

BARASCH RESIDENCE

PROP. ACCESSORY APARTMENT & GARAGE

(FORMER 4 CAR GARAGE)

6 STERLING ROAD S, ARMONK, NY

TEO SIGÜENZA

ARCHITECT

460 OLD POST ROAD 2A BEDFORD, N. Y. 10506

TEL: 914.234.6289 FAX: 914.234.0619

www.teosiguenza.com

GENERAL NOTES:
1. DO NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES
2. ALL DIMENSIONS TO BE CHECKED
3. CONTRACTOR IS OBLIGED TO REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT

DRAWING LIST:

- T101.00TITLE SHEET& LIST OF DRAWINGS
- SP-1.00SITE PLAN
- A101.00PROPOSED FIRST FLOOR PLAN
- A102.00PROPOSED SECOND FLOOR PLAN
- A103.00PROPOSED ROOF PLAN
- A200.00PROPOSED EXTERIOR ELEVATIONS
- A201.00PROPOSED EXTERIOR ELEVATIONS

- NOTE:
- The building is designed with the 2015 IRC along with the 2017 NYS Uniform code supplement.
 - Fire stop will be installed in all horizontal areas where there are chases or furred out walls & include all framed bays every 10' per code.
 - Entire home will have hard wired and interconnected smoke and carbon monoxide alarms installed per code for new areas and other areas that have no work being done can follow the property maintenance and fire code regulations.
 - For areas where spray foam insulation is to be used and is uncovered such as in attic areas, the required fire rating such as intumescent paint cover will be applied per code.
 - All required bathroom exhaust fans and clothes dryer exhausts will be installed directly to exterior.
 - Shower or tub glass enclosures will have tempered safety glass per code. Any interior or exterior doors with glazing and any windows 18" or less to the ground shall have Tempered safety glass per code.
 - The stove will have minimum clearance from combustible material per manufacturer specs.
 - The designated placard (Type V for floor and roof) will need to be installed on exterior wall in area approved by inspector.

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE TABLE 301.2(1) FOR ZONE 4 (WESTCHESTER COUNTY)													
GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITES					
30	100-110 MPH	NO	NO	NO	C	SEVERE	42"	MODERATE TO HEAVY	15 DAY	YES	4/24/84 REV 11/1/07	1500	48.5°

THE ENERGY CONSERVATION IN ACCORDANCE WITH THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE (TABLE R402.1.2)										
Minimum										
Climate Zone	Glazing U-Factor	Skylight U-Factor	Glazing SHGC-Factor	Ceiling R-Value	Wood frame wall R-Value	Mass wall R-Value	Floor R-Value	Basement Wall R-Value	Slab Perimeter R-Value and Depth	Crawl Space Wall R-Value and Depth
4 except Marine	0.35	0.55	0.40	R-49	R-20	8/13	R-19	R-10/13	R-10, 2 ft.	R-10/13

	DATE:	REVISION

PROJECT
BARASCH RESIDENCE
PROP. ACCESSORY COTTAGE &
GARAGE (FORMER 4 CAR GARAGE)

6 STERLING RD. SOUTH
ARMONK, NY

DRAWING TITLE
TITLE SHEET &
LIST OF DRAWINGS



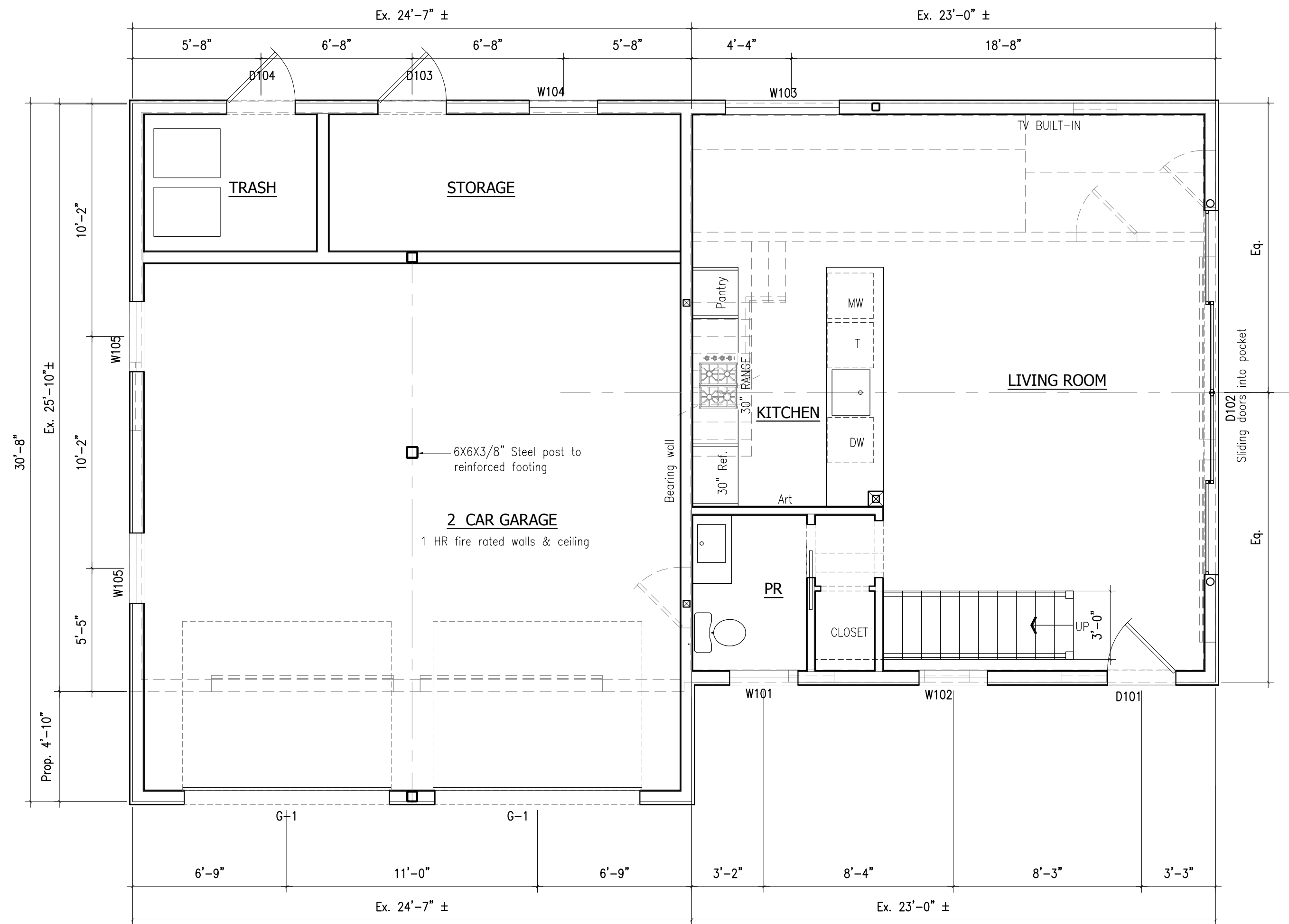
DATE
6-22-20

SCALE

DRAWING NO.
T101.00

PAGE NO.

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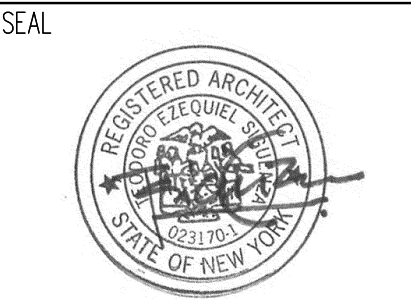


1 PROPOSED FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

DATE:	REVISION

PROJECT
BARASCH RESIDENCE
PROP. ACCESSORY COTTAGE &
GARAGE (FORMER 4 CAR GARAGE)
6 STERLING RD. SOUTH
ARMONK, NY

DRAWING TITLE
PROPOSED FIRST FLOOR PLAN



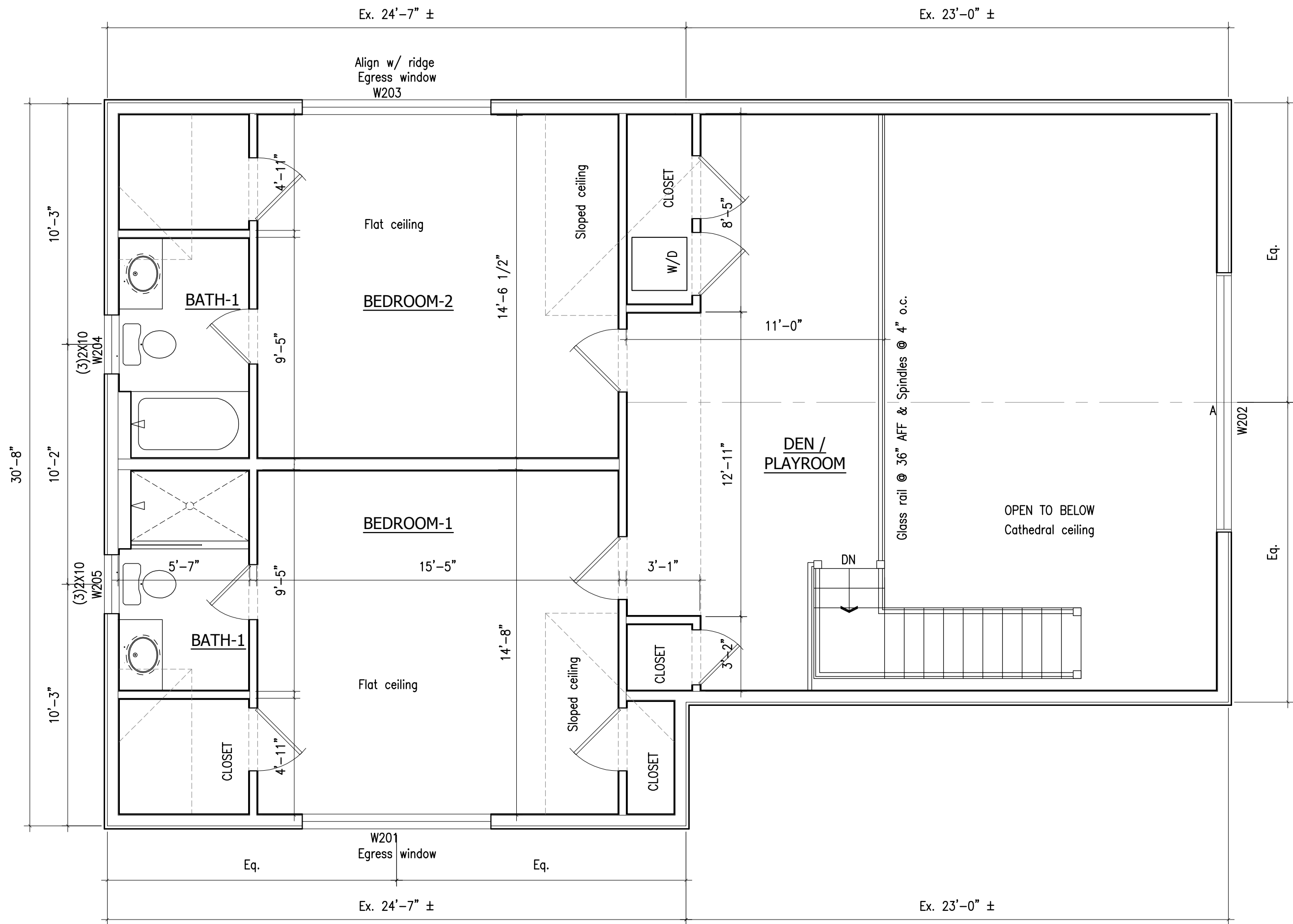
DATE
6-22-20

SCALE
1/4" = 1'-0"

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A101.00

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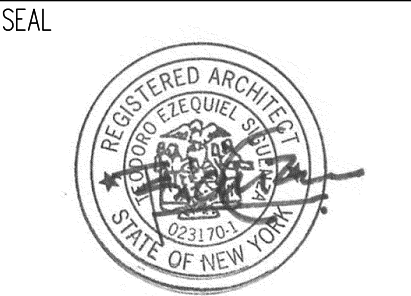


1 PROPOSED SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

DATE:	REVISION

PROJECT
BARASCH RESIDENCE
PROP. ACCESSORY COTTAGE &
GARAGE (FORMER 4 CAR GARAGE)
6 STERLING RD. SOUTH
ARMONK, NY

DRAWING TITLE
PROPOSED SECOND FLOOR PLAN



DATE
6-22-20

SCALE
1/4" = 1'-0"

DRAWING NO.
A102.00

PAGE NO.

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	DATE:	REVISION

PROJECT
BARASCH RESIDENCE
PROP. ACCESSORY COTTAGE &
GARAGE (FORMER 4 CAR GARAGE)
7 HADLEY ROAD
ARMONK, NY

DRAWING TITLE
PROPOSED ROOF PLAN

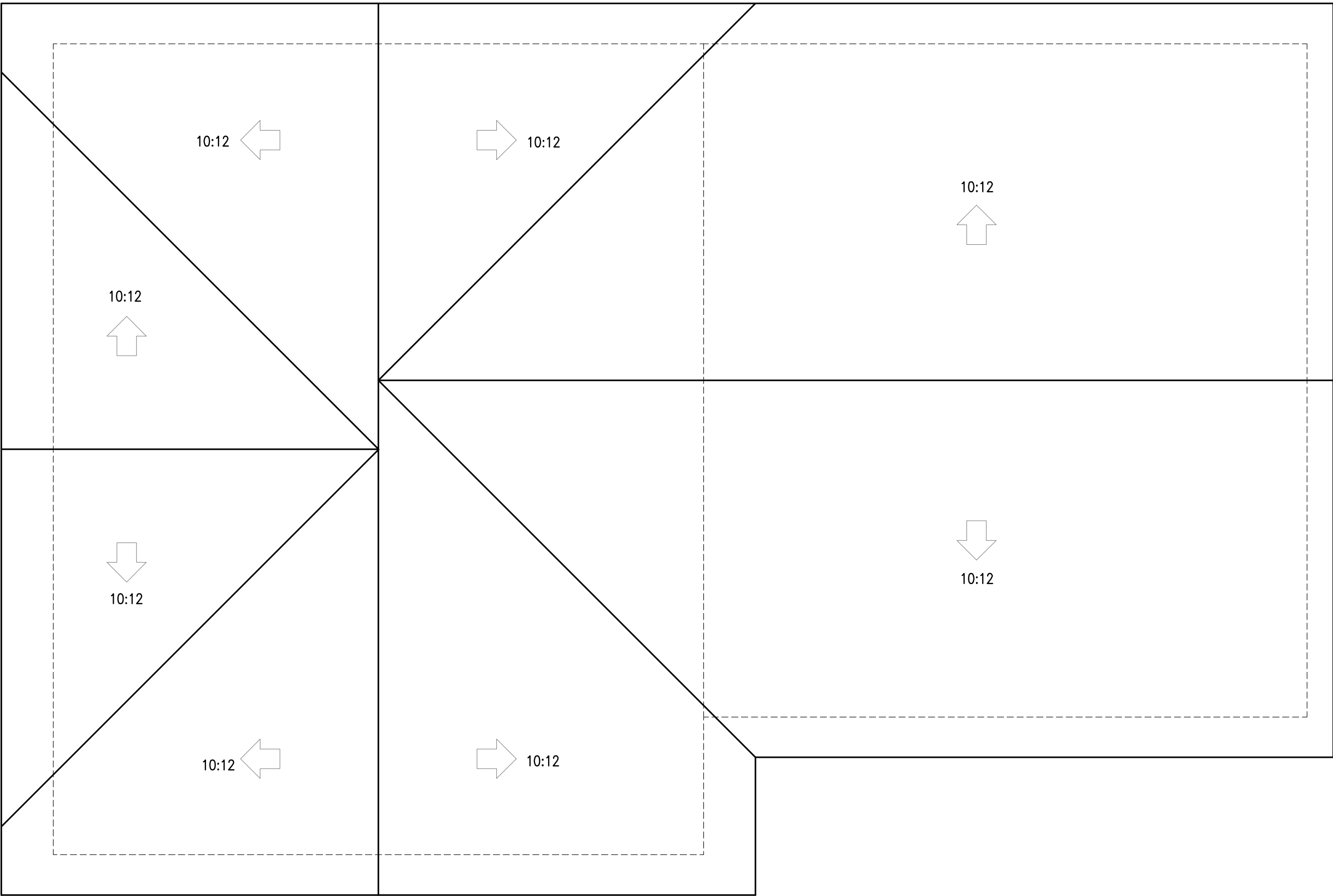


DATE
6-22-20

SCALE
1/4" = 1'-0"

DRAWING NO.
A103.00

PAGE NO.



1 PROPOSED ROOF & FRAMING PLAN
Scale: 1/4" = 1'-0"



1 PROPOSED FRONT ELEVATION
Scale: 1/4" = 1'-0"



2 PROPOSED RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"

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PROJECT
BARASCH RESIDENCE
PROP. ACCESSORY COTTAGE &
GARAGE (FORMER 4 CAR GARAGE)
6 STERLING RD. SOUTH
ARMONK, NY

DRAWING TITLE
PROPOSED EXTERIOR ELEVATIONS



DATE
6-22-20

SCALE
1/4" = 1'-0"

DRAWING NO.
A200.00

PAGE NO.

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

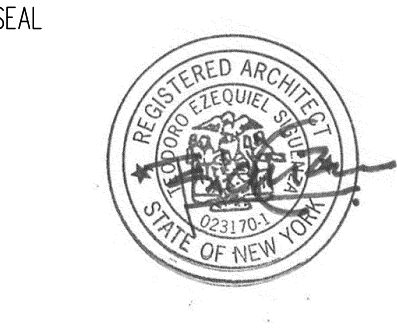


2 PROPOSED LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"

DATE:	REVISION

PROJECT
BARASCH RESIDENCE
PROP. ACCESSORY COTTAGE &
GARAGE (FORMER 4 CAR GARAGE)
6 STERLING RD. SOUTH
ARMONK, NY

DRAWING TITLE
PROPOSED EXTERIOR ELEVATIONS



DATE
6-22-20

SCALE
1/4" = 1'-0"

DRAWING NO.
A201.00

PAGE NO.

GENERAL NOTES:

- DO NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES
ALL DIMENSIONS TO BE CHECKED
CONTRACTOR IS OBLIGED TO REPORT ALL ERRORS AND OMISSIONS
TO THE ARCHITECT

	DATE:	REVISION

PROJECT BARASCH RESIDENCE INTERIOR ALTERATIONS

6 STERLING ROAD SOUTH
ARMONK, NY

DRAWING TITLE

PROPOSED BASEMENT PLAN

SEAL

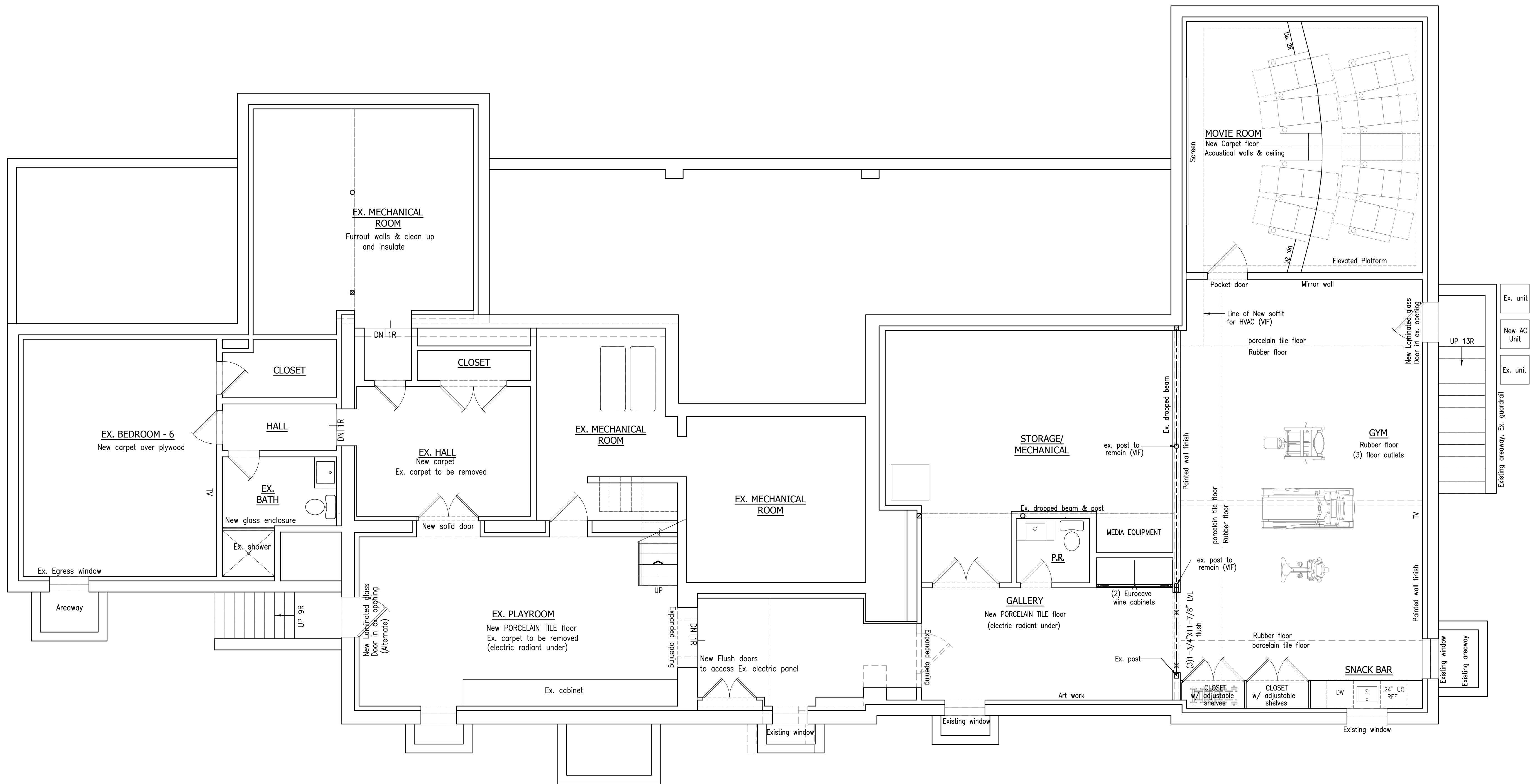
DATE
5-27-20

SCALE
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DRAWING NO.

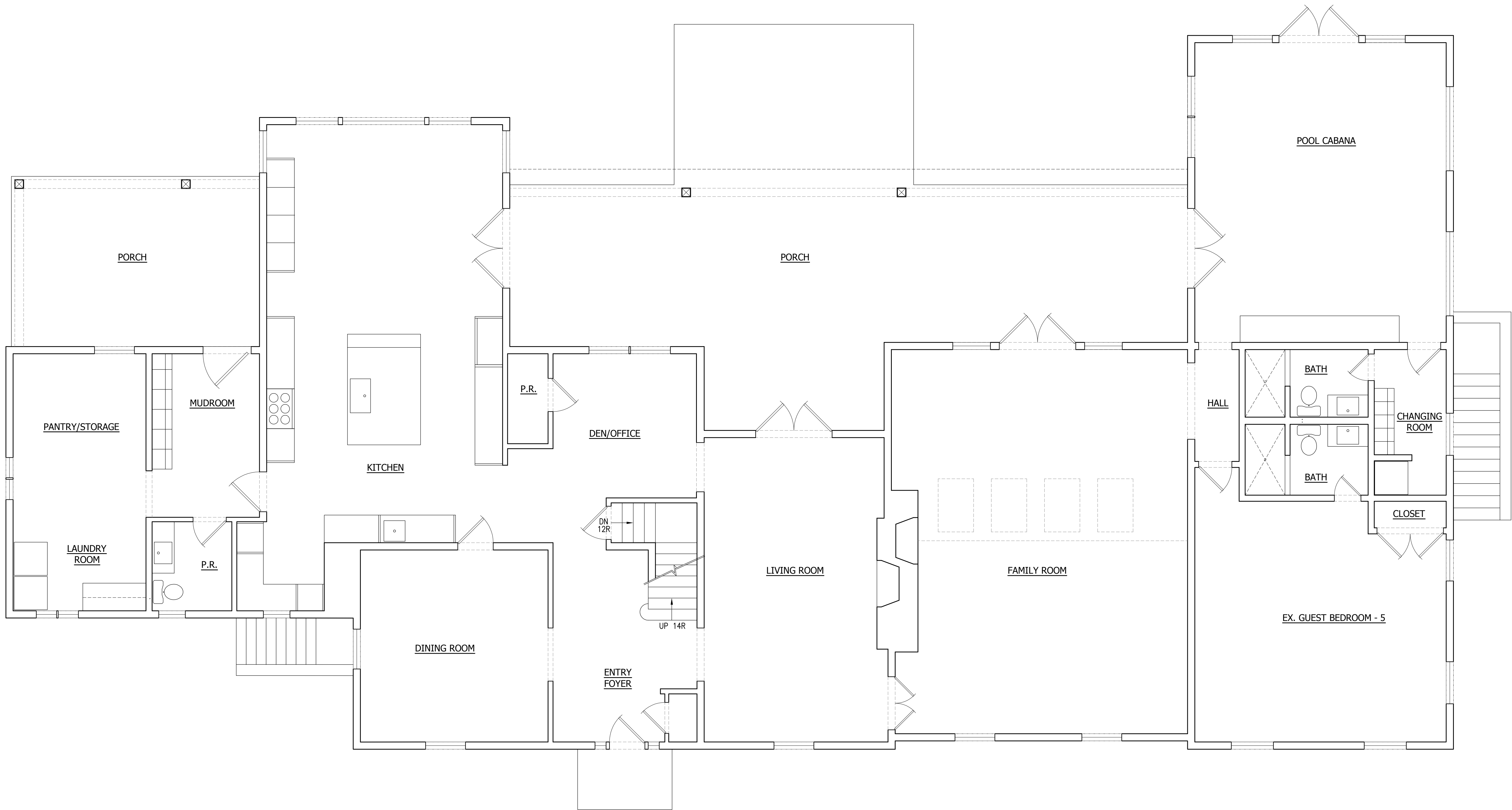
A100.00

PAGE NO.



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DATE:	REVISION

PROJECT
BARASCH RESIDENCE

6 STERLING ROAD SOUTH
ARMONK, NY

DRAWING TITLE
FIRST FLOOR PLAN

SEAL

DATE
5-27-20

SCALE
1/4" = 1'-0"

DRAWING NO.

A101.00

PAGE NO.

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PROJECT
BARASCH RESIDENCE

6 STERLING ROAD SOUTH
ARMONK, NY

DRAWING TITLE
SECOND FLOOR PLAN

SEAL

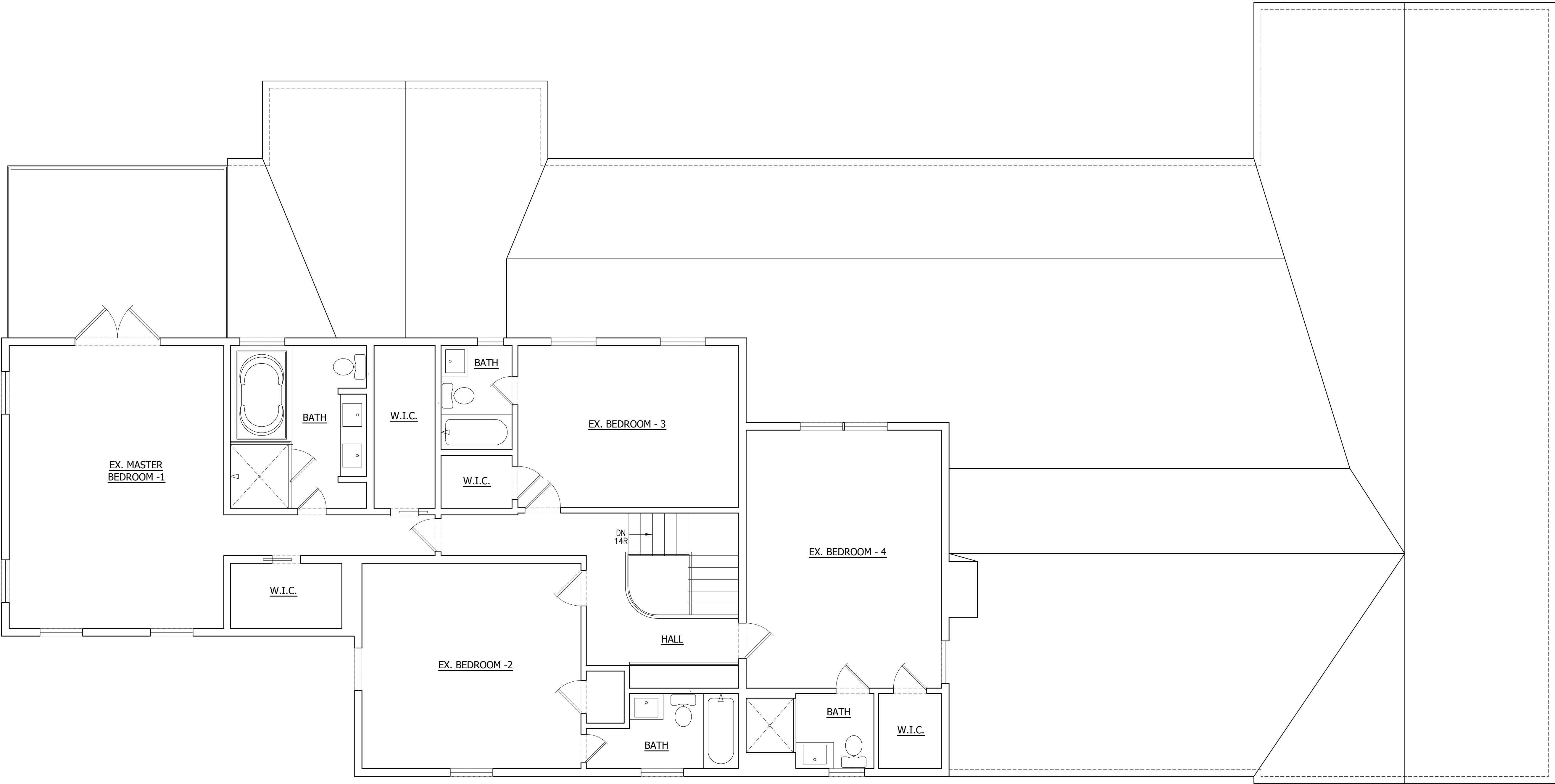
DATE
5-27-20

SCALE
1/4" = 1'-0"

DRAWING NO.

A102.00

PAGE NO.





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

PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

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

Application for Special Use Permit Approval

Application Name



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

PLANNING DEPARTMENT
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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



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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:

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

Name of Property Owner: _____

Mailing Address: _____

Telephone: _____ Fax: _____ e-mail _____

Name of Applicant (if different): _____

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

☐

No

☐

If yes, please submit affidavit stating such. If no, application cannot be reviewed by Planning Board

Name of Professional Preparing Site Plan:

Address: _____

Telephone: _____ Fax: _____ e-mail _____

Name of Other Professional: _____

Address: _____

Telephone: _____ Fax: _____ e-mail _____

Name of Attorney (if any): _____

Address: _____

Telephone: _____ Fax: _____ e-mail _____

Applicant Acknowledgement

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

The Applicant also agrees to pay all expenses of publication and the giving of public notice as required, and further acknowledges that he/she shall be responsible for reimbursing the Town for the cost of professional review services required for this application.

It is further acknowledged by the Applicant that all bills for the expenses of publication and the giving of public notice as well as professional consultant 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: _____

Signature of Property Owner: PMO Date: 6/29/20

MUST HAVE BOTH SIGNATURES

II. IDENTIFICATION OF SUBJECT PROPERTY

Street Address: _____

Location (in relation to nearest intersecting street):

_____ feet (north, south, east or west) of _____

Abutting Street(s): _____

Tax Map Designation (NEW): Section _____ Block _____ Lot _____

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

Zoning District: _____ Total Land Area _____

Land Area in North Castle Only (if different) _____

Fire District(s) _____ School District(s) _____

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

Type of Special Use Permit:

Accessory Apartment _____

Accessory Structure over 800 square feet _____

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

Number of Parking Spaces: Existing _____ Proposed _____

Earthwork Balance: Cut _____ C.Y. Fill _____ C.Y. _____

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

Areas of special flood hazard? No _____ Yes _____

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

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

No _____ Yes _____

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

Town-regulated wetlands? No _____ Yes _____

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

State-regulated wetlands? No _____ Yes _____

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

IV. SUBMISSION REQUIREMENTS

The special use permit 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 special use permit application package (for distribution to the Town Planner for preliminary review purposes).
- Once a completed preliminary special use permit 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 special use permit 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 SPECIAL USE PERMIT SITE PLAN

The following checklist is provided to enable the Applicant to determine if he/she has provided enough information on the special use permit plan for the Planning Board to review his/her proposal.

Applicants are advised to review Chapter 355 Article VII of the North Castle Town Code for a complete enumeration of pertinent requirements and standards prior to making application for special use permit approval.

The application for special use permit 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**.

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 use and design of existing buildings, identifying first floor elevation, and other structures.
- _____ 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, type, direction, power and time of use of existing outdoor lighting.
- _____ 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 plans and elevations.
- _____ 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 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, type, direction, power and time of use of proposed outdoor lighting.

- _____ Location of proposed landscaping and buffer screening areas, including the type (scientific and common names), size and amount of plantings.
- _____ 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 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 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 plans involving disturbance to Town-regulated wetlands, the data required to ensure compliance with Chapter 340 of the North Castle Town Code.

The special use permit application package shall also include a narrative document that demonstrates compliance with the following:

- _____ The location and size of the use, the nature and intensity of the operations involved in it or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located and that it complies with all special requirements for such use.
- _____ The location, nature and height of buildings, walls, fences and the nature and extent of existing or proposed plantings on the site are such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings.
- _____ Operations in connection with any special use will not be more objectionable to nearby properties by reason of noise, fumes, vibration or other characteristics than would be the operations of any permitted uses not requiring a special permit.
- _____ Parking areas will be of adequate size for the particular use, properly located and suitably screened from adjoining residential uses, and the entrance and exit drives shall be laid out so as to achieve maximum convenience and safety.
- _____ Where required, The provisions of the Town Flood Hazard Ordinance shall be met.
- _____ The proposed special permit use will not have a significant adverse effect on the environment.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

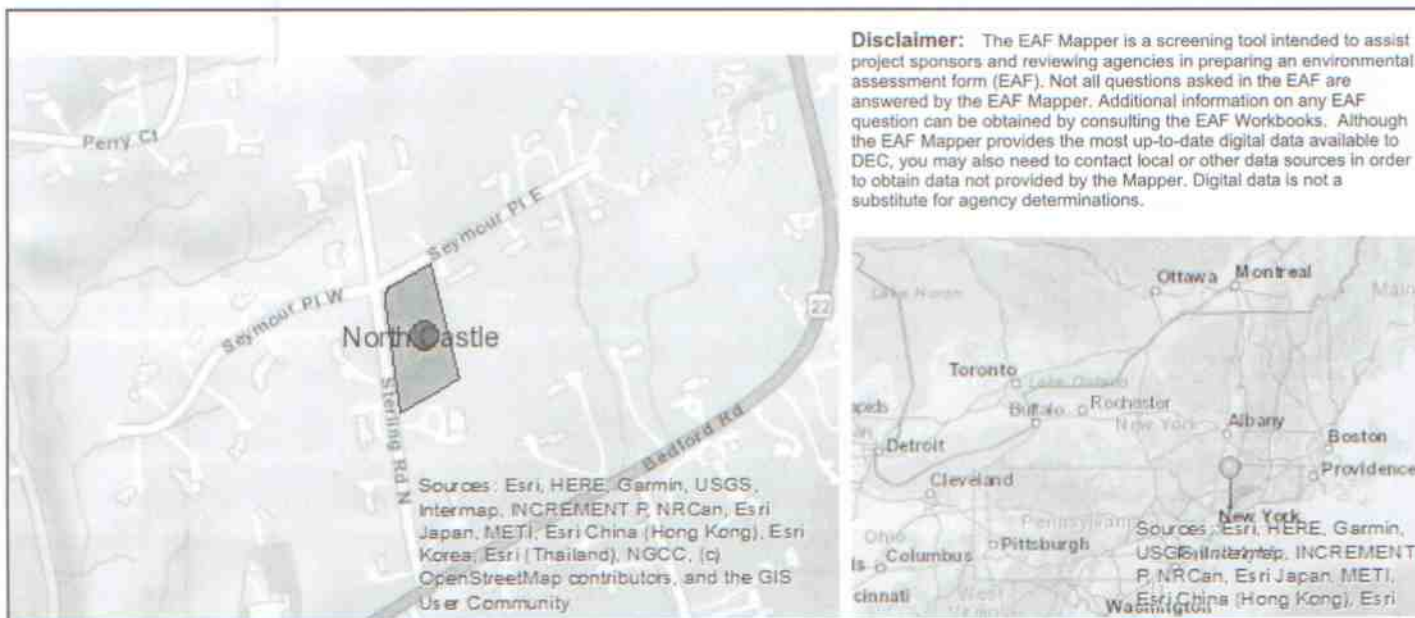
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: RICHARD AND RENEE BARASCH			
Project Location (describe, and attach a location map): 6 STERLING ROAD NORTH, ARMONK NY 10504			
Brief Description of Proposed Action: DEMOLITION OF EXISTING TWO CAR GARAGE AND THE CONSTRUCTION OF A NEW TWO CAR GARAGE WITH A 2 BEDROOM COTTAGE. CONSTRUCTION OF A NEW HALF COURT BASKET BALL COURT			
Name of Applicant or Sponsor: TEO SIGUENZA, RA		Telephone: 914-234-6289 E-Mail: TS@TEOSIGUENZA.COM	
Address: 460 OLD POST ROAD, SUITE 2A			
City/PO: BEDFORD		State: NY	Zip Code: 10506
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(ies) name and permit or approval.			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		3.0 acres	
b. Total acreage to be physically disturbed?		0.23 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		3.0 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 type="checkbox"/> Other (Specify) <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
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 checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<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?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ SEWAGE TREATMENT IS HANDLED BY AN ON-SITE OWTS (SEPTIC SYSTEM)	<input checked="" type="checkbox"/>	<input 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

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?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:		
INCREASE IN IMPERVIOUS AREA TO BE MITIGATED WITH A INFILTRATION SYSTEM FOR A 25 YEAR STORM EVENT		
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)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<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?	NO	YES
If Yes, describe:	<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?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>TEO SIGUENZA, RA</u> Date: <u>JUNE 20, 2020</u> Signature: _____ Title: <u>PROJECT ARCHITECT/AGENT</u>		



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]	No
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

November 04, 2019

Town of North Castle
Attn: Building Department
17 Bedford Road
Armonk, New York 10504

Re: 6 Sterling Road South
Armonk, NY

To whom it may concern:

This letter is to serve as authorization for Teodoro Sigüenza, of Teo Sigüenza Architect P.L.L.C to act as my representative on the application for the Building Permit & related submissions, for our property located at the above captioned address.

Please contact us if you have any questions.

Sincerely,


Richard and Renée Barasch
917-748-5461



55-233/212

326

RICHARD AND RENEE BARASCH CONSTRUCTION A/C

DATE

6/22/20

MP

PAY TO THE
ORDER OF

Town of North castle

\$

250⁰⁰₇₀

DOLLARS

Heat
Reactive
ink

J.P.Morgan

J.P. MORGAN CHASE BANK, N.A.

MEMO

Special Use permit - environmental

RBB

MP

⑆021202337⑆

403188688⑆0326

LOOK FOR FRAUD-DETECTING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT-REACTIVE INK. DETAILS ON BACK.

55-233/212

327

RICHARD AND RENEE BARASCH CONSTRUCTION A/C

DATE

6/22/20

MP

PAY TO THE
ORDER OF

Town of North castle

\$

2000

DOLLARS

Heat
Reactive
ink

J.P.Morgan

J.P. MORGAN CHASE BANK, N.A.

MEMO

escrow 6 Stedley Rd S.

RBB

MP

⑆021202337⑆

403188688⑆0327

LOOK FOR FRAUD-DETECTING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT-REACTIVE INK. DETAILS ON BACK.

NATHANIEL J. HOLT, PE

dan@holtengineering.net

June 22, 2020

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

Attn: Christopher Carthy, Chairman

RE: Richard and Renee
6 Sterling Road South

Dear Chairman Carthy and Members:

The attached Site Plans and associated materials have been prepared in support of the proposed renovation to an existing four car garage and the construction of a half-court basketball court.

While the construction of the basketball court is self explanatory, the renovations of the existing garage merit further discussion:

- The existing garage is approximately 1222 square feet in area. As proposed the garage will be increase slightly to 1,340 square feet to accommodate two cars. In addition, the garage will also serve as a two bedroom guest cottage.
- The property is serviced by an 8 bedroom rated septic system, however, the existing residence is limited to 6 bedrooms. This information has been confirmed by the Westchester County Department of Health records and the Town of North Castle Building Department files.
- The Health Department has confirmed that the connection to the septic system would require no expansion or other improvements to accommodate the guest cottage.

Stormwater mitigation will be addressed through infiltration which will be installed immediately adjacent to the Basketball court. The roof associated with the new garage will be connected to the infiltration as well. We will be in contact with the Town Engineer to witness soil testing in the near future.

Finally, it is acknowledged that the current Gross Land Coverage permitted under the Zoning Ordinance is exceeded and that the proposed basketball court/guest cottage will increase that non-conformity.

We look forward to discussing this application in further detail during the next Planning Board meeting and the necessary steps to obtain the goals of the Barasch's.

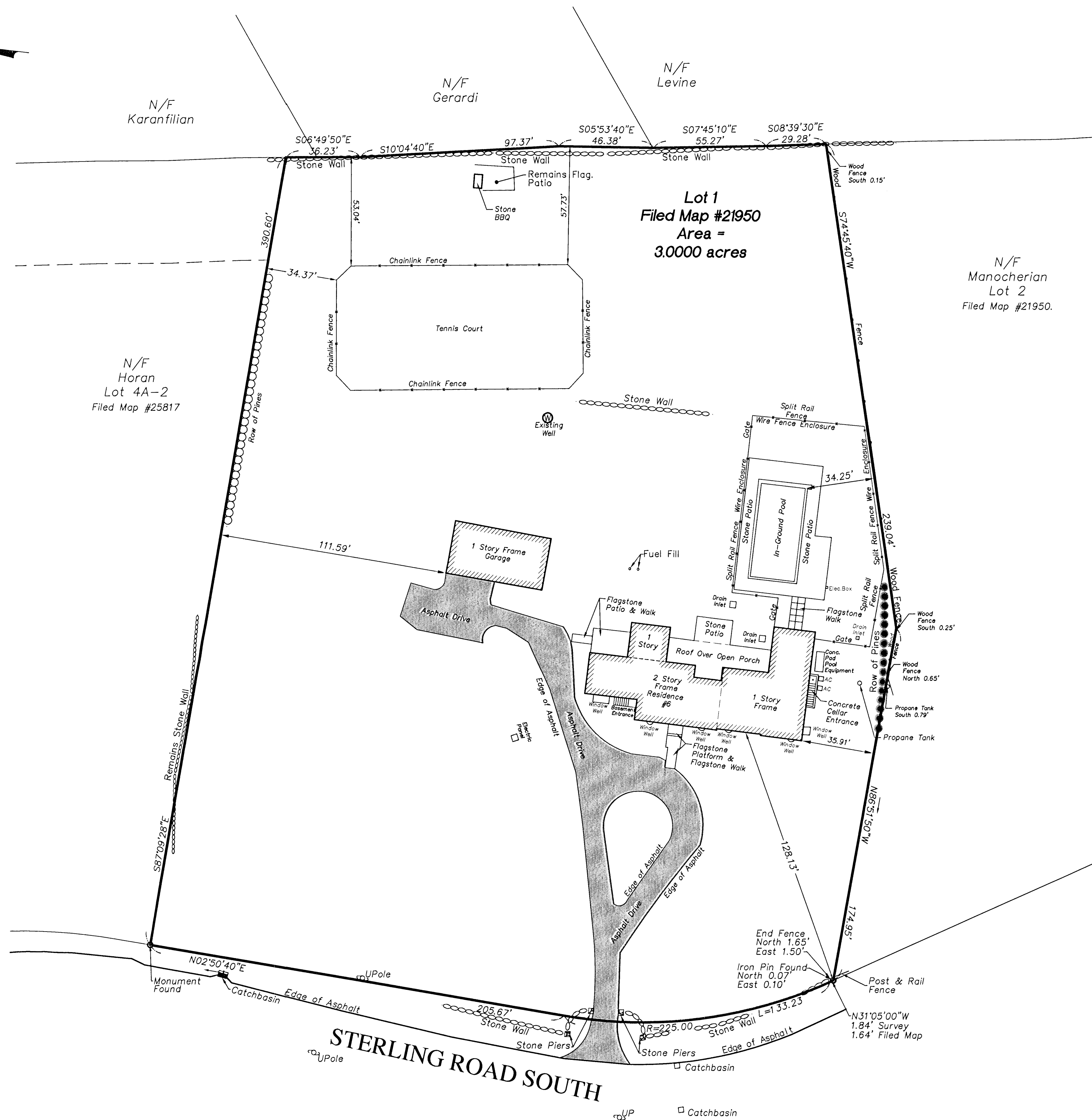
Very truly yours

A handwritten signature in blue ink, appearing to read 'N. Holt', with a horizontal line extending to the right.

Nathaniel J. Holt, PE
Holt Engineering & Consulting, PA

encl

cc: Richard and Renee Barasch
Teo Siguenza



Surveyed in accordance with existing Code of Practice for Land Surveys as adopted by the New York State Association of Professional Land Surveyors, Inc.

Only copies from the original of this survey marked with an original of the Land Surveyors embossed seal shall be considered to be true, valid copies.

Said certifications shall run only to the person for whom this survey is prepared and on his/her behalf to the title company, governmental agency and lending institutions listed hereon. Certifications are not transferable to additional institutions or subsequent owners.

Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

Possession only where indicated.

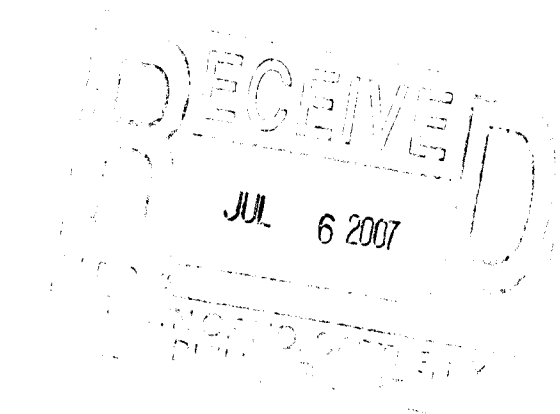
The location of underground utilities are not shown or certified.

Subject to covenants, easements, restrictions, conditions and agreements of record.

Premises hereon being Lot 1 as shown on a certain map entitled, "Subdivision of Property Belonging to Ann Halper." Said map filed in the Westchester County Clerk's Office, Division of Land Records June 4, 1985 as map number 21950.

Premises hereon designated on the Village of Briarcliff Manor tax maps as: Section 2 Block 17 Lot 4b

AS-BUILT

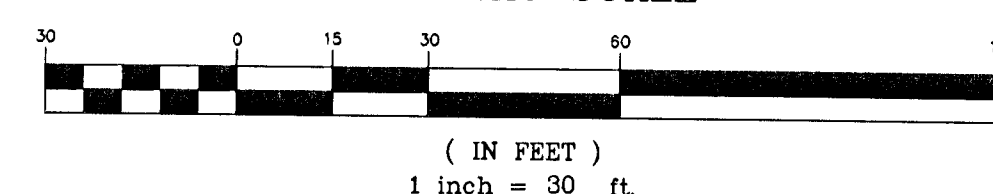


AS-BUILT SURVEY

SURVEY OF PROPERTY
PREPARED FOR
RICHARD & RENEE BARASCH
SITUATE IN THE
TOWN OF NORTH CASTLE
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 30'

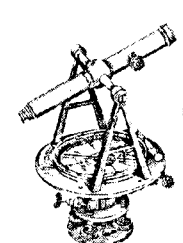
GRAPHIC SCALE



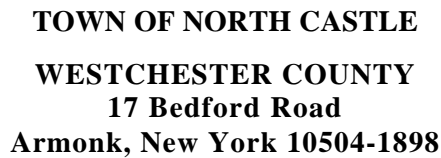
AS-BUILT OK FOR TENNIS CT.
+ POOL (set back) addition
R. FOR 7.8.07

Property Surveyed: August 5, 2004
Map Prepared: August 11, 2004
Map Revised: August 27, 2004 (adjacent house)
Map Revised: November 3, 2006 to show Survey Update

By: *Thomas C. Merritts*
New York State Licensed Land Surveyor No.050604

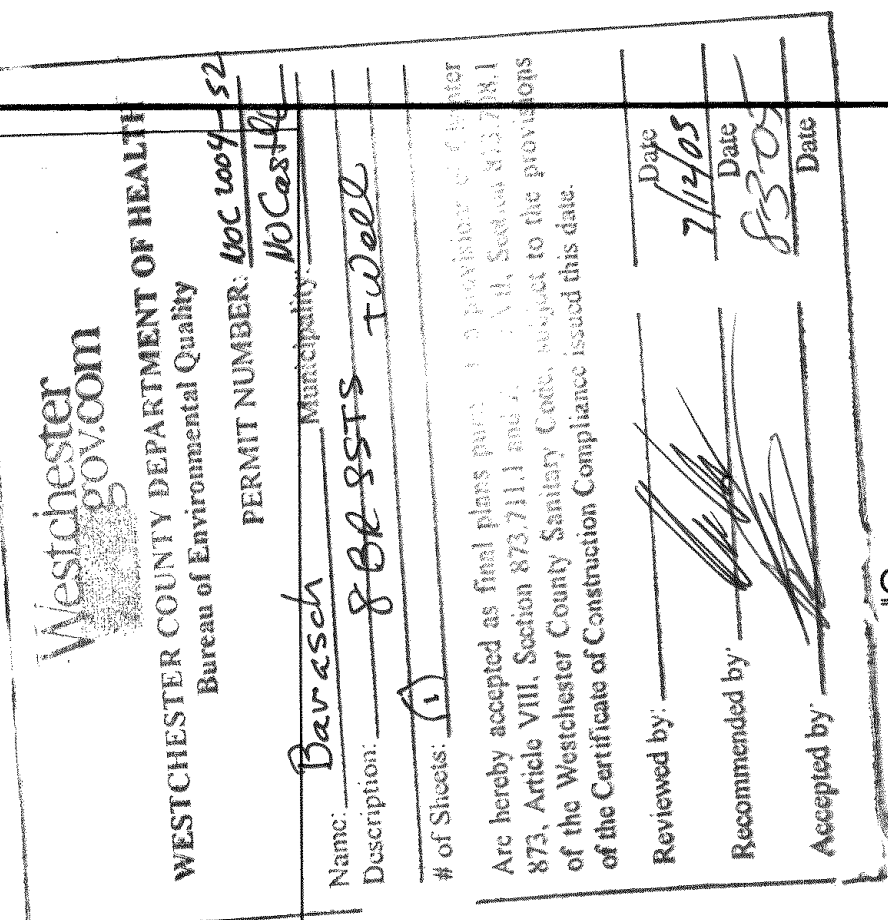


THOMAS C. MERRITTS LAND SURVEYORS, P.C.
394 BEDFORD ROAD • PLEASANTVILLE • N.Y.10570
(914) 769-8003 • (914) 273-1663



January 29, 2019
Telephone: (914) 273-3542
Fax: (914) 273-3554
www.northcastleny.com

Date _____



ITEM	A	B	C	D
J-1	72.5'	114'		
J-2	75'	115'		
J-3	78.5'	115'		
J-4	82'	116'		
J-5	86'	118'		
J-6	91.5'	120'		
J-7	96'	122.5'		
J-8	101'	125'		
J-9	106.5'	128.5'		
J-10	111.5'	132'		
E-1	133'	177'		
E-2	154'	187'		
E-3	84.5'	80'		
E-4	32'	61'		
DB-1			56' 4"	47' 8"
DB-2			55'	49'
T-1	39' 8"	36' 8"		
T2	37'	46' 6"		
T-3	36' 6"	40' 6"		

A circular professional seal for Sabri Barisser, a Licensed Professional Engineer in the State of New York. The seal features the text "STATE OF NEW YORK" at the top, "SABRI BARISSER" in the center, and "LICENSED PROFESSIONAL ENGINEER" at the bottom. The license number "075545" is also visible. The seal includes a small emblem of the State of New York in the center.

BIBBO ASSOCIATES, L.L.P.
"MILL POND OFFICES" 293 RT. 100, SUITE 203
SOMERS, NY 10598
TEL (914) 277-5805

DATE
6-24-11

REV.

SCALE	1"
DWG	1

Westchester County Department of Health
Bureau of Environmental Quality
118 North Bedford Road
Mt. Kisco, NY 10549

RICHARD BARASCH
Owner or Purchaser of Building

No Pass
Municipality

NYCT DEVELOPMENT CORP.
Building Constructed By

1
Section - Ward

6 STERLING ROAD SOUTH
Location - Street

17
Block

RESIDENTIAL
Building Type

4B
Lot

GUARANTY OF SEPARATE SEWAGE SYSTEM

I represent that I am wholly and completely responsible for the location, workmanship, material, construction and drainage of the sewage treatment system serving the above described property, and that it has been constructed as shown on the approved plan or approved amendment thereto, and in accordance with the standards, rules and regulations of the Westchester County Department of Health, and hereby guaranty to the owner, his successors, heirs or assigns, to place in good operating condition any part of said system constructed by me which fails to operate for a period of two (2) years immediately following the date that the sewage treatment system was first placed into operation or any repairs made by me to such system, except where the failure to operate properly is caused by the willful or negligent act of the occupant of the building utilizing the system.

The undersigned further agrees to accept as conclusive the determination of the Assistant Commissioner of Health for Environmental Quality of the Bureau of Environmental Quality of the Westchester County Department of Health as to whether or not the failure of the system to operate was caused by willful or negligent act of the occupant of the building utilizing the system.

Property Owner/Builder's Signature [Signature]

Septic Contractor's Signature [Signature]

WCHD License#

0544
Gulfco Const 34 Columbus AVE
(If Corporation, give name and address) Pt Jm. Valley
NY 10579

Dated this 15TH day of JUNE 2005

At STAMFORD, CT
Place & State

Westchester County Department of Health
Bureau of Environmental Quality

000002

WCDH File No. NOC 2004-52 Municipality: No. CORE

☒ Separate Sewage System
☒ Private Water Supply

CERTIFICATE OF CONSTRUCTION COMPLIANCE:

Watershed Basin GREENWICH, CT.

Located at: 6 STEALING RD. SOUTH Section: 1 Block: 17

Owner Last Name: BARASCH Owner First Name: RENEE Lot: 4B R.S. Lot:

Separate Sewage System to Consist of:

Septic Tank Size: 2500 Gallons Trench Length: 1152 Lin.Ft. X Trench Width: 24" Inches

Other Requirements: PUMP CHAMBER, DUAL ALT PUMPS, OVERFLOW TANK

Building Type: 1 FAM RES # of Bedrooms: 8 Date Permit Issued: 10/24/04

Erosion Control (EC) Completed YES ☒ EC Waived

Other Requirements: —

Separate Sewage Contractor (SSC): CAULTRIE, CONSS # 044

Water Supply:

☒ Public Water Supply Public Water Source: —

Well Driller (WD) Company Name: TORLISH

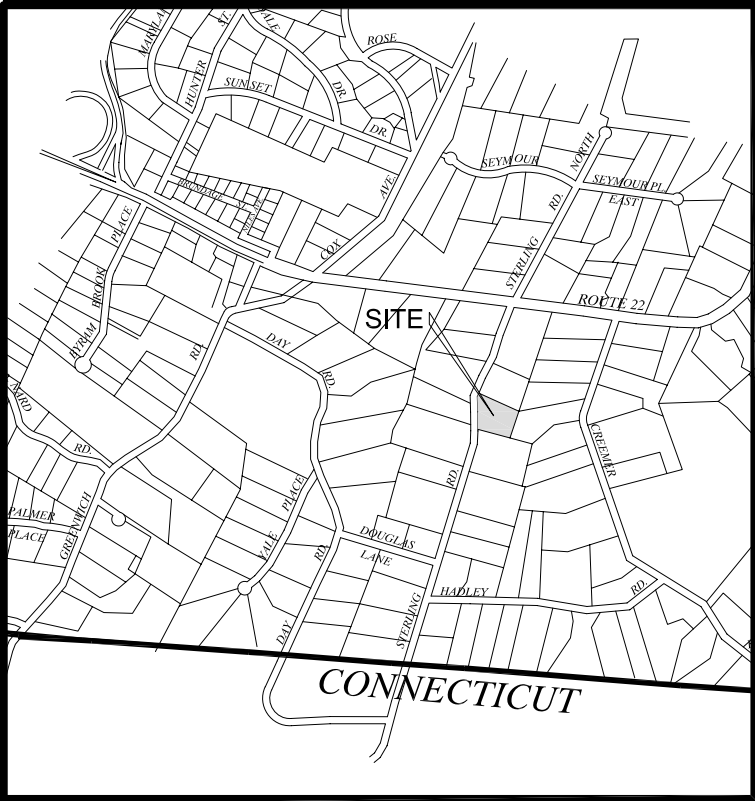
I certify that the system(s) as listed serving the above premises were constructed as shown on the plans of the completed work (copies of which are attached), and in accordance with the standards, rules and regulations, plans filed, and the permit issued by the Westchester County Department of Health.

☒ Date: 6-28-05 ☒ Certified by: [Signature] P.E. License #: 75545

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

Date: 7/12/05 Recommended By: [Signature]

Date: 8-3-05 Approved By: [Signature]



VICINITY PLAN

PROPERTY DATA

1. PROPERTY OWNER: RICHARD AND RENEE BARASCH
6 STERLING ROAD SOUTH
ARMONK, NEW YORK 10504
2. TAX MAP DESIGNATION: 108.04-2-28 (Current)
2/ 17/5.F (Previous)
3. ZONING DISTRICT R-2A SINGLE FAMILY RESIDENTIAL 2 ACRE

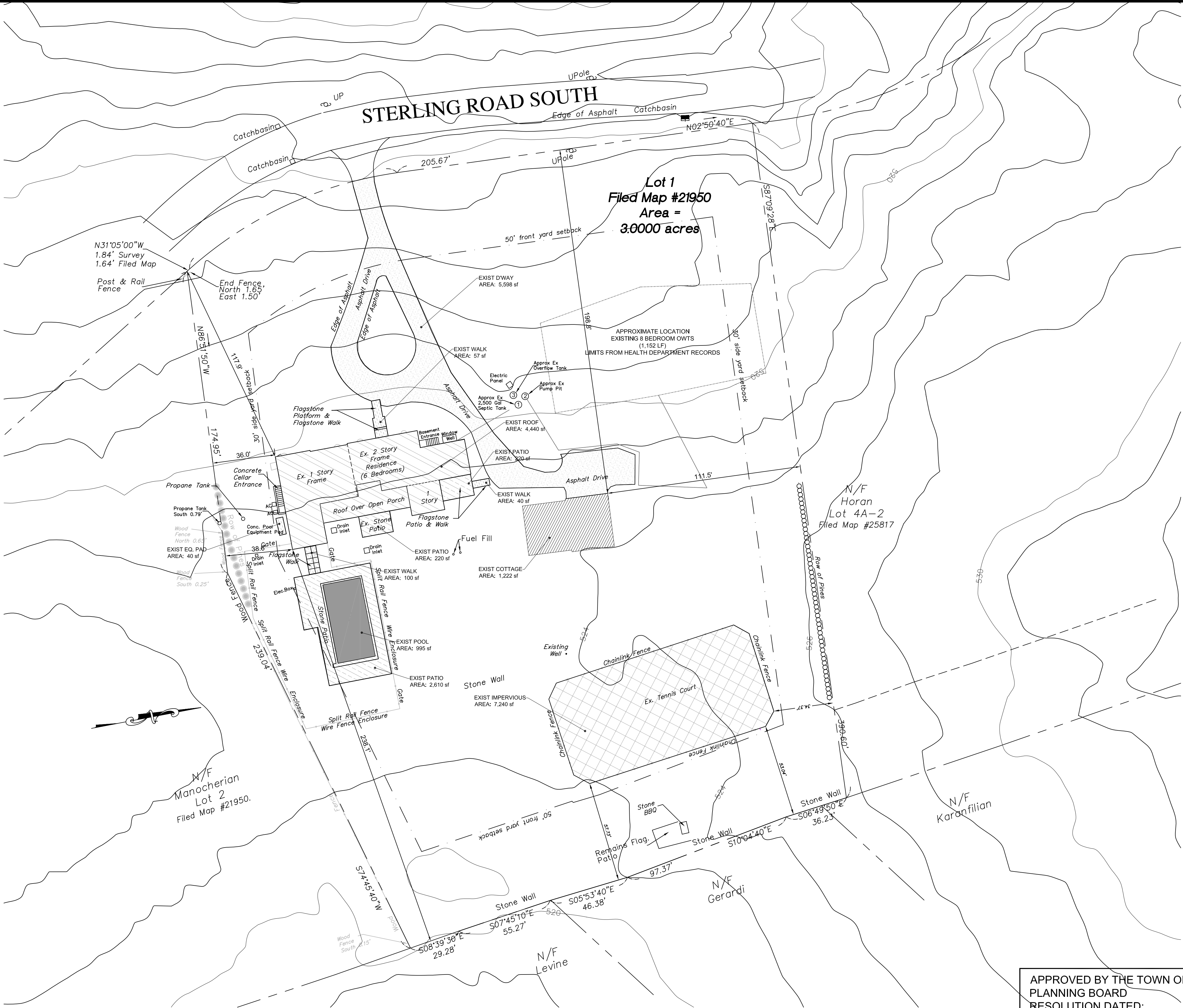
ZONING CONFORMANCE TABLE - R 2A ZONE

MIN. LOT SIZE	REQUIRED*	EXISTING	PROPOSED
MIN. LOT AREA	2 ACRES	3 ACRES	3 ACRES
MIN. FRONTAGE	150 ft	340.97 ft	340.97 ft
MIN. WIDTH	150 ft	330.4 ft	330.4 ft
MIN. DEPTH	150 ft	418.4 ft	418.4 ft
MIN. PRINCIPAL BUILDING SETBACKS			
FRONT YARD	50 ft	117.9 ft	117.9 ft
SIDE YARD	30 ft	36 ft (min)	36 ft (min)
REAR YARD	50 ft	±238.1 ft	±238.1 ft
MAX. HEIGHT (PRINCIPAL) (FEET)	30 ft	<30 ft	<30 ft
MAX. BUILDING COVERAGE (%)	8%	3.4%	3.4%
MIN. DWELLING UNIT SIZE	1,400 SF	±4,440 SF	4,440 SF
MAX. ACCESSORY BUILDING COVERAGE (25% OF PRINCIPAL)	1,110 SF	1,465 SF (33%)	1,225 SF (28%)
MIN. REQUIRED OFF-	2 SPACES PER DWELLING UNIT	2 (GARAGE)	2 (GARAGE)
PROPOSED BASKET BALL COURT SETBACKS			
FRONT YARD	50 ft	NA	198.8 ft (min)
SIDE YARD	30 ft	NA	111.5 ft (min)
REAR YARD	40 ft	NA	179.0 ft (min)

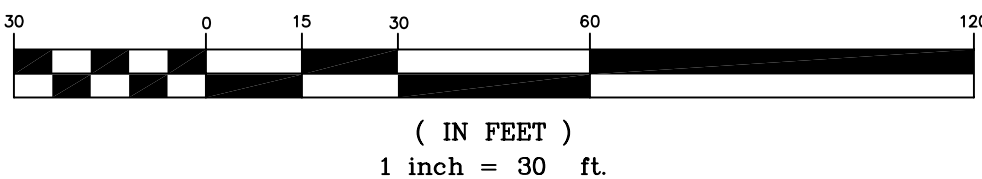
LEGEND

- 490 x EXISTING SPOT GRADE
- PROPERTY LINE
- TP 1 DEEP TEST PIT
- * TREE TO BE REMOVED
- 490 EXIST CONTOUR
- PROP CONTOUR

COPYRIGHT © 2020 HOLT ENGINEERING & CONSULTING, P.C.
ALL RIGHTS RESERVED. UNAUTHORIZED
DUPLICATION IS A VIOLATION OF
APPLICABLE LAWS



GRAPHIC SCALE



APPROVED BY THE TOWN OF NORTH CASTLE
PLANNING BOARD
RESOLUTION DATED: _____

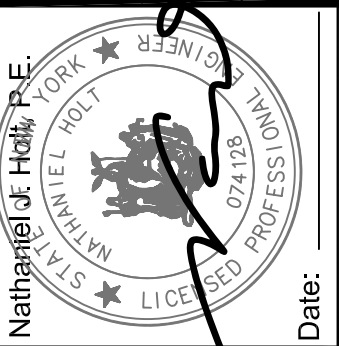
CHRISTOPHER CARTHY, CHAIRMAN
TOWN OF NORTH CASTLE PLANNING BOARD
DATE: _____

ENGINEERING PLANS REVIEWED FOR
CONFORMANCE TO THE RESOLUTION:
DATE: _____

JOSEPH M. CERMELE, PE
KELLARD SESSIONS, CONSULTING
CONSULTING TOWN ENGINEERS

SHEET: 1 of 4

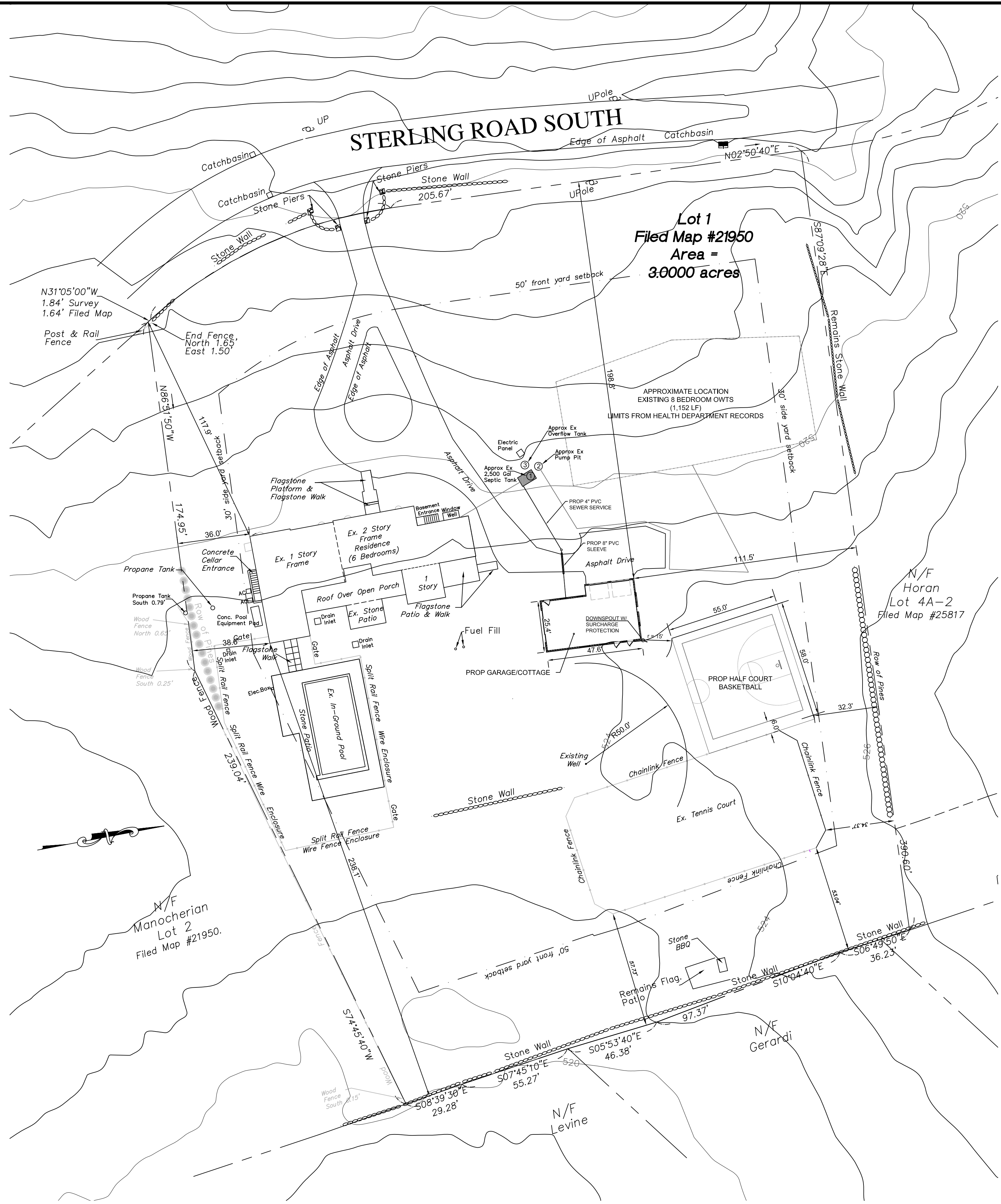
Project Number: BARS-SWP
Original Date: MAY 28, 2020



NATHANIEL J. HOLT, P.E.
592 ROUTE 22
PAWLING, NEW YORK 12564
(914) 760-1800

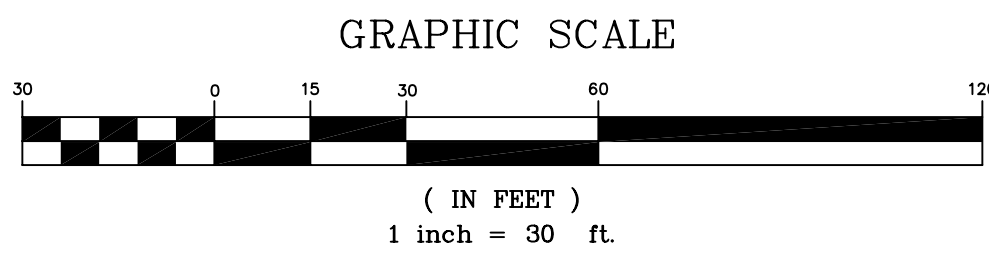
EXISTING CONDITIONS
PLAN

SITE DEVELOPMENT PLANS
for
RICHARD and RENEE BARASCH
6 STERLING ROAD SOUTH, ARMONK, NY

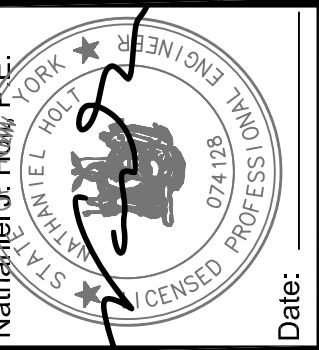


LEGEND

- 490 x EXISTING SPOT GRADE
- PROPERTY LINE
- TP 1 DEEP TEST PIT
- * TREE TO BE REMOVED
- 490 EXIST CONTOUR
- PROP CONTOUR



5	4	3	2	1
Original Date: MAY 28, 2020				
Project Number: BARS-SWP				



NATHANIEL J. HOLT, P.E.

592 ROUTE 22
PAWLING, NEW YORK 12564
(914) 760-1800

SITE PLAN

SITE DEVELOPMENT PLANS
for
RICHARD and RENEE BARASCH
6 STERLING ROAD SOUTH, ARMONK, NY

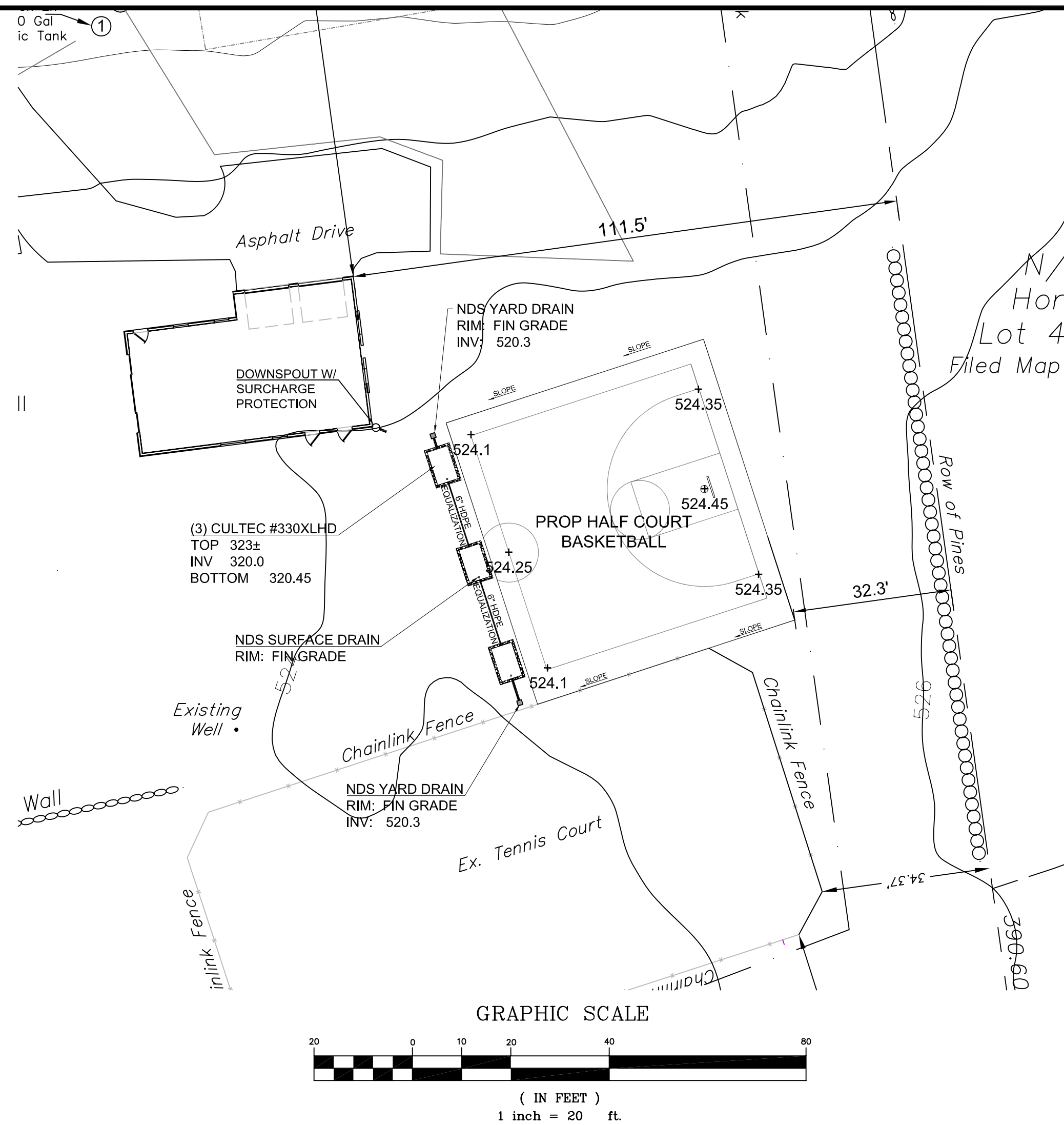
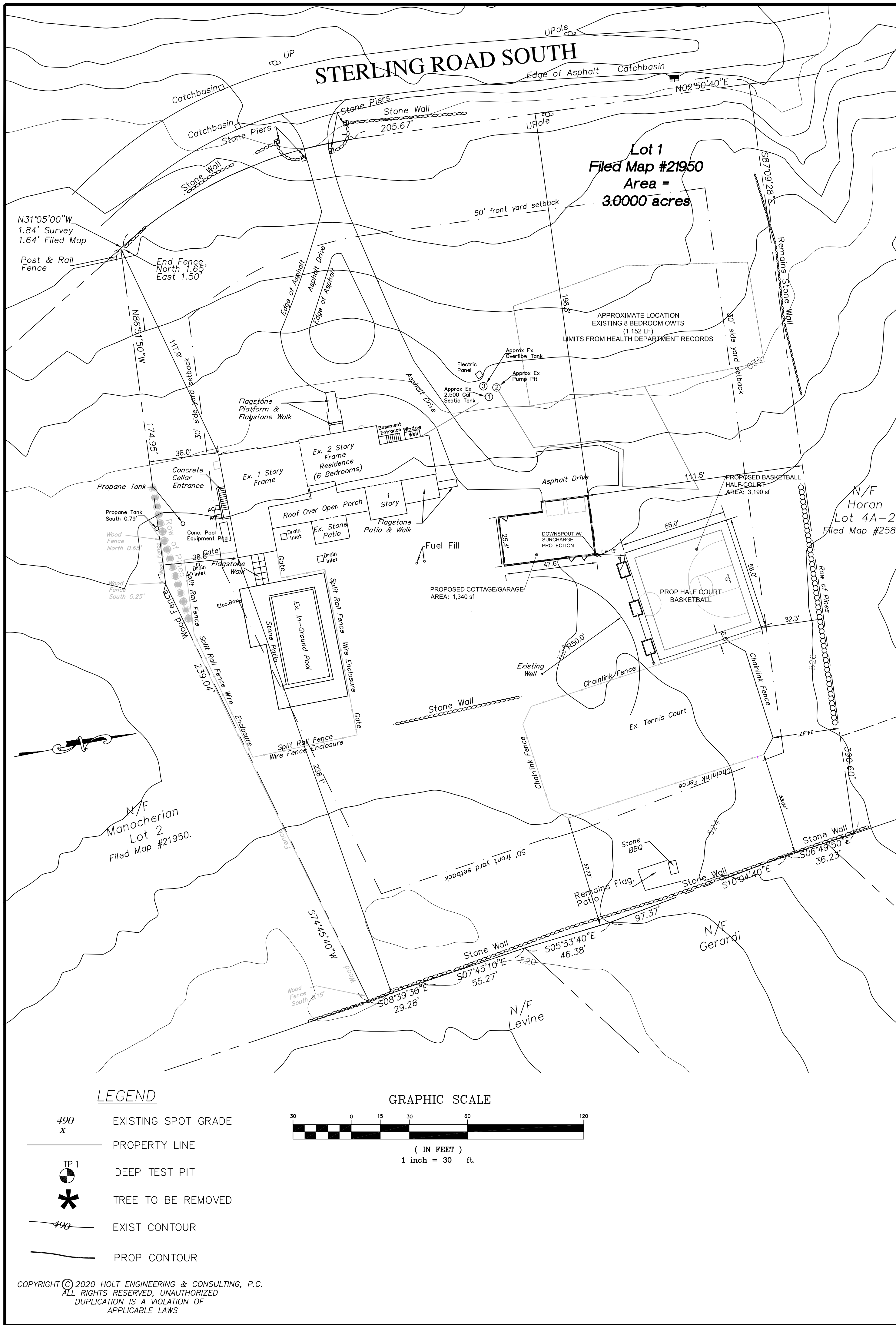
APPROVED BY THE TOWN OF NORTH CASTLE
PLANNING BOARD
RESOLUTION DATED: _____
CHRISTOPHER CARTHY, CHAIRMAN
TOWN OF NORTH CASTLE PLANNING BOARD

DATE: _____

ENGINEERING PLANS REVIEWED FOR
CONFORMANCE TO THE RESOLUTION:

DATE: _____

JOSEPH M. CERMELE, PE
KELLARD SESSIONS, CONSULTING
CONSULTING TOWN ENGINEERS



STORMWATER ANALYSIS	
REQUIRED:	CAPTURE 25 YR STORM EVENT OVER INCREASE IN IMPERVIOUS AREA
EXISTING CONDITIONS	
PROPERTY AREA:	3.0 Ac.
PERVIOUS AREAS (HSG = C)	
EXISTING GARAGE	1,465 sf = 0.034 ac
EXISTING LAWN	3,190 sf = 0.073 ac
TOTAL	4,655 sf = 0.107 ac
PROPOSED CONDITIONS	
PROPOSED GARAGE	1,225 sf = 0.028 ac
PROPOSED B'BALL COURT	3,190 sf = 0.073 ac
PROPOSED LAWN	321 sf = 0.007 ac
TOTAL	4,655 sf = 0.107 ac
PROPOSED MITIGATION:	INFILTRATION
ONE CULTEC UNIT (MODEL 330XLHD) HAS THE CAPACITY OF	11.32 cft/ft. THEREFORE:
629 cft/11.32 cft/ft = 55.3 lf = 8 Units; VOLUME PROVIDED:	440 cf
ON OCTOBER 10, 2019 A DEEP TEST PIT AND SOIL PERCOLATION TEST WAS	PERFORMED AND WITNESSED BY THE TOWN ENGINEER. THE
PERCOLATION RATE WAS DETERMINED TO BE 5 MIN/INCH.	
COMPOSITE RCN	
EXISTING CONDITIONS	
0.034 ac x 98 = 3.332 (GARAGE)	
0.073 ac x 73 = 5.329 (LAWN)	
0.107 ac 8.661' RNC = 80.94; RUNOFF DEPTH: 3.85"	
PROPOSED CONDITIONS	
0.028 ac x 98 = 2.744 (PROP GARAGE)	
0.073 ac x 98 = 7.154 (PROP B'BALL COURT)	
0.007 ac x 73 = 0.511 (PROP LAWN)	
0.107 ac 10.409' RCN = 97.28; RUNOFF DEPTH: 5.47"	
RUNOFF VOLUME	
THE INCREASE IN RUNOFF VOLUME DUE TO THE INCREASE	IN IMPERVIOUS AREA IS:
(5.47" - 3.85") / 12 x 4,655 sf = 629 cf	
PROJECTED PERCOLATION RATE OF SOIL	
Area of Cylinder: 3.14 x 1 x 8.5 / 12 = 2.33 sf	
Area of Bottom: 3.14 x (0.5)(0.5) = 0.785 sf	
Area of Perk Hole: 0.785 + 2.33 = 3.01 sf	
Volume of Perk Test (3" drop): 0.785 x $\frac{3}{12}$ = 0.196 cf	
Anticipated Soil Perk Rate: 15 min/inch	
Perk Rate: 0.196 cft/3.01 sf/45 min = 0.0014 cft/sf/day	
0.0014 cft/sf/min x 60min/hr x 24hr/day =	2.1 cft/sf/day
Assume 25% Clogging: 0.75 x 2.1 = 1.56 cft/sf/day	
PROPOSED MITIGATION (IMPERVIOUS AREAS)	
Effective Surface Area of Cultec 10.3 sf/lf	
24 Hr Perk Volume = 10.3 sf/lf x 1.56 cft/sf/day = 16.1 cft/lf/day	
ONE CULTEC UNIT (MODEL 330XLHD) HAS THE CAPACITY OF	11.32 cft/ft. THEREFORE:
11.32 cft/lf + 16.1 cft/lf = 27.4 cft/lf	
629 cft / 27.4 cft/lf = 23 lf = 3 Units	

GROSS LAND COVERAGE CALCULATIONS WORKSHEET*		
APPLICATION NAME: BARASCH RESIDENCE		
TAX MAP DESIGNATION: 108-02-1-30		
GROSS LOT COVERAGE	EXISTING	PROPOSED
1. TOTAL LOT AREA	130,680 sf	130,680 sf
2. MAXIMUM PERMITTED GROSS LAND COVERAGE	16,537 sf	16,537 sf
3. BONUS MAXIMUM PERMITTED GROSS LAND COVER		
Distance principal home is beyond minimum front yard setback		
72.5 ft x 10 = 725 sf	725 sf	725 sf
4. TOTAL MAXIMUM PERMITTED GROSS LAND COVERAGE	17,262 sf	17,262 sf
5. AMOUNT OF LOT AREA COVERED BY PRINCIPAL BUILDING	4,440 sf (EXISTING) + 0 sf (PROPOSED)	4,440 sf
6. AMOUNT OF LOT AREA COVERED BY ACCESSORY BLDGS	1,222 sf (EXISTING) + 118 sf	1,340 sf
7. AMOUNT OF LOT AREA COVERED BY DECKS	0 sf (EXISTING) + 0 sf (PROPOSED)	0 sf
8. AMOUNT OF LOT AREA COVERED BY PORCHES	0 sf (EXISTING) + 0 sf (PROPOSED)	0 sf
9. AMOUNT OF LOT AREA COVERED BY DRIVEWAY, PARKING AREAS AND WALKWAYS	5,795 sf (EXISTING) + 0 sf (PROPOSED)	5,795 sf
10. AMOUNT OF LOT AREA COVERED BY TERRACES/PATIOS	3,050 sf (EXISTING) + 0 sf (PROPOSED)	3,050 sf
11. AMOUNT OF LOT AREA COVERED BY TENNIS COURT, POOL & MECHANICAL EQUIP	8,275 sf + 0 sf	8,275 sf
12. AMOUNT OF LOT AREA COVERED BY ALL OTHER STRUC.	0 sf (EXISTING) + 2,875 sf (BASKETBALL COURT)	2,875 sf
13. PROPOSED GROSS LAND COVERAGE: Total of Lines 5-12:	22,782 sf ³	25,775 sf

¹ EXISTING GARAGE
² EXISTING GARAGE TO BE RENOVATED TO INCLUDE
A BEDROOM COTTAGE
³ LOT EXISTED PRIOR TO 12 / 13 / 06

SHEET: 3 of 4

NATHANIEL J. HOLT, P.E.

592 ROUTE 22
PAWLING, NEW YORK 12564
(914) 760-1800

STORMWATER MITIGATION
WITH
EROSION CONTROLS PLAN

SITE DEVELOPMENT PLANS
for
RICHARD and RENEE BARASCH
6 STERLING ROAD SOUTH, ARMONK, NY

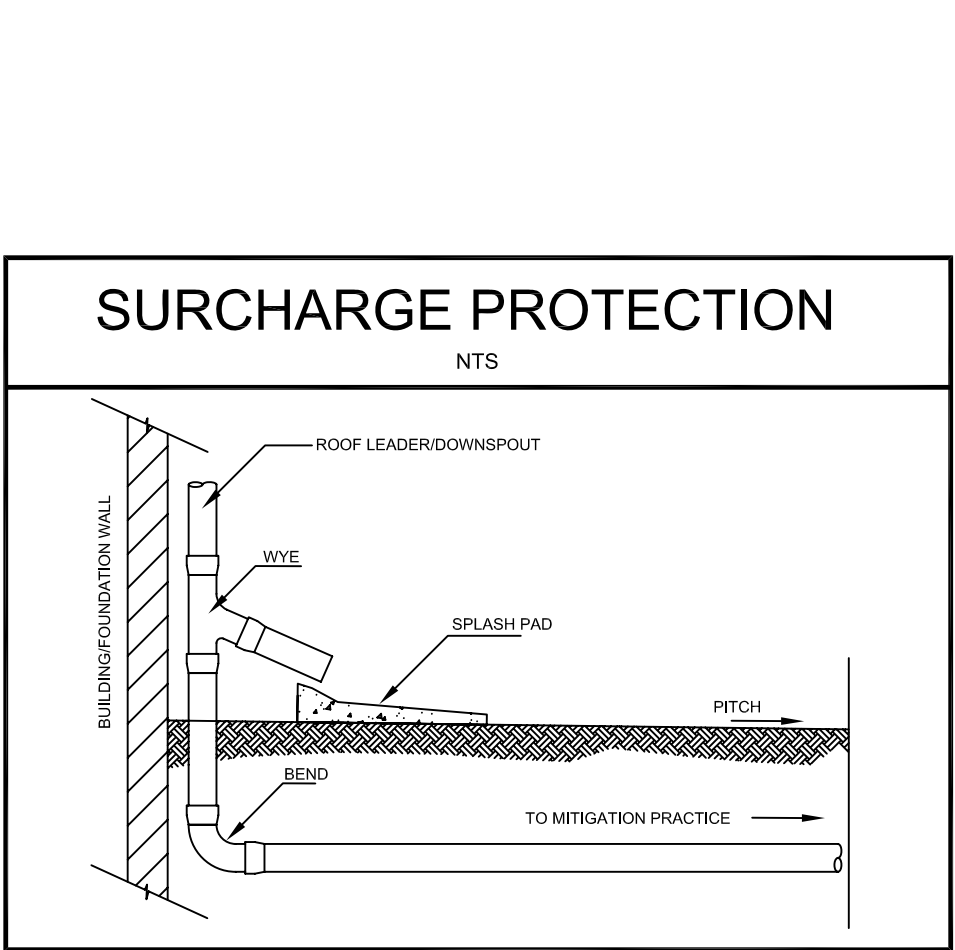
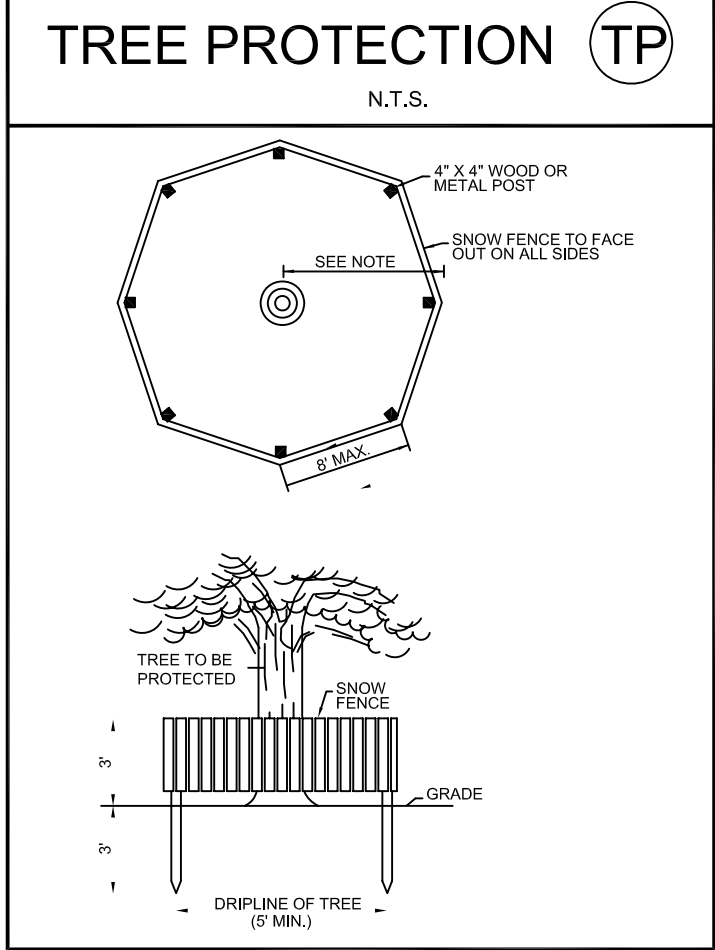
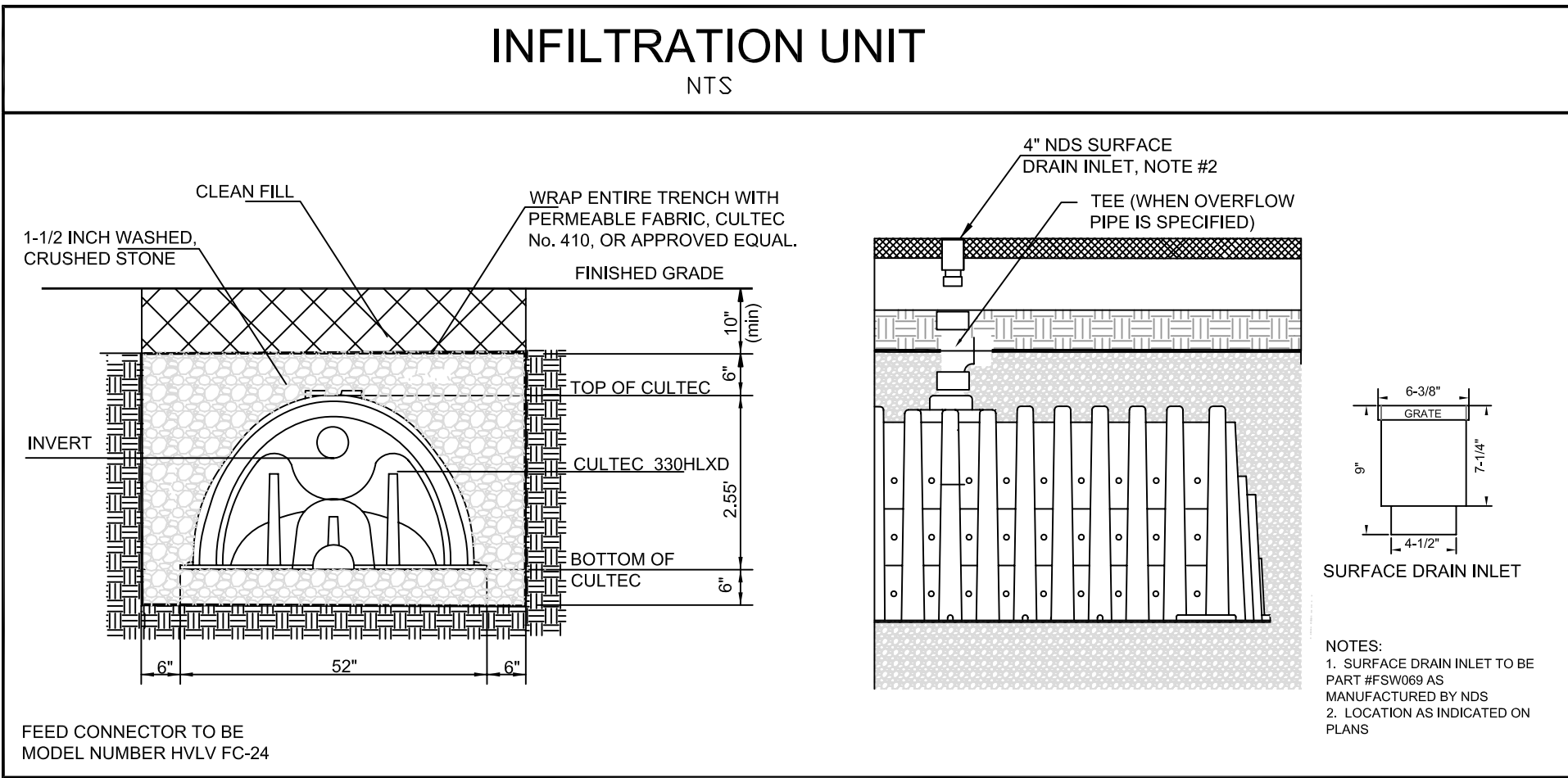
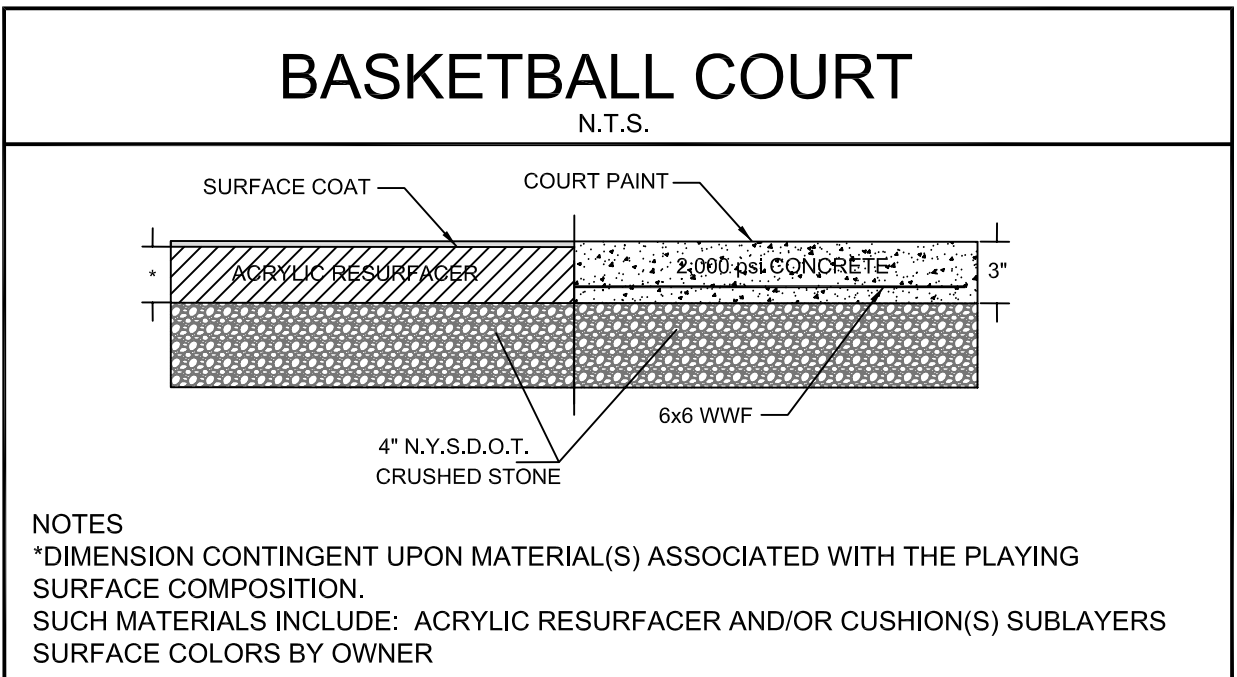
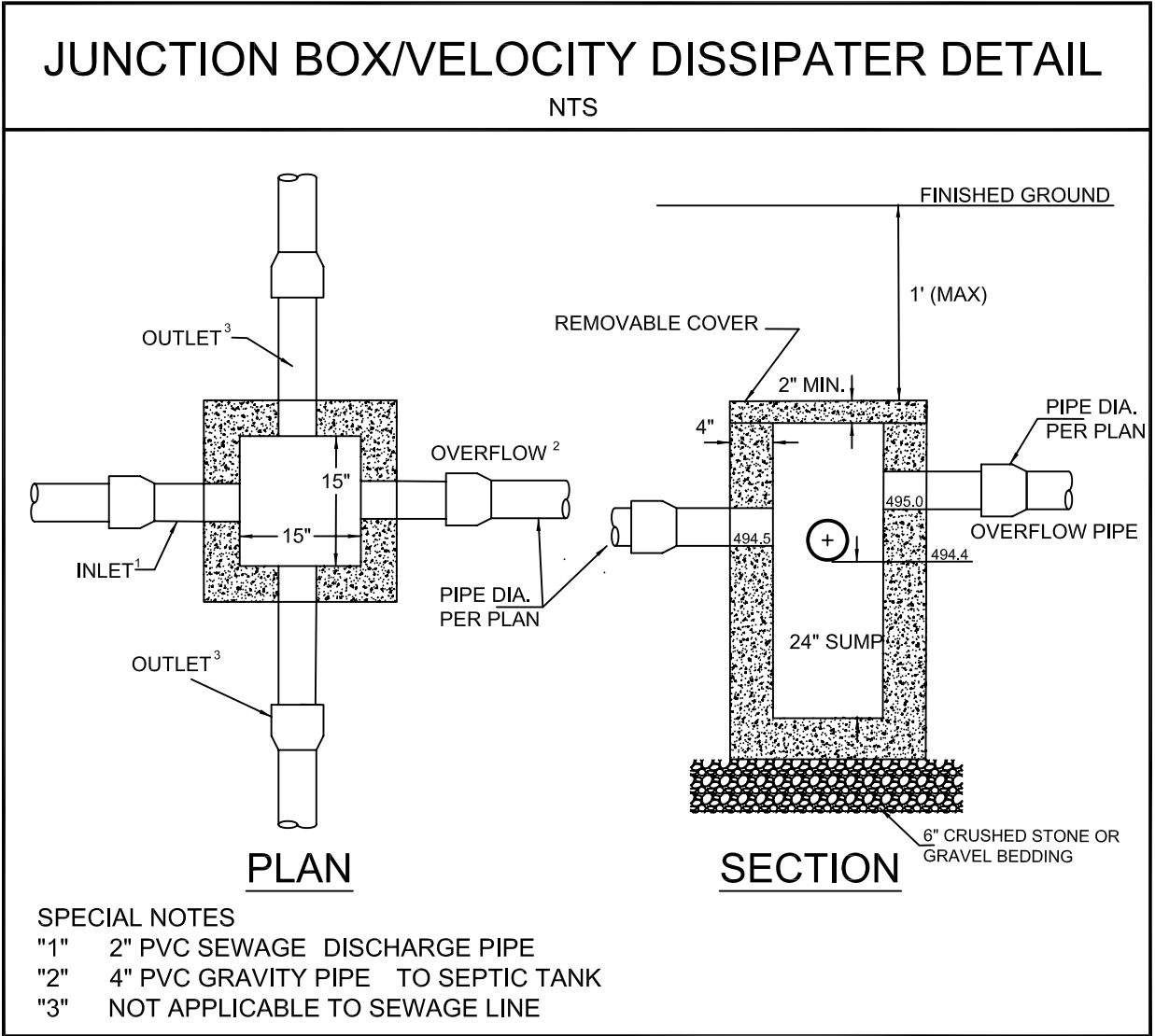
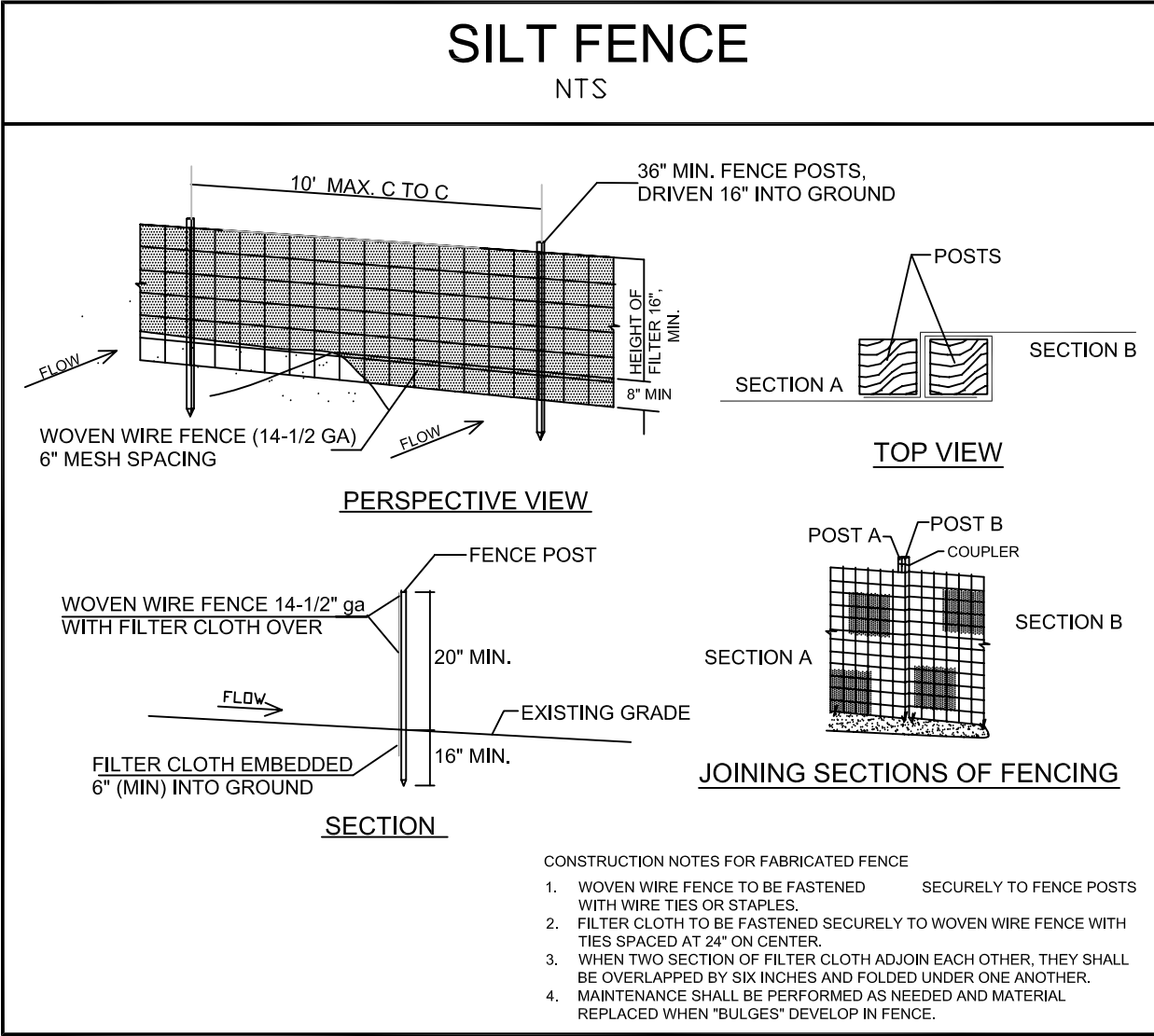
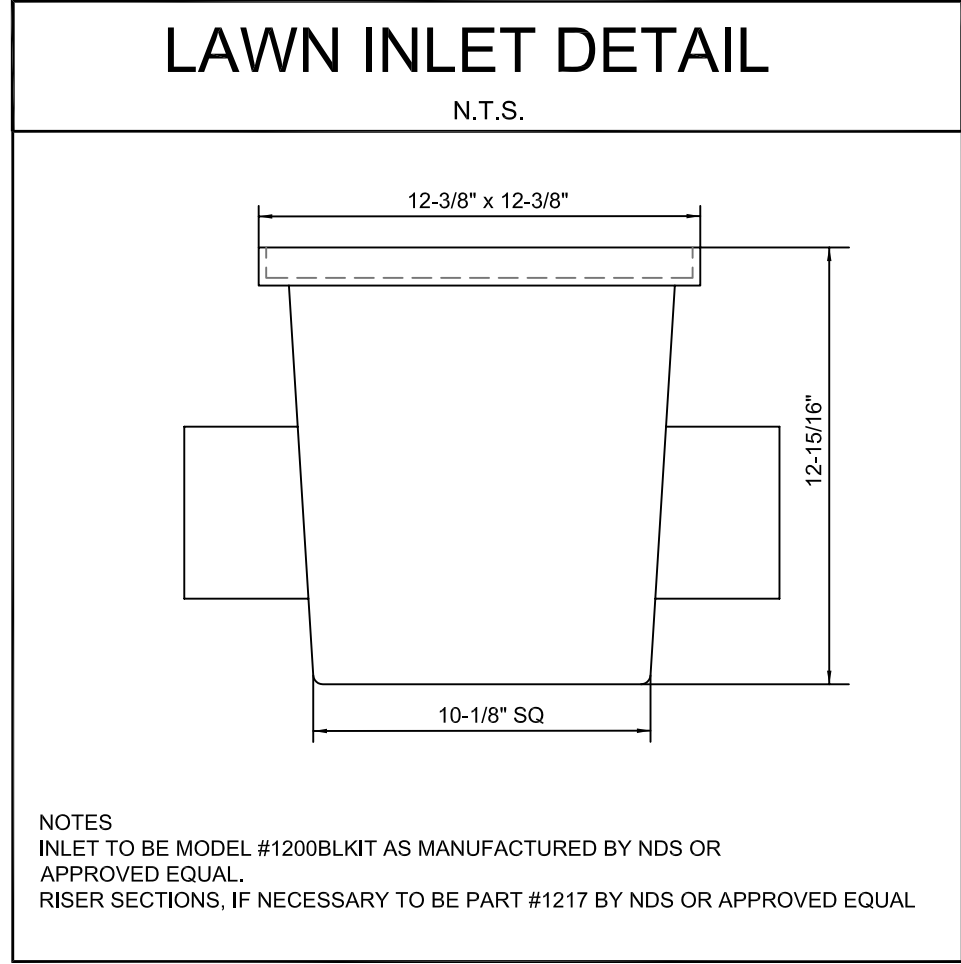
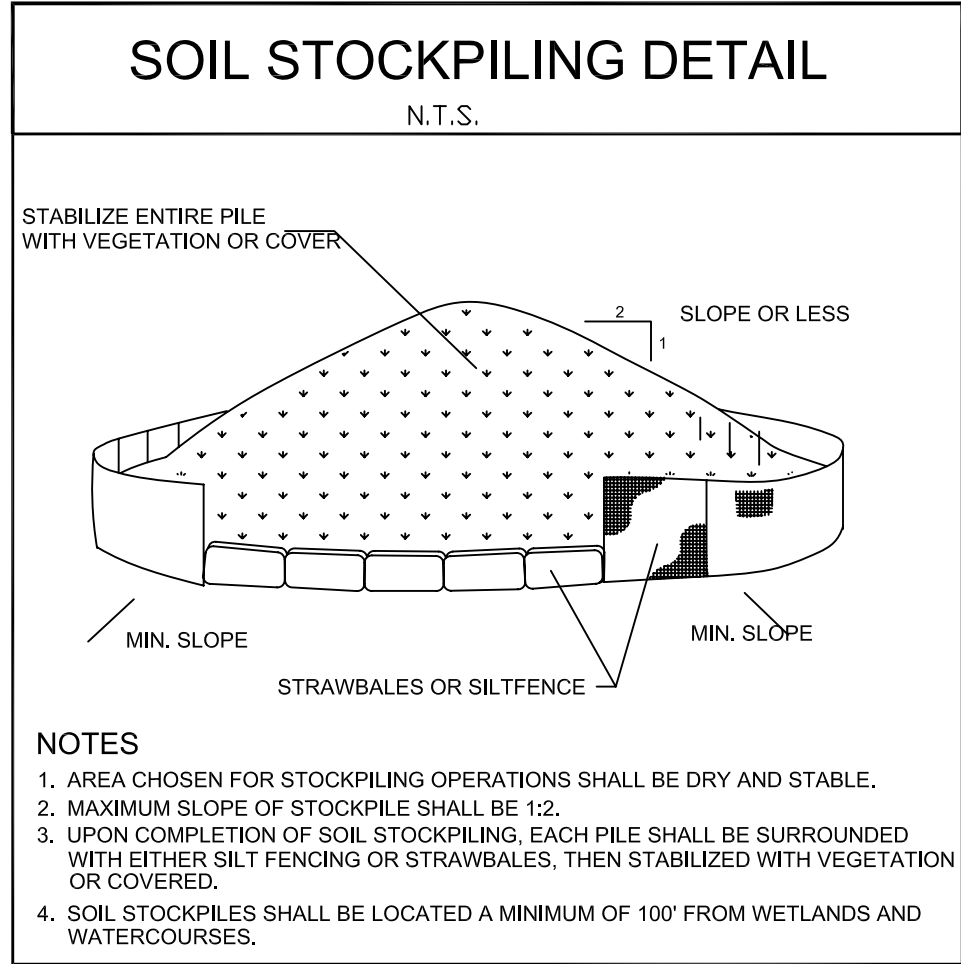
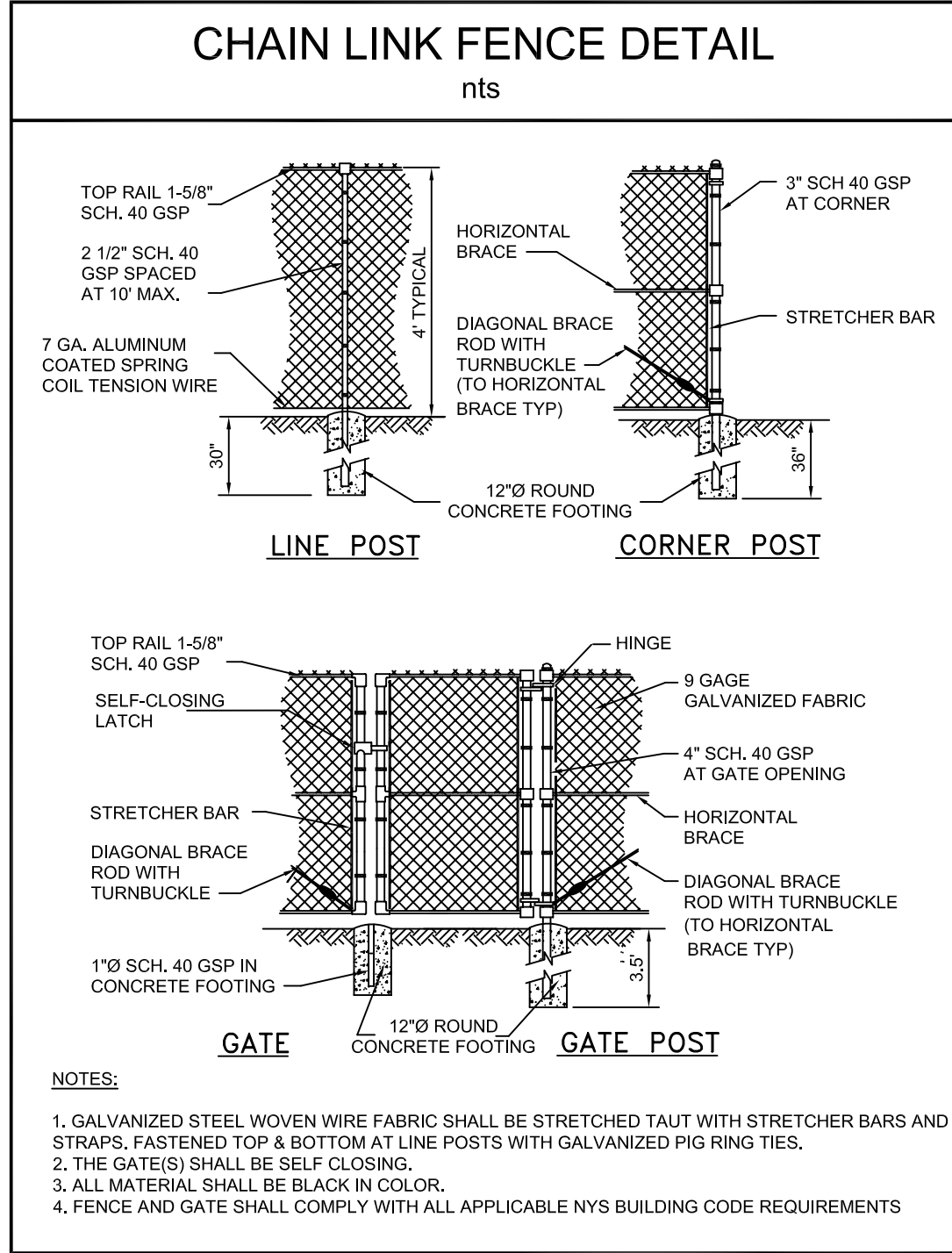
Original Date: MAY 28, 2020
Project Number: BARS-SWP

APPROVED BY THE TOWN OF NORTH CASTLE
PLANNING BOARD
RESOLUTION DATED: _____

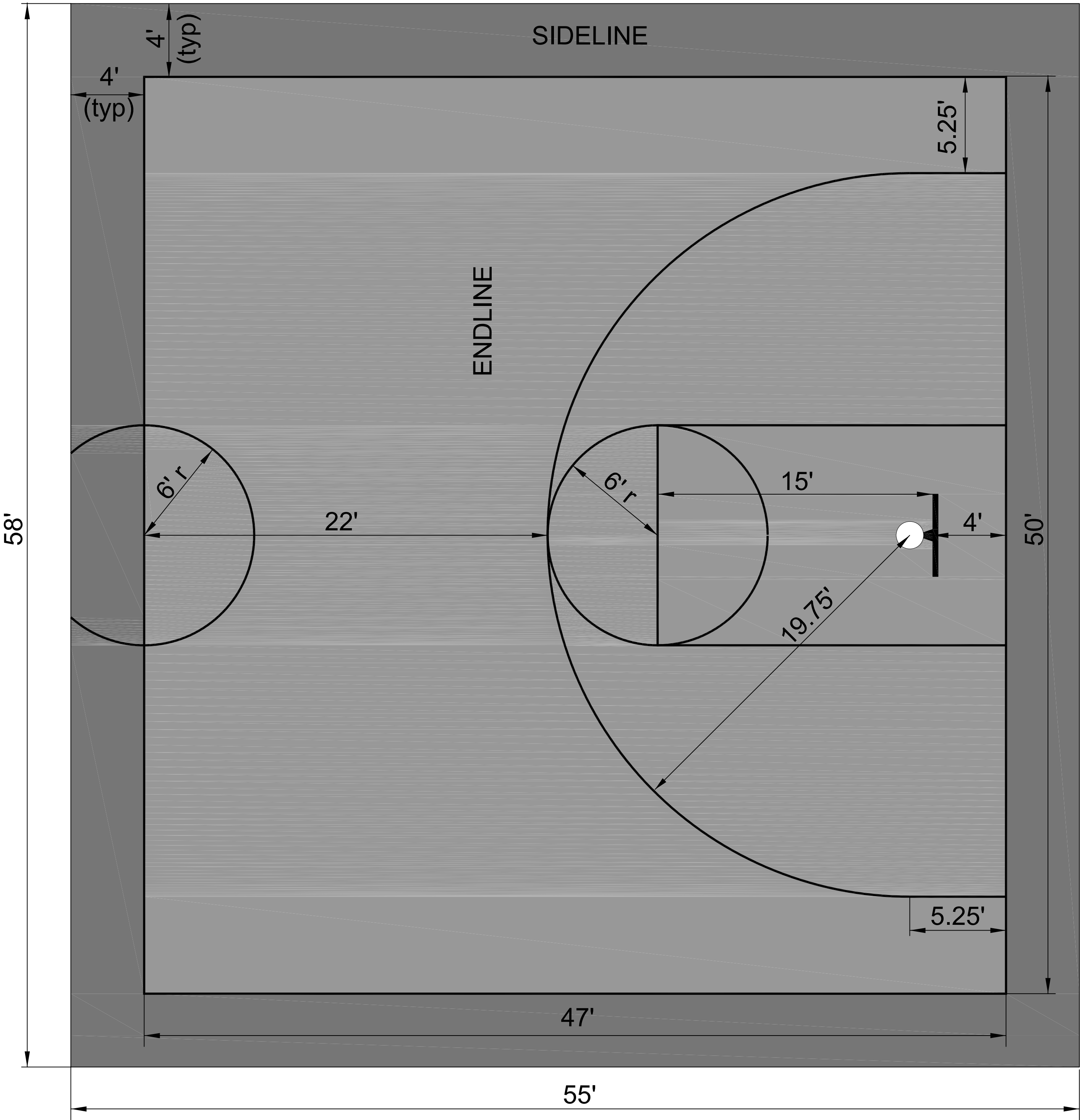
CHRISTOPHER CARTHY, CHAIRMAN
TOWN OF NORTH CASTLE PLANNING BOARD
DATE: _____

ENGINEERING PLANS REVIEWED FOR
CONFORMANCE TO THE RESOLUTION:
DATE: _____

JOSEPH M. CERMELE, PE
KELLARD SESSIONS, CONSULTING
CONSULTING TOWN ENGINEERS



APPROVED BY THE TOWN OF NORTH CASTLE PLANNING BOARD
RESOLUTION DATED: _____
CHRISTOPHER CARTHY, CHAIRMAN
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DATE: _____
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CONSULTING TOWN ENGINEERS





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: BARASCH Date: 6/20/20

Tax Map Designation or Proposed Lot No.: 108.04-2-28

Gross Lot Coverage

1. Total lot Area (Net Lot Area for Lots Created After 12/13/06): 3.0
2. Maximum permitted gross land coverage (per Section 355-26.C(1)(a)): 16,537
3. BONUS maximum gross land cover (per Section 355-26.C(1)(b)):
Distance principal home is beyond minimum front yard setback
72.5 x 10 = 725
4. TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3 17,262
5. Amount of lot area covered by principal building:
4440 existing + 0 proposed = 4440
6. Amount of lot area covered by accessory buildings:
1222 existing + 118 proposed = 1340
7. Amount of lot area covered by decks:
0 existing + 0 proposed = 0
8. Amount of lot area covered by porches:
0 existing + 0 proposed = 0
9. Amount of lot area covered by driveway, parking areas and walkways:
5795 existing + 0 proposed = 5795
10. Amount of lot area covered by terraces:
3050 existing + 0 proposed = 3050
11. Amount of lot area covered by tennis court, pool and mechanical equip:
8275 existing + 0 proposed = 8275
12. Amount of lot area covered by all other structures:
0 existing + 2875 proposed = 2875 (B' BALL COURT)
13. Proposed gross land coverage: Total of Lines 5 – 12 = 29775

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



6/20/20
Date

TEOSIGÜENZA ARCHITECT P.L.L.C.

460 Old Post Road 2A, Bedford, NY 10506 914.234.6289 ts@teosiguenza.com

June 22, 2020

Mr. Adam Kaufman
Town of North Castle Planning
15 Bedford Road
Armonk, New York

Re: Barasch residence
Garage to Cottage Conversion and playing court.
6 Sterling Road S
Armonk, NY.

Dear Mr. Kaufman.

Please find attached plans for the above captions project.

The enclosed proposal consists of the conversion of an existing four car garage building into a guest cottage with two garage bays in the lower level. Such structure was built prior to 1980.

A proposed half court basketball is also proposed.

Existing driveway and access to the site will remain unchanged.

There is an existing septic system was built to satisfy the new bedroom count. No additional septic is needed.

We thank you for your assistance in getting our application into the Planning Board for review and request for a special permit.

Please call with any questions.

Sincerely,



Teodoro Siguenza AIA.