



Town of North Castle
Residential Project Review Committee
17 Bedford Road Armonk, New York 10504
(914) 273-3542 (914) 273-3554 (fax)

RPRC COMPLETENESS REVIEW FORM

This form represents the standard requirements for a completeness review for all Residential Project Review Committee submissions. Failure to provide all of the information requested will result in a determination that the application is incomplete.

Project Name on Plan: Addition & Alterations to 23 Whippoorwill Rd

Initial Submittal Revised Preliminary

Street Location: 23 Whippoorwill Rd., Armonk

Zoning District: R-2A Property Acreage: 2.893 Tax Map Parcel ID: 107.04/1/10

Date: 9/28/20

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. Plan prepared by a registered architect or professional engineer
- 2. Aerial photo (Google Earth) showing the applicant's entire property and adjacent properties and streets
- 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. Existing topography and proposed grade elevations
- 7. Location of drives
- 8. Location of all existing and proposed site improvements, including drains, culverts, retaining walls and fences

RPRC COMPLETENESS REVIEW FORM

Page 2

- 9. Description of method of water supply and sewage disposal and location of such facilities
- 10. 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
- 11. Submission of a Zoning Conformance Table depicting the plan's compliance with the minimum requirements of the Zoning District
- 12. 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.
- 13. 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/townhall.html>

_____ 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 Building Department

17 Bedford Road

Armonk, New York 10504-1898

Telephone: (914) 273-3000 ext. 44 Fax: (914) 273-3554

www.northcastleny.com

Residential Building Permit Application

NOTE: TWO (2) SETS OF ALL REQUIRED DOCUMENTS MUST BE SUBMITTED WITH THIS APPLICATION

Section I- PROJECT ADDRESS: 23 Whipoorwill Rd., Armonk, NY 10504 DATE: 9/21/20

Section II- CONTACT INFORMATION: (Please print clearly. All information must be current.)

APPLICANT: Anthony Caravetta

ADDRESS: 23 Whipoorwill Rd., Armonk, NY 10504

PHONE: _____ MOBILE: (914) 912-0147 EMAIL: anthony.caravetta@gmail.com

PROPERTY OWNER: Anthony Caravetta

ADDRESS: 23 Whipoorwill Rd., Armonk, NY 10504

PHONE: _____ MOBILE: (914) 912-0147 EMAIL: anthony.caravetta@gmail.com

Section III- DESCRIPTION OF WORK: (Any work conducted outside of the house requires approval from the RPRC unless the proposed action is minor in nature and complies with 355-26 C (3) of the Town of North Castle code.)

Construction of a 1-story addition, 12.5 ft x 23.5 ft (291 sf) on the side of the home for a Walk-in Closet off the Master Bedroom, plus interior alterations of the Master Bedroom space.

Section IV- USE AND OCCUPANCY:

EXISTING/ CURRENT USE: 1-family residence

PROPOSED RESIDENTIAL:

One Family Dwelling Two Family Dwelling Townhouse Detached Accessory Structure

Section V- PERMIT FEES: (\$100 app fee plus \$14 per \$1000, cost of construction and a \$75 CO fee.)

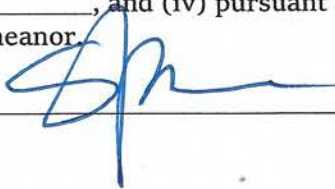
ESTIMATED COST OF CONSTRUCTION (Based on fair market value labor & material) \$ 35,000

AFFIDAVIT OF CONSTRUCTION COST: This affidavit must be completed by the Design Professional if the estimated cost is \$20,000 or more.

Town of North Castle Building Department

Section V- (Continued)

I William R Spade do hereby affirm and certify as follows: (i) I am the architect/~~engineer~~ (circle one) licensed by the State of New York; (ii) I have reviewed the plans, drawings and specifications for this application and am fully familiar with the proposed construction; (iii) based on my experience, I estimate the total cost of construction including all labor, all materials, all professional fees and all associated costs to be approximately \$ 35,000, and (iv) pursuant to Penal Law 210.45, I acknowledge that a false statement made knowingly is a Class A misdemeanor.

Signature:  Date: 9/28/20



Section VI- CONTACT INFORMATION: (Please print clearly. All information must be current)

ARCHITECT/ ENG: William R. Spade / Sasaki+Spade Architects

ADDRESS: 12 Brevoort Rd., Chappaqua, NY 10514

PHONE: (914) 238-1598 MOBILE: (914) 275-5923

EMAIL: willrspade@verizon.net

CONTRACTOR: Joe Accurso / JDA Construction

ADDRESS: 54 S. Old Farm Rd., Pleasantville, NY 10570

PHONE: _____ MOBILE: (914) 330-9336 EMAIL: joe@jdaconstruction.com

PLUMBER: _____

ADDRESS: _____

PHONE: _____ MOBILE: _____ EMAIL: _____


ELECTRICIAN: _____

ADDRESS: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

Section VII- APPLICANT CERTIFICATION

I hereby certify that I have read the instructions & examined this application and know the same to be true & correct. All provisions of laws & ordinances covering this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or land use or the performance of construction.

Signature:  Date: 9/28/20

Town of North Castle Building Department

Section VIII- AFFIDAVIT OF OWNER AUTHORIZATION IF APPLICABLE: (To be notarized)

STATE OF NEW YORK }
COUNTY OF WESTCHESTER } SS:

COVID-19

The applicant _____ has proper consent from said owner to make this application as submitted and said owner agrees to all terms and conditions placed upon same.

Owner's Name (PRINT) _____ Owner's Signature _____

Sworn to before me this _____ day of _____, 20 _____

Notary Signature _____



Notary Stamp Here

OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

Zone: _____ Section: _____ Block: _____ Lot: _____

Building Department Checklist:

Does this permit require RPRC approval? Yes No

GC License Work. Comp. Liability. Ins. Disability Two sets of documents

Permit Fee _____ Payment: Check #: _____ Cash Credit Card

Name on check: _____

Received By: _____ Application No.: _____

BUILDING INSPECTOR APPROVAL

Has all the conditions of the RPRC been met? Yes NA

Is a Flood Development permit required? Yes No

Reviewed By: _____ Date: _____

Building Inspector Approval: _____ Date: _____

Conditions: _____



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

BUILDING DEPARTMENT
 Robert Melillo
 Building/ Fire inspector

Telephone: (914) 273-3000 ext. 44
 Fax: (914) 273-3554
www.northcastleny.com

GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: 23 Whipoorwill Rd., Armonk Date: 9/28/20

Tax Map Designation or Proposed Lot No.: 107.04/1/10

Gross Lot Coverage

- 1. Total lot Area (Net Lot Area for Lots Created After 12/13/06): 126,019 sf
- 2. **Maximum** permitted gross land coverage (per Section 355-26.C(1)(b)): 16,187 sf
- 3. **BONUS** maximum gross land cover (per Section 355-26.C(1)(b)):
 - Distance principal home is beyond minimum front yard setback
 $\underline{70 \text{ ft}} \times 10 =$ 700 sf
- 4. **TOTAL Maximum Permitted gross land coverage** = Sum of lines 2 and 3 16,887 sf
- 5. Amount of lot area covered by **principal building**:
 $\underline{3,295 \text{ sf}}$ existing + $\underline{291 \text{ sf}}$ proposed = 3,586 sf
- 6. Amount of lot area covered by **accessory buildings**:
 $\underline{719 \text{ sf}}$ existing + $\underline{0 \text{ sf}}$ proposed = 719 sf
- 7. Amount of lot area covered by **decks**:
 $\underline{684 \text{ sf}}$ existing + $\underline{0 \text{ sf}}$ proposed = 684 sf
- 8. Amount of lot area covered by **porches**:
 $\underline{0 \text{ sf}}$ existing + $\underline{0 \text{ sf}}$ proposed = 0 sf
- 9. Amount of lot area covered by **driveway, parking areas and walkways**:
 $\underline{5,669 \text{ sf}}$ existing + $\underline{(153 \text{ sf})}$ proposed = 5,516 sf
- 10. Amount of lot area covered by **terraces**:
 $\underline{0 \text{ sf}}$ existing + $\underline{0 \text{ sf}}$ proposed = 0 sf
- 11. Amount of lot area covered by **tennis court, pool and mechanical equip**:
 $\underline{0 \text{ sf}}$ existing + $\underline{0 \text{ sf}}$ proposed = 0 sf
- 12. Amount of lot area covered by **all other structures**:
 $\underline{0 \text{ sf}}$ existing + $\underline{0 \text{ sf}}$ proposed = 0 sf
- 13. **Proposed gross land coverage:** Total of Lines 5 – 12 = 10,505 sf

If Line 13 is less than or equal to Line 4, your proposal **complies** with the Town's maximum gross land coverage regulations and the project may proceed to the Residential Project Review Committee for review. If Line 13 is greater than Line 4 your proposal does not comply with the Town's regulations.



Signature and Seal of Professional Preparing Worksheet

9/28/20
Date



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

PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

January 29, 2019
Telephone: (914) 273-3542
Fax: (914) 273-3554
www.northcastleny.com

FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: 23 Whipoorwill Rd., Armonk Date: 9/28/20
Tax Map Designation or Proposed Lot No.: 107.04/1/10

Floor Area

- | | | |
|-----|---|-------------------|
| 1. | Total Lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>126,019 sf</u> |
| 2. | Maximum permitted floor area (per Section 355-26.B(4)): | <u>11,678 sf</u> |
| 3. | Amount of floor area contained within first floor:
_ <u>2,771 sf</u> existing + <u>291 sf</u> proposed = | <u>3,062 sf</u> |
| 4. | Amount of floor area contained within second floor:
_ <u>2,297 sf</u> existing + <u>0 sf</u> proposed = | <u>2,297 sf</u> |
| 5. | Amount of floor area contained within garage:
_ <u>1,237 sf</u> existing + <u>0 sf</u> proposed = | <u>1,237 sf</u> |
| 6. | Amount of floor area contained within porches capable of being enclosed:
_ <u>0 sf</u> existing + <u>0 sf</u> proposed = | <u>0 sf</u> |
| 7. | Amount of floor area contained within basement (if applicable – see definition):
_ <u>0 sf</u> existing + <u>0 sf</u> proposed = | <u>0 sf</u> |
| 8. | Amount of floor area contained within attic (if applicable – see definition):
_ <u>0 sf</u> existing + <u>0 sf</u> proposed = | <u>0 sf</u> |
| 9. | Amount of floor area contained within all accessory buildings:
_ <u>0 sf</u> existing + <u>0 sf</u> proposed = | <u>0 sf</u> |
| 10. | Proposed floor area: Total of Lines 3 – 9 = | <u>6,596 sf</u> |

If Line 10 is less than or equal to Line 2, your proposal **complies** with the Town's maximum floor area regulations and the project may proceed to the Residential Project Review Committee for review. If Line 10 is greater than Line 2 your proposal does not comply with the Town's regulations.

Signature and Seal of Professional Preparing Worksheet



9/28/20
Date



1 FRONT PERSPECTIVE

DRAWING LIST

- A.001 TITLE SHEET, PLOT PLAN, GENERAL NOTES
- A.101 MAIN HOUSE FLOOR PLANS, ROOF PLAN
- A.201 FRONT & LEFT SIDE ELEVATIONS
- A.202 REAR ELEVATIONS

ZONING DATA:

SECTION: 107.04 BLOCK: 1 LOT: 11
 ZONE: R-2A
 LOT AREA: 126,019 S.F. / 2.893 AC

SETBACKS & COVERAGES:	REQUIRED:	EXISTING:	PROPOSED:	COMMENTS:
MIN. LOT AREA:	40,000 SF	88,734 SF	N.C.	COMPLIES
MIN. LOT WIDTH:	100 FT	50 FT	N.C.	COMPLIES
MIN. FRONT YARD:	50 FT	120.0 FT	108.3 FT.	COMPLIES
MIN. SIDE YARD:	30 FT	50.0 FT	N.C.	COMPLIES
MIN. REAR YARD:	50 FT	90 FT	N.C.	COMPLIES
MAX. BLDG. HEIGHT - ST.:	2 ST	2 ST	N.C.	COMPLIES
MAX. BLDG. HEIGHT - FT.:	1 ST / 15 FT	N.A.	1 ST / 10'-8"	COMPLIES
MAX. LOT COVERAGE:	16.187 S.F.	10,367 S.F.	10,505 S.F.	COMPLIES
MAX. FLOOR AREA:	11,678 S.F.	6,305 S.F.	6,596 S.F.	COMPLIES

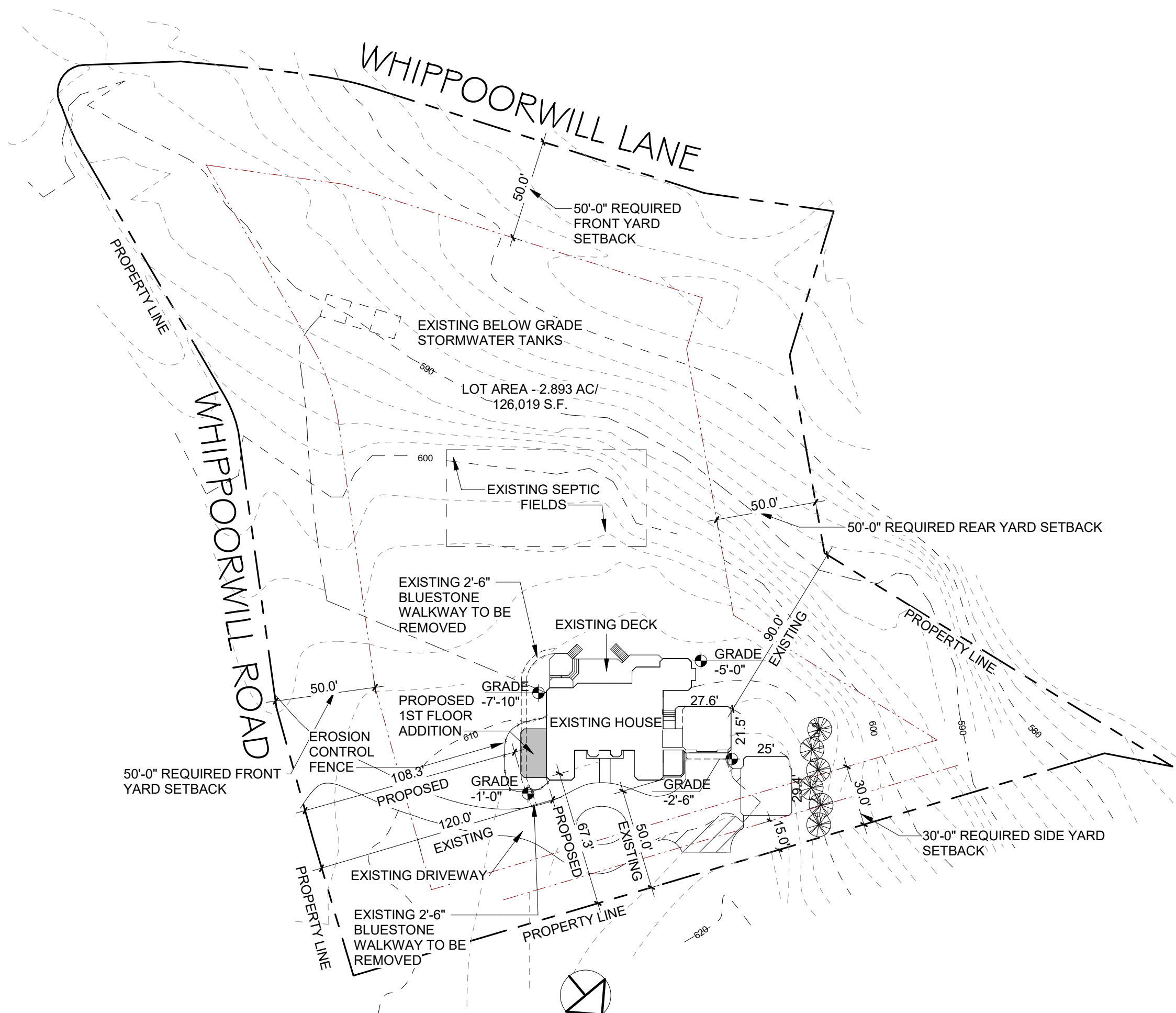
N.C. = NO CHANGE

CLIMATIC & GEOGRAPHIC DESIGN CRITERIA:

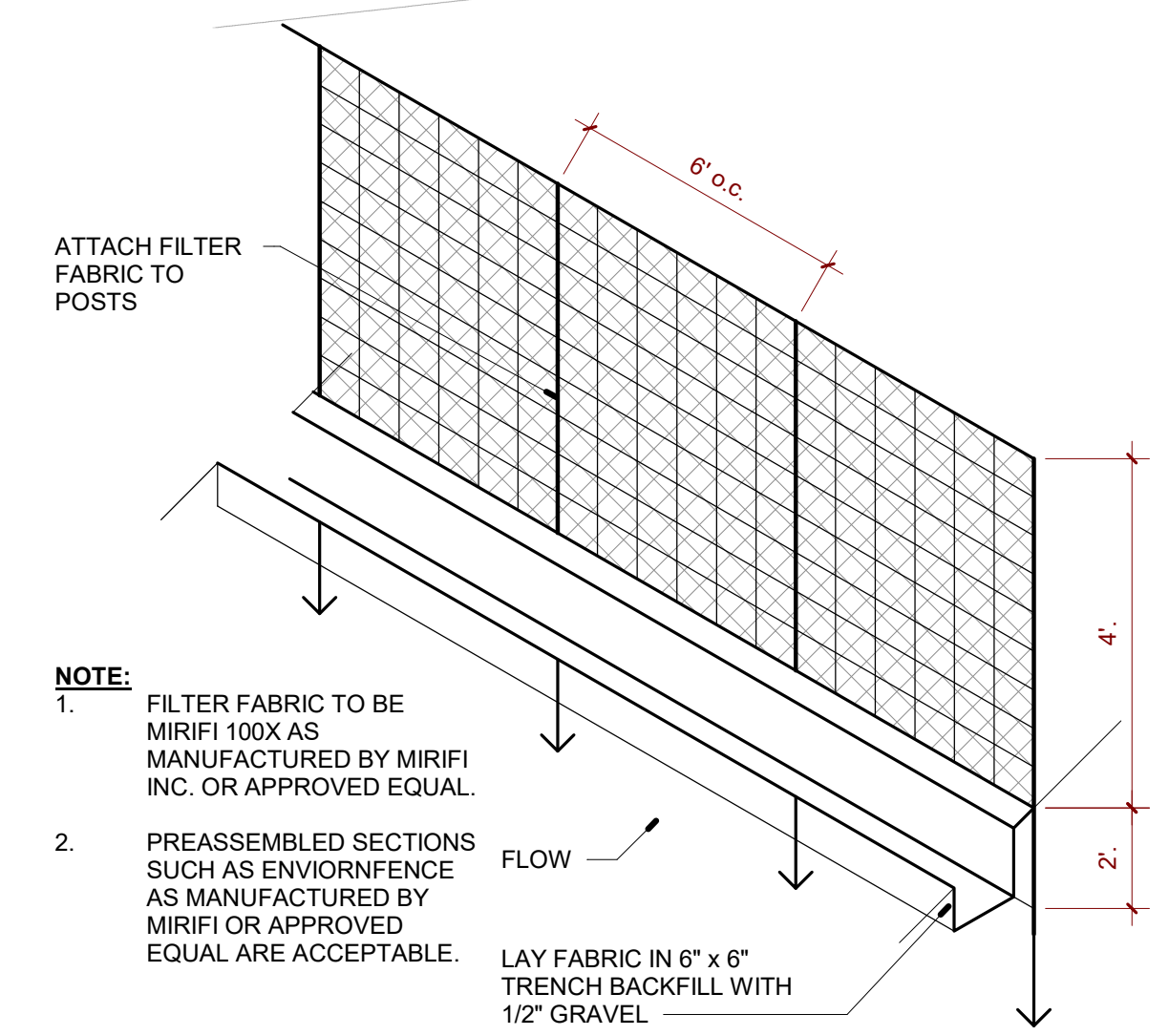
CLIMATE ZONE:	4A
GROUND SNOW LOAD:	30 PSF
WIND SPEED:	115 MPH
SEISMIC DESIGN CATEGORY:	B
SUBJECT TO DAMAGE FROM:	WEATHER
WEATHER:	SEVERE
FROST DEPTH:	3'-6"
TERMITES:	MOD - HEAVY
DECAY:	MOD - HEAVY
WINTER DESIGN TEMP:	7 DEG. F.
ICE SHIELD REQ'D:	YES
FLOOD HAZARD:	FEMA MAP DATED 9/28/07
AIR FREEZE INDEX:	618

GENERAL NOTES:

1. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE 2020 RESIDENTIAL CODE OF NEW YORK (RCNY) 2020, ECCCNYS PRESCRIBE THE METHOD AND ALL APPLICABLE LOCAL & NATIONAL CODES.
2. ALL DIMENSIONS ARE TO FACE OF FINISHED WALL UNLESS NOTED OTHERWISE.
3. CONCRETE TO BE MIN. 3000 PSI. & FOOTINGS TO BE MIN. 42 INCHES BELOW GRADE, OR PINNED TO SOLID ROCK w/ 12" LONG #4 REBAR, 6" EMBED, w/ EPOXY.
4. SOIL BEARING PRESSURE = 2,500 PSI. ANY CONCRETE TO BE MIN. 3,000 PSI.
5. ALL EXTERIOR CONNECTORS TO BE HOT-DIP GALVANIZED OR STAINLESS STEEL.
6. EXTERIOR FRAMING MEMBERS TO BE PRESERVATIVELY TREATED IF NOT ROT-RESISTANT.
7. EXTERIOR WALLS: 2X6'S @ 16" O.C. W/ R-20 MIN. INSULATION. EXTERIOR FINISHES TO MATCH EXISTING, AS NOTED ON ELEVATIONS, OVER BLDG. WRAP + 5/8" SHEATHING.
8. FLOORS: 2X10'S @ 16" O.C. W/ BLOCKING @ 1/2 PT. INSULATION TO BE R-19 OR BETTER
9. ROOFS: 2X12'S @ 16" O.C. W/ R-49 INSULATION. PROVIDE EPDM ROOFING OVER 5/8" SHEATHING, & CRICKETS TO SCUPPERS. NEW DOWNSPOUTS TO TIE INTO EXISTING LEADERS.
10. PROVIDE NEW SMOKE DETECTORS PER CODE, IF NOT ALREADY EXISTING: ONE PER FLOOR; ONE IN EACH BEDROOM; ONE IN HALLWAYS OUTSIDE OF BEDROOMS. S.D. MAY BE BATTERY-OPERATED IF REQUIRED IN NON-WORK AREA.
11. PROVIDE C.O. DETECTORS PER CODE - ONE ON EA. FLOOR.
12. WINDOWS TO BE INSULATED DOUBLE PANE, U-VALUE 0.32 OR BETTER, & SHGC OF 0.40 OR BETTER
13. ALL NEW LIGHT FIXTURES TO BE HIGH-EFFICACY LED FIXTURES.
14. EXTEND NEW DUCTS FROM EXISTING AIR HANDLER INTO NEW SPACE. ALL DUCTS TO BE INSULATED TO MIN. R-6 IN CRAWL SPACE.



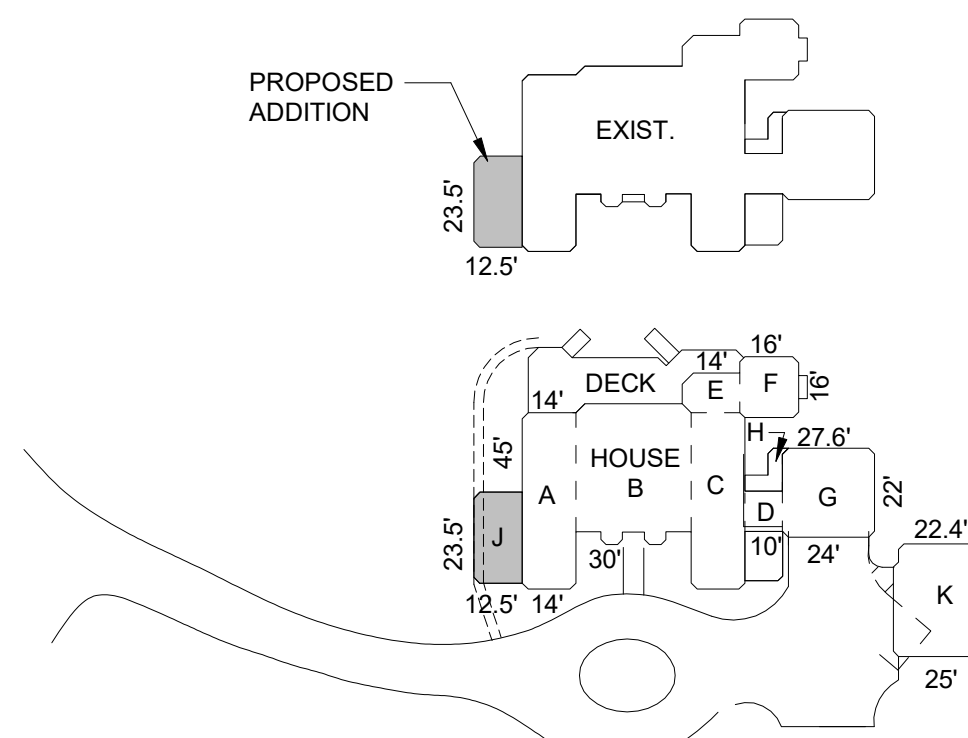
2 PLOT PLAN 1" = 50'-0"



4 DETAIL: SILT FENCE 3/4" = 1'-0"

SILT FENCE CONSTRUCTION SPECIFICATIONS:

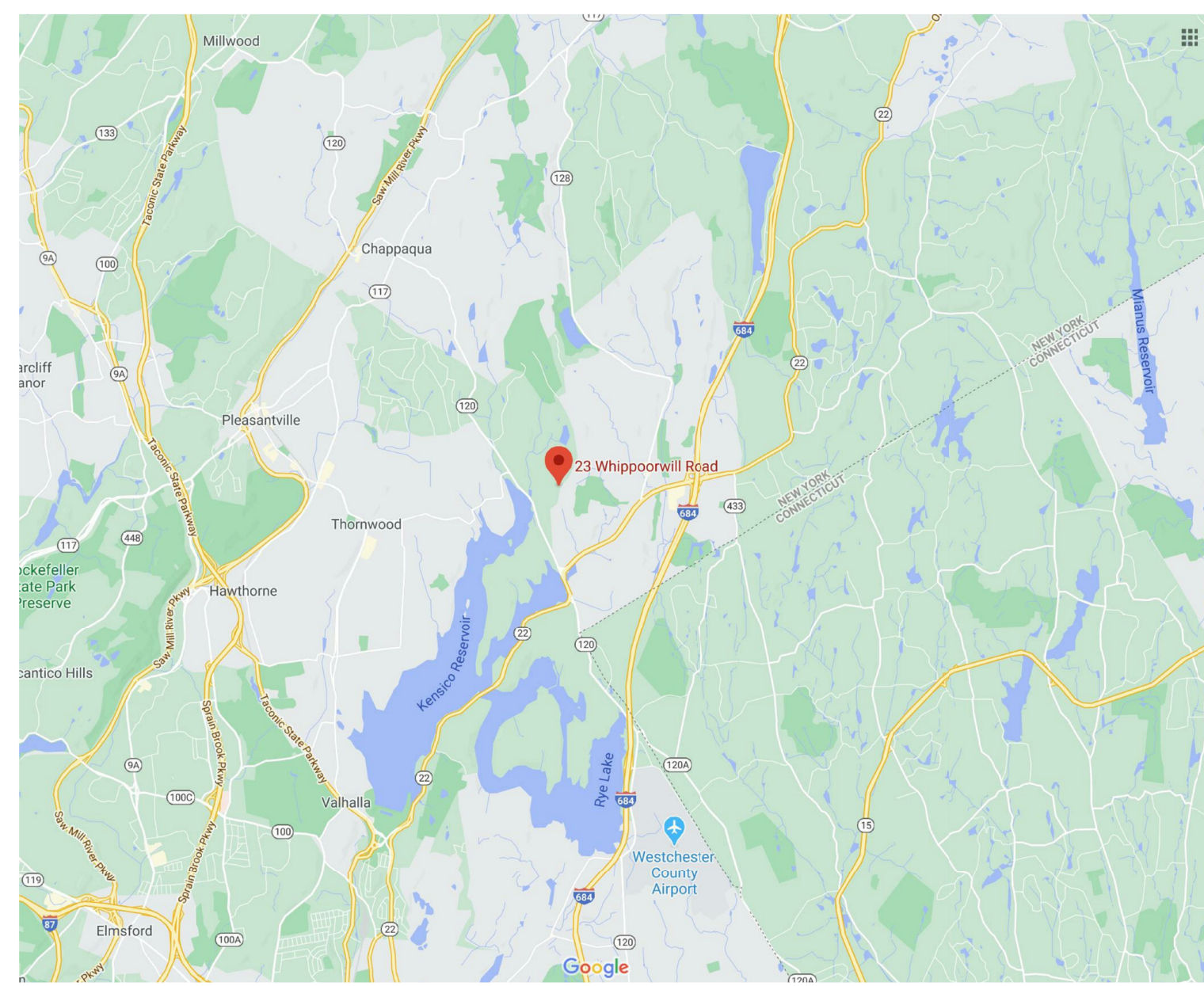
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "J" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVENLY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



TOTAL GROSS LAND COVERAGE:		GROSS FLOOR AREA:	
EXISTING:		1ST FLOOR =	3,586
HOUSE + ACC.	= 4,014	2ND FLOOR =	2,353
DRIVEWAY	= 5,436	TOTAL =	5,939 S.F.
DECK	= 684		
WALKS	= 233		
TOTAL	= 10,367 S.F.		
PROPOSED:			
HOUSE - ADDITION:	= 291		
WALK - REMOVED:	= (153)		
NET INCREASE:	= 138		
TOTAL	= 10,505 S.F.		

3 GROSS LAND COVERAGE & FLOOR AREA 1" = 50'-0"

LOCATION MAP:



SASAKI+SPADE
ARCHITECTS
 AIA . LEED AP

12 BREVOORT ROAD
 CHAPPAQUA, NY 10514
 914.238.1598

OWNER / APPLICANT:

23 WHIPPOORWILL ROAD
 ARMONK, NY

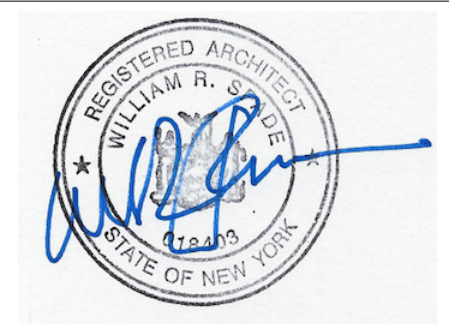
No.	Description	Date
1	Building Permit Submission	9/21/20

Proposed Additions & Alterations

23 WHIPPOORWILL ROAD

ARMONK, NY

SEAL:



TITLE:
TITLE SHEET, PLOT PLAN, GENERAL NOTES

DATE: 9.21.2020 SCALE: AS NOTED

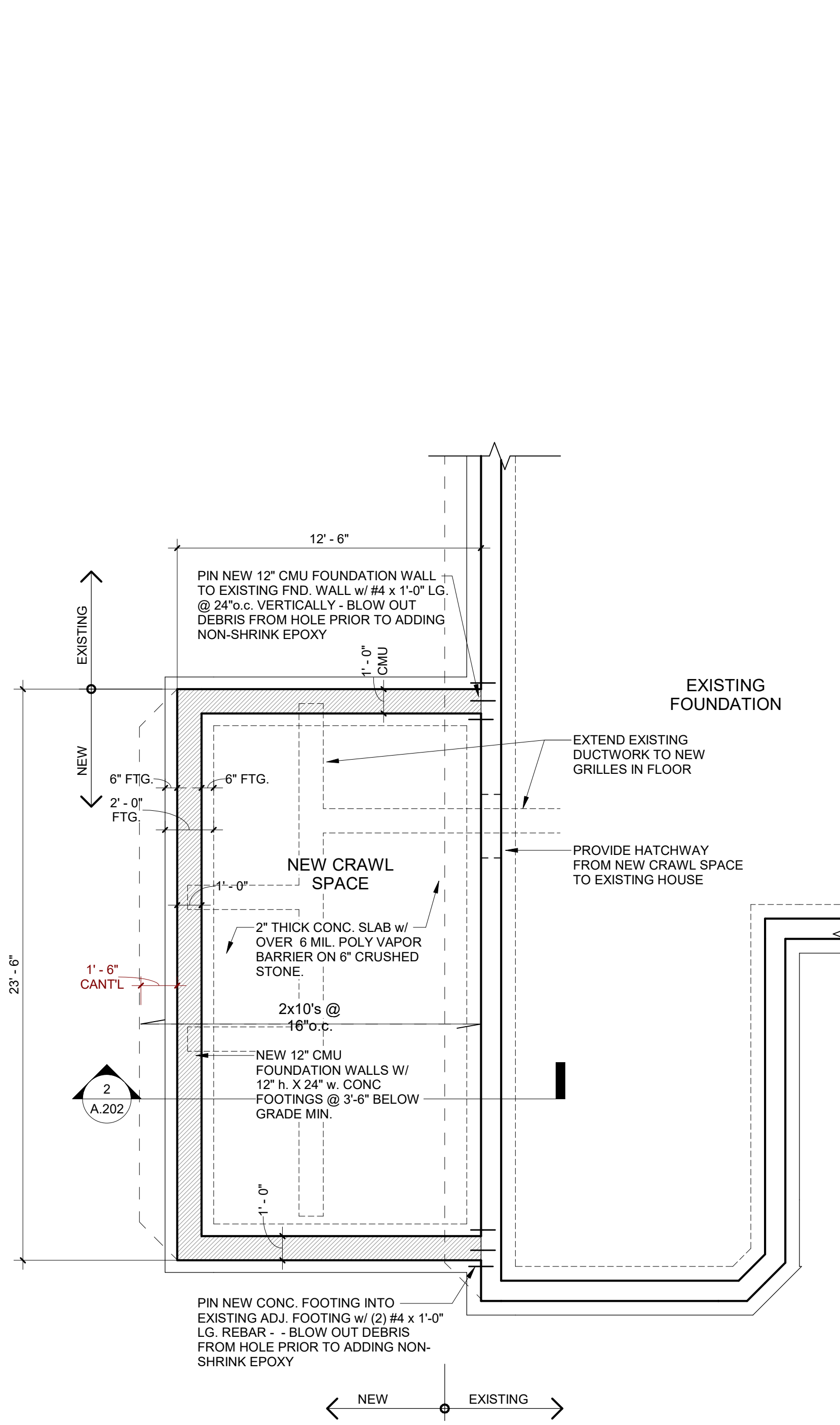
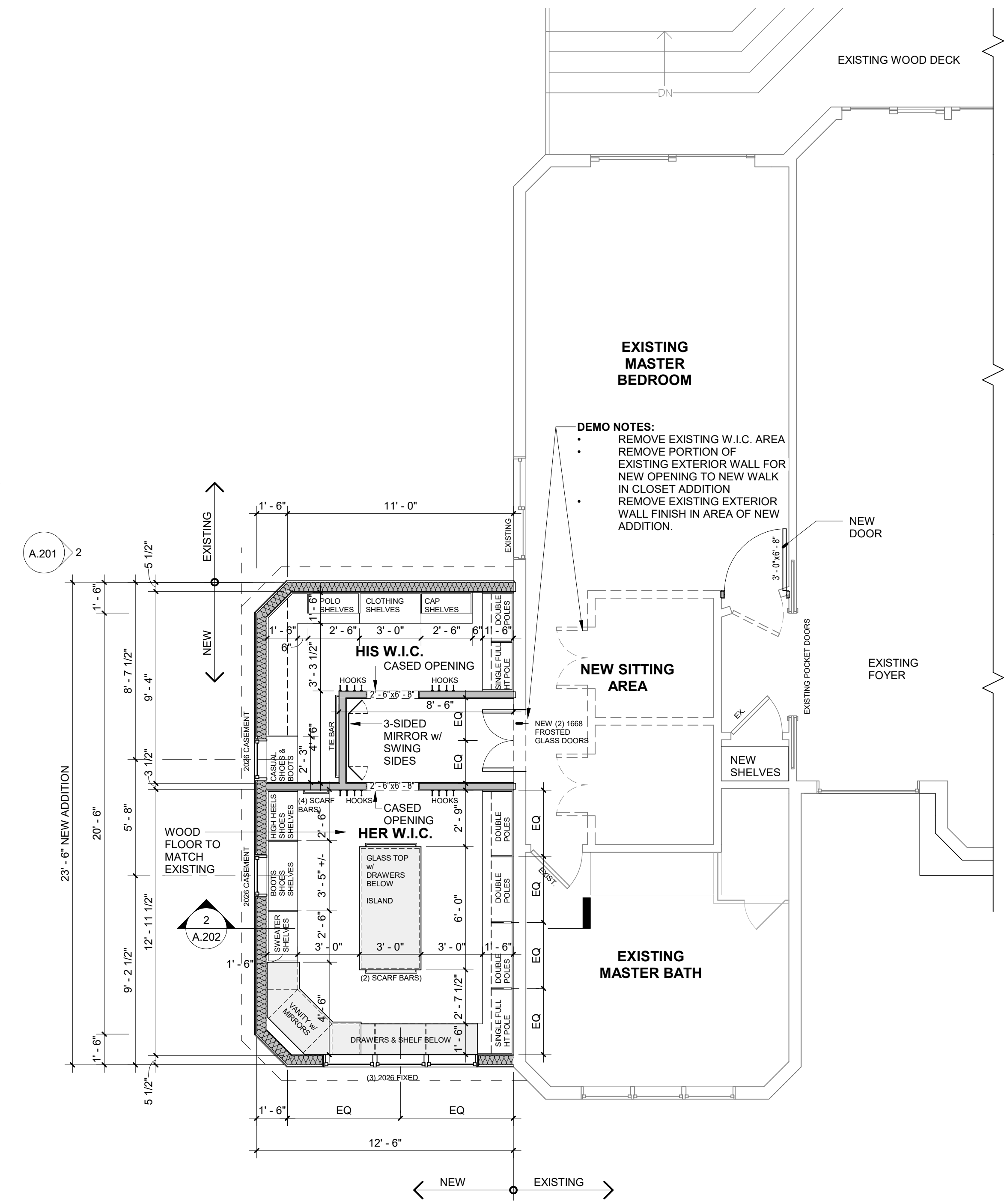
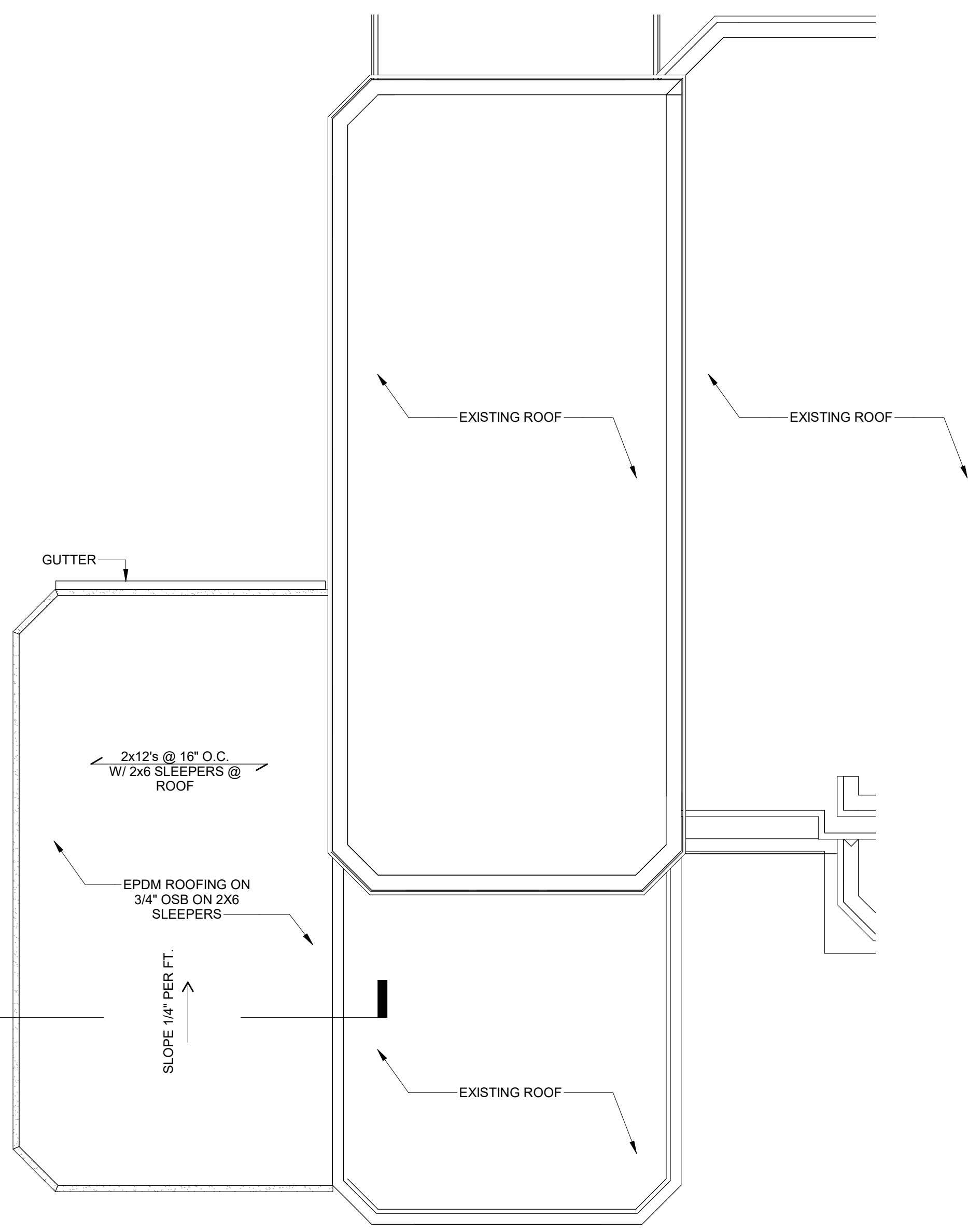
DRAWING NO:

A.001

OWNER / APPLICANT:

23 WHIPPOORWILL ROAD
ARMONK, NY

No.	Description	Date
1	Building Permit Submission	9/28/20



Proposed Additions & Alterations

23 WHIPPOORWILL ROAD

ARMONK, NY

SEAL:



TITLE:
MAIN HOUSE FLOOR PLANS, ROOF PLAN

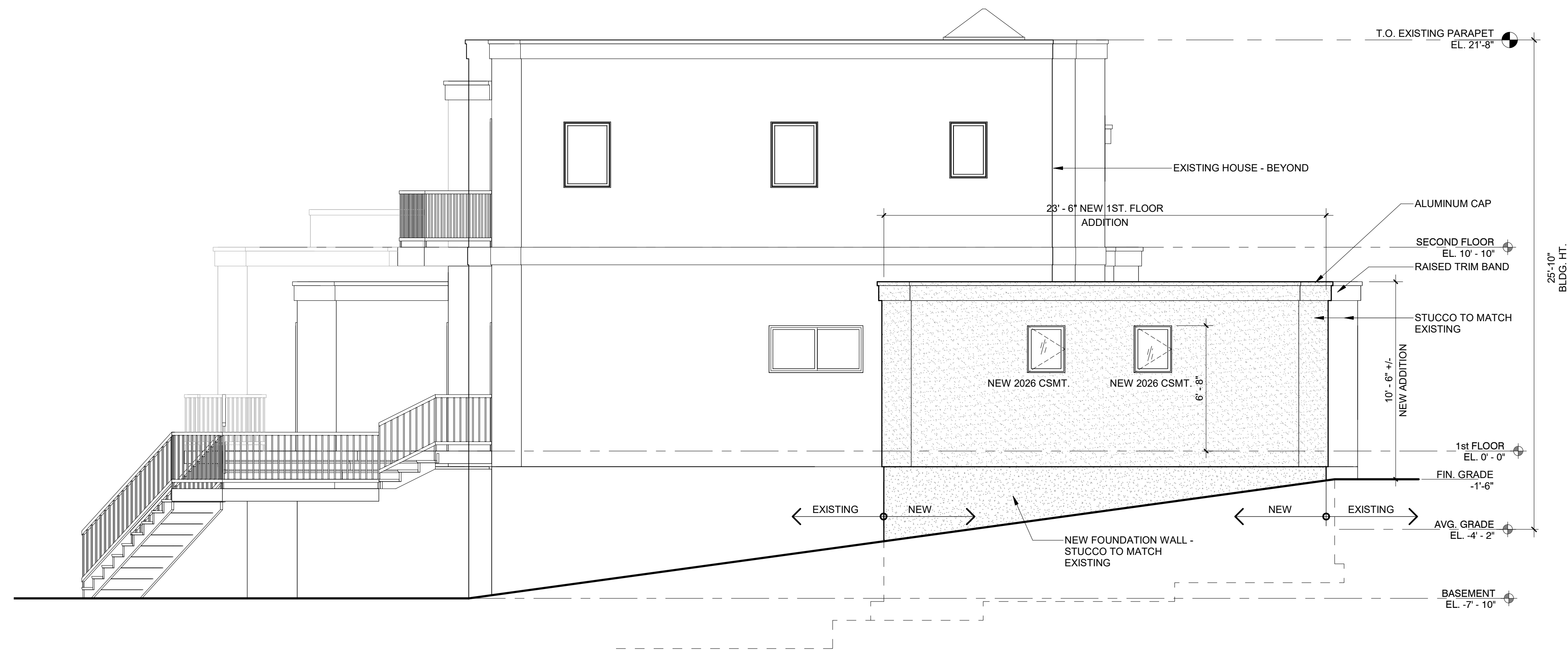
DATE: 9.28.2020 SCALE: AS NOTED

DRAWING NO:

A.101



1 MAIN HOUSE - FRONT ELEVATION
1/4" = 1'-0"



2 MAIN HOUSE - LEFT SIDE ELEVATION
1/4" = 1'-0"

SASAKI+SPADE
ARCHITECTS

AIA . LEED AP

12 BREVOORT ROAD
CHAPPAQUA, NY 10514
914.238.1598

OWNER / APPLICANT:

23 WHIPPOORWILL ROAD
ARMONK, NY

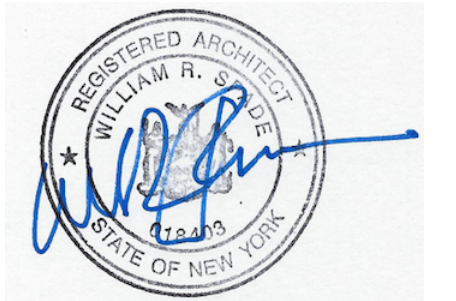
No.	Description	Date
1	Building Permit Submission	9/28/20

Proposed Additions &
Alterations

23 WHIPPOORWILL
ROAD

ARMONK, NY

SEAL:



TITLE:
FRONT & LEFT SIDE
ELEVATIONS

DATE:
9.28.2020

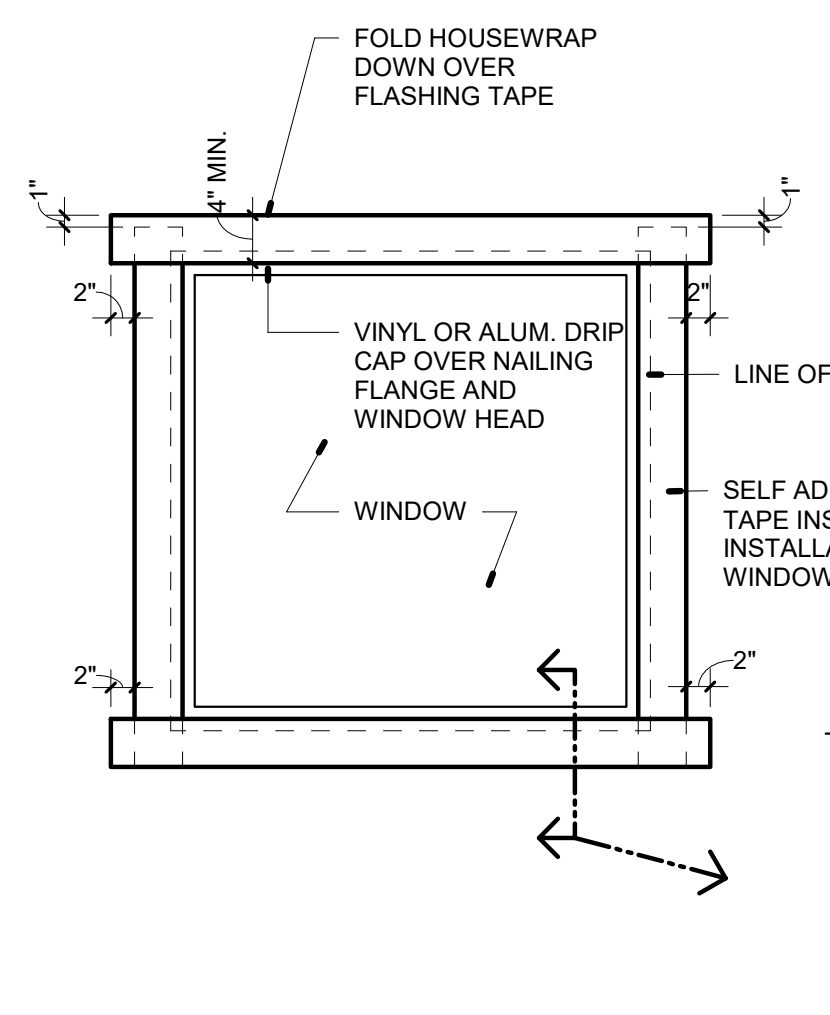
SCALE:
AS NOTED

DRAWING NO:

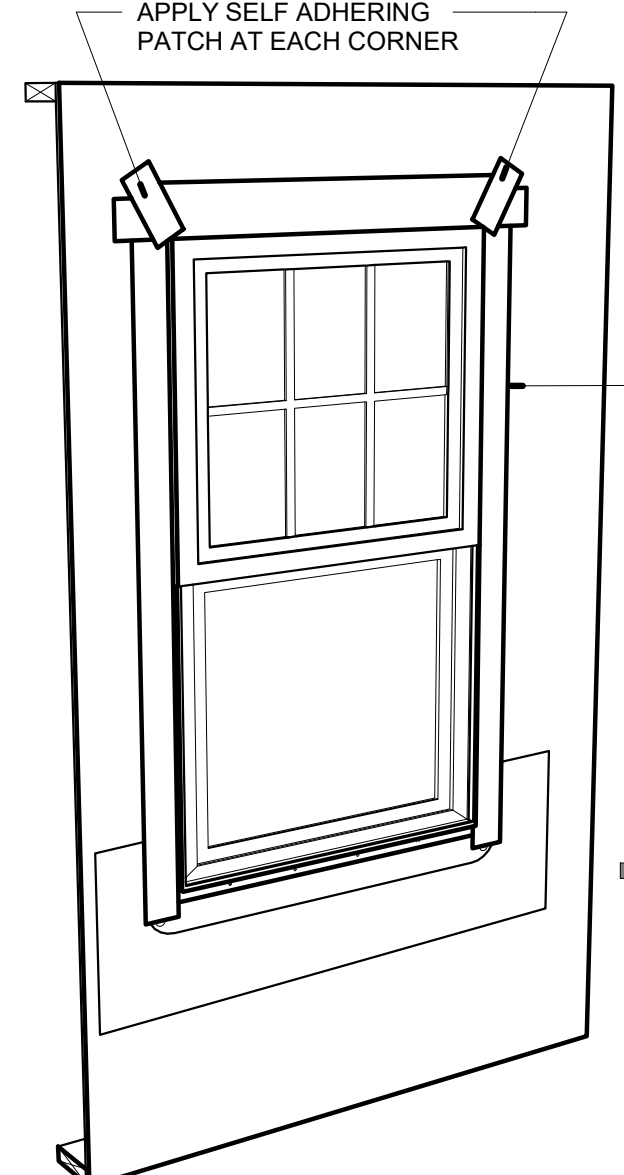
A.201



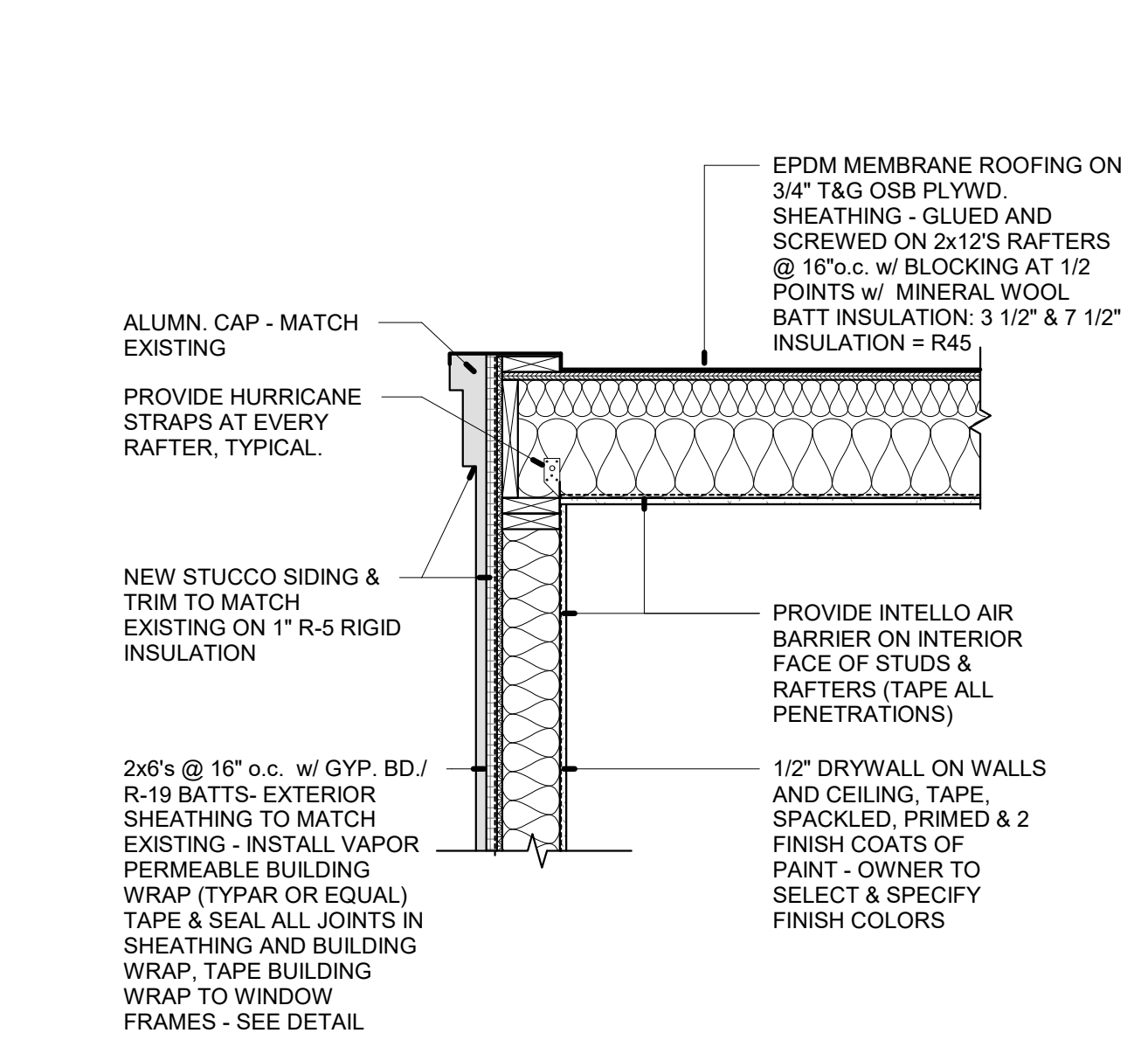
1 MAIN HOUSE - REAR ELEVATION
 1/4" = 1'-0"



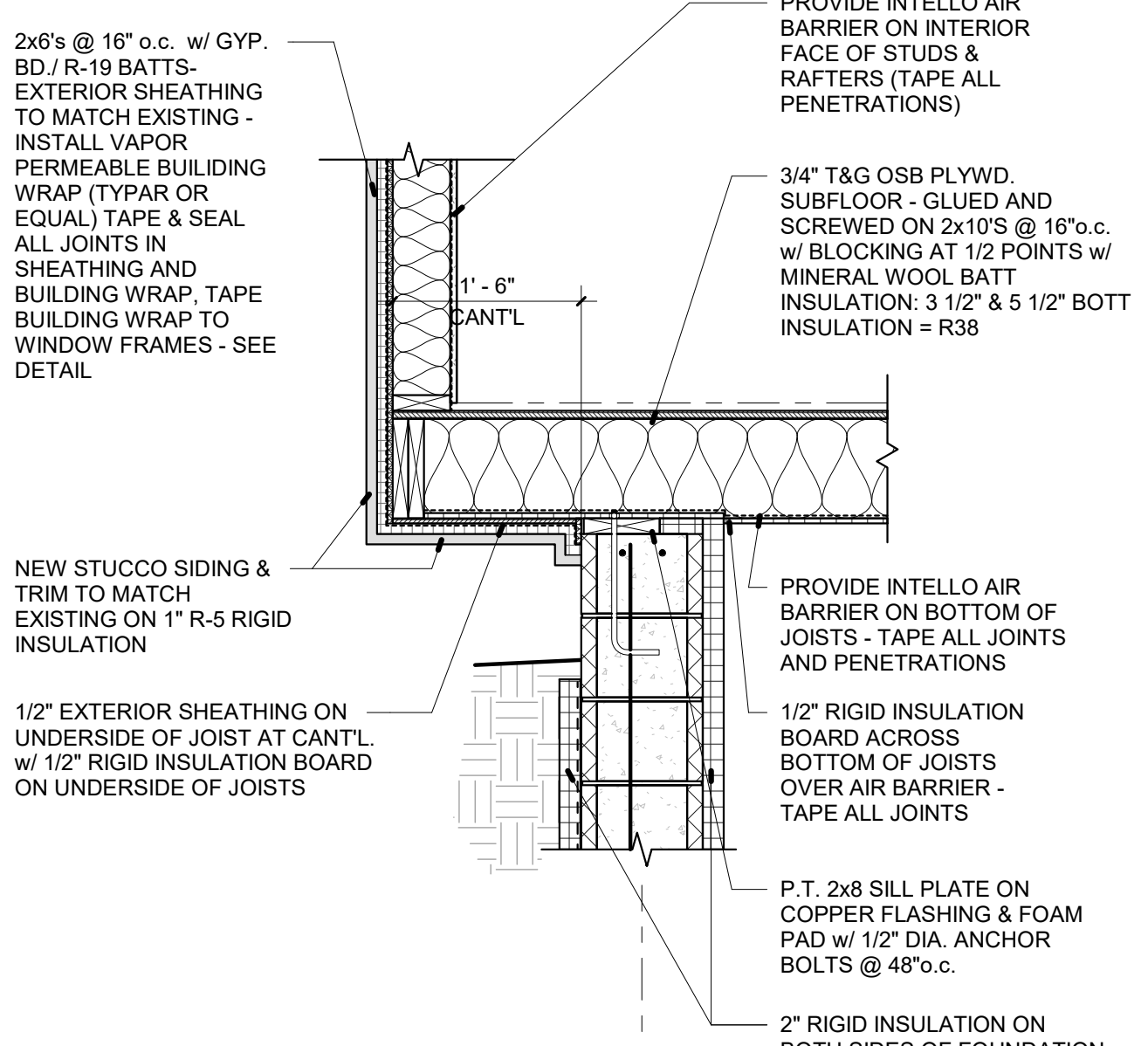
6 WINDOW FLASHING DETAIL
 3/4" = 1'-0"



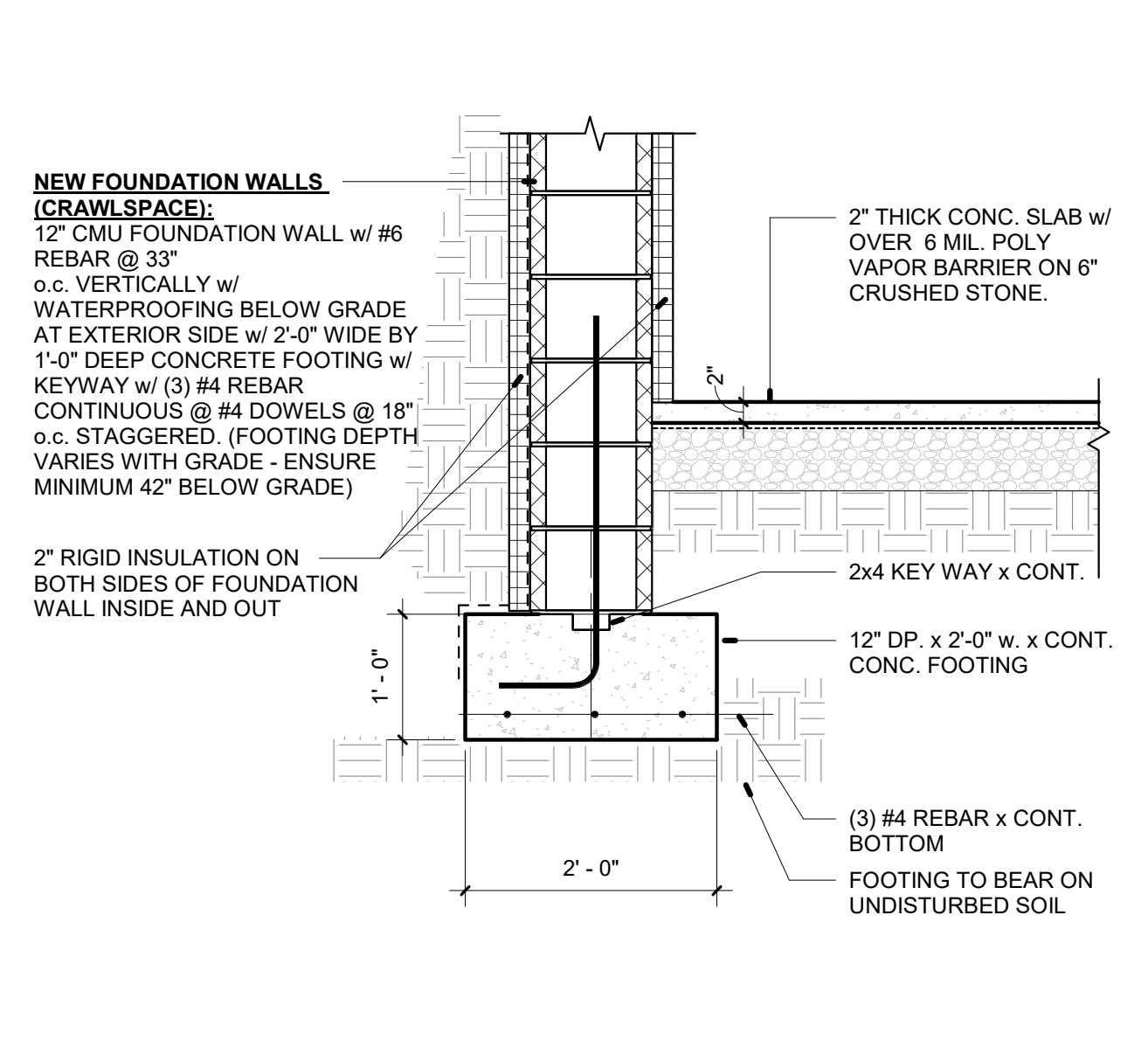
7 FLANGED WINDOW INSTALLATION
 1/2" = 1'-0"



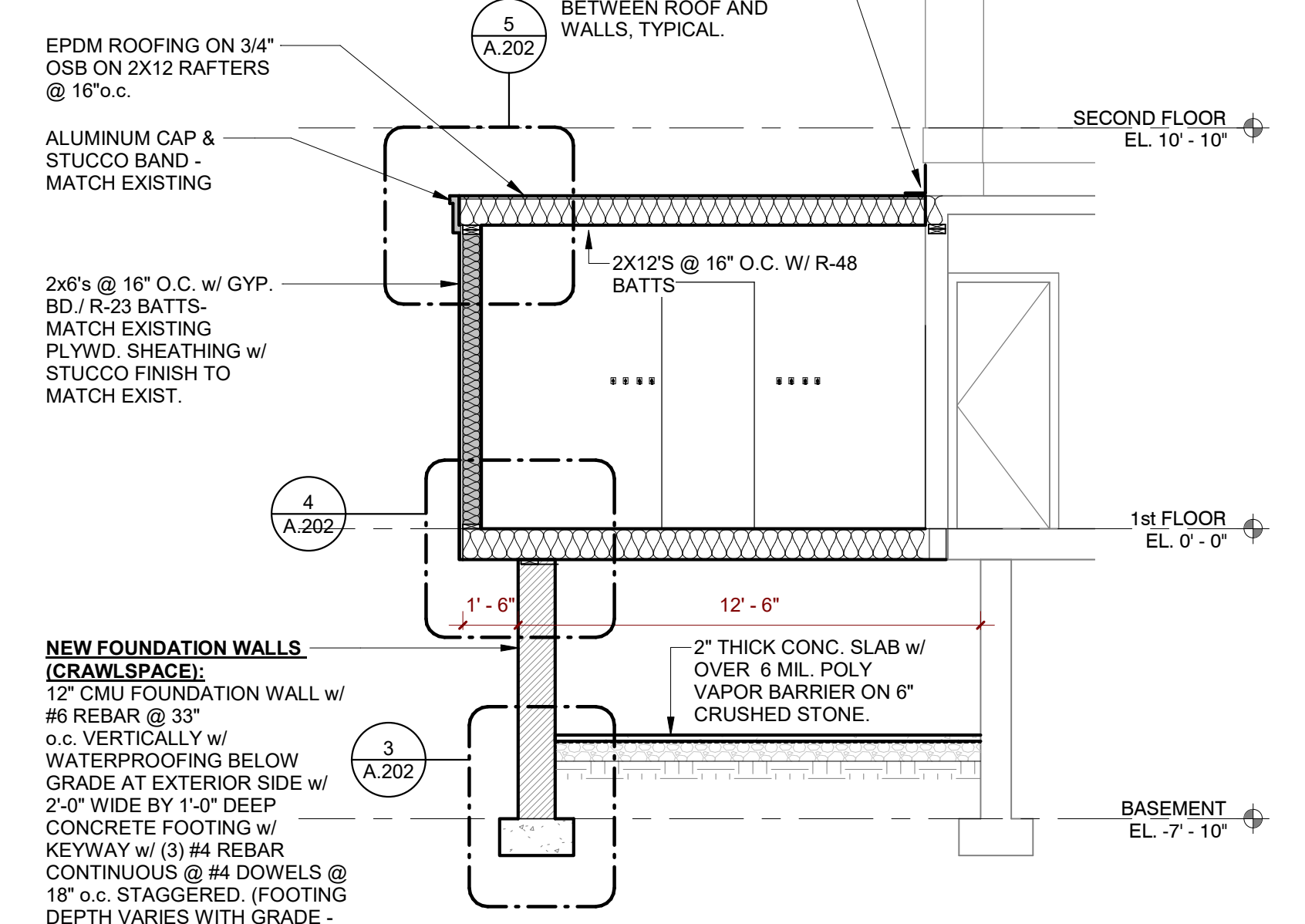
5 TYPICAL SOFFIT DETAIL
 3/4" = 1'-0"



4 TYPICAL FLOOR DETAIL
 3/4" = 1'-0"



3 TYPICAL FND DETAIL AT CRAWLSPACE
 3/4" = 1'-0"



2 BUILDING SECTION
 1/4" = 1'-0"

Proposed Additions & Alterations

23 WHIPPOORWILL ROAD
 ARMONK, NY



REAR ELEVATIONS

DATE: 9.28.2020 SCALE: AS NOTED

DRAWING NO:

A.202

