



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 x43
Fax: (914) 273-3554
www.northcastleny.com

RESIDENTIAL PROJECT REVIEW COMMITTEE (RPRC) PROCEDURES

The RPRC was created to streamline the residential review process and quickly reviews all residential projects. Projects determined to have no impact are permitted to apply to the Building Department while more complicated projects are directed to the appropriate review board(s).

THE RPRC reviews all applications for residential permits (including, but not limited to, buildings permits, steep slope permits, wetlands permits and pool permits), but excluding permits only relating to interior alterations/renovations.

To get on an RPRC agenda you must submit a single PDF file containing the following to the Planning Department:

1. Complete all items on the RPRC checklist
2. RPRC Application fee. Check made payable to: Town of North Castle.
3. Floor Area and Gross Land Coverage work sheets (with backup information)
4. Plans for your project according the RPRC Checklist
5. Submit one single PDF file containing all information listed above to the Planning Department:
planning@northcastleny.com.

Once your application has been submitted, you may follow your application on the RPRC webpage located at <http://www.northcastleny.com/residential-project-review-committee-rprc>

Determination Letters are posted on the website (click on determination letters, find the date of your meeting and click on the name of your project - Letters are posted the day after the meeting, typically by 1 :00 p.m.)



**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: Barbara Cagliostro - Rebuild existing rock wall on property w/ fenc

Initial Submittal Revised Preliminary

Street Location: 698 Bedford Road - Rt. 22

Zoning District: _____ Property Acreage: 2.7 Tax Map Parcel ID: Section 95.03 Block 1 Lot 77

Date: Barbara Cagliostro

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: Barbara Cagliostro Date: 10-2-2020

Tax Map Designation or Proposed Lot No.: Section 95.03 Block 1 Lot 77

Gross Lot Coverage

1. Total lot Area (Net Lot Area for Lots Created After 12/13/06): _____
2. **Maximum** permitted gross land coverage (per Section 355-26.C(1)(b)): _____
3. **BONUS** maximum gross land cover (per Section 355-26.C(1)(b)): _____
 Distance principal home is beyond minimum front yard setback
 _____ x 10 = _____
4. **TOTAL Maximum Permitted gross land coverage** = Sum of lines 2 and 3 _____
5. Amount of lot area covered by **principal building**:
 _____ existing + _____ proposed = _____
6. Amount of lot area covered by **accessory buildings**:
 _____ existing + _____ proposed = _____
7. Amount of lot area covered by **decks**:
 _____ existing + _____ proposed = _____
8. Amount of lot area covered by **porches**:
 _____ existing + _____ proposed = _____
9. Amount of lot area covered by **driveway, parking areas and walkways**:
 _____ existing + _____ proposed = _____
10. Amount of lot area covered by **terraces**:
 _____ existing + _____ proposed = na
11. Amount of lot area covered by **tennis court, pool and mechanical equip**:
 _____ existing + _____ proposed = na
12. Amount of lot area covered by **all other structures**:
 _____ existing + _____ proposed = _____
13. Proposed **gross land coverage**: Total of Lines 5 – 12 = _____

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.

Barbara Cagliostro
 Signature and Seal of Professional Preparing Worksheet

10-4-2020
 Date



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

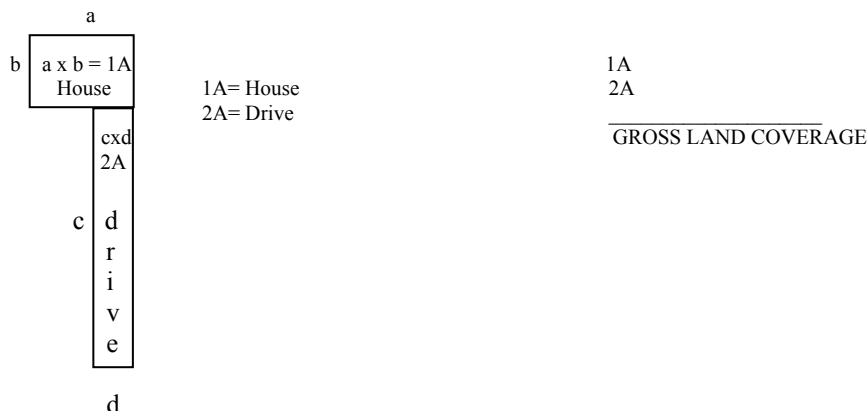
PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

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

GROSS LAND COVERAGE WORKSHEET

The following format is to be used for all applications for the purpose of demonstrating the gross land coverage of a property as necessary to show compliance with gross land coverage limitations of the Town Code.

1. Scaled worksheets are to be prepared based upon a site plan which represents existing or proposed conditions as applicable to the particular circumstances of the approval being sought. All site plans and worksheets are required to be prepared by a licensed or registered professional in the State of New York.
2. Each component of the gross land coverage is to be divided into simple polygons (squares, rectangles, etc.) each being drawn on the plan. The area of each polygon is to be shown by providing the dimensions and resulting area measurement. Each polygon is to be assigned an identifying label for reference purposes.
3. A summary table for each component is to be completed. The area of each polygon is to be listed by reference label then added, resulting in the gross land coverage for the entire site.
4. Any exception of land coverage from the gross land coverage must be identified on the floor plans and summary tables. The rationale for any exception must accompany the floor area worksheets.
5. A schematic illustration of the format is shown below



LOT AREA, NET – Lot area minus seventy five (75) percent of the area of any wetlands, waterbodies and, watercourses, but excluding any adjacent areas, all as defined in Chapter 209 Wetlands and Drainage, of the Town Code, and the area of any steep slopes, as defined Chapter 213, except that in the case of one-family lots, the deduction for steep slopes shall be only fifty (50) percent.

Lot Size	Maximum Permitted Gross Land Coverage for One-Family Dwelling Lots ¹ (square feet)
Less than 5,000 square feet	50% of the lot area
5,000 to 9,999 square feet	2,500 plus 30% of the lot area in excess of 5,000 square feet
10,000 to 14,999 square feet	4,000 plus 24% of the lot area in excess of 10,000 square feet
15,000 square feet to 0.499 acres	5,200 plus 18% of the lot area in excess of 15,000 square feet
0.5 to 0.749 acres	6,420 plus 15% of the lot area in excess of 0.5 acres
0.75 to 0.999 acres	8,050 plus 12% of the lot area in excess of 0.75 acres
1.0 to 1.999 acres	9,350 plus 9% of the lot area in excess of 1.0 acres
2.0 acres or more	13,270 plus 7.5% of the lot area in excess of 2.0 acres

*Permitted gross land coverage limitations for two-family dwelling lots in the R-2F District shall be twenty five (25) percent greater than that permitted for one-family dwelling lots.

NOTWITHSTANDING ABOVE LIMITATIONS, AN ADDITIONAL 10 SQUARE FEET OF GROSS LAND COVERAGE SHALL BE PERMITTED FOR EACH ONE FOOT OF FRONT YARD SETBACK OF THE PRINCIPAL DWELLING IN EXCESS OF THE MINIMUM FRONT YARD SETBACK REQUIRED.



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: Barbara Cagliostro Date: _____

Tax Map Designation or Proposed Lot No.: Section 95.03 Block 1 Lot 77

Floor Area

1. Total Lot Area (Net Lot Area for Lots Created After 12/13/06): _____
2. **Maximum** permitted floor area (per Section 355-26.B(4)): _____
3. Amount of floor area contained within first floor:
 - _____ existing + _____ proposed = _____
4. Amount of floor area contained within second floor:
 - _____ existing + _____ proposed = _____
5. Amount of floor area contained within garage:
 - _____ existing + _____ proposed = _____
6. Amount of floor area contained within porches capable of being enclosed:
 - _____ existing + _____ proposed = _____
7. Amount of floor area contained within basement (if applicable – see definition):
 - _____ existing + _____ proposed = _____ na
8. Amount of floor area contained within attic (if applicable – see definition):
 - _____ existing + _____ proposed = _____ na
9. Amount of floor area contained within all accessory buildings:
 - _____ existing + _____ proposed = _____
10. Proposed **floor area**: Total of Lines 3 – 9 = _____

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

10-4-2020

 Date



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

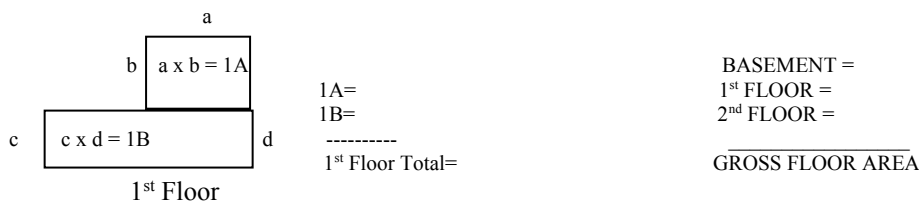
PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

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Fax: (914) 273-3554
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GROSS FLOOR AREA WORKSHEET

The following format is to be used for all applications for the purpose of demonstrating the gross floor area of a building or group of buildings as necessary to show compliance with a building or group of buildings as necessary to show compliance with floor area limitations of the Town Code or as otherwise necessary to illustrate the intended or potential use of a structure.

1. Scaled worksheets are to be prepared based upon floor plans which represent existing or proposed conditions as applicable to the particular circumstances of the approval being sought. All floor plans and worksheets are required to be prepared by a licensed or registered professional in the State of New York.
2. The floor area of each floor is to be divided into simple polygons (squares, rectangles, etc.) each being drawn on the plan. The area of each polygon is to be shown by providing the dimensions and resulting area measurement. Each polygon is to be assigned an identifying label for reference purposes.
3. A summary table for each floor is to be completed. The area of each polygon is to be listed by reference label then added, resulting in the floor area for the entire floor.
4. A similar summary table is to be provided listing the total floor area of each floor within the resulting floor area of each building.
5. Any exception of floor area from the gross floor area must be identified on the floor plans and summary tables. The rationale for any exception must accompany the floor area worksheets.
6. A schematic illustration of the format is shown below.



LOT AREA, NET – Lot area minus seventy five (75) percent of the area of any wetlands, waterbodies and, watercourses, but excluding any adjacent areas, all as defined in Chapter 209 Wetlands and Drainage, of the Town Code, and the area of any steep slopes, as defined Chapter 213, except that in the case of one-family lots, the deduction for steep slopes shall be only fifty (50) percent.

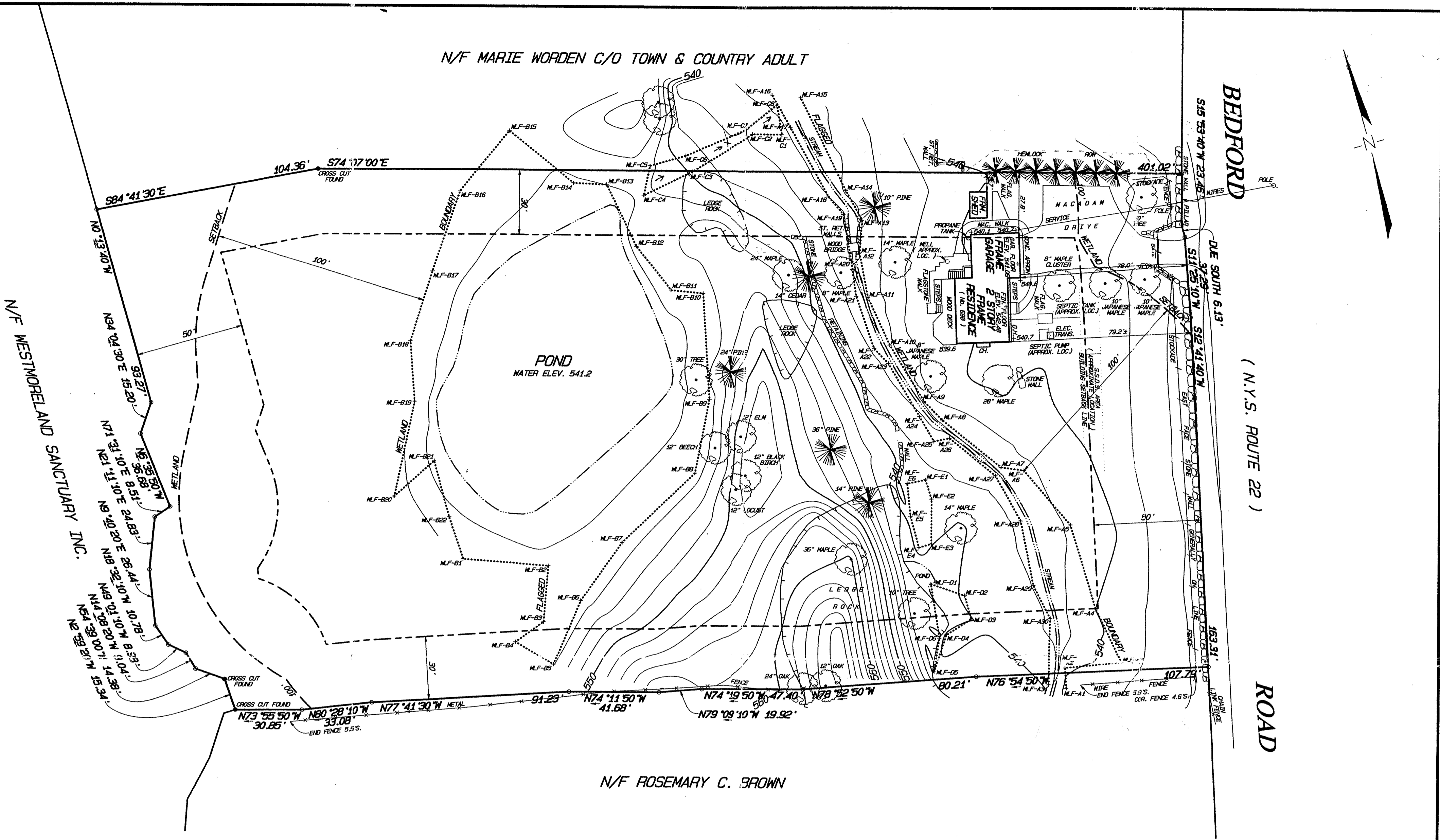
FLOOR AREA, GROSS -- The sum of the horizontal areas of the several stories of the building or buildings, excluding any floor area used for off-street parking or loading purposes (except for one- and two-family residences), measured from the exterior walls or, in the case of a common wall separating two buildings, from the center line of such a common wall, and including any two-story or any enclosed porch, or one having a roof and capable of being enclosed. See the definition of "basement" for exclusion of basement/mechanical areas in nonresidential buildings from "floor area, gross." For one- and two-family residences, any attic space with a floor to ceiling height of 7.5 feet or greater shall be included as part of gross floor area, as shall those portions of any basement with a floor to ceiling height of 7.5 feet or greater if the basement is considered a "story" in accordance with one of the following three alternative measurements:

- A. Where the finished surface of the floor above the basement is more than six feet above average grade.
- B. Where the finished surface of the floor above the basement is more than six feet above the finished ground level for more than 50% of the total building perimeter.
- C. Where the finished surface of the floor above the basement is more than 12 feet above the finished ground level at any point along the building perimeter.

Lot Size	Maximum Permitted Gross Floor Area for One-Family Dwellings and Accessory Buildings ¹ (square feet)
Less than 5,000 square feet	1,875 or 50% of the lot area, whichever is greater
5,000 to 9,999 square feet	2,500 plus 25% of the lot area in excess of 5,000 square feet
10,000 to 14,999 square feet	3,750 plus 20% of the lot area in excess of 10,000 square feet
15,000 square feet to 0.499 acres	4,750 plus 15% of the lot area in excess of 15,000 square feet
0.5 to 0.749 acres	5,768 plus 10% of the lot area in excess of 0.5 acres
0.75 to 0.999 acres	6,856 plus 8% of the lot area in excess of 0.75 acres
1.0 to 1.499 acres	7,727 plus 6% of the lot area in excess of 1.0 acres
1.5 to 1.999 acres	9,034 plus 5% of the lot area in excess of 1.5 acres
2.0 to 3.999 acres	10,122 plus 4% of the lot area in excess of 2.0 acres
4.0 acres or more	13,607 plus 3% of the lot area in excess of 4.0 acres

*Permitted gross floor area for two-family dwellings in the R-2F District shall be one-third (1/3) greater than that permitted for one-family dwellings.

N/F MARIE WORDEN C/O TOWN & COUNTRY ADULT



N/F WESTMORELAND SANCTUARY INC.

BEDFORD

(N.Y.S. ROUTE 22)

ROAD

N/F ROSEMARY C. BROWN

ADDITIONAL LOCATION: JUNE 21, 2004
 MAP REVISED: JUNE 22, 2004
 SURVEYED: JUNE 8, 2004
 MAP PREPARED: JUNE 9, 2004

Notes:

- 1) Elevations shown hereon are generally in accordance with U.S.G.S. Datum.
- 2) Additional underground easements, utilities or structures, etc. other than those shown hereon may be encountered.
- 3) The subsurface information shown hereon, if any, is not guaranteed as to accuracy or completeness and should be verified by the contractor before any excavation.

Area = 2.689 Acres.
 Tax Identification: Section 2 Block 10 Lot 7A.
 Town Zoning designation: R2A.

In accordance with the existing Code of Practice for Land Surveys as adopted by The New York State Association of Professional Land Surveyors, Inc.

Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

All certifications are valid for this map and copies thereof only if said map or copies bear the impressed seal of the surveyor whose signature appears hereon.

The location of underground improvements or encroachments hereon, if any exist, are not certified or shown.

Flagged Wetland Boundary shown hereon delineated by Paul J. Jaehrig, Wetlands and Soils Consulting May 17, 2004.

Separate Sewage Disposal System shown hereon taken from Town of North Castle Septic Permit No. A6-558 dated July 22, 1953 and Septic Tank and Pump shown as per paint markings on ground.

Guaranteed to: Curtis Ames

BY: *Robert S. Johnson*
 NEW YORK STATE LICENSED LAND SURVEYOR NO. 50037
 ROBERT S. JOHNSON, P.L.S.

**BOUNDARY SURVEY
 AND
 TOPOGRAPHIC SURVEY
 PREPARED FOR
 CURTIS AMES**

SITUATE IN THE
 TOWN OF NORTH CASTLE
 WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 30'

H. STANLEY JOHNSON AND COMPANY
 LAND SURVEYORS, P.C.
 42 SMITH AVENUE P.O. BOX 93
 MT. KISCO, N.Y. 10549
 TEL. 914-241-3872
 FAX. 914-241-0438

ITEMS CUSTOMER IS RESPONSIBLE FOR

Above Ground

1. Poured pad or Concrete slab on Level ground – size based on size of tank* with a minimum of 4” depth.
2. 24” trench with 6” of sand at bottom and 6” of sand on top of line, then dirt after inspection.
3. Tanks are to be at least 10’ away from any source of ignition and 5’ away from any openings into the building, including basement windows.

Under Ground

1. All excavation for underground tanks, including the trench – see above for specs.
2. Tank hood MUST be 14” above the ground level.
3. Hole MUST have 6” of sand in the bottom, 6” of sand must encompass tank once approved by town.
4. The hole must be at least dept 4’6” width 4’6” and length is 12’ (500Gal) 20’ (1000Gal)

General Info

1. ALL new inside lines MUST be inspected before we can connect, by your local building inspector.
2. ALL appliances MUST be in place before final connections can be made.
3. Conversion kits should be purchased and supplied by the time of final connections.
4. ALL tanks MUST be within 100’ of driveway (safe parking area), so the tank can be filled.

*Poured pad / Concrete slab dimensions: On Level ground

120 Gallon Tank Vertical	3’ wide x 3’ length for one add 3’ for each additional tank
120 Horizontal gallon tank	4’ wide x 8’ length x 4” depth
250 Horizontal gallon tank	4’6” wide x 10’ length x 4’ depth
500 Horizontal gallon tank	4’6” x 12’ length x 4” depth
1000 Horizontal gallon tank	6’ wide x 20 length x 4” depth

Final Connections appointments all appliances need to be installed and ready to run if a tech arrives to do final connection and it is not ready an additional charge of \$149 will be billed on the return trip. Please cancel by 5pm day prior the appointment. If trenching is required the hole must be dug and sand in hole by the day of the 1st appointment.

Generator

- Battery installed, all electrical connections completed and tested, inspected by town.

Stove/Dryer

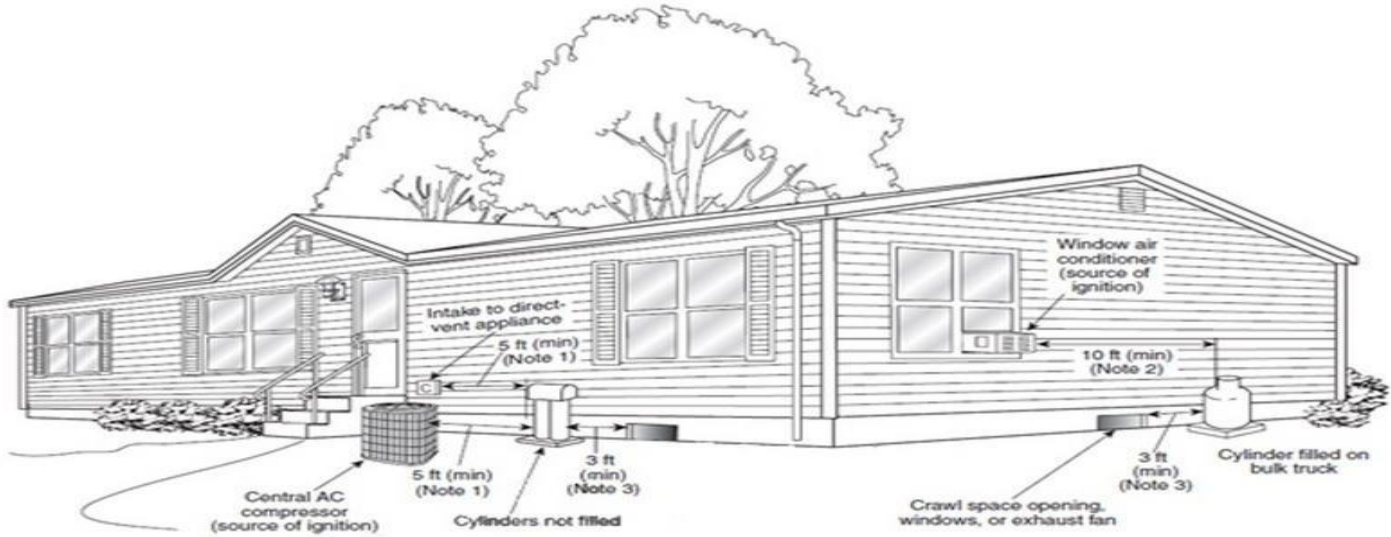
- Conversion kit, shut off, and flex connector available unless supplied by us.
- Power available for the unit
- Additional charges may occur on a conversion unless noted on proposal if appliance is not already converted.

Furnace/Pool Heater

- All electrical and plumbing connected and inspected by town as needed
- Water must be on and available to run through the unit.

It is always recommended to have the contractor on site when completing final connection so in case there is an issue they can address and save additional possible charges.

NFPA 58-2008 LP G Code Cylinder Locations



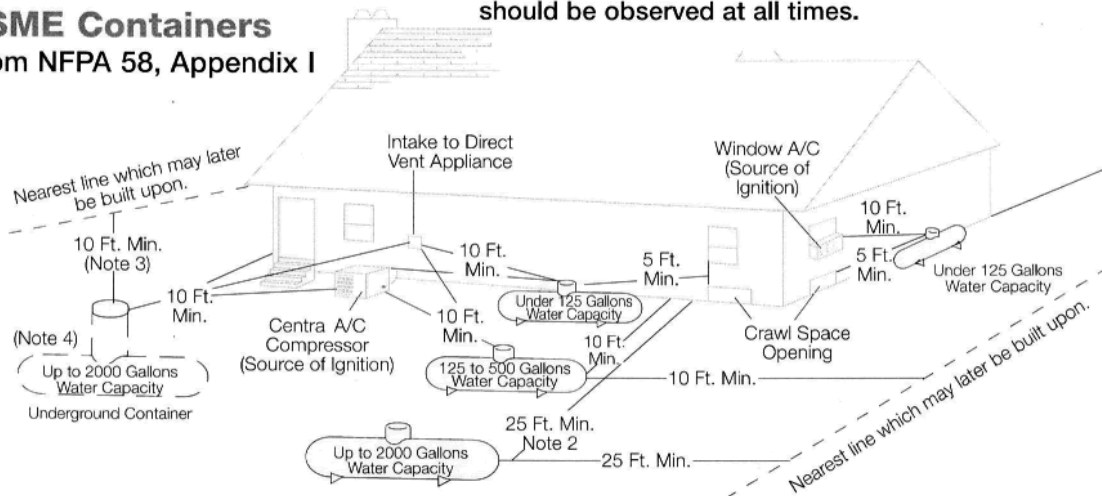
Note 1: 5 ft minimum from relief valve in any direction away from any exterior source of ignition, openings into direct-vent appliances, or mechanical ventilation air intakes. Refer to 6.3.7(2).

Note 2: If the cylinder is filled on site from a bulk truck, the filling connection and vent valve must be at least 10 ft from any exterior source of ignition, openings into direct-vent appliances, or mechanical ventilation air intakes. Refer to 6.3.10.

Note 3: Refer to 6.3.9.

Location of ASME Containers From NFPA 58, Appendix I

Federal, state, and local ordinances and regulations should be observed at all times.



Notes:

- 1) Regardless of its size, any ASME tank filled on-site must be located so that the filling connection and fixed liquid level gauge are at least 10 feet from external source of ignition (i.e. open flame, window A/C, compressor, etc.), intake to direct vented gas appliance, or intake to a mechanical ventilation system.
- 2) May be reduced to 10 feet minimum for a single container of 1200 gallons water capacity or less if it is located at least 25 feet from any other LP-Gas container of more than 125 gallons water capacity.
- 3) Minimum distances from underground containers shall be measured from the relief valve and filling or level gauge vent connection at the container, except that no part of an underground container shall be less than 10 feet from a building or line of adjoining property which may be built upon.
- 4) Where the container may be subject to abrasive action or physical damage due to vehicular traffic or other causes it must be either a) placed not less than 2 feet below grade or b) otherwise protected against such physical damage.

THIS PERMIT IS FOR A STONE WALL REBUILD/FENCE, GENERATOR AND RELOCATION OF A PROPANE TANK THAT IS NOT TO CODE – PLEASE USE THE MAPS FOR ALL THREE OF ABOVE POINTS

SPECIFIC PICTURES OF EACH ARE INCLUDED

ROCK WALL AND FENCE

1. Plan prepared by a registered architect or professional engineer – The stone wall will be rebuilt with existing stones and materials-no further details other than cement for the stone

The fence and the stone wall will not exceed the required 6 feet.

Pics of current wall and fence

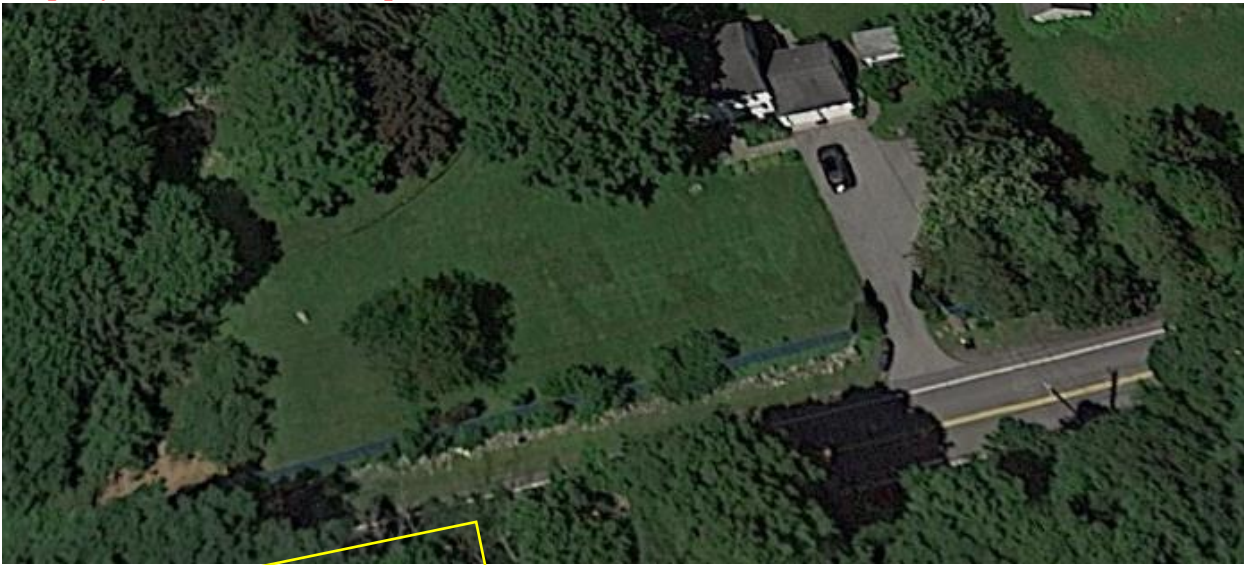


2 pics of proposed wall and fence (fence will be white)



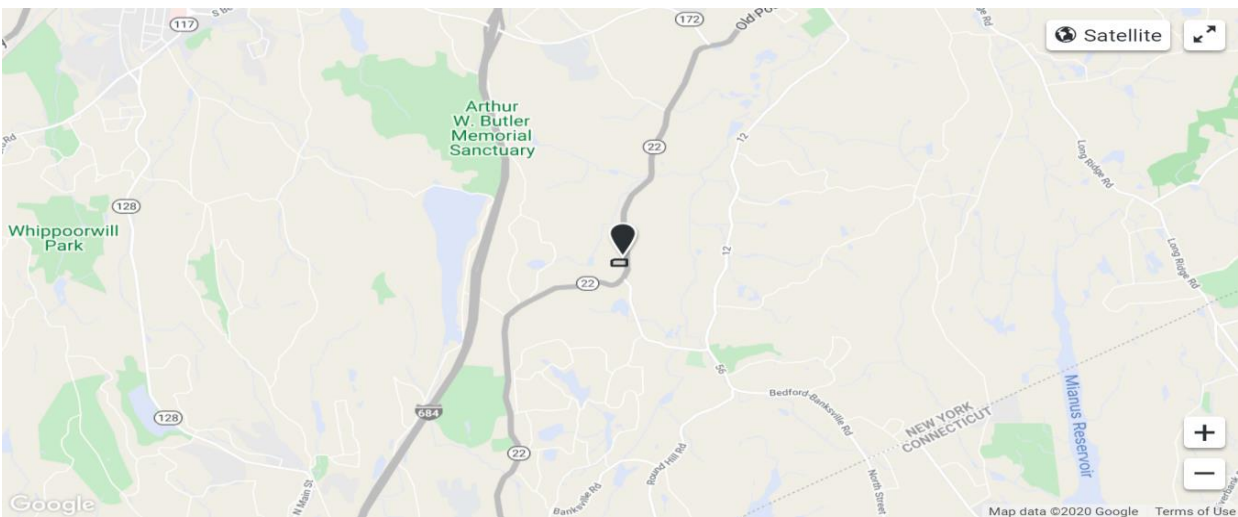
2. Aerial photo (Google Earth) showing the applicant's entire property and adjacent

Property and streets – next 2 pics



3. Map showing the applicant's entire property and adjacent properties and streets – as above

4. A locator map at a convenient scale



5. The proposed location, use and design of all buildings and structures

Rebuild existing stone wall which is falling down. Need to rebuild and put fence on top of stone wall (see current pick and proposed wall with fence) above

Existing green fence - permit on file with town – Permit # 12631 - will be removed and put on top of rebuilt wall-

Existing wall & fence-survey attached with wall highlighted



6. Existing topography and proposed grade elevations-na

7. Location of drives-na

8. Location of all existing and proposed site improvements, including drains, culverts, retaining walls and fences – location of improvement is at the front of the house along Bedford Road

9. Description of method of water supply and sewage disposal and location of such facilities-na

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

JW&P Construction LLC – Home Improvement & Landscaping 914-602-5925

Fence – Quality Fence of Peekskill – 914-374-8778

11. Submission of a Zoning Conformance Table depicting the plan's compliance with the minimum requirements of the Zoning District na

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. NA

13. If a wetlands permit is being sought, identification of the wetland and the 100-foot wetland buffer. NA this is already an existing structure

GENERATOR

A generator will be installed for safety at 698 Bedford Road in Armonk NY

It will be placed in back of the shed



Placement of
Generator if
approved

RELOCATION OF PROPANE TANK

The propane tank was filled last week by the Suburban Propane company and I was informed it is not at code-pic attached

The tank will be re-located and buried as per attached details – please let me know the additional details you may need to proceed

The Propane Tank will supply the generator and the stove



Current location of Propane tank



Underground tank placement if approved

Property line

WESTMORELAND SANCTUARY



