



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.)



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RESIDENTIAL PROJECT REVIEW COMMITTEE (RPRC) APPLICATION

Section I- PROJECT

ADDRESS: _____

Section III- DESCRIPTION OF WORK:

Section III- CONTACT INFORMATION:

APPLICANT: _____

ADDRESS: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

PROPERTY OWNER:

ADDRESS: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

PROFESSIONAL: _____

ADDRESS: _____

PHONE: _____ MOBILE: _____

EMAIL: _____

Section IV- PROPERTY INFORMATION:

Zone: _____ Tax ID (lot designation) _____



**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:

Initial Submittal Revised Preliminary

Street Location:

Zoning District: _____ Property Acreage: _____ Tax Map Parcel ID: _____

Date: _____

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.



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PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

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

GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: _____ Date: _____

Tax Map Designation or Proposed Lot No.: _____

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 = _____
11. Amount of lot area covered by **tennis court, pool and mechanical equip**:
 _____ existing + _____ proposed = _____
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.

Keith Warner

Signature and Seal of Professional Preparing Worksheet

Date



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WESTCHESTER COUNTY
17 Bedford Road
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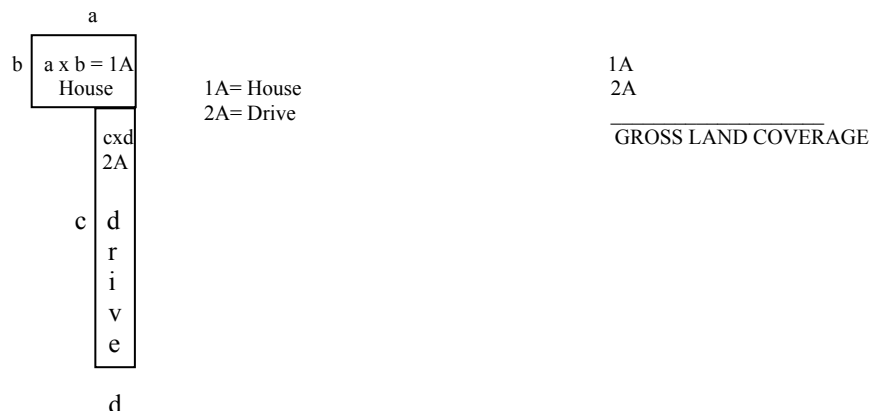
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GROSS LAND COVERAGE WORKSHEET

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.

GENERAL NOTES:

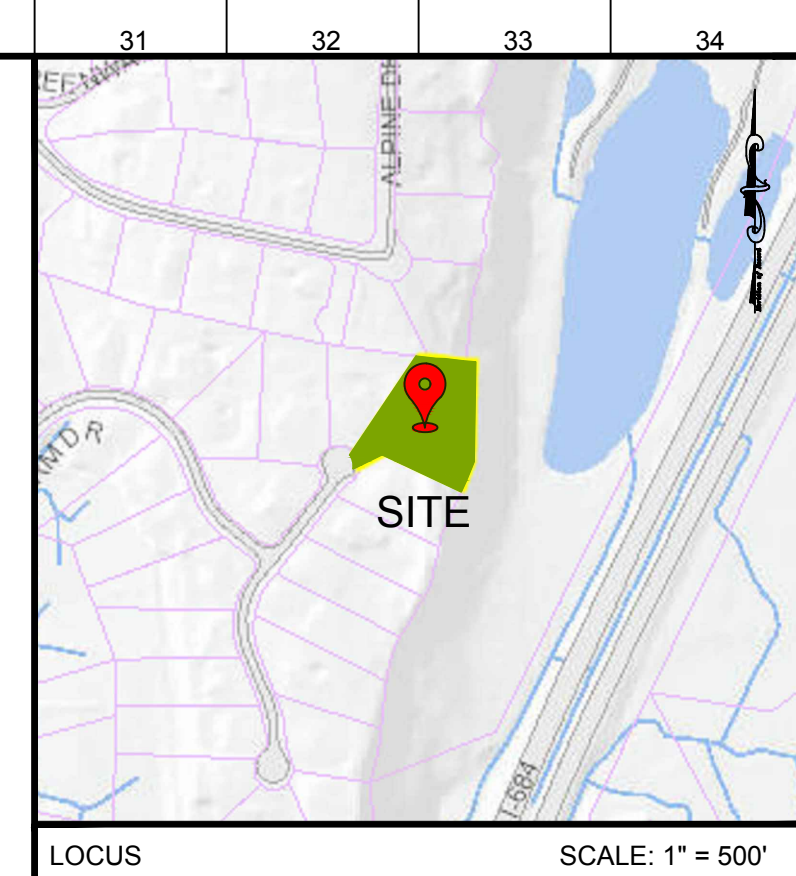
1. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS, METHODS AND SEQUENCES OF CONSTRUCTION AND FOR THE SAFETY OF WORKERS AND OTHERS ON THE CONSTRUCTION SITE.
2. THE CONTRACTOR SHALL LOCATE AND VERIFY THE SIZE, LOCATION, DEPTH AND INVERTS OF ANY AND ALL EXISTING UTILITIES PRIOR TO COMMENCING OPERATIONS. THE CONTRACTOR SHALL ALSO BE REQUIRED TO CONTACT THE TOLL FREE "CALL-BEFORE-YOU-DIG" PHONE NUMBER AT 1-800-922-4455.
3. THE EXISTING DRIVEWAYS WILL SERVE AS THE MACHINERY ACCESS ROUTE AS SHOWN HEREON.
4. ANY DRIVEWAY AREAS, PLANTINGS, LAWN AREAS AND TREES NOT TO BE REMOVED SHALL BE PROTECTED DURING CONSTRUCTION.
5. ANY EXISTING DRAINAGE, SEWER OR OTHER SUBSURFACE STRUCTURES FOUND WITHIN THE PROPOSED CONSTRUCTION AREA THAT INTERFERE WITH THE PROPOSED CONSTRUCTION INDICATED HEREON SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER.
6. ANY REQUIRED FILL SECTIONS SHALL BE PLACED ON THE PERIMETER OF THE AREA AND SPREAD WITH A SMALL CRAWLER, TRACTOR OR OTHER APPROVED MACHINERY AND COMPACTED TO 95-PERCENT OPTIMUM DRY DENSITY.
7. A NEW YORK REGISTERED PROFESSIONAL ENGINEER ACCEPTABLE TO THE CITY SHALL INSPECT CONSTRUCTION OF THE FACILITIES INDICATED HEREON TO INSURE COMPLIANCE WITH THE PROPOSED PLAN.

EROSION CONTROL NARRATIVE:

THE PURPOSE OF THIS SEDIMENT AND EROSION NARRATIVE, DETAILS AND NOTES IS TO OUTLINE A PROGRAM THAT MINIMIZES SOIL EROSION DURING CONSTRUCTION. THE PRIMARY POLICIES OF THIS PROGRAM AREA:

1. AVOID CONTAMINATION OF ADJACENT NEIGHBORING PROPERTIES AND DOWN GRADIENT MUNICIPAL ROADWAYS.
 2. TRAPPING PARTICLES AT THEIR SOURCE BY PROMPTLY STABILIZING DISTURBED AREAS.
 3. AVOID CONCENTRATION OF WATER OR STORM WATER RUNOFF.
 4. AVOID CONTAMINATION OF EXISTING STORM DRAIN STRUCTURES AND DRAINAGE PIPES.
 5. MAINTENANCE SHALL BE WEEKLY AND AFTER EVERY STORM EVENT FOR ALL CONTROLS TO ENSURE THEY ARE FUNCTIONING PROPERLY.
1. PROPOSED EROSION CONTROLS SHALL BE INSTALLED TO THE LOCATIONS AND DETAILS SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION AS APPROVED IN THE FIELD BY THE APPROPRIATE MUNICIPAL AGENCY PERSONNEL. PROPOSED CONSTRUCTION PHASING TO BE DETERMINED IN CONSULTATION WITH THE APPROPRIATE MUNICIPAL AGENCY PRIOR TO THE START OF CONSTRUCTION.
 2. LAND DISTURBANCE WILL BE KEPT TO A MINIMUM. RESTABILIZATION WILL BE SCHEDULED AS SOON AS POSSIBLE WITH A MINIMUM OF 4 INCHES TOPSOIL, SEED AND MULCH. "HYDRO-SEED" MAY BE REQUIRED BASED ON FIELD CONDITIONS FOR TEMPORARY GRASS GERMINATION DURING SEASONAL PLANTING PERIODS TO INSURE MINIMAL SEDIMENTATION AND EROSION.
 3. HAY BALES AND SNOW FENCE AND/OR SILT CURTAIN BARRIERS WILL BE INSTALLED AT THE LOCATIONS INDICATED ON THESE PLANS AND, IF NEEDED, ALONG THE TOE OF ALL CUT AND FILL SLOPES. ALL EROSION CONTROLS SHALL BE REVIEWED WITH AND APPROVED BY THE APPROPRIATE MUNICIPAL AGENCY PERSONNEL PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
 4. ALL CONTROL MEASURES WILL BE MAINTAINED DURING THE CONSTRUCTION PERIOD.
 5. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF NECESSARY OR REQUIRED.
 6. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THESE PLANS AND/OR AS DIRECTED BY THE MUNICIPAL STAFF.
 7. IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO INCLUDE THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE MUNICIPAL STAFF OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THESE PLANS IF THE TITLE TO THE LAND IS TRANSFERRED.
 8. THE EROSION CONTROLS (WHICH WILL BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE PROPOSED CONSTRUCTED AREAS) SHALL BE INSPECTED PERIODICALLY AND ESPECIALLY FOLLOWING ANY PERIODS OF EXTENDED PRECIPITATION. ANY SILTATION WHICH WAS ACCUMULATED UPSLOPE OF THE PROPOSED EROSION BARRIERS IF GREATER THAN 6 INCHES IN DEPTH SHALL BE REMOVED AND THE EROSION CONTROLS CHECKED AND REPAIRED AS NECESSARY TO INSURE THAT NO BREACHING OCCURRED. ALL LAWN AND PROPOSED PLANTED AREAS SHALL BE CHECKED TO INSURE THAT GERMINATION HAS OCCURRED AND ANY REQUIRED ADJUSTMENTS PERFORMED AS NECESSARY PRIOR TO REMOVE OF TEMPORARY CONSTRUCTION EROSION CONTROLS.
 9. TREES TO BE CUT, FALLEN TREES OR BUSH WITHIN DESIGNATED PROPOSED CONSTRUCTION AREAS SHALL BE CUT TO FIREPLACE LENGTHS AND STACKED OUTSIDE OF THOSE AREAS, FEED SMALLER BRANCHES AND TWIGS THROUGH CHIPPER AND STOCKPILE. ALL STOCKPILES SHALL BE OUTSIDE OF DRIP LINES OF PROTECTED TREES.
 10. TREES TO BE SAVED SHALL BE Banded WITH A BRIGHT-COLORED SURVEYOR'S RIBBON LOCATED AT A HEIGHT VISIBLE TO EQUIPMENT OPERATORS. TREE ARMORING PROTECTION MEASURES SHALL BE USED AS SHOWN IN THE DETAIL ON THIS PLAN.
 11. INDIVIDUAL TREES OR STANDS TO BE SAVED WITHIN DESIGNATED AREAS OF PROPOSED STRUCTURES SHALL BE PROTECTED BY FENCING WHICH CIRCUMSCRIBES THE DRIP LINE OF THE INDIVIDUAL GROUP PER THE DETAIL ON THIS DRAWING.

ZONE: R-1A

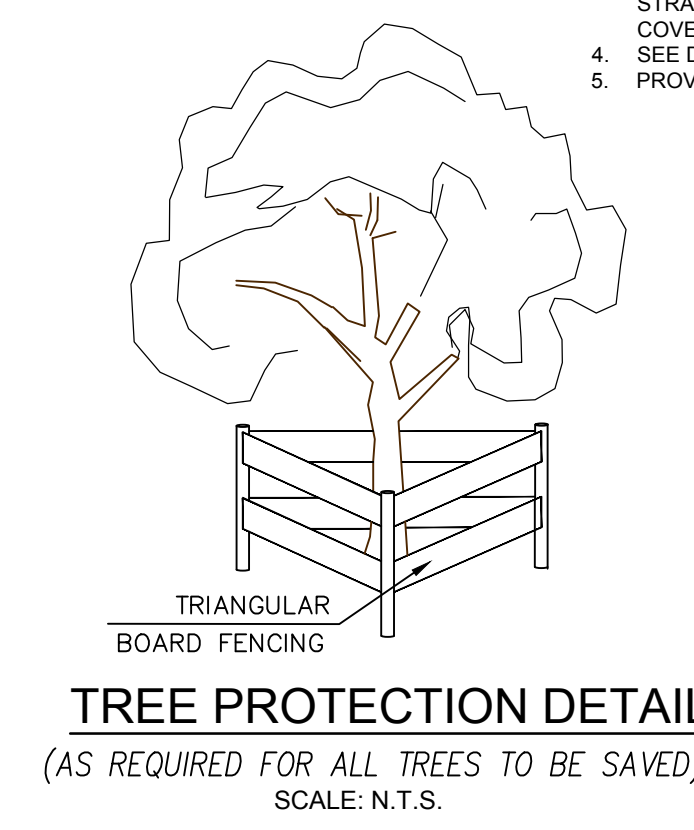
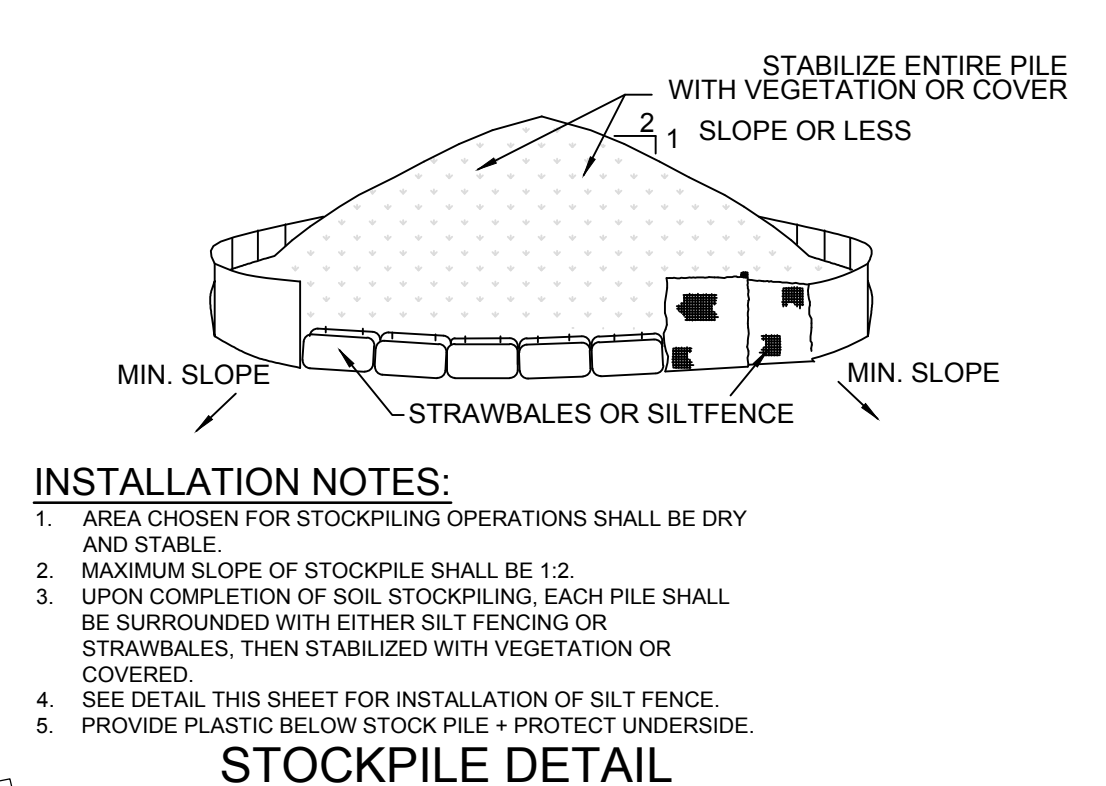
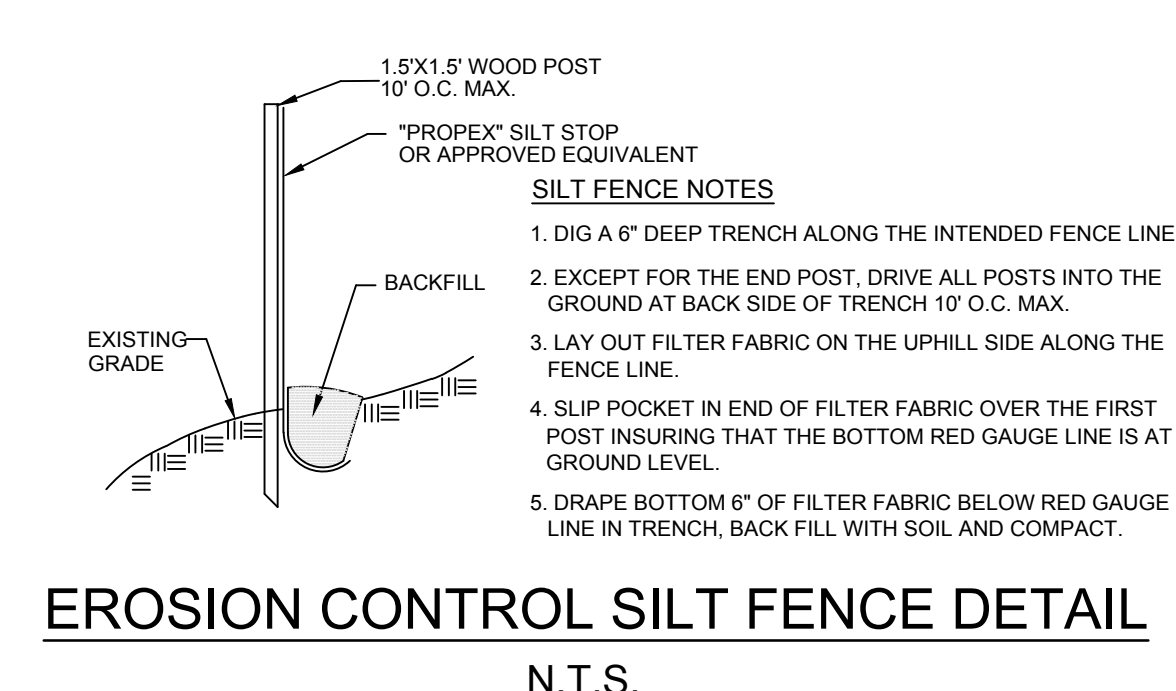
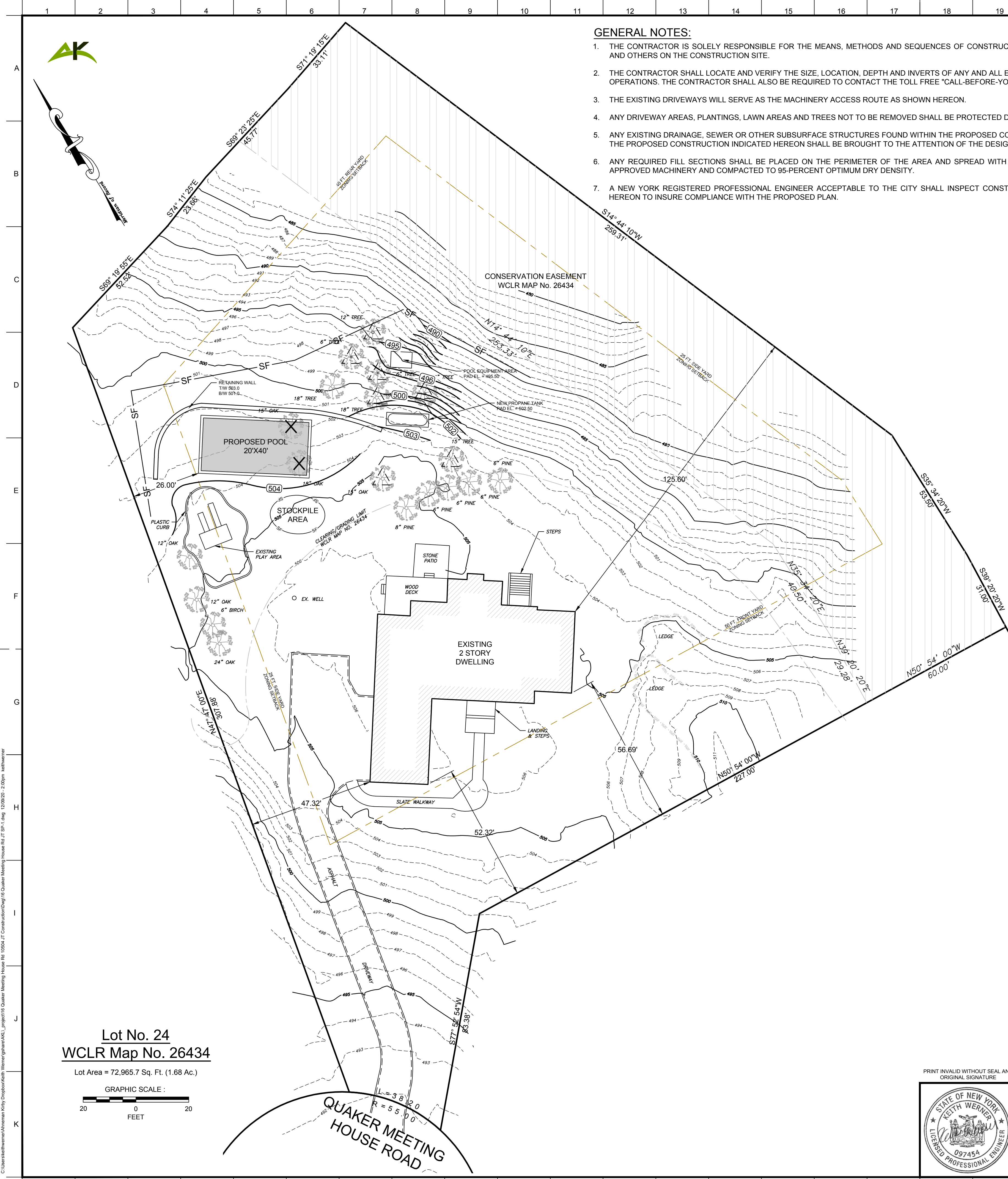


LEGEND

- 95 — EXISTING MAJOR CONTOURS
- 96 — EXISTING MINOR CONTOURS
- TREE — EXISTING TREES
- 90 — PROPOSED CONTOURS
- x 94 — PROPOSED SPOT GRADES
- SF — SILT FENCE
- TREE — TREES TO BE REMOVED
- TREE — TREES TO BE PROTECTED
- TREE — EXISTING TREES

ABBREVIATIONS

- INV. — INVERT ELEVATION
- TYP. — TYPICAL
- EL. — ELEVATION
- T.B.R. — TO BE REMOVED
- EX. — EXISTING
- N/F — NOW OR FORMERLY
- R.O.W. — RIGHT OF WAY



Lot No. 24
WCLR Map No. 26434
Lot Area = 72,965.7 Sq. Ft. (1.68 Ac.)
GRAPHIC SCALE: 0 FEET



REV. #	REV. DESCRIPTION	DATE

AK AHNEMANKIRBY
ENGINEERS•SURVEYORS•PLANNERS
SINCE 1871
1171 East Putnam Avenue, Riverside, CT 06878
Tel: 203.869.7707 • Fax: 203.869.4606
www.ahnemankirby.com

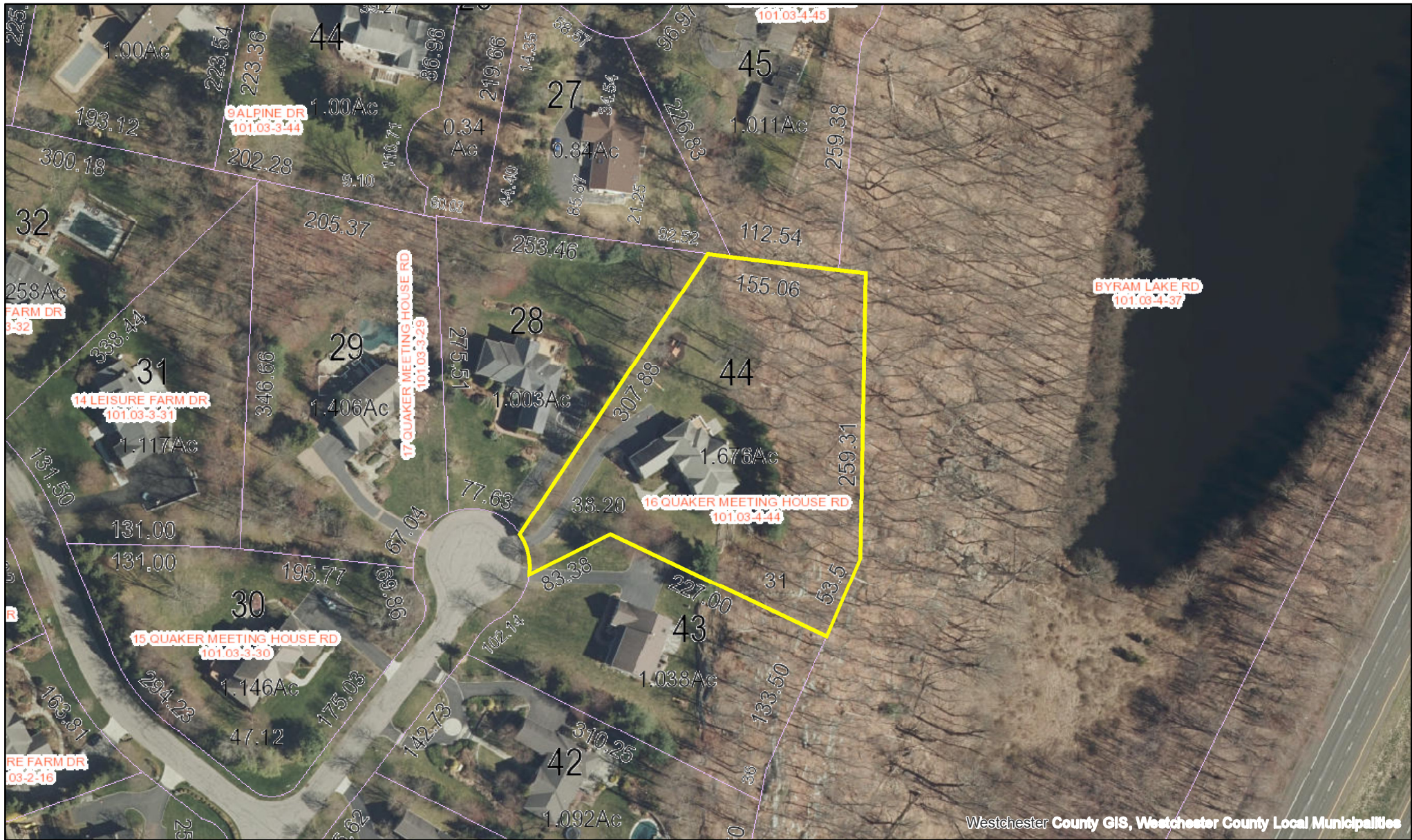
Prepared For:
BIRENBERG RESIDENCE
18 Quaker Meeting House Road, Ammonk, NY 10804
(Tax ID: 101.03.4.44)

PROPOSED POOL PLAN

SP-1

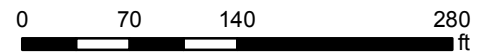
Date: December 9, 2020
Scale: 1" = 20'
Drawn/Checked By: KBF, KW / TGA
Book #: 257-108
Job #: 20-087-D083
Reference: D083

16 QUAKER MEETING HOUSE RD. ID: 101.03-4-44 (North Castle)



December 9, 2020

1:1,500



Tax parcel data was provided by local municipality. This map is generated as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should NOT be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact local municipality assessor's office.



Westchester County GIS

GIS
<http://giswww.westchestergov.com>
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 148 Martine Avenue Rm 214
 White Plains, New York 10601