

ALFONZETTI ENGINEERING, P.C.

1100 Route 52, Carmel, N.Y. 10512

(845) 228-9800

Info@AlfonzettiEng.com

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

August 3, 2020

Re: 4 Shoemaker Lane/Wampus Mills Lot 5
Town of North Castle

Adam:

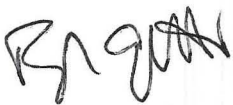
Please find enclosed the following:

- One (1) full size plan entitled "Site Plan, dated August 10, 2018, revised July 9, 2020, Lot 5 Wampus Mills Subdivision, Town of North Castle, Westchester County, NY."
- One (1) full size plan entitled "Landscape Plan, Lot 5-Wampus Mills Subdivision, 4 Shoemaker Lane, dated March 24, 2020, revised March 29, 2020.
- One (1) copy of Application for Site Development Plan Approval.
- One (1) copy of the Gross Land Coverage Worksheet, and backup exhibit.
- Check No. 1094, made out to the Town of North Castle, for the amount \$1400.00
- Check No. 1095, made out to the Town of North Castle, for the amount \$250.00

We are requesting placement on the next planning Board agenda.

Please call if there are any questions.

Thank You,



Ralph Alfonzetti
ALFONZETTI ENGINEERING, P.C.



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

Wampus Mills Subdivision - Lot 5

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

Name of Property Owner: <u>Madonna Enterprises, LLC</u>		
Mailing Address: <u>7 Spruce Hill Ct, Pleasantville, NY</u>		
Telephone: <u>(914) 557 4695</u>	Fax: _____	e-mail <u>fm@madentny.com</u>
Name of Applicant (if different): <u>Same as above.</u>		
Address of Applicant: <u>Same as above.</u>		
Telephone: _____	Fax: _____	e-mail _____
Interest of Applicant, if other than Property Owner: _____		
Is the Applicant (if different from the property owner) a Contract Vendee? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
If yes, please submit affidavit stating such. If no, application cannot be reviewed by Planning Board		
Name of Professional Preparing Site Plan: <u>Ralph Alfonzetti, P.E.</u>		
Address: <u>1100 Route 52, Carmel, NY 10512</u>		
Telephone: <u>(845) 228 9800</u>	Fax: _____	e-mail <u>info@alfonzettieng.com</u>
Name of Other Professional: _____		
Address: _____		
Telephone: _____	Fax: _____	e-mail _____
Name of Attorney (if any): <u>Kory Salomone</u>		
Address: <u>501 Marble Ave, Pleasantville, NY 10570</u>		
Telephone: <u>(914) 219 0789</u>	Fax: <u>(914) 709 4605</u>	e-mail <u>kl@ksalomonelaw.com</u>

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.

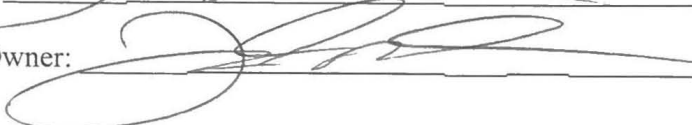
It is further acknowledged by the Applicant that all bills for the professional review services shall be mailed to the Applicant, unless the Town is notified in writing by the Applicant at the time of initial submission of the application that such mailings should be sent to a designated representative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

Signature of Applicant:



Date: 8/3/2020

Signature of Property Owner:



Date: 8/3/2020

MUST HAVE BOTH SIGNATURES

II. IDENTIFICATION OF SUBJECT PROPERTY

Street Address: 4 Shoemaker Lane, Armonk, NY 10504

Location (in relation to nearest intersecting street):

497 feet (north) south, east of (west) of Sands Mill Road

Abutting Street(s): Armonk - Mt Kisco Road Main Street - Route 128

Tax Map Designation (NEW): Section 101.03 Block 2 Lot 7.5

Tax Map Designation (OLD): Section 101.03 Block 2 Lot 7

Zoning District: R-1A Total Land Area 1.52 AC

Land Area in North Castle Only (if different) _____

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

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

The boundary of any city, town or village?

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

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

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

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

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

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

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

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

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

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

No X Yes _____

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

III. DESCRIPTION OF PROPOSED DEVELOPMENT

Proposed Use: Residential

Gross Floor Area: Existing 4,884 S.F. Proposed 0.0 S.F.

Proposed Floor Area Breakdown:

Retail 0.0 S.F.; Office 0.0 S.F.;

Industrial 0.0 S.F.; Institutional 0.0 S.F.;

Other Nonresidential 0.0 S.F.; Residential 0.0 S.F.;

Number of Dwelling Units: 1

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

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

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

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

Areas of special flood hazard? No X Yes _____

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

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

No X Yes _____

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

Town-regulated wetlands? No X Yes _____

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

State-regulated wetlands? No X Yes _____

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

IV. SUBMISSION REQUIREMENTS

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

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

(continued next page)

V. INFORMATION TO BE INCLUDED ON SITE DEVELOPMENT PLAN

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

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

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

Legal Data:

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

Existing Conditions Data:

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

Proposed Development Data:

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

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

Short Environmental Assessment Form

Part 1 - Project Information

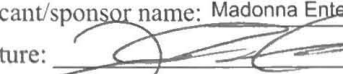
Instructions for Completing

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

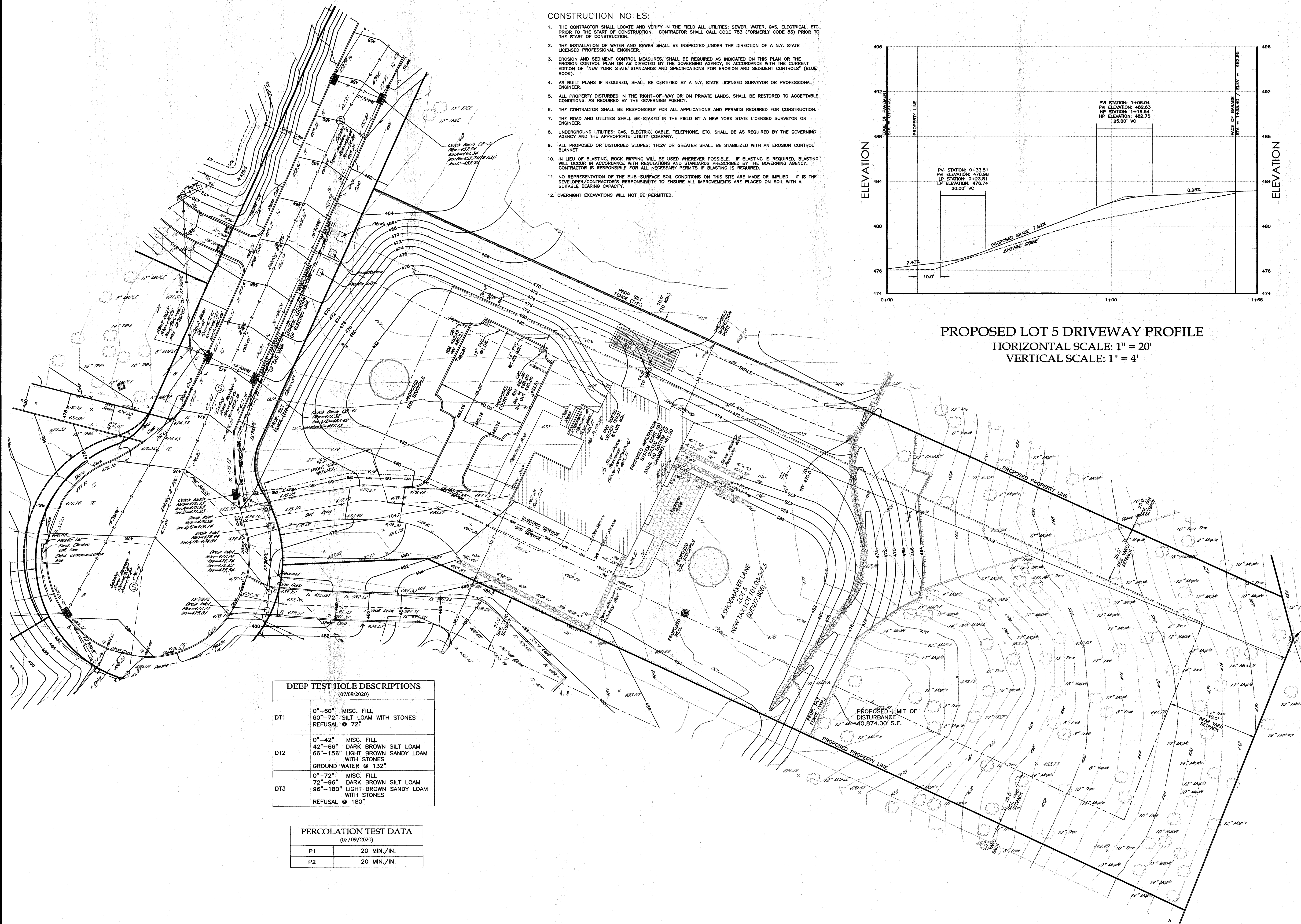
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information							
Madonna Enterprises, LLC							
Name of Action or Project: Wampus Mills Subdivision - Lot 5							
Project Location (describe, and attach a location map): 4 Shoemaker Lane, Armonk, NY 10504							
Brief Description of Proposed Action: Applicant is pursuing the addition of a motorcourt to the previously approved site plan.							
Name of Applicant or Sponsor: Frank Madonna		Telephone: (914) 557 4695					
		E-Mail:					
Address: 7 Spruce Hill Ct							
City/PO: Pleasantville		State: NY	Zip Code: 10570				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </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> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </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"/>						
3.a. Total acreage of the site of the proposed action? _____ 1.52 acres b. Total acreage to be physically disturbed? _____ 0.94 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 2.02 acres							
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

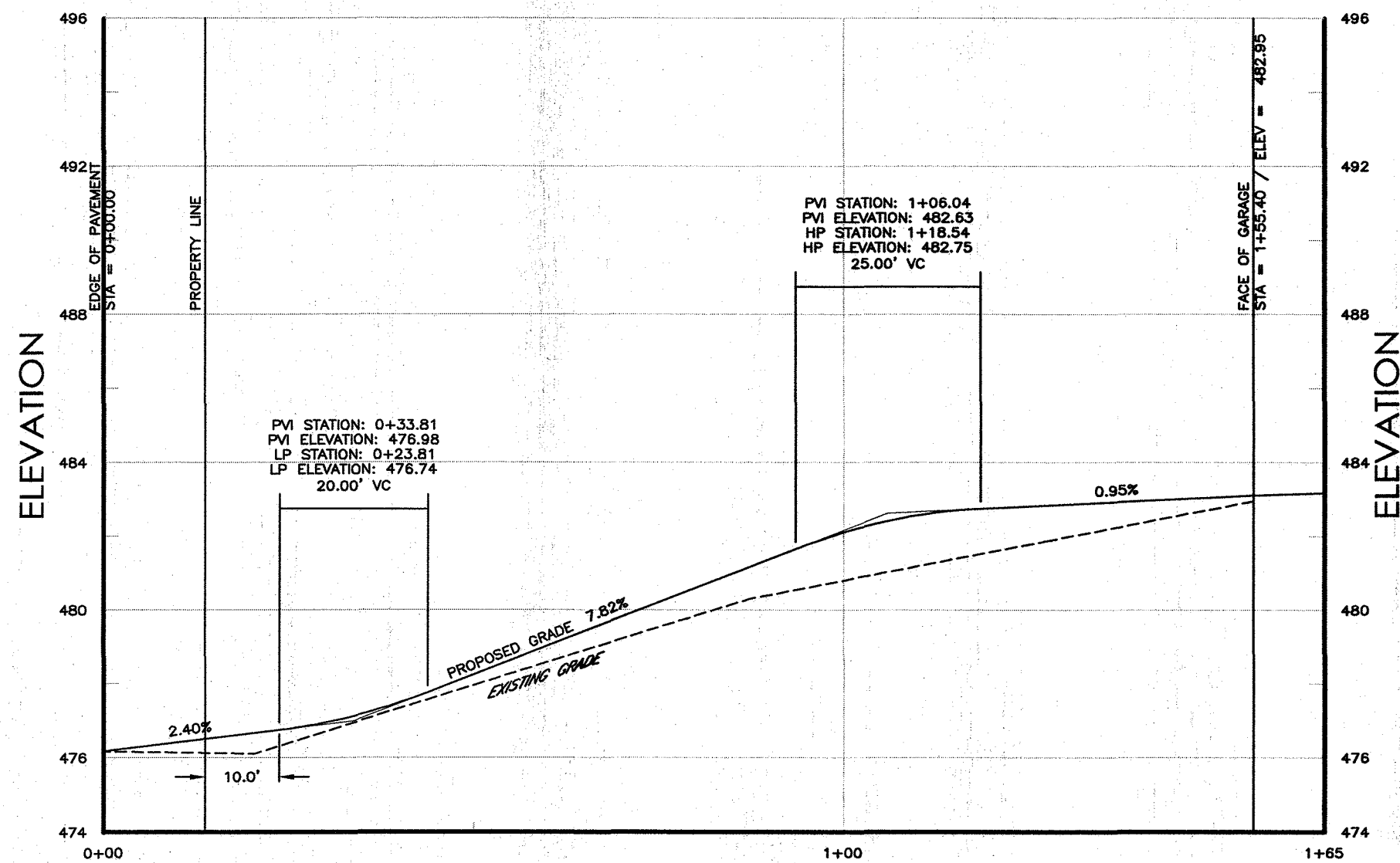
5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>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

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Madonna Enterprises, LLC</u> Date: <u>8/3/2020</u> Signature: <u></u>		

PRINT FORM



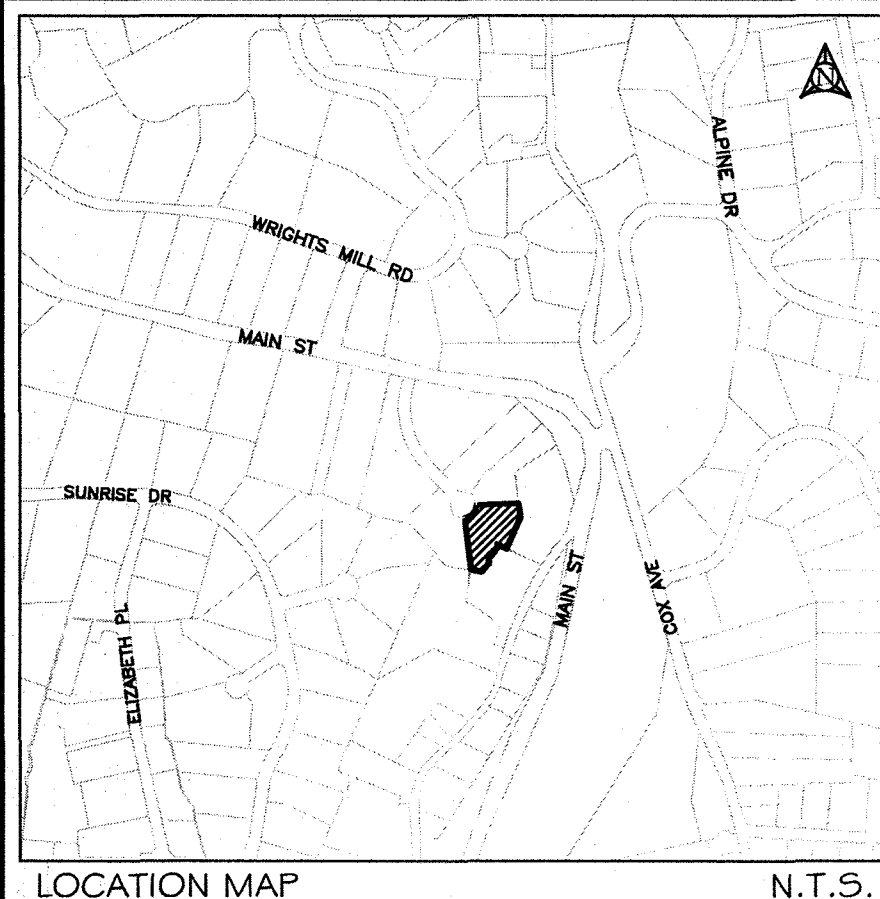
- CONSTRUCTION NOTES:
1. THE CONTRACTOR SHALL LOCATE AND VERIFY IN THE FIELD ALL UTILITIES: SEWER, WATER, GAS, ELECTRICAL, ETC. PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL CALL CODE 753 (FORMERLY CODE 63) PRIOR TO THE START OF CONSTRUCTION.
 2. THE INSTALLATION OF WATER AND SEWER SHALL BE INSPECTED UNDER THE DIRECTION OF A N.Y. STATE LICENSED PROFESSIONAL ENGINEER.
 3. EROSION AND SEDIMENT CONTROL MEASURES, SHALL BE REQUIRED AS INDICATED ON THIS PLAN OR THE EROSION CONTROL PLAN OR AS DIRECTED BY THE GOVERNING AGENCY, IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS" (BLUE BOOK).
 4. AS BUILT PLANS IF REQUIRED, SHALL BE CERTIFIED BY A N.Y. STATE LICENSED SURVEYOR OR PROFESSIONAL ENGINEER.
 5. ALL PROPERTY DISTURBED IN THE RIGHT-OF-WAY OR ON PRIVATE LANDS, SHALL BE RESTORED TO ACCEPTABLE CONDITIONS, AS REQUIRED BY THE GOVERNING AGENCY.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICATIONS AND PERMITS REQUIRED FOR CONSTRUCTION.
 7. THE ROAD AND UTILITIES SHALL BE STAKED IN THE FIELD BY A NEW YORK STATE LICENSED SURVEYOR OR ENGINEER.
 8. UNDERGROUND UTILITIES: GAS, ELECTRIC, CABLE, TELEPHONE, ETC. SHALL BE AS REQUIRED BY THE GOVERNING AGENCY AND THE APPROPRIATE UTILITY COMPANY.
 9. ALL PROPOSED OR DISTURBED SLOPES, 1:2V OR GREATER SHALL BE STABILIZED WITH AN EROSION CONTROL BLANKET.
 10. IN LIEU OF BLASTING, ROCK RIPPING WILL BE USED WHEREVER POSSIBLE. IF BLASTING IS REQUIRED, BLASTING WILL OCCUR IN ACCORDANCE WITH REGULATIONS AND STANDARDS PRESCRIBED BY THE GOVERNING AGENCY. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY PERMITS IF BLASTING IS REQUIRED.
 11. NO REPRESENTATION OF THE SUB-SURFACE SOIL CONDITIONS ON THIS SITE ARE MADE OR IMPLIED. IT IS THE DEVELOPER/CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL IMPROVEMENTS ARE PLACED ON SOIL WITH A SUITABLE BEARING CAPACITY.
 12. OVERNIGHT EXCAVATIONS WILL NOT BE PERMITTED.



PROPOSED LOT 5 DRIVEWAY PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 4'

DEEP TEST HOLE DESCRIPTIONS (07/09/2020)	
DT1	0"-60" MISC. FILL 60"-72" SILT LOAM WITH STONES REFUSAL @ 72"
DT2	0"-42" MISC. FILL 42"-66" DARK BROWN SILT LOAM 66"-156" LIGHT BROWN SANDY LOAM WITH STONES GROUND WATER @ 132"
DT3	0"-72" MISC. FILL 72"-96" DARK BROWN SILT LOAM 96"-180" LIGHT BROWN SANDY LOAM WITH STONES REFUSAL @ 180"

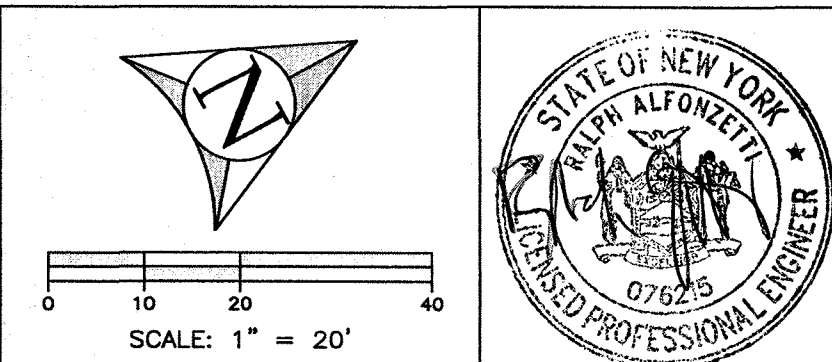
PERCOLATION TEST DATA (07/09/2020)	
P1	20 MIN./IN.
P2	20 MIN./IN.



ZONING TABLE		
ZONE: ONE FAMILY RESIDENCE DISTRICT ZONE "R-1A"		
TOTAL LOT AREA: 1.521 ACRES		
	REQUIRED/ PERMITTED	LOT 5 PROPOSED
MINIMUM LOT AREA	1 ACRE	1.521 ACRES
75% WETLAND AREA		0.000 ACRES
50% STEEP SLOPE AREA		0.213 ACRES
NET LOT AREA		1.308 ACRES
MINIMUM LOT FRONTAGE	125 FT	181.14 FT
MINIMUM LOT WIDTH	125 FT	159.3 FT
MINIMUM LOT DEPTH	150 FT	455.1 FT
FRONT YARD SETBACK	50 FT	104.0 FT
SIDE YARD SETBACK	25 FT	34.0 FT
REAR YARD SETBACK	40 FT	283.9 FT
MAXIMUM HEIGHT	30 FT	≤30 FT
MAXIMUM BUILDING COVERAGE	12%	4.84%
*MINIMUM 25 FEET REQUIRED ON A DEAD END ROAD WITH A TURNAROUND		

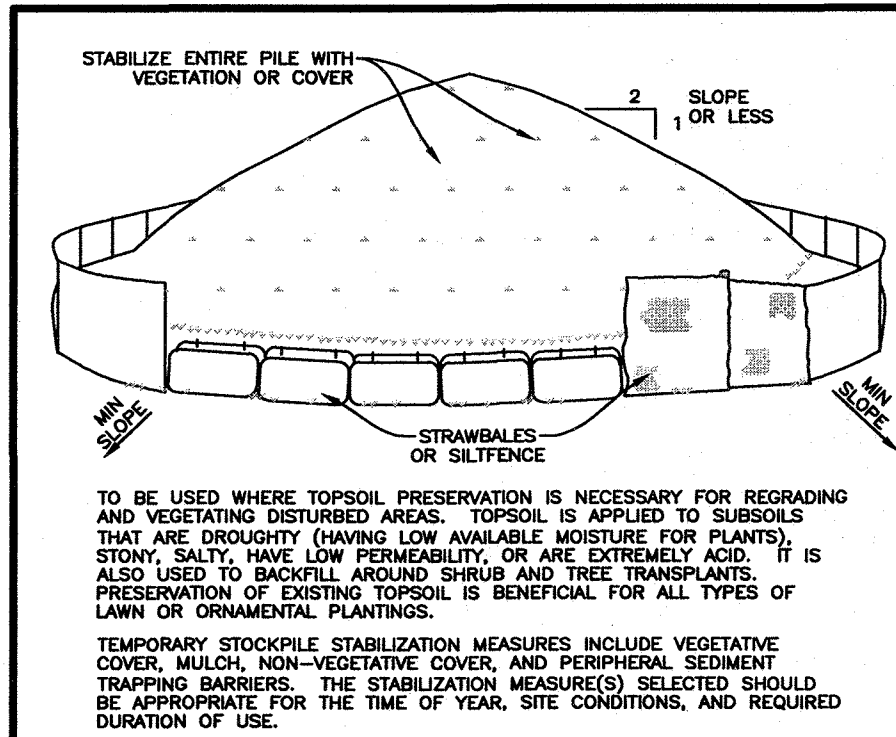
- NOTE:
1. FEATURES SHOWN HEREON ARE A COMBINATION OF A INTERIM AS-BUILT AND PROPOSED DESIGN.
 2. INTERIM AS-BUILT FEATURES TAKEN FROM SURVEY PLAN ENTITLED "AS BUILT WAMPUS MILL SUBDIVISION, SITUATED IN THE TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK, SCALE: 1" = 30' PREPARED BY TC MERRITS LAND SURVEYORS, DATED SEPTEMBER 6, 2019" FIELD SURVEY PERFORMED ON SEPTEMBER 5, 2019.

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 2209(2), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER ANY ITEM ON THIS PLAN IN ANY WAY. IF ANY ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

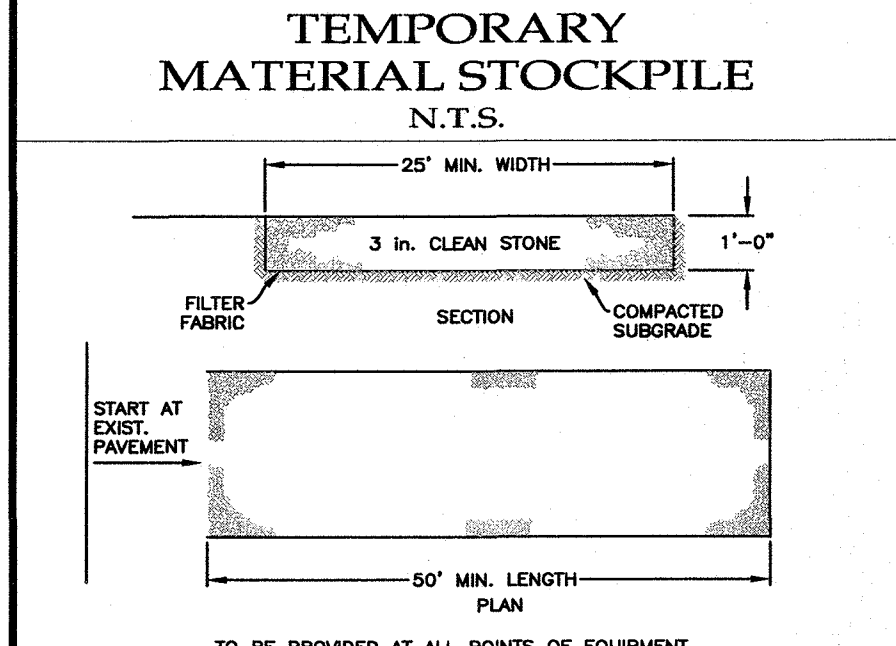


ALFONZETTI ENGINEERING, P.C.
1100 ROUTE 52, CARMEL, N.Y. 10512
845 - 228 - 9800

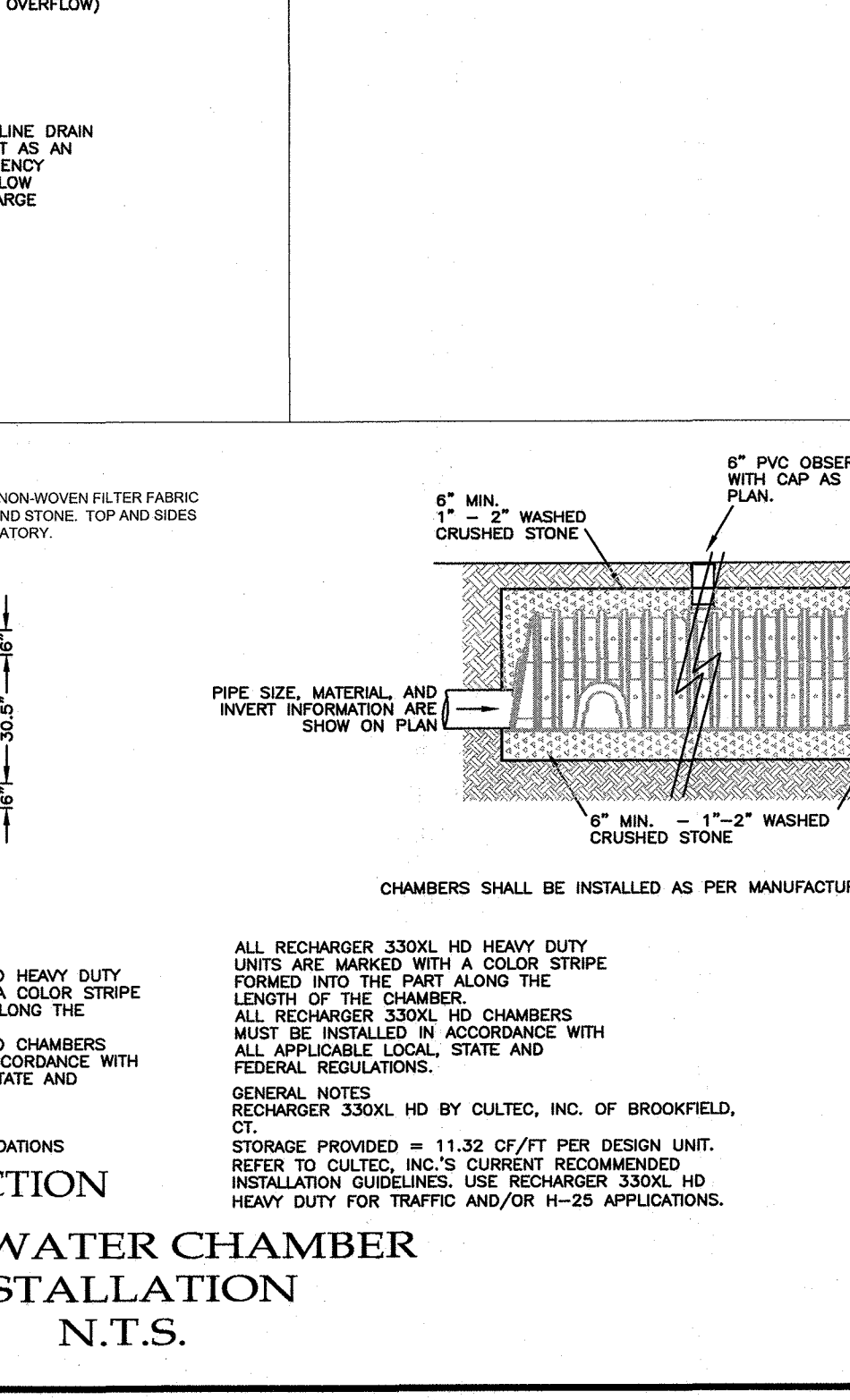
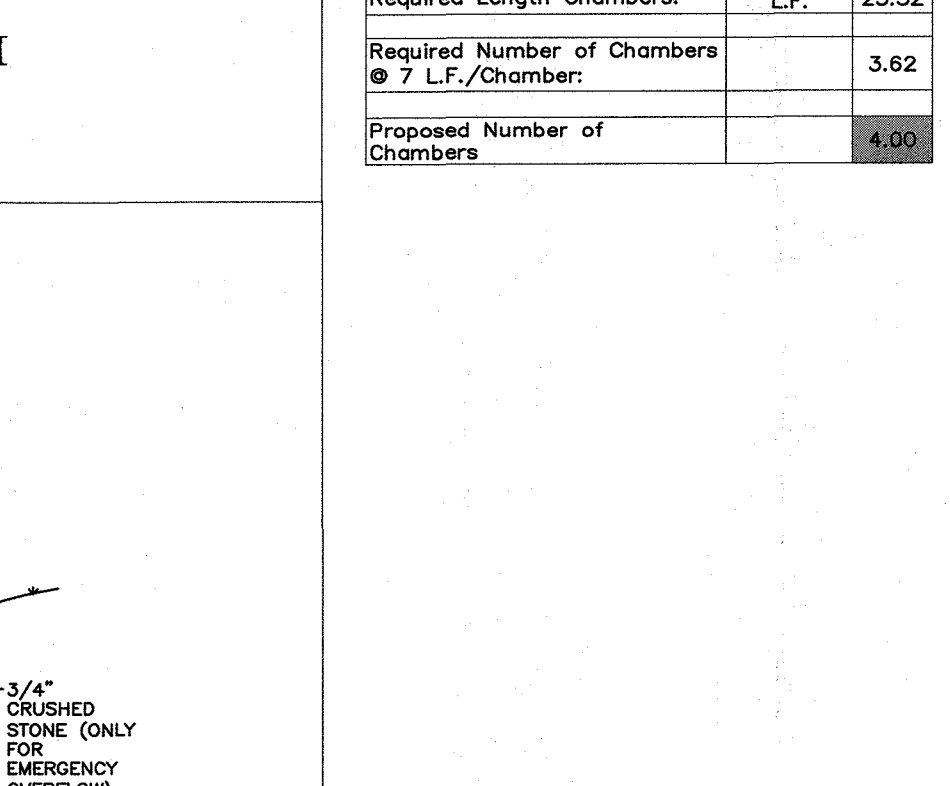
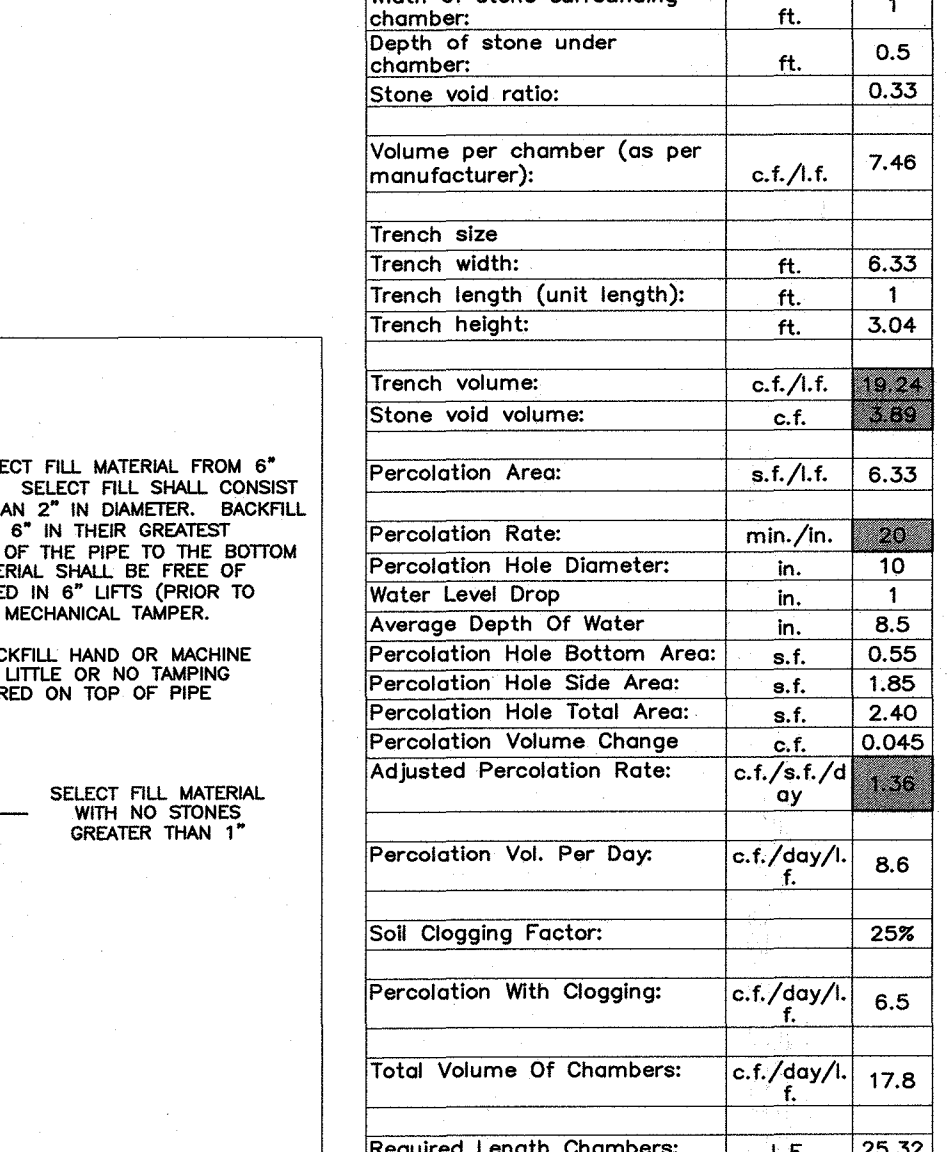
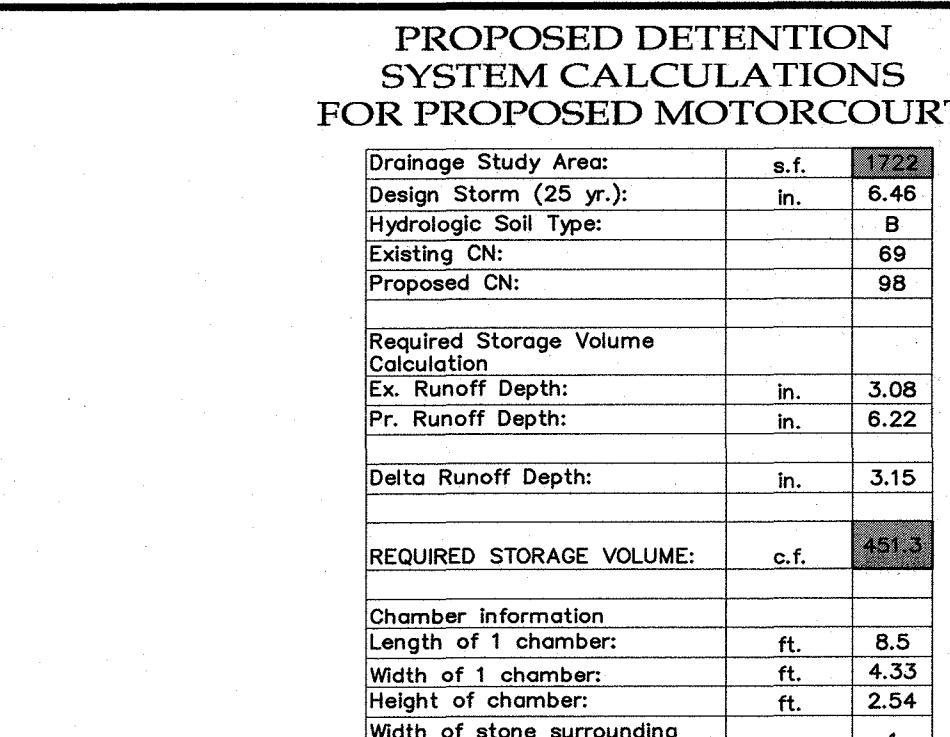
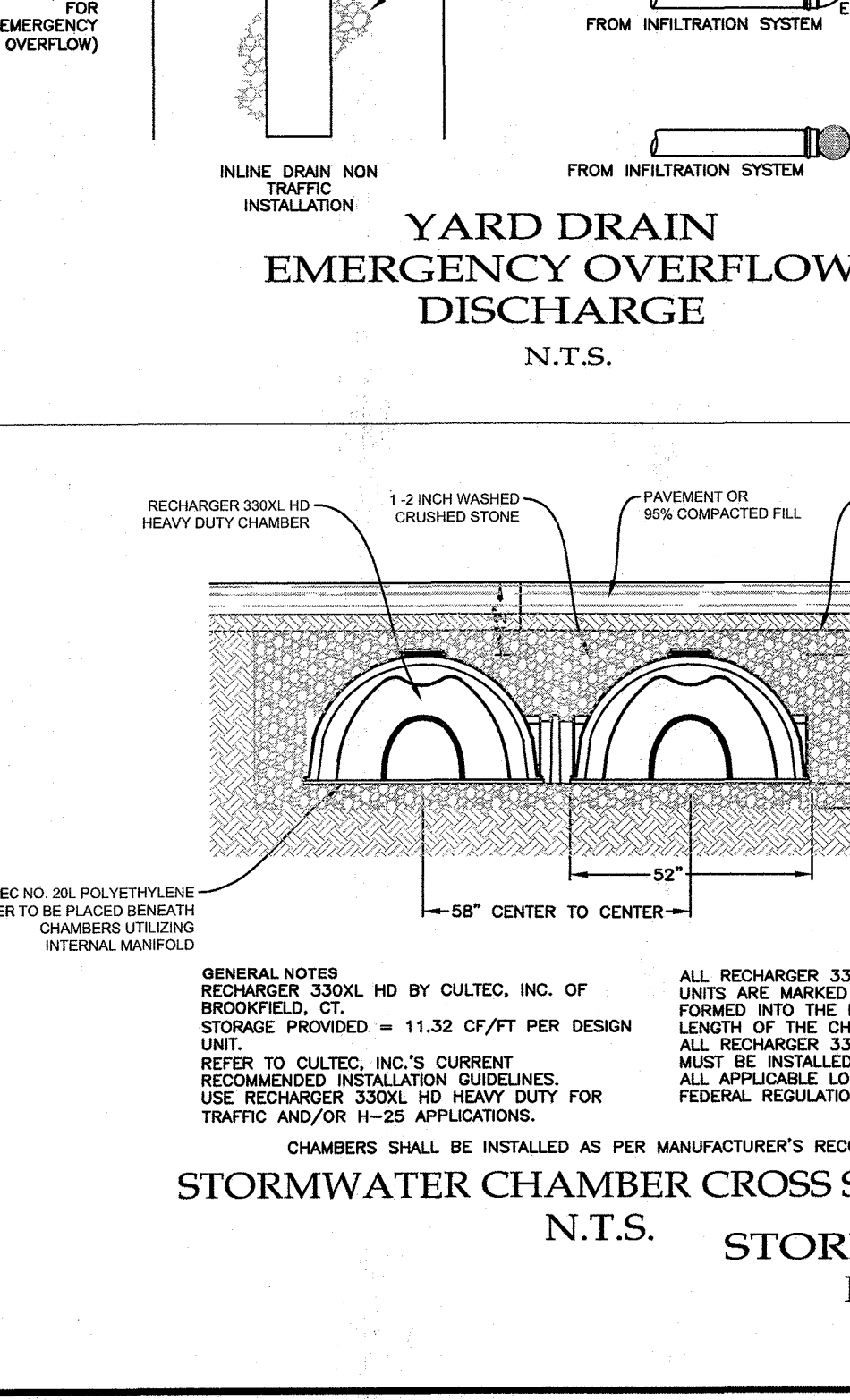
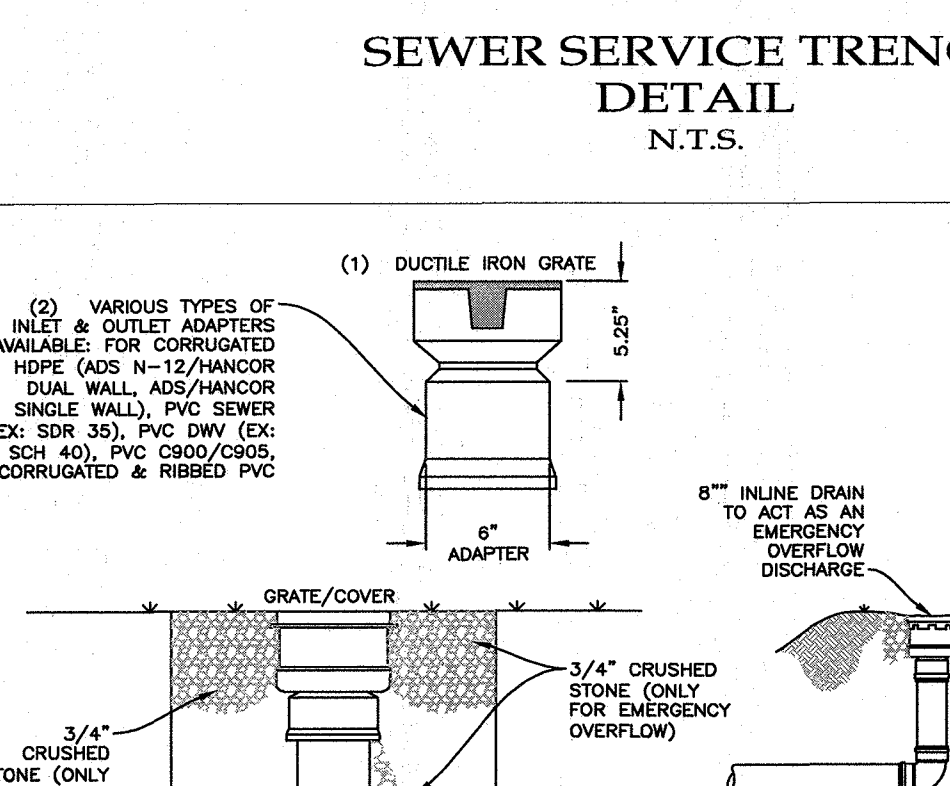
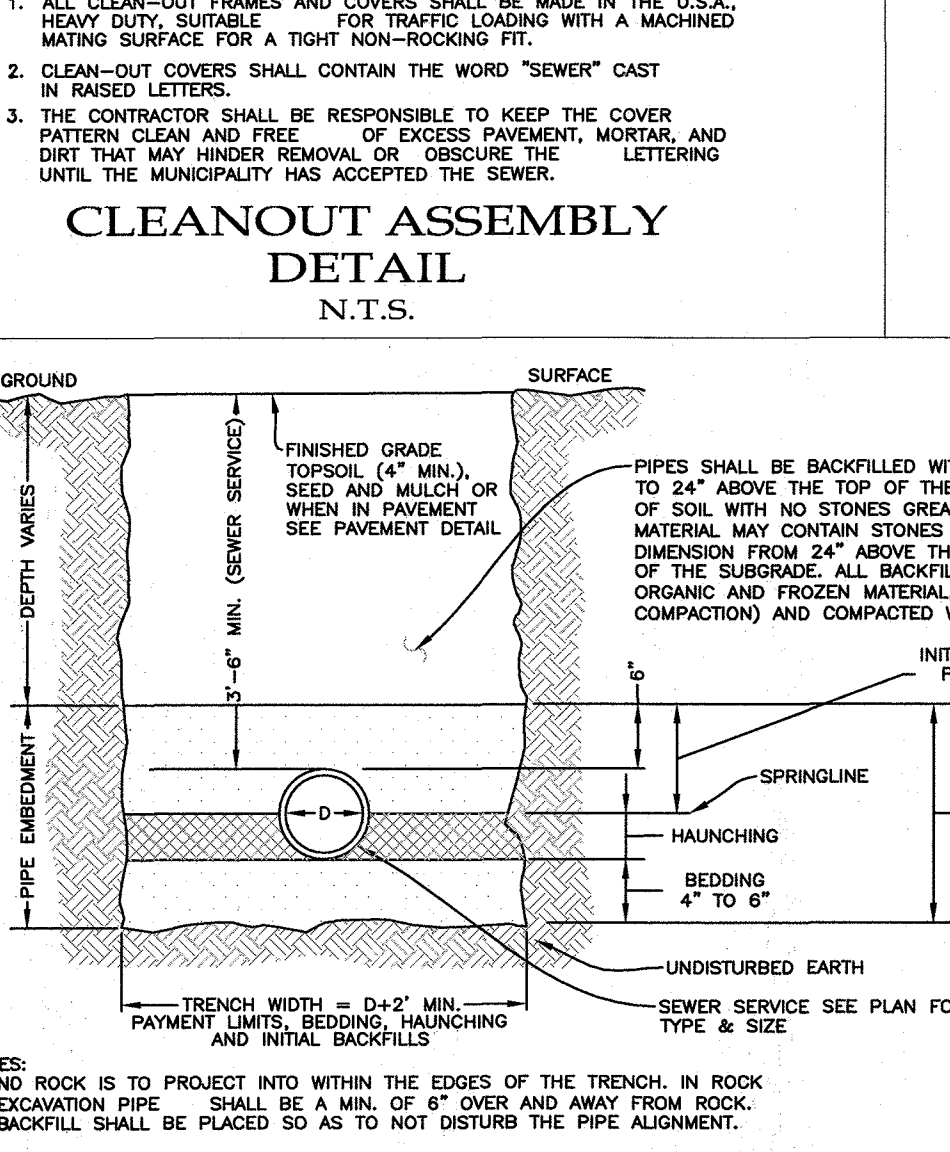
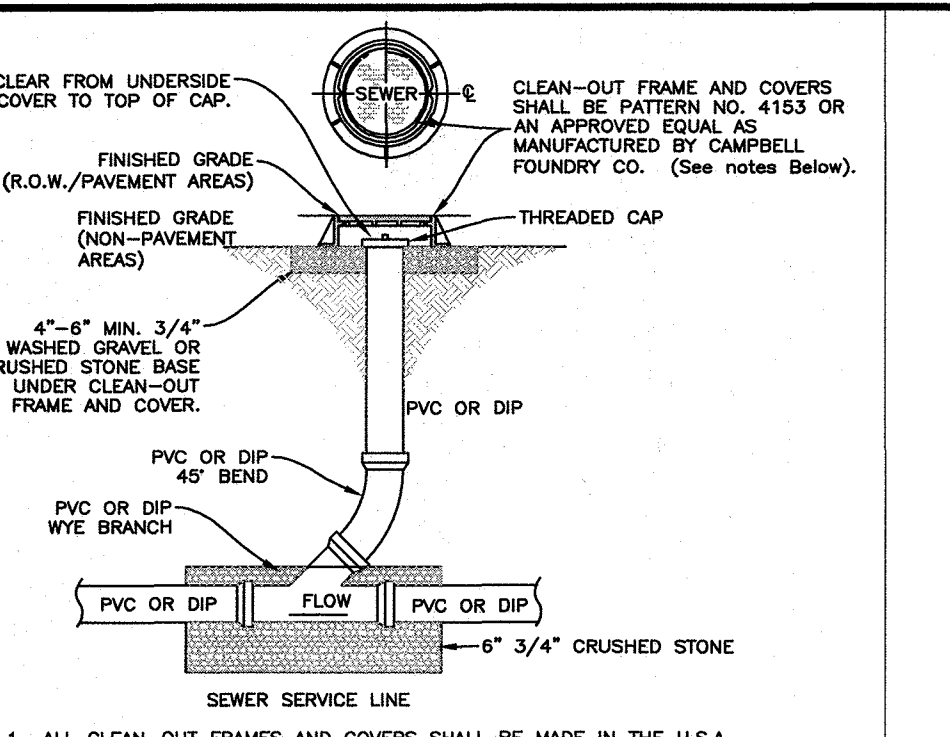
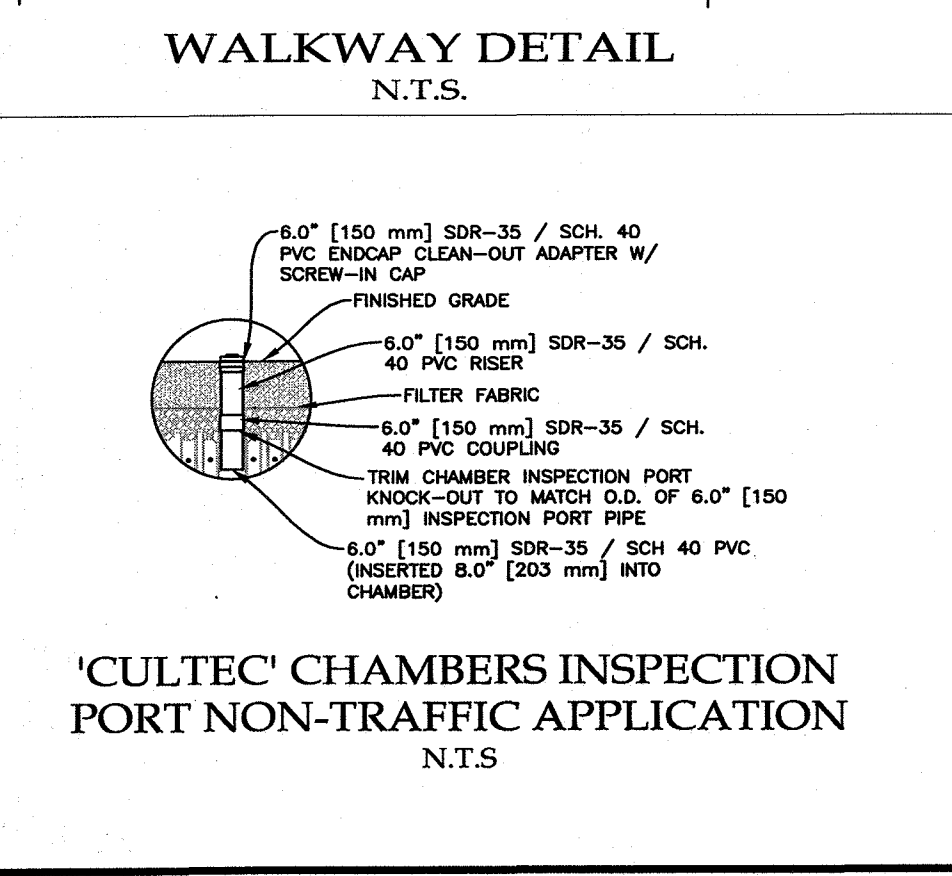
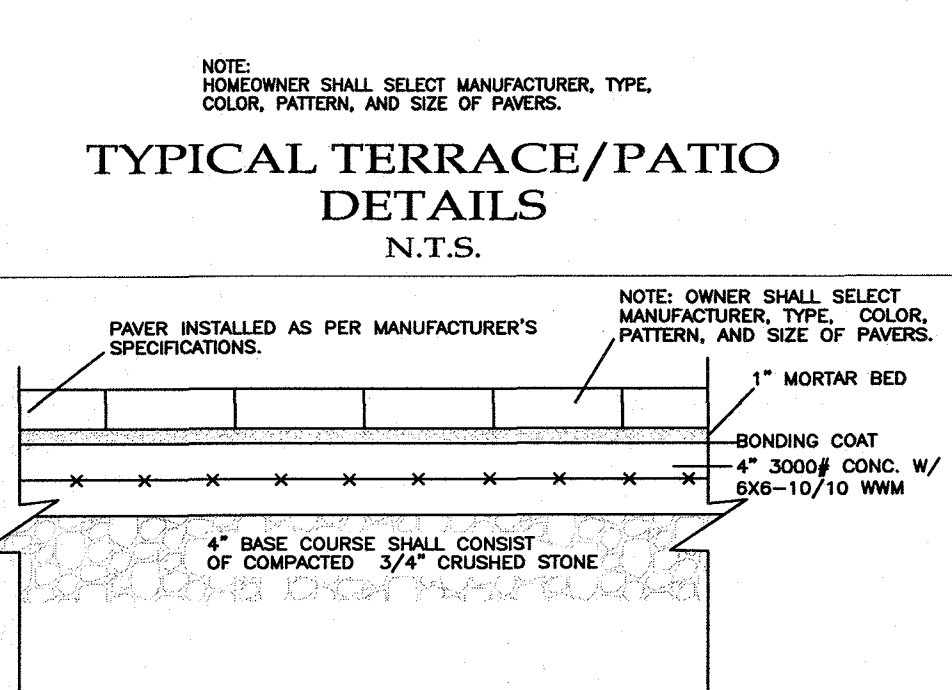
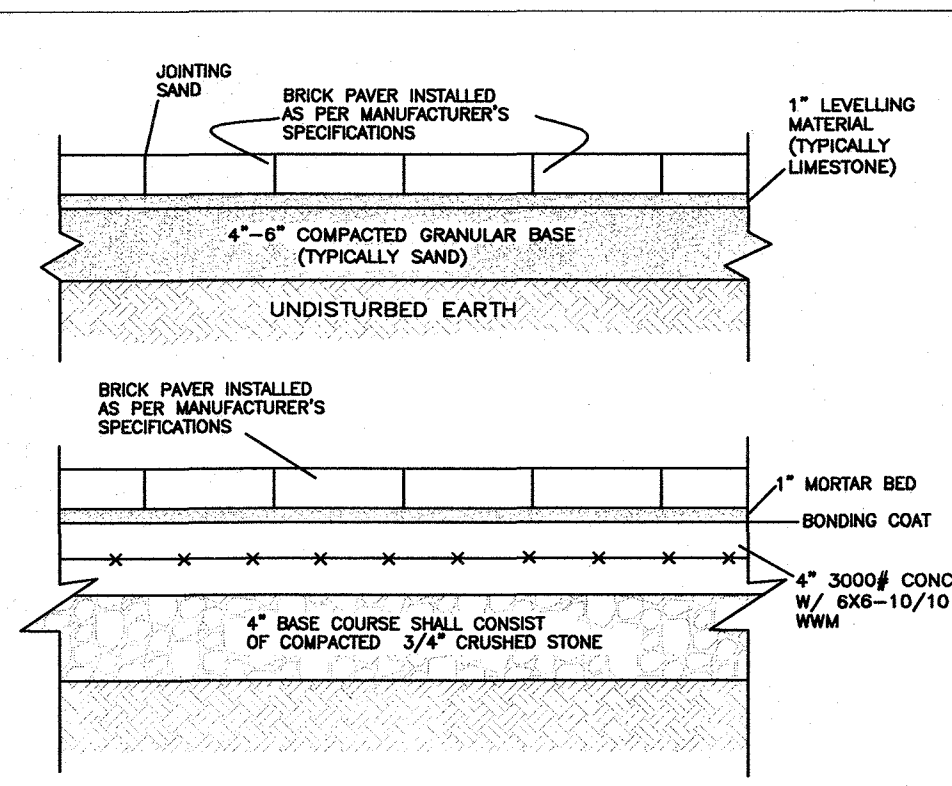
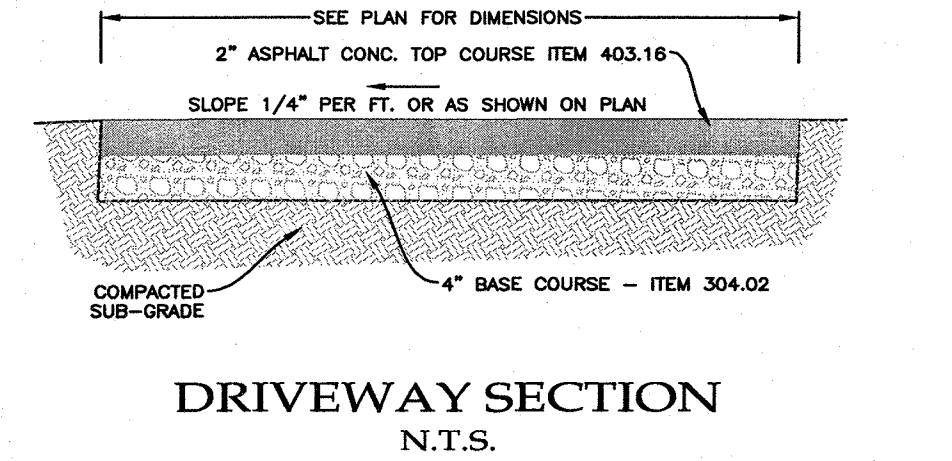
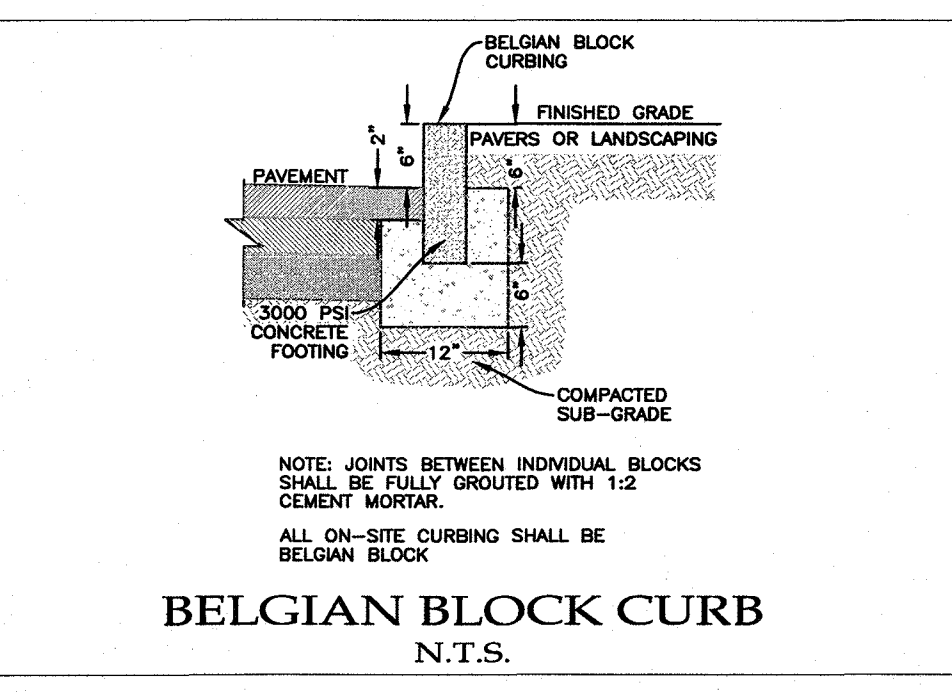
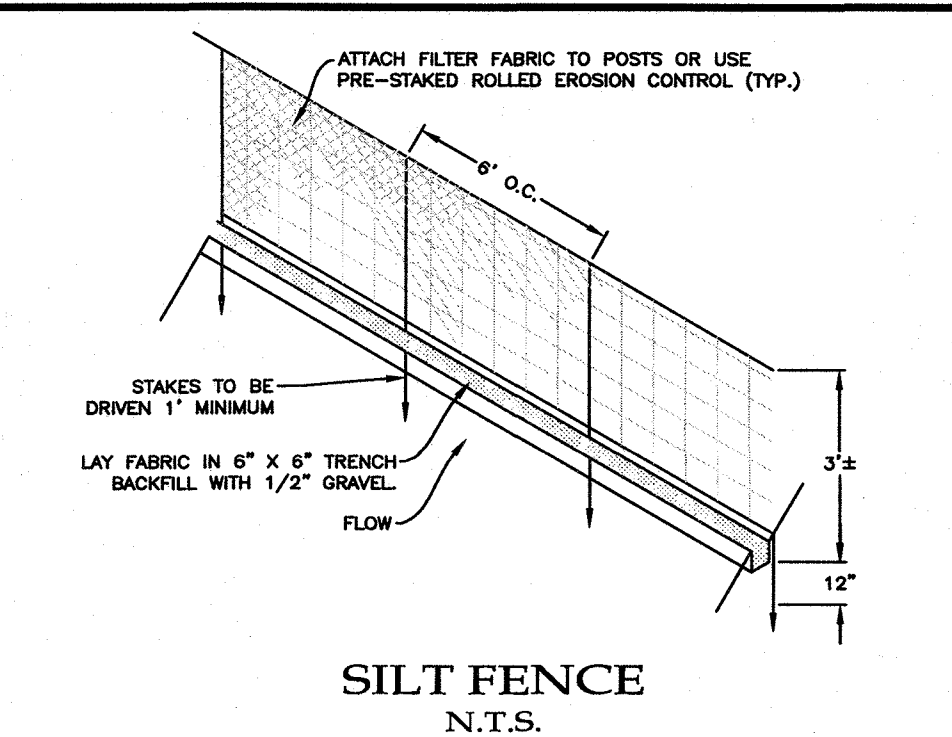
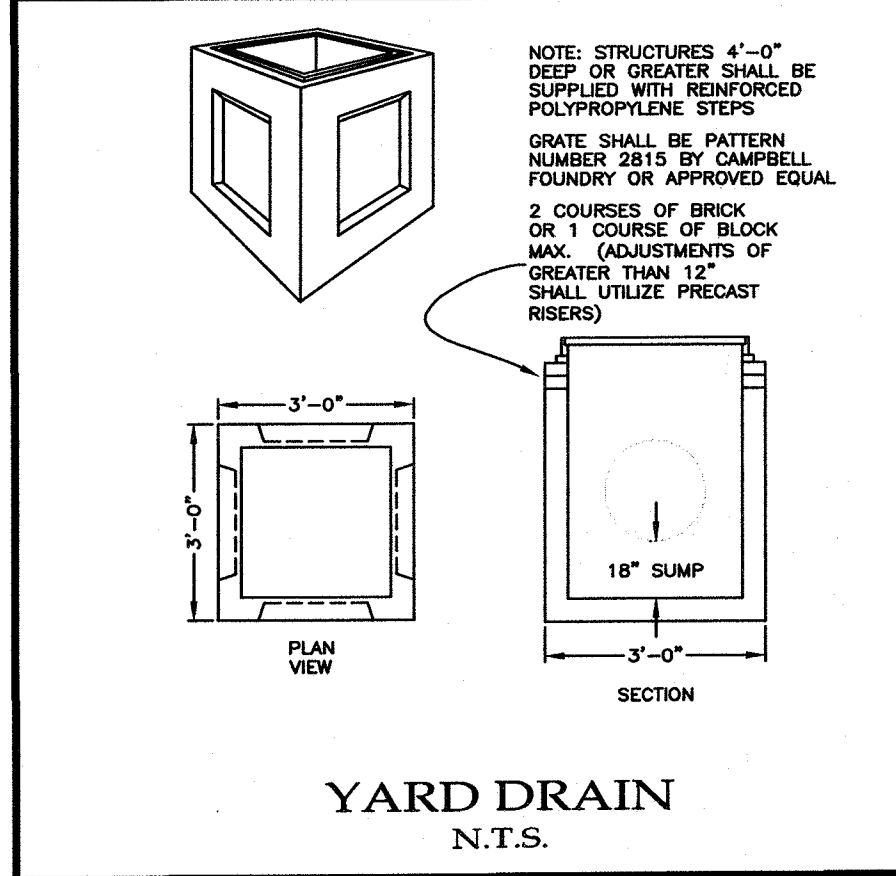
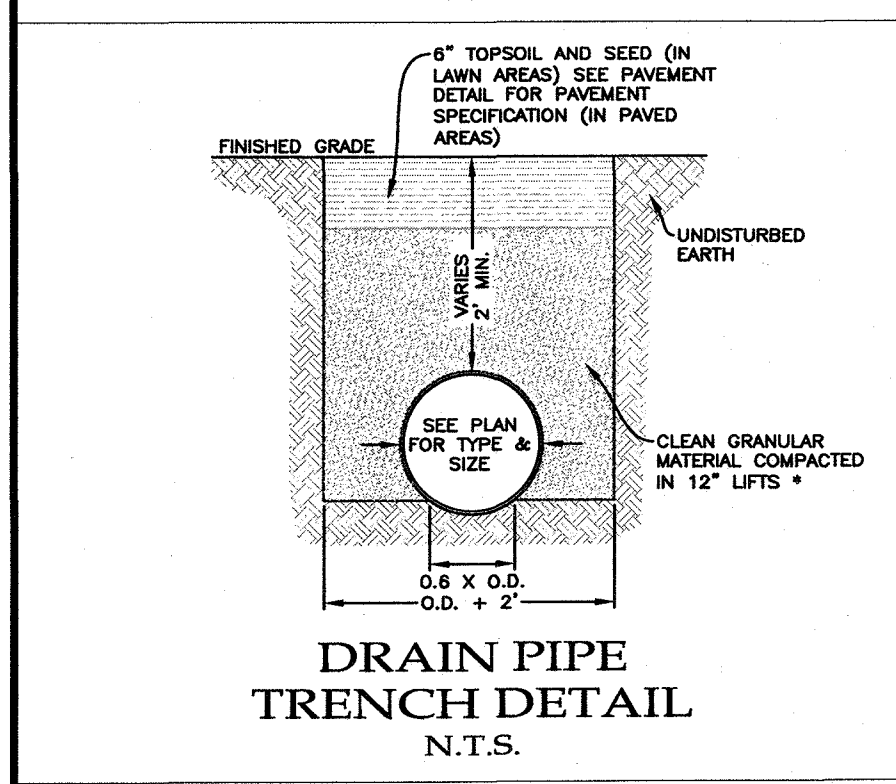
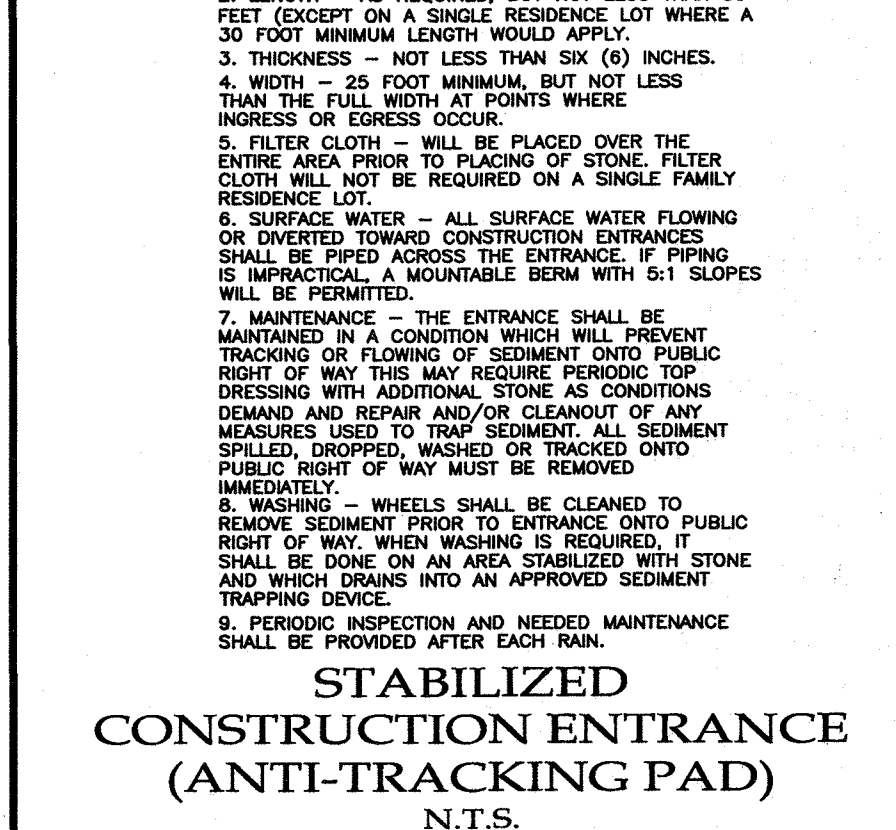
SITE DATA	
OWNER/APPLICANT: FRANK MADONNA	
SITE ADDRESS: A. SHOEMAKER LANE, ARMONK, NY 10504	
TAX MAP #: 101.03-2-7.5	
LOT AREA: 1.52 ACRES	
ZONING: R-1A	
REVISIONS: REVISED: JULY 31, 2020 REVISED: JULY 9, 2019	
DRAWING: SITE PLAN AUGUST 10, 2018	SHEET: 01 02
PROJECT: LOT 5 WAMPUS MILLS SUBDIVISION TOWN OF NORTH CASTLE WESTCHESTER COUNTY, NEW YORK	



- INSTALLATION NOTES**
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
 2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
 3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.



- INSTALLATION NOTES**
1. STONE SIZE - USE 3" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
 3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
 4. WIDTH - 25 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR.
 5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
 6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPIED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
 8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



PROPOSED DETENTION SYSTEM CALCULATIONS FOR PROPOSED MOTORCOURT

Drainage Study Area:	s.f.	1722
Design Storm (25 yr.):	in.	6.46
Hydrologic Soil Type:		8
Existing CN:		69
Proposed CN:		98
Required Storage Volume Calculation		
Ex. Runoff Depth:	in.	3.08
Pr. Runoff Depth:	in.	6.22
Delta Runoff Depth:	in.	3.15
REQUIRED STORAGE VOLUME:	c.f.	451.3
Chamber Information		
Length of 1 chamber:	ft.	8.5
Width of 1 chamber:	ft.	4.33
Height of chamber:	ft.	2.54
Width of stone surrounding chamber:	ft.	1
Depth of stone under chamber:	ft.	0.5
Stone void ratio:		0.33
Volume per chamber (as per manufacturer):	c.f./l.f.	7.46
Trench size		
Trench width:	ft.	8.33
Trench length (unit length):	ft.	1
Trench height:	ft.	3.04
Trench volume:	c.f./l.f.	19.24
Stone void volume:	c.f.	3.89
Percolation Area:	s.f./l.f.	6.33
Percolation Rate:	min./in.	20
Percolation Hole Diameter:	in.	10
Water Level Drop:	in.	1
Average Depth Of Water:	in.	8.5
Percolation Hole Bottom Area:	s.f.	0.55
Percolation Hole Side Area:	s.f.	1.85
Percolation Hole Total Area:	s.f.	2.40
Percolation Volume Change:	c.f.	0.045
Adjusted Percolation Rate:	c.f./s.f./d	1.36
Percolation Vol. Per Day:	c.f./day/l.	8.6
Soil Clogging Factor:		25%
Percolation With Clogging:	c.f./day/l.	6.5
Total Volume Of Chambers:	c.f./day/l.	17.8
Required Length Chambers:	L.F.	25.32
Required Number of Chambers @ 7 L.F./Chamber:		3.62
Proposed Number of Chambers		4.00

WATER QUALITY CALCULATION FOR RESIDENCE

80% RAINFALL EVENT NUMBER (P):	in.	1.5
IMPERVIOUS COVER (I):	percent	100.00
AREA (A):	acres	0.00
CALCULATIONS:		
Rv (-0.05+0.006(I)):		0.85
WATER QUALITY VOLUME (WQv):	acre-feet	0.008
WATER QUALITY VOLUME (WQv):	c.f.	380.9
REQUIRED STORAGE VOLUME:	c.f.	380.9
Chamber Information		
Length of 1 chamber:	ft.	8.5
Width of 1 chamber:	ft.	4.33
Height of chamber:	ft.	2.54
Width of stone surrounding chamber:	ft.	1
Depth of stone under chamber:	ft.	0.5
Stone void ratio:		0.33
Volume per chamber (as per manufacturer):	c.f./l.f.	7.46
Trench size		
Trench width:	ft.	8.33
Trench length (unit length):	ft.	1
Trench height:	ft.	3.04
Trench volume:	c.f./l.f.	19.24
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Percolation Rate:	min./in.	20
Percolation Hole Diameter:	in.	10
Water Level Drop:	in.	1
Average Depth Of Water:	in.	8.5
Percolation Hole Bottom Area:	s.f.	0.55
Percolation Hole Side Area:	s.f.	1.85
Percolation Hole Total Area:	s.f.	2.40
Percolation Volume Change:	c.f.	0.045
Adjusted Percolation Rate:	c.f./s.f./d	1.36
Percolation Vol. Per Day:	c.f./day/l.	8.6
Soil Clogging Factor:		25%
Percolation With Clogging:	c.f./day/l.	6.5
Total Volume Of Chambers:	c.f./day/l.	17.8
Required Length Chambers:	L.F.	21.37
Required Number of Chambers @ 7 L.F./Chamber:		3.05
Proposed Number of Chambers		4.00

NOTE: RESIDENCE AREA = 3,207.52 SQ.FT. / 0.074 AC

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7202(2), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER ANY ITEM ON THIS PLAN IN ANY WAY. IF ANY ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

ALFONZETTI ENGINEERING, P.C.
1100 ROUTE 52, CARMEL, N.Y. 10512
845 - 228 - 9800

SITE DATA

OWNER/APPLICANT: FRANK MADONNA

SITE ADDRESS: 4 SHOEMAKER LANE, ARMONK, NY 10504

TAX MAP #: 101.03-2-7.5

LOT AREA: 1.52 ACRES

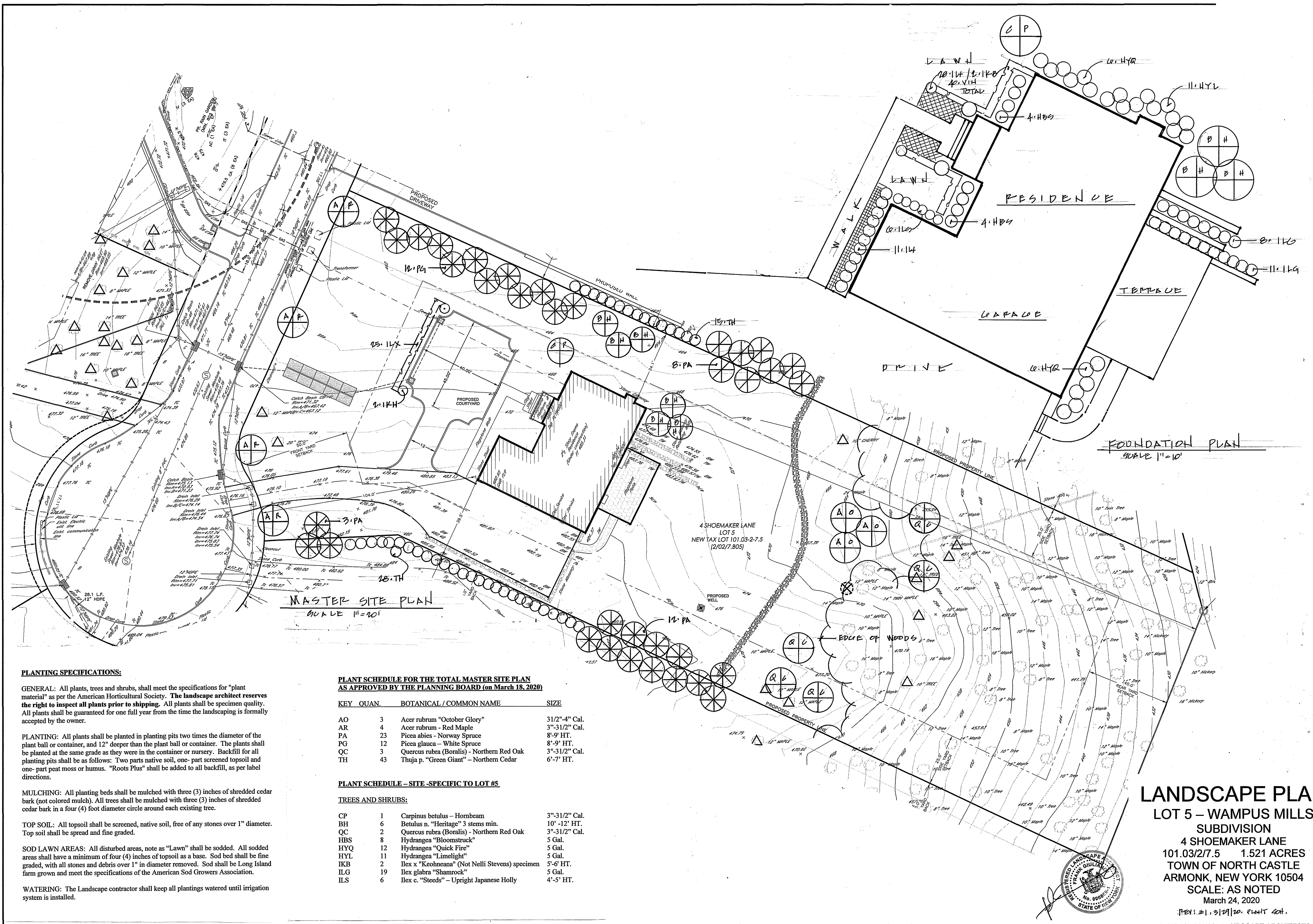
ZONING: R-1A

REVISD: JULY 9, 2019

SITE PLAN
AUGUST 10, 2018

LOT 5
WAMPUS MILLS SUBDIVISION
TOWN OF NORTH CASTLE
WESTCHESTER COUNTY, NEW YORK

DRAWING: SHEET: 02 OF 02



PLANT SCHEDULE FOR THE TOTAL MASTER SITE PLAN
AS APPROVED BY THE PLANNING BOARD (on March 18, 2020)

KEY	QUAN.	BOTANICAL / COMMON NAME	SIZE
AO	3	Acer rubrum "October Glory"	3 1/2" - 4" Cal.
AR	4	Acer rubrum - Red Maple	3" - 3 1/2" Cal.
PA	23	Picea abies - Norway Spruce	8' - 9' HT.
PG	12	Picea glauca - White Spruce	8' - 9' HT.
QC	3	Quercus rubra (Boralis) - Northern Red Oak	3" - 3 1/2" Cal.
TH	43	Thuja p. "Green Giant" - Northern Cedar	6' - 7' HT.

PLANT SCHEDULE - SITE - SPECIFIC TO LOT #5 - WITH COURT YARD

TREES AND SHRUBS:

CP	1	Carpinus betulus - Hornbeam	3" - 3 1/2" Cal.
BH	6	Betulus n. "Heritage" 3 stems min.	10' - 12' HT.
QC	2	Quercus rubra (Boralis) - Northern Red Oak	3" - 3 1/2" Cal.
BGM	8	Buxus "Green Mountain" (not conical)	30" - 36" HT.
HBS	8	Hydrangea "Bloomstruck"	5 Gal.
HYQ	12	Hydrangea "Quick Fire"	5 Gal.
HYL	11	Hydrangea "Limelight"	5 Gal.
IKH	4	Ilex x "Keohneana" (Not Nelli Stevens) specimen	4' - 5' HT.
IKB	2	Ilex x "Keohneana" (Not Nelli Stevens) specimen	5' - 6' HT.
ILX	115	Ilex glabra "Gem Box" - Gem Box Inkberry	5 Gal.
ILG	19	Ilex glabra "Shamrock"	5 Gal.
ILS	6	Ilex c. "Steeds" - Upright Japanese Holly	4' - 5' HT.
VIN	160	Vinca "Bowles" - Hybrid Vinca	1 Gal.
ALL	40	Allium "Millenium" - Flowering Allium	2 Gal.

PLANTING SPECIFICATIONS:

GENERAL: All plants, trees and shrubs, shall meet the specifications for "plant material" as per the American Horticultural Society. **The landscape architect reserves the right to inspect all plants prior to shipping.** All plants shall be specimen quality. All plants shall be guaranteed for one full year from the time the landscaping is formally accepted by the owner.

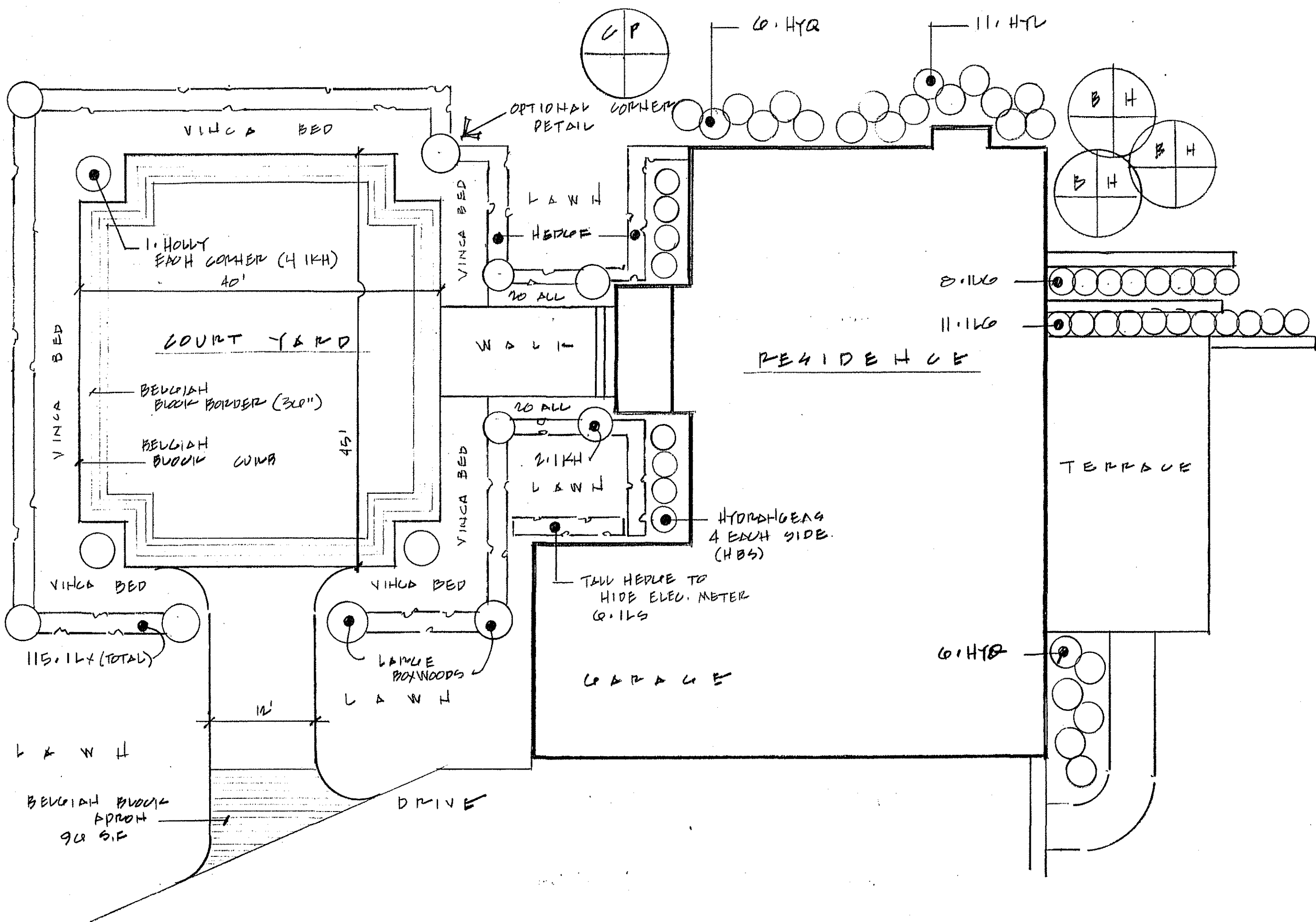
PLANTING: All plants shall be planted in planting pits two times the diameter of the plant ball or container, and 12" deeper than the plant ball or container. The plants shall be planted at the same grade as they were in the container or nursery. Backfill for all planting pits shall be as follows: Two parts native soil, one- part screened topsoil and one- part peat moss or humus. "Roots Plus" shall be added to all backfill, as per label directions.

MULCHING: All planting beds shall be mulched with three (3) inches of shredded cedar bark (not colored mulch). All FREE STANDING trees shall be mulched with three (3) inches of shredded cedar bark in a four (4) FOOT SQUARE around each tree. NOT A CIRCLE.

TOP SOIL: All topsoil shall be screened, native soil, free of any stones over 1" diameter. Top soil shall be spread and fine graded.

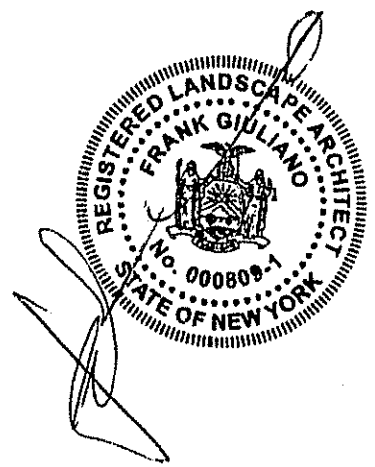
SOD LAWN AREAS: All disturbed areas, note as "Lawn" shall be sodded. All sodded areas shall have a minimum of four (4) inches of topsoil as a base. Sod bed shall be fine graded, with all stones and debris over 1" in diameter removed. Sod shall be Long Island farm grown and meet the specifications of the American Sod Growers Association.

WATERING: The Landscape contractor shall keep all plantings watered until irrigation system is installed.



LANDSCAPE PLAN

WITH COURT YARD
LOT 5 - WAMPUS MILLS
SUBDIVISION
4 SHOEMAKER LANE
101.03/27.5 1.521 ACRES
TOWN OF NORTH CASTLE
ARMONK, NEW YORK 10504
SCALE: AS NOTED
March 29, 2020



FRANK GIULIANO - LANDSCAPE ARCHITECTS
8 PINE TREE DRIVE, KATONAH, N.Y. 10536
PH: 914.954.4110 FG1ARCH@AOL.COM



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: WAMPUS MILLS SUBDIVISION LOT 5 Date: 7/10/2020

Tax Map Designation or Proposed Lot No.: 101.03-2-7.5

Gross Lot Coverage

- | | | |
|-----|--|------------------|
| 1. | Total lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>1.308</u> |
| 2. | Maximum permitted gross land coverage (per Section 355-26.C(1)(b)): | <u>10,604.53</u> |
| 3. | BONUS maximum gross land cover (per Section 355-26.C(1)(b)): | |
| | Distance principal home is beyond minimum front yard setback
<u>54.0</u> x 10 = | <u>540.0</u> |
| 4. | TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3 | <u>11,097.48</u> |
| 5. | Amount of lot area covered by principal building :
<u>0</u> existing + <u>3,207.52</u> proposed = | <u>3,207.52</u> |
| 6. | Amount of lot area covered by accessory buildings :
<u>0</u> existing + <u>0</u> proposed = | <u>0</u> |
| 7. | Amount of lot area covered by decks :
<u>0</u> existing + <u>0</u> proposed = | <u>0</u> |
| 8. | Amount of lot area covered by porches :
<u>0</u> existing + <u>0</u> proposed = | <u>0</u> |
| 9. | Amount of lot area covered by driveway, parking areas and walkways :
<u>0</u> existing + <u>6,338.7</u> proposed = | <u>6,338.7</u> |
| 10. | Amount of lot area covered by terraces :
<u>0</u> existing + <u>682.6</u> proposed = | <u>682.6</u> |
| 11. | Amount of lot area covered by tennis court, pool and mechanical equip :
<u>0</u> existing + <u>0</u> proposed = | <u>0</u> |
| 12. | Amount of lot area covered by all other structures :
<u>0</u> existing + <u>0</u> proposed = | <u>0</u> |
| 13. | Proposed gross land coverage: Total of Lines 5 – 12 = | <u>10,228.82</u> |

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

Signature and Seal of Professional Preparing Worksheet



Date

8/3/2020

1-2 56928
210

No. 1095

DATE 7/31/2020

THE LAW OFFICE OF KORY SALOMONE, PC
ATTORNEY TRUST ACCOUNT IOLTA

Pay to the order of Town of North Castle \$250.00

Two hundred and Fifty and 00/100

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO Paid Release

MP

⑆021000021⑆ 816138965⑈1095

ANTIQUE

1-2 56928
210

No. 1094

DATE 7/31/2020

THE LAW OFFICE OF KORY SALOMONE, PC
ATTORNEY TRUST ACCOUNT IOLTA

Pay to the order of Town of North Castle \$1,400.00

One Thousand Four hundred and 00/100

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO Paid Release

MP

⑆021000021⑆ 816138965⑈1094

ANTIQUE