



**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:

Gambelli Residence

Initial Submittal Revised Preliminary

Street Location:

13 ROBERTA PLACE, NORTH WHITE PLAINS NY 10623

Zoning District: A-5 Property Acreage: _____ Tax Map Parcel ID: 122.16-3-4

Date: 11/16/2020

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
- 1. Submission of a Zoning Conformance Table depicting the plan's compliance with the minimum requirements of the Zoning District
- 2. 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.
- 3. 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: 13 ROBERTA PLACE DATE: 11/10/2020

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

APPLICANT: John G Scarlato JR Architect

ADDRESS: 33 Byram Hill Rd, Armonk, NY 10504

PHONE: (914) 273-7350 MOBILE: (914) 714-0152 EMAIL: JGScarlato@gmail.com

PROPERTY OWNER: Nanette Gambelli

ADDRESS: 13 Roberta Place, North White Plains, NY 10603

PHONE: _____ MOBILE: (914) 310-8115 EMAIL: NGambelli@prodigy.net

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.)

Replace part of existing multi level Deck at new Height.

Section IV- USE AND OCCUPANCY:

EXISTING/ CURRENT USE: 1 Family

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) \$ _____

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 John G Scarlato JR Architect 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 \$ _____, and (iv) pursuant to Penal Law 210.45, I acknowledge that a false statement made knowingly is a Class A misdemeanor.

Signature: _____ Date: _____

Sign and Affix Seal Here

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

ARCHITECT/ ENG: John G Scarlato JR Architect
ADDRESS: 33 Byram Hill Rd, Armonk, NY 10504
PHONE: (914) 273-7350 MOBILE: (914) 714-0152
EMAIL: JG Scarlato@gmail.com

CONTRACTOR: _____
ADDRESS: _____
PHONE: _____ MOBILE: _____ EMAIL: _____

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: [Signature] Date: 11/15/2020

Town of North Castle Building Department

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

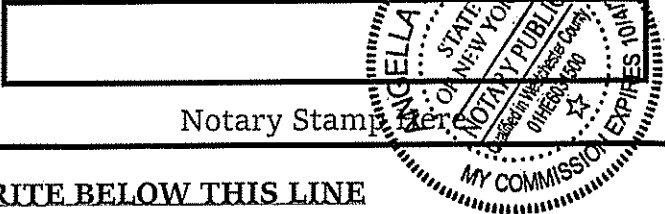
STATE OF NEW YORK }
COUNTY OF WESTCHESTER } SS:

The applicant John G Scarlato Jr Architect 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) Nanette Gambelli Owner's Signature Nanette Gambelli

Sworn to before me this 14TH day of NOVEMBER, 20 20

Notary Signature [Signature]



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

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: Gambelli Residence Date: 11/10/2020

Tax Map Designation or Proposed Lot No.: 122.16 - 3-4

Gross Lot Coverage

- | | | |
|-----|--|---------------|
| 1. | Total lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>19,166</u> |
| 2. | Maximum permitted gross land coverage (per Section 355-26.C(1)(b)): | <u>7,713</u> |
| 3. | BONUS maximum gross land cover (per Section 355-26.C(1)(b)): | |
| | Distance principal home is beyond minimum front yard setback | |
| | <u>0</u> x 10 = <u>0</u> | <u>0</u> |
| 4. | TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3 | <u>7,713</u> |
| 5. | Amount of lot area covered by principal building: | |
| | <u>994</u> existing + <u>0</u> proposed = | <u>994</u> |
| 6. | Amount of lot area covered by accessory buildings: | |
| | <u>0</u> existing + <u>0</u> proposed = | <u>0</u> |
| 7. | Amount of lot area covered by decks: | |
| | <u>728</u> existing + <u>0</u> proposed = (352 removed) | <u>728</u> |
| 8. | Amount of lot area covered by porches: | |
| | <u>224</u> existing + <u>0</u> proposed = | <u>224</u> |
| 9. | Amount of lot area covered by driveway, parking areas and walkways: | |
| | <u>1199</u> existing + _____ proposed = | <u>1199</u> |
| 10. | Amount of lot area covered by terraces: | |
| | <u>331</u> existing + <u>0</u> proposed = | <u>331</u> |
| 11. | Amount of lot area covered by tennis court, pool and mechanical equip: | |
| | <u>0</u> existing + <u>0</u> proposed = | <u>0</u> |
| 12. | Amount of lot area covered by all other structures: | |
| | <u>0</u> existing + <u>0</u> proposed = | <u>0</u> |
| 13. | Proposed gross land coverage: Total of Lines 5 – 12 = | <u>3,476</u> |

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.

Adam R. Kaufman
 Signature and Seal of Professional Preparing Worksheet

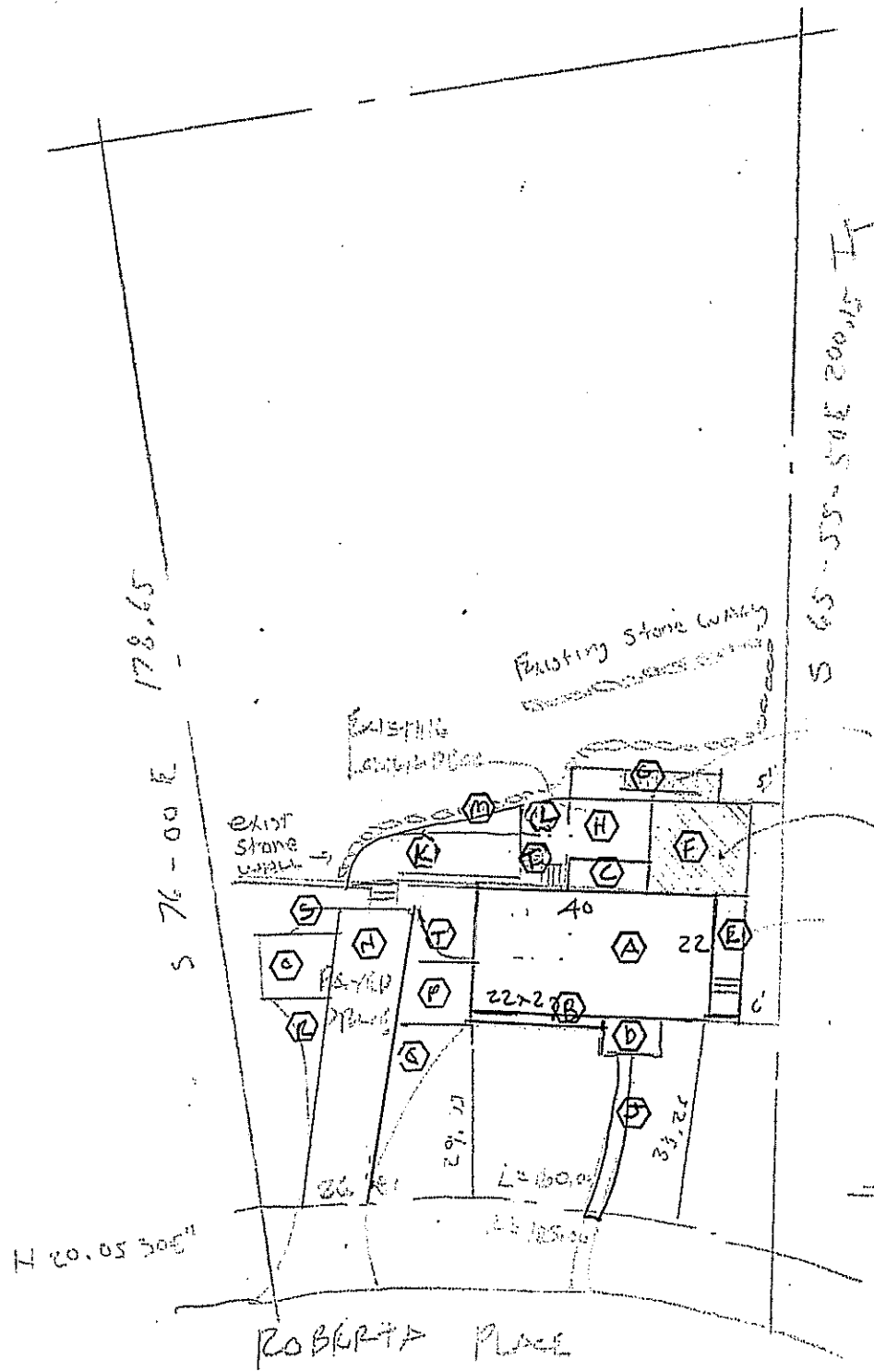
11/10/2020
 Date

Section / Block / Lot
122.10-3-4

LOT COVERAGE

| | | |
|---|--------------------|-----|
| A | 40x22 House | 880 |
| B | 2x22 House | 44 |
| C | 14x5 House | 70 |
| D | 10x6 porch | 60 |
| E | 22x5 Deck | 110 |
| F | 16x16 Deck | 256 |
| G | 4x24 Deck | 96 |
| H | 14x15 Deck | 210 |
| I | 4x14 Deck | 56 |
| J | 3x26 Walk | 78 |
| K | 28x8 patio | 224 |
| L | 6x9 patio | 54 |
| M | 21x5 1/2 patio | 53 |
| N | 12x50 Driveway | 600 |
| O | 13x11 Driveway | 143 |
| P | 10x12 Driveway | 120 |
| Q | 12x26 1/2 Driveway | 156 |
| R | 10x20 1/2 Driveway | 100 |
| S | 6x5 Driveway | 30 |
| T | 10x10 1/2 Driveway | 50 |

TOTAL LOT COVERAGE 3,390 SQ FT



PLOT PLAN

SCALE 1" = 30'-0"

NOTE: INFORMATION FROM SURVEY BY MURPHY & CO. 12/10/91

WITH SCARLETT O'NEILL ARCHITECT 33 BYRAM HILLS ARMONK, NY 10504

GAMBELLI RES 13 ROBERTA PLACE NORTH LITTLE PLAINS, NY 10603



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: Gambelli Residence Date: 11/10/2020

Tax Map Designation or Proposed Lot No.: 122.16-3-4

Floor Area

- | | | |
|-----|---|--------------------|
| 1. | Total Lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>19,166</u> |
| 2. | Maximum permitted floor area (per Section 355-26.B(4)): | <u>5,374</u> |
| 3. | Amount of floor area contained within first floor: - <u>994</u> existing + <u>0</u> proposed = | <u>994</u> |
| 4. | Amount of floor area contained within second floor: - <u>0</u> existing + <u>0</u> proposed = | <u>0</u> |
| 5. | Amount of floor area contained within garage: - <u>0</u> existing + <u>0</u> proposed = | <u>0</u> |
| 6. | Amount of floor area contained within porches capable of being enclosed: - <u>60</u> existing + <u>0</u> proposed = | <u>60</u> |
| 7. | Amount of floor area contained within basement (if applicable – see definition): - <u>924</u> existing + <u>0</u> proposed = | <u>924</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>0</u> existing + <u>0</u> proposed = | <u>0</u> |
| 10. | Proposed floor area: Total of Lines 3 – 9 = | <u>1,978</u> sq ft |

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.

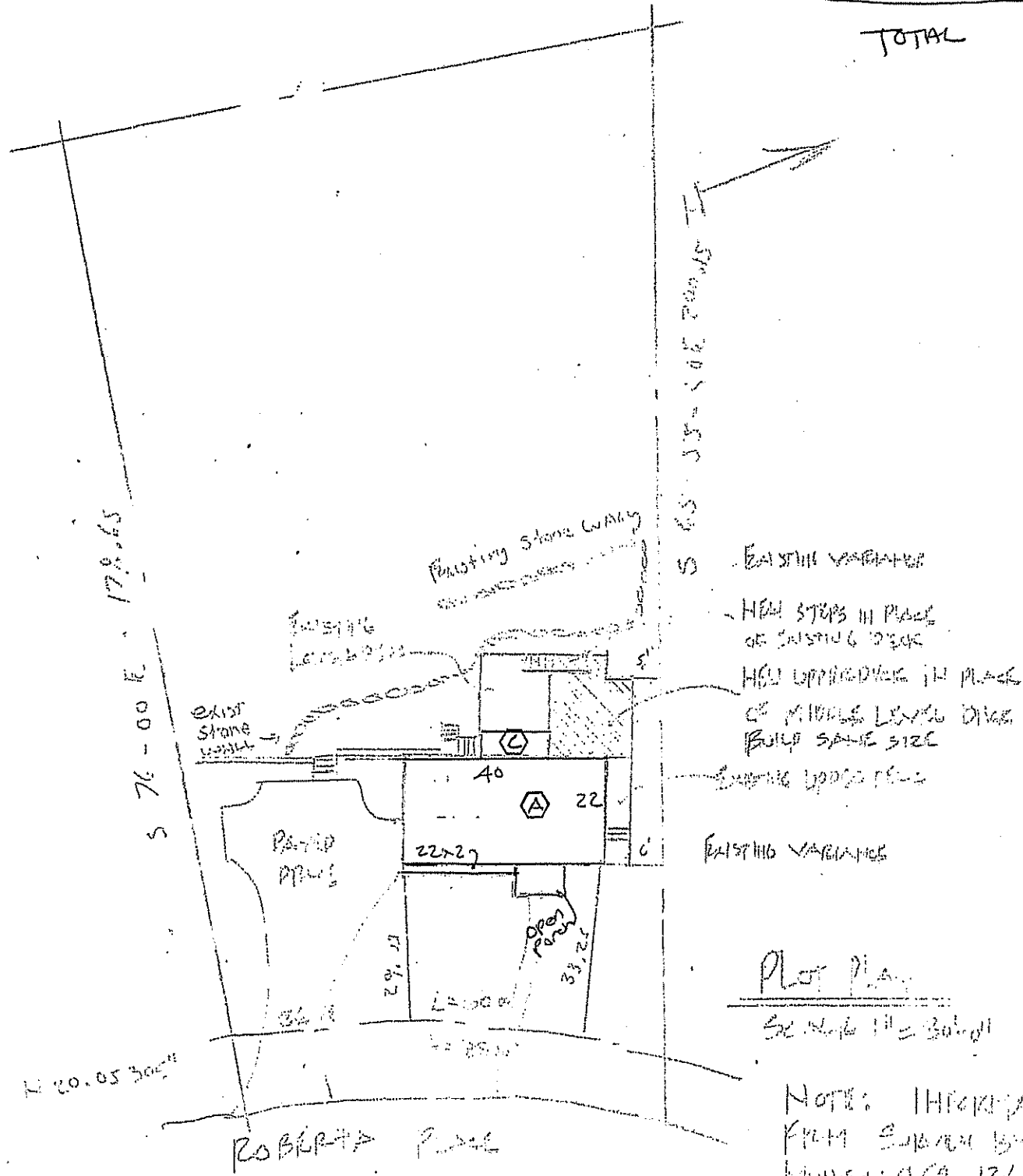

Signature and Seal of Professional Preparing Worksheet

11/10/2020
Date

Floor Area & Footprints of House

Section / Block / Lot
22. 0-3-4

| | | |
|-------|-------------|-----------|
| Ⓐ | 40x22 House | 880 sq ft |
| Ⓑ | 2x22 House | 44 sq ft |
| Ⓒ | 1x5 House | 70 sq ft |
| TOTAL | | 994 sq ft |



NOTE: THE PLAN IS FOR THE SUBMIT BY MURPHY & CO. 12/10/91

JOHN SCARFATO ARCHITECT 33 BYRAM HILLS ARCHITECTS NY 10504

GAMBELLI PLS 13 ROBERTA PLACE NORTH WHITE PLAINS, NY 10603



13 Roberta Pl

White Plains, NY 10603



Directions



Save



Nearby



Send to your phone

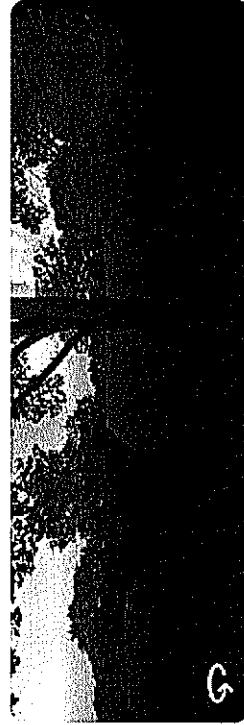


Share



366M+3R White Plains, New York

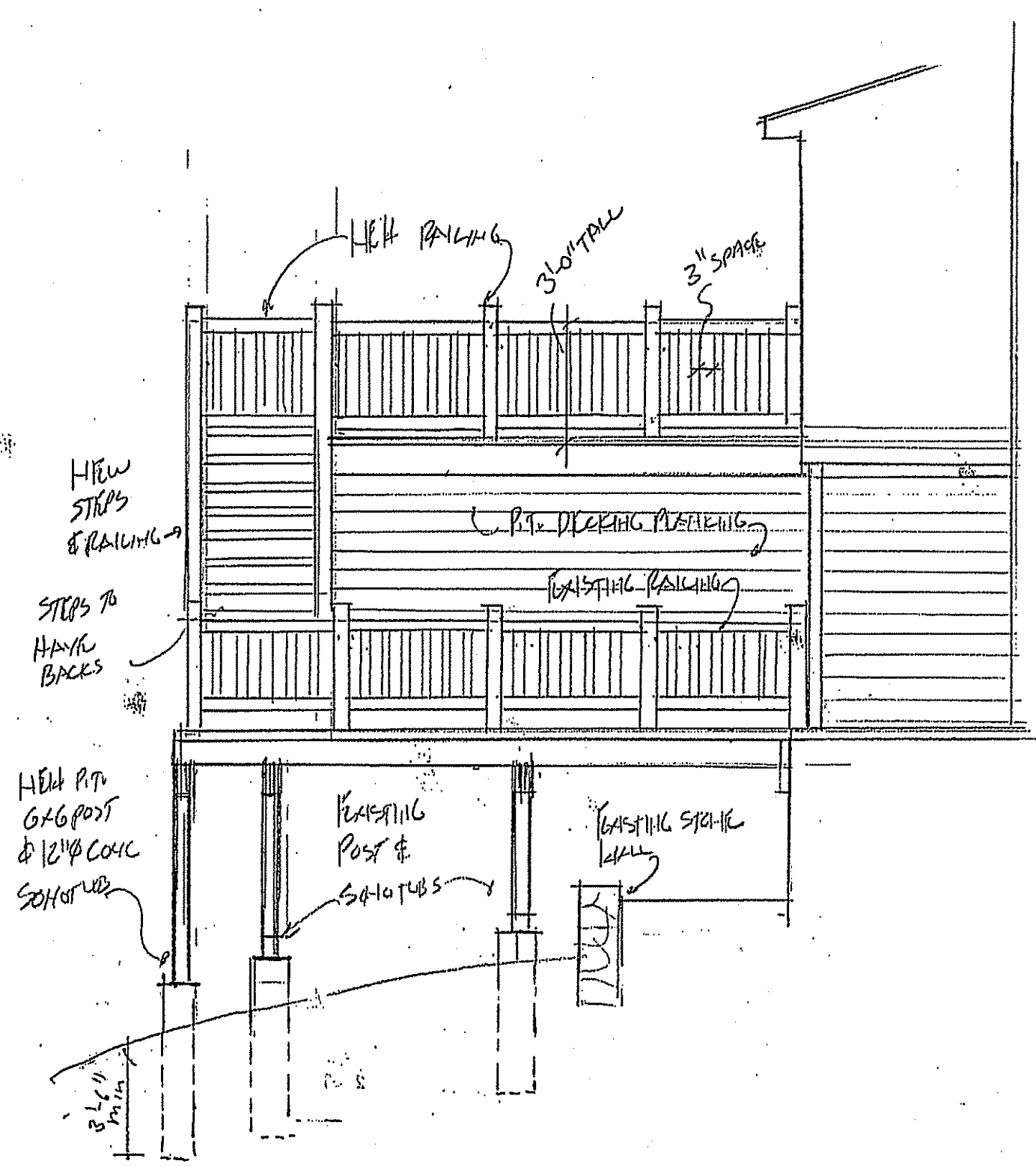
Photos



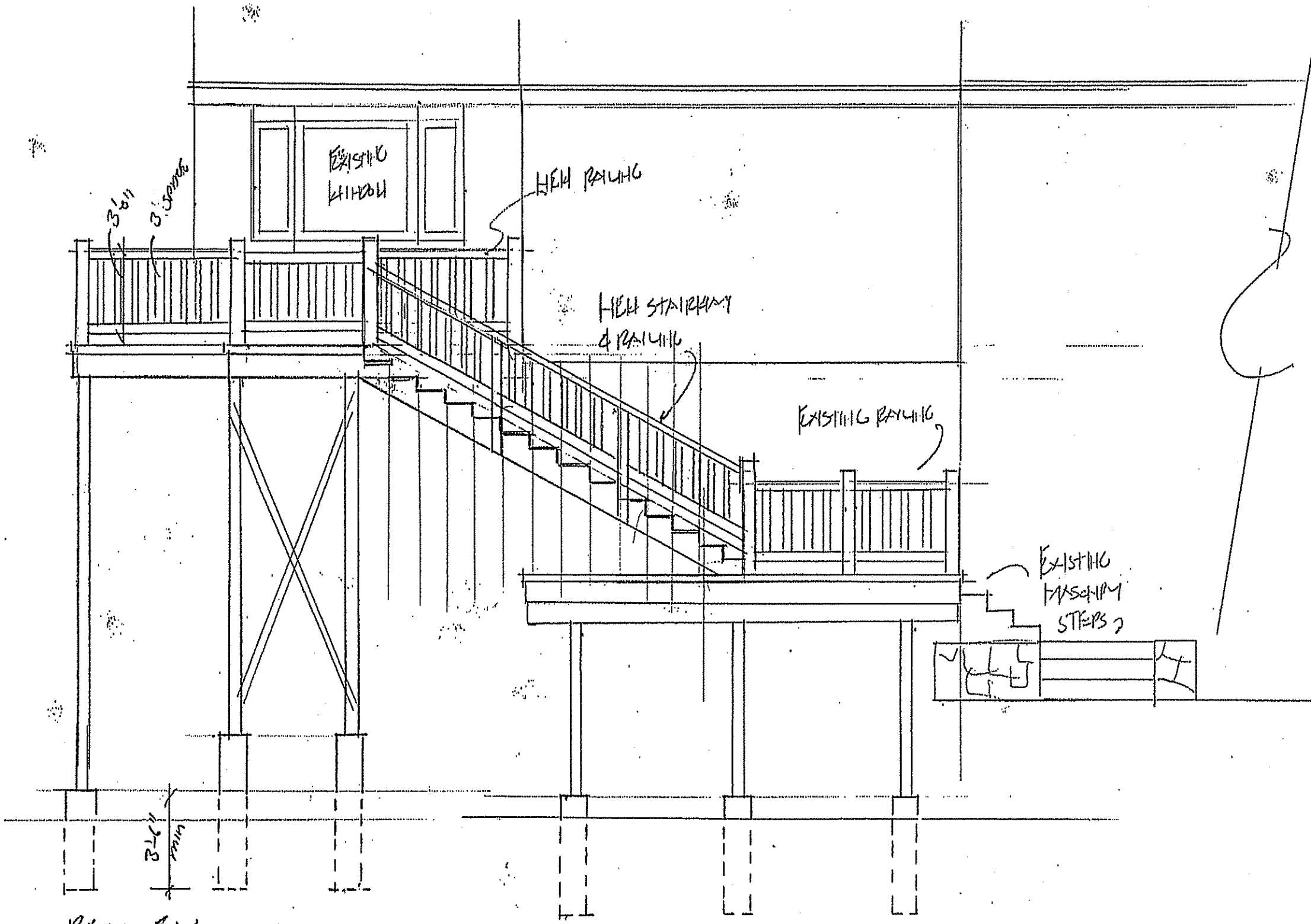
Google Maps 13 Roberta Pl



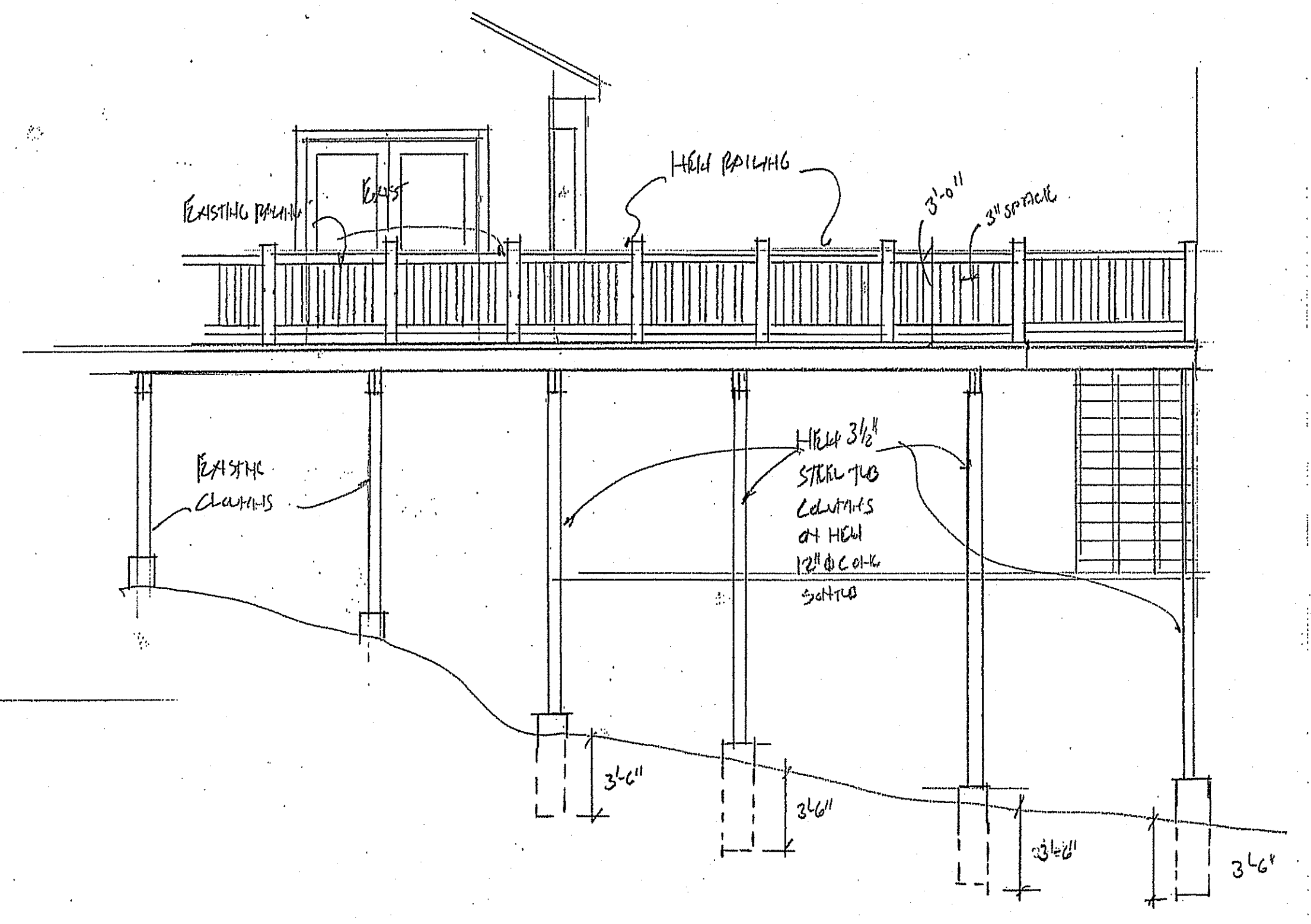
Imagery ©2020 Maxar Technologies, New York GIS, Map data ©2020 50 ft



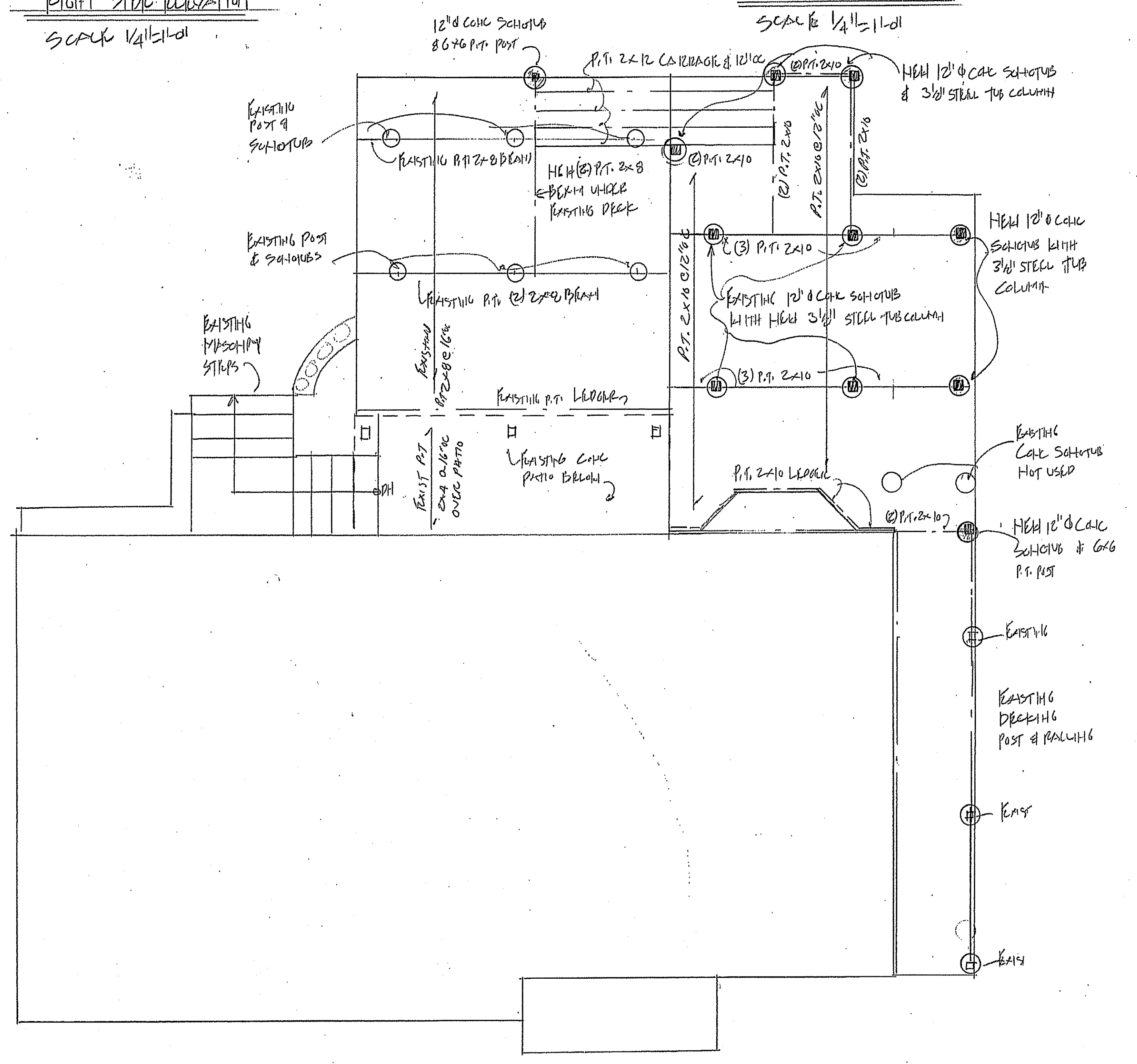
RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"



REAR ELEVATION
SCALE 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"

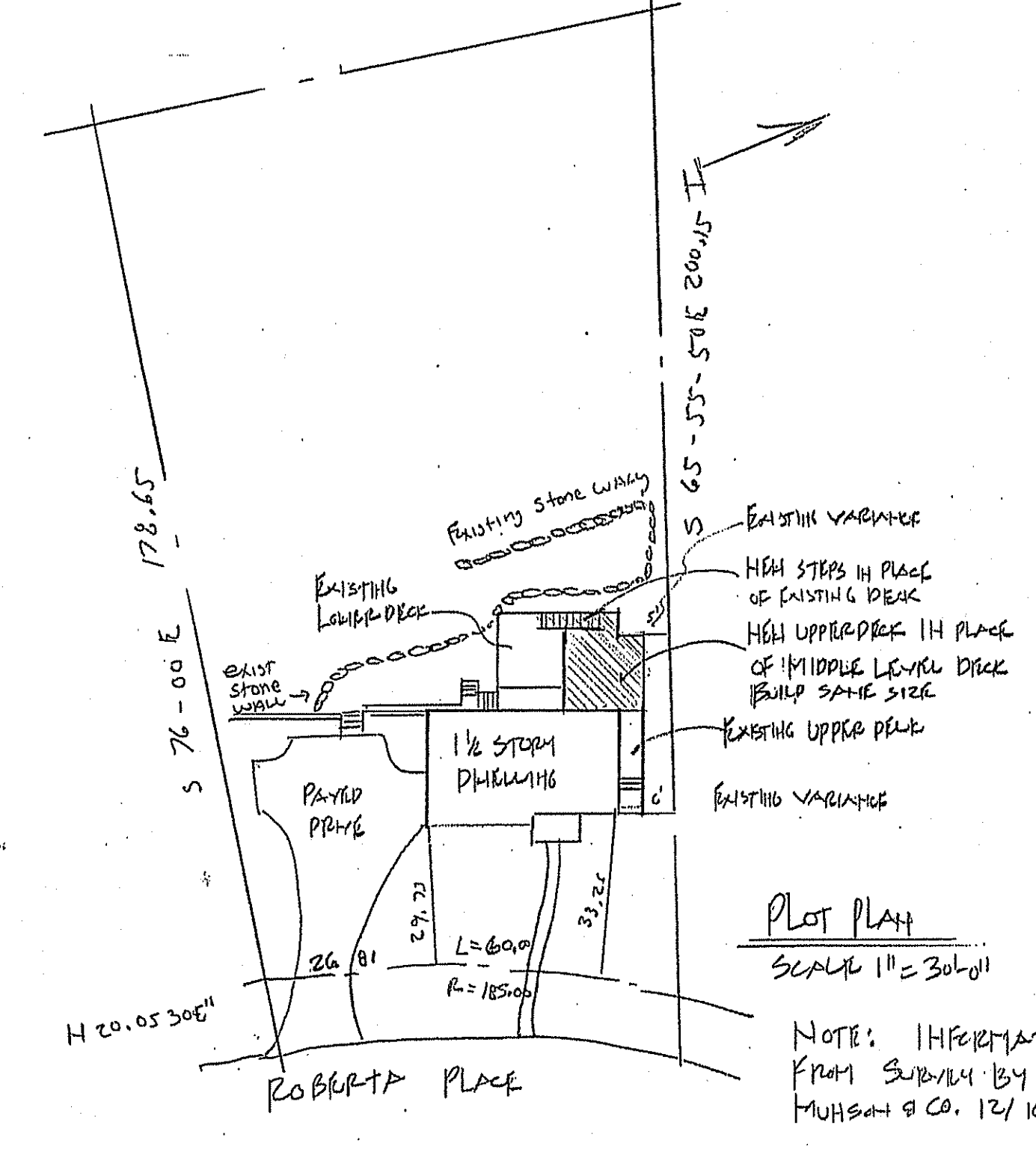


DECK RENOVATION FRAMING PLAN
SCALE 1/4" = 1'-0"

TOWN OF NORTH CASTLE ZONING COMPARISON CHART

| ADDRESS: | SECTION/BLOCK/LOT: | ZONE: | |
|---------------------------------|--------------------|-----------|-----------|
| 13 ROBERTA PLACE | 122.16-3-4 | R-5 | |
| | REQUIRED | EXISTING | PROPOSED |
| MINIMUM LOT AREA | 5000 SQ. FT. | 19,166 | 19,166 |
| FRONTAGE | 60 FT. | 80 FT. | 80 FT. |
| WIDTH | 50 FT. | 80 FT. | 80 FT. |
| DEPTH | 100 FT. | 200 | 200 |
| MINIMUM SETBACK FRONT | 30 FT. | 29.73 | 29.73 |
| SIDE | 5 FT. TOTAL IS | 5 FT. | 5 FT. |
| REAR | 30 FT. | 116 | 116 |
| MAXIMUM BLDG. HGT. SIDES FEET | 2 1/2 | 1 1/2 | 1 1/2 |
| MAXIMUM BLDG. COVERAGE | 30% | No change | No change |
| MINIMUM DWLG. UNIT SIZE | 800 | 1,978 | 1,778 |
| BASIC PERMITTED FLOOR AREA | 5,374 | 1,978 | 1,778 |
| MAX. PERMITTED FLOOR AREA | 51,374 | — | — |
| BASIC PERMITTED GROSS LAND COV. | 7.713 | 3.476 | 3.476 |
| MAX. PERMITTED GROSS LAND COV. | 7.713 | — | — |

ISSUED FOR PRICE & PERMIT 9/29/20



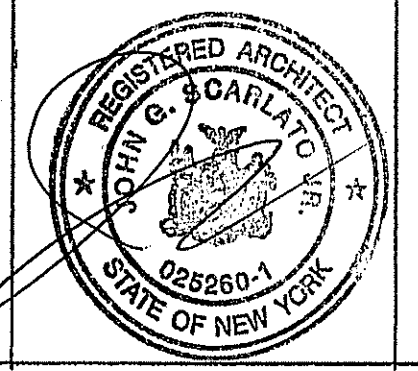
PLOT PLAN
SCALE 1" = 30'-0"

NOTE: INFORMATION FROM SUBMIT BY MUSHAW & CO. 12/10/91

JOHN G. SCARLETT JR.
ARCHITECT
33 BYRAM HILL RD
ARMONK, NY 10504

PHONE (914) 273-7350
GAMBELLI RESIDENCE
13 ROBERTA PLACE
NORTH HUNTER PLAINS, NY 10963

REAR DECK RENOVATION
DECK FRAMING PLAN
EXTERIOR ELEVATION,
PLOT PLAN



A-1

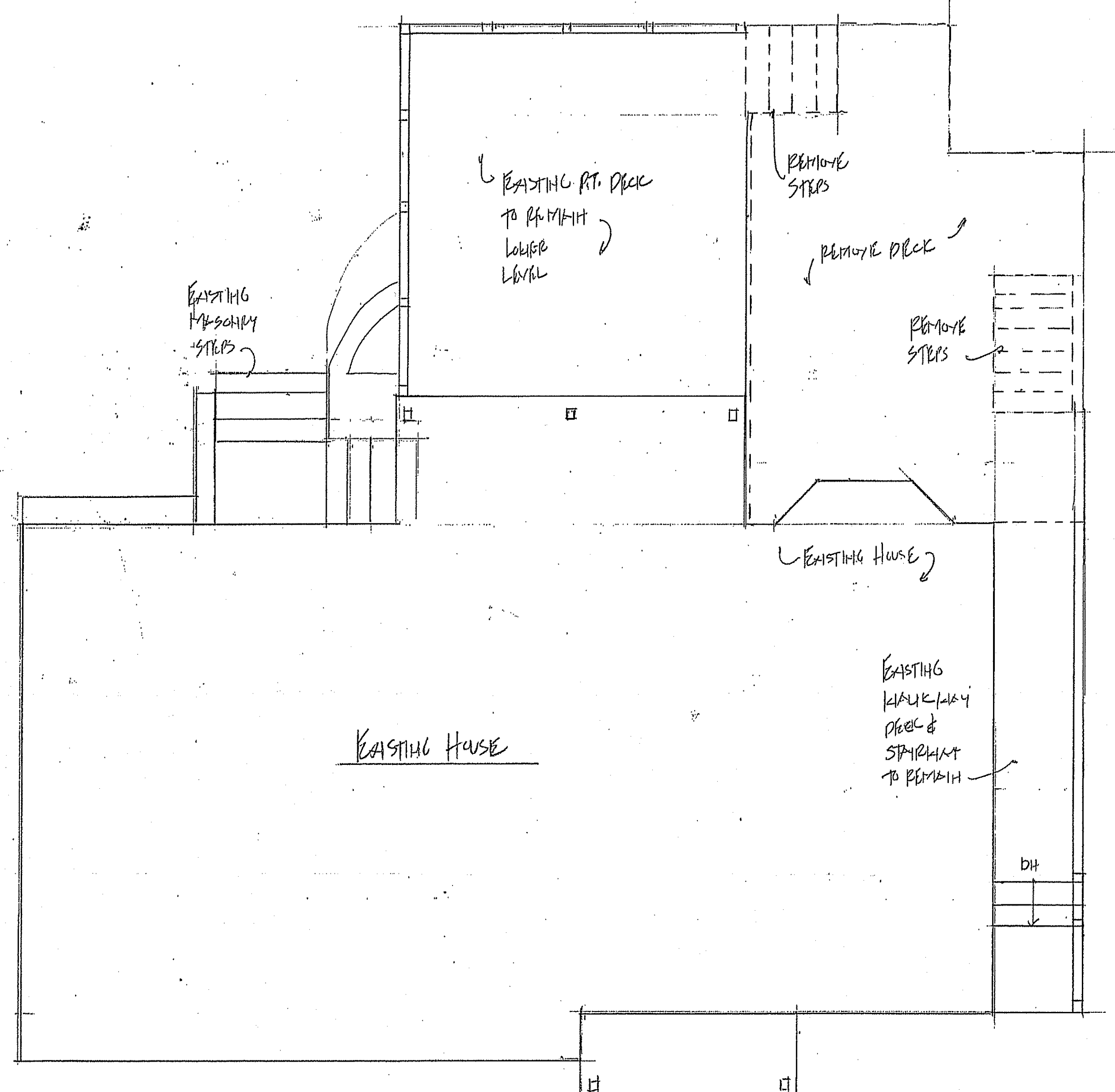
General notes:

- ALL WORK SHALL CONFORM TO THE 2020 NEW YORK STATE BUILDING CODE, RESIDENTIAL CODE, FIRE CODE, ENERGY CONSERVATION CONSTRUCTION CODE, EXISTING BUILDING CODE, MECHANICAL CODE, FUEL GAS CODE, AND PROPERTY MAINTENANCE CODE.
- CONTRACTOR SHALL PROTECT & BRACE ALL WORK FROM DAMAGE DURING CONSTRUCTION.
- ALL WORK TO BE PLUMB & TRUE. ALL PLUMBING WORK TO BE IN COMPLIANCE WITH NYS PLUMBING CODE. ALL ELECTRICAL WORK TO BE IN COMPLIANCE WITH N.F.C. ALL HVAC WORK TO BE IN COMPLIANCE WITH ASHRAE STANDARDS, LATEST EDITION. ALL CONTRACTORS AND SUB-CRONTACTORS SHALL BE LICENSED AND INSURED. ALL PLUMBERS AND ELECTRICIANS ARE RESPONSIBLE FOR ANY ADDITIONAL PERMITS, APPROVALS AND INSPECTIONS THEIR PARTICULAR TRADE MAY REQUIRE.
- LUMBER MATERIALS USED IN THE BUILDING SHALL BE GOOD, SOUND, DRY FREE FROM ROT, LARGE AND LOSE KNOTS, SHAKES AND OTHER IMPERFECTIONS WHEREBY THE STRENGTH MAY BE IMPAIRED. ALL NEW LUMBER SHALL CONFORM TO 2020 NEW YORK STATE BUILDING CODE CHAPTER 23. FASTENING SHALL CONFORM TO 2020 NYSBC TABLE 2304.10.1. ALL LUMBER SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN WOOD COUNCILS NATIONAL DESIGN SPECIFICATIONS FOR BENDING STRESS AND DEFLECTION, AND 2020 NYSBC 2306. ALL WORKMANSHIP INCLUDING BLOCKING, MILLING, BRIDGING, ECT. SHALL CONFORM TO THE 2020 NYSBC AND OR 2020 NYSRC. PROVIDE LEDGERS, BLOCKING, HAULERS AND ROUGH FRAMING HARDWARE AS REQUIRED. ALL BEAMS, JOISTS AND RAFTERS TO BE SET WITH NATURAL CROWN UP. PROVIDE DOUBLE RAFTERS AND HEADERS AROUND ALL ROOF SKYLIGHTS UNLESS OTHERWISE NOTED. ALL LUMBER SHALL BEAR VISIBLE GRADE STAMP. ALL STRUCTURAL LUMBER INCLUDING BUT NOT LIMITED TO TJI, TGI, & LVL BEAMS OR EQUIVALENT SHALL BE INSTALLED PER DRAWINGS AND MANUFACTURERS SPECIFICATIONS. ALL HANDLING AND INSTALLATION PROCEDURES MUST BE SUPPLIED BY THE MANUFACTURER AND SHALL BE FOLLOWED. TJI JOISTS AND LVL BEAMS SHALL NOT BE ALLOWED TO GET WET AT ANY TIME.
- WITH USE OF ANY TRUSS TYPE, PRE-ENGINEERED OR TIMBER CONSTRUCTION A SIGN WILL BE PLACED AT OR ADJACENT TO THE ELECTRIC METER WITH SPECIFICATIONS PROVIDED BY THE ARCHITECT.
- ALL CONCRETE WORK, DETAILS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF ACI 318 AND ACI 322 OR PCA 100, AND THE 2020 NEW YORK STATE RESIDENTIAL CODE CHAPTER 8. ALL CONCRETE SHALL BE TYPE-1, 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS. REINFORCING BARS TO CONFORM TO 2020 NYS BUILDING CODE SECTION 1905 MODIFICATIONS TO ACI 318. REINFORCING SHALL BE ACCURATELY INSTALLED TO REQUIRED ELEVATION. CONTRACTORS TO VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO STARTING WORK. ANY DISCREPANCIES ARE TO BE REPORTED TO ARCHITECT. ALL WRITTEN DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY SCALED DIMENSIONS.
- ALL FOOTINGS SHALL BEAR ON UNDISTURBED VIRGIN SOIL HAVING A MINIMUM SAFE BEARING CAPACITY OF 2 TONS PER SQ. FT. BRACE RETAINING WALLS OR FOUNDATION WALLS AS REQUIRED. BACKFILL WITH APPROVED MATERIAL. BACKFILLING UNDER SLABS, AROUND PIERS AND ON EACH SIDE OF FOUNDATION WALLS SHALL BE DONE IN LAYERS NOT TO EXCEED 10 INCHES. COMPACTION SHALL BE 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE

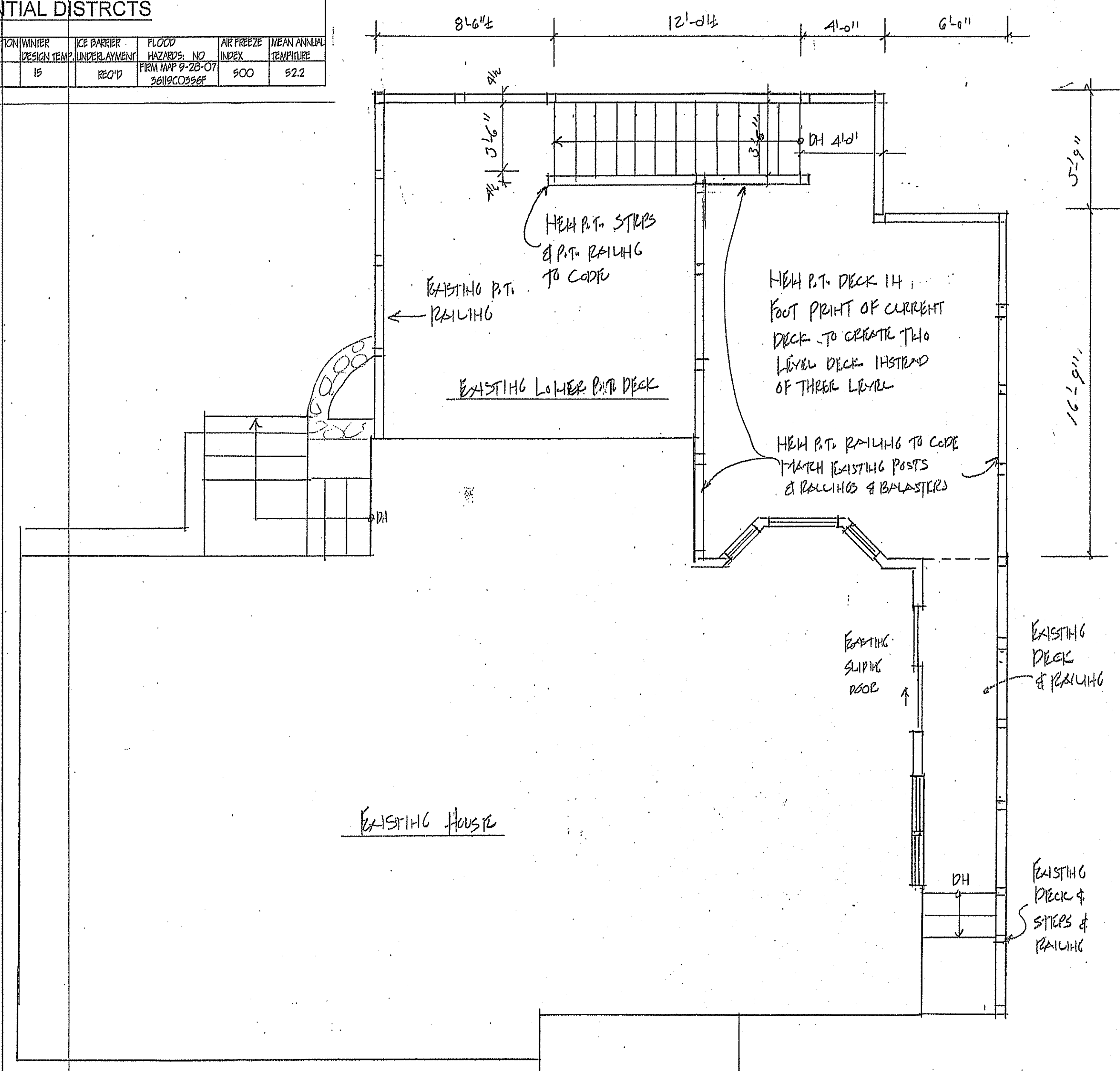
- CONTENT. EXCAVATION MUST BE FREE OF WATER WHILE FOUNDATION WORK IS IN PROGRESS. TRUCKS, BULLDOZERS OR OTHER HEAVY EQUIPMENT SHALL BE OPERATED WITH CAUTION AND IN SUCH A MANNER AS TO CAUSE NO DAMAGE TO FOUNDATION SYSTEMS.
- ALL STRUCTURAL STEEL SHALL BE NEW, CLEAN AND STRAIGHT AND SHALL CONFORM TO THE LATEST EDITION FOR A.S.T.M. DESIGNATION A-36 OR A-500 FOR ALL "S" SECTIONS. ALL STRUCTURAL STEEL WORK SHALL COMPLY WITH SPECIFICATIONS FOR THE DESIGN, FABRICATION AND CONSTRUCTION OF STRUCTURAL STEEL FOR BUILDING OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION LATEST EDITION PROVIDE STIFFNESS ANGLES OR PLATES UNDER ALL POSTS, COLUMNS OR TRUSSES THAT ARE CARRIED BY STEEL BEAMS AND IN THE WEB OF BEAMS CANTILEVERED OVER COLUMNS OR BEAMS SUPPORTING HANGERS. UNLESS OTHERWISE SHOWN OR SPECIFIED PROVIDE 6x6x 1/2 BEARING ON CONCRETE MASONRY IF ANY.
 - HEADERS TO BE (3) 2" X 10" IN 2x4 WALLS OR (2) 2" X 10" IN 2x4 WALLS UNLESS OTHERWISE NOTED.
 - INSULATION IN FLOORS, WALLS AND CEILING TO BE A COMBINATION OF FIBERGLASS BAT, CONTINUOUS RIGID, OR SPRAY FOAM OR CELLULOUS INSULATION TYPES TO CONFORM TO 2020 NYS ENERGY CONSERVATION CONSTRUCTION CODE CHAPTER 4. WESTCHESTER COUNTY IS CLIMATE ZONE 4A.
 - ALL FOOTINGS TO BE A MINIMUM OF 3'-6" BELOW GRADE, OR LOCAL FROST DEPTHAS SPECIFIED BY THE ARCHITECT, UNDERPIN WHEN NECESSARY.
 - HOUSE TO CONFORM TO ANY LOCAL SUPPLEMENTAL CODE.
 - PROVIDE BLOCKING AS REQUIRED TO BEARING POSTS ONTO GIRDER OR BEAM CONDITIONS AND VERIFY ALL BEARING TO FOOTING.
 - TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH 2020 N.Y.S. ENERGY CONSERVATION CONSTRUCTION CODE.
 - ALL DECK RAILS AND STAIR HANDRAILS SHALL CONFORM TO THE 2020 N.Y.S. BUILDING CODE SECTIONS 1014 HANDRAILS AND 1014 GUARDS.
 - ALL ROOF FRAMING SYSTEMS SHALL BE INSTALLED WITH HIGH WIND CONNECTORS (HURRICANE TIES) IN COMPLIANCE WITH 2020 N.Y.S. BUILDING CODE.
 - ALL POSTS TO FOUNDATION FOR THE PURPOSE OF SUPPORTING THE ROOF OR OTHER STRUCTURAL ELEMENTS SHALL BE BLOCKING AS SPECIFIED BY THE ARCHITECT OR A NOMINAL DIMENSION OF 4X4 FROM STRUCTURAL ELEMENT TO BE SUPPORTED CONTINUOUSLY TO A SOLID MASONRY FOUNDATION THAT EXTENDS BELOW REQUIRED FROST DEPTH AND RESTS ON A FOOTING OF TYPICAL CONSTRUCTION.
 - ALL SIMPSON STRONG TIE CONNECTORS AND ANCHORS ARE DESIGNED WITH SPECIFIC LOADS AND CAPACITIES. SUBSTITUTIONS OF THESE HANGERS FOR DIFFERENT MODEL NUMBERS THAN SPECIFIED BY THE ARCHITECT OR ENGINEER IS FORBIDDEN WITHOUT VERIFYING THE REPLACEMENT PART WITH THE DESIGN PROFESSIONAL.

CLIMATIC & GEOGRAPHIC DESIGN CRITERIA FOR RESIDENTIAL DISTRICTS

| CLIMATE ZONE | GROUND SNOW LOAD (psf) | WIND SPEED (mph) | TOPOGRAPHIC WIND SPEED EFFECTS | SPECIAL WIND WIND BOUNDARY REGION | DESIGN WIND SPEEDS CATEGORY | WEATHERING PROTECTIVE LINE REQUIRED? | TERMINATE PROTECTIVE LINE | WINTER DESIGN TEMP (°F) | ICE BARRIER UNDERLAYMENT | FLOOD HAZARD: NO | AR FREEZE INDEX \$OO | MEAN ANNUAL TEMPERATURE | |
|--------------|------------------------|------------------|--------------------------------|-----------------------------------|-----------------------------|--------------------------------------|---------------------------|-------------------------|--------------------------|------------------|------------------------------|-------------------------|------|
| 4a (mod) | 20 PSF | 115/120 | NO | NO | C | SEVERE | 42" | YES | 15 | REC'D | FROM MAP 9-28-07 26189C0526F | 50.0 | 52.2 |



Deck Renovation Demolition Plan
SCALE 1/4" = 1'-0"



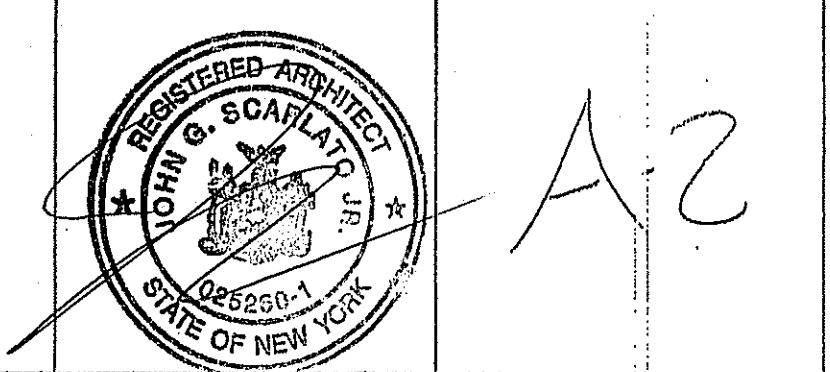
Deck Renovation Floor Plan
SCALE 1/4" = 1'-0"

J. H. G. SCARLETT JR. ARCHITECT
33 BYRAM HILL RD
SUNNYVALE, NY 10504
PHONE (914) 273-7350

GAMBELLI RESIDENCE
13 ROBERTA PLACE
NORTH WHITE PLAINS NY 10603

DECK RENOVATION

DEMOLITION PLAN



2020 RESIDENTIAL CODE OF NEW YORK STATE

SECTION R507 EXTERIOR DECKS

R507.1 Decks. Wood-framed decks shall be in accordance with this section. For decks using materials and conditions not prescribed in this section, refer to Section R301.

R507.2 Materials. Materials used for the construction of decks shall comply with this section.

R507.2.1 Wood materials. Wood materials shall be No. 2 grade or better lumber, preservative-treated in accordance with Section R317, or approved, naturally durable lumber, and temite protected where required in accordance with Section R318. Where design in accordance with Section R301 is provided, wood structural members shall be designed using the wet service factor defined in AWS/NDS. Cuts, notches and drilled holes of preservative-treated wood members shall be treated in accordance with Section R317.1.1. All preservative-treated wood products in contact with the ground shall be labeled for such usage.

R507.2.1.1 Engineered wood products. Engineered wood products shall be in accordance with Section R502.

R507.2.2 Plastic composite deck boards, stair treads, guards, or handrails. Plastic composite exterior deck boards, stair treads, guards and handrails shall comply with the requirements of ASTM D7032 and this section.

R507.2.2.1 Labeling. Plastic composite deck boards and stair treads, or their packaging, shall bear a label that indicates compliance with ASTM D7032 and includes the allowable load and maximum allowable span determined in accordance with ASTM D7032. Plastic or composite handrails and guards, or their packaging, shall bear a label that indicates compliance with ASTM D7032 and includes the maximum allowable span determined in accordance with ASTM D7032.

R507.2.2.2 Flame spread index. Plastic composite deck boards, stair treads, guards, and handrails shall exhibit a flame spread index not exceeding 200 when tested in accordance with ASTM E84 or UL 723 with the test specimen remaining in place after the test.

Exception: Plastic composites determined to be noncombustible.

R507.2.2.3 Decay resistance. Plastic composite deck boards, stair treads, guards and handrails containing wood, cellulose or other biodegradable materials shall be decay resistant in accordance with ASTM D7032.

R507.2.2.4 Termitite resistance. Where required by Section 318, plastic composite deck boards, stair treads, guards and handrails containing wood, cellulose or other biodegradable materials shall be termitite resistant in accordance with ASTM D7032.

R507.2.2.5 Installation of plastic composites. Plastic composite deck boards, stair treads, guards and handrails shall be installed in accordance with this code and the manufacturer's instructions.

R507.2.3 Fasteners and connectors. Metal fasteners and connectors used for all decks shall be in accordance with Section R317.3 and Table R507.2.3.

R507.2.4 Flashing. Flashing shall be corrosion-resistant metal of nominal thickness not less than 0.019 inch (0.48 mm) or approved nonmetallic material that is compatible with the substrate of the structure and the decking materials.

R507.2.5 Alternate materials. Alternative materials, including glass and metals, shall be permitted.

R507.3 Footings. Decks shall be supported on concrete footings or other approved structural systems designed to accommodate all loads in accordance with Section R301. Deck footings shall be sized to carry the imposed loads from the deck structure to the ground as shown in Figure R507.3. The footing depth shall be in accordance with Section R403.1.4.

Exception: Free-standing decks consisting of joists directly supported on grade over their entire length.

R507.3.1 Minimum size. The minimum size of concrete footings shall be in accordance with Table R507.3.1, based on the tributary area and allowable soil-bearing pressure in accordance with Table R401.4.1.

| ITEM | MATERIAL | MINIMUM FINISH/COATING | ALTERNATE FINISH/COATING |
|---|---|--|---|
| Nails and timber rivets | In accordance with ASTM F1667 | Hot-dipped galvanized per ASTM A153 | Stainless steel, silicon bronze or copper |
| Bolts | In accordance with ASTM A307 (grade), ASTM A563 (nuts), ASTM F844 (washers) | Hot-dipped galvanized per ASTM A153, Class C (Class D for 1/2-inch diameter and less) or mechanically galvanized per ASTM B695, Class 55 or 410 stainless steel | Stainless steel, silicon bronze or copper |
| Lag screws (including nuts and washers) | Per manufacturer's specification | ASTM A653 type G185 zinc coated galvanized steel or post hot-dipped galvanized per ASTM A123 providing a minimum veneer coating weight of 2.0 oz./ft ² (total both sides) | Stainless steel |
| Metal connectors | Per manufacturer's specification | ASTM A653 type G185 zinc coated galvanized steel or post hot-dipped galvanized per ASTM A123 providing a minimum veneer coating weight of 2.0 oz./ft ² (total both sides) | Stainless steel |

For S1: 1 inch = 25.4 mm, 1 foot = 304.8 mm.
 a. Equivalent materials, coatings and finishes shall be permitted.
 b. Fasteners and connectors exposed to salt water or located within 300 feet of a salt water shoreline shall be stainless steel.
 c. Holes for bolts shall be drilled to a minimum 1/16 inch and a maximum 1/8 inch larger than the bolt.
 d. Lag screws 1/2 inch and larger shall be modified to solid wood splines per the National Design Specification (NDS) for Wood Construction.
 e. Stainless-steel-driven fasteners shall be in accordance with ASTM F1667.

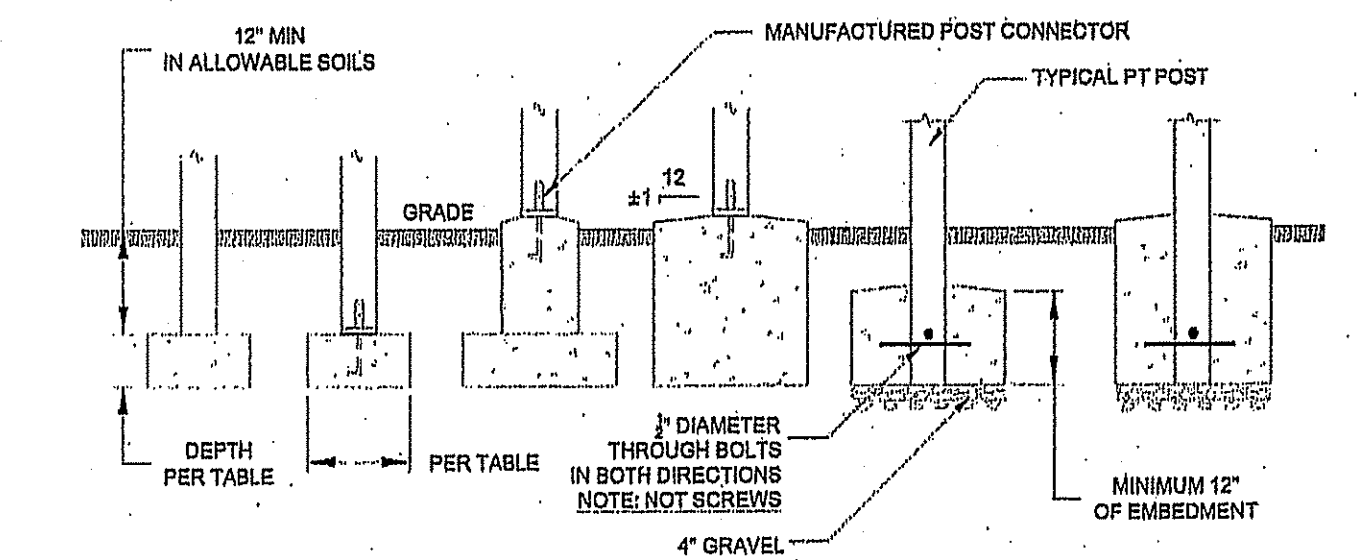


FIGURE R507.3 DECK POSTS TO DECK FOOTING CONNECTION

For S1: 1 inch = 25.4 mm.

R507.3.2 Minimum depth. Deck footings shall extend below the frost line specified in Table R301.2(1) in accordance with Section R403.1.4.1.

Exception: Free-standing decks that meet all of the following criteria:

- The joists bear directly on precast concrete pier blocks at grade without support by beams or posts.
- The area of the deck does not exceed 200 square feet (18.9 m²).
- The walking surface is not more than 20 inches (616 mm) above grade at any point within 36 inches (914 mm) measured horizontally from the edge.

2. Free-standing decks need not be provided with footings that extend below the frost line.

R507.4 Deck posts. For single-level wood-framed decks with beams sized in accordance with Table R507.4, deck post size shall be in accordance with Table R507.4.

| DECK POST SIZE | MAXIMUM HEIGHT** (feet-inches) |
|----------------|--------------------------------|
| 4 x 4 | 6-0" |
| 4 x 6 | 8 |
| 6 x 6 | 14 |
| 8 x 8 | 14 |

For S1: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.
 a. Measured to the underside of the beam.
 b. Based on 40 psf live load.
 c. The maximum permitted height is 8 feet for one-ply and two-ply beams.
 d. The maximum permitted height for three-ply beams on post cap is 6 feet 9 inches.

R507.4.1 Deck post to deck footing connection. Where posts bear on concrete footings in accordance with Section R403 and Figure R507.4.1, lateral restraint shall be provided by manufactured connectors or a minimum post embedment of 12 inches (305 mm) in surrounding soils or concrete piers. Other footing systems shall be permitted.

Exception: Where expansive, compressible, shifting or other questionable soils are present, surmounting soils shall not be relied on for lateral support.

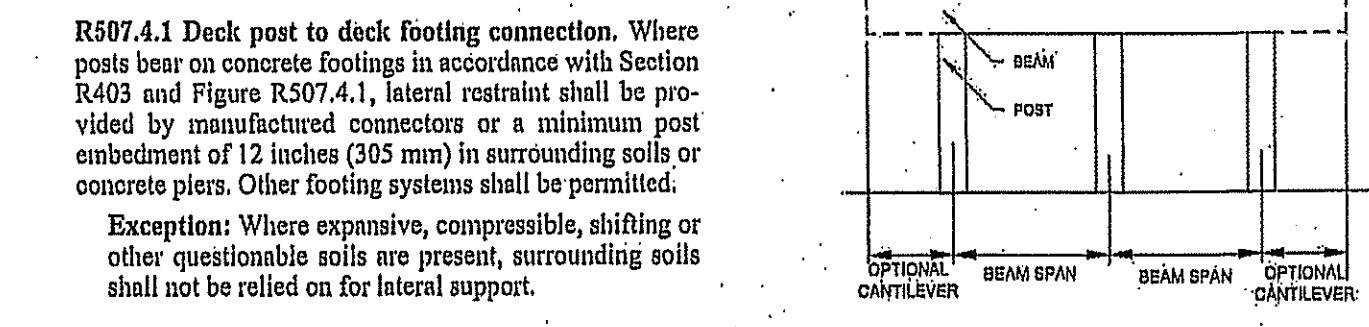


FIGURE R507.5 TYPICAL DECK JOIST SPANS

| LIVE OR DEAD SNOW LOAD (psf) | TRIBUTARY AREA (sq. ft.) | 2000 ^a | | | 2500 ^a | | | ≥ 3000 ^a | | |
|------------------------------|--------------------------|-----------------------------------|--------------------------------------|--------------------|-----------------------------------|--------------------------------------|--------------------|-----------------------------------|--------------------------------------|--------------------|
| | | Side of a square footing (inches) | Diameter of a round footing (inches) | Thickness (inches) | Side of a square footing (inches) | Diameter of a round footing (inches) | Thickness (inches) | Side of a square footing (inches) | Diameter of a round footing (inches) | Thickness (inches) |
| 40 | 20 | 12 | 14 | 6 | 12 | 14 | 6 | 12 | 14 | 6 |
| | 40 | 14 | 16 | 6 | 12 | 14 | 6 | 12 | 14 | 6 |
| | 60 | 17 | 19 | 6 | 15 | 17 | 6 | 13 | 15 | 6 |
| | 80 | 20 | 22 | 7 | 17 | 19 | 6 | 15 | 17 | 6 |
| | 100 | 22 | 25 | 8 | 19 | 21 | 6 | 17 | 19 | 6 |
| | 120 | 24 | 27 | 9 | 21 | 23 | 7 | 19 | 21 | 6 |
| 50 | 140 | 26 | 29 | 10 | 22 | 25 | 8 | 20 | 23 | 7 |
| | 160 | 28 | 31 | 11 | 24 | 27 | 9 | 21 | 24 | 8 |
| | 200 | 32 | 35 | 12 | 27 | 30 | 10 | 24 | 27 | 8 |
| | 40 | 15 | 17 | 6 | 13 | 15 | 6 | 12 | 14 | 6 |
| | 60 | 18 | 20 | 6 | 15 | 17 | 6 | 13 | 15 | 6 |
| | 80 | 21 | 24 | 7 | 17 | 19 | 6 | 15 | 17 | 6 |
| 60 | 100 | 25 | 28 | 8 | 19 | 21 | 7 | 17 | 19 | 6 |
| | 120 | 27 | 30 | 9 | 21 | 23 | 7 | 19 | 21 | 6 |
| | 140 | 29 | 32 | 10 | 23 | 25 | 8 | 20 | 23 | 7 |
| | 160 | 31 | 34 | 11 | 25 | 27 | 9 | 21 | 24 | 8 |
| | 180 | 33 | 37 | 12 | 27 | 30 | 10 | 23 | 26 | 9 |
| | 200 | 35 | 39 | 13 | 29 | 32 | 11 | 25 | 28 | 9 |
| 70 | 40 | 18 | 20 | 6 | 15 | 17 | 6 | 14 | 15 | 6 |
| | 60 | 21 | 24 | 7 | 17 | 19 | 6 | 15 | 17 | 6 |
| | 80 | 23 | 26 | 8 | 19 | 21 | 7 | 17 | 19 | 6 |
| | 100 | 25 | 28 | 9 | 21 | 23 | 7 | 19 | 21 | 6 |
| | 120 | 27 | 30 | 10 | 23 | 25 | 8 | 20 | 23 | 7 |
| | 140 | 29 | 32 | 11 | 25 | 27 | 9 | 21 | 24 | 8 |
| 140 | 160 | 31 | 34 | 12 | 27 | 30 | 10 | 23 | 26 | 9 |
| | 180 | 33 | 37 | 13 | 29 | 32 | 11 | 25 | 28 | 9 |
| | 200 | 35 | 39 | 14 | 31 | 34 | 12 | 27 | 30 | 10 |
| | 220 | 37 | 41 | 15 | 33 | 36 | 13 | 29 | 32 | 11 |
| | 240 | 39 | 43 | 16 | 35 | 38 | 14 | 31 | 34 | 12 |
| | 260 | 41 | 45 | 17 | 37 | 40 | 15 | 33 | 36 | 13 |

For S1: 1 inch = 25.4 mm, 1 square foot = 0.0929 m², 1 pound per square foot = 0.0479 kPa.
 a. Interpolation permitted, extrapolation not permitted.
 b. Based on highest load case: Dead + Live or Dead + Snow.
 c. Assumes minimum square footing to be 12 inches x 12 inches x 6 inches for 6 x 6 post.
 d. If the support is a brick or CMU pier, the footing shall have a minimum 2-inch projection on all sides.
 e. Area, in square feet, of deck surface supported by post and footing.



FIGURE R507.6 DECK JOIST LATERAL RESTRAINT. Joist ends and bearing lugs shall be provided with lateral resistance to prevent rotation. Where lateral restraint is provided by joist hangers or blocking between joists, their depth shall equal not less than 60 percent of the joist depth. Where lateral restraint is provided by rim joists, they shall be secured to the end of each joist with not fewer than three 10d (3-inch by 0.128-inch) (76 mm by 3.3 mm) nails or three No. 10 x 3-inch (76 mm) long wood screws.

R507.7 Decking. Maximum allowable spacing for joists supporting decking shall be in accordance with Table R507.7. Wood decking shall be attached to each supporting member with not less than two 8d threaded nails or two No. 8 wood screws. Other approved decking or fastener systems shall be installed in accordance with the manufacturer's installation requirements.

R507.8 Vertical and lateral supports. Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads. Such attachment shall not be accomplished by the use of nails or bolts subject to withdrawal. For decks with cantilevered framing members, connection to exterior walls or other framing members shall be designed and constructed to resist uplift resulting from the full live load specified in Table R301.5 acting on the cantilevered portion of the deck. Where positive connection to the primary building structure cannot be verified during inspection, decks shall be self-supporting.

R507.9 Vertical and lateral supports at band joist. Vertical and lateral supports for decks shall comply with this section.

R507.9.1 Vertical supports. Vertical loads shall be transferred to band joists with ledgers in accordance with this section.

R507.9.1.1 Ledger details. Deck ledgers shall be a minimum 2-inch by 8-inch (51 mm by 203 mm) nominal, pressure-preservative-treated southern pine, incised pressure-preservative-treated hem-fir, or approved, naturally durable, No. 2 grade or better lumber. Deck ledgers shall not support concentrated loads from beams or girders. Deck ledgers shall not be supported on stone or masonry veneer.

R507.9.1.2 Band joist details. Band joists supporting a ledger shall be a minimum 2-inch nominal (51 mm), solid-sawn, spruce-pine-fir or better lumber or a minimum 1-inch by 9/16-inch (25 mm x 241 mm) dimensional, Douglas fir or better, laminated veneer lumber. Band joists shall bear fully on the primary structure capable of supporting all required loads.

R507.9.1.3 Ledger to band joist details. Fasteners used in deck ledger connections in accordance with Table R507.9.1.3(1) shall be hot-dipped galvanized or stainless steel and shall be installed in accordance with Table R507.9.1.3(2) and Figures R507.9.1.3(1) and R507.9.1.3(2).

R507.9.1.4 Alternate ledger details. Alternate framing configurations supporting a ledger constructed to meet the load requirements of Section R301.5 shall be permitted.

R507.9.2 Lateral connection. Lateral loads shall be transferred to the ground or to a structure capable of transmitting them to the ground. Where the lateral load connection is provided in accordance with Figure R507.9.2(1), hold-down tension devices shall be installed in not less than two locations per deck, within 24 inches (610 mm) of each end of the deck. Each device shall have an allowable stress design capacity of not less than 1,500 pounds (667 N). Where the lateral load connections are provided in accordance with Figure R507.9.2(2), the hold-down tension devices shall be installed in not less than four locations per deck, and each device shall have an allowable stress design capacity of not less than 750 pounds (3336 N).

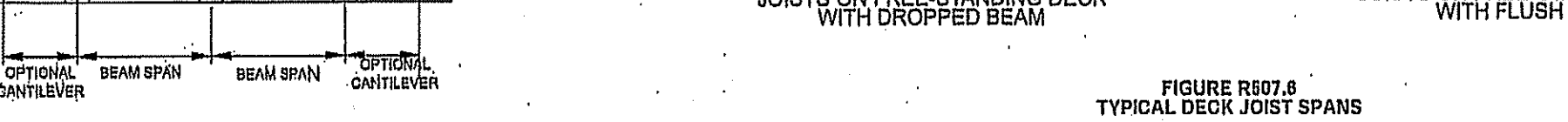
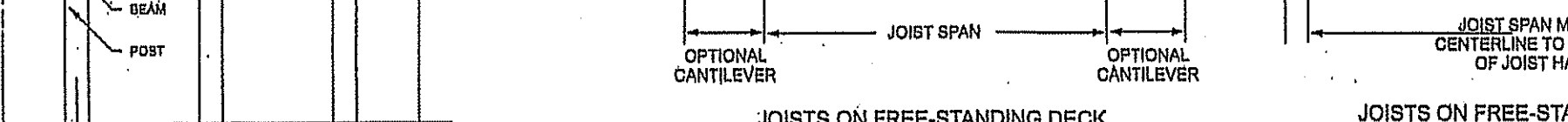
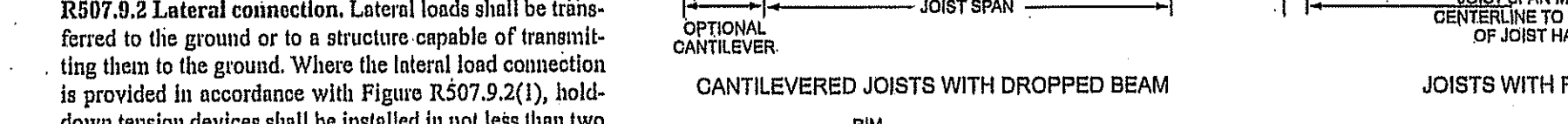
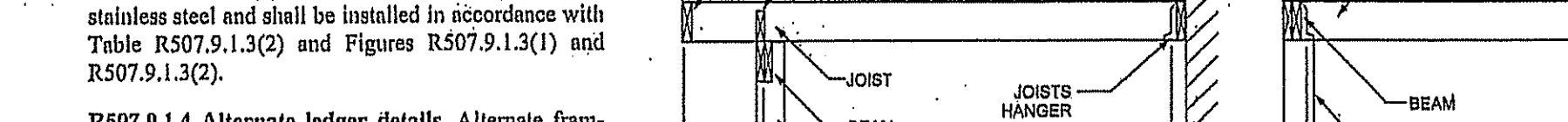


FIGURE R507.9 TYPICAL DECK JOIST SPANS

| SPECIES ^c | SIZE ^d | DECK JOIST SPAN LESS THAN OR EQUAL TO: (feet) | | | | | | | |
|---|-------------------|---|------|-------|------|------|------|------|----|
| | | 8 | 10 | 12 | 14 | 16 | 18 | 20 | 24 |
| Southern pine | 2 x 6 | 4-11 | 4-0 | 3-7 | 3-5 | 3-0 | 2-10 | 2-8 | |
| | 2 x 8 | 5-11 | 5-1 | 4-7 | 4-2 | 2-10 | 3-7 | 3-5 | |
| | 2 x 10 | 7-0 | 6-0 | 5-5 | 4-11 | 4-7 | 4-3 | 4-0 | |
| | 2 x 12 | 8-3 | 7-1 | 6-4 | 5-10 | 5-5 | 5-0 | 4-9 | |
| | 2 x 6 | 6-11 | 5-11 | 5-4 | 4-10 | 4-6 | 4-3 | 4-0 | |
| | 2 x 8 | 8-9 | 7-7 | 6-9 | 6-2 | 5-9 | 5-4 | 5-0 | |
| Douglas fir-larch ^e , hem-fir ^e , spruce-pine-fir ^e , redwood ^e , western cedars ^e , ponderosa pine ^e , red pine ^e | 2 x 6 | 10-4 | 9-0 | 8-0 | 7-4 | 6-9 | 6-4 | 6-0 | |
| | 2 x 8 | 12-2 | 10-7 | 9-5 | 8-7 | 8-0 | 7-6 | 7-0 | |
| | 2 x 10 | 14-0 | 12-7 | 11-5 | 10-5 | 9-5 | 9-0 | 8-10 | |
| | 2 x 12 | 15-3 | 13-3 | 11-10 | 10-9 | 10-0 | 9-4 | 8-10 | |
| | 3 x 6 or 2 x 8 | 5-5 | 4-8 | 4-2 | 3-10 | 3-6 | 3-1 | 2-9 | |
| | 3 x 8 or 2 x 10 | 6-10 | 5-11 | 5-4 | 4-10 | 4-6 | 4-1 | 3-8 | |
| Douglas fir-larch ^e , hem-fir ^e , spruce-pine-fir ^e , redwood ^e , western cedars ^e , ponderosa pine ^e , red pine ^e | 4 x 6 | 9-5 | 8-5 | 7-6 | 6-10 | 6-4 | 5-11 | 5-7 | |
| | 4 x 8 | 6-5 | 5-6 | 4-11 | 4-6 | 4-2 | 3-11 | 3-8 | |
| | 4 x 8 | 8-5 | 7-3 | 6-6 | 5-11 | 5-6 | 5-2 | 4-10 | |
| | 4 x 10 | 9-11 | 8-7 | 7-8 | 7-0 | 6-6 | 6-1 | 5-8 | |
| | 4 x 12 | 11-5 | 9-11 | 8-10 | 8-1 | 7-6 | 7-0 | 6-7 | |
| | 3 x 6 | 7-4 | 6-8 | 6-0 | 5-6 | 5-1 | 4-9 | 4-6 | |
| Douglas fir-larch ^e , hem-fir ^e , spruce-pine-fir ^e , redwood ^e , western cedars ^e , ponderosa pine ^e , red pine ^e | 3 x 8 | 9-8 | 8-6 | 7-7 | 6-11 | 6-5 | 6-0 | 5-8 | |
| | 3 x 10 | 12-0 | 10-5 | 9-4 | 8-6 | 7-10 | 7-4 | 6-11 | |
| | 3 x 12 | 13-11 | 12-1 | 10-9 | 9-10 | 9-1 | 8-6 | 8-1 | |
| | 3 x 6 | 7-4 | 6-8 | 6-0 | 5-6 | 5-1 | 4-9 | 4-6 | |
| | 3 x 8 | 9-8 | 8-6 | 7-7 | 6-11 | 6-5 | 6-0 | 5-8 | |
| | 3 x 10 | 12-0 | 10-5 | 9-4 | 8-6 | 7-10 | 7-4 | 6-11 | |

For S1: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa, 1 pound = 0.454 kg.
 a. Ground snow load, live load = 40 psf, dead load = 10 psf,

Zoning Board of Appeals
Town of North Castle
17 Bedford Road - Town Hall Annex
Armonk, New York 10504

RESOLUTION OF APPROVAL FOR AREA VARIANCE

ZONING BOARD OF APPEALS
TOWN OF NORTH CASTLE

-----X

In the matter of the Application

of
TIMOTHY AND KAREN RYAN

-----X

WHEREAS, applicant, TIMOTHY AND KAREN RYAN
owner of property located on 13 ROBERTA PLACE, NORTH WHITE PLAINS, N.Y.
and known on the tax assessment map of the Town of North Castle as
Section 7, Block 4, Lot 1-19, has applied for
the following variance(s) from the provisions of the Zoning Code of the
Town of North Castle: (PERMISSION TO ALLOW THE CONSTRUCTION OF A
PROPOSED WOOD STAIRCASE AND LANDING HAVING AN INSUFFICIENT SIDE-YARD
SETBACK)

SECTION 213.19: R5 ZONING DISTRICT - THE MINIMUM SIZE-YARD SETBACK
REQUIREMENT IS 8 FEET ON ONE SIDE - TOTAL BOTH SIDES 18 FEET

WHEREAS, prior to the hearing, members of the Board of Appeals con-
ducted an inspection of the premises and surrounding neighborhood; and

WHEREAS, on SEPTEMBER 9, 1993, the Board conducted a
duly noticed public hearing on the application (which was adjourned to
and continued on -----) at which time all interested
parties had the opportunity to be heard; and

Zoning Board of Appeals Meeting
September 9, 1993

Mr. Nagle: I think that this flowed from an honest error, in the beginning and I don't see where it really impacts some of the things that we worry about here on the Board, like population density, safety, character of the neighborhood and so forth. Even though the variance requested is about 25% which is not deminimis, I feel that so far as this being a detriment to the community, it is not and it flowed from an honest error.

Mr. Nagle asked the rest of the Board to comment.

Mrs. Deery: I agree with Mr. Nagle.

Mr. Nagle: I can sympathize with John, too, because we have had numerous situations with flagrant disregard to the zoning law, mainly out of ignorance.

I would make a motion to approve the 7.63 feet variance, because I feel that this flowed from an honest error. I think that it is not in any way detrimental to the health, safety, of the community. Nor is it changing the character of the neighborhood; it does not impact on population density. It could be alleviated in another way, but that would be a hardship, due to substantial costs involved. I think that the interest of justice is served by granting the variance and there is no environmental, ecological, or aesthetic impacts that I see.

Mrs. Deery seconded the motion.

Vote: Mr. Baptiste, Aye; Mrs. Deery, Aye; Mr. Klem, No; Mr. Nagle, Aye.

RYAN, TIMOTHY & KAREN

13 Roberta Place, North White Plains

Section 7, Block 4, Lot 1-19

The recording secretary read the Affidavit of Publication into the record.

Karen Ryan was present.

This is from a decision of the Building Department, for permission to allow the construction of a proposed wood staircase and landing having an insufficient side yard setback.

Mrs. Ryan: We would like to build a deck and we don't have enough room on the side to have our entrance to the deck, from the front yard. We have the plans. Most of the deck is in conformity, except for the side yard. We are about two feet short.

RESOLUTION OF APPROVAL; Area Variance

WHEREAS, the applicant has submitted proof of proper notice to nearby property owners required to receive notice thereof:

NOW, THEREFORE, the Board of Appeals makes the following findings:

1. The requested activity is a Type 2 action under the State Environmental Quality Review Act.
2. That the variation is not substantial in relation to the requirement.
3. That the effect of any increased population density which may thus be produced upon available services and facilities is not significant.
4. That a substantial change in the character of the neighborhood or a substantial detriment to adjoining properties will not be created.
5. That the difficulty cannot be alleviated by some method feasible for the applicant to pursue other than a variance.
6. That, in view of the manner in which the difficulty arose and considering all of the above factors, the interests of justice will be served by allowing the variance.
7. That the variance would not cause adverse aesthetic, environmental or ecological impacts on the property or on surrounding areas.

RESOLUTION OF APPROVAL; Area Variance

NOW, THEREFORE, BE IT RESOLVED, that the application for relief by the grant of a variance from the requirements of the Zoning Code of the Town of North Castle is(are) hereby granted; FOR AN ADDITION OF A NEW STAIRCASE AND LANDING TO INTRUDE A MAXIMUM OF 4 FEET INTO THE SIDE-YARD SETBACK.

THIS VARIANCE IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. THIS VARIANCE SHALL EXPIRE IF WORK IS NOT INITIATED PURSUANT THERETO WITHIN TWO(2) YEARS FROM THE DATE OF THIS RESOLUTION;
2. A BUILDING PERMIT MUST BE OBTAINED FROM THE BUILDING INSPECTOR FOR ANY CONSTRUCTION RELATING TO THIS VARIANCE AND SURVEYS OF THE PROPERTY SUBMITTED TO THE BUILDING INSPECTOR ACCORDING TO HIS INSTRUCTIONS.

Motion by: CAROL MORAVEC-DEERY
Seconded by: KIM BAPTISTE

| | | |
|----------------------------|--------|------------|
| <u>KIM BAPTISTE</u> | voting | <u>AYE</u> |
| <u>CAROL MORAVEC-DEERY</u> | | <u>AYE</u> |
| <u>JOHN KLEM</u> | | <u>AYE</u> |
| <u>GEORGE NAGLE, JR.</u> | | <u>AYE</u> |

The Resolution is Granted by Order of the Board of Appeals

DATE: 10-5-93

Robert D. Schmidt
Robert Schmidt, Chairman

I HEREBY CERTIFY this to be a true copy of a resolution approved by the vote of the Board of Appeals of the Town of North Castle at a meeting held on SEPTEMBER 9, 1993, at the Town Hall Annex, North Castle, New York.

Linda DiFiore
Linda DiFiore, Secretary

Zoning Board of Appeals Meeting
September 9, 1993

Mr. Klem: I would like to know why do you need to access this from the outside?

Mrs. Ryan: Because if I don't have access from the front of the house, the only way through is through my house and out the side door, or to go around the other side of the house where it is very steep. It slopes down. I wouldn't want my guests to go that way. Also, we are starting a family and we plan to build an addition on that side. We won't need to come before your Board.

If we were not to get a variance and just go out through the back, we would have to go through a beautiful bay window and I have estimates that it will be much more expensive to go through the bay window.

Mr. Klem: Could you describe from these plans, the planned access to these decks from the house, is what?

Mrs. Ryan: It is the side one. As you can see, the nearest house is 80 feet away. I got a letter saying that they have no problem with this.

Mrs. Ryan described the deck as being "tri-level," with a cat walk.

Mr. Nagle: Do you have a good survey of the property?

Mrs. Ryan: Yes.

Mr. Nagle: Is this going to be appropriately laid out on the survey, so that you will not be back here as soon as this is added to?

Mrs. Ryan: Yes. If it is approved, I have to get an As Built survey.

Kenneth and Nancy Dillon, neighbors at 15 Roberta Place, have written a letter saying they do not object to this variance.

Mrs. Deery: I make the motion that this variance be approved. It is not substantial in relation to the requirement in the Code. There would be no increase in population density, it does not substantially change the character of the neighborhood. After listening to the applicant, there is no other feasible way of doing this. In the interest of justice, I move that this be approved.

Mr. Baptiste seconded the motion.

Vote: Mr. Baptiste, Aye; Mrs. Deery, Aye; Mr. Klem, Aye; Mr. Nagle, Aye.

North Castle

W.P. 91-1547

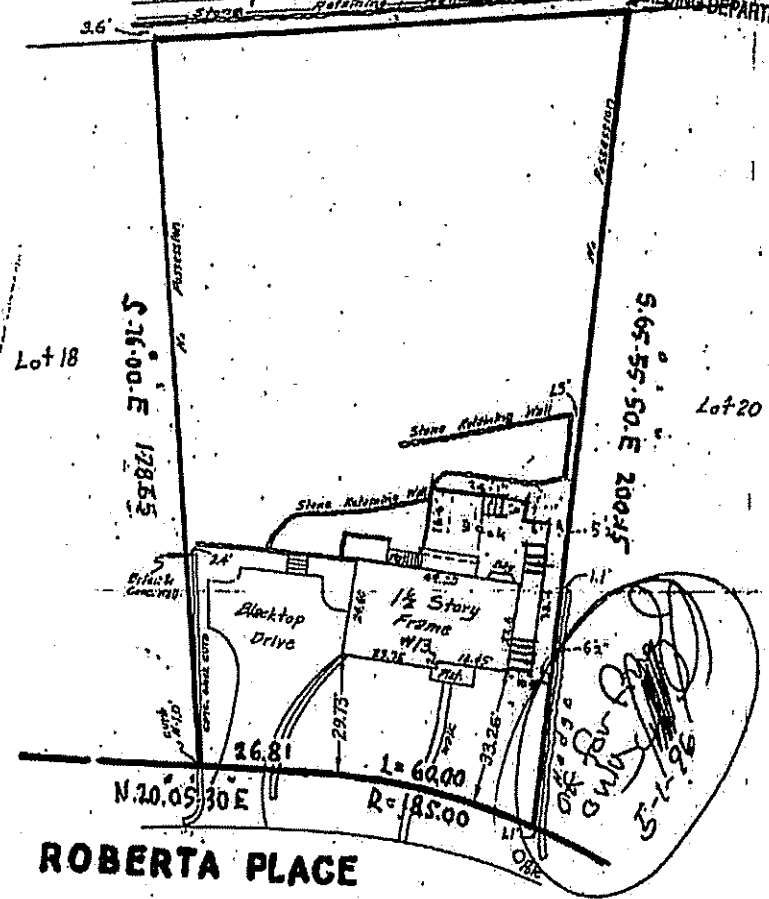
Ryan Roberts
13 PL

Section 7
Block 4
Lot 1-19

RECEIVED
JAN 30 1996

BROADWAY

W.P. OF NORTH CASTLE, NY
BUILDING DEPARTMENT
N. 14.08. E 119.26
3.6'



ROBERTA PLACE

Survey of Lot 19 as a "Subdivision Map, Former Crane Property" filed
Aug. 15, 1947 as Map No 6411.

Surveyed as in possession

Dec. 10, 1991

Deck Added Jan. 15, 1996

The Munson Company FRANK T. ROBINSON
Land Surveyor
189 Main St
White Plains N.Y.



Mon 91-26 Certified to Great Western Mortgage Corp... Commonwealth Land Title Insurance Co... Ann Mrs Ryan

Ryan 949-2076

L-4915 P. 285

J 12294
ENV. 83