

- 2015 INTERNATIONAL RESIDENTIAL BUILDING CODE
- 2017 UNIFORM CODE SUPPLEMENT - NYS DOS

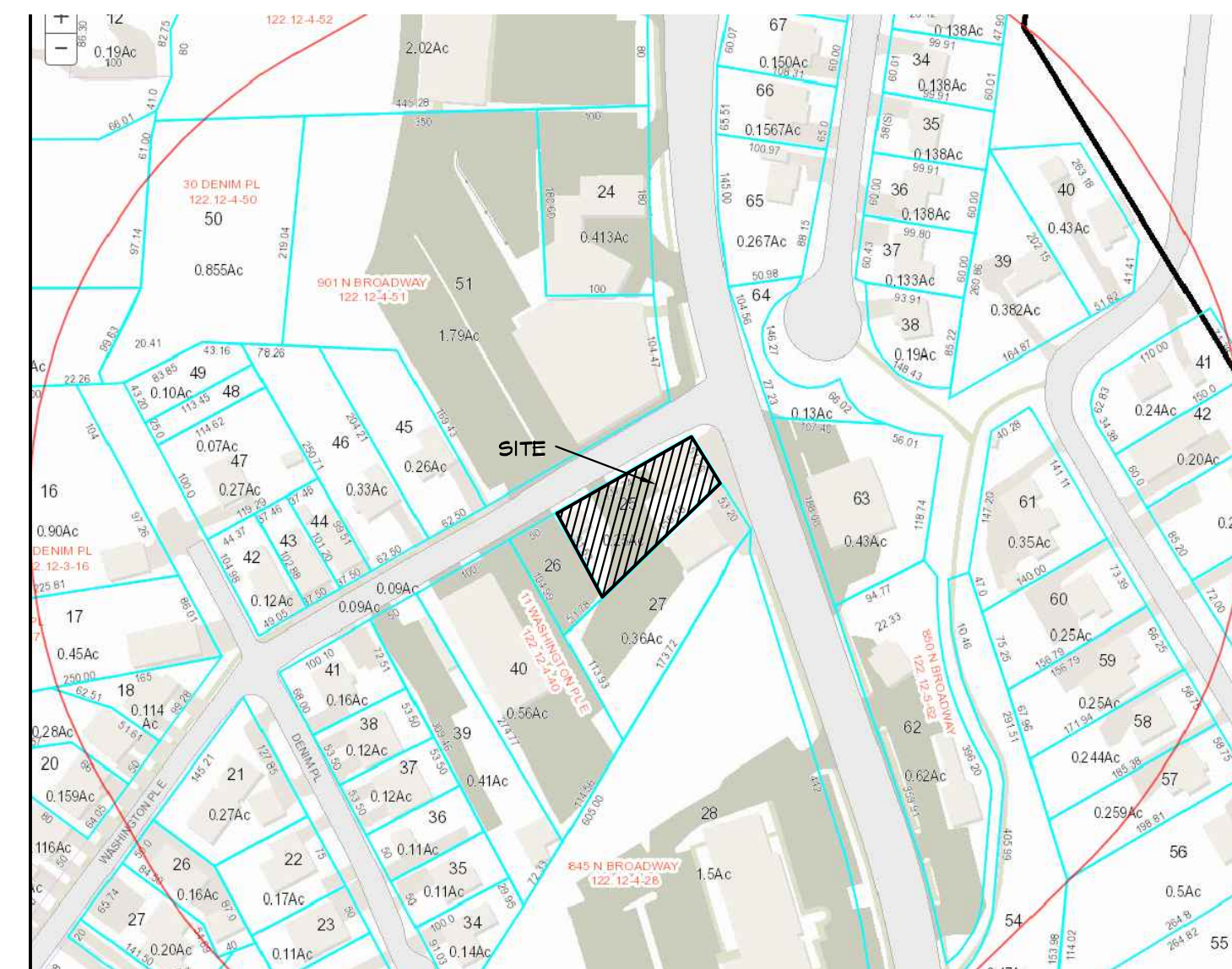
-NAME OF OWNER AND APPLICANT:	GAIL AND BRANKO KRALJEVIC 26 PLINTLOCK RIDGE ROAD KATONAH, NY
ARCHITECT:	KENNETH IRVING, ARCHITECT PC MANUEL ANTONIO ANDRADE, AIA 198 ORANGE AVE. SUFFERN, NY 10901 845-369-3585
PROPERTY ADDRESS:	877 N BROADWAY, NORTH WHITE PLAINS
ZONE:	CB
FIRE DISTRICT:	NORTH WHITE PLAINS FD
SCHOOL DISTRICT:	VALHALLA CSD

GENERAL CONDITIONS

1. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, APPLIANCES, TRANSPORTATION, HAULING, ETC. TO COMPLETE, IN A WORKMANLIKE MANNER, EVERYTHING SHOWN, CALLED FOR OR REASONABLY IMPLIED IN THE PLANS OR IN THESE SPECIFICATIONS.
2. SITE VISITATION: PRIOR TO SUBMITTING A BID PRICE FOR THE WORK, THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL CONDITIONS OF THE PROJECT DOCUMENTS AND INFORM THE ARCHITECT OF ANY DISCREPANCY PRIOR TO EXECUTION OF THE WORK.
3. CODES: THE CONTRACT DOCUMENTS ARE DESIGNED TO CONFORM TO NEW YORK STATE BUILDING CODES AND OTHER REGULATIONS SET FORTH IN LOCAL BUILDING AND ZONING REQUIREMENTS.
4. DELIVERY, STORAGE AND HANDLING: CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL MATERIALS DELIVERED TO THE SITE AND WILL ASSUME OWNERSHIP OF SAME UNTIL THEY HAVE BEEN USED PROPERLY.
5. ALTERATION WORK: THIS CONTRACTOR SHALL INCLUDE IN HIS WORK ALL CUTTING, FILLING AND PATCHING WHICH IS REQUIRED IN EACH AREA OF WORK. FINAL FINISHES SHALL MATCH EXISTING FINISHES IN SIMILAR ADJACENT LOCATIONS. DEMOLITION WORK SHALL INCLUDE ALL NECESSARY REMOVAL AND/OR RELOCATION OF EXISTING ELECTRIC INSERTS, BOXES, CABLES, PIPES, DUCTS, ETC. ALL NECESSARY NEW DOORS, TRIM, WINDOWS, HARDWARE, ETC. SHALL MATCH EXISTING UNITS IN ADJACENT AREAS. ALL DEMOLITION WORK SHALL BE ACCORDING TO LOCAL BUILDING CODES. ALIGN SHINGLE COURSING ACCURATELY. CLEAN ALL GLASS, INSIDE AND OUT.
6. GUARANTEE: ALL WORKSMANSHIP AND MATERIALS SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF ONE YEAR AFTER ACCEPTANCE BY OWNER, UNLESS OTHERWISE INDICATED.
7. DAMAGES: FOR THE DURATION OF THE CONSTRUCTION PERIOD, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL DAMAGES CAUSED BY HIS WORKERS OR SUBCONTRACTORS' WORKERS. THE CONTRACTOR SHALL REPAIR AND/OR REPLACE ALL BROKEN PARTS, INCLUDING GLASS, AT NO ADDITIONAL COST TO THE OWNER AND BACK-CHARGE THIS TO THE RESPONSIBLE PARTY OR PARTIES. ALL OPENINGS DUE TO CONSTRUCTION IN EXTERIOR WALLS AND ROOFS OF THE EXISTING STRUCTURE SHALL BE CAREFULLY PROTECTED WITH TEMPORARY CLOSURES TO PREVENT THE ENTRANCE OF ANY WATER, SNOW OR ICE INTO INTERIOR SPACES. ANY DAMAGE TO WATER, SNOW OR ICE SHALL BE FULLY REPAIRED BY THE CONTRACTOR AT NO COST WHATSOEVER TO THE OWNER.
8. CLEANUP: IN ADDITION TO THE NEATNESS AND ORDER THAT THE CONTRACTOR IS EXPECTED THAT THE CONTRACTOR WILL KEEP THE ENTIRE PREMISES FREE OF DEBRIS, DISCARDED MATERIAL, ETC.
9. WORKSMANSHIP: IT IS ASSUMED THAT ALL WORK WILL BE PERFORMED BY WORKERS WHO ARE SKILLED AND EXPERIENCED IN THEIR RESPECTIVE TRADES. ALL INSTALLATIONS SHALL OPERATE PROPERLY IN A FIRST-CLASS MANNER. WORKSMANSHIP SHALL CONFORM TO THE BEST TRADE PRACTICES. FINISHED SURFACES SHALL BE PLUMB AND LEVEL, STRAIGHT AND FREE OF IMPERFECTIONS AND SET FIRMLY TO SURE. ALL FINISHED WORK SHALL BE TOTALLY CLEAN AND FREE OF COVERING MATERIALS, LOOSE OR FOREIGN MATERIALS, ETC.
10. EXTRA CHARGES: WILL BE ALLOWED ONLY WHEN AUTHORIZED IN WRITING BY THE OWNER BEFORE THE CHARGE IS INCURRED.

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO NEW YORK STATE CODES AND ALL OTHER APPLICABLE MUNICIPAL, STATE AND FEDERAL RULES AND REGULATIONS.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND DRAWINGS AND/OR SPECIFICATIONS SHALL BE REPORTED TO THE ARCHITECT IN WRITING FOR CLARIFICATION. WORK SHALL NOT PROCEED UNTIL SUCH CLARIFICATION HAS BEEN RECEIVED.
3. SHOULD UNFORESEEN CONDITIONS OR OTHER CAUSES NECESSITATE CONSTRUCTION DETAILS NOT IN ACCORDANCE WITH THESE PLANS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND SUBMIT HIS DETAILS SHOWING THE PROPOSED METHODS TO ACCOMPLISH THE REQUIRED RESULTS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PATCHING, REPAIRING AND FINISHING OF ALL DISTURBED AREAS.
5. CONTRACTOR SHALL INSPECT THE PREMISES AND VIEW THE EXISTING CONDITIONS TO VERIFY ALL CONDITIONS, SIZES AND QUANTITIES. PLANS ARE FURNISHED TO INDICATE THE SCOPE OF THE INTENDED CONTRACT WORK. EXISTING CONDITIONS WHICH MIGHT PRECLUDE OR INTERFERE WITH THE PROPOSED WORK, AS DRAWN OR SPECIFIED SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER FOR RESOLVING. RELOCATIONS MUST BE CHECKED TO VERIFY THEIR FEASIBILITY IN ACCORDANCE WITH THE NEW REQUIREMENTS.



LOCATION MAP

CB_ZONE	REQUIRED	EXISTING	PROPOSED	COMPLIES
LOT AREA	5000 SF	10,513 SF	10,513 SF	YES
FRONTAGE	30 FT	51.26 FT	51.26 FT	YES
DEPTH	100 FT	141.14 FT	141.14 FT	YES
YARDS (MAIN BUILDING)				
-FRONT	10 FT	10.7 FT	10.7 FT	YES
-SIDE	0 FT	6.0 FT	6.0 FT	YES
-REAR	30 FT	100 FT +/-	100 FT +/-	YES
YARDS (GARAGE)				
-FRONT	10 FT	124 FT	124 FT	YES
-SIDE	0 FT	6.4 FT	6.4 FT	YES
-REAR	30 FT	1.8 FT	0 FT	NOTE 1
BUILDING COVERAGE	35%	12.5%	12.6%	YES
STORIES	2	2.5	2.5	NO - EXISTING
FAR	.4	.26	.26	YES
NOTE: EXISTING GARAGE EXTENDS BEYOND REAR PROPERTY 1.8 FEET. WHEN THE GARAGE IS RECONSTRUCTED THE PORTION OF THE GARAGE OVER THE PROPERTY LINE WILL BE ELIMINATED				

APPROVED FOR FILING

CHAIRMAN, PLANNING BOARD

SHEET NUMBER:

A-1

- of -



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construction unless signed
and sealed by Architect**

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prohibited

PROJECT NO.	KI749
DATE:	FEBRUARY 6, 2020
DRAWN BY:	MAA
CHECKED BY:	MAA
	AS NOTED

REVISIONS:

PLANNING BD	9/18/2020
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SHEET TITLE:

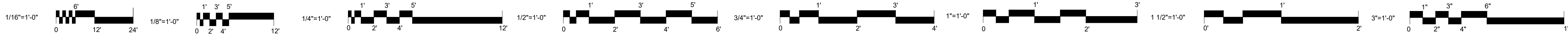
FLOOR PLANS

PROJECT:
EXISTING GARAGE RECONSTRUCTION

KRALJEVIC RESIDENCE

877 N BROADWAY
NORTH WHITE PLAINS. NY 10601

SHEET NUMBER:



IF THIS SHEET IS NOT 24x36
FULL SIZE, USE GRAPHIC
SCALES FOR REDUCTION



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and sealed by Architect

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PROJECT NO. K1749
DATE: FEBRUARY 6, 2020
DRAWN BY: MAA
CHECKED BY: MAA
AS NOTED

REVISIONS:

PLANNING BD	9/18/2020
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SHEET TITLE:
SECTIONS
AND
ELEVATIONS

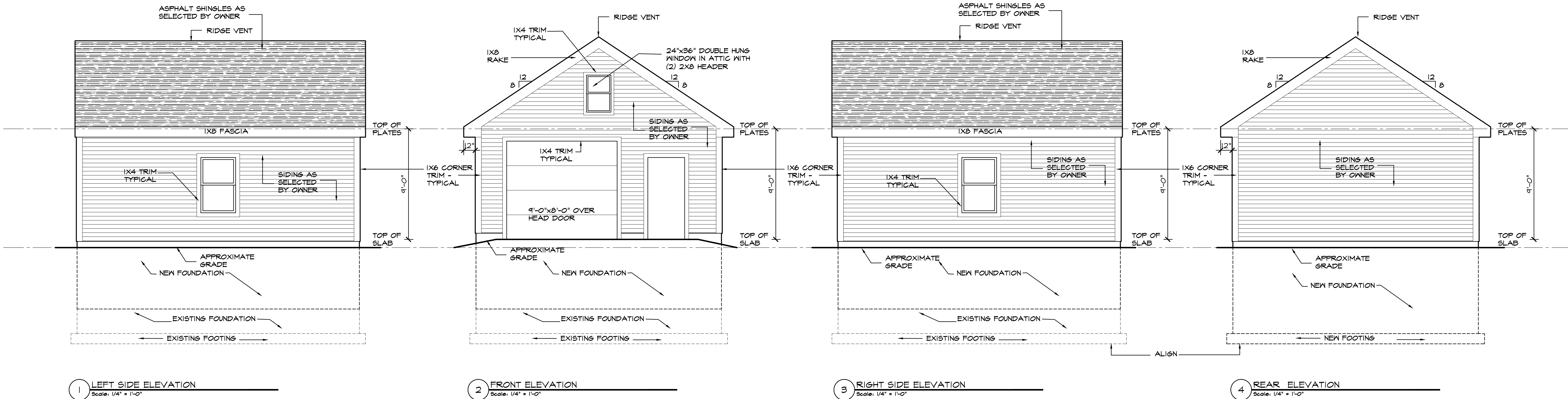
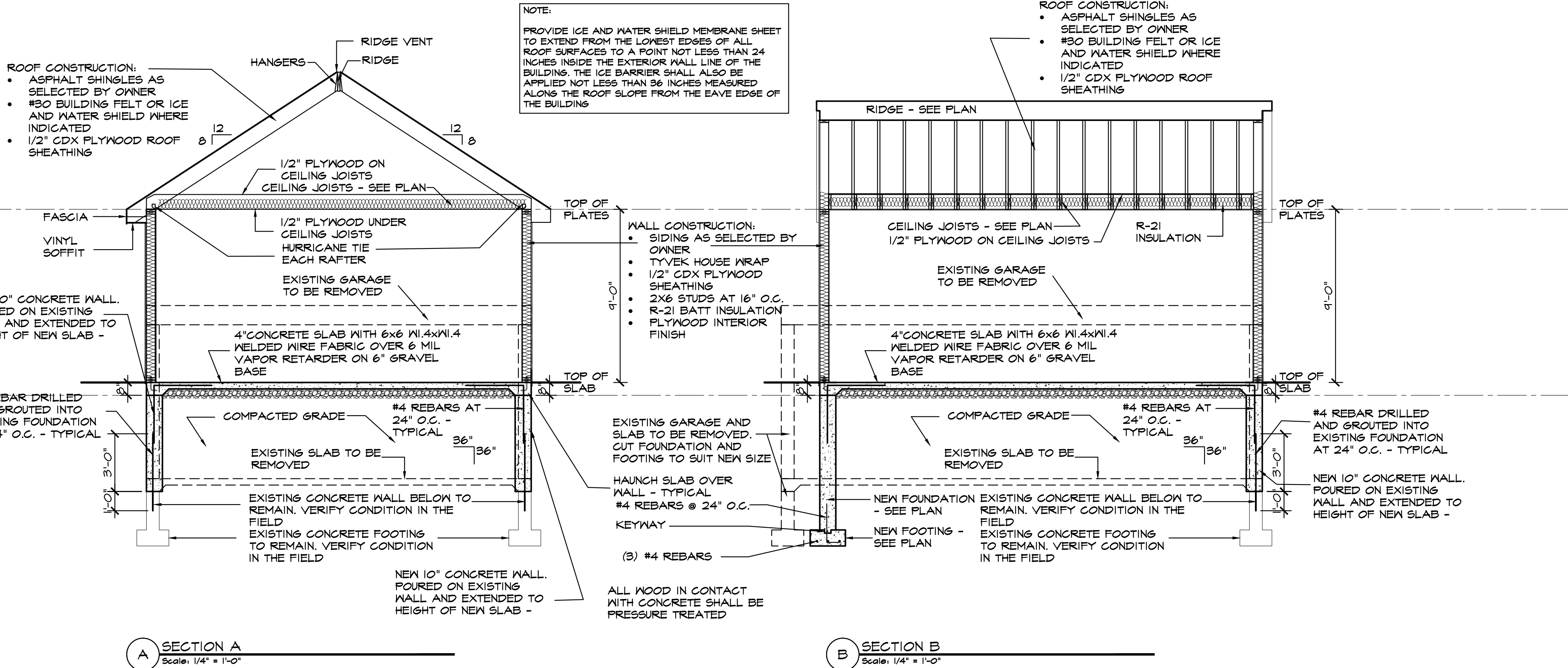
PROJECT:
EXISTING GARAGE RECONSTRUCTION

KRALJEVIC RESIDENCE

877 N BROADWAY
NORTH WHITE PLAINS, NY 10601

SHEET NUMBER:

A-2
- of -



APPROVED FOR FILING

CHAIRMAN, PLANNING BOARD

DATE

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: RECONSTRUCT EXISTING Garage - KRALJEVIC							
Project Location (describe, and attach a location map): 877 N Broadway, NORTH White PLAINS, NY							
Brief Description of Proposed Action: Reconstruct EXISTING ONE car Garage, which currently Extends over property line. NEW Garage will be Reduced Reduced to be on property.							
Name of Applicant or Sponsor: BRANKO Kraljevic		Telephone: 914 299-0803					
Address: 26 Flintlock Ridge Road, Katonah		E-Mail: BKraljevic52@gmail.com					
City/PO: Katonah		State: NY	Zip Code: 10536				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center;">NO</th> <th style="text-align: center;">YES</th> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center;">NO</th> <th style="text-align: center;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? _____ acres							
b. Total acreage to be physically disturbed? _____ acres							
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 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 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 type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the 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 type="checkbox"/> Suburban None			
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 type="checkbox"/> NO <input type="checkbox"/> YES	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input type="checkbox"/> NO <input type="checkbox"/> YES		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Pavlo J.</u> Date: <u>9/23/2020</u> Signature: _____		

G Kralic ^{evic69}
@gmail.com

827 North Broadway
~~Old or~~

Acct # 2020-041
New Escrow
2500 Escrow
250 App Fee's

Kralic Sevic

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



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

PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

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

Application for Site Development Plan Approval

Application Name

RECONSTRUCT EXISTING GARAGE - KRALJEVIC

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

Name of Property Owner: <u>Gail and Branko Kraljevic</u>		
Mailing Address: <u>26 Flintlock Ridge Rd, Katonah NY</u>		
Telephone: <u>914-299-0803</u>	Fax: <u>NONE</u>	e-mail <u>Bkraljevic52@gmail.com</u>
Name of Applicant (if different): <u>SAME AS OWNER</u>		
Address of Applicant: _____		
Telephone: _____	Fax: _____	e-mail _____
Interest of Applicant, if other than Property Owner: _____		
Is the Applicant (if different from the property owner) a Contract Vendee?		
Yes <input type="checkbox"/>	No <input type="checkbox"/>	
If yes, please submit affidavit stating such. If no, application cannot be reviewed by Planning Board		
Name of Professional Preparing Site Plan: <u>MANUEL ANTONIO ANDRADE, AIA - Kenneth Irving Architect PC</u>		
Address: <u>198 ORANGE AVE, SUFFERN NY 10901</u>		
Telephone: <u>845-369-1010</u>	Fax: <u>NONE</u>	e-mail <u>mandrade@kiarch.com</u>
Name of Other Professional: <u>NONE</u>		
Address: _____		
Telephone: _____	Fax: _____	e-mail _____
Name of Attorney (if any): <u>NONE</u>		
Address: _____		
Telephone: _____	Fax: _____	e-mail _____

Applicant Acknowledgement

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

The Applicant also agrees to pay all expenses for the cost of professional review services required for this application.

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

Signature of Applicant: Berto Gini Date: 9/21/2020
Signature of Property Owner: Berto Gini Date: 9/21/2020

MUST HAVE BOTH SIGNATURES

II. IDENTIFICATION OF SUBJECT PROPERTY

Street Address: 877 N Broadway, North White PLAINS, NY 10601

Location (in relation to nearest intersecting street):

0 feet (north, south, east or west) of N Broadway

Abutting Street(s): Washington Place

Tax Map Designation (NEW): Section 122.12 Block 4 Lot 25

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

Zoning District: CB Total Land Area 10,513 SF .25 Acres

Land Area in North Castle Only (if different) _____

Fire District(s) NORTH White PLAINS FD School District(s) Valhalla CSD

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): White PLAINS

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

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

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

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

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

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

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

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

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

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

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

No ☒ Yes _____

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

III. DESCRIPTION OF PROPOSED DEVELOPMENT

Proposed Use: Two Family Residence

Gross Floor Area: Existing 2757 S.F. Proposed 2757 S.F. + 460 SF Garage

Proposed Floor Area Breakdown:

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

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

Other Nonresidential _____ S.F.; Residential 2757 S.F.; + 460 SF Garage.

Number of Dwelling Units: 2 Family

Number of Parking Spaces: Existing _____ Required _____ Proposed _____

Number of Loading Spaces: Existing _____ Required _____ 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 X Yes _____

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

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

No X Yes _____

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

Town-regulated wetlands? No X Yes _____

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

State-regulated wetlands? No X Yes _____

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

IV. SUBMISSION REQUIREMENTS

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

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

(continued next page)

V. INFORMATION TO BE INCLUDED ON SITE DEVELOPMENT PLAN

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

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

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

Legal Data:

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

Existing Conditions Data:

- ☒ Location of existing use and design of buildings, identifying first floor elevation, and other structures.
- ☐ Location of existing parking and truck loading areas, with access and egress drives thereto.
- ☒ ~~NA~~ 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.
- ☒ ~~NA~~ Location, size and design of existing signs.
- ☒ ~~NA~~ Location, type, direction, power and time of use of existing outdoor lighting.
- ☒ ~~NA~~ Location of existing outdoor storage, if any.
- ☐ Existing topographical contours with a vertical interval of two (2) feet or less.
- ☒ Location of existing floodplains, wetlands, slopes of 15% or greater, wooded areas, landscaped areas, single trees with a DBH of 8" or greater, rock outcrops, stone walls and any other significant existing natural or cultural features.

Proposed Development Data:

- ☒ Proposed location of lots, streets, and public areas, and property to be affected by proposed easements, deed restrictions and covenants.
- ☒ Proposed location, use and architectural design of all buildings, including proposed floor elevations and the proposed division of buildings into units of separate occupancy.
- ☒ Proposed means of vehicular and pedestrian access to and egress from the site onto adjacent streets.
- ☒ Proposed sight distance at all points of vehicular access.
- ☒ ~~NA~~ Proposed number of employees for which buildings are designed
- ☒ ~~NA~~ 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.
- ☒ ~~NA~~ 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.
- ☒ ~~NA~~ 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.

NA 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.

NA Location, size and design of all proposed signs.

NA Location, type, direction, power and time of use of proposed outdoor lighting.

NA Location and design of proposed outdoor garbage enclosure.

NA Location of proposed outdoor storage, if any.

NA Location of proposed landscaping and buffer screening areas, including the type (scientific and common names), size and amount of plantings.

NA Type of power to be used for any manufacturing

NA Type of wastes or by-products to be produced and disposal method

NA In multi-family districts, floor plans, elevations and cross sections

NA The proposed location, size, design and use of all temporary structures and storage areas to be used during the course of construction.

NA 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.

NA For all proposed site development plans containing land within an area of special flood hazard, the data required to ensure compliance with Chapter 177 of the North Castle Town Code.

NA For all proposed site development plans involving clearing or removal of trees with a DBH of 8" or greater, the data required to ensure compliance with Chapter 308 of the North Castle Town Code.

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



Town of North Castle Planning Department

17 Bedford Road Armonk, New York 10504

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

PRELIMINARY SITE PLAN COMPLETENESS REVIEW FORM

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

Project Name on Plan: _____

☐ Initial Submittal ☐ Revised Preliminary

Street Location: _____

Zoning District: _____ Property Acreage: _____ Tax Map Parcel ID: _____

Date: _____

DEPARTMENTAL USE ONLY

Date Filed: _____ Staff Name: _____

Preliminary Plan Completeness Review Checklist

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

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

PRELIMINARY SITE PLAN COMPLETENESS REVIEW FORM

Page 2

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

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

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



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

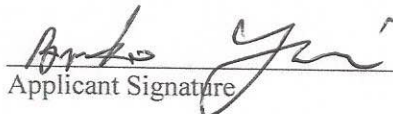
PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

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

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

9/21/2020
Date: