



TOWN OF NORTH CASTLE

WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898

RESIDENTIAL PROJECT
REVIEW COMMITTEE
Adam R. Kaufman AICP, Chair

Telephone: (914) 273-3000 x 43
Fax: (914) 273-3554
www.nortcastleny.com

RESIDENTIAL PROJECT REVIEW COMMITTEE (RPRC) APPLICATION

Section I- PROJECT

ADDRESS: 7 Patriots Farm Court

Section III- DESCRIPTION OF WORK:

Relocate existing generator.

Section III- CONTACT INFORMATION:

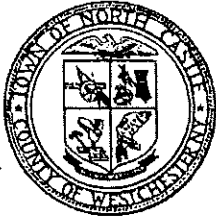
APPLICANT: Verde Electric Corp.
ADDRESS: 89 Edison Ave, Mt Vernon NY 10550
PHONE: 914-664-7000 MOBILE: 347-865-1764 EMAIL: pcardarelli@veronusa.com

PROPERTY OWNER: Paolo Cardarelli
ADDRESS: 7 Patriots Farm Ct
PHONE: 914-273-1924 MOBILE: 347-865-1764 EMAIL: pcardarelli@veronusa.com

PROFESSIONAL: JMC
ADDRESS: 120 Bedford Rd, Armonk, NY 10504
PHONE: 914-273-5225 MOBILE: _____
EMAIL: _____

Section IV- PROPERTY INFORMATION:

Zone: R-2A Tax ID (lot designation) 102.03-2-15



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:

Pool House Relocate Generator

Initial Submittal Revised Preliminary

Street Location:

7 Patriots Farm Court

Zoning District: R-2A Property Acreage: 2.603 Tax Map Parcel ID: 102.03-2-15

Date: 10/14/2020

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
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

GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: Pool House Generator Relocate Date: 10/14/2020

Tax Map Designation or Proposed Lot No.: 102.03-2-15

Gross Lot Coverage

1. Total lot Area (Net Lot Area for Lots Created After 12/13/06): 2.603 Acres
2. Maximum permitted gross land coverage (per Section 355-26.C(1)(b)): 14,728.75
3. BONUS maximum gross land cover (per Section 355-26.C(1)(b)):
Distance principal home is beyond minimum front yard setback
420 x 10 = 4200 4200.00
4. TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3 18,928.75
5. Amount of lot area covered by principal building:
3337.29 existing + 0 proposed = 3337.29
6. Amount of lot area covered by accessory buildings:
474.0 existing + 0 proposed = 474.00
7. Amount of lot area covered by decks:
0 existing + 0 proposed = 0.00
8. Amount of lot area covered by porches:
282.60 existing + 0 proposed = 282.60
9. Amount of lot area covered by driveway, parking areas and walkways:
11,289.15 existing + 0 proposed = 11,289.15
10. Amount of lot area covered by terraces:
2338.0 existing + 0 proposed = 2338.00
11. Amount of lot area covered by tennis court, pool and mechanical equip:
1021.00 existing + 0 proposed = 1021.00
12. Amount of lot area covered by all other structures:
0.00 existing + 0 proposed = 0.00
13. Proposed gross land coverage: Total of Lines 5 - 12 = 18,742.04

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.

Paul Arnold
Signature and Seal of Professional Preparing Worksheet

10/14/2020
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

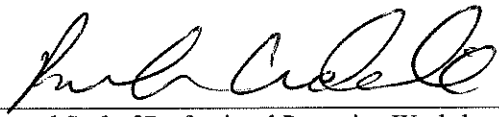
FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: Pod House Generator Relocate Date: 10/14/2020
Tax Map Designation or Proposed Lot No.: 102.03-2-15

Floor Area

- | | | |
|-----|---------------------------------------------------------------------------------------------------------------------------------|---------------|
| 1. | Total Lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>5,631</u> |
| 2. | Maximum permitted floor area (per Section 355-26.B(4)): | <u>11,172</u> |
| 3. | Amount of floor area contained within first floor:
— <u>2650</u> existing + <u>0</u> proposed = | <u>2650</u> |
| 4. | Amount of floor area contained within second floor:
— <u>1102</u> existing + <u>0</u> proposed = | <u>1102</u> |
| 5. | Amount of floor area contained within garage:
— <u>736</u> existing + <u>0</u> proposed = | <u>736</u> |
| 6. | Amount of floor area contained within porches capable of being enclosed:
— <u>129</u> existing + <u>0</u> proposed = | <u>129</u> |
| 7. | Amount of floor area contained within basement (if applicable – see definition):
— <u>540</u> existing + <u>0</u> proposed = | <u>540</u> |
| 8. | Amount of floor area contained within attic (if applicable – see definition):
— <u>0</u> existing + <u>0</u> proposed = | <u>0</u> |
| 9. | Amount of floor area contained within all accessory buildings:
— <u>474</u> existing + <u>0</u> proposed = | <u>474</u> |
| 10. | Proposed floor area: Total of Lines 3 – 9 = | <u>5631</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

10/14/2020
Date

AS-BUILT DRAWINGS POOL HOUSE

TAX MAP SECTION 102.03 | BLOCK 2 | LOT 15
7 PATRIOTS FARM COURT
TOWN OF NORTH CASTLE, NY 10504

Applicant:

PAOLO CARDARELLI
7 PATRIOTS FARM COURT
TOWN OF NORTH CASTLE, NY 10504
(914) 664-7000

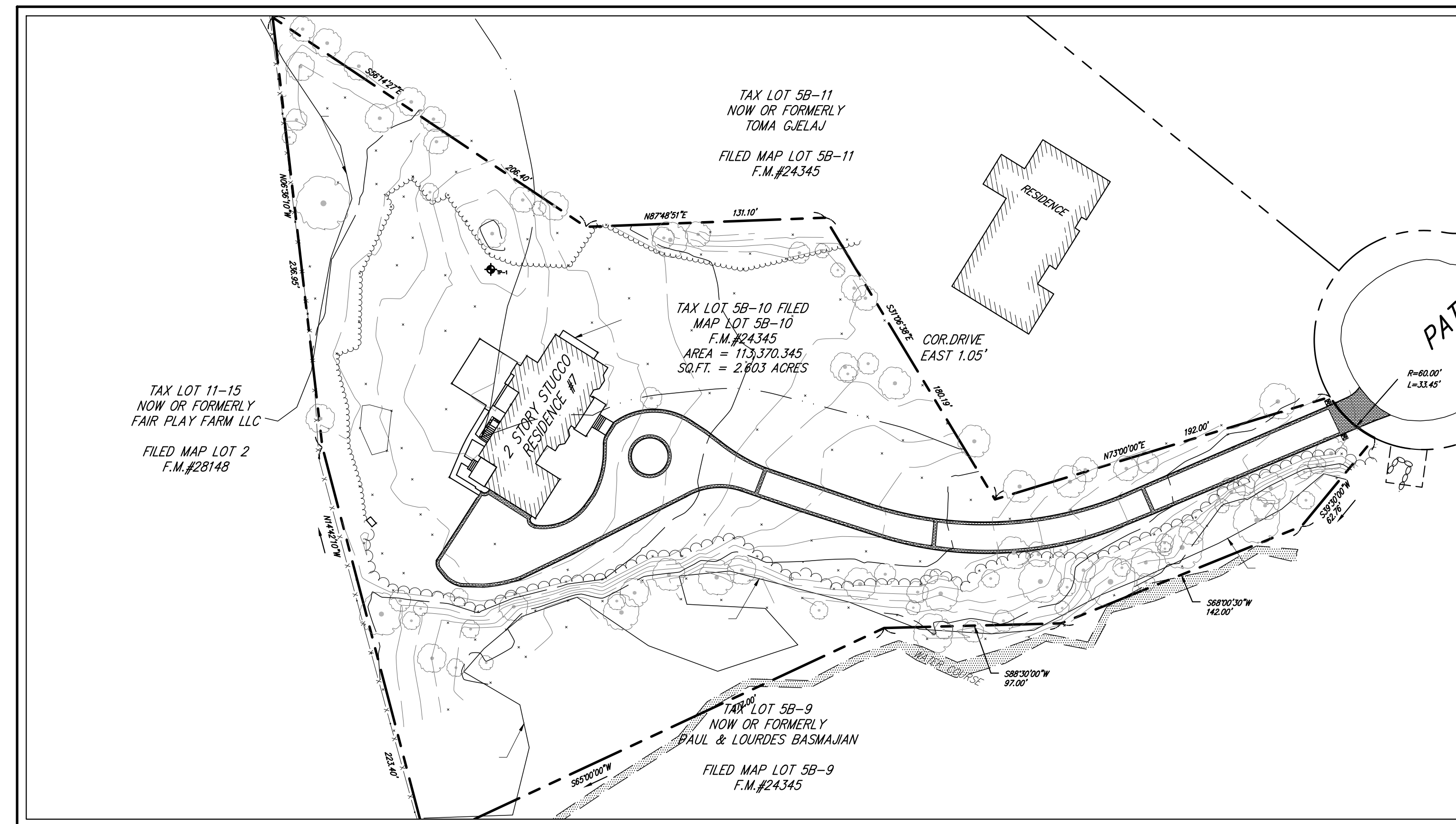
JMC Site Planner, Civil & Traffic Engineer,
Surveyor and Landscape Architect:
120 BEDFORD ROAD
ARMONK, NY 10504
(914) 273-5225

Architect:

CARDARELLI DESIGN & ARCHITECTURE
267 KNOLLWOOD ROAD, SUITE #202
WHITE PLAINS, NY 10607
(914) 437-9554

Surveyor:

TC MERRITTS LAND SURVEYORS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570
(914) 769-8003



JMC Drawing List:

- C-000 COVER SHEET
- C-010 EXISTING CONDITIONS PLAN
- C-100 LAYOUT PLAN
- C-200 UTILITIES GRADING S&E PLAN
- C-900 CONSTRUCTION DETAILS
- C-901 CONSTRUCTION DETAILS
- C-902 CONSTRUCTION DETAILS
- L-100 LANDSCAPE PLAN

DESCRIPTION	REQUIRED/ PERMITTED	EXISTING	PROPOSED
MINIMUM LOT AREA (S.F./ACRES)	87,120/2	113,370/2.6	113,370/2.6
MINIMUM LOT FRONTAGE (FEET)	150	51 ⁽⁹⁾	51 ⁽⁹⁾
MINIMUM LOT WIDTH (FEET)	150	±325	±325
MINIMUM LOT DEPTH (FEET)	150	±280	±280
PRINCIPAL BUILDING MINIMUM YARDS (FEET) (MAIN HOUSE)			
FRONT	50	±90	UNCHANGED
SIDE	30	±34	UNCHANGED
REAR	50	±78	UNCHANGED
ACCESSORY BUILDING MINIMUM YARDS (FEET) (POOL HOUSE)			
FRONT	50	N/A	454
SIDE	30	N/A	35
REAR	50	N/A	69
MAXIMUM BUILDING COVERAGE (%) ⁽⁸⁾	8	4.5	5.0
MAXIMUM BUILDING HEIGHT	30	±25	UNCHANGED

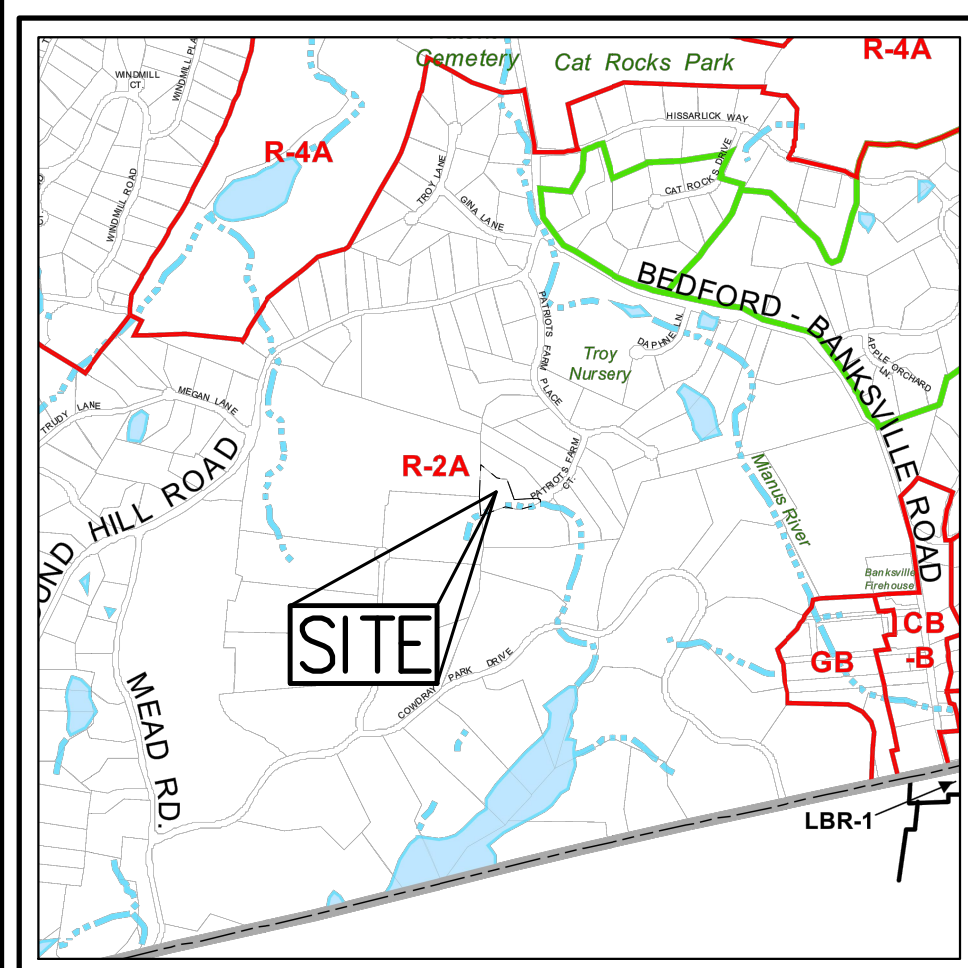
⁽⁸⁾ EXISTING NON-CONFORMING.
⁽⁹⁾ REFER TO FLOOR AREA RATIO TABLE ON THIS SHEET.

COVERAGE TYPE	EXISTING LOT (SF)	PROPOSED CHANGES (SF)	TOTAL (SF)
PRINCIPAL BUILDING	3,337.29	0.00	3,337.29
ACCESSORY BUILDING	0.00	+500.00 +474	500.00 474
DECKS	0.00	0.00	0.00
PORCHES	282.60	0.00	282.60
DRIVEWAYS, PARKING AREAS, WALKWAYS	12,168.75	-879.59	11,289.15
TERRACES	729.78	+1,700.01 +1608	2,430.79 2,338
TENNIS COURT/POOL/MECHANICAL EQUIPMENT	101.81	+824.27 +919	926.08 1,021
ALL OTHER STRUCTURES	0.00	0.00	0.00
OVERALL TOTAL (SF) = 18,773.91 = 18,742			

⁽⁹⁾ MAXIMUM PERMITTED GROSS LAND COVERAGE PER SECTION 355-26.C IS 18,928.75 SF, BASED ON LOT SIZE AND DISTANCE PRINCIPAL HOME IS BEYOND MINIMUM FRONT YARD SETBACK.

COVERAGE TYPE	EXISTING LOT (SF)	PROPOSED CHANGES (SF)	TOTAL (SF)
FIRST FLOOR	2,650	0	2,650
SECOND FLOOR	1,102	0	1,102
GARAGE	736	0	736
ENCLOSED PORCHES	129	0	129
BASMENT	540	0	540
ATTIC	0	0	0
ACCESSORY BUILDINGS	0	+500 +474	500 474
OVERALL TOTAL (SF) = 6,667 = 5,631			

⁽⁹⁾ MAXIMUM PERMITTED FLOOR AREA PER SECTION 355-26.B IS 11,172 SF, BASED ON LOT SIZE.



---	SITE PROPERTY LINE
---	ZONING BOUNDARY
---	LOT LINE
---	RIVER
---	R-2A RESIDENTIAL 2 ACRE
---	R-4A RESIDENTIAL 4 ACRE

GENERAL CONSTRUCTION NOTES APPLY TO ALL WORK HEREIN:

- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CALL 811 "DIG SAFELY" (1-800-962-7962) TO HAVE UNDERGROUND UTILITIES LOCATED. EXPLORATORY EXCAVATIONS SHALL COMPLY WITH CODE 753 REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL ALL THE OPERATORS HAVE NOTIFIED THE CONTRACTOR THAT THEIR UTILITIES HAVE BEEN LOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE UNDERGROUND AND SURFACE UTILITIES AND STRUCTURES AT OR ADJACENT TO THE SITE OF CONSTRUCTION, INsofar AS THEY MAY BE ENDANGERED BY THE CONTRACTOR'S OPERATIONS. THIS SHALL HOLD TRUE WHETHER OR NOT THEY ARE SHOWN ON THE CONTRACT DRAWINGS. IF THEY ARE SHOWN ON THE DRAWINGS, THEIR LOCATIONS ARE NOT GUARANTEED EVEN THOUGH THE INFORMATION WAS OBTAINED FROM THE BEST AVAILABLE SOURCES, AND IN ANY EVENT, OTHER UTILITIES ON THESE PLANS MAY BE ENCOUNTERED IN THE FIELD. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, IMMEDIATELY REPAIR OR REPLACE ANY STRUCTURES OR UTILITIES THAT HE DAMAGES, AND SHALL CONSTANTLY PROCEED WITH CAUTION TO PREVENT UNDUE INTERRUPTION OF UTILITY SERVICE.
- CONTRACTOR SHALL HAND DIG TEST PITS TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL VERIFY EXISTING UTILITIES DEPTHS AND ADVISE OF ANY CONFLICTS WITH PROPOSED UTILITIES. IF CONFLICTS ARE PRESENT, THE OWNER'S FIELD REPRESENTATIVE, JMC, PLLC AND THE APPLICABLE MUNICIPALITY OR AGENCY SHALL BE NOTIFIED IN WRITING. THE EXISTING/PROPOSED UTILITIES RELOCATION SHALL BE DESIGNED BY JMC, PLLC.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL LOCAL PERMITS REQUIRED.
- ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND REGULATIONS. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL SAFETY CODES. APPLICABLE SAFETY CODES MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS, AND ADDITIONS THERETO, TO THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S OCCUPATIONAL SAFETY AND HEALTH STANDARDS (OSHA), AND APPLICABLE SAFETY, HEALTH REGULATIONS AND BUILDING CODES FOR CONSTRUCTION IN THE STATE OF NEW YORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GUARDING AND PROTECTING ALL OPEN EXCAVATIONS IN ACCORDANCE WITH THE PROVISION OF SECTION 107-05 (SAFETY AND HEALTH REQUIREMENTS) OF THE NYS DOT STANDARD SPECIFICATIONS. IF THE CONTRACTOR PERFORMS ANY HAZARDOUS CONSTRUCTION PRACTICES, ALL OPERATIONS IN THE AFFECTED AREA SHALL BE DISCONTINUED AND IMMEDIATE ACTION SHALL BE TAKEN TO CORRECT THE SITUATION TO THE SATISFACTION OF THE APPROVAL AUTHORITY HAVING JURISDICTION.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES AFFECTED BY THE SCOPE OF WORK SHOWN HEREON AT ALL TIMES TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE. RAMPING CONSTRUCTION TO PROVIDE ACCESS MAY BE CONSTRUCTED WITH SUBBASE MATERIAL EXCEPT THAT TEMPORARY ASPHALT CONCRETE SHALL BE PLACED AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE PEDESTRIAN ACCESS AT ALL TIMES.
- CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF EXISTING PAVEMENT TO REMAIN.

AREA MAP
SCALE: 1"=50'

SUBSURFACE UTILITY LOCATIONS ARE BASED ON A COMPILATION OF FIELD EVIDENCE, AVAILABLE RECORD PLANS AND/OR UTILITY MARK-OUTS. THE LOCATION OR COMPLETENESS OF UNDERGROUND INFORMATION CANNOT BE GUARANTEED. VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION.



APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED 12/10/18

CHRISTOPHER CARTHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD
ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION

JOSEPH M. CERMELE, PE
KELLARD SESSIONS CONSULTING
CONSULTING TOWN ENGINEERS

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

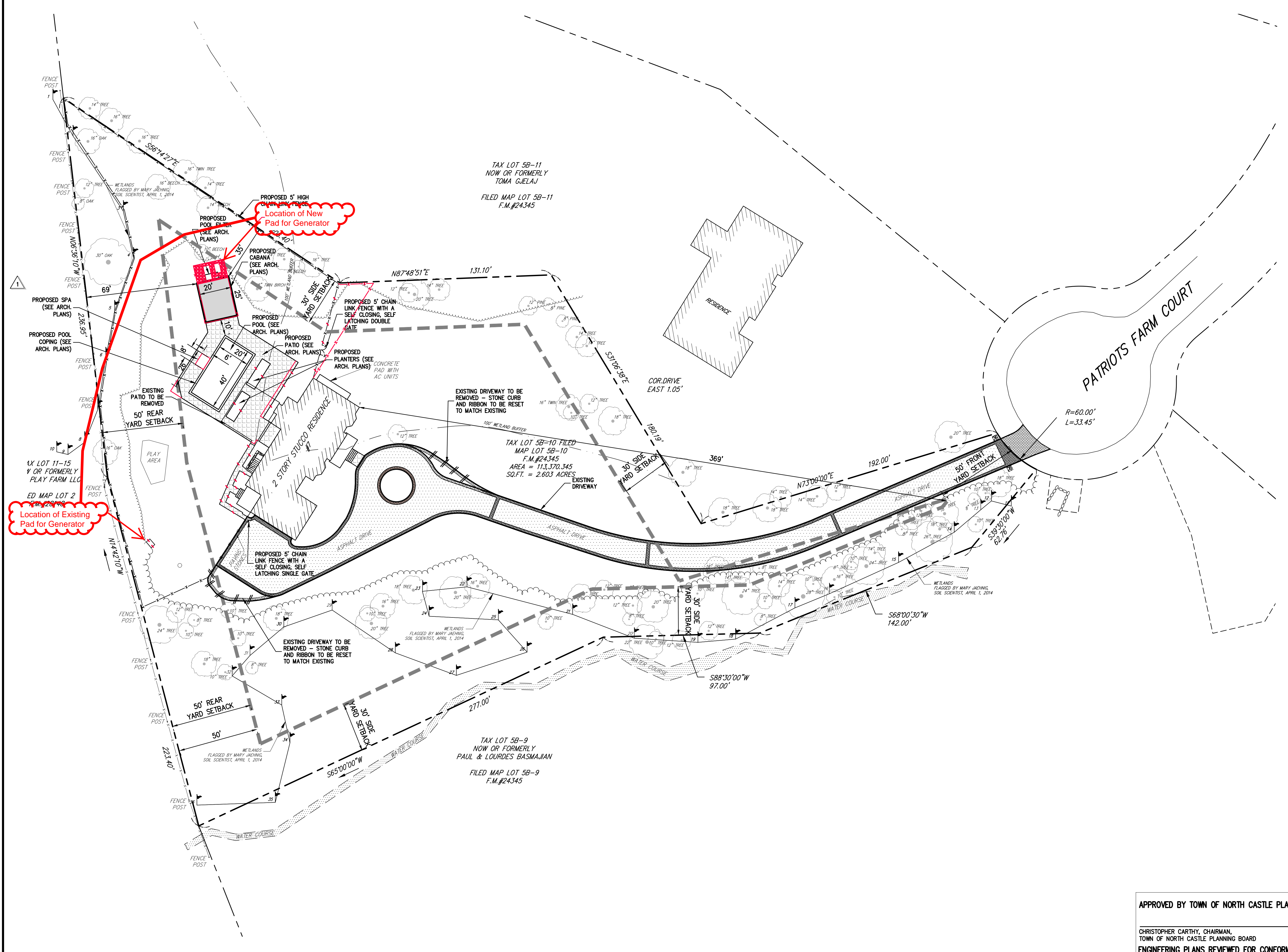
No.	Revision	Date	By

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcp LLC.com

Drawn: AH Approved: JAR
Scale: NOT TO SCALE
Date: 10/05/2020
Project No: 18101
811-COVER-revised COVER COVER.scr
Drawing No: AB-000

Previous Editions Obsolete

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LEGEND

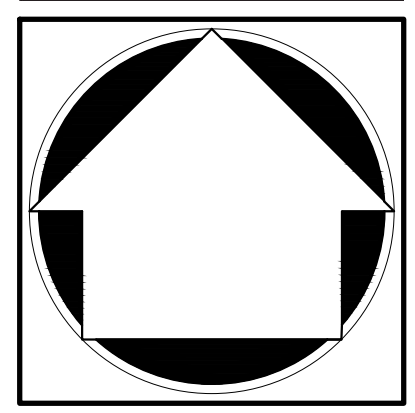
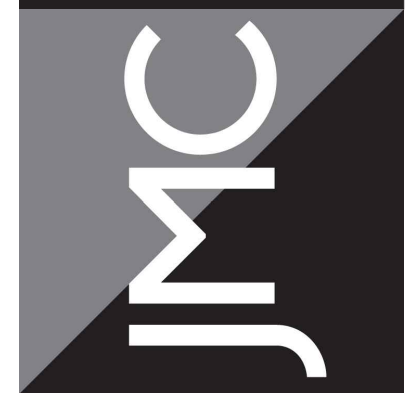
- EXISTING PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - EXISTING WETLAND LINE AND DELINEATION
- - - EXISTING WETLAND BUFFER
- - - EXISTING BUILDING OVERHANG
- - - EXISTING PAVEMENT EDGE
- - - EXISTING CURB LINE
- - - EXISTING CONTOUR
- - - EXISTING INDEX CONTOUR
- - - EXISTING FENCE
- - - EXISTING STONE WALL
- - - EXISTING TREE AND DESIGNATION
- - - EXISTING TREE LINE
- - - EXISTING STORM DRAIN LINE AND SIZE
- - - PROPOSED BUILDING LINE
- - - PROPOSED CONCRETE CURB
- - - EXISTING HEAVY DUTY PAVEMENT
- - - EXISTING FEATURE TO BE REMOVED

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHY OF PROPERTY PREPARED FOR PAOLO CARDARELLI AND JACQUELINE MONACO," PREPARED BY TC MERRITTS LAND SURVEYORS, DATED 04/03/2014, LAST REVISED 11/20/2017.

OWNERS/APPLICANT
PAOLO CARDARELLI
 7 PATRIOTS FARM COURT
 TOWN OF NORTH CASTLE, NY 10504
 ARCHITECT: **CARDARELLI DESIGN & ARCHITECTURE, P.C.**
 297 KNOLLWOOD ROAD, SUITE 202
 CITY OF WHITE PLAINS, NY 10607

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
 JMC Site Development Consultants, LLC
 John Meyer Consulting, Inc.
 120 BEDFORD ROAD - ARMONK, NY 10504
 voice 914.273.5225 - fax 914.273.2102
 www.jmcplc.com



LAYOUT PLAN
(AS-BUILT)
POOL HOUSE
 7 PATRIOTS FARM COURT
 TOWN OF NORTH CASTLE, NY 10504

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED 12/10/18

CHRISTOPHER CARTHY, CHAIRMAN,
 TOWN OF NORTH CASTLE PLANNING BOARD
 ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION
 JOSEPH M. CERMELE, PE
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No.	Revision	Date	By

Drawn: AH Approved: JAR
 Scale: 1" = 30'
 Date: 10/05/2020
 Project No: 18101
 880-SITE-plan LAY LAY.scx
 Drawing No:
AB-100

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