

RALPH G. MASTROMONACO, P.E., P.C.

Consulting Engineers

13 Dove Court, Croton-on-Hudson, New York 10520

Tel: (914) 271-4762 Fax: (914) 271-2820

Civil / Site / Environmental

www.rgmpepc.com

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

May 8, 2020

Hand Delivered

Attn: Adam R. Kaufman, AICP

Re: Orchard Drive and Annadale Street
Armonk, NY

Dear Honorable Chairman and Members of the Board:

Enclose please find one (1) set for the Town Planner and eight (8) additional copies of the following materials:

1. Application for Preliminary and Final Subdivision Approval including the Checklist (Section V) and a Short Environmental Assessment Form dated May 7, 2020.
2. Drawing entitled Preliminary Plat & Improvement Plan prepared for Damian Development LLC and Selim Hasanaj located at 25 Orchard Drive and 22 Annadale Street dated April 10, 2020,
3. Subdivision Plat prepared for Damian Development, LLC & Salim Hasanaj revised April 21, 2020 by Ward Carpenter Engineers, Inc.
4. Checks as follows:
 - a. \$50.00 Adjoiners List Fee,
 - b. \$300.00 Preliminary Subdivision Application Fee,
 - c. \$250.00 Final Subdivision Application Fee,
 - d. \$50.00 EAF Review Fee,
 - e. \$1,500.00 Escrow Account

The above application materials represent a piece of property that exists as an easement over Damian Development property (25 Orchard Drive) to Hasanaj (22 Annadale) for an existing patio. The applicants would now like to transfer the property from one owner to the other and extinguish the existing easement.

The application constitutes a subdivision and not a Land Exchange or Transferor under Section 275-13 A as the area to be transferred is slightly greater than 10% of the required lot area in the district. No additional lots are being created.

It should be noted that the plan proposes to remove 5-feet of the existing patio to achieve the required rear yard setback for the patio of 5-feet pursuant to Section 355-15 A.

We are requesting placement on the next available agenda of the Planning Board for Preliminary and Final subdivision approval.

Sincerely,



Ralph G. Mastromonaco, PE
Cc: Damian Development, LLC
Salim Hasanaj



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
And Final**

Application Name

Subdivision for Damian Development, LLC and Selim Hasanaj

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

Name of Property Owner:	<u>Damian Development, LLC</u>	<u>Salim Hasanaj</u>
Mailing Address:	<u>15 Travis Lane</u> <u>Montrose, NY 10548</u>	<u>20 Annadale Road</u> <u>Armonk, NY 10504</u> <u>914-830-237</u>
Telephone:	<u>914-736-0293</u>	Fax: _____ e-mail _____

Name of Applicant (if different):	<u>Damian Development, LLC</u>	
Address of Applicant:	<u>15 Travis Lane Montrose, NY 10548</u>	
Telephone:	<u>914-736-0293</u>	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:	<u>Ralph G. Mastromonaco, PE, PC</u>		
Address:	<u>13 Dove Court Croton-on-Hudson, NY 10520</u>		
Telephone:	<u>914-271-4762</u>	Fax: <u>914-271-2820</u>	e-mail _____

Name of Other Professional:	<u>Ward Carpenter Engineers, Inc.</u>	
Address:	<u>76 Mamaroneck Avenue White Plains, NY 10601</u>	
Telephone:	<u>914-949-6000</u>	Fax: _____ e-mail _____

Name of Attorney (if any):	_____
Address:	_____
Telephone:	_____ Fax: _____ e-mail _____

Applicant Acknowledgement

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

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

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

Signature of Applicant: Delia Antucci, VP Date: 5-7-20

Signature of Property Owner: Delia Antucci, VP Date: 5-7-20
Damian Development, LLC

Must have both signatures

II. IDENTIFICATION OF SUBJECT PROPERTY

Property Street Address: 25 Orchard Drive and 20-22 Annadale Street

Location (in relation to nearest intersecting street):

600' feet (north, south, east or west) of Main Street

Abutting Street(s): Orchard Drive and Annadale Street

Tax Map Designation (NEW): Section 108.01 Block 6 Lot 67 & 78

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

Zoning District: R-10 Total Land Area 36,340 SF

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

Fire District(s) Fire Dist. #1 School District(s) Byram Hills Central School District

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

The boundary of any city, town or village?

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

If yes, please identify name(s): _____

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

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

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

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

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

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

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

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

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

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

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

No _____ Yes ☒

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

107.02-4-14 & 108.01-6-79

III. DESCRIPTION OF PROPOSED DEVELOPMENT

Type of Subdivision proposed: Lot Line Adjustment
Conventional _____ Conservation _____

Total Number of Lots Proposed on Preliminary Subdivision Plat: No New Lots

Total Number of Lots Proposed in North Castle Only (if different): N/A

Are any new streets proposed? No X Yes _____

Has the center line of each proposed street been staked? No _____ Yes _____ Not Applicable
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 _____ 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 N/A 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 preliminary subdivision 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 preliminary subdivision application package (for distribution to the Town Planner for preliminary review purposes).
- Once a completed preliminary subdivision 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 preliminary subdivision 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 checks 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 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.
- ☐ 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.

- N/A 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.
- N/A Location of temporary stakes in the field to enable the Planning Board to find and appraise features of the preliminary plat.
- N/A Location of existing use and design of buildings and other structures.
- X 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.
- N/A Location of all existing monuments.
- X Proposed arrangement of lots, including identifying numbers and approximate area and dimensions of each.
- N/A 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.
- N/A Location, size and nature of any area proposed to be reserved for park purposes.
- X Proposed system for the provision of water supply and fire protection facilities, sanitary sewage disposal facilities, storm water drainage facilities and other utility services.
- N/A 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.
- N/A Proposed names for new streets.
- N/A Location of proposed monuments.
- N/A 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.
- N/A 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.
- N/A 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.
- N/A 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.

Short Environmental Assessment Form

Part 1 - Project Information

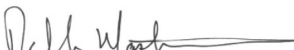
Instructions for Completing

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.

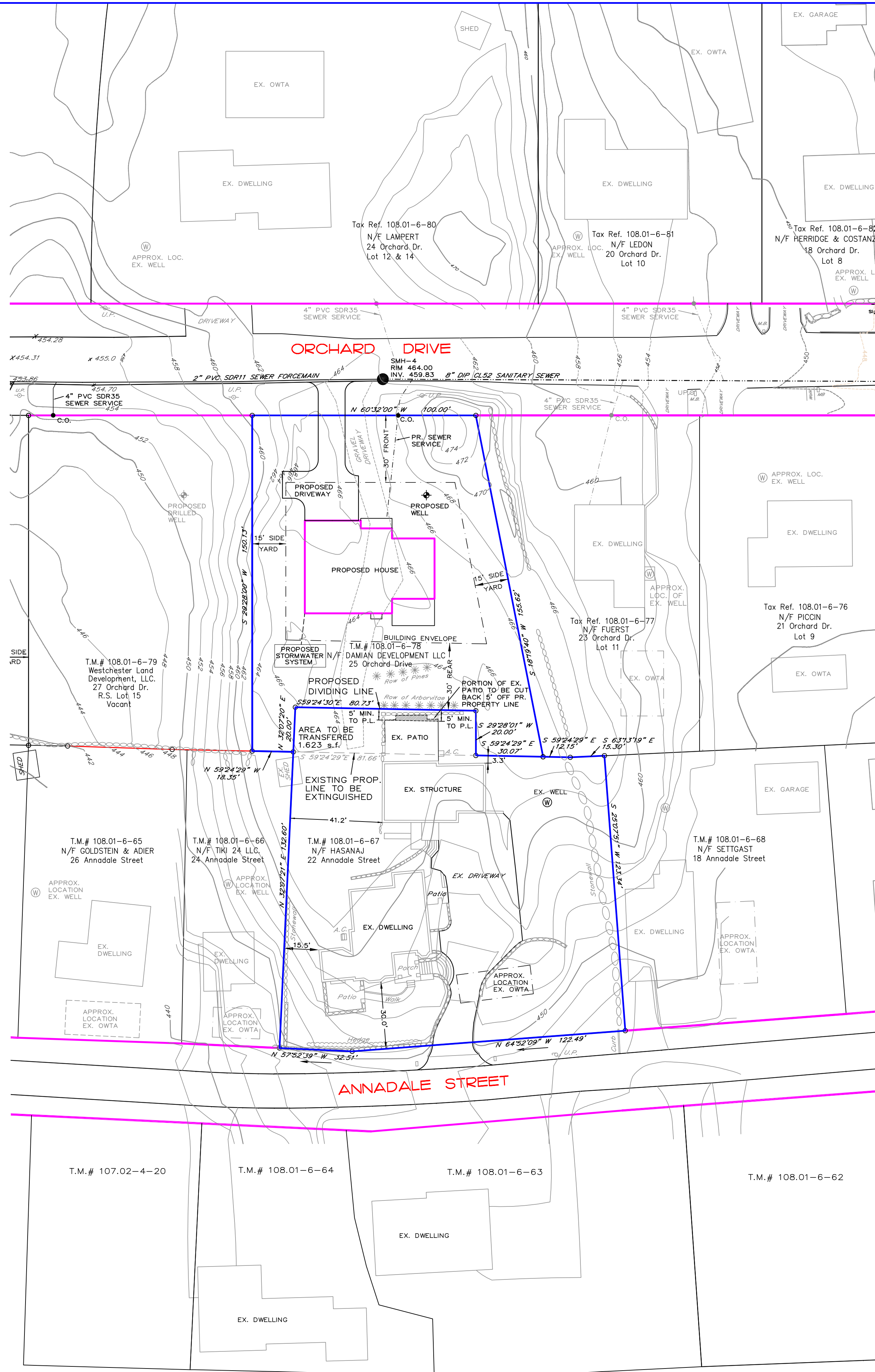
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Lot Line Adjustment and Subdivision for Damian Development, LLC and Selim Hasanaj			
Project Location (describe, and attach a location map): 25 Orchard Drive and 20 Annadale Street Armonk, NY 10504			
Brief Description of Proposed Action: Project is to subdivide and adjust the lot line between two (2) adjacent lots and transfer 1,623 SF of property from one lot to the other. There are no new lots proposed.			
Name of Applicant or Sponsor: Damian Development, LLC		Telephone: 914-736-0293	
		E-Mail:	
Address: 15 Travis Lane			
City/PO: Montrose		State: NY	Zip Code: 10548
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: Westchester County Department of Health: Plat Approval			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? 0.8342 acres			
b. Total acreage to be physically disturbed? 0 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.8342 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: _____	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 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	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 checked="" type="checkbox"/> YES Existing conditions, no change proposed			

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="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="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="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>Ralph G. Mastromonaco, PE, PC, - Agent</u> Date: <u>May 7, 2020</u> Signature: <u></u>		

Unauthorized alterations or additions to this drawing is a violation of Section 7209 (2) of the New York State Education Law.



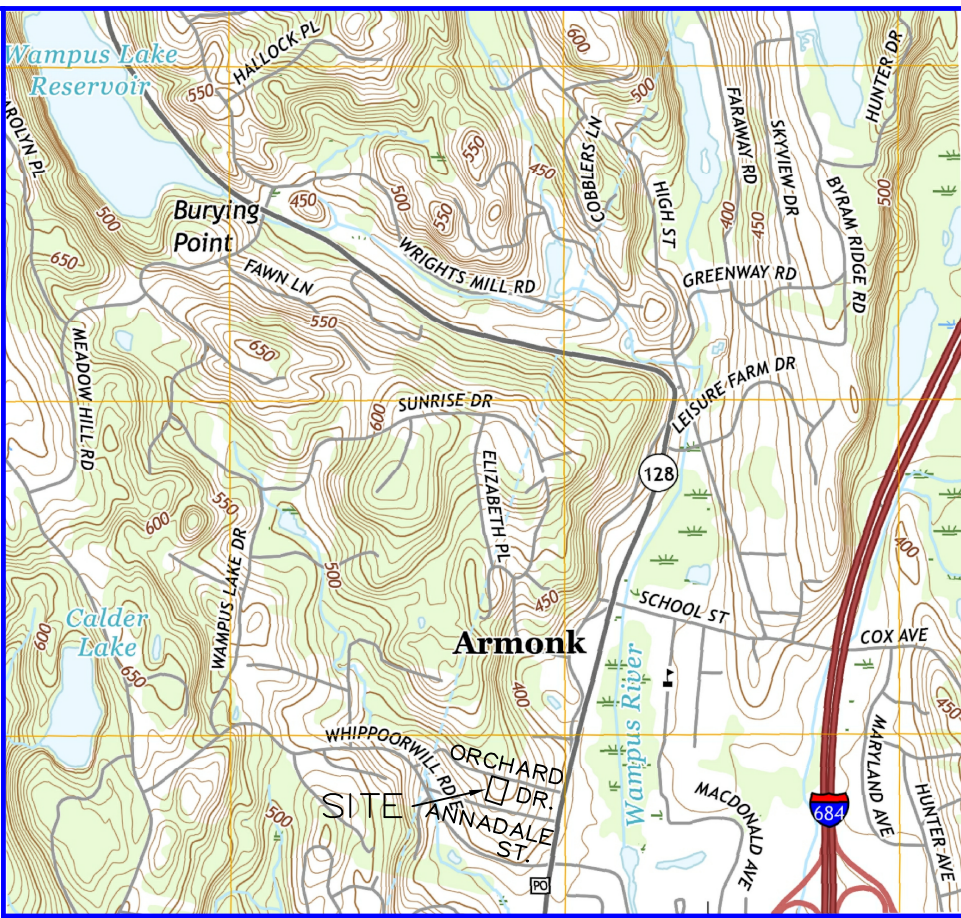
TOWN OF NORTH CASTLE ZONING CHART	REQUIRED	HASANAJ	DAMIAN
R-10 DISTRICT		LOT 67	PROPOSED LOT 78
SELIM HASANAJ - 22 ANNADALE STREET			
DAMIAN DEVELOPMENT - 25 ORCHARD DRIVE			
MIN. SIZE OF LOT - EXISTING LOT AREA (S.F.)	10,000	18,943	17,397
MIN. SIZE OF LOT - PROPOSED NEW LOT AREA (S.F.)		20,566	15,774
FRONTAGE	100'	155'	100'
WIDTH	100'	142'	115'
DEPTH	100'	136'	132'
MIN. YARD DIMENSIONS			
FRONT	30'	30' EX.	>30'
SIDE	15'	15' EX.	>15'
REAR	30'	3' EX.	>30'
MAX. HEIGHT OF BUILDING			
STORIES	2 1/2	2 1/2	2 1/2
FEET	30'	< 30'	< 30'
MAXIMUM BUILDING COVERAGE	30%	13%	>30%
MINIMUM DWELLING UNIT SIZE	900 SF		<900 SF
MAXIMUM GROSS FLOOR AREA (355-208)			
15,000 SF-0.499 AC = 4,750 + 15% AREA >15,000 SF	ALLOWED	5,584 SF	4,866 SF
PROPOSED		3,526 EX.	>4,866 SF
MAXIMUM GROSS LAND COVERAGE (355-26C)			
15,000 SF-0.499 AC = 5,200 + 18% AREA >15,000 SF	ALLOWED	6,201 SF	5,339
PROPOSED		6,418 EX.	>6,418 SF
MINIMUM BUILDABLE LOT AREA	ALLOWED	10,000 SF	9,000 SF
PROPOSED		>10,000 SF	>9,000 SF
PARKING REQUIREMENT	20U	2	2

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

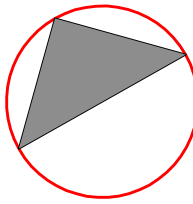
ENGINEERING DRAWINGS PLANS REVIEWED BY TOWN ENGINEER

TOWN ENGINEER DATE

CHAIRMAN TOWN OF NORTH CASTLE PLANNING BOARD DATE



VICINITY MAP
N.T.S.



0 10 20 40
SCALE IN FEET

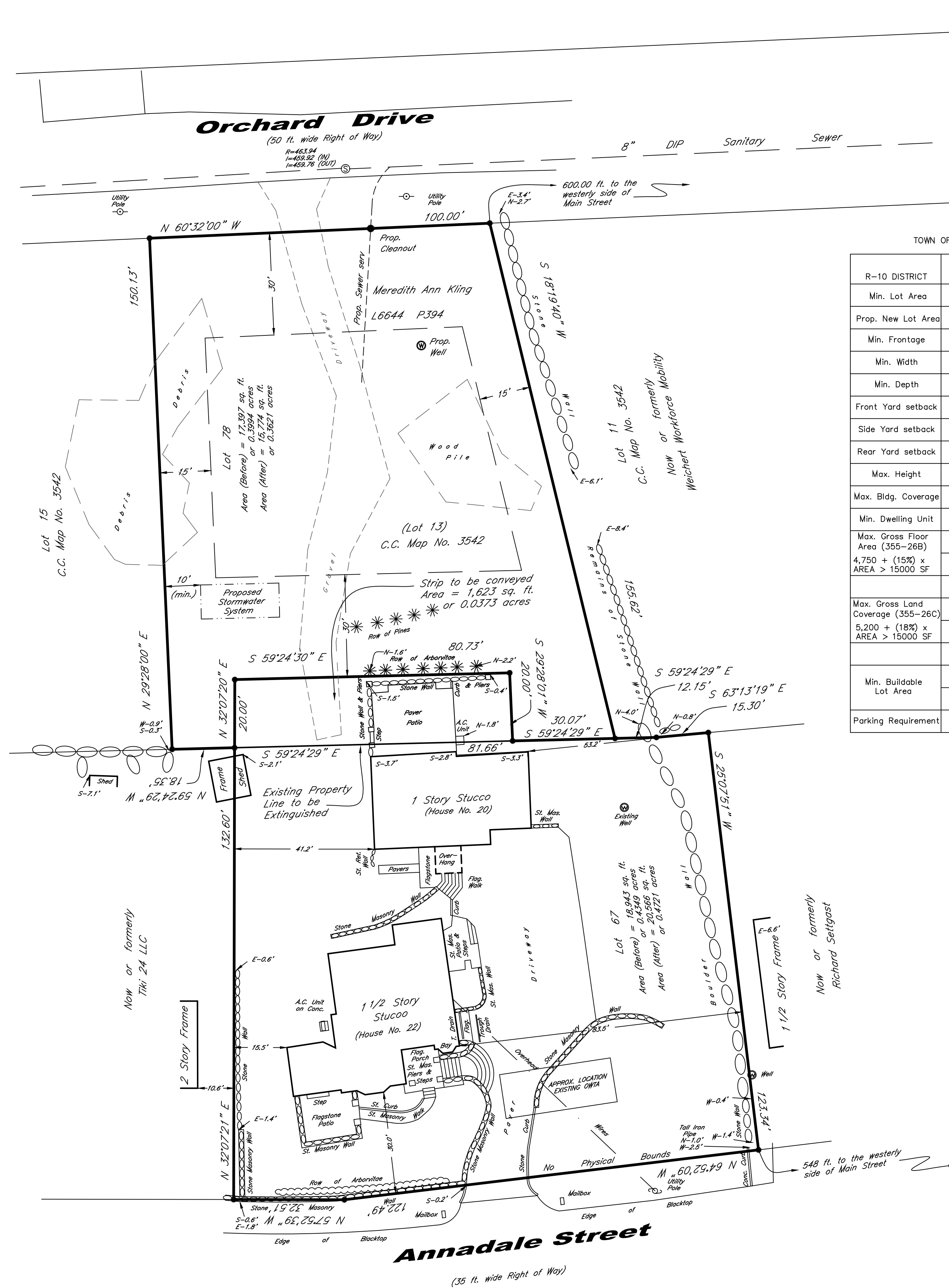
LEGEND

EXISTING	PROPOSED	
		CATCH BASIN
		DRAIN MANHOLE
		DRAIN INLET
		CONTOUR LINE
		SPOT ELEVATION
		DRILLED WELL

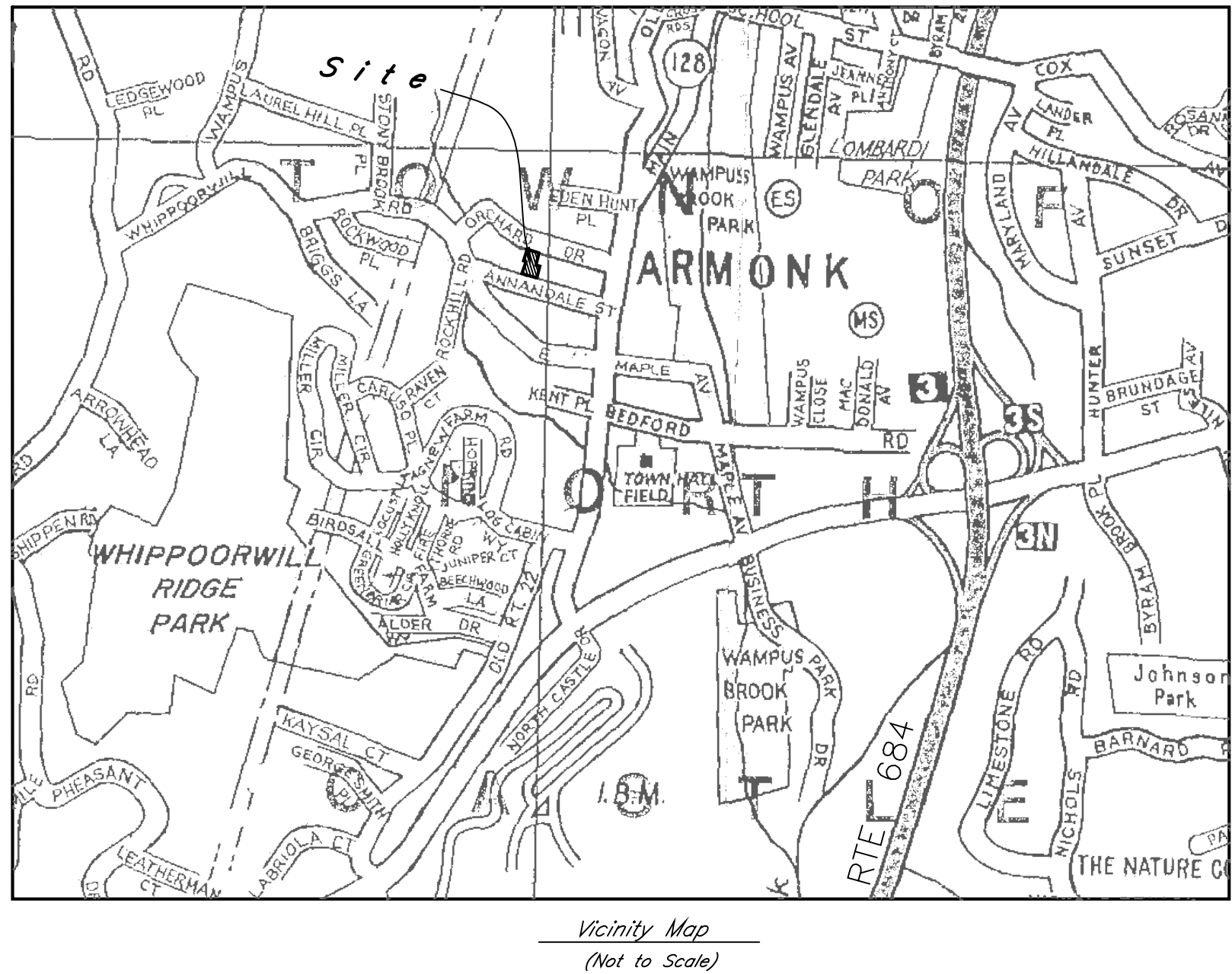
SURVEY INFORMATION SHOWN HEREON HAS BEEN FIELD SURVEYED BY
WARD CARPENTER ENGINEERS INC. VERTICAL DATUM IS NAVD 88.

RALPH G. MASTROMONACO, P.E., P.C.
Consulting Engineers
13 Dove Court, Croton-on-Hudson, New York 10520
(914) 271-4762 (914) 271-2820 Fax

PRELIMINARY PLAT &
IMPROVEMENT PLAN
PREPARED FOR
DAMIAN DEVELOPMENT LLC
& SELIM HASANAJ
LOCATED AT
25 ORCHARD DRIVE &
22 ANNADALE STREET
TOWN OF NORTH CASTLE
WESTCHESTER COUNTY, NY
APRIL 10, 2020



R-10 DISTRICT	REQUIRED	HASANAJ PROPOSED—LOT 67	DAMIAN PROPOSED—LOT 78
Min. Lot Area	10,000 Sq. Ft.	18,943	17,397
Prop. New Lot Area		20,566	15,774
Min. Frontage	100'	155'	100'
Min. Width	100'	142'	115'
Min. Depth	100'	138'	132'
Front Yard setback	30'	30' EX	>30'
Side Yard setback	15'	15.5' EX	>15'
Rear Yard setback	25'	3' EX	>30'
Max. Height	30' (2 1/2)	≤ 30' (2 1/2)	≤ 30' (2 1/2)
Max. Bldg. Coverage	30 %	13 %	< 30 %
Min. Dwelling Unit	900 SF		< 900 SF
Max. Gross Floor Area (355–268)			
4,750 + (15%) x AREA > 15000 SF	ALLOWED	5,584 SF	4,486 SF
	PROPOSED	3,526 EX	> 4,486 SF
Max. Gross Land Coverage (355–26C) 5,200 + (15%) x AREA > 15000 SF			
	ALLOWED	6,201 SF	5,339 SF
	PROPOSED	6,478 EX	> 6,478 SF
Min. Buildable Lot Area			
	ALLOWED	10,000 SF	9,000 SF
	PROPOSED	> 10,000 SF	> 9,000 SF
Parking Requirement	2/DU	2	2



Westchester County Department of Health
Mount Kisco, New York

25 Orchard Drive

Approved pursuant to Chapter 873, Article X, Sections 873.951, 873.1001 and 873.1021 and Articles VII and XXII of the Westchester County Sanitary Code subject to the provision of individual well water supply and public sanitary sewer facilities to serve all structures intended for human occupancy constructed herein. These facilities are to be installed in accordance with land improvement plans and specifications approved by and filed in this office prior to the construction of such building.

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.

20-22 Annadale Street

Approved pursuant to Chapter 873, Article X, Sections 873.951 and 873.1001 and Articles VII and VIII of the Westchester County Sanitary Code subject to the provision of individual well water supply and separate sewage treatment facilities to serve each habitable building hereafter constructed. These facilities are to be installed in accordance with land improvement plans and specifications approved by and filed in this office prior to the construction of such building.

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.

Subdivision Plat
prepared for
**Damian Development, LLC
& Selim Hasanaj**
in the Town of
North Castle
Westchester County, N.Y.
Scale 1"=20' July 15, 2019

*Revised title and owner name of 25 Orchard Drive on Nov. 25, 2019.
Zoning table, existing septic and proposed water and sewer added April 21, 2020.*

The premises being Lots 67 and 78, Block 6, Section 1 as shown on the Official Tax Assessment Maps of the Town of North Castle (former tax designation Section 2, Block 2, Lot 23E & Lot 22C13).

"Unauthorized alterations or additions to a survey map is a violation of section 7209, sub-division 2, of the New York State Education Law".

We, Ward Carpenter Engineers Inc., the surveyors who made this map do hereby certify that the survey of property shown hereon was completed June 12, 2019 and that this map was completed on Apr. 21, 2020.

Approved by a Resolution of the North Castle Planning Board

Chairman

Date _____

Engineering Drawings and Conservation Plans Approved by Town Engineer

Joseph M. Cermele, P.E.
Kellard Sessions Consulting, P.C.
Consulting Town Engineers

Date _____

Approved for filing in the Division of Land Records

Date

Owner: 25 Orchard Drive

Owner:
25 Orchard Drive

Damian Development, LLC
15 Travis Lane
Montrose, NY 10548

Date _____

Owner: 20-22 Annadale Road

Owner:
20-22 Annadale Road

Selim Hasanaj
20-22 Annadale Road
Armonk, NY 10504

Town of North Castle Tax Assessment Designation

Section 108.01
Block 6
Lots 67 & 78

Westchester County Index System

Sheet 123
Block 8776

Utilities designed by.

Ralph G. Mastromonaco P.E.
New York State License No.

Ralph G. Mastromonaco PEPC
13 Dove Court
Croton-on-Hudson, NY 10520
914-271-4762

Ward Carpenter Engineers, Inc.
76 Mamaroneck Avenue
White Plains, N.Y. 10601