



# TOWN OF NORTH CASTLE

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

RESIDENTIAL PROJECT  
REVIEW COMMITTEE  
Adam R. Kaufman AICP, Chair

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

## RESIDENTIAL PROJECT REVIEW COMMITTEE (RPRC) APPLICATION

### Section I- PROJECT

ADDRESS: 67 High Street, Armonk, NY 10804

### Section III- DESCRIPTION OF WORK:

Existing porch over secondary front entrance to single family residence enclosed to create foyer and new porch constructed at same entrance.

### Section III- CONTACT INFORMATION:

APPLICANT: William & Kristyn Hoffman

ADDRESS: 67 High Street, Armonk, NY 10804

PHONE: 914.409.6817 MOBILE: - EMAIL: willhoffman23@gmail.com

PROPERTY OWNER:

same

ADDRESS: same

PHONE: same MOBILE: - EMAIL: same

PROFESSIONAL: SJB Architecture + Design, Steven Basini Architect

ADDRESS: 18 Lakeview Avenue East, Cortlandt Manor, NY 10567

PHONE: 914.402.1701 MOBILE: 914.486.7187

EMAIL: steven@sjbarchdesign.com

### Section IV- PROPERTY INFORMATION:

Zone: R-1A Tax ID (lot designation) 100.02/1/14



**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: Hoffman Residence

Initial Submittal  Revised Preliminary

Street Location: 67 High Street

Zoning District: R-1A Property Acreage: 3.017 Tax Map Parcel ID: 100.02-1-14

Date: 01/18/21

**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**

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- 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  
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 Director of Planning

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GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: Hoffman Residence Date: 01/18/21

Tax Map Designation or Proposed Lot No.: 100.02-1-14

Gross Lot Coverage

- |     |  |                   |
|-----|--|-------------------|
| 1.  | Total lot Area (Net Lot Area for Lots Created After 12/13/06):                 | <u>3.02 acres</u> |
| 2.  | <b>Maximum</b> permitted gross land coverage (per Section 355-26.C(1)(b)):     | <u>16,594</u>     |
| 3.  | <b>BONUS</b> 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.  | <b>TOTAL Maximum Permitted gross land coverage</b> = Sum of lines 2 and 3      | <u>16594</u>      |
| 5.  | Amount of lot area covered by <b>principal building</b> :                      |                   |
|     | <u>1869</u> existing + <u>0</u> proposed =                                     | <u>1869</u>       |
| 6.  | Amount of lot area covered by <b>accessory buildings</b> :                     |                   |
|     | <u>210</u> existing + <u>0</u> proposed =                                      | <u>210</u>        |
| 7.  | Amount of lot area covered by <b>decks</b> :                                   |                   |
|     | <u>502</u> existing + <u>0</u> proposed =                                      | <u>502</u>        |
| 8.  | Amount of lot area covered by <b>porches</b> :                                 |                   |
|     | <u>306</u> existing + <u>42</u> proposed =                                     | <u>348</u>        |
| 9.  | Amount of lot area covered by <b>driveway, parking areas and walkways</b> :    |                   |
|     | <u>3341</u> existing + <u>0</u> proposed =                                     | <u>3341</u>       |
| 10. | Amount of lot area covered by <b>terraces</b> :                                |                   |
|     | <u>0</u> existing + <u>0</u> proposed =  | <u>0</u>          |
| 11. | Amount of lot area covered by <b>tennis court, pool and mechanical equip</b> : |                   |
|     | <u>0</u> existing + <u>0</u> proposed =  | <u>0</u>          |
| 12. | Amount of lot area covered by <b>all other structures</b> :                    |                   |
|     | <u>0</u> existing + <u>0</u> proposed =  | <u>0</u>          |
| 13. | Proposed <b>gross land coverage</b> : Total of Lines 5-12 =                    | <u>6270</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

01/18/21  
Date



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

PLANNING DEPARTMENT  
 Adam R. Kaufman, AICP  
 Director of Planning

January 29, 2019  
 Telephone: (914) 273-3542  
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 www.northcastleny.com

FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: Hoffman Residence Date: 01/18/21

Tax Map Designation or Proposed Lot No.: 100.02-1-14

Floor Area

- |     |   |                   |
|-----|---|-------------------|
| 1.  | Total Lot Area (Net Lot Area for Lots Created After 12/13/06):  | <u>3.02 acres</u> |
| 2.  | Maximum permitted floor area (per Section 355-26.B(4)):   | <u>11899</u>      |
| 3.  | Amount of floor area contained within first floor:<br><u>1869</u> existing + <u>0</u> proposed =                              | <u>1869</u>       |
| 4.  | Amount of floor area contained within second floor:<br><u>945</u> existing + <u>0</u> proposed =                              | <u>945</u>        |
| 5.  | Amount of floor area contained within garage:<br><u>648</u> existing + <u>0</u> proposed =                                    | <u>648</u>        |
| 6.  | Amount of floor area contained within porches capable of being enclosed:<br><u>305</u> existing + <u>34</u> proposed =        | <u>339</u>        |
| 7.  | Amount of floor area contained within basement (if applicable – see definition):<br><u>n/a</u> existing + <u>0</u> proposed = | <u>n/a</u>        |
| 8.  | Amount of floor area contained within attic (if applicable – see definition):<br><u>n/a</u> existing + <u>0</u> proposed =    | <u>n/a</u>        |
| 9.  | Amount of floor area contained within all accessory buildings:<br><u>209</u> existing + <u>0</u> proposed =                   | <u>209</u>        |
| 10. | Proposed floor area: Total of Lines 3 – 9 =   | <u>4010</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



01/18/21  
 Date

