



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
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www.northcastleny.com

Application for Special Use Permit Approval

Application Name

8 Beal Pl. N. White Plains 10603

Accessory Apartment

FCS CONSULTANTS, LLC
2641 Evergreen Street
Yorktown Heights, New York 10598
(914) 924-9985 fcsconsultants2011@gmail.com

November 17, 2020

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

Re: Special Use Permit – Accessory Apartment
8 Beal Place
N. White Plains, New York 10603
Tax ID: 122.16-3-61

Honorable Chairman and
Members of the Planning Board:

We are the consultants that represent Donna and Robert Joyce (“the owners”) who are seeking consideration and approval from the Town of New Castle Planning Board for a Special Use Permit pursuant to the Town of North Castle Code Chapter 355 Zoning Article VII § 355-33 thru § 355-39 and § 355-40 “Specific use standards and regulations” K. Accessory apartments located at 8 Beal Place, N. White Plains New York 10603 tax parcel No. 122.16-3-61 (“the property”).

The Owners

Donna Joyce is the current owner of 8 Beal Place. Ms. Joyce and her husband (who deceased in 2008) purchased the home from her father (who is also deceased) over 35 years ago. According to Ms. Joyce, the accessory apartment has been present long before she purchased the home, and she has been paying taxes on the home that is, and has been, “assessed as a two-family” (substantiated by 2019/2020 tax roll) since she has been the owner.

Today, the home is occupied by only two people, Ms. Joyce and one other young person that rents the accessory apartment. During a conversation with Ms. Joyce, she indicated to me that she relies on the rental income to help with taxes and expenses. Ms. Joyce, also stated to me that *“I am unable to afford the home without the additional income, it helps me stay here.”*

Before we continue with the application, we would first like to thank you for your service and time that you will spend reviewing this application and we are humbly requesting that that members of the planning board consider our request. On the following pages, we

describe the property, history of the property, the apartment, and its compliance with the code and how it blends with the character of the neighborhood.

The Property

8 Beal Place is a single-family ranch-style home that was originally constructed in 1925 and is located on a corner lot (8 Beal Place and General Heath Avenue). The home is well-kept and in great condition. 8 Beal Place is located in the R5 single-family zoning district. The home is situated on an approximately .22 acre - 9,580 +/- sq. ft. parcel and is not located in any flood zone. The property also contains ample parking including a separate driveway on Beal Place that leads to a two-car, “tuck-under” garage and a driveway large enough to easily fit two additional cars. In addition, there is a separate driveway that is located on General Heath Avenue that leads to the main home which has more than adequate space for two additional cars that can easily ingress, turn around on the property, and egress proceeding forward without the need to back out onto the street. Overall, the home and lot are well situated and easily support two separate living areas without appearing as such.

History

The ranch style home was originally constructed on or around 1925 and has had several improvements. The first improvement is a 20 ft. by 20 ft. two-car garage addition that was constructed in 1945; the second improvement is an enclosed porch addition that was constructed in 1948; and the third improvement is an approximately 400 +/- sq. ft. addition (classified as a new room) situated above the garage (no increase in footprint) that was constructed in 1971. The addition, currently located above the garage, is where the subject accessory apartment is currently situated.

The Accessory Apartment

The apartment is a quaint, approximately 550 sq. ft code-compliant space that includes an open floor plan with a kitchen, dining area, living room (originally the new room addition) and a separate bedroom including a three-fixture bathroom that is original to the home. The apartment is entered through a separate entry door (however, door is original to the 1971 addition) and appears as a normal side-entrance into the principle home.

In sum, 8 Beal Place is consistent with and satisfies the criteria set forth in the Village Zoning Code thereby permitting accessory apartments that are located in residential districts specifically:

1. The Purpose: consistent with § 355-40 “Specific use standards and regulations” K. Accessory apartments (1) Purposes. “allowing accessory apartments in single-family residence districts to provide small rental housing units *“especially for the young and old”* and to provide present families of limited income the means necessary to be able to stay in their home.

2. Pursuant to § 355-40 "Specific use standards and regulations" K. Accessory apartments (2) Application, the code allows the Planning Board to waive the preparation of a site plan.

We ask that the Planning Board Consider this request for the following reasons:

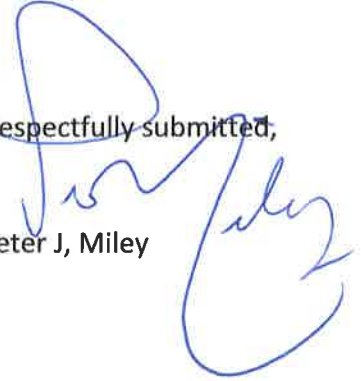
- a. Accessory apartment has been present more than 35 years
 - b. Accessory apartment does not increase the footprint of the home and is located in an existing addition that was constructed in 1971, which is located above the two-car garage that was originally constructed in 1945
 - c. We are not changing anything at the interior or exterior of the home
3. In accordance with § 355-40 "Specific use standards and regulations" K. Accessory apartments (3) Occupancy. Consistent with this section, the owner of the property lives in the principle residence on the lot; in fact, if you did not know it, it is hard to recognize that an accessory apartment is even located within the home. The home does not in any fashion, affect the character of the neighborhood, it blends in well.

Lastly, pursuant § 355-40 "Specific use standards and regulations" K. Accessory apartments (15) "Reinspection," the owner agrees to allow reinspections of the home every three years as indicated in the Town Code.

In closing, we thank you for your time and look forward to appearing before your board and humbly request your consideration for approval.

Respectfully submitted,

Peter J. Miley



Encl.
Planning Board Special Use Permit
Complete Package

ROBERT W. JOYCE
DONNA M. JOYCE
8 BEAL PL.
WHITE PLAINS, NY 10603-2302

1-2
210 494

3547

DATE

11/16/20

PAY TO THE
ORDER OF

Tuong hough Castle

\$ 200⁰⁰/₁₀₀

Two hundred

DOLLARS



Security Features
Included
Details on Back

CHASE

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

MEMO

Donna Joyce MP

021000021

085483153 3547

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

Name of Property Owner: Robert & Donna Joyce		
Mailing Address: 8 Beal Pl. N. White Plains, NY 10603		
Telephone: 914-953-5820	Fax: NONE	e-mail: dzzliemanjoyce@yahoo.com
Name of Applicant (if different): Peter Miley, FCS Consultants, LLC		
Address of Applicant: 2641 Evergreen St. Yorktown Hts. NY 10598		
Telephone: 914-924-9985	Fax: N/A	e-mail: fcsconsultants2011@gmail.com
Interest of Applicant, if other than Property Owner: Consultant assisting owner with application		
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: Plan is original 1971 spec.		
Address: _____		
Telephone: _____	Fax: _____	e-mail: _____
Name of Other Professional: Preparing application: Peter Miley		
Address: 2641 Evergreen St. Yorktown Hts, N.Y 10598		
Telephone: (914) 924-9985	Fax: N/A	e-mail: fcsconsultants2011@gmail.com
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: 11/10/2020

Signature of Property Owner:  Date: 11/16/2020

MUST HAVE BOTH SIGNATURES

II. IDENTIFICATION OF SUBJECT PROPERTY

Street Address: 8 Beal Place

Location (in relation to nearest intersecting street):
0 feet (north, south, east or west) of on corner of General Heath Ave and Beal Pl.

Abutting Street(s): Corner Property: General Heath Ave,

Tax Map Designation (NEW): Section 122.16 Block 3 Lot 61

Tax Map Designation (OLD): Section 7 Block 2 Lot 4 & 5

Zoning District: R-5 Total Land Area .22 acres 9,580 +/- sq. ft

Land Area in North Castle Only (if different) _____

Fire District(s) FD381 #1 School District(s) Villalba Central

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) 74 McDougal Dr, Park (Milla H. II)

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 NO

Gross Floor Area: Existing 550+/- S.F. Proposed 550+/- S.F.

Number of Parking Spaces: Existing 6 Proposed 6

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

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

Areas of special flood hazard? No ✓ Yes _____
(If yes, application for a Development Permit pursuant to Chapter 177 of the North Castle Town Code may also be required)

Trees with a diameter at breast height (DBH) of 8" or greater?
No ✓ Yes _____
(If yes, application for a Tree Removal Permit pursuant to Chapter 308 of the North Castle Town Code may also be required.)

Town-regulated wetlands? No ✓ Yes _____
(If yes, application for a Town Wetlands Permit pursuant to Chapter 340 of the North Castle Town Code may also be required.)

State-regulated wetlands? No ✓ Yes _____
(If yes, application for a State Wetlands Permit may also be required.)

IV. SUBMISSION REQUIREMENTS

The 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: *We request a waiver from Planning Board.*

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.
- ☐ *NA* 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.
- ☐ *NA* 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.

- N/A Location of proposed landscaping and buffer screening areas, including the type (scientific and common names), size and amount of plantings.
- N/A The proposed location, size, design and use of all temporary structures and storage areas to be used during the course of construction.
- N/A Proposed grade elevations, clearly indicating how such grades will meet existing grades of adjacent properties or the street.
- N/A Proposed soil erosion and sedimentation control measures.
- N/A 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.
- N/A 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.
- N/A 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.
- N/A 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

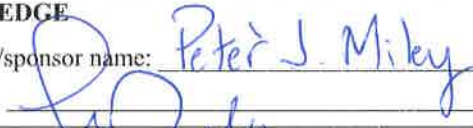
Instructions for Completing

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.

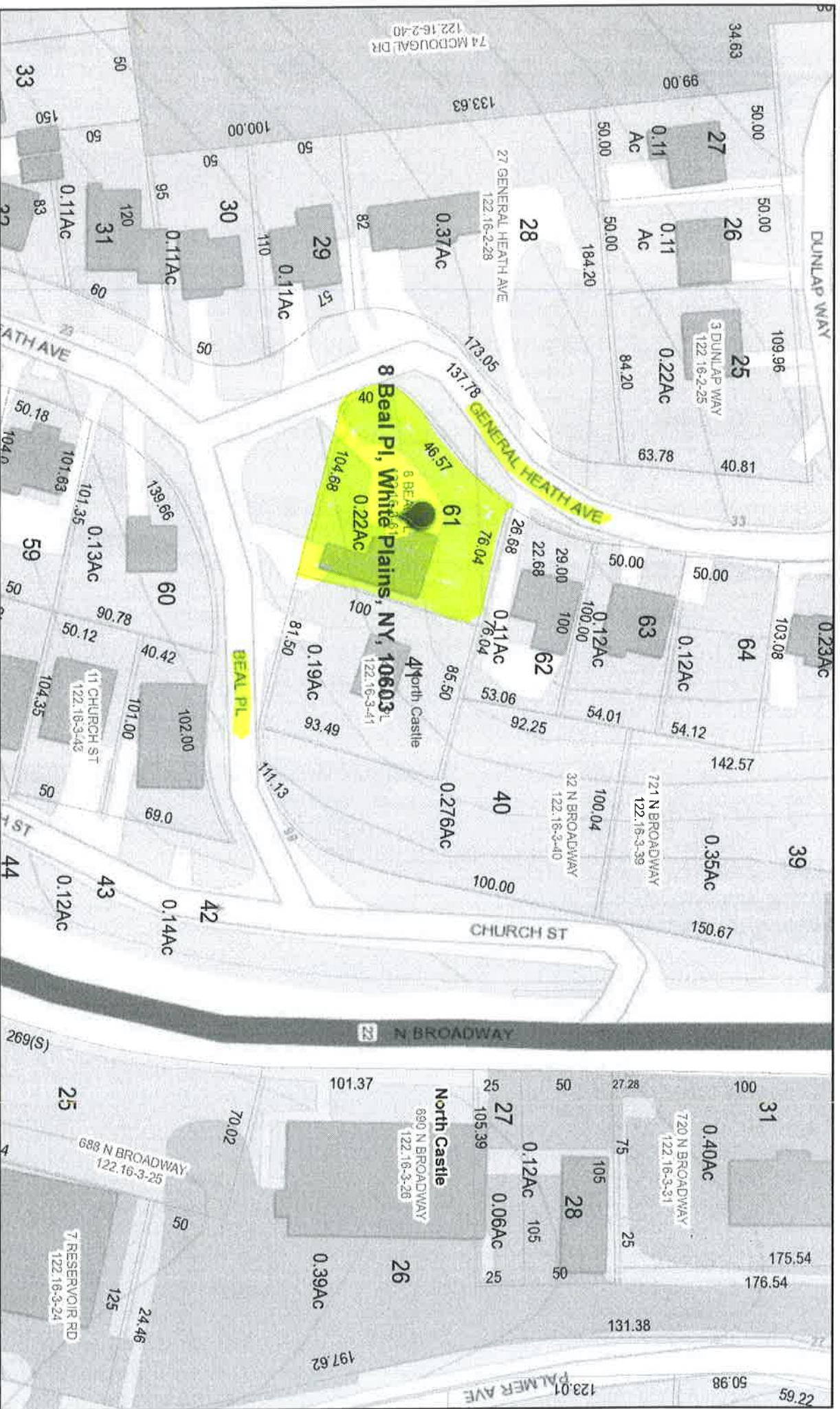
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: <i>Special Use permit, Accessory Apartment, Legalization</i>			
Project Location (describe, and attach a location map): <i>8 Beal Pl. N. White Plains 10603</i>			
Brief Description of Proposed Action: <i>Request a Special use permit for an existing accessory apartment for (45+/-) years, located in a R5 Single-family zoning district</i>			
Name of Applicant or Sponsor: <i>Peter Miley, FCS Consultants, LLC</i>		Telephone: <i>(914) 924-9985</i> E-Mail: <i>fcsconsultants2011@gmail.com</i>	
Address: <i>2641 Evergreen St.</i>			
City/PO: <i>Yonktown Hts. N.Y. 10598</i>		State: <i>NY</i>	Zip Code: <i>10598</i>
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 governmental Agency? If Yes, list agency(s) 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?		<i>0.22</i> acres	
b. Total acreage to be physically disturbed?		<i>0</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>122</i> acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <i>Energy Code effective Jan 1, 1979, Addition was constructed in 1971 (predates)</i>	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (run off and storm drains)? If Yes, briefly describe: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Peter J. Miley</u> Date: <u>11/10/2020</u>		
Signature: <u></u>		

Mapping Westchester County

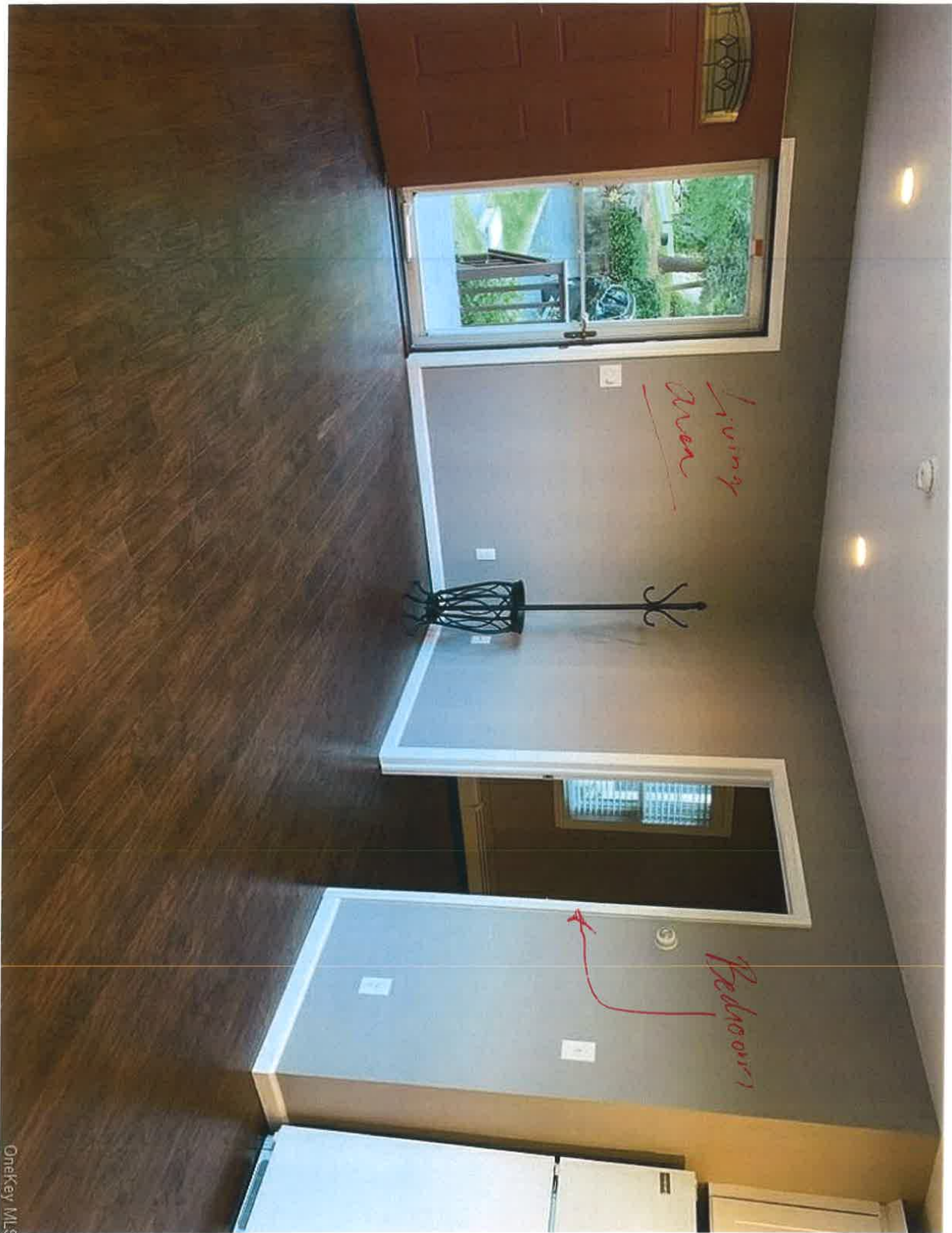


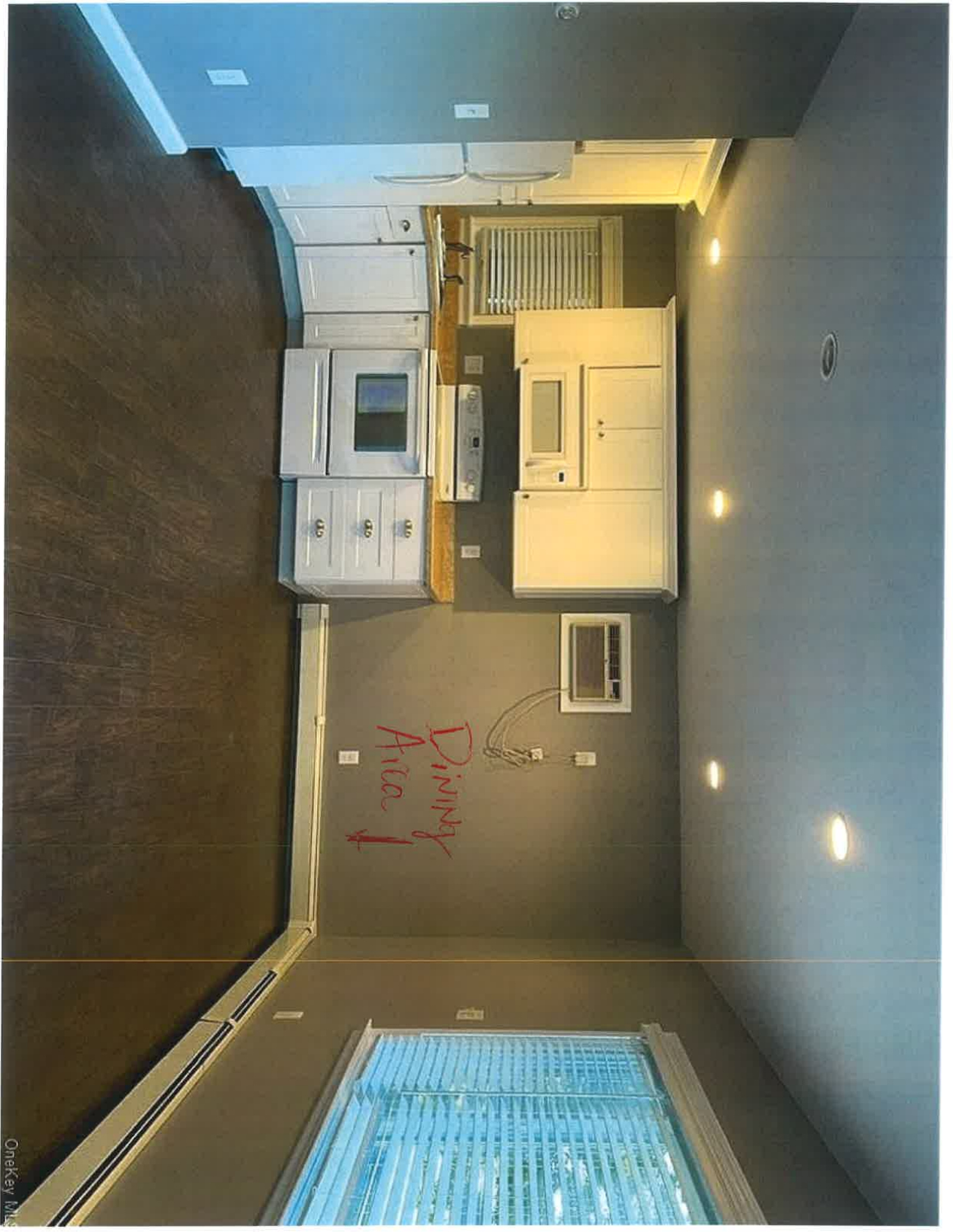
1:1,128 November 16, 2020

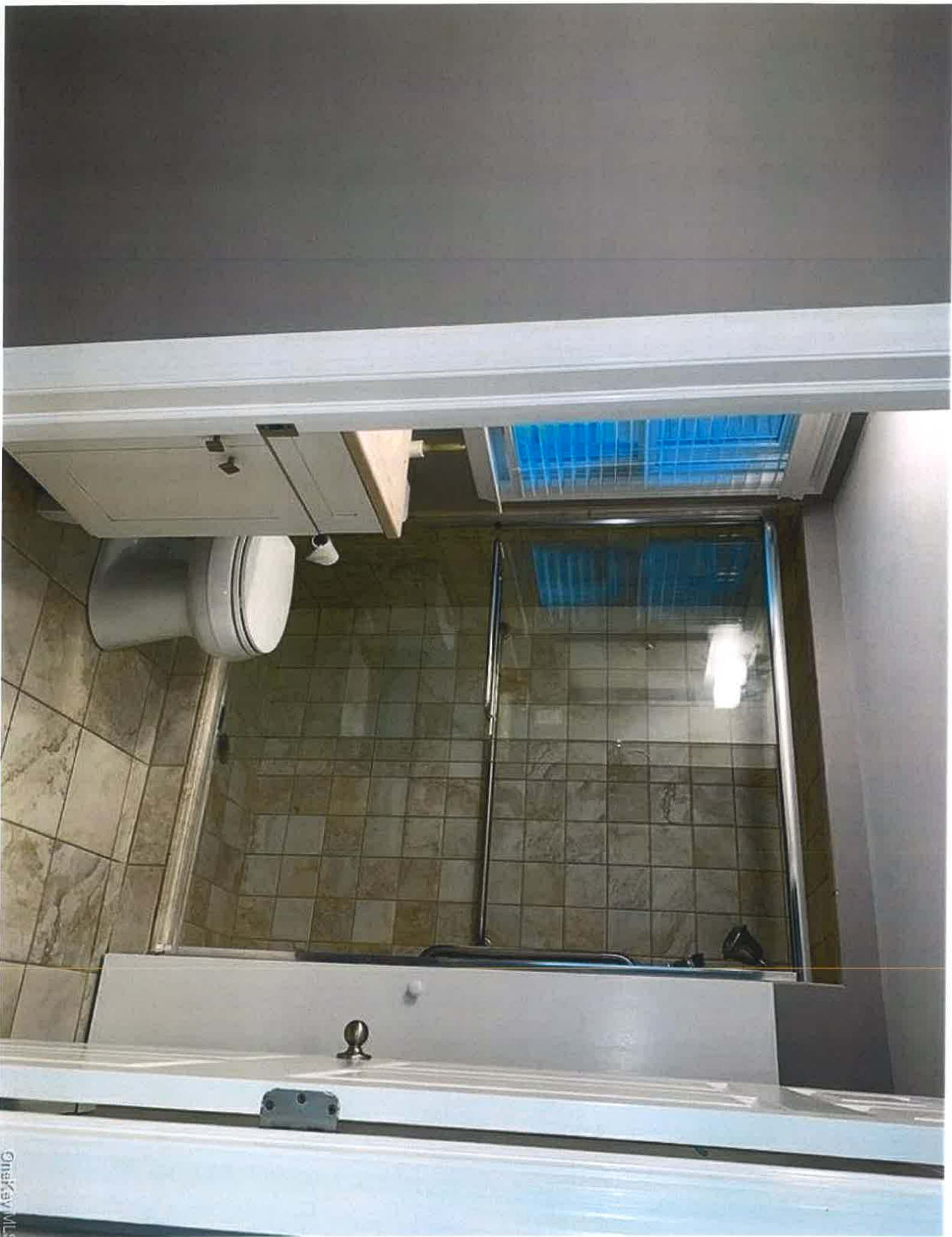
Accessory Apt.
Entrance

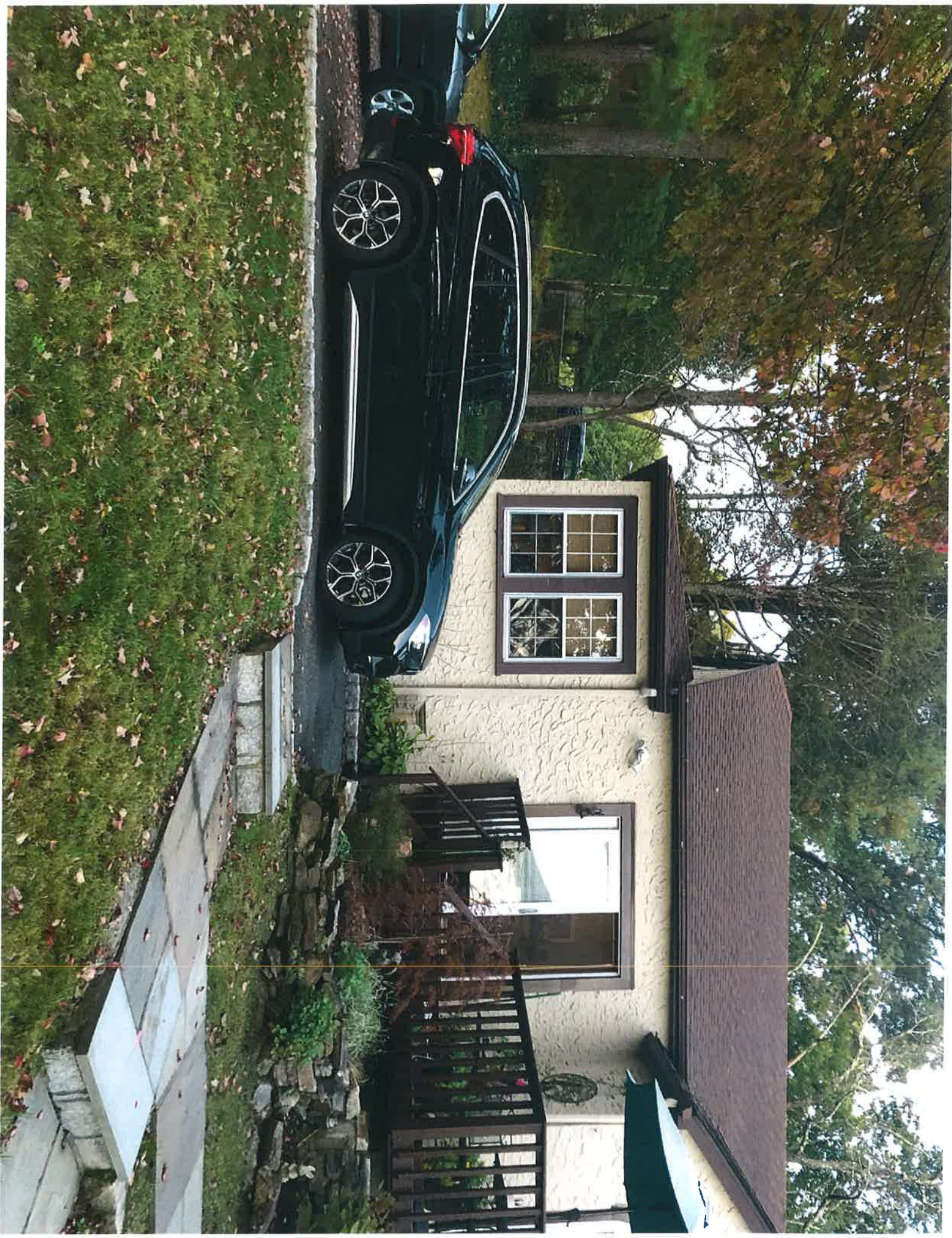


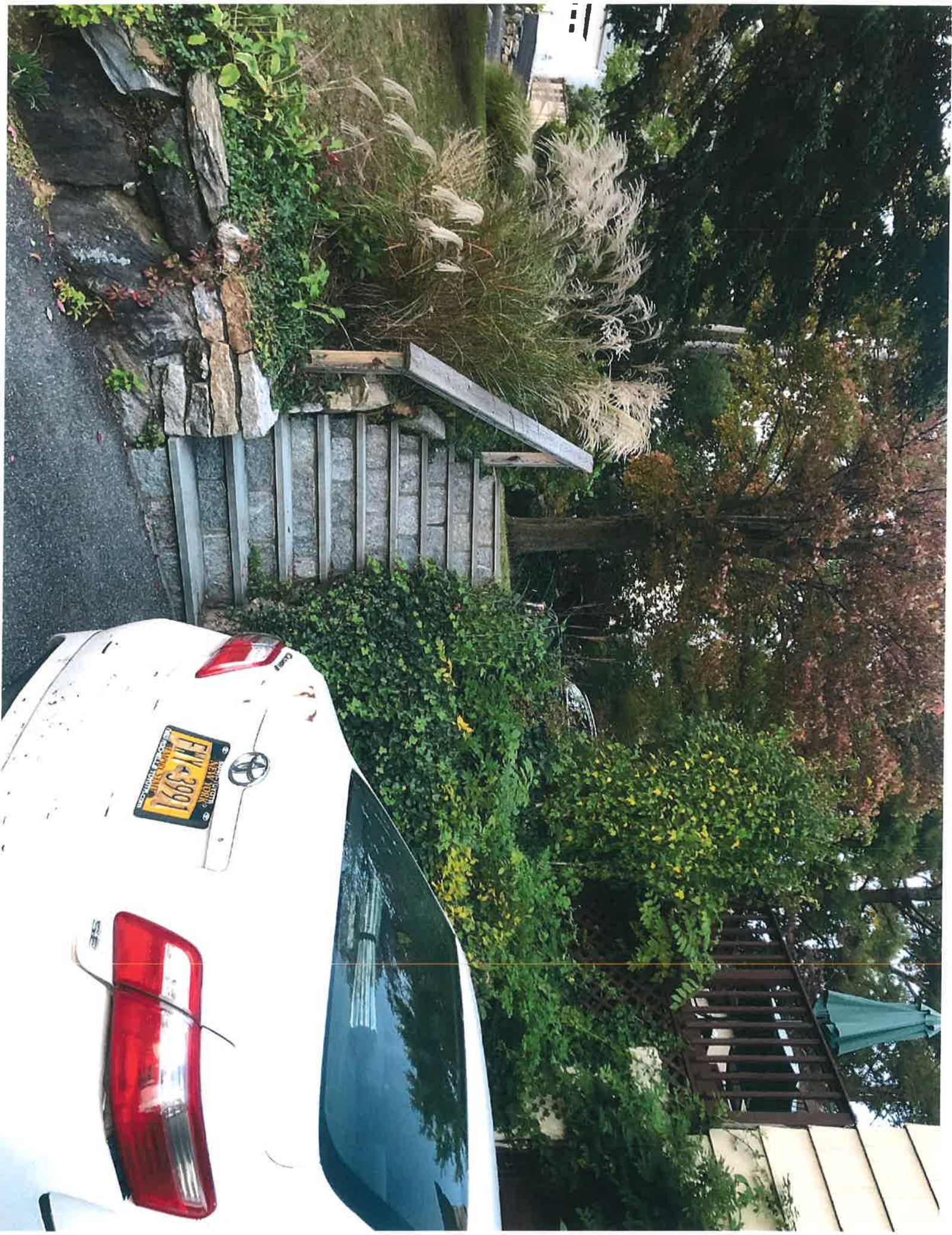














TOWN OF NORTH CASTLE

Application for a Building Permit

Permit Number..... 989
 Issued Feb. 27 1945
 Fee..... none

I hereby make application to the Building Inspector of the Town of North Castle for the approval of the plans and specifications herewith submitted, and for a permit to erect a building in accordance therewith. It is understood and agreed that any permit issued pursuant hereto is on the express condition that all provisions of the Building Code and Zoning Ordinance of the Town, and amendments thereto, shall apply and be complied with whether specified herein or not.

Dated Feb. 27, 1945.

Daniel Basso
 Applicant.
56 General Heath Ave.
White Plains, N.Y. Address.

Location of Property—Street and Number 56 General Heath Ave.
 Nearest Cross-Street Beal Place
 Map Location—Section 7 Block 2 Lot Number 485
 Owner of Land Sophie & Daniel Basso
 Owner's Address 56 General Heath Ave.
 Owner of the Proposed Building Sophie & Daniel Basso
 Proposed Owner's Address same
 Name of Architect "
 Address of Architect "
 Name of Contractor "
 Address of Contractor "
 Size of Lot 1/4 acre Fronting on General Heath Ave.
 Size of Proposed Building 20' x 20'
 Cost of Proposed Building \$700 approx.
 Number of Feet Front 20 Number of Feet Deep 20
 Distance of Building from Front Street or Lot Line 20 feet.
 Distance of Proposed Building from Rear Lot Line over 50' feet.
 Distance from Side Lot Lines 9' feet.
 Height of Building 9' feet; Number of Stories 1
 Purpose of Building and Proposed Uses concrete two car private garage
 Number of Stores 1 Number of Families — Number of Rooms —
 Classification of Use private garage
 Type of Construction concrete
 Whether Roof will be Flat, Pitch, Mansard or Hip flat
 Material of Roofing concrete reinforced
 Exterior Walls to be Finished with "

7-2-485 - BASSO #989

FOUNDATION

Size and Depth of Excavation
 Size of Footing Area of Footing
 Materials to be Used in Footing *concrete*
 Parts of Stone *2* Parts of Sand *1*
 Parts of Cement *1* Parts Other Materials
 Whether Piers Are to be Used *no* Size No. of Rows
 Depth of Footing Below Curb or Surface Area
 Depth of Foundation Wall Below Curb or Surface
 Thickness of Foundation Wall Below Grade or Curb
 Thickness of Foundation Wall Above Grade or Curb
 Materials of Foundation Wall Above Grade or Curb
 Materials Below Grade or Curb
 Height from Curb or Surface of Ground to First Floor
 Upon What Kind of Soil Will Foundation be Laid *rock or hard pan*
 Give Composition of Mortar *2-1*

MISCELLANEOUS

Work to be Commenced *immediately* Completed *about 1 month*
 How is Building to be Heated *no*
 Will Fire Escapes be Provided *-*

FILL IN INSURANCE BLANK BELOW TO COMPLY WITH NEW YORK STATE LABOR LAWS.

KIND OF INSURANCE	POLICY NO.	EXPIRATION
Workmen's Compensation		
Public Liability		
Contractors' Protective Liability		
Name of Assured		
Name of Insurance Company		

ATTACHED TO AND MADE A PART OF THIS
APPLICATION, I SUBMIT THE FOLLOWING:

One set of drawings including:

a ground and typical floor plan of buildings with all necessary measurements, and
 a longitudinal section with heights marked thereon, also showing front elevation.

STATE OF NEW YORK }
 COUNTY OF WESTCHESTER } ss.:

I swear that to the best of my knowledge, information and belief, the statements contained in this application, including the accompanying plans and specifications and amendments thereto, are a true and complete statement of all proposed work and construction to be done on the above described premises and property, and that all provisions of the Building Code and Zoning Ordinance shall be complied with in all respects.

Daniel Basso
 Applicant

Sworn to before me this
 27 day of Feb. 1945
for T. Miller
 Notary Public
 Westchester County

Sophie Basso

BASS

PROPOSED CHARGE

For

Sophie & Daniel Basco
56 General Heath Ave.
Town of North Castle NY

~~Top 2 Block 11~~

Section 7

Black 2

lots 4 x 5

underground
concrete Garage 7' high
walls 18" stone
Flat roof - reinforced
concrete 10" thick
concrete Floor 6"
overhead Doors

EXISTING HOUSE

GRASS
UNDER

201.0

AVE.

HEALTH

GENERAL

7-2-4
Dan Basso

TOWN OF NORTH CASTLE

Application for a Building Permit

Permit Number 1343
Issued August 17 194 8
Fee 2.00

I hereby make application to the Building Inspector of the Town of North Castle for the approval of the plans and specifications herewith submitted, and for a permit to erect a building in accordance therewith. It is understood and agreed that any permit issued pursuant hereto is on the express condition that all provisions of the Building Code and Zoning Ordinance of the Town, and amendments thereto, shall apply and be complied with whether specified herein or not.

Dated _____, 194

Building Permit Fee \$ 2.00

Certificate of Occupancy \$ 1.00

Total \$ 3.00

Dan Basso

Applicant.

56 General Heath Ave.
White Plains, N.Y.

Address.

Location of Property—Street and Number 56 General Heath Ave. - White Plains, N.Y.
Nearest Cross-Street Real Place
Map Location—Section 7 Block 2 Lot Number 4
Owner of Land Dan Basso
Owner's Address 56 General Heath Ave. White Plains, N.Y.
Owner of the Proposed Building same
Proposed Owner's Address _____
Name of Architect _____
Address of Architect _____
Name of Contractor _____
Address of Contractor _____
Size of Lot _____ Fronting on _____
Size of Proposed Building _____
Cost of Proposed Building per attached plan for
Number of Feet Front _____ Number of Feet Deep _____
Distance of Building from Front Street or Lot Line estimated cost of \$250
Distance of Proposed Building from Rear Lot Line _____
Distance from Side Lot Lines _____
Height of Building _____ feet; Number of Stories _____
Purpose of Building and Proposed Uses _____
Number of Stores _____ Number of Families _____ Number of Rooms _____
Classification of Use _____
Type of Construction _____
Whether Roof will be Flat, Pitch, Mansard or Hip _____
Material of Roofing _____
Exterior Walls to be Finished with _____

FOUNDATION

Size and Depth of Excavation
 Size of Footing Area of Footing
 Materials to be Used in Footing
 Parts of Stone Parts of Sand
 Parts of Cement Parts Other Materials
 Whether Piers Are to be Used Size No. of Rows
 Depth of Footing Below Curb or Surface Area
 Depth of Foundation Wall Below Curb or Surface
 Thickness of Foundation Wall Below Grade or Curb
 Thickness of Foundation Wall Above Grade or Curb
 Materials of Foundation Wall Above Grade or Curb
 Materials Below Grade or Curb
 Height from Curb or Surface of Ground to First Floor
 Upon What Kind of Soil Will Foundation be Laid
 Give Composition of Mortar

MISCELLANEOUS

Work to be Commenced *immediately* Completed *within 2 weeks*
 How is Building to be Heated
 Will Fire Escapes be Provided

FILL IN INSURANCE BLANK BELOW TO COMPLY WITH NEW YORK STATE LABOR LAWS.

KIND OF INSURANCE	POLICY NO.	EXPIRATION
Workmen's Compensation	<i>self</i>	
Public Liability		
Contractors' Protective Liability		
Name of Assured		
Name of Insurance Company		

ATTACHED TO AND MADE A PART OF THIS
 APPLICATION, I SUBMIT THE FOLLOWING:

One set of drawings including:

a ground and typical floor plan of buildings with all necessary measurements, and
 a longitudinal section with heights marked thereon, also showing front elevation.

STATE OF NEW YORK }
 COUNTY OF WESTCHESTER } ss.:

I swear that to the best of my knowledge, information and belief, the statements contained in this application, including the accompanying plans and specifications and amendments thereto, are a true and complete statement of all proposed work and construction to be done on the above described premises and property; and that all provisions of the Building Code and Zoning Ordinance shall be complied with in all respects.

Sam Basso
 Applicant

Sworn to before me this
 10th day of

1948

John T. Miller
 Notary Public
 Westchester County

No 1363 Town of North Castle, N. Y.
Building Permit

Fee \$ 2.00

Date August 17/42

This is to certify that Dan Basso
is hereby granted a Permit to erect Porch

upon property located at 56 General H. Smith Court

Town of North Castle, N. Y. Such structure to conform to plans and specifications submitted and filed with the Building Inspector, as approved, and all provisions of the Zoning Ordinance and Building Code of the Town of North Castle, N. Y. and amendments thereto.

This permit applies only to proposed structure to be erected on property known as Section 7 Block 2 Lot 4
situated in the Town of North Castle, N. Y., at an estimated cost of \$ 250.00

Name and Address of Owner

Name and Address of Builder

Dan Basso

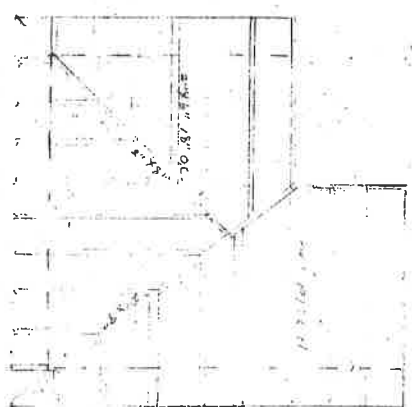
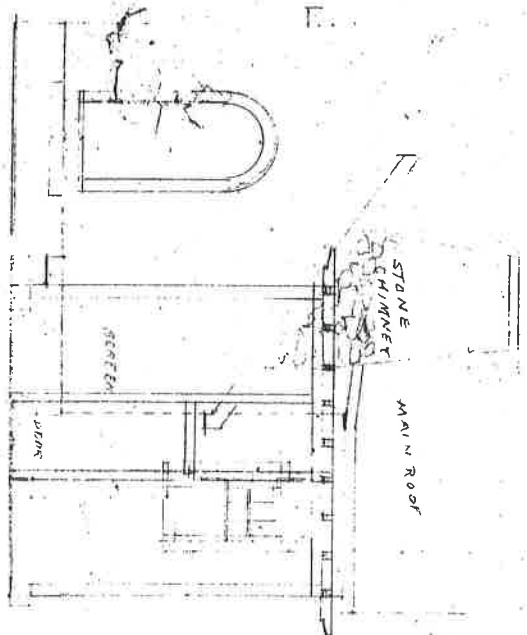
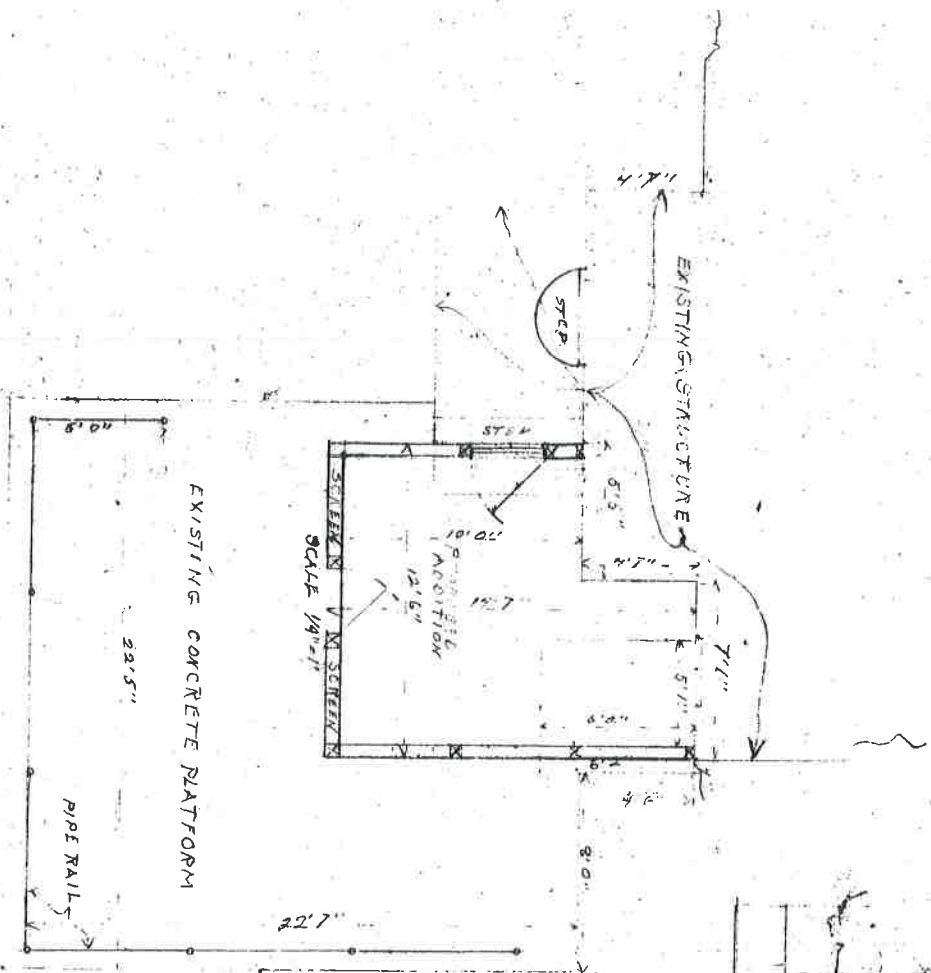
54th

56 General H. Smith Court

General Basso

Building Inspector.

(It is unlawful to occupy the above building until a certificate of occupancy shall have been obtained.)



SUN PORCH ADDITION TO RESIDENCE OF
MR. D. BASSO BEAL PLACE
LOT 445 BLOCK 2 SEC. 7
TOWN OF NORTH CASTLE.

EXISTING CONCRETE
BASE
SCALE 1/8"=1'

CONCRETE 8"

2 BLOCK

BASE

2' X 4'

2' X 4'

2' X 4'

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LA-1M-10-40

CERTIFICATE OF OCCUPANCY

DEPARTMENT OF ZONING AND BUILDING

NO 241

TOWN OF NORTH CASTLE, N. Y.

To *Dean B. S. S. A.* Owner

Address *St. Symon's Church, Cane* Date *August 17/48*

This is to certify that the *Wood* building located at *56*

(Type of construction)

Symon's Church, Cane

Town of North Castle, N. Y., Section *7* Block *2* Lot *4*

conforms to the requirements of the Zoning ordinance and Building Code. The building is to be used and occupied as *Res.* in a district under the zoning ordinance subject to all the privileges, requirements, limitations and conditions prescribed by law.

This certificate does not in any way relieve the owners or any other person or persons in possession or control of the building or any part thereof, from obtaining such other permits or licenses as may be prescribed by law for the uses or purposes for which the building is designed or intended; nor from complying with any lawful order issued with the object of maintaining the building in a safe or lawful condition.

Permit No. *1263*

Approved *Charles C. Brown*

Building Inspector

TOWN OF NORTH CASTLE
Armonk, New York

Application for a Building Permit

RAY JOHNSON, BUILDING INSPECTOR

Permit Number 3666
Issued 9/22 1971
Building Permit Fee \$ 18.00
Certificate of Occupancy \$ 2.00
Total \$ 18.00

Fees: Less than \$200.00 \$2.00
\$200 or over and does not exceed the sum of \$500.00... \$3.00
\$501 or over and does not exceed the sum of \$1,000.00 \$4.00
In excess of \$1,000.00 an additional fee of \$3.00
per \$1,000.00 or fraction thereof of such excess
cost, will be made and required.

I hereby make application to the Building Inspector of the Town of North Castle for the approval of the plans and specifications herewith submitted, and for a permit to erect a building in accordance therewith. It is understood and agreed that any permit issued pursuant hereto is on the express condition that all provisions of the Building Code and Zoning Ordinance of the Town, and amendments thereto, shall apply and be complied with whether specified herein or not.

APPROVED

DATE 9-10-71

ARCHITECTURAL

BOARD OF REVIEW

TOWN OF NORTH CASTLE

SEAL

Mail Building Permit to

NAME DAN BASSO
STREET B. BEAL PLACE
TOWN & STATE N. WHITE PLAINS, NY 10603
TELEPHONE (Important) WH 9-2494

Location of Property—Street and Number B. BEAL PLACE
Nearest Cross-Street GENERAL HEATH AVE.
Tax Map Location—Section 7 Block E Lot Number 445 Zone Area R5
Owner of Land DAN BASSO
Owner's Address B. BEAL PLACE
Owner of the Proposed Building DAN BASSO
Proposed Owner's Address B. BEAL PLACE
Name of Architect D.J. DI SOMMA
Address of Architect 50 RESERVOIR RD.
Name of Contractor DAN BASSO
Address of Contractor B. BEAL PLACE
Size of Lot 150 x 125' Fronting on BEAL PLACE
Square Foot Floor Area of Proposed Building 376.25
Square Foot Floor Area of Living Space — Less Boiler or Utility Rooms, Breezeway, Open Porches or Garage 376.25
Value of Proposed Building or Improvement \$4800.00
Number of Feet Front of Building 20'-6" Number of Feet Deep 27'-6"
Distance of Building from Front Street or Lot Line 40' feet.
Distance of Proposed Building from Rear Lot Line 22.5' feet.
Distance from Side Lot Lines 15' feet.
Height of Building 9'-6" feet; Number of Stories ONE
Number of Stores ONE Number of Rooms TWO
Classification of Use and Purpose RESIDENTIAL (BED ROOM)
Type of Construction — ☒ Frame ☐ Brick ☐ Concrete ☐ Stone ☐ Veneer
Whether Roof will be Flat, Pitch, Mansard or Hip HIP
Material of Roofing DOUBLE COVERAGE
Exterior Walls to be Finished with T & G CEDAR

(OVER)

FOUNDATION

Size and Depth of Excavation NONE REQUIRED
 Size of Footing Area of Footing
 Materials to be Used in Footing
 Parts of Stone Parts of Sand
 Parts of Cement Parts Other Materials
 Whether Piers Are to be Used Size No. of Rows
 Depth of Footing Below Curb or Surface Area
 Depth of Foundation Wall Below Curb or Surface
 Thickness of Foundation Wall Below Grade or Curb
 Thickness of Foundation Wall Above Grade or Curb
 Materials of Foundation Wall Above Grade or Curb
 Materials Below Grade or Curb
 Height from Curb or Surface of Ground to First Floor
 Upon What Kind of Soil Will Foundation be Laid
 Give Composition of Mortar

MISCELLANEOUS

Work to be Commenced SEPT. 1971 Completed OCT. 1971
 How is Building to be Heated — ☒ Hot Water ☐ Steam ☐ Vapor ☐ Oil ☐ Coal
 Will Fire Escapes be Provided NO
 Water Supply — ☒ Municipal ☐ Dug Well ☐ Artesian Well ☐ Spring
 Water Pipe — ☐ Iron ☐ Galvanized ☐ Brass ☒ Copper

FILL IN INSURANCE BLANK BELOW TO COMPLY WITH NEW YORK STATE LABOR LAWS.

KIND OF INSURANCE	POLICY NO.	EXPIRATION
Workmen's Compensation		
Public Liability		
Contractors' Protective Liability		
Name of Assured		
Name of Insurance Company		

ATTACHED TO AND MADE A PART OF THIS
 APPLICATION, I SUBMIT THE FOLLOWING:

One set of drawings with complete specifications including:
 a ground and typical floor plan of buildings with all necessary measurements, showing size of timbers and all sheathing,
 a longitudinal section with heights marked thereon, and also a front elevation.

STATE OF NEW YORK }
 COUNTY OF WESTCHESTER } ss.:

I swear that to the best of my knowledge, information and belief, the statements contained in this application, including the accompanying plans and specifications and amendments thereto, are a true and complete statement of all proposed work and construction to be done on the above described premises and property, and that all provisions of the Building Code and Zoning Ordinance shall be complied with in all respects.

Dated 8/30, 19 71

Sworn to before me this 30th
 day of August, 19 71
[Signature]
 Notary Public
 Westchester County, New York
 ROGER B. BUCHANAN
 NOTARY PUBLIC, State of New York
 No. 80-0478400
 Qualified in Westchester County
 Term Expires March 30, 1972

L. Dan Basso
 Applicant
8 Beal Place
White Plains, N.Y.
 Mailing Address

ARCHITECTURAL BOARD OF REVIEW

BLUEPRINT EVALUATION RECORD

DATE 8/31/71

APPLICANT Dan Basso
8 Beal Place
No. White Plains, N.Y.

PREMISES LOCATED: Above

SECTION 7 BLOCK 2 LOT 4-5 ZONE R5

TYPE OF CONSTRUCTION Residential addition

BOARD ACTION: APPROVED X DISAPPROVED _____

MEMBERS PRESENT:

J. Schiror
E. Gable
+ Muska

REPORT APPROVED:

det
CHAIRMAN, ARCHITECTURAL BOARD OF REVIEW
C.B.

9-20-71

BUILDING PERMIT

TOWN OF NORTH CASTLE, N. Y.

No 3666

Date 9/22/71

Fee \$ 16.00

Dan Basso is hereby authorized and granted a permit to erect the following: Residential addition

containing sq. ft. livable floor area, at an estimated cost of \$ 4800.00
on property designated on the Town of North Castle Tax Maps as:
Section 7 Block 2 Lot 4 & 5 Zone Area R5
and located at 8 Beal Place

Such structure is to conform to plans and specifications submitted and filed with the Building Inspector, as approved, and to all provisions of the Zoning Ordinance, Building and Plumbing Codes of the Town of North Castle, N. Y. and amendments thereto.

NAME AND ADDRESS OF OWNER
Dan Basso

NAME AND ADDRESS OF BUILDER
Same

8 Beal Place
No. White Plains, N.Y.

NOTE: It is unlawful to occupy the above building until a certificate of occupancy is obtained from the Building Inspector.


Building Inspector, Armonk, N. Y.

FEE: \$.....2.00.....

Nº 3052

Certificate of Occupancy

DEPARTMENT OF ZONING AND BUILDING
TOWN OF NORTH CASTLE
WESTCHESTER COUNTY, NEW YORK

Issued Feb. 23.....1972

TO:Dan Basso.....

ADDRESS8 Beal Place.....

.....No. White Plains, N.Y......

Premises located at:Above.....

In zone area:R5..... Type or UseResidential addition.....

Tax map designation: Section7..... Block2..... Lot.....4 & 5.....

This certifies that the aforementioned structure and/or premise conforms with the application, use and plans on file in the building department office of the Town of North Castle;

that said structure or use is in conformity with the Zoning Ordinance, Building Code and other applicable requirements of the Town of North Castle;

that permission is hereby granted for the use and/or occupancy as set forth herein;

that this Certificate of Occupancy is subject to revocation for non-compliance of any of the laws or ordinances applicable thereto;

that this certificate is further subject to compliance to any other governmental agencies having jurisdiction thereof;

that this certificate is issued subject to the following conditions:

Building Permit Number3666..... and date issued9/22/73.....19.....

Approved by: Ray Johnson
Building Inspector

THE NEW YORK BOARD OF FIRE UNDERWRITERS

BUREAU OF ELECTRICITY
85 JOHN STREET, NEW YORK, NEW YORK 10038

Date December 9, 1971

Application No. on file 526699

N918574

THIS CERTIFIES

that the electrical equipment as described below and installed by the applicant, named in the above application number in the premises of Mr. Dan Basso Sr. 8 Beal Place North White Plains, N.Y.

in the following location: ☐ Basement ☒ 1st Fl. ☐ 2nd Fl. outside Section Block Lot
was examined on December 7, 1971 and found to be in compliance with the requirements of this Board.

FIXTURE OUTLETS	RECEPTACLES	SWITCHES	FIXTURES			RANGES		COOKING DECKS		OVENS		DISH WASHERS		EXHAUST FANS		
			INCANDESCENT	FLUORESCENT	MERCURY VAPOR	AMT.	K. W.	AMT.	K. W.	AMT.	K. W.	AMT.	K. W.	AMT.	H. P.	
	13	5	3													
DRYERS	K. W.	OIL	H. P.	GAS	H. P.	AMT.	NO.	A. W. G.	SPECIAL RECVT.		TIME CLOCKS	BELL TRANS.	UNIT HEATERS	MULTI-OUTLET SYSTEMS NO. OF FEET	DIMMERS	WATTS
									AMT.	AMP.						
AMT.									1	20						
SERVICE DISCONNECT			NO. OF METER EQUIP.	S E R V I C E												
AMT.	AMP.	TYPE		1 # 2W	1 # 3W	3 # 3W	3 # 4W	NO. OF CC. COND. PER #	A. W. G. OF CC. COND.	NO. OF HI-LEG	A. W. G. OF HI-LEG	NO. OF NEUTRALS	A. W. G. OF NEUTRAL			

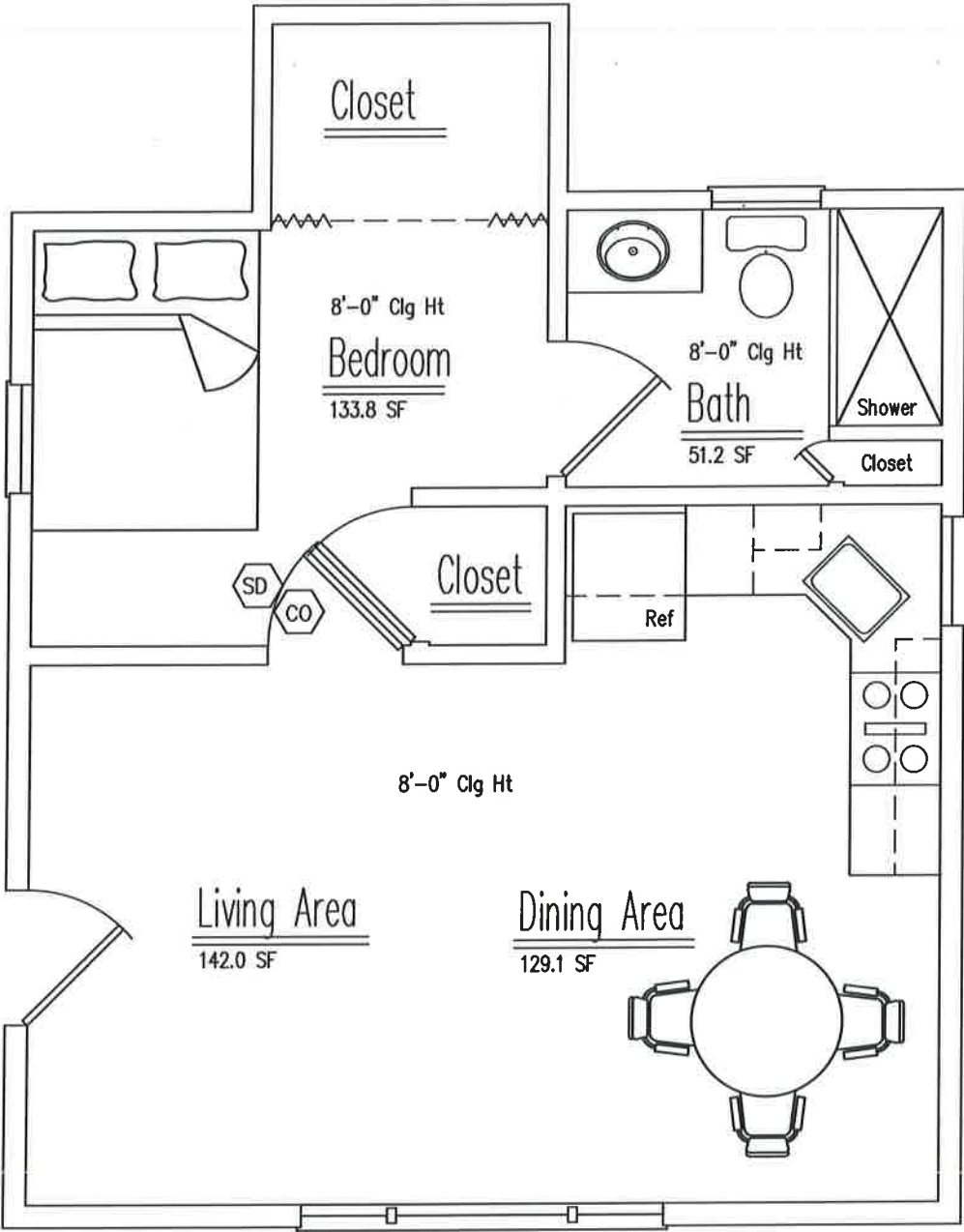
OTHER APPARATUS:

Tom Speed
27 General Heath Ave.
N. White Plains, N.Y. 10603

Pauline E. Basso
GENERAL MANAGER
142

Per

As-built
Condition
11/15/20



Floor Plan
Scale: 1/4" = 1'-0"

Joyce Residence
8 Beal Place
North White Plains, NY 10603

Tax ID: 122.16-3-61

Prepared by:
William Seegmuller *W.S. 11/15/20*