



TOWN OF NORTH CASTLE

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

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

RESIDENTIAL PROJECT
REVIEW COMMITTEE
Adam R. Kaufman AICP, Chair

RESIDENTIAL PROJECT REVIEW COMMITTEE (RPRC) APPLICATION

Section I- PROJECT

ADDRESS: 1 Hunter Drive Armonk

Section III- DESCRIPTION OF WORK:

Construction of a New Single Family Home on
A ONE ACRE VACANT PARCEL

Section III- CONTACT INFORMATION:

APPLICANT: Byram Ridge Estates LLC
ADDRESS: 90 BYRAM RIDGE RD, ARMONK NY 10504
PHONE: 9148040872 MOBILE: SAME EMAIL: DSACARNY@gmail.com

PROPERTY OWNER: Byram Ridge Estates
ADDRESS: 90 BYRAM RIDGE RD ARMONK NY 10504
PHONE: 9148040872 MOBILE: _____ EMAIL: _____

PROFESSIONAL: CROWN ENGINEERING - KEITH STAVOZHAR
ADDRESS: 39 ARLO LANE CORTLANDT MANOR NY 10567
PHONE: 914 736 3664 x204 MOBILE: _____
EMAIL: KEITH@CROWNENGINEERING.NET

Section IV- PROPERTY INFORMATION:

Zone: R 1A Tax ID (lot designation) 101.3 4 53.1



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:

Byram Ridge Estates Lot 1

Initial Submittal Revised Preliminary

Street Location:

1 Hunter Drive

Zoning District: RIA Property Acreage: 1 Acre Tax Map Parcel ID: 101.3-4-53.1

Date: 12/31/20

DEPARTMENTAL USE ONLY

Date Filed: _____ Staff Name: _____

Preliminary Plan Completeness Review Checklist

Items marked with a are complete, items left blank are incomplete and must be completed, "NA" means not applicable.

1. Plan prepared by a registered architect or professional engineer
2. Aerial photo (Google Earth) showing the applicant's entire property and adjacent properties and streets
3. Map showing the applicant's entire property and adjacent properties and streets
4. A locator map at a convenient scale
5. The proposed location, use and design of all buildings and structures
6. Existing topography and proposed grade elevations
7. Location of drives
8. Location of all existing and proposed site improvements, including drains, culverts, retaining walls and fences

RPRC COMPLETENESS REVIEW FORM

Page 2

- 9. Description of method of water supply and sewage disposal and location of such facilities
- 10. The name and address of the applicant, property owner(s) if other than the applicant and of the planner, engineer, architect, surveyor and/or other professionals engaged to work
- 11. Submission of a Zoning Conformance Table depicting the plan's compliance with the minimum requirements of the Zoning District
- 12. If a tree removal permit is being sought, submission of a plan depicting the location and graphical removal status of all Town-regulated trees within the proposed area of disturbance. In addition, the tree plan shall be accompanied by a tree inventory includes a unique ID number, the species, size, health condition and removal status of each tree.
- 13. If a wetlands permit is being sought, identification of the wetland and the 100-foot wetland buffer.

More information about the items required herein can be obtained from the North Castle Planning Department. A copy of the Town Code can be obtained from Town Clerk or on the North Castle homepage: <http://www.northcastleny.com/townhall.html>

_____ On this date, all items necessary for a technical review of the proposed site plan have been submitted and constitute a COMPLETE APPLICATION.



TOWN OF NORTH CASTLE
 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

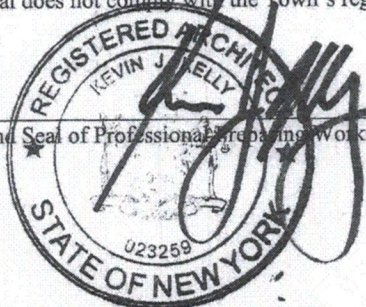
Application Name or Identifying Title: BYZAM RIDGE DEVELOPERS LLC Date: 12.30.20
 Tax Map Designation or Proposed Lot No.: 101.03 / 04 / 33.1 (PAYID SACARNY)

Floor Area

- | | | |
|-----|--|---------------|
| 1. | Total Lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>43,747</u> |
| 2. | Maximum permitted floor area (per Section 355-26.B(4)): | <u>9,361</u> |
| 3. | Amount of floor area contained within first floor:
- <u>0</u> existing + <u>2619</u> proposed = | <u>2,619</u> |
| 4. | Amount of floor area contained within second floor:
- <u>0</u> existing + <u>2879</u> proposed = | <u>2,879</u> |
| 5. | Amount of floor area contained within garage:
- <u>0</u> existing + <u>77</u> proposed = | <u>77</u> |
| 6. | Amount of floor area contained within porches capable of being enclosed:
- <u>0</u> existing + <u>90</u> proposed = | <u>90</u> |
| 7. | Amount of floor area contained within basement (if applicable - see definition):
- <u>0</u> existing + _____ proposed = | <u>0</u> |
| 8. | Amount of floor area contained within attic (if applicable - see definition):
- <u>0</u> existing + _____ proposed = | <u>0</u> |
| 9. | Amount of floor area contained within all accessory buildings:
- <u>0</u> existing + _____ proposed = | <u>0</u> |
| 10. | Proposed floor area: Total of Lines 3-9 = | <u>6,304</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



12.30.20
 Date



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 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 LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: Byram Ridge Developers, LLC Date: 11-30-20

Tax Map Designation or Proposed Lot No.: 101.03-4-53.1

Gross Lot Coverage

1.	Total lot Area (Net Lot Area for Lots Created After 12/13/06):	<u>43,747</u>
2.	Maximum permitted gross land coverage (per Section 213-22.2C):	<u>9,367</u>
3.	BONUS maximum gross land cover (per Section 213-22.2C):	
	Distance principal home is beyond minimum front yard setback	
	<u>0</u> x 10 =	<u>0</u>
4.	TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3	<u>9,367</u>
5.	Amount of lot area covered by principal building :	
	<u>0</u> existing + <u>3,419</u> proposed =	<u>3,419</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>0</u> existing + <u>0</u> proposed =	<u>0</u>
8.	Amount of lot area covered by porches :	
	<u>0</u> existing + <u>80</u> proposed =	<u>80</u>
9.	Amount of lot area covered by driveway, parking areas and walkways :	
	<u>0</u> existing + <u>132</u> proposed =	<u>132</u>
	Driveway to be entirely pervious asphalt. (A=2,950 sq ft, counted as 0)	
10.	Amount of lot area covered by terraces :	
	<u>0</u> existing + <u>0</u> proposed =	<u>0</u>
11.	Amount of lot area covered by tennis court, pool and mechanical equip :	
	<u>0</u> existing + <u>1,956</u> proposed =	<u>1,468</u>
	Includes pool area and pool deck	
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>5,099</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.

Signature and Seal of Professional Preparing Worksheet

12-15-20
 Date



WESTCHESTER COUNTY HEALTH DEPARTMENT NOTES

1. THESE SHALL BE THE FIRST EDITION OF THE PROPOSED UTILITY AND GRADING PLAN.
2. THE HEALTH DEPARTMENT HAS REVIEWED THE PROPOSED UTILITY AND GRADING PLAN AND HAS APPROVED IT AS SHOWN ON THIS PLAN.
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EROSION AND SEDIMENT CONTROL NOTES

1. THE EROSION AND SEDIMENT CONTROL PLAN SHALL BE PREPARED IN ACCORDANCE WITH ALL EROSION AND SEDIMENT CONTROL PRACTICES, THE EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. EROSION AND SEDIMENT CONTROL STRUCTURES ARE THE RESPONSIBILITY OF THE CONTRACTOR. ALL STRUCTURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. STRUCTURES SHALL BE MAINTAINED AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL STRUCTURES THROUGHOUT CONSTRUCTION. STRUCTURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
3. THE EROSION AND SEDIMENT CONTROL PLAN SHALL BE PREPARED IN ACCORDANCE WITH ALL EROSION AND SEDIMENT CONTROL PRACTICES, THE EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
4. ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND PLACED IN A SEPARATED STORAGE AREA TO BE USED FOR FINAL GRADING. TOPSOIL SHALL BE STORED IN A SEPARATED STORAGE AREA TO BE USED FOR FINAL GRADING.
5. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 21 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL BE REVEGETATED IMMEDIATELY. REVEGETATION SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
6. ALL DISTURBED AREAS WITHIN 50 FEET OF AN UNHANCED DWELLING SHALL BE LIMITED TO NECESSARY PROTECT DUST CONTROL.
7. THE CONTRACTOR SHALL KEEP THE ROADWAYS WITHIN THE PROJECT CLEAR OF SOIL AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY BY TRAFFICING VEHICLES.
8. SOIL SEDIMENT AND FERTILIZER APPLICATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK STATE REGULATIONS FOR URBAN EROSION AND SEDIMENT CONTROL".
9. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK STATE REGULATIONS FOR URBAN EROSION AND SEDIMENT CONTROL".

WCDH REVIEW NOTES

1. THERE ARE NO OTHER VIEWS OR SECTIONS OF THE PROPOSED UTILITY AND GRADING PLAN SHOWN ON THIS PLAN.
2. THERE ARE NO SOURCES OF CONTAMINATION WITHIN 100 FEET OF THE PROPOSED AREAS.
3. THERE ARE NO EXISTING OR PROPOSED WASTE TREATMENT PLANTS WITHIN 100 FEET OF THE PROPOSED AREAS.
4. THERE ARE NO EXISTING OR PROPOSED WASTE TREATMENT PLANTS WITHIN 100 FEET OF THE PROPOSED AREAS.



VICINITY MAP SCALE: 1" = 500'

DigiSafely.
New York
800-962-7962
 www.digisafely.com
 100 West 30th Street
 New York, NY 10018
 212-692-9888
 212-692-9889

OWNER/DEVELOPER
BYRAM RIDGE DEVELOPERS, LLC
 (DAVID SACARNY)
 90 BYRAM RIDGE ROAD
 AIRMONT, NY 10504

SCALE: 1" = 30 FT.

UNLESS OTHERWISE SPECIFIED, ALL SECTIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "NEW YORK STATE REGULATIONS FOR URBAN EROSION AND SEDIMENT CONTROL". ANY CHANGES TO THESE REGULATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

REVISIONS	
NO.	REVISION

MUNICIPAL TAX IDENTIFICATION: DATE: SECTION: 101.03
 BLOCK: 531 DRAWN BY: MA
 LOT: CHECKED: KIC/TCJ
 PROJECT: SHAWNY BYAM RIDGE
 DATE: DECEMBER 15, 2009
 JOB #: 10101

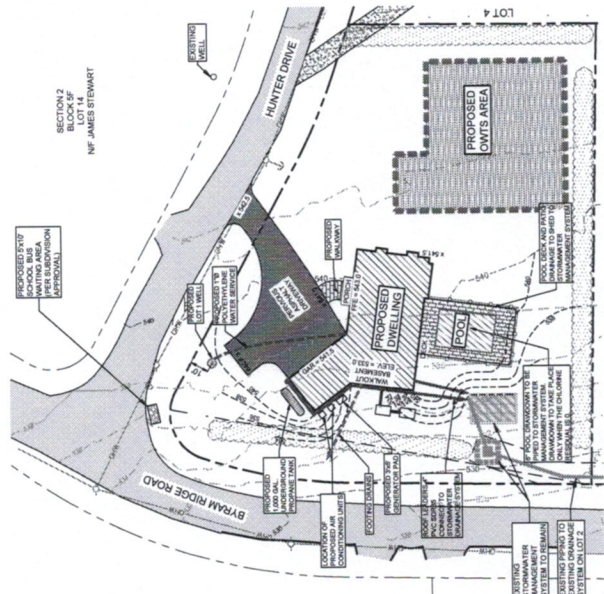
CRONIN ENGINEERING
 PROFESSIONAL ENGINEERING & CONSULTING
 (914) 736-3664
 TIMOTHY L. CRONIN, P.E.
 LICENSE NO. 000590

CRONIN ENGINEERING
 PROFESSIONAL ENGINEERING & CONSULTING
 (914) 736-3664
 39 Arto Lane
 Cortlandt Manor, New York 10567

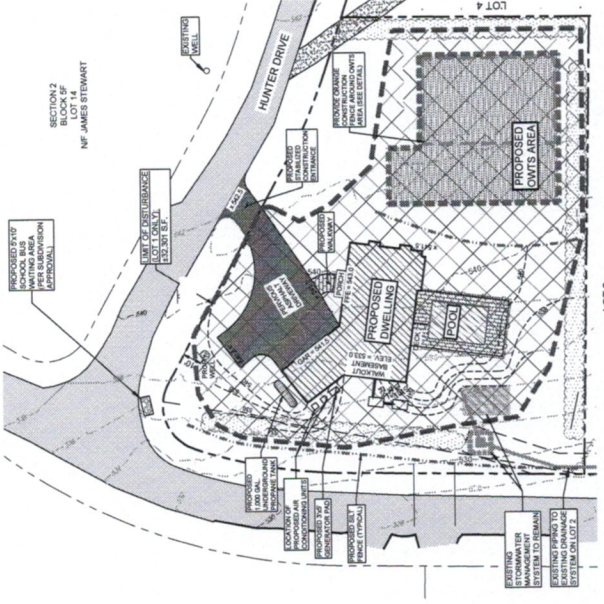
UTILITY AND GRADING,
 EROSION AND SEDIMENT
 CONTROL PLANS
 SITE DEVELOPMENT PLAN
 FOR LOT 1
 BYRAM RIDGE
 DEVELOPERS, LLC

LOCATION:
 1 HUNTER DRIVE
 AIRMONT, NEW YORK 10504

SHEET 2 OF 3 SP-1.2

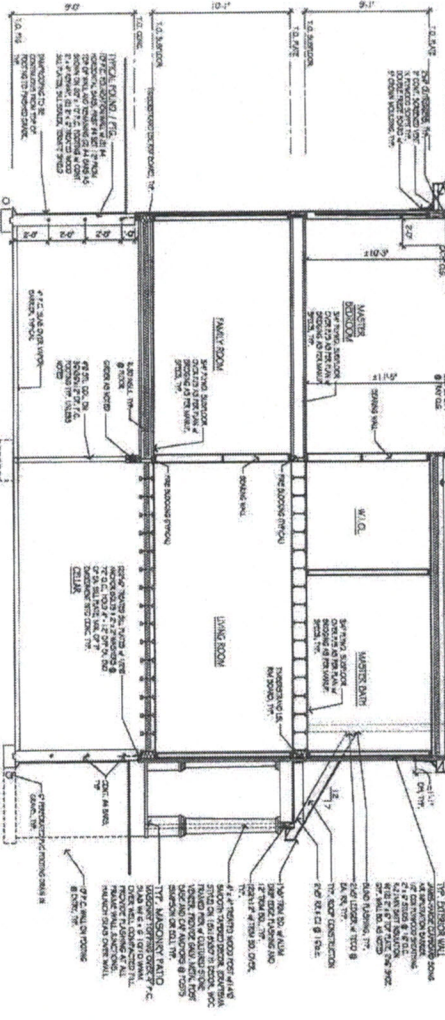


PROPOSED UTILITY AND GRADING PLAN
 SCALE: 1" = 30'



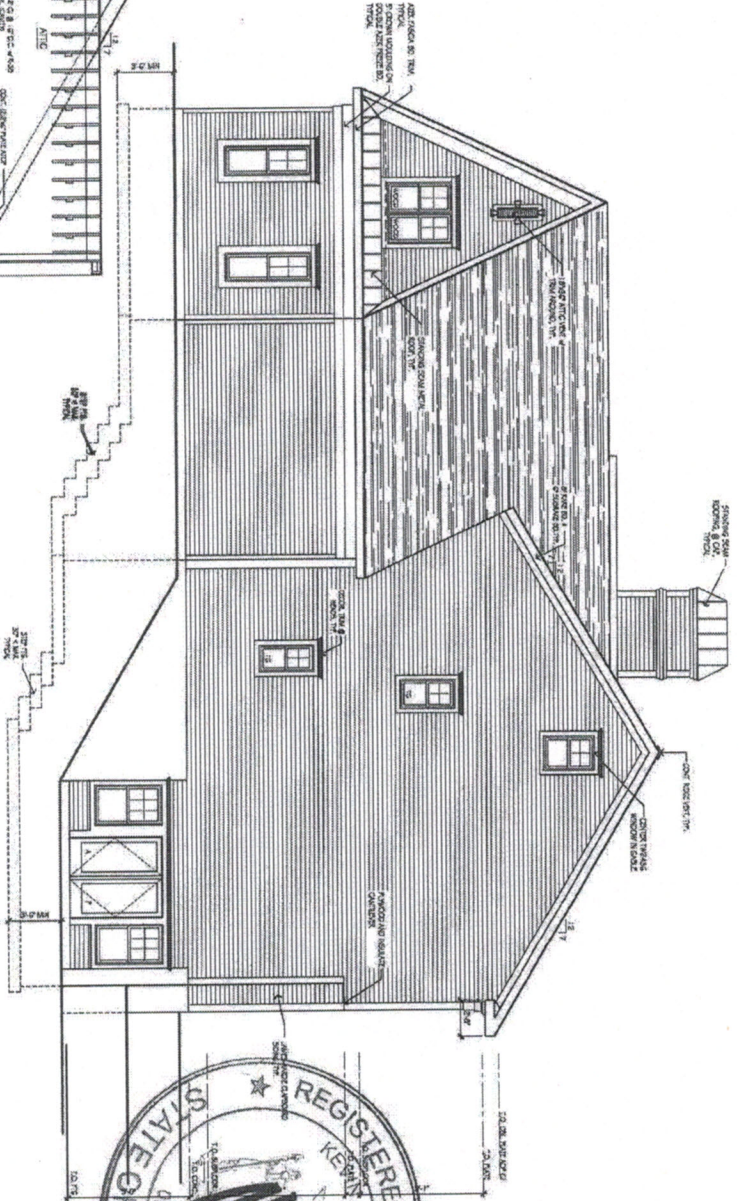
PROPOSED EROSION AND SEDIMENT CONTROL PLAN
 SCALE: 1" = 30'

TOWN APPROVAL



REFER TO DRAWING A-1 FOR ADDITIONAL INFORMATION

SECTION B-B
SCALE 1/8"=1'-0"



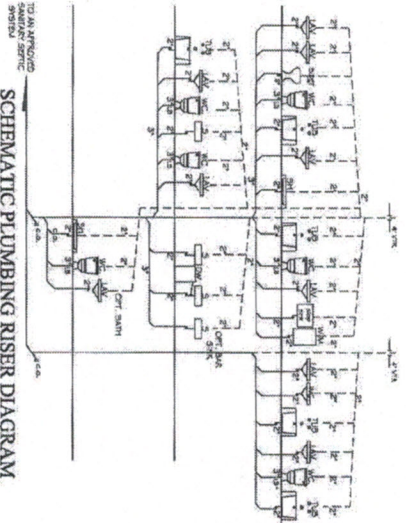
RIGHT SIDE ELEVATION
SCALE 1/8"=1'-0"

THE FOLLOWING NOTES:
 1. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS.
 2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT.
 3. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS.
 4. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS.
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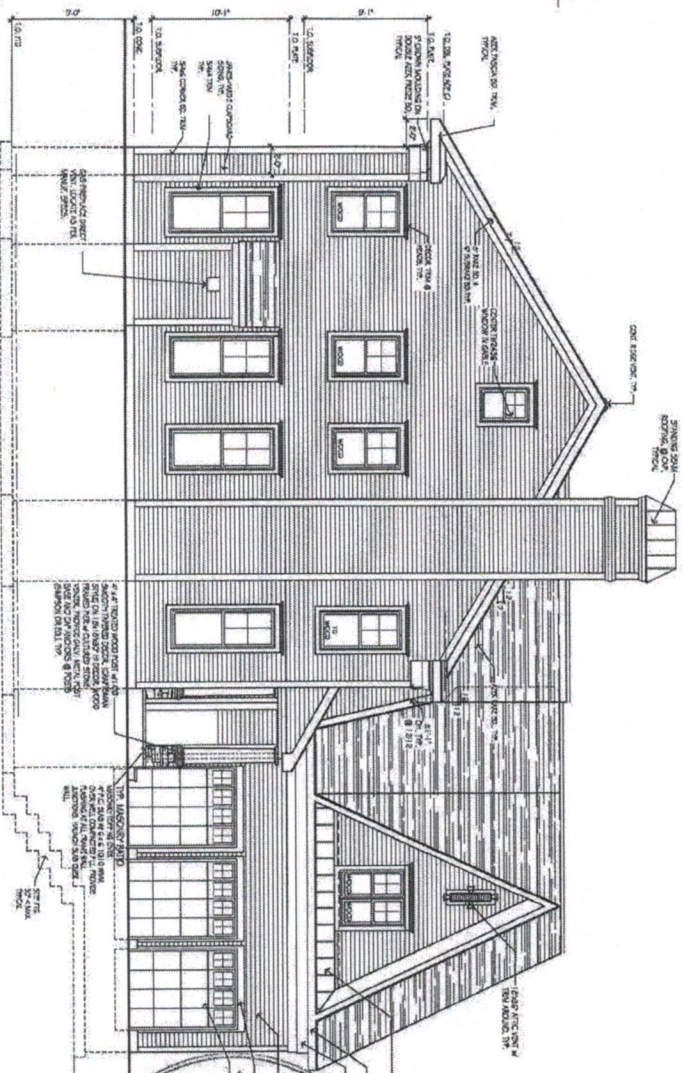
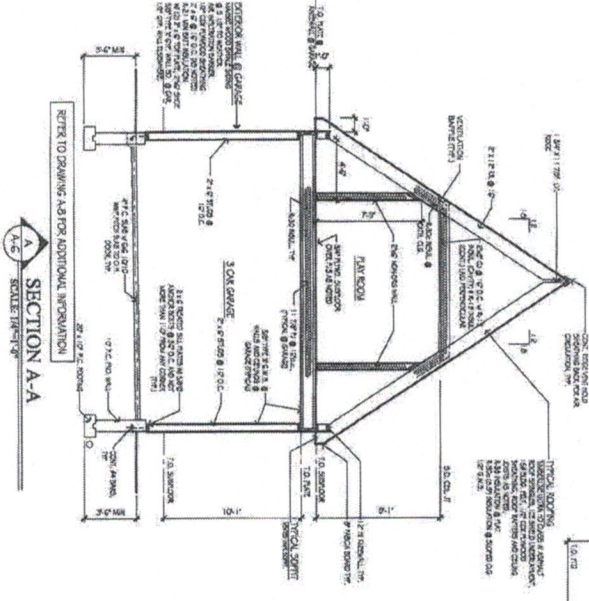


DESIGN TECH
Kevin J. Kelly Architect
 12 Oakwood Avenue Rye, N.Y. 10580
 phone: (914) 864-2007

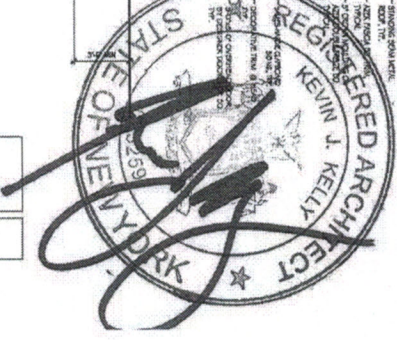
project title:	ARMONK RESIDENCE
drawing title:	RIGHT SIDE ELEVATION SECTION B-B
drawn by:	KJK
checked by:	KJK
date:	7/1/17
sheet no.:	7



- PLUMBING NOTES:**
1. SHOWER DRAINAGE: NO SHOWER TO BE IN THIS BATH.
 2. ALL TOILETS TO BE 12" DIA. & 12" HIGH.
 3. ALL SINKS TO BE 18" DIA. & 18" HIGH.
 4. ALL TUBS TO BE 60" DIA. & 60" HIGH.
 5. ALL TUBS TO BE 1/2" DIA. & 1/2" HIGH.
 6. ALL TUBS TO BE 1/2" DIA. & 1/2" HIGH.



- FINISH SCHEDULE NOTES:**
1. ALL INTERIORS TO BE FINISHED WITH SHEETROCK ON STUDS.
 2. ALL EXTERIORS TO BE FINISHED WITH BRICK OR CONCRETE.
 3. ALL FLOORS TO BE FINISHED WITH POLISHED CONCRETE.
 4. ALL WALLS TO BE FINISHED WITH PLASTER OR GYPSUM BOARD.
 5. ALL CEILING TO BE FINISHED WITH SHEETROCK.
 6. ALL ROOFING TO BE FINISHED WITH ASPH/FLT SHINGLES.
 7. ALL WINDOWS TO BE FINISHED WITH ALUMINUM CASING.
 8. ALL DOORS TO BE FINISHED WITH WOOD CASING.
 9. ALL TRIM TO BE FINISHED WITH WOOD CASING.
 10. ALL LIGHT FIXTURES TO BE FINISHED WITH BRASS OR BRASS FINISH.



DESIGN TECH
Kevin J. Kelly Architect
 12 Oakwood Avenue Rye, N.Y. 10580
 phone: (914) 864-2007

project title:	ARMONK RESIDENCE
drawing title:	LEFT SIDE ELEVATION SECTION A-A
date:	
drawn by:	K.J.K.
checked by:	
scale:	1/8" = 1'-0"
sheet no.:	6