



Site Planning
Civil Engineering
Landscape Architecture
Land Surveying
Transportation Engineering

Environmental Studies
Entitlements
Construction Services
3D Visualization
Laser Scanning

September 29, 2020

Honorable Chairman Carthy and
Members of the Planning Board
Town of North Castle
15 Bedford Road
Armonk, New York 10504

RE: JMC Project **20044**
4 Tripp Lane Gross Land Coverage Compliance Analysis
4 Tripp Lane
Town of North Castle, NY

Chairman Carthy and Members of the Planning Board:

On behalf of the homeowners of 4 Tripp Lane, we are pleased to submit 1 electronic copy of the following applications, documents and plan in support of complying with the Gross Land Coverage for the R-2A Zoning District. The attached supporting documents and plan are as follows:

1. Town of North Castle Application for Site Development Plan Approval, dated 09/29/2020.
2. Town of North Castle Preliminary Site Plan Completeness Review Form, dated 09/29/2020.
3. Town of North Castle Gross Land Coverage Calculations Worksheet, dated 09/29/2020.
4. New York State Short Environmental Assessment Form, dated 09/29/2020.
5. JMC drawing GLCP-I "Gross Land Coverage Plan", dated 09/29/2020.

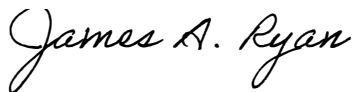
As a result of Gross Land Coverage violations cited by the Town's Building Department, property owners are proposing to eliminate a total of 2,954 square feet of on-site asphalt paved surfaces in order to comply with the Town's Gross Land Coverage requirements. A Gross Land Coverage Calculations Worksheet and Site Plan has been prepared that identifies and quantifies the various types of coverages that exist on the property today. The Site Plan is based upon a Topographic Survey, prepared by Summit Land Surveying, P.C., last revised

06/30/2020. As the Worksheet and Plan illustrate, a total of 2,954 square feet of on-site asphalt paved surfaces are being proposed to be removed in order to meet the maximum permitted gross land coverage. The existing gross land coverage is 16,251 square feet, where the maximum permitted gross land coverage is 13,523.8 square feet. In removing the proposed 2,954 square feet the total gross land coverage of the property would be 13,297 square feet, approximately 226 square feet less than the maximum amount permitted.

We trust that the Planning Board find the removal of the existing on-site paved surfaces an acceptable solution to bring the property within the permitted gross land coverage allowances. We look forward in discussing this matter at the next available Planning Board meeting and should the Board, the Town Planner or Building Department have any questions or require any additional information, please do not hesitate to contact us at (914) 273-5225.

Sincerely,

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC

A handwritten signature in cursive script that reads "James A. Ryan".

James A. Ryan, RLA
Principal

CC: Ms. Ana Pereira, via email



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.northcastle-ny.com

GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: 4 Tripp Lane Date: 09/29/2020

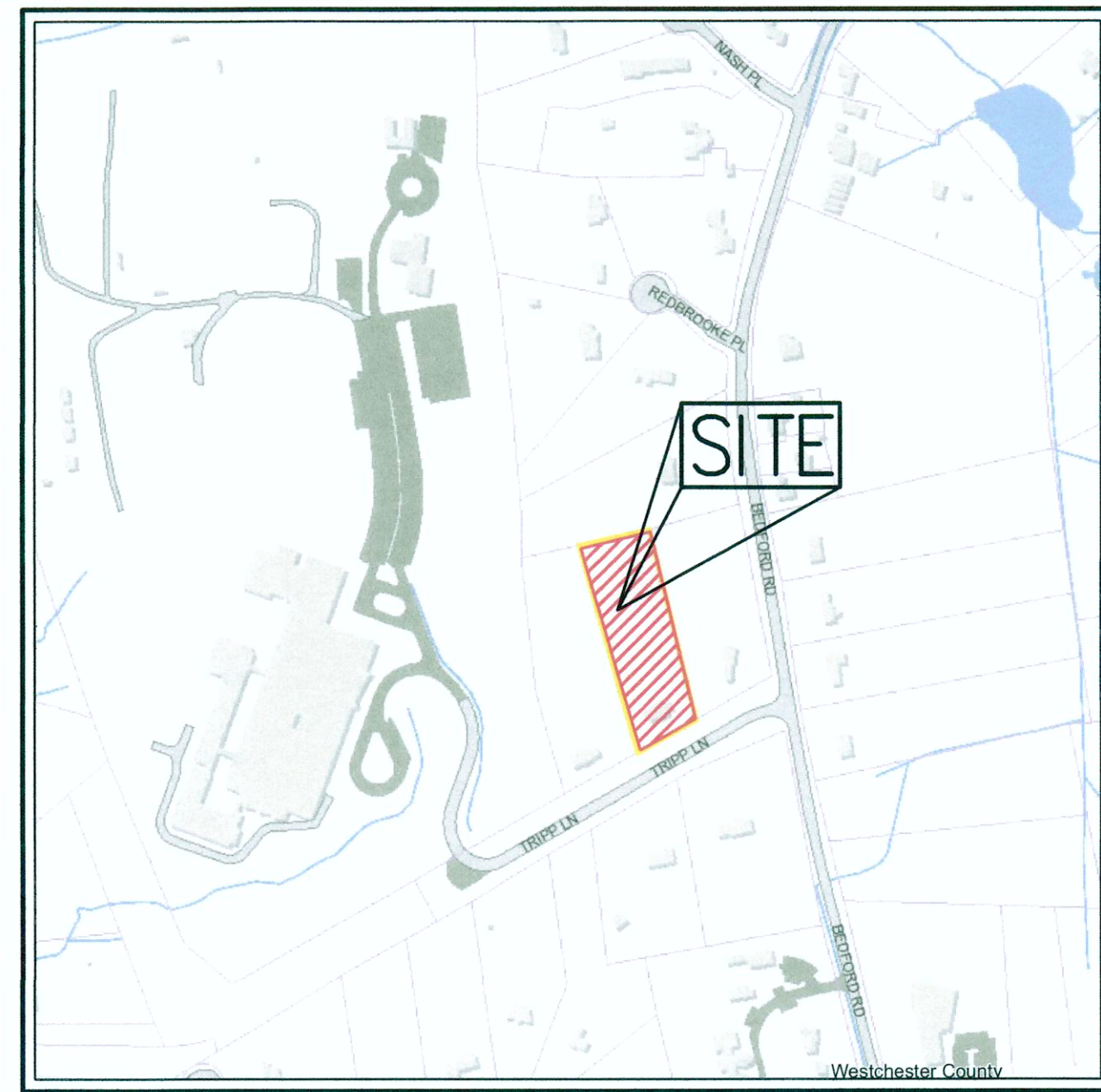
Tax Map Designation or Proposed Lot No.: Section 108.02, Block 1, Lot 10

Gross Lot Coverage	
1. Total lot area (Net Lot Area for Lots Created After 12/13/06):	89,820
2. Maximum permitted gross land coverage (per Section 355-26.C(1)(a)):	13,472.5
3. BONUS maximum gross land cover (per Section 355-26.C(1)(b)):	
Distance principal home is beyond minimum front yard setback 5.13' x 10' =	51.3
4. TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3	13,523.8
5. Amount of lot area covered by principal building: 2,786 existing + 0 proposed =	2,786
6. Amount of lot area covered by accessory buildings: 739 existing + 0 proposed =	739
7. Amount of lot area covered by decks: 0 existing + 0 proposed =	0
8. Amount of lot area covered by porches: 228 existing + 0 proposed =	228
9. Amount of lot area covered by driveway, parking areas and walkways: 6,431 existing + 0 proposed =	6,431
10. Amount of lot area covered by terraces: 1,964 existing + 0 proposed =	1,964
11. Amount of lot area covered by tennis court, pool and mechanical equip: 485 existing + 0 proposed =	485
12. Amount of lot area covered by all other structures: 664 existing + 0 proposed =	664
13. Proposed gross land coverage: Total of Lines 5 - 12 =	13,297

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
James A. Ryan, RLA

Date: 09/20/2020



VICINITY MAP
SCALE: 1" = 400'

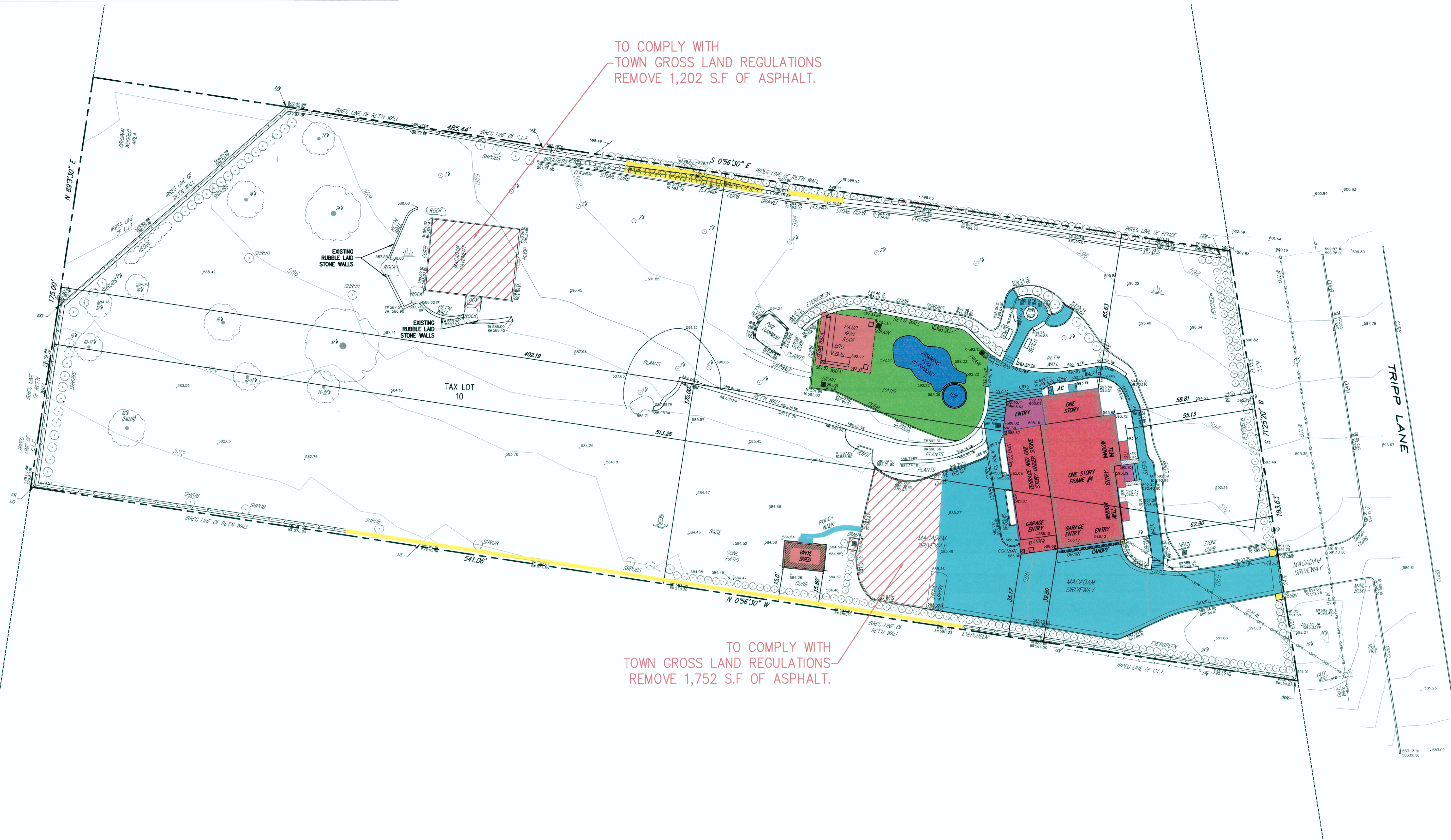
LEGEND	
	PRINCIPAL BUILDING 2,786 S.F.
	ACCESSORY BUILDINGS 739 S.F.
	PORCHES 228 S.F.
	DRIVEWAY, PARKING AREAS AND WALKWAYS 6,431 S.F.
	TERRACES 1,964
	POOL 485 S.F.
	STRUCTURES, WALLS (ABOVE 4') 664 S.F.

TABLE OF LAND USE		
TOWN OF NORTH CASTLE, N.Y. SECTION 102.08, BLOCK 1, LOT 10 ZONE "R-2A." - "ONE FAMILY RESIDENTIAL DISTRICT" (2 ACRES)		
DESCRIPTION	REQUIRED	PROVIDED
MINIMUM LOT AREA (ACRES / S.F.)	2	±2.06/±89,820
MINIMUM LOT FRONTAGE (FEET)	150	±183.6
MINIMUM LOT WIDTH (FEET)	150	±175
MINIMUM LOT DEPTH (FEET)	150	±513.3
MINIMUM YARDS		
FRONT (FEET)	50	±55.1
SIDE (FEET)	30	±35.2
REAR (FEET)	50	±402.2
MAXIMUM BUILDING HEIGHT (FEET)	30	<30
MAXIMUM BUILDING COVERAGE (PERCENT)	8	3.92
MINIMUM DWELLING UNIT SIZE (§385-70) (S.F.)	1,400	2,786

LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING BUILDING OVERHANG
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING GUIDE RAIL
	EXISTING FENCE
	EXISTING TREE AND DESIGNATION
	EXISTING TREE LINE
	EXISTING UTILITY POLE

NOTES

- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED "TOPOGRAPHIC SURVEY", PREPARED BY SUMMIT LAND SURVEYING P.C., LAST REVISED 06/30/2020.



TO COMPLY WITH
TOWN GROSS LAND REGULATIONS
REMOVE 1,202 S.F. OF ASPHALT.

TO COMPLY WITH
TOWN GROSS LAND REGULATIONS
REMOVE 1,752 S.F. OF ASPHALT.

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD:
RESOLUTION, DATED: _____ DATE: _____
CHRISTOPHER CARTHY, CHAIRMAN
TOWN OF NORTH CASTLE PLANNING BOARD
ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION:

JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING
CONSULTING TOWN ENGINEERS

ANY ALTERATION OF PLANS,
SPECIFICATIONS, PLATS AND
REPORTS BEARING THE SEAL
OF A LICENSED PROFESSIONAL
ENGINEER OR LICENSED LAND
SURVEYOR IS A VIOLATION OF
SECTION 7209 OF THE NEW
YORK STATE EDUCATION LAW,
EXCEPT AS PROVIDED FOR BY
SECTION 7209, SUBSECTION 2.

By _____ Date _____

Revised _____

No _____

APPLICANT/TOWNER:

PEREIRA
4 TRIPP LANE
TOWN OF NORTH CASTLE, N.Y.

JMC Planning, Engineering, Landscape
Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

JMC

GROSS LAND COVERAGE PLAN

PEREIRA RESIDENCE
4 TRIPP LANE
TOWN OF NORTH CASTLE, NEW YORK

REGISTERED LANDSCAPE ARCHITECT
JAMES ANDREW PETERLIN
001410
STATE OF NEW YORK

Drawn: DK Approved: AN
Scale: 1" = 20'
Date: 09/29/2020
Project No: 20044
4-TOPP-18 EXIST ALT EXIST ALR
Drawing No: GLCP-1

NOT FOR CONSTRUCTION



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

PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

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GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: 4 Tripp Lane Date: 09/29/2020

Tax Map Designation or Proposed Lot No.: Section 108.02, Block 1, Lot 10

Gross Lot Coverage

- | | | |
|-----|---|-----------------|
| 1. | Total lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>89,820</u> |
| 2. | Maximum permitted gross land coverage (per Section 355-26.C(1)(a)): | <u>13,472.5</u> |
| 3. | BONUS maximum gross land cover (per Section 355-26.C(1)(b)): | |
| | Distance principal home is beyond minimum front yard setback
<u>5.13</u> x 10 = | <u>51.3</u> |
| 4. | TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3 | <u>13,523.8</u> |
| 5. | Amount of lot area covered by principal building :
<u>2,786</u> existing + <u>0</u> proposed = | <u>2,786</u> |
| 6. | Amount of lot area covered by accessory buildings :
<u>739</u> existing + <u>0</u> proposed = | <u>739</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>228</u> existing + <u>0</u> proposed = | <u>228</u> |
| 9. | Amount of lot area covered by driveway, parking areas and walkways :
<u>6,431</u> existing + <u>0</u> proposed = | <u>6,431</u> |
| 10. | Amount of lot area covered by terraces :
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| 12. | Amount of lot area covered by all other structures :
<u>664</u> existing + <u>0</u> proposed = | <u>664</u> |
| 13. | Proposed gross land coverage : Total of Lines 5 – 12 = | <u>13,297</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
James A. Ryan, RLA

09/20/2020
Date



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Application for Site Development Plan Approval

Application Name

4 Tripp Lane Residence (Gross Land Coverage Compliance Analysis)



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APPLICATIONS REQUIRING PLANNING BOARD APPROVAL
SCHEDULE OF APPLICATION FEES

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

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

ANA PEREIRA
DAVID PEREIRA
4 TRIPP LN.
ARMONK, NY 10504-2520

1-2/210

2187

DATE 9/28/2020

PAY TO THE
ORDER OF

Town of North Castle

\$ 200.00

Two Hundred

00

DOLLARS



Security Features
Included
Details on Back

CHASE

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

MEMO

Site Plan Approval

[Signature] MP

⑆021000021⑆ 410002308865⑈2187

ANA PEREIRA
DAVID PEREIRA
4 TRIPP LN.
ARMONK, NY 10504-2520

1-2/210

2188

DATE 9/28/2020

PAY TO THE
ORDER OF

Town of North Castle

\$ 50.00

Fifty

00

DOLLARS



Security Features
Included
Details on Back

CHASE

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

MEMO

Sheet EAF

[Signature] MP

⑆021000021⑆ 410002308865⑈2188



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PLANNING BOARD SCHEDULE OF ESCROW ACCOUNT DEPOSITS

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

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

Applicant Signature

Date:

09/29/2020

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

Name of Property Owner: Ana Pereira		
Mailing Address: 4 Tripp Lane, Armonk, NY 10504		
Telephone: 914 391-6979	Fax: _____	e-mail anap38@gmail.com
Name of Applicant (if different): N/A		
Address of Applicant: _____		
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: JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC		
Address: 120 Bedford Road, Armonk, NY 10504		
Telephone: (914) 273-5225	Fax: (914) 273-2102	e-mail jryan@jmcpllc.com
Name of Other Professional: Get My Co		
Address: 57 Wheeler Ave, Suite 203, Pleasantville, NY 10570		
Telephone: (914) 727-0980	Fax: _____	e-mail copro.getmyco@gmail.com
Name of Attorney (if any): N/A		
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: 09/29/2020

Signature of Property Owner: _____

Date: 09/29/2020

MUST HAVE BOTH SIGNATURES

II. IDENTIFICATION OF SUBJECT PROPERTY

Street Address: **4 Tripp Lane**

Location (in relation to nearest intersecting street):

±339 feet (north, south, east or west) of **Armonk Bedford Road (NYS Route 22)**

Abutting Street(s): **Armonk Bedford Road**

Tax Map Designation (NEW): Section **108.02** Block **1** Lot **10**

Tax Map Designation (OLD): Section **--** Block **--** Lot **--**

Zoning District: **R-2A** Total Land Area **±2.06 acres/±89,820 s.f.**

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

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

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

The boundary of any city, town or village?

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

If yes, please identify name(s): _____

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

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

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

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

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

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

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

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

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

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

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

No ☒ Yes _____

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

III. DESCRIPTION OF PROPOSED DEVELOPMENT

Proposed Use: **Single Family Residential (Elimination of 2,954 s.f. of paved surfaces to comply with permitted Gross Land Coverage allowances)**

Gross Floor Area: Existing _____ S.F. Proposed _____ S.F. **N/A**

Proposed Floor Area Breakdown: **N/A**

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

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

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

Number of Dwelling Units: _____

Number of Parking Spaces: Existing _____ Required _____ Proposed _____

Number of Loading Spaces: Existing _____ Required _____ Proposed _____

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

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.



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17 Bedford Road
Armonk, New York 10504-1898

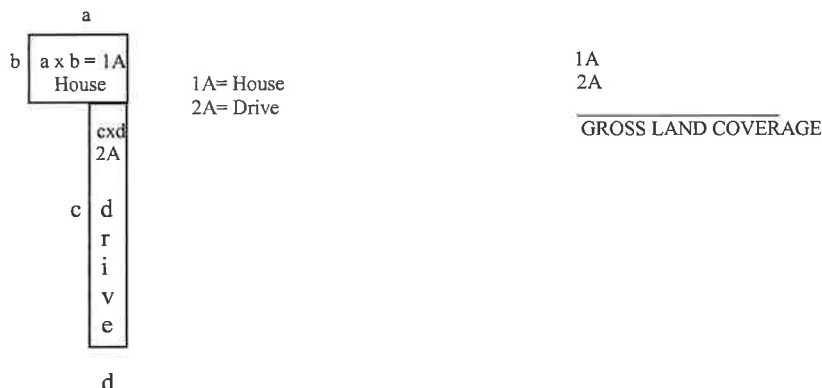
PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

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

GROSS LAND COVERAGE WORKSHEET

The following format is to be used for all applications for the purpose of demonstrating the gross land coverage of a property as necessary to show compliance with gross land coverage limitations of the Town Code.

1. Scaled worksheets are to be prepared based upon a site plan which represents existing or proposed conditions as applicable to the particular circumstances of the approval being sought. All site plans and worksheets are required to be prepared by a licensed or registered professional in the State of New York.
2. Each component of the gross land coverage is to be divided into simple polygons (squares, rectangles, etc.) each being drawn on the plan. The area of each polygon is to be shown by providing the dimensions and resulting area measurement. Each polygon is to be assigned an identifying label for reference purposes.
3. A summary table for each component is to be completed. The area of each polygon is to be listed by reference label then added, resulting in the gross land coverage for the entire site.
4. Any exception of land coverage from the gross land coverage must be identified on the floor plans and summary tables. The rationale for any exception must accompany the floor area worksheets.
5. A schematic illustration of the format is shown below (or a schematic illustration with areas computed by CAD)



LOT AREA, NET – Lot area minus seventy five (75) percent of the area of any wetlands, waterbodies and, watercourses, but excluding any adjacent areas, all as defined in Chapter 340 Wetlands and Drainage, of the Town Code, and the area of any steep slopes, as defined Chapter 355, except that in the case of one-family lots, the deduction for steep slopes shall be only fifty (50) percent.

Lot Size	Maximum Permitted Gross Land Coverage for One-Family Dwelling Lots ¹ (square feet)
Less than 5,000 square feet	50% of the lot area
5,000 to 9,999 square feet	2,500 plus 30% of the lot area in excess of 5,000 square feet
10,000 to 14,999 square feet	4,000 plus 24% of the lot area in excess of 10,000 square feet
15,000 square feet to 0.499 acres	5,200 plus 18% of the lot area in excess of 15,000 square feet
0.5 to 0.749 acres	6,420 plus 15% of the lot area in excess of 0.5 acres
0.75 to 0.999 acres	8,050 plus 12% of the lot area in excess of 0.75 acres
1.0 to 1.999 acres	9,350 plus 9% of the lot area in excess of 1.0 acres
2.0 acres or more	13,270 plus 7.5% of the lot area in excess of 2.0 acres

*Permitted gross land coverage limitations for two-family dwelling lots in the R-2F District shall be twenty five (25) percent greater than that permitted for one-family dwelling lots.

NOTWITHSTANDING ABOVE LIMITATIONS, AN ADDITIONAL 10 SQUARE FEET OF GROSS LAND COVERAGE SHALL BE PERMITTED FOR EACH ONE FOOT OF FRONT YARD SETBACK OF THE PRINCIPAL DWELLING IN EXCESS OF THE MINIMUM FRONT YARD SETBACK REQUIRED.



Town of North Castle Planning Department

17 Bedford Road Armonk, New York 10504

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

PRELIMINARY SITE PLAN COMPLETENESS REVIEW FORM

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

Project Name on Plan:

4 Tripp Lane Residence (Gross Land Coverage Compliance Analysis)

☒ Initial Submittal ☐ Revised Preliminary

Street Location:

4 Tripp Lane Armonk, NY 10504

Zoning District: **R-2A** Property Acreage: **±2.06** Tax Map Parcel ID: **108.02-1-10**

Date: **09/29/2020**

DEPARTMENTAL USE ONLY

Date Filed: _____ Staff Name: _____

Preliminary Plan Completeness Review Checklist

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

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

PRELIMINARY SITE PLAN COMPLETENESS REVIEW FORM

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

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

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

Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

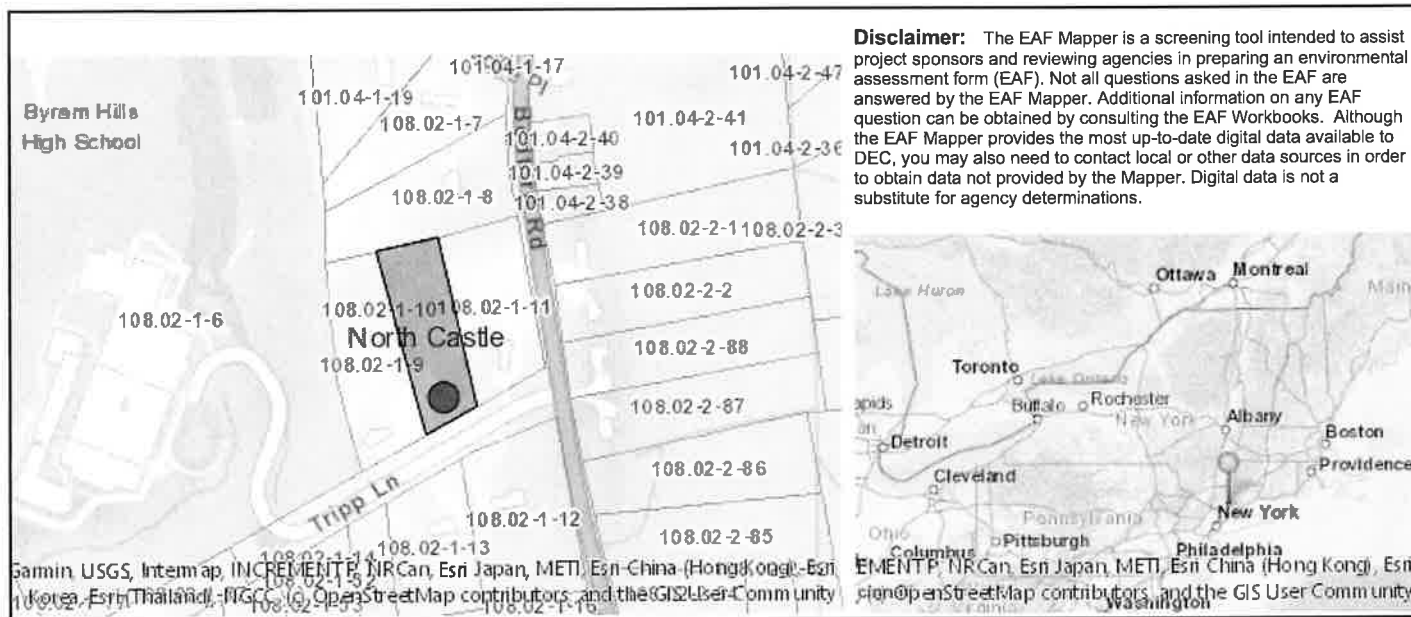
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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:			
Gross Land Coverage Calculations			
Project Location (describe, and attach a location map):			
4 Tripp Lane, Armonk, New York			
Brief Description of Proposed Action:			
To demonstrate compliance with the Town of North Castle's gross land coverage limitations of the Town Code.			
Name of Applicant or Sponsor:		Telephone: 914-391-6979	
Ana Pereira		E-Mail: anap38@gmail.com	
Address:			
4 Tripp Lane			
City/PO:		State:	Zip Code:
Armonk		NY	10504
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
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.			YES
			<input checked="" type="checkbox"/>
			<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval:			YES
			<input checked="" type="checkbox"/>
			<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? +/- 2.06 acres			
b. Total acreage to be physically disturbed? .07 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? +/- 2.06 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <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 checked="" type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input checked="" type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" 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 type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<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,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	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 CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE <div style="display: flex; justify-content: space-between;"> <div> Applicant/sponsor/name: JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC, Applicant's Agent, James A. Ryan, RLA </div> <div>Date: 09/29/2020</div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div> Signature: <u></u> </div> <div>Title: Principal</div> </div>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No