



**TABLE OF BULK ZONING REGULATIONS - R-1 DISTRICT - 1 ACRE USE GROUP #**

LOT NO.	LOT AREA (ACRES)	LOT WIDTH (FEET)	LOT DEPTH (FEET)	FRONT YARD (FEET)	REAR YARD (FEET)	STREET FRONTAGE (FEET)	BLDG. HEIGHT (FEET)	MAX DEV. COVERAGE (PERCENT)	MAX BLDG. COVERAGE (PERCENT)	F.A.R.
1	1,000	150	35	20/50	50	120	35	20	10	0.2
2	2,150	234	180	37/121	129	240	35	6.92	2.67	0.05
3	1,504	152	274	47/84	211	152	35	8.24	2.46	0.06
4	1,822	163	138	42/109	191	152	35	8.59	3.15	0.06
5	1,038	176	278	49/69	303	138	35	11.89	3.46	0.07
6	1,038	155	138	39/69	62	151	35	14.27	5.53	0.11
7	1,048	207	95	69/148	68	203	35	13.02	5.48	0.11
8	1,069	253	72	67/180	67	256	35	11.91	5.37	0.11
9	1,011	198	102	44/107	52	205	35	12.68	5.68	0.11
10	1,039	274	64	54/160	78	292	35	12.11	5.52	0.11
11	1,461	234	54	51/288	68	192	35	8.16	3.63	0.08
12	2,663	191	108	51/228	97	214	35	5.22	2.14	0.04
13	1,645	168	50	50/91	320	167	35	7.06	3.49	0.07
14	1,777	180	132	44/127	205	178	35	8.80	3.23	0.06
15	1,393	158	111	43/108	156	152	35	8.82	4.12	0.08
16	1,298	128	114	51/113	149	149	35	10.85	4.42	0.09
17	2,374	155	197	55/113	308	150	35	6.49	2.42	0.05
18	1,754	152	203	25/87	257	152	35	9.55	3.27	0.07
19	1,967	152	160	25/77	220	152	35	6.84	3.66	0.07
20	1,653	159	133	25/102	207	152	35	9.59	3.69	0.07
21	1,375	154	108	38/91	214	152	35	9.73	4.17	0.08
22	1,248	150	130	21/83	179	150	35	12.43	4.60	0.09
23	1,214	150	101	11/84	203	150	35	10.80	4.73	0.09
24	1,180	150	134	26/84	155	150	35	11.83	4.87	0.10
25	1,145	150	193	26/84	87	150	35	13.53	5.01	0.10
26	1,111	150	123	25/83	157	150	35	12.83	5.17	0.10
27	1,693	150	116	68/138	153	153	35	8.34	3.36	0.07
28	2,504	148	157	60/153	190	133	35	6.86	2.29	0.05
29	1,801	150	129	29/103	203	148	35	7.62	3.19	0.06
30	1,141	150	104	57/123	134	134	35	11.89	5.03	0.10
31	6,409	153	51	60/123	155	122	35	1.82	0.90	0.22
32	1,948	134	54	22/75	422	122	35	6.13	2.95	0.06
33	3,172	183	195	33/99	483	199	35	4.90	1.81	0.04
34	1,298	128	114	33/103	186	234	35	10.79	4.40	0.09
35	3,587	216	382	35/174	128	223	35	5.84	1.60	0.03
36	1,400	165	83	26/93	241	165	35	8.81	4.10	0.08
37	1,340	170	157	34/84	134	170	35	11.33	4.28	0.08
38	1,103	161	171	27/82	66	161	35	15.08	5.20	0.10
39	1,327	203	43	54/130	198	204	35	9.04	4.32	0.09
40	1,165	162	56	35/104	195	160	35	10.08	4.89	0.10
41	1,161	171	50	43/105	208	173	35	10.42	4.95	0.10
42	1,460	280	41	56/192	211	303	35	7.55	3.63	0.08

**SPECIAL BULK REQUIREMENTS - 250-16A**

**MINIMUM LOT AREA REQUIREMENTS - 1 ACRE**

LOT NO.	LOT AREA (ACRES)	MIN. LOT AREA (ACRES)				
1	2,150	0.700	0.000	0.350	0.000	1.800
2	2,334	0.475	0.000	0.238	0.000	2.098
3	1,504	0.119	0.000	0.059	0.000	1.385
4	1,822	0.184	0.000	0.092	0.000	1.730
5	1,658	0.118	0.000	0.059	0.000	1.599
6	1,038	0.000	0.000	0.030	0.000	1.007
7	1,048	0.063	0.000	0.031	0.000	1.016
8	1,069	0.107	0.000	0.053	0.000	1.016
9	1,011	0.002	0.000	0.001	0.000	1.010
10	1,039	0.078	0.000	0.039	0.000	1.021
11	1,461	0.230	0.000	0.115	0.000	1.346
12	2,663	0.563	0.000	0.274	0.000	2.408
13	1,645	0.745	0.000	0.373	0.000	1.272
14	1,777	0.251	0.000	0.125	0.000	1.652
15	1,393	0.192	0.000	0.096	0.000	1.297
16	1,298	0.124	0.000	0.062	0.000	1.237
17	2,374	0.600	0.000	0.300	0.000	2.044
18	1,754	0.472	0.000	0.236	0.000	1.518
19	1,967	0.372	0.000	0.186	0.000	1.381
20	1,553	0.246	0.000	0.123	0.000	1.409
21	1,375	0.423	0.000	0.212	0.000	1.163
22	1,248	0.257	0.000	0.128	0.000	1.120
23	1,214	0.012	0.000	0.009	0.000	1.208
24	1,180	0.032	0.000	0.016	0.000	1.190
25	1,145	0.110	0.000	0.055	0.000	1.090
26	1,111	0.149	0.000	0.074	0.000	1.037
27	1,693	0.482	0.000	0.241	0.000	1.447
28	2,504	0.714	0.000	0.357	0.000	2.147
29	1,801	0.219	0.000	0.109	0.000	1.617
30	1,141	0.190	0.000	0.095	0.000	1.061
31	6,409	3.145	0.000	1.573	0.000	4.837
32	1,948	0.769	0.000	0.384	0.000	1.563
33	3,172	1.550	0.000	0.775	0.000	2.647
34	1,305	0.336	0.000	0.168	0.000	1.137
35	3,587	1.076	0.000	0.538	0.000	3.049
36	1,400	0.021	0.000	0.011	0.000	1.390
37	1,340	0.023	0.000	0.012	0.000	1.617
38	1,103	0.068	0.000	0.033	0.000	1.070
39	1,327	0.007	0.017	0.004	0.004	1.240
40	1,165	0.025	0.025	0.012	0.012	1.028
41	1,161	0.119	0.119	0.060	0.060	1.033
42	1,460	0.448	0.448	0.224	0.224	1.142
TOTAL	71,968	15,587	0.802	7,793	0.401	63,771

- NOTES**
- ALL ROAD PARCELS SHALL OWE RIGHTS OF EASEMENT TO ELECTRIC, TELEPHONE, GAS, CABLE, THE SEWER AND WATER UTILITY COMPANIES.
  - MULTI-FAMILY PARCEL AND RESIDENTIAL LOTS, ROADWAY LOTS AND UTILITY PARCELS SHALL GRANT THE PATENTEE'S ASSOCIATION (FOR DRAINAGE, UTILITIES & EMERGENCY ACCESS).
  - MULTI-FAMILY PARCEL SHALL GRANT EASEMENT RIGHTS TO THE CONDOMINIUM ASSOCIATION.
  - SEWER PARCEL I & J SHALL GRANT RIGHTS OF ACCESS TO MULTI-FAMILY AND PROPERTY OWNER'S ASSOCIATION.
  - PARCELS E & F SHALL HAVE AN EASEMENT FOR THE BENEFIT OF THE TOWN OF NORTH SALEM & PROPERTY OWNER'S ASSOCIATION.
  - ALL CONTROLLED AREAS (WETLAND AND ASSOCIATED 100' FOOT BUFFERS) SHALL HAVE A CONSERVATION EASEMENT GRANTED TO THE PROPERTY OWNER'S ASSOCIATION.
  - LOTS 1, 2, 3 & PARCEL 2 TO GRANT EMERGENCY ACCESS RIGHTS TO THE TOWN OF NORTH SALEM & THE PROPERTY OWNER'S ASSOCIATION.
  - WATER PARCEL W TO GRANT EMERGENCY ACCESS RIGHTS TO THE PROPERTY OWNER'S ASSOCIATION & THE CONDOMINIUM ASSOCIATION.
  - DRAINAGE EASEMENTS ARE PROVIDED ON PARCELS E & F TO THE PROPERTY OWNER'S ASSOCIATION FOR THE MAINTENANCE OF DRAINAGE.
  - ALL LOTS SHALL PROVIDE TEMPORARY CONSTRUCTION EASEMENTS FOR THE CONSTRUCTION OF THE ROAD.
  - BLASTING AND ROCK REMOVAL SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF NORTH SALEM'S REGULATIONS.
  - THIS SITE IS HEAVILY WOODED, MAJOR TREES SHOWN.
  - THERE ARE NO EXISTING MONUMENTS.
  - NO OFF SITE DRAINAGE ARE LOCATED WITHIN 200' OF THE PROPOSED SITES, ON SITE WELL #2 IS < 200'.
  - SURVEY INFORMATION TAKEN FROM SURVEY BY: BUNNEY ASSOCIATES, P.L.L.C. DATED OCTOBER 20, 2003.
  - ALL CERTIFICATIONS HEREON ARE VALID FOR THE MAP AND COPIES THEREOF AND ARE NOT CERTIFIED.
  - ALL LOTS CONFORM TO FRONT, SIDE AND REAR YARD SETBACKS - BUILDING ENVELOPES ARE SHOWN.
  - A BEED OF SEPARATION OF THE PROPOSED TOWN ROAD, INCLUDING APPROPRIATE REFERENCE TO CONSTRUCTION PLANS DETAILING ALL RELATED IMPROVEMENTS, SATISFACTORY IN FORM TO THE TOWN BOARD AND THE PLANNING BOARD CHAIRMAN.
  - ALL EASEMENTS, INCLUDING APPROPRIATE REFERENCE TO CONSTRUCTION PLANS DETAILING EASEMENT BOUNDARIES AND DETAILING ALL RELATED IMPROVEMENTS, SATISFACTORY IN FORM TO THE TOWN ATTORNEY, SHALL BE PRESENTED TO THE PLANNING BOARD, AND REFERRED TO AND ACCEPTED BY THE TOWN BOARD PRIOR TO FILING OF THE SUBDIVISION PLAT. THE EASEMENTS SHALL BE FILED SIMULTANEOUSLY WITH THE FILING OF THE SIGNED FINAL PLAT. THIS REQUIREMENT SHALL APPLY TO: AMENDMENTS TO EXISTING EASEMENTS RELATED TO ACCESS FROM SUN VALLEY DRIVE TO THE CROTON FALLS FIRE DEPARTMENT PROPERTY, AND THE ASPHALT DRIVE FROM EXISTING LOTS LOCATED OUTSIDE THE SITE'S SOUTHEASTERN BOUNDARY TO HAVE CONTINUED ACCESS TO REED ROAD, AND THE ASPHALT DRIVE FROM EXISTING LOTS LOCATED OUTSIDE THE SITE'S NORTHWESTERN BOUNDARY TO HAVE ACCESS TO ADJACENT ROAD.
  - ALL CROSS EASEMENTS FOR ACCESS FOR FACILITIES AND IMPROVEMENTS FOR WATER, SEWER AND WATER UTILITY COMPANIES, STORAGE MANAGEMENT, WETLAND MITIGATION, EMERGENCY ACCESS, AND RECREATION, OVER THE PROPOSED SINGLE-FAMILY LOTS AND OVER COMMON FENCED LOTS FOR MULTI-FAMILY DEVELOPMENT, PRIVATE ROADS, WATER, SEWER, DRAINAGE/RECREATION, DRAINAGE/CONSERVATION AND CONSERVATION (2 PARCELS).
  - ANY CONSERVATION EASEMENTS TO THE TOWN OR AN APPROPRIATE CONSERVATION AND/OR PRESERVATION GROUP.
  - THE DOCUMENTS FOR THE FORMATION OF THE HOMEOWNERS' ASSOCIATION (HOA) AND THE TRANSPORTATION CORPORATION(S) RELATED TO THE OWNERSHIP AND OPERATION OF COMMONLY HELD LANDS AND RELATED TO THE OWNERSHIP AND OPERATION OF ANY WATER AND/OR SEWER FACILITIES, INCLUDING APPROPRIATE REFERENCE TO CONSTRUCTION PLANS DETAILING ALL RELATED IMPROVEMENTS, SATISFACTORY IN FORM TO THE TOWN ATTORNEY, SHALL BE PRESENTED TO AND ACCEPTED BY THE TOWN BOARD PRIOR TO FILING THE SUBDIVISION PLAT. THE HOA AND TRANSPORTATION CORPORATION(S) SHALL BE FORMED PRIOR TO THE FILING OF THE SIGNED FINAL PLAT AND SAID DOCUMENTS SHALL BE FILED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

**TABLE OF LOT AREAS**

LOT NO.	USE	LOT AREA (ACRES)	LOT AREA (SF)	ZONE	USE GROUP
PARCEL R-AMF/2	MULTI-FAMILY	38.65	1,683,584.00	R-AMF/2 (PROPOSED)	r
R.O.W.	TOWN ROAD	0.95	41,382.00	R-1	e
PARCEL C	PRIVATE ROADS	12.75	555,390.00	R-1	e
PARCEL D	CONSERVATION	9.37	408,157.20	R-1	e
PARCEL E	DRAINAGE	3.13	136,342.80	R-1	e
PARCEL F	DRAINAGE	3.36	146,361.60	R-1	e
PARCEL I	SEWER	14.13	615,502.80	R-1	e
PARCEL J	SEWER	1.01	43,995.60	R-1	e
PARCEL K	RECREATION	1.10	47,916.00	R-1	e
PARCEL L	WATER	3.10	134,905.32	R-1	e
LOTS 1-42	SINGLE FAMILY RESIDENTIAL	71.97	3,135,013.20	R-1	e
TOTAL		199.52	8,848,860.32		

**TABLE OF BULK ZONING REGULATIONS - R-AMF/2 ZONE**

LOT NO.	MIN. LOT AREA (ACRES)	MAX. LOT AREA (ACRES)	MIN. LOT WIDTH (FEET)	MIN. LOT DEPTH (FEET)	FRONT YARD (FEET)	REAR YARD (FEET)	STREET FRONTAGE (FEET)	BLDG. HEIGHT (FEET)	MAX. DEV. COVERAGE (PERCENT)	MAX. BLDG. COVERAGE (PERCENT)	F.A.R.
REQUIRED	5.00	50.00	400	50	50/100	50	35	40	20	0.3	
MULTI-FAMILY PARCEL	38.65	38.65	748	61	127	214	732	35	16.35	7.18	0.132

**250-16 PERMITTED NUMBER OF DWELLINGS - R-1 ZONE**

Area (Acres)	Density Factor	Number of Dwellings
71.97	1	71.97 (72)

**250-16 PERMITTED NUMBER OF UNITS - R-MF/2 ZONE**

Area (Acres)	Units Per Acre	Number of Dwellings
38.65	2	77.33 (77)

AREA = 159,520 AC.

DATES OF WETLAND DELINEATIONS:  
 SEPTEMBER, 1994 BY: B. LAING ASSOCIATES  
 JANUARY 19, 1995 BY: B. LAING ASSOCIATES  
 MARCH, 2005 BY: B. LAING ASSOCIATES  
 JANUARY 18, 2007 BY: B. LAING ASSOCIATES  
 NOVEMBER 24, 2008 BY: TIM MILLER ASSOCIATES, INC.  
 APRIL 9, 1979 BY: TIM MILLER ASSOCIATES, INC.  
 DECEMBER 15, 2009 BY: TIM MILLER ASSOCIATES, INC.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 2209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

NOTES  
 1, THE HIGHWAY BOUNDARY OF REED ROAD SHOWN HEREON AS DEPICTED ON NEW YORK STATE APPROPRIATION MAPS NO. 58 & 59.

**OWNER/APPLICANT**  
 JoFlo of North Salem  
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 New York, NY 10021-0074  
 Tel: (212) 988-8253  
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**PLANNING & LANDSCAPE DESIGN**  
 TIM MILLER ASSOCIATES, INC.  
 Professional Land Surveyor  
 Cold Spring, NY 10516  
 Tel: (845) 265-4400  
 www.timillerassociates.com

**PROJECT SURVEYOR**  
 BUNNEY ASSOCIATES  
 Professional Land Surveyor  
 301 Fields Lane  
 Brewster, NY 10509  
 Tel: (845) 277-3404  
 e-mail: bunney.associates@verizon.net

**PROJECT ENGINEER**  
 KEANE COPPELMAN GREGORY ENGINEERS, P.C.  
 113 Smith Avenue  
 Mount Kisco, NY 10549  
 Tel: 914 241 2235  
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**PRELIMINARY SUBDIVISION PLAT**  
 HIGHGATE - WOODLANDS AT NORTH SALEM  
 REED ROAD AND HARDSCRABLE ROAD  
 TOWN OF NORTH SALEM  
 COUNTY OF WESTCHESTER  
 STATE OF NEW YORK

DRAWN BY: PL CHECKED BY: DC  
 SCALE: 1" = 100'  
 DATE: NOVEMBER 1, 2005  
 JOB NUMBER SHEET  
 PS-1, 2 of 39