THE LAW OFFICE OF KORY SALOMONE, P.C.

501 MARBLE AVENUE
PLEASANTVILLE, NEW YORK 10570
Tel: (914) 219-0789
Fax: (914) 709-4605
ks@ksalomonelaw.com

July 13, 2020

Christopher Carthy, Chairman
North Castle Planning Board
17 Bedford Road
Armonk, NY 10504

Re: Lot Line Realignment
8 Cole Drive and 24 Davis Drive
Section 94.02, Bock 1, Lots 8 and 9

Honorable Chairman and Members of the Planning Board:

I. INTRODUCTION

This firm represents Nazar Massouh and Pudding Pie II LLC[1], the owners of the properties located at 8 Cole Drive and 24 Davis Drive, with respect to a proposed lot line realignment. The purpose of this letter is to request placement on the Planning Board Agenda for August 3, 2020, so that we can make an initial presentation to your Board.

II. THE SUBJECT PREMISES

The referenced properties are located at 8 Cole Drive and 24 Davis Drive and are identified on the tax assessment map of the Town of North Castle as Section 94.02, Block 1, Lots 8 and 9 respectively (collectively the "Subject Properties"). The relevant portion of the Town of North Castle Tax Map is attached hereto as **Exhibit A.** 8 Cole Drive is approximately 5.9 acres, and 24 Davis Drive is approximately 10.7 acres. Both properties are located in the R-2A zoning district and are improved with single-family homes.

III. CURRENT PROPOSAL AND REQUESTED RELIEF

As stated above, currently, 8 Cole is approximately 5.9 acres, and 24 Davis is approximately 10.7 acres. The proposed lot line realignment would alter the existing common lot line by transferring 126,880 s.f. from 24 Davis to 8 Cole. This would result in 8 Cole increasing in size to approximately 8.8 acres and 24 Davis decreasing in size to approximately 7.8 acres. The

[1] Please note that Mr. Massouh is the sole member of Pudding Pie II LLC.

proposed lot line realignment is shown on the plan entitled "Preliminary Plat" dated July 13, 2020, prepared by Peter J. Gregory, P.E., Provident Design Engineering, PLLC, attached hereto as **Exhibit B.**

The purpose of this application is to shift the existing common lot line between the Subject Properties so that there is sufficient room on 8 Cole for the construction of a new home with an in-ground pool and a dedicated gymnastics training area. Additionally, the flexibility to construct a new, larger single-family home will provide enough space to allow Mr. Massouh's family, who live in Russia, to come for extended stays. If approved, both 8 Cole and 24 Davis will remain fully zoning compliant.

In addition to the Preliminary Plat attached as Exhibit B, we are pleased to submit the following plans in support of this application:

1. Existing Conditions Plan, dated July 13, 2020, prepared by Peter J. Gregory, P.E., Provident Design Engineering, PLLC.

2. Integrated Plot Plan, dated July 13, 2020, prepared by Peter J. Gregory, P.E., Provident Design Engineering, PLLC.

3. Mitigation Planting Plan, dated July 10, 2020, prepared by IQ Landscape Architects.

IV. CONCLUSION

Attached hereto as **Exhibit C** and **D**, please find a completed subdivision application and the Short Environmental Assessment Form, together with the application fee of $350.

Kindly place this matter on the Planning Board's August 3, 2020 agenda for an initial presentation and, if your Board deems appropriate, the scheduling of the required public hearing.

If you have any questions or concerns, please don't hesitate to contact me.

Very truly yours,

Kory Salomone

EXHIBIT A

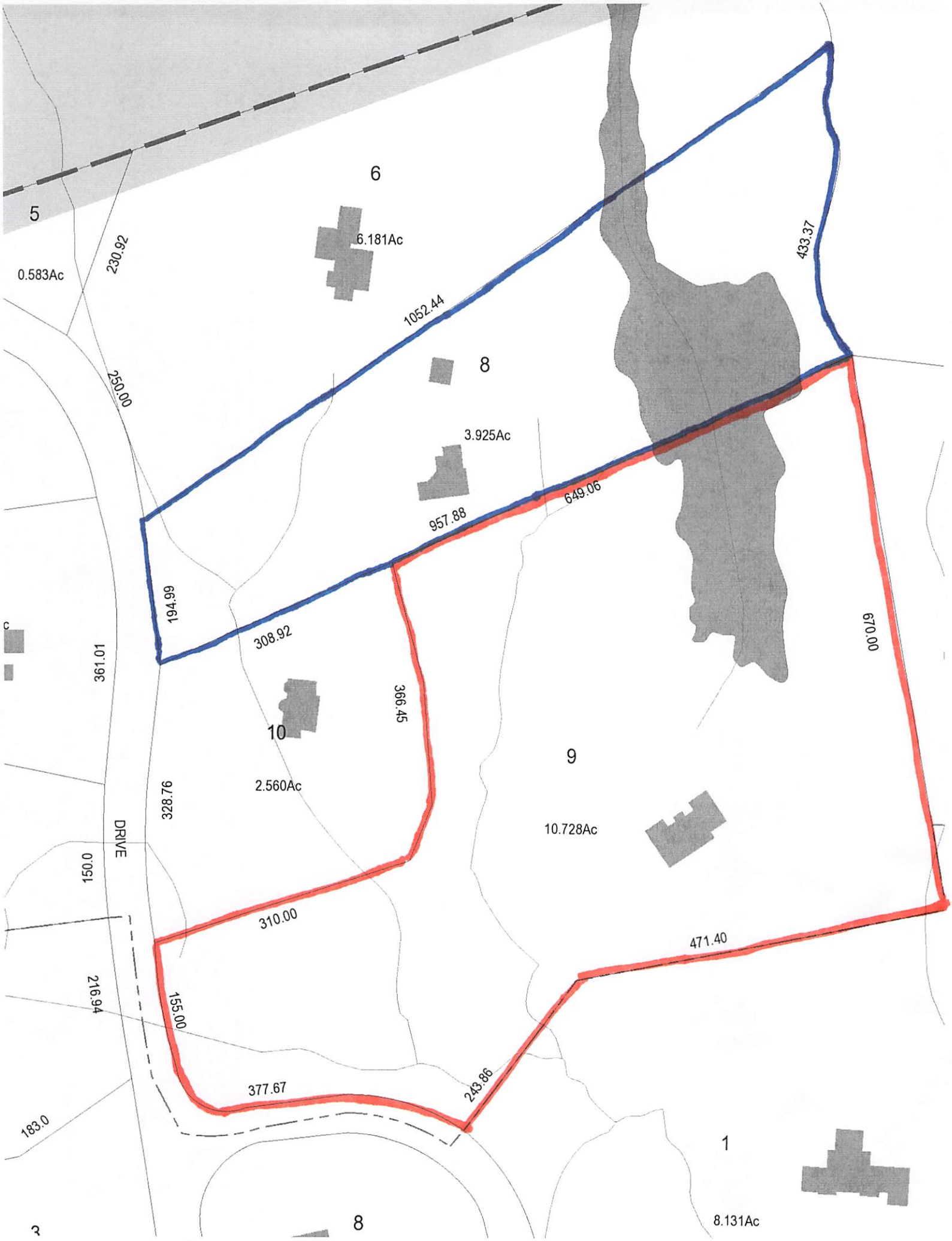
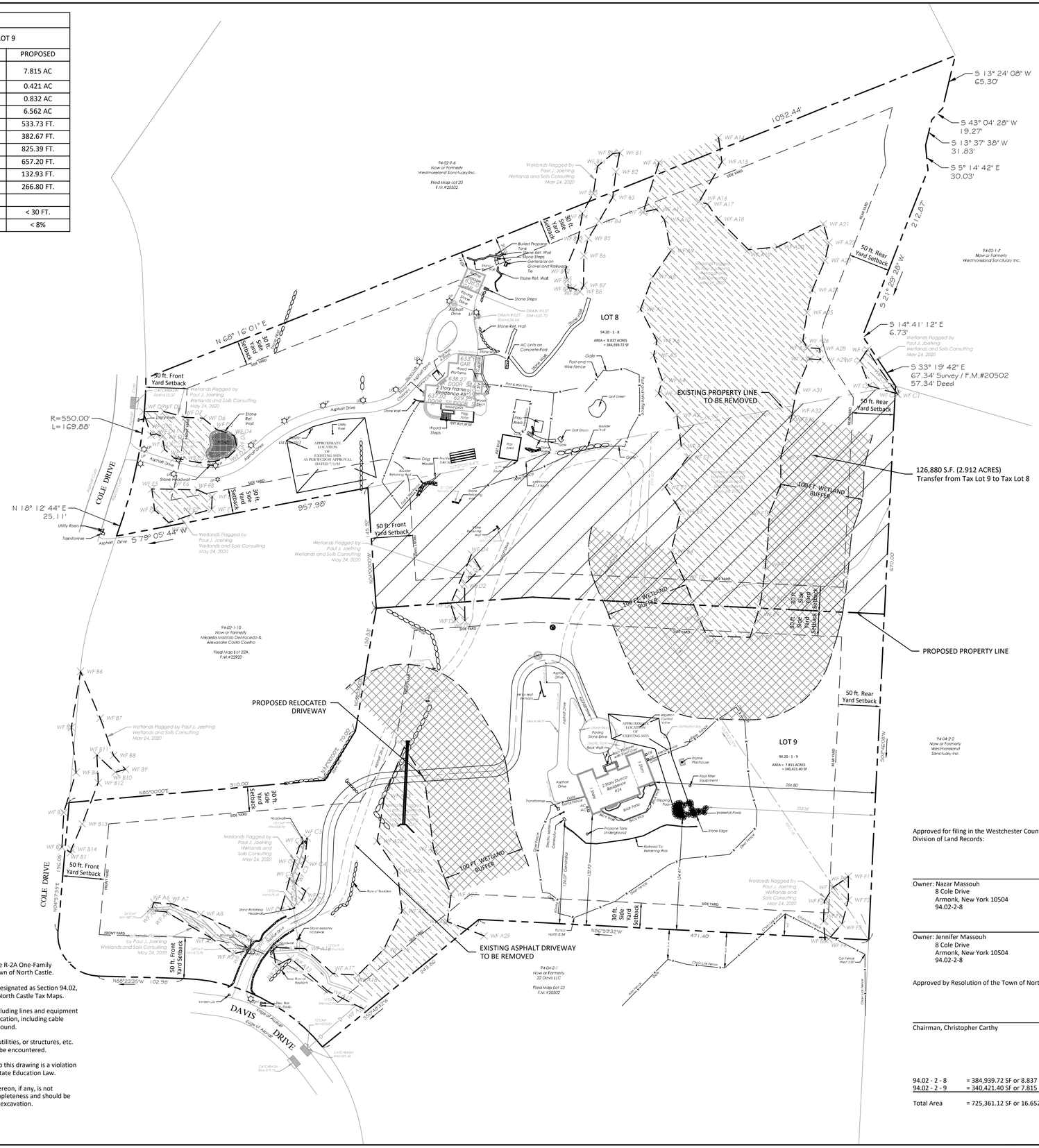

6
5
6.181Ac
0.583Ac
230.92
1052.44
433.37
8
250.00
3.925Ac
649.06
957.88
194.99
308.92
361.01
366.45
670.00
10
9
2.560Ac
328.76
10.728Ac
DRIVE
150.0
310.00
471.40
216.94
155.00
377.67
243.86
183.0
1
3
8
8.131Ac

EXHIBIT B

ZONE: ONE FAMILY RESIDENCE DISTRICT ZONE 'R-2A'					
	PERMITTED /REQUIRED	LOT 8		LOT 9	
		EXISTING	PROPOSED	EXISTING	PROPOSED
MINIMUM LOT AREA:	2 AC	5.925 AC	8.837 AC	10.728 AC	7.815 AC
75% WETLAND AREA		0.958 AC	1.422 AC	0.924 AC	0.421 AC
50% STEEP SLOPE AREA		0.141 AC	0.406 AC	1.136 AC	0.832 AC
NET LOT AREA		4.826 AC	7.009 AC	8.668 AC	6.562 AC
MINIMUM LOT FRONTAGE	150 FT.	194.99 FT.	194.99 FT.	533.73 FT.	533.73 FT.
MINIMUM LOT WIDTH	150 FT.	246.56 FT.	370.22 FT.	431.05 FT.	382.67 FT.
MINIMUM LOT DEPTH	150 FT.	798.57 FT.	730.91 FT.	813.18 FT.	825.39 FT.
FRONT YARD SETBACK	50 FT.	337.20 FT.	337.20 FT.	657.20 FT.	657.20 FT.
SIDE YARD SETBACK	30 FT.	112.40 FT.	112.40 FT.	132.93 FT.	132.93 FT.
REAR YARD SETBACK	50 FT.	463.60 FT.	463.60 FT.	266.80 FT.	266.80 FT.
MAXIMUM HEIGHT	30 FT.	< 30 FT.	< 30 FT.	< 30 FT.	< 30 FT.
MAXIMUM BUILDING COVERAGE	8%	<8%	<8%	< 8%	< 8%



NO.	REVISION	DATE

60 45 30 15 0 60 120
SCALE IN FEET

Landscape Architect: IQ Landscape Architects
31 Mamaroneck Avenue
White Plains, New York 10601
Tel: (914) 232-0200

Surveyor: TC Merritts Land Surveyors, P.C.
394 Bedford Road
Pleasantville, New York 10570
Tel: (914) 769-8003

Owner: Nazar & Jennifer Massouh
8 Cole Drive
Armonk, NY 10504

Provident design engineering
7 SKYLINE DRIVE, HAWTHORNE, NEW YORK 10532
TEL: (914) 592-4040 WWW.PDERESULTS.COM
UNDER NEW YORK STATE EDUCATION LAW ARTICLE 145 (ENGINEERING), SECTION 7209 (2), IT IS A VIOLATION OF THIS LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT
© PROVIDENT DESIGN ENGINEERING, PLLC

LOT LINE REALIGNMENT
8 Cole Drive & 24 Davis Drive
Town of North Castle
Westchester County, New York

TITLE:
PRELIMINARY PLAT

Seal: STATE OF NEW YORK · PETER J. GREGORY · LICENSED PROFESSIONAL ENGINEER · No. 071226

Scale:	1" = 60'
Date:	7/13/2020
Drawn By:	KMM
Checked By:	PJG
Project No.:	PJG-16
Sheet No.:	2 of 3
Dwg. No.:	C-101

Approved for filing in the Westchester County Clerk's Office, Division of Land Records:

Owner: Nazar Massouh — Date
8 Cole Drive
Armonk, New York 10504
94.02-2-8

Owner: Jennifer Massouh — Date
8 Cole Drive
Armonk, New York 10504
94.02-2-8

Approved by Resolution of the Town of North Castle Planning Board:

Chairman, Christopher Carthy — Date

94.02 - 2 - 8	= 384,939.72 SF or 8.837 acres
94.02 - 2 - 9	= 340,421.40 SF or 7.815 acres
Total Area	= 725,361.12 SF or 16.652 acres

Westchester County Department of Health

Approved pursuant to Chapter 873, Article X, Sections 873.951 and 873.1021 of the Westchester County Sanitary Code subject to the provision of public water supply and public sanitary sewer facilities to serve all structures intended for human occupancy constructed herein.

Each purchaser of property shown hereon shall be furnished a true copy of this plat showing this endorsement. Any erasures, changes, additions or alterations of any kind, except the addition of signatures of other approving authority and the date thereof made on this plan after this approval, shall invalidate this approval.

Approved by the Assistant Commissioner of Health on behalf of the Department of Health — Date

Property shown hereon is subject to the "Rules and Regulations for the protection from the contamination of the New York City Water Supply and its sources."

Notes:

1) Premises shown hereon located in the R-2A One-Family Residence District (2 acres), in the Town of North Castle.
2) Premises shown hereon known and designated as Section 94.02, Block 1, Lots 8 and 9 on the Town of North Castle Tax Maps.
3) All new utility service connections including lines and equipment for providing power and/or communication, including cable television, are to be installed underground.
4) Additional underground easements, utilities, or structures, etc. other than those shown hereon may be encountered.
5) Unauthorized alteration or addition to this drawing is a violation of Section 7209 (2) of the New York State Education Law.
6) The subsurface information shown hereon, if any, is not guaranteed as to the accuracy or completeness and should be verified by the contractor before any excavation.

Q:\PROJECTS-13\PJG-16_24 Davis Drive\AutoCAD\SPA\Preliminary Plot Plan.dwg

EXHIBIT C

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

PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

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

Application for Preliminary Subdivision Approval

Application Name

8 Cole Drive/24 Davis Drive Lot Line Realignment

TOWN OF NORTH CASTLE
WESTCHESTER COUNTY
17 Bedford Road
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APPLICATIONS REQUIRING PLANNING BOARD APPROVAL
SCHEDULE OF APPLICATION FEES

Type of Application	Application Fee
Site Development Plan	$200.00
Each proposed Parking Space	$10
Special Use Permit (each)	$200 (each)
Preliminary Subdivision Plat	$300 1st Lot $200 (each additional lot)
Final Subdivision Plat	$250 1st 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

Type of Application Deposit*	Amount of Initial Escrow Account
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: July 11, 2020

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

Name of Property Owner: **Nazar Massouh and Pudding Pie II LLC**

Mailing Address: **8 Cole Drive, Armonk, New York 10504**

Telephone: _____ Fax: _____ e-mail **nazar@global.t-bird.edu**

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:
Peter Gregory, P.E., Provident Design Engineering

Address: **7 Skyline Drive, Hawthorne, NY 10532**

Telephone: **914-730-2276** Fax: _____ e-mail **pgregory@pdresults.com**

Name of Other Professional: **Dan Merritts, TC Merritts Land Surveyors**

Address: **394 Bedford Road, Pleasantville, NY 10570**

Telephone: **914-769-8003** Fax: _____ e-mail **daniel@tcmerritts.com**

Name of Attorney (if any): **Kory Salomone, Esq.**

Address: **501 Marble Ave., Pleasantville, NY 10570**

Telephone: **914-219-0789** Fax: _____ e-mail **ks@ksalomonelaw.com**

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: July 11, 2020

Signature of Property Owner: _____ Date: July 11, 2020

Must have both signatures

II. IDENTIFICATION OF SUBJECT PROPERTY

Property Street Address: **8 Cole Drive and 24 Davis Drive, Armonk, NY**
Location (in relation to nearest intersecting street):
925 feet (north, ***south***, east or west) of Chestnut Ridge Rd.
Abutting Street(s): 24 Davis is on the N.E. side of the intersection of Cole Dr. and Davis Dr.
Tax Map Designation (NEW): Section 94.02 Block 1 Lot 8 and 9
Tax Map Designation (OLD): Section 2 Block 10 Lot1.-34 and 35
Zoning District: R-2A Total Land Area 16.66 acres
Land Area in North Castle Only (if different) _____
Fire District(s) 2 School District(s) Byram Hills

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

The boundary of any city, town or village?
No X Yes (adjacent) _____ Yes (within 500 feet) _____
If yes, please identify name(s): _____

The boundary of any existing or proposed County or State park or any other recreation area?
No ____ Yes (adjacent) X Yes (within 500 feet) _____

The right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway?
No X Yes (adjacent) _____ Yes (within 500 feet) _____

The existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel lines?
No X Yes (adjacent) _____ Yes (within 500 feet) _____

The existing or proposed boundary of any county or State owned land on which a public building or institution is situated?
No X Yes (adjacent) _____ Yes (within 500 feet) _____

The boundary of a farm operation located in an agricultural district?
No X Yes (adjacent) _____ Yes (within 500 feet) _____

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

No X Yes _____

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

_____

III. DESCRIPTION OF PROPOSED DEVELOPMENT

Type of Subdivision proposed: Conventional __X__ Conservation _____

Total Number of Lots Proposed on Preliminary Subdivision Plat: 2 Existing
Total Number of Lots Proposed in North Castle Only (if different): _____

Are any new streets proposed? No __X__ Yes _____

Has the center line of each proposed street been staked? No __n/a__ Yes _____
If no, please indicate the date by which such center lines will be staked: _____

Have the corners of each proposed lot been identified with appropriate stakes? No __n/a__ Yes _____
If no, please indicate the date by which such lot corners will be staked: _____

Are any waivers from the provisions of Chapter 355 (Zoning) or Chapter 275 (Subdivision of Land) of the North Castle Town Code requested? No __X__ Yes _____
If yes, please specify type: _____

Earthwork Balance: Cut __N/A__ C.Y. Fill __TBD__ C.Y.

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

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

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

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

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

V. INFORMATION TO BE INCLUDED ON PRELIMINARY SUBDIVISION PLAT

The following checklist is provided to enable the Applicant to determine if he/she has provided enough information on the preliminary subdivision plat and preliminary construction plans for the Planning Board to review his/her proposal. Applicants are advised to review Chapter 275 of the North Castle Town Code for a complete enumeration of pertinent requirements and standards prior to making application for preliminary subdivision plat approval.

The information required to be shown on the preliminary subdivision plat and the preliminary construction plans may be combined and shown on one plan to be identified as the Integrated Plot Plan. Whether this information is presented on one or two different plans, the application for preliminary subdivision plat 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 an Integrated Plot Plan shall include:

✓ Name of the proposed subdivision or other identifying title and signature block.

✓ Name and address of the Property Owner and the Applicant (if different).

✓ Name, address and telephone number of the surveyor, engineer or other legally qualified professional and the seal of the 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 district, school district, special district and municipal boundaries.

✓ Names of existing streets

✓ Total acreage of the property to be developed, as well as property boundaries showing dimensions and bearings as determined by a current survey; name and width of existing streets; and lines of existing rights-of-way, reservations, easements and areas dedicated to public uses.

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 proposed lots' compliance with those requirements, including lot area, frontage, lot width, lot depth, building coverage, yards and other pertinent requirements.

✓ Site location map, at a scale of one (1) inch equals eight hundred (800) feet, 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 notations identifying the revisions.

✓ 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.

NA Location of temporary stakes in the field to enable the Planning Board to find and appraise features of the preliminary plat.

✓ Location of existing use and design of buildings and other structures.

✓ Location of all other existing site improvements, including pavement, walks, curbing, retaining wall and fences.

✓ Location and sizes of existing water supply, sanitary sewage disposal, storm water drainage and other utility lines and structures within and nearby the proposed subdivision.

____ Location of all existing monuments.

✓ Proposed arrangement of lots, including identifying numbers and approximate area and dimensions of each.

NA Proposed layout of new streets, including sight distance at all proposed road intersections, widths and approximate curve radii, and any proposed rights-of-way, easements, deed restrictions, covenants and/or reservations.

✓ Location, size and nature of any area proposed to be reserved for park purposes.

NA Proposed system for the provision of water supply and fire protection facilities, sanitary sewage disposal facilities, storm water drainage facilities and other utility services.

NA Proposed street profiles and cross-sections showing the approximate grade of proposed streets, the relationship of existing grades to proposed grades and the proposed vertical curvature along the center line of all new streets.

NA Proposed names for new streets.

NA Location of proposed monuments.

NA Where the preliminary plat includes only a portion of the Applicant's contiguous holding, the Applicant shall also indicate on a sketch, at a scale of not less than one (1) inch equals two hundred (200) feet, the probable future street system, lot arrangement, and location of park and other reservations for the remaining portion of the tract and topographic data with vertical contour interval of not more than ten (10) feet.

NA For all proposed subdivision 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 subdivision 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 subdivision plans involving disturbance to Town-regulated wetlands, the data required to ensure compliance with Chapter 340 of the North Castle Town Code.

EXHIBIT D

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:

8 Cole Drive/24 Davis Drive Lot Line Realignment

Project Location (describe, and attach a location map):

8 Cole Drive and 24 Davis Drive

Brief Description of Proposed Action:

Lot line realignment. Alteration of the lot line between 8 Cole Drive and 24 Davis Drive. The lot line realignment will result in 126,880 s.f. being transferred from 24 Davis Drive to 8 Cole Drive, which will result in 8 Cole increasing in size from 258,093 s.f. (5.925 ac) to 384973 s.f. (8.837 ac). 24 Davis will decrease in size from 467,312 s.f. (10.728 ac) to 340,432 s.f. (7.815 ac).

Both lots will remain zoning compliant after the lot line realignment.

Name of Applicant or Sponsor:	Telephone: 914-273-1041
Nazar Massouh and Pudding Pie II LLC	E-Mail: nazar@global.t-bird.edu

Address:

8 Cole Drive

City/PO:	State:	Zip Code:
Armonk	NY	10504

	NO	YES
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.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3. a. Total acreage of the site of the proposed action? 16.66 acres
   b. Total acreage to be physically disturbed? 2.00 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 16.66 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):

☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	✓	☐
b. Consistent with the adopted comprehensive plan?	☐	✓	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	✓
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	✓	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	✓	☐
b. Are public transportation services available at or near the site of the proposed action?	✓	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	✓	☐
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: _____	✓	☐
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	✓
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☐	✓
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	✓	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	✓	☐
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	✓
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☐	✓
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ A small, locally regulated wetland will be encroached into. Approximatley 4,300 sf of disturbance will occur.		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☑ Suburban

	NO	YES
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?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
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?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	☑	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	☑	☐
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: _____	☑	☐
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: _____	☑	☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: NAZAR MASSOUH and PIE II Pudding LLC Date: [illegible]

Signature: [illegible] Title: [illegible]

PRINT FORM

COLE DRIVE
DAVIS DRIVE
N 68° 16' 01" E
1052.44'
S 13° 24' 08" W
65.30'
S 43° 04' 28" W
19.27'
S 13° 37' 38" W
31.83'
S 5° 14' 42" E
30.03'
212.87'
S 21° 29' 26" W
S 14° 41' 12" E
6.73'
S 33° 19' 42" E
67.34' Survey / F.M.#20502
57.34' Deed
R=550.00'
L=169.88'
N 18° 12' 44" E
25.11'
S 79° 05' 44" W
957.98'
670.00'
310.00'
N85°00'00"E
N85°23'35"W
102.96'
N85°59'32"W
471.40'
248.80'
202.36'
94-09-1-6
Now or Formerly
Westmoreland Sanctuary Inc.
Filed Map Lot 20
F.M.#20502
94-09-1-7
Now or Formerly
Westmoreland Sanctuary Inc.
94-09-1-10
Now or Formerly
Mikaella Maria Demacedo &
Alexandre Costa Coelho
Filed Map Lot 22A
F.M.#22920
94-04-2-2
Now or Formerly
Westmoreland
Sanctuary Inc.
94-04-2-1
Now or Formerly
22 Davis LLC
Filed Map Lot 23
F.M.#20502
Wetlands Flagged by
Paul J. Joehing
Wetlands and Soils Consulting
May 24, 2020
Conservation Easement
Per Filed Map #22920
POND
Rock Outcrop
Stone Retaining Wall
Asphalt Drive
Gate
Post and Wire Fence
Chain Link Fence
Wood Fence
Stone Edge
Waterfall Pools
Propane Tank Underground
Railroad Tie Retaining Wall
Brick Patio
Brick Wall
Pool Filter Equipment
Pool Equipment
Pool Cabana
Pool Area
Pool Deck
Paving Stone Drive
Brick Walk
Stone Steps
Buried Propane Tank
Generator on Gravel and Railroad Ties
AC Units on Concrete Pad
Utility Poles
Transformer
Stone Headwall
Catch Basin
Fence-North 8.34'
Centerline Wall 3.30'
Edge of Asphalt
Edge of Pavement
Edge of Wetlands
Edge of Woods
Edge of Brush
Edge of Lawn
Top of Bank
Toe of Slope
Top of Slope
Toe of Wall
Top of Wall
Edge of Water
Edge of Stone
Edge of Concrete
Edge of Gravel
Edge of Mulch
Edge of Pool
Edge of Deck
Edge of Patio
Edge of Walk
Edge of Drive
Edge of Path
Edge of Step
Edge of Curb
Edge of Rock
Edge of Boulder
Edge of Tree
Edge of Shrub
Edge of Fence
Edge of Wall
Edge of Pole
Edge of Sign
Edge of Mailbox
Edge of Hydrant
Edge of Valve
Edge of Manhole
Edge of Catch Basin
Edge of Inlet
Edge of Outlet
Edge of Culvert
Edge of Pipe
Edge of Conduit
Edge of Cable
Edge of Wire
Edge of Line
Edge of Post
Edge of Bollard
Edge of Light
Edge of Tank
Edge of Cistern
Edge of Well
Edge of Spring
Edge of Stream
Edge of Pond
Edge of Lake
Edge of Reservoir
Edge of Dam
Edge of Weir
Edge of Spillway
Edge of Gate
Edge of Valve
Edge of Meter
Edge of Box
Edge of Cover
Edge of Frame
Edge of Grate
Edge of Hole
Edge of Pit
Edge of Trench
Edge of Excavation
Edge of Fill
Edge of Cut
Edge of Slope
Edge of Bank
Edge of Shore
Edge of Beach
Edge of Dune
Edge of Marsh
Edge of Swamp
Edge of Bog
Edge of Fen
Edge of Moor
Edge of Heath
Edge of Tundra
Edge of Desert
Edge of Forest
Edge of Woodland
Edge of Grassland
Edge of Meadow
Edge of Pasture
Edge of Field
Edge of Farm
Edge of Garden
Edge of Orchard
Edge of Vineyard
Edge of Nursery
Edge of Greenhouse
Edge of Barn
Edge of Shed
Edge of Garage
Edge of House
Edge of Building
Edge of Structure
Edge of Foundation
Edge of Footing
Edge of Slab

SLOPE RANGE - ENTIRE PROJECT AREA				
HATCH	RANGE BEGINING	RANGE END	AREA (S.F.)	PERCENT OF LOT AREA
	0%	25%	655,638 SF	90.38%
	25%	AND UP	69,781 SF	9.62%
	WETLAND/WATERCOURSE		109,610 SF	15.11%

NO.	REVISION	DATE

50 40 30 20 10 0 50 100
SCALE IN FEET

Landscape Architect
IQ Landscape Architects
31 Mamaroneck Avenue
White Plains, New York 10601
Tel: (914) 232-0200

Surveyor
TC Merritts Land Surveyors, P.C.
394 Bedford Road
Pleasantville, New York 10570
Tel: (914) 769-8003

Owner
Nazar & Jennifer Massouh
8 Cole Drive
Armonk, NY 10504

Provident design engineering
7 SKYLINE DRIVE, HAWTHORNE, NEW YORK 10532
TEL: (914) 592-4040 WWW.PDERESULTS.COM

UNDER NEW YORK STATE EDUCATION LAW ARTICLE 145 (ENGINEERING), SECTION 7209 (2), IT IS A VIOLATION OF THIS LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT
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LOT LINE REALIGNMENT
8 Cole Drive & 24 Davis Drive
Town of North Castle
Westchester County, New York

TITLE:
INTEGRATED PLOT PLAN

Seal: STATE OF NEW YORK · PETER J. GREGORY · No. 071229 · LICENSED PROFESSIONAL ENGINEER

Scale:	1" = 50'
Date:	7/13/2020
Drawn By:	KMM
Checked By:	PJG
Project No.:	PJG-16
Sheet No.:	3 of 3
Dwg. No.:	C-102

Q:\PROJECTS-19\PJG-16 24 Davis Drive\AutoCAD\SPA\Integrated Plot Plan.dwg

LEGEND

- PROPOSED CONIFEROUS TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED SHRUB
- WETLAND MITIGATION PLANTING - FERNS
- ROADWAY STEEP SLOPE SEED MIX
- EROSION CONTROL SEED MIX
- EXISTING TREE TO REMAIN (8" TREE)
- EXISTING ROCK OUTCROP

ROADWAY SEEDING AND PLANT LIST

All ROADSIDE SLOPES NOT TO EXCEED 2:1 GRADIENT. ALL SLOPES TO USE SPECIFIED JUTE MESH AND SHALL BE STAKED AS PER MANUFACTURER'S SPECIFICATIONS, BEFORE SEEDING OPERATIONS. SEED MIX SHALL BE 'STEEP SLOPE STABILIZATION MIX SEED MIX' TO BE PROVIDED BY PINELANDS NURSERY. 323 ISLAND ROAD, COLUMBUS NJ 08022

TREES	SHRUBS
Florida Dogwood	Fragrant Sumac
Shadblow Serviceberry	Low Bush Blueberry
Eastern Reddbud	Arrowwood Viburnum
Red Maple	Nannyberry Viburnum
Ironwood	Blackhaw Viburnum
Tulip Poplar	Inkberry Holly
Northern Red Oak	Grow-Low Sumac
Grey Birch	Spice Bush

WOODLAND RESTORATION SEED MIX & PLANT LIST

SEED MIX
EROSION CONTROL MIX. PROVIDED BY PINELANDS NURSERY 323 ISLAND RD, COLUMBUS NJ 08022 INSTALL PER MANUFACTURER'S SPECIFICATIONS

TREES	SHRUBS
Red Oak	Blackhaw Viburnum
Sugar Maple	Witch Hazel
Tulip Poplar	Highbush Blueberry
American Sycamore	Winterberry Holly
	Cranberry Viburnum
	Bayberry

EVERGREEN PLANTINGS FOR BUFFER

American Holly
Eastern Red Cedar
Eastern White Pine
Balsam Fir

WETLAND MITIGATION PLANT LIST

TREES	SHRUBS
Gray Birch	Cranberry Viburnum
Red Maple	Red osier dogwood
Pin Oak	Inkberry
Shadblow Serviceberry	Sweet Pepperbush
American sycamore	Swam Rose
Black Willow	Spicebush
	Arrowwood Viburnum
	Winterberry

FERNS
Cinamon Fern
Ostrich Fern
Sensitive Fern

CIVIL ENGINEER
Provident design engineering
7 SKYLINE DRIVE, HAWTHORNE, NEW YORK 10532
TEL: (914) 592-4040 WWW.PDERESULTS.COM

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No.	Revision/Issue	Date

IQL
Imbiano -Quigley Landscape Architects
31 Mamaroneck Ave
White Plains, New York 10601
admin@iqlandarch.com
(914) 232-0200

Project Name

Lot Line Realignment 8 Cole Dr. & 24 Davis Rd North Castle, New York

Drawing Title

Mitigation Planting Plan

Scale	Sheet No.
1"= 40'-0"	L-1
Date: July 10, 2020	
Drawn By: OV	Checked By: RPQ