMONK, NY

Dwg. Name:
FRONT ELEVATION

Project No: 20014	Sheet Number: A-6
Date: MAY 22, 2020	



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



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

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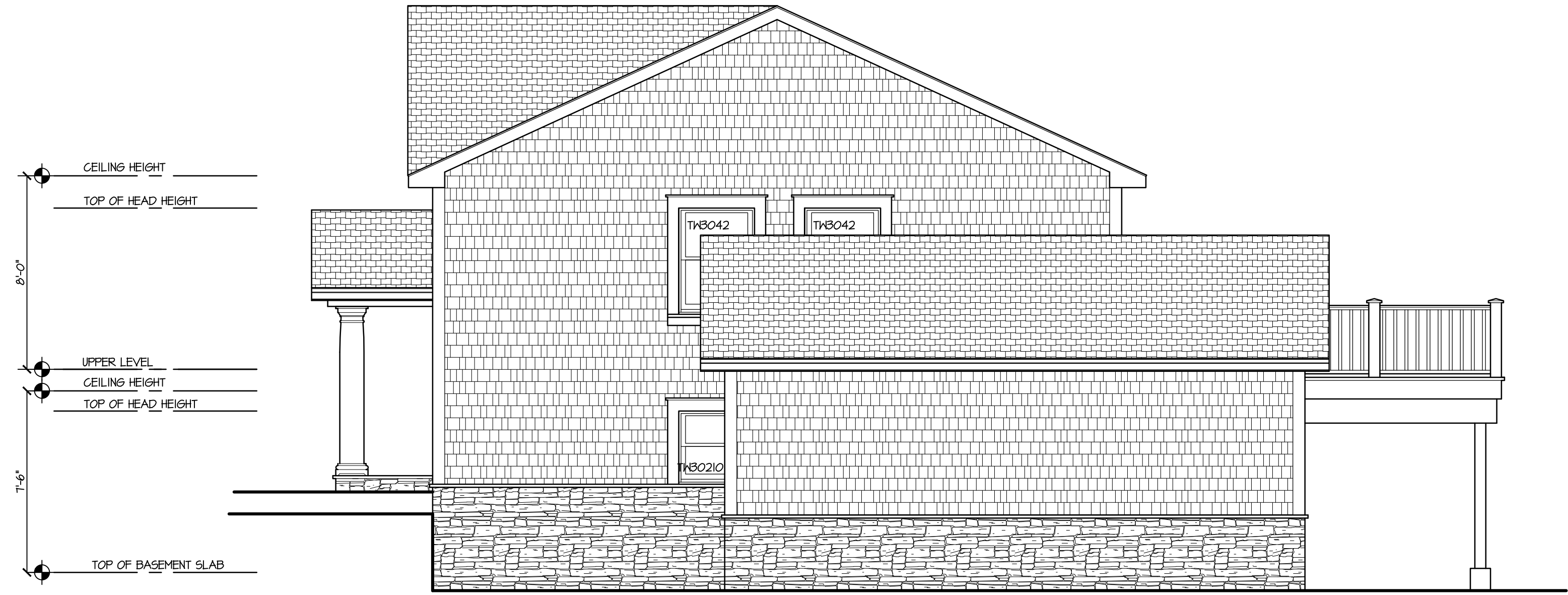


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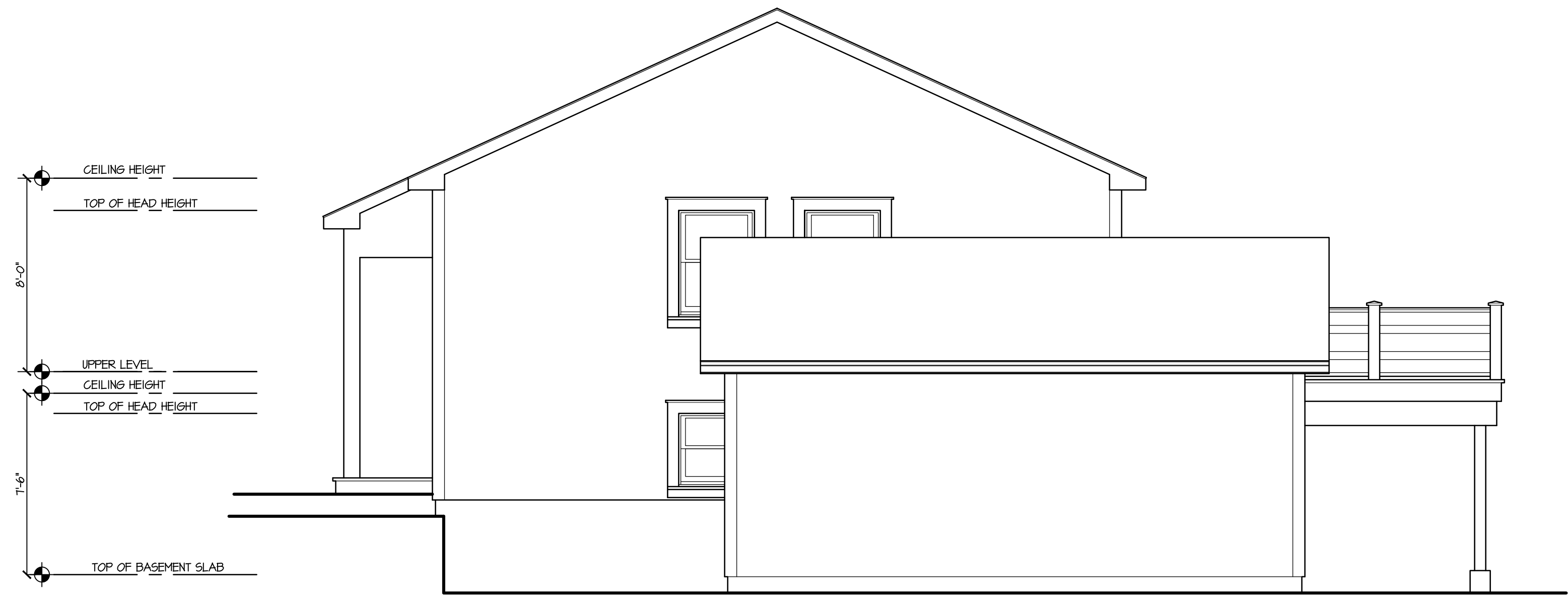
PROPOSED ALTERATION
4 GINA LANE
ARMONK, NY

Dwg. Name: **LEFT SIDE ELEVATION**

Project No: 20014	Sheet Number: A-7
Date: MAY 22, 2020	



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



2 EXISTING RIGHT SIDE ELEVATION
A-B SCALE: 1/4"=1'-0"

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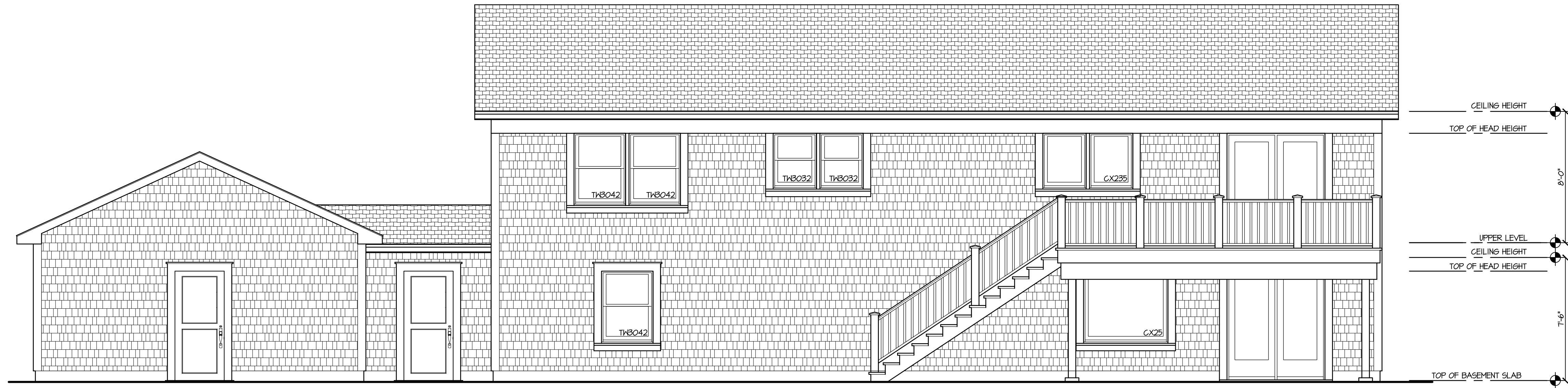
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PROPOSED ALTERATION
4 GINA LANE
ARMONK, NY

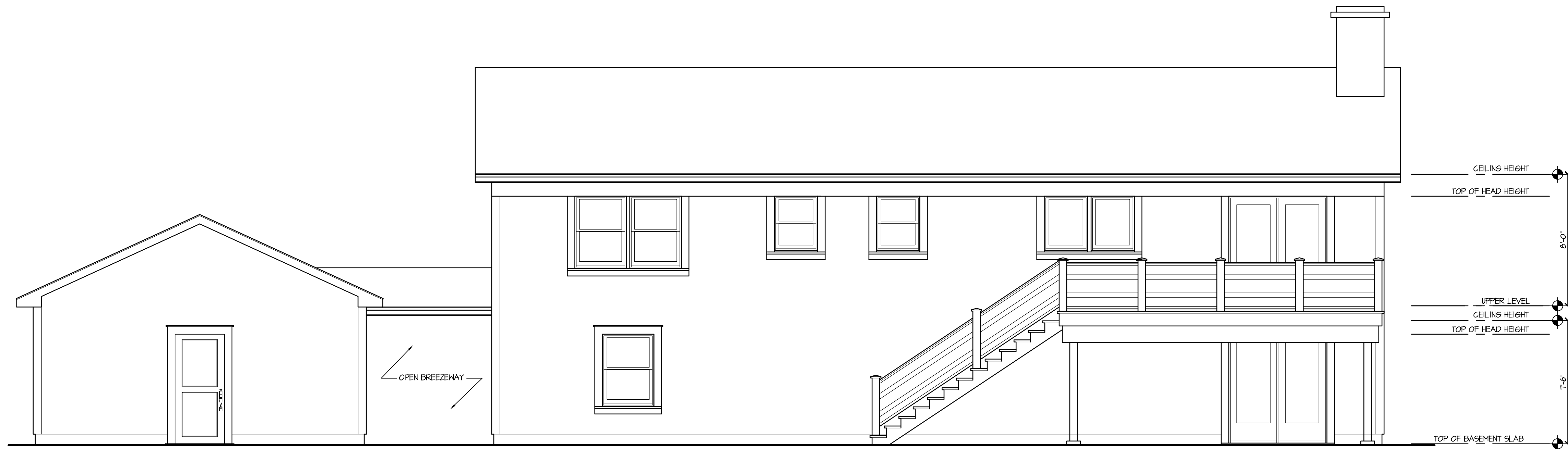
Dwg. Name: **RIGHT SIDE ELEVATION**

Project No:
20014
Date:
MAY 22, 2020

Sheet Number:
A-8



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



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

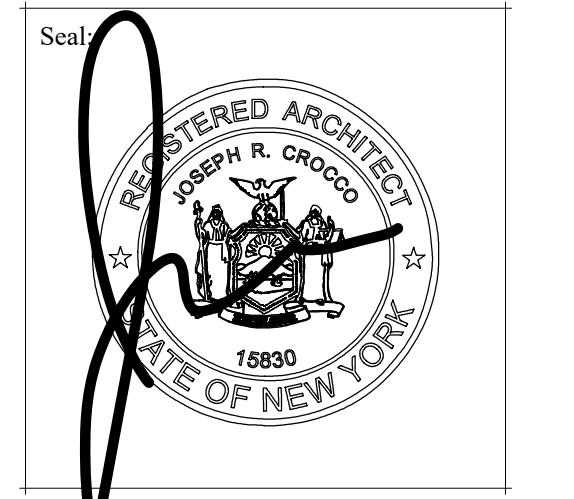
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joseph r. crocco
architects

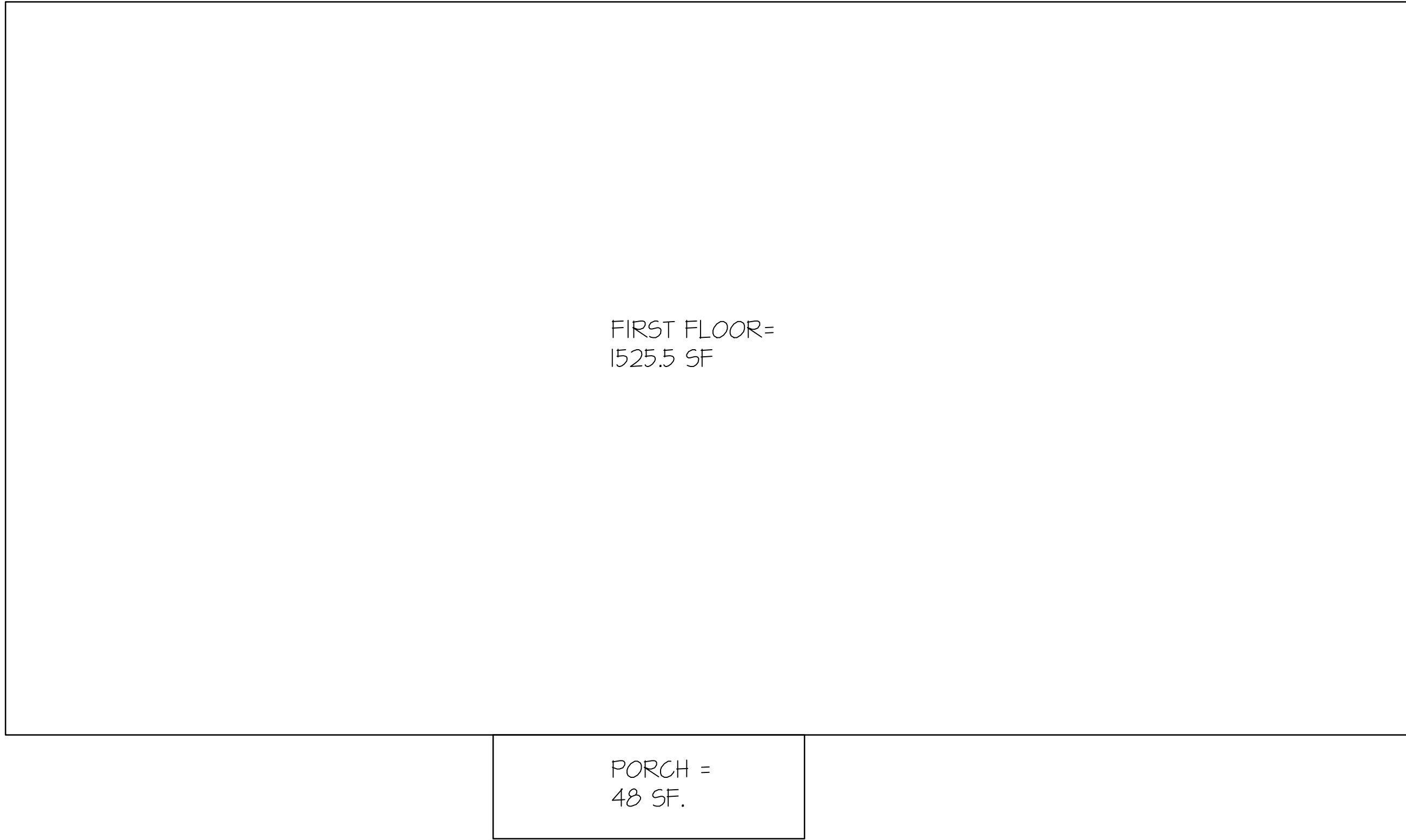
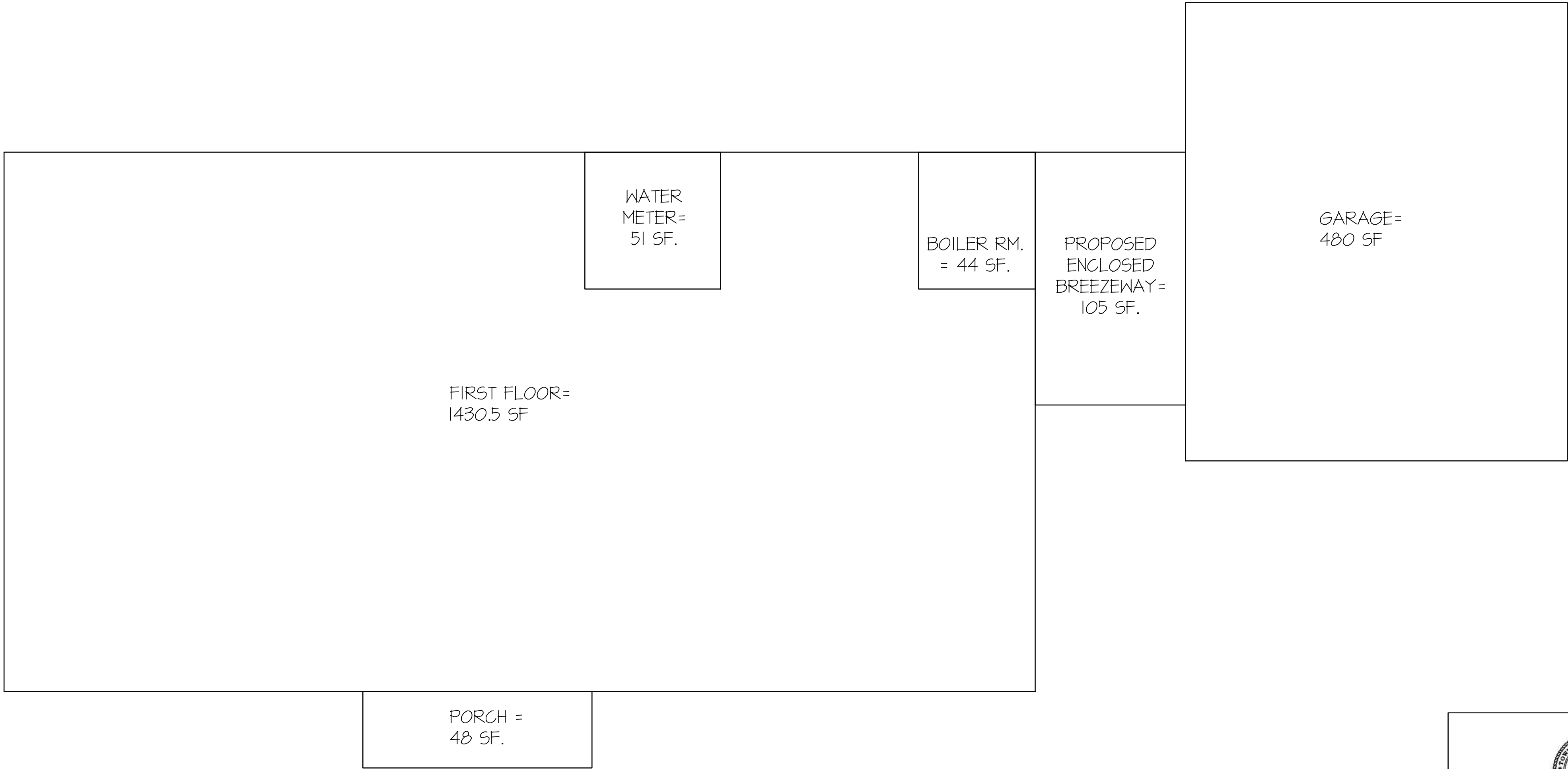
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**PROPOSED
ALTERATION**

4 GINA LANE
ARMONK, NY

Dwg. Name:
REAR ELEVATION

Project No: 20014	Sheet Number: A-9
Date: MAY 22, 2020	



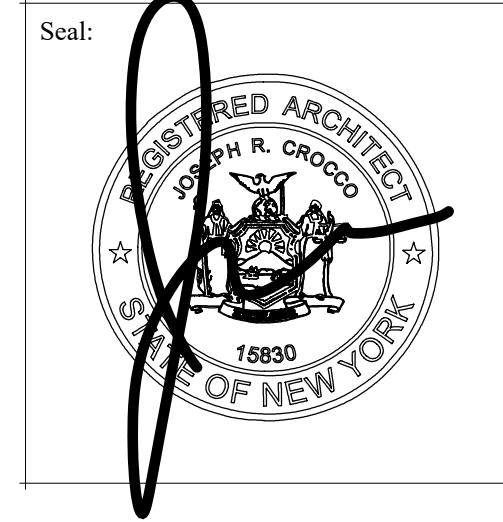
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THE ARCHITECT WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHER'S FAILURE TO OBTAIN AND/OR FOLLOW THE ARCHITECT'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

FOR PERMIT 06.03.20
REVISION DATE



joseph r. crocco architects

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armonk, new york 10504
(914) 273-2774 fax (914) 273-2776

PROPOSED ALTERATION

4 GINA LANE
ARMONK, NY

Dwg. Name:
FLOOR AREA WORKSHEET

Project No:
20014

Date:
MAY 22, 2020

Sheet Number:
A-10

 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: 4 GINA LANE Date: 06/03/20

Tax Map Designation or Proposed Lot No.: _____

Floor Area

1.	Total Lot Area (Net Lot Area for Lots Created After 12/13/06):	<u>81,225 SF.</u>
2.	Maximum permitted floor area (per Section 213-22.2B):	<u>101,26 SF.</u>
3.	Amount of floor area contained within first floor: <u>1525.5 SF.</u> existing + <u>0 SF.</u> proposed =	<u>1525.5 SF.</u>
4.	Amount of floor area contained within second floor: <u>0 SF.</u> existing + <u>0 SF.</u> proposed =	<u>0 SF.</u>
5.	Amount of floor area contained within garage: <u>480 SF.</u> existing + <u>0 SF.</u> proposed =	<u>480 SF.</u>
6.	Amount of floor area contained within porches capable of being enclosed: <u>48 SF.</u> existing + <u>0 SF.</u> proposed =	<u>48 SF.</u>
7.	Amount of floor area contained within basement (if applicable – see definition): <u>1430.5 SF.</u> existing + <u>105 SF.</u> proposed =	<u>1535.5 SF.</u>
8.	Amount of floor area contained within attic (if applicable – see definition): <u>0 SF.</u> existing + <u>0 SF.</u> proposed =	<u>0 SF.</u>
9.	Amount of floor area contained within all accessory buildings: <u>0 SF.</u> existing + <u>0 SF.</u> proposed =	<u>0 SF.</u>
10.	Proposed floor area: Total of Lines 3 – 9 =	<u>3584 SF.</u>

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.

Signature and Seal of Professional Preparing Worksheet: _____ Date: _____