



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: 115 Round Hill Road

Section III- DESCRIPTION OF WORK:

Build A Free STANDING Single BAY Garage (18x22)
CONVERT Existing Garage to Bedroom
Extend OFFICE to CREATE Larger space
Garden Gazebo (12x20)

Section III- CONTACT INFORMATION:

APPLICANT: William F. Gilbert / GRS Renovations, LLC

ADDRESS: 49 Woodley Road Stamford, CT 06903

PHONE: 203-970-2276 MOBILE: 203-970-2276 EMAIL: grsrenovations99@gmail.com

PROPERTY OWNER:

Judith S. Schwartz R/T

ADDRESS: 115 Round Hill Road North Castle, N.Y.

PHONE: 914-273-8973 MOBILE: 917-754-3154 EMAIL: jss1@nyu.edu

PROFESSIONAL: Samuel E. Gardner, AIA Architecture & Design, LLC

ADDRESS: 390 Ridgefield Road Wilton, CT 06897

PHONE: 203-216-4297 MOBILE: 203-216-4297

EMAIL: SGardner@gwgarchitects.com

Section IV- PROPERTY INFORMATION:

Zone: R-2A Tax ID (lot designation) 109.01-1-36



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:

Schwartz Additions & Renovations

Initial Submittal Revised Preliminary

Street Location:

115 Round Hill Road North Castle, NY

Zoning District: GA Property Acreage: 2.03 Tax Map Parcel ID: 109.01-1-36

Date: January 21st 2021

DEPARTMENTAL USE ONLY

Date Filed: _____ Staff Name: _____

Preliminary Plan Completeness Review Checklist

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

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

RPRC COMPLETENESS REVIEW FORM

Page 2

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

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

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



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

PLANNING DEPARTMENT
 Adam R. Kaufman, AICP
 Director of Planning

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


GROSS LAND COVERAGE CALCULATIONS WORKSHEET

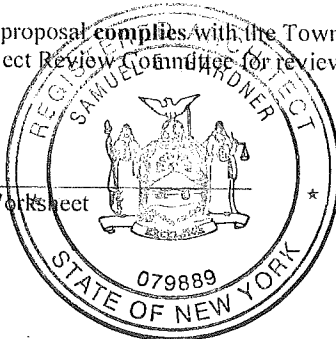
Application Name or Identifying Title: Judith S Schwartz RT
Schwartz RENOV. & ADDITION Date: 1/21/2021
 Tax Map Designation or Proposed Lot No.: 109.01 - 1 - 36

Gross Lot Coverage

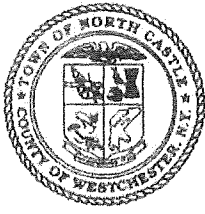
- | | | |
|-----|--|-------------------------------------|
| 1. | Total lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>2.035 AC</u>
<u>88,649 SF</u> |
| 2. | Maximum permitted gross land coverage (per Section 355-26.C(1)(b)): | <u>13,385 SF</u> |
| 3. | BONUS maximum gross land cover (per Section 355-26.C(1)(b)): | |
| | Distance principal home is beyond minimum front yard setback
<u>135'</u> x 10 = <u>1350</u> | <u>1,350 SF</u> |
| 4. | TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3 | <u>14,735 SF</u> |
| 5. | Amount of lot area covered by principal building:
<u>3964 SF</u> existing + <u>0</u> proposed = | <u>3,964 SF</u> |
| 6. | Amount of lot area covered by accessory buildings:
<u>230 SF</u> existing + <u>626 SF</u> proposed = | <u>856 SF</u> |
| 7. | Amount of lot area covered by decks:
<u>130</u> existing + <u>0</u> proposed = | <u>130 SF</u> |
| 8. | Amount of lot area covered by porches:
<u>285</u> existing + _____ proposed = | <u>285 SF</u> |
| 9. | Amount of lot area covered by driveway, parking areas and walkways:
<u>4825</u> existing + _____ proposed = | <u>4,825 SF</u> |
| 10. | Amount of lot area covered by terraces: (PATIOS)
<u>3630</u> existing + _____ proposed = | <u>3,630 SF</u> |
| 11. | Amount of lot area covered by tennis court, pool and mechanical equip:
<u>781</u> existing + _____ proposed = | <u>781 SF</u> |
| 12. | Amount of lot area covered by all other structures:
<u>0</u> existing + <u>0</u> proposed = | |
| 13. | Proposed gross land coverage: Total of Lines 5 - 12 = | <u>14,471 SF</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



2/2/21
 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
 Fax: (914) 273-3554
 www.northeastleny.com

FLOOR AREA CALCULATIONS WORKSHEET

Judith S. Schwartz RIT

Application Name or Identifying Title: Schwartz Renovation Additions Date: 1/21/2021

Tax Map Designation or Proposed Lot No.: 109.01-36

Floor Area

- | | | |
|-----|---|------------------------|
| 1. | Total Lot Area (Net Lot Area for Lots Created After 12/13/06): | 2.0351 AC
88,649 SF |
| 2. | Maximum permitted floor area (per Section 355-26.B(4)): | 10,183.2 SF |
| 3. | Amount of floor area contained within first floor LOWER LEVEL
<u>2,900</u> existing + <u>0</u> proposed = | <u>2,900 SF</u> |
| 4. | Amount of floor area contained within second floor:
<u>3426</u> existing + <u>360</u> proposed = | <u>3,786 SF</u> |
| 5. | Amount of floor area contained within garage: (NEW FREESTANDING GARAGE INCL. W/ ACCESSORY)
<u>0</u> existing + <u>0</u> proposed = | <u>-0-</u> |
| 6. | Amount of floor area contained within porches capable of being enclosed:
<u>285</u> existing + _____ proposed = | <u>285 SF</u> |
| 7. | Amount of floor area contained within basement (if applicable – see definition):
<u>0</u> existing + <u>0</u> proposed = | <u>-0-</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>230</u> existing + <u>626</u> proposed =
(SHEDS) (GARAGE + GARAGE) | <u>856</u> |
| 10. | Proposed floor area: Total of Lines 3 – 9 = | <u>7,827 SF.</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.

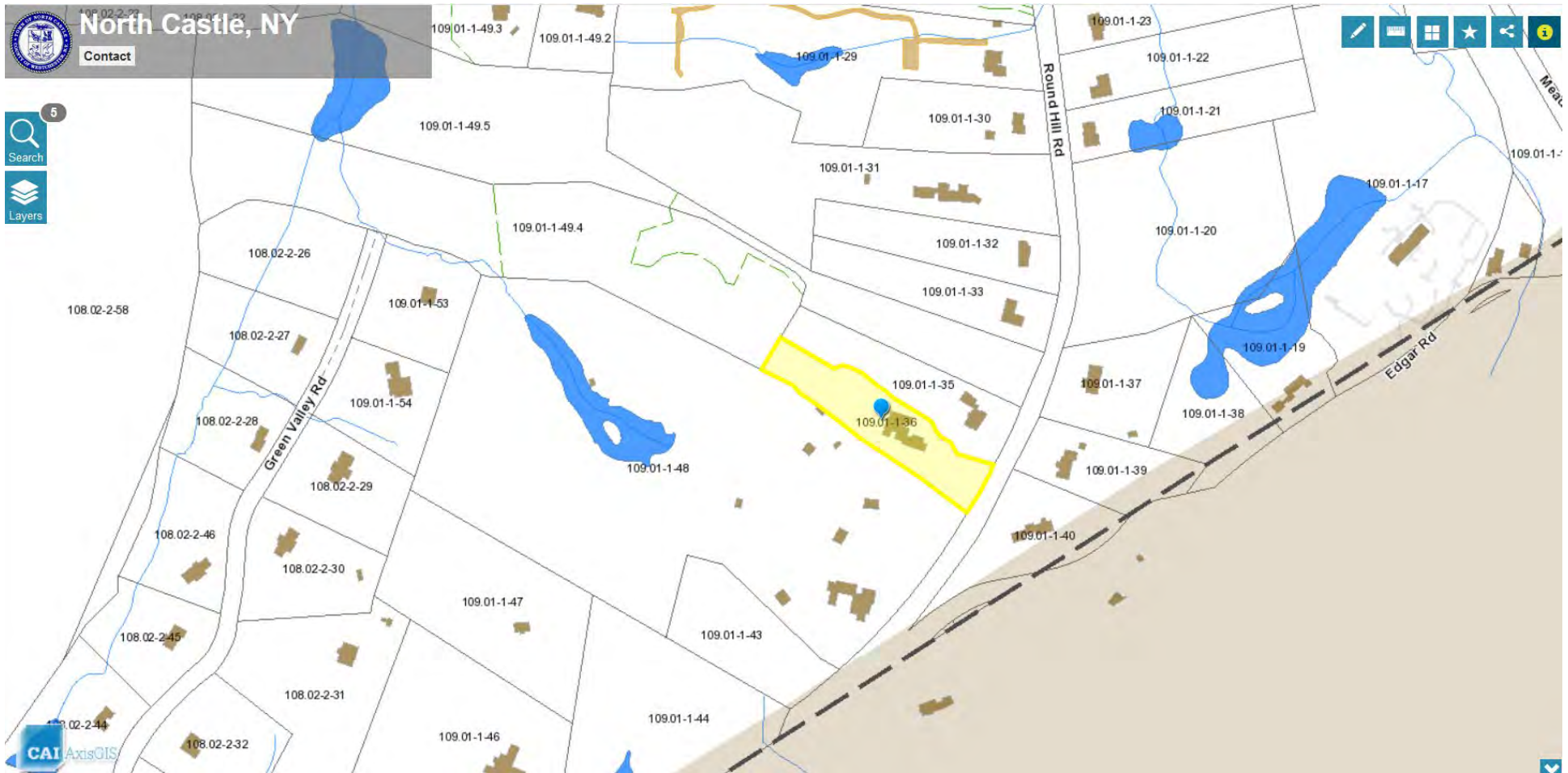

 Signature and Seal of Professional Preparing Worksheet



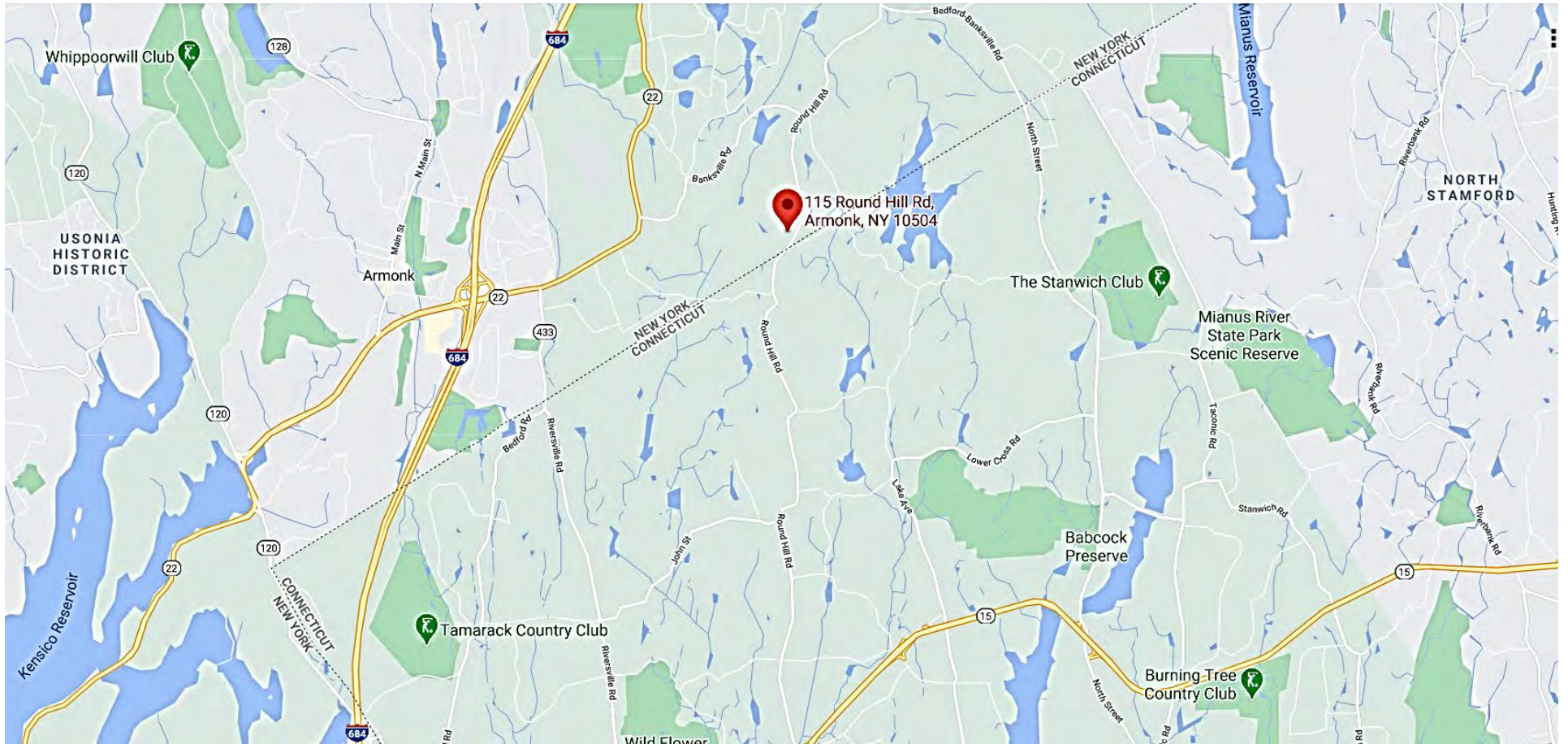
2/2/21
 Date



Aerial Photo - 115 Round Hill Road, Armonk, NY

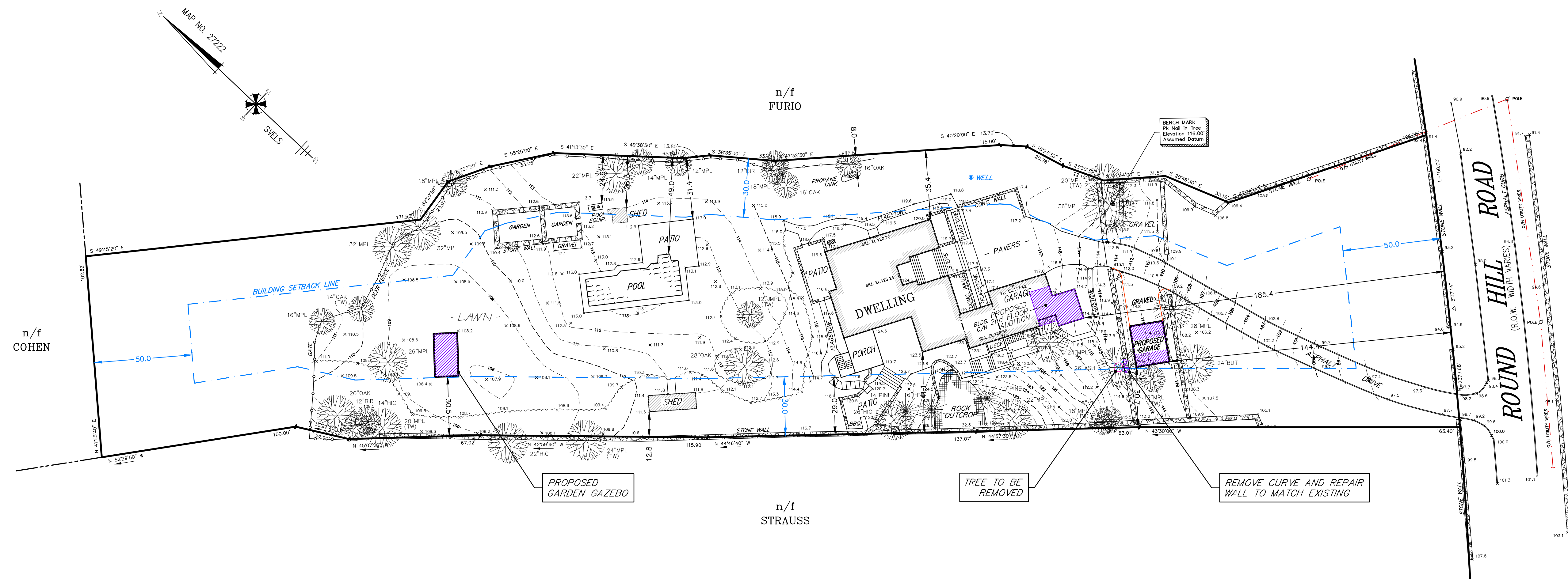


Map Showing Property & Adjacent Properties & Streets – 115 Round Hill Road, Armonk, NY



Locator Map – 115 Round Hill Rd., Armonk, NY

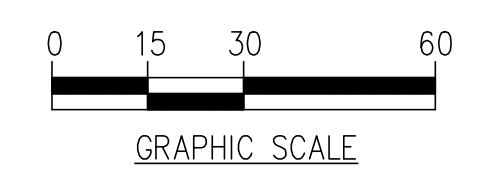
Area = 88,651 Sq. Ft.
2.0351 Acres



PREMISES HEREON CONSISTING OF SOUTHERN PARCEL ON A CERTAIN MAP ENTITLED "LOT LINE CHANGE PREPARED FOR MARTIN AND JUDITH SCHWARTZ AND PETER R. CHERNEFF AND HESTER A. VELMANS." ON FILE IN THE OFFICE OF THE CLERK OF THE COUNTY OF WESTCHESTER, DIVISION OF LAND RECORDS, AS MAP NO. 27222.

MAP REFERENCES:
 SURVEY OF PROPERTY TO BE CONVEYED TO DANIEL SULLIVAN, TOWN OF NORTH CASTLE, PREPARED BY J.L. WILSON DATED FEB. 7, 1962
 TAX LOT DESIGNATION: SECTION 109.01 BLOCK 1 LOT 36
 AREA OF PROPERTY IS 2.0351 ACRES
 ELEVATIONS DEPICTED HEREON ARE REFERENCED TO AN ASSUMED SITE DATUM.
 UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. THIS MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL SURVEYOR, INC.
 THE LOCATION OF UNDERGROUND IMPROVEMENTS OR EASEMENTS HEREON, IF ANY EXIST OR ARE SHOWN, ARE NOT CERTIFIED.
 FIELD SURVEY COMPLETED: JANUARY 25, 2021

Aidan C. McCann 02-02-21
 AIDAN C. McCANN DATE
 N.Y.S. License No. 50290



Sound View
 ENGINEERS & LAND SURVEYORS, LLC
 239 Glenville Road, Suite 300
 Greenwich, CT 06831
 (203) 532-1300 PHONE info@soundviewengineers.com
 www.soundviewengineers.com

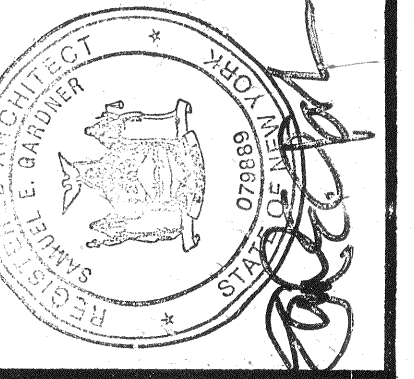
CONSULTING CIVIL STRUCTURAL SITE DEVELOPMENT LAND SURVEYING
 PREPARED FOR:
MARTIN SCHWARTZ
JUDITH SCHWARTZ
 ADDRESS:
 115 ROUND HILL ROAD
 TOWN OF NORTH CASTLE
 WESTCHESTER COUNTY, NEW YORK

DRAWING TITLE:
PROPOSED
CONDITIONS
SURVEY

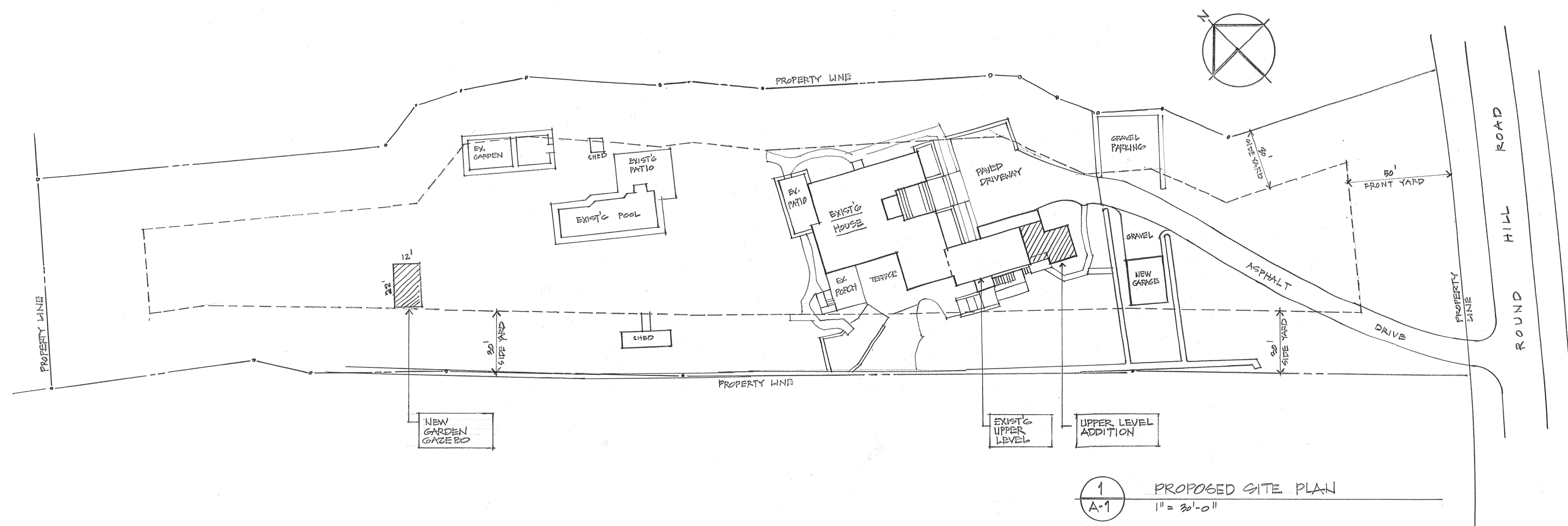
STATE OF NEW YORK
 AIDAN C. McCANN
 LICENSED LAND SURVEYOR
 50290
 DWG. NO: 2668-2-PP-0
 SCALE: 1" = 30'
 DATE: FEBRUARY 1, 2021
EX-1

Addition & Renovations to Schwartz Residence

115 Round Hill Road, Armonk, NY 10504

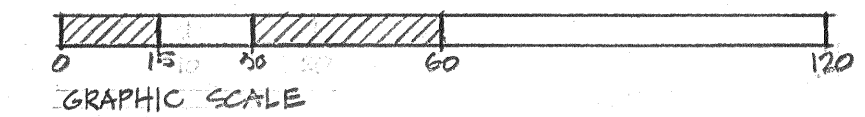


Samuel E. Gardner, AIA
300 Ridgeland Road, Wilton, CT 06897 (203) 214-6271



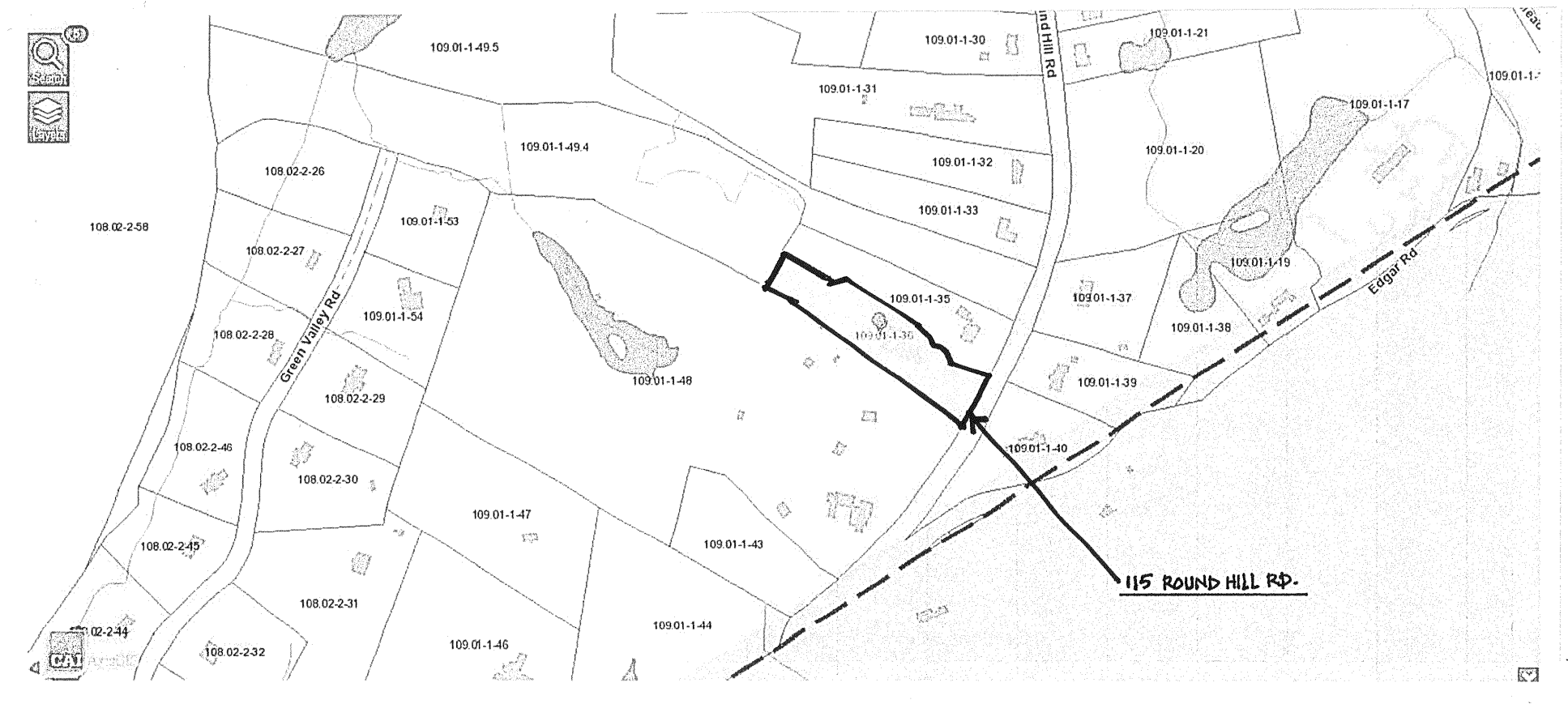
1
A-1
PROPOSED SITE PLAN
1" = 30'-0"

SITE PLAN BASED ON SURVEY PREPARED FOR MARTIN & JUDITH SCHWARTZ BY SOUNDVIEW ENGINEERS & LAND SURVEYORS, LLC. DATED 1.21.21

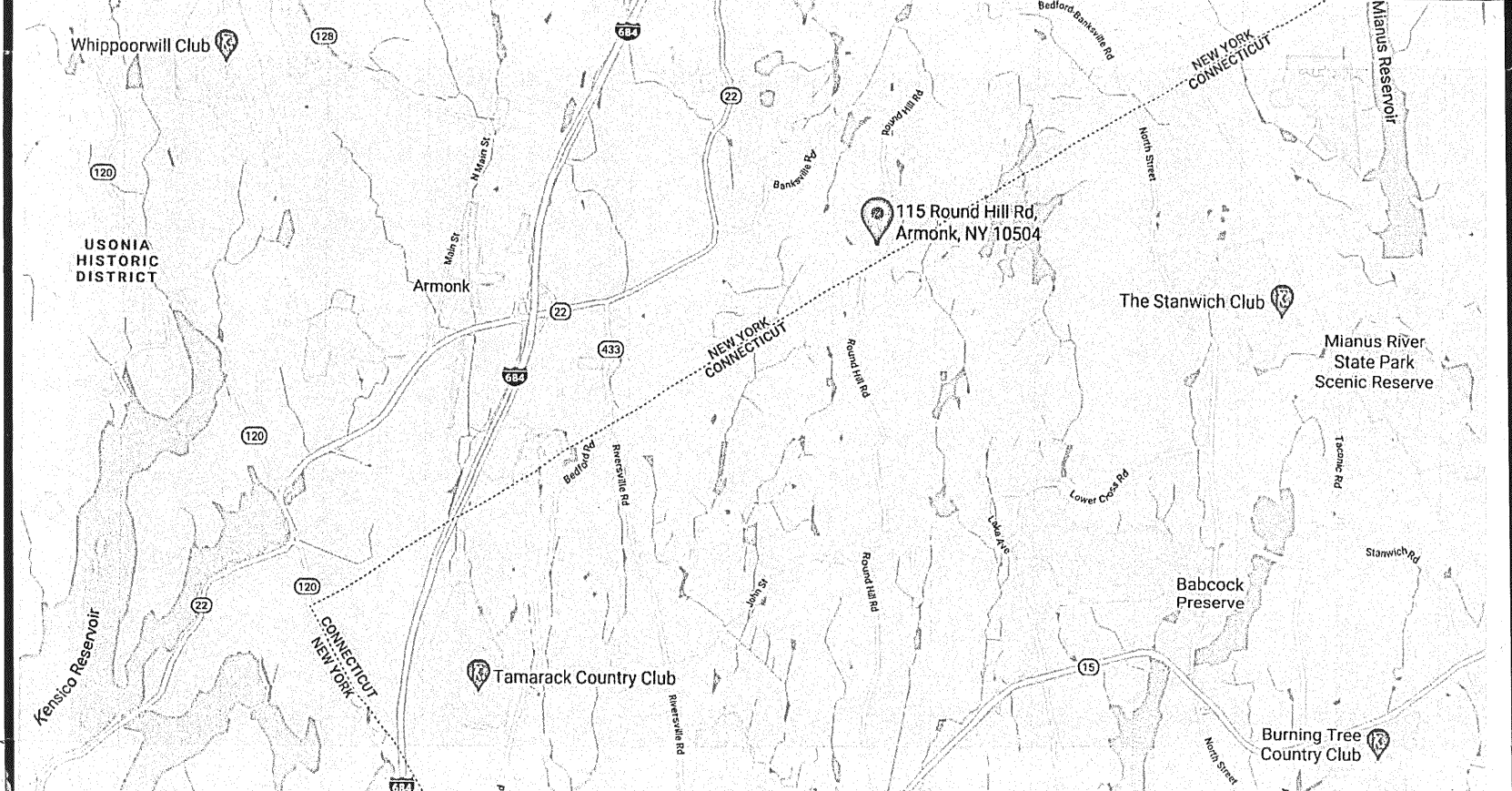


Date: 2/2/2021 Revision: _____
Drawing Title: Title Sheet with Site Plan & Zoning Data

- INDEX OF DRAWINGS**
- S-1 SITE PLAN PREPARED BY SURVEYOR
 - A-1 TITLE SHEET: PROPOSED SITE PLAN; ZONING CONFORMANCE TABLE; LOCATION MAP; ADJACENT PROPERTY MAP & INDEX OF DRAWINGS
 - A-2 LOWER LEVEL PLAN
 - A-3 UPPER LEVEL PLAN
 - A-4 ROOF PLAN
 - A-5 EXTERIOR ELEVATIONS LOOKING WEST & SOUTH
 - A-6 EXTERIOR ELEVATION LOOKING NORTH
 - A-7 PLAN & ELEVATIONS AT NEW GARAGE & GARDEN GAZEBO



Map Showing Property & Adjacent Properties & Streets - 115 Round Hill Road, Armonk, NY

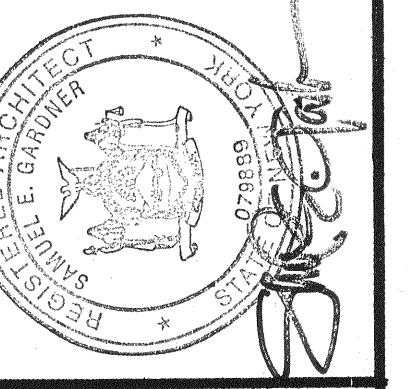


Locator Map - 115 Round Hill Rd., Armonk, NY

ZONING CONFORMANCE TABLE		
PROPERTY ZONING DISTRICT:	R-2A	
PROPERTY ACREAGE	2.0351 Acres	
	REQUIRED	PROVIDED
AREA:	2 ACRES	2.0351 AC
FRONTAGE:	150 FT	150 FT
WIDTH:	150 FT	145 FT +/-
DEPTH:	150 FT	690 FT +/-
FRONT YARD SETBACK:	50 FT	142 FT +/-
SIDE YARD SETBACK:	30 FT	31 FT
REAR YARD SETBACK:	50 FT	170 FT
BUILDING HEIGHT:	30 FT	22 FT
BUILDING COVERAGE:	8%*	*SEE RPRC SUBMISSION
MINIMUM DWELLING SIZE:	1,400 SF	*SEE RPRC SUBMISSION

Addition & Renovations to Schwartz Residence
115 Round Hill Road, Armonk, NY 10504

A-1

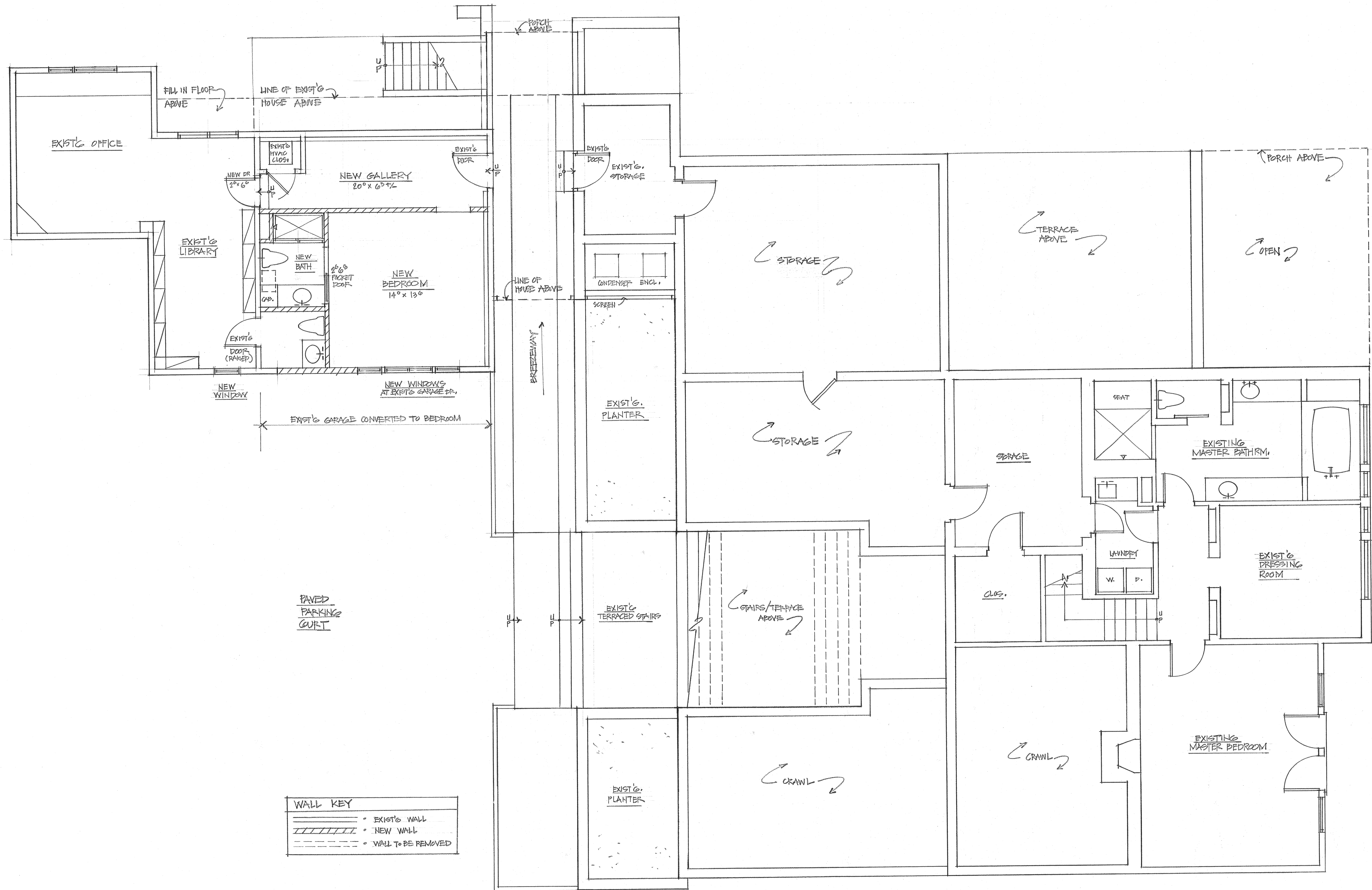


Samuel E. Gardner, AIA
 330 Regent Street, Wilton, CT 06897 (203) 216-4237

Date: 2/2/2021 Revision: _____
 Drawing Title: Proposed Lower Level Plan

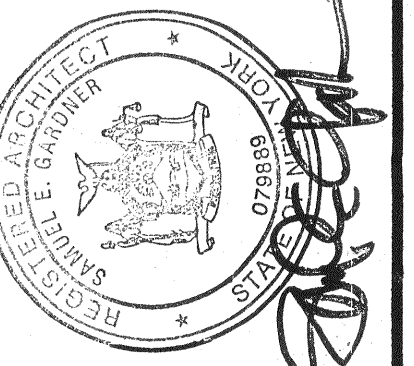
Addition & Renovations to Schwartz Residence
 115 Round Hill Road, Armonk, NY 10504

A-2



WALL KEY	
	EXIST'G WALL
	NEW WALL
	WALL TO BE REMOVED

1
 A-2 LOWER LEVEL PLAN
 SCALE: 1/4" = 1'-0"

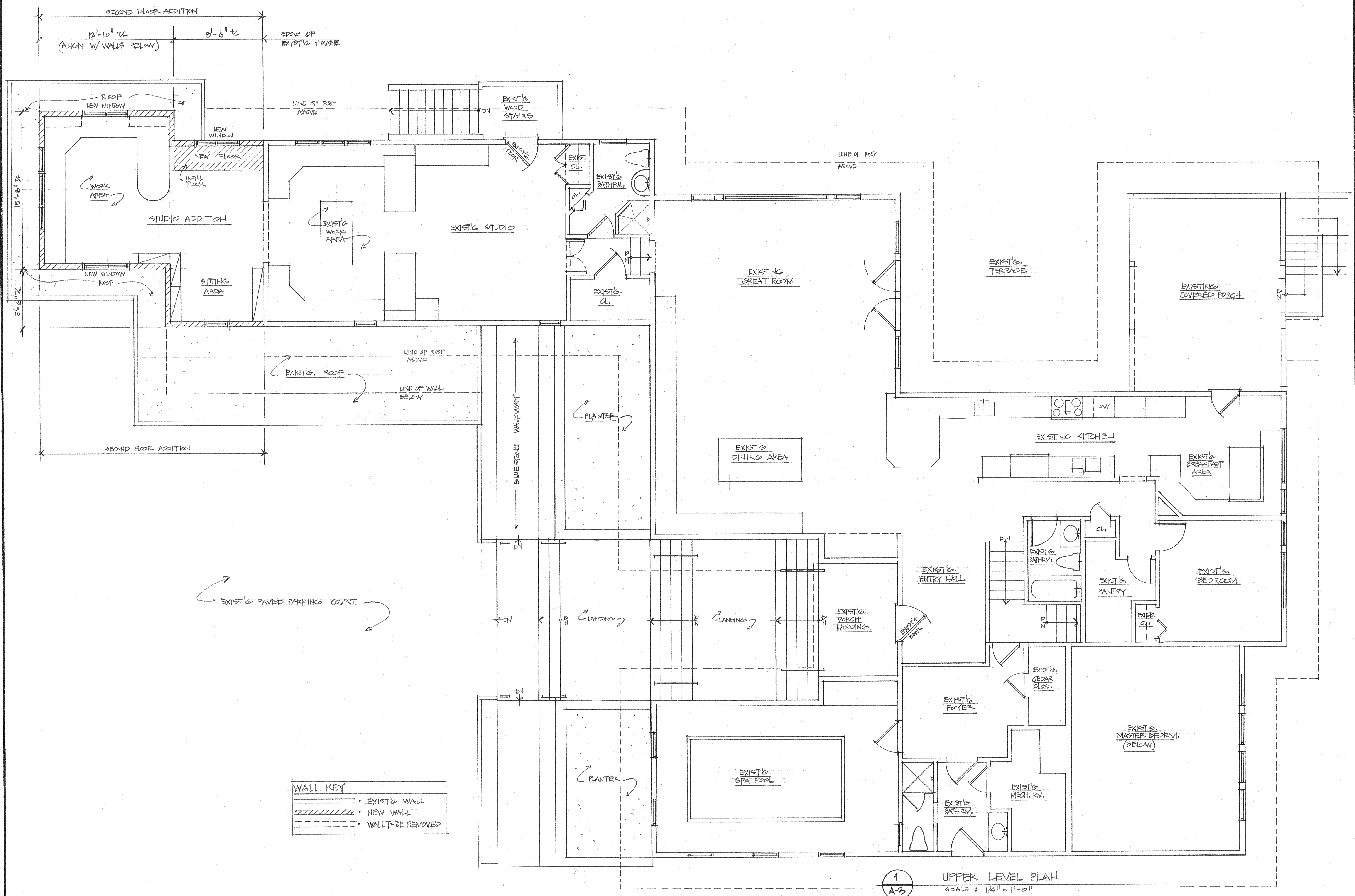


Samuel E. Gardner, AIA
350 Regentfield Road, Wilton, CT 06897 (203) 216-4287

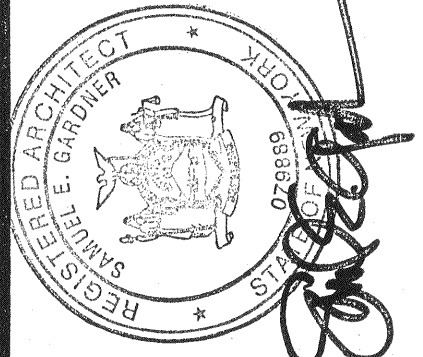
Date: 2/2/2021 Revision: _____
Drawing Title: Proposed Upper Level Plan

Addition & Renovations to Schwartz Residence
115 Round Hill Road, Armonk, NY 10504

A-3



1
A-3
UPPER LEVEL PLAN
SCALE: 1/4" = 1'-0"

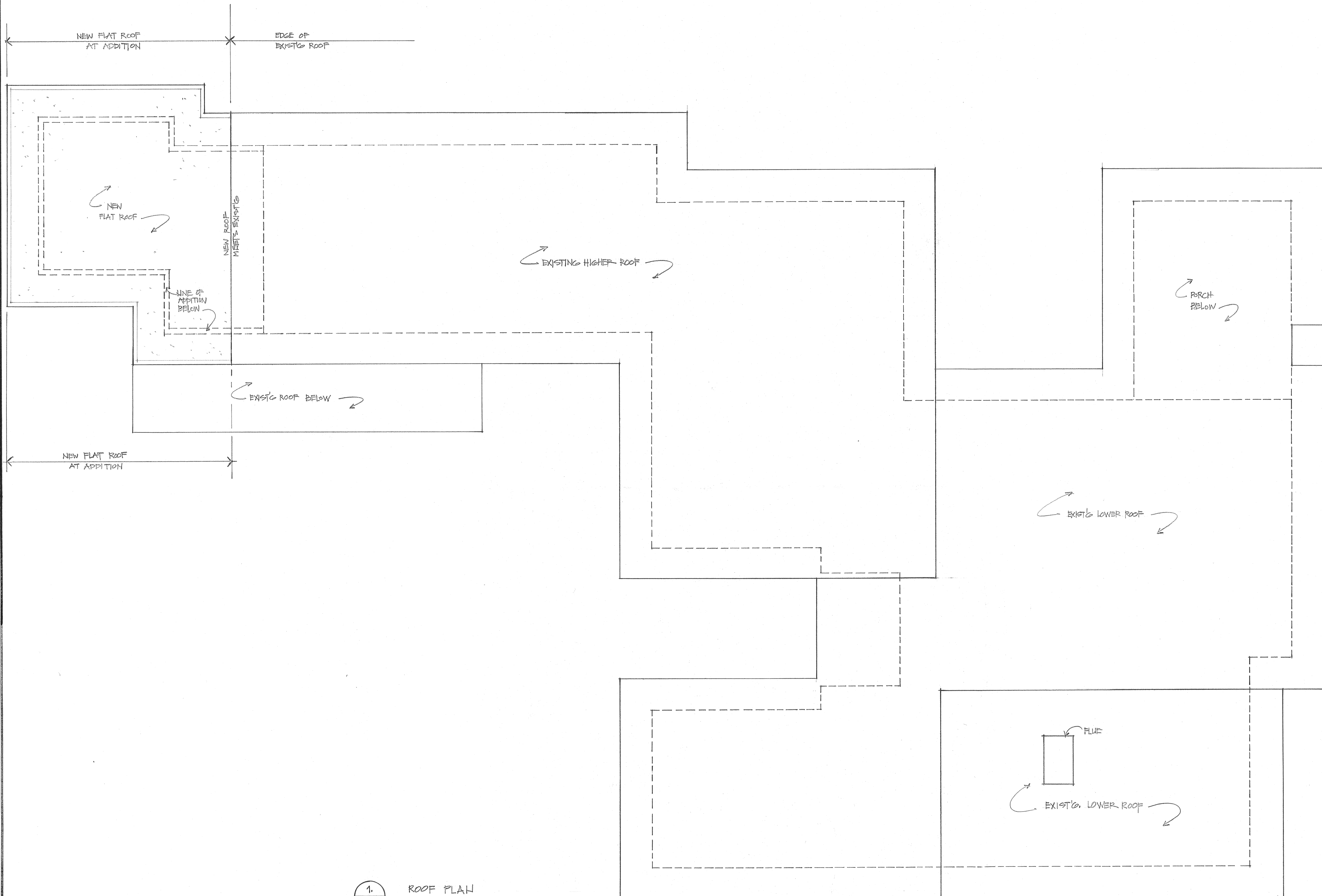


Samuel E. Gardner, AIA
300 Ridgfield Road, Wilton, CT 06897 (203) 216-4397

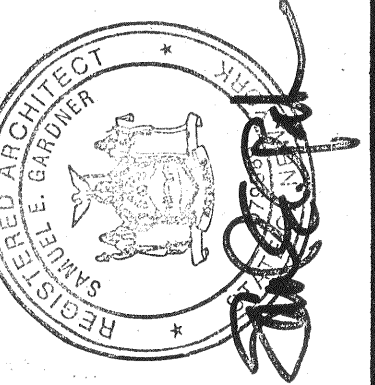
Date: 2/2/2021 Revision: _____
Drawing Title: Proposed Roof Plan

Addition & Renovations to Schwartz Residence
115 Round Hill Road, Armonk, NY 10504

A-4



1. ROOF PLAN
SCALE: 1/4" = 1'-0"

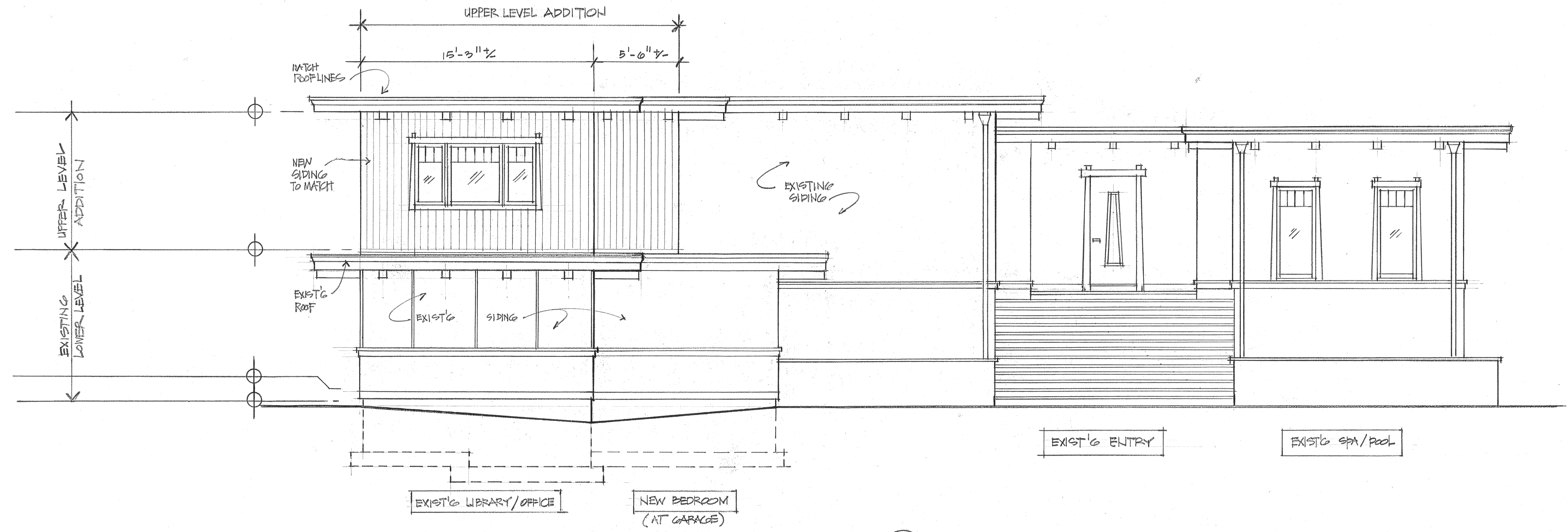


Samuel E. Gardner, AIA
300 Highland Road, Wilton, CT 06897 (203) 214-2277

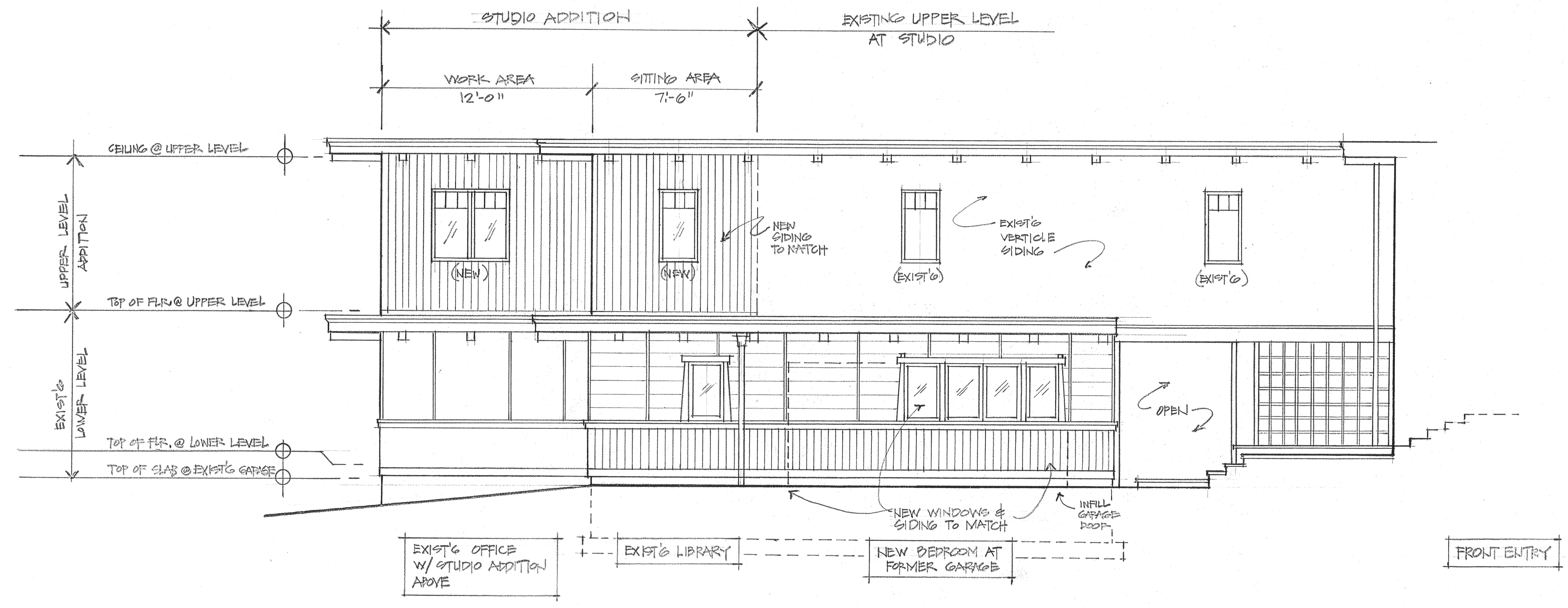
Date: 2/2/2021 Revision: _____
Drawing Title: Exterior Elevations at Addition & Renovations

Addition & Renovations to Schwartz Residence
115 Round Hill Road, Armonk, NY 10504

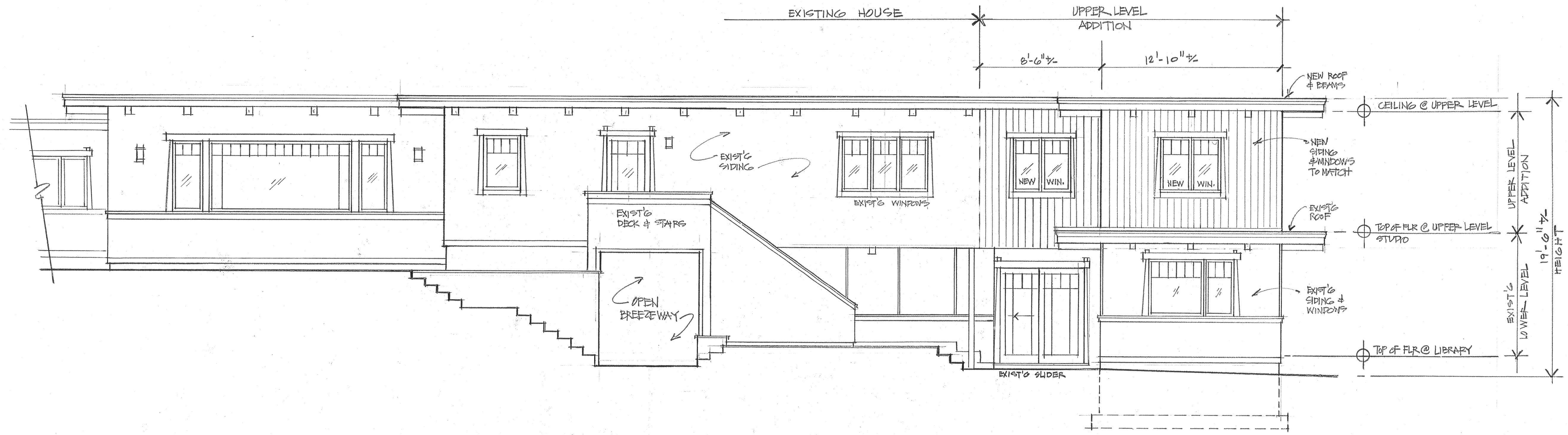
A-5



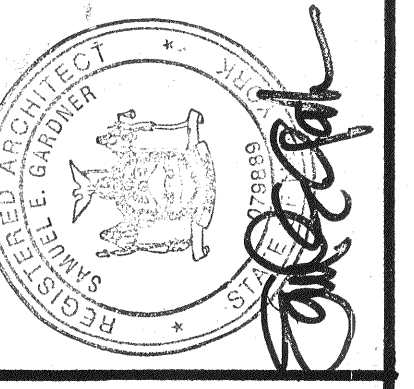
1 FRONT ELEVATION LOOKING WEST (FACING STREET)
SCALE: 1/4" = 1'-0"



2 PARTIAL SIDE ELEVATION LOOKING SOUTH
SCALE: 1/4" = 1'-0"



1
A-6 PARTIAL SIDE ELEVATION LOOKING NORTH
SCALE: 1/4" = 1'-0"



Samuel E. Gardner, AIA
300 Ridgefield Road, Wilton, CT 06897 (203) 718-4297

Date: 2/2/2021 Revision:
Drawing Title: Exterior Elevations at Addition & Renovations

Addition & Renovations to Schwartz Residence
115 Round Hill Road, Armonk, NY 10504

A-6



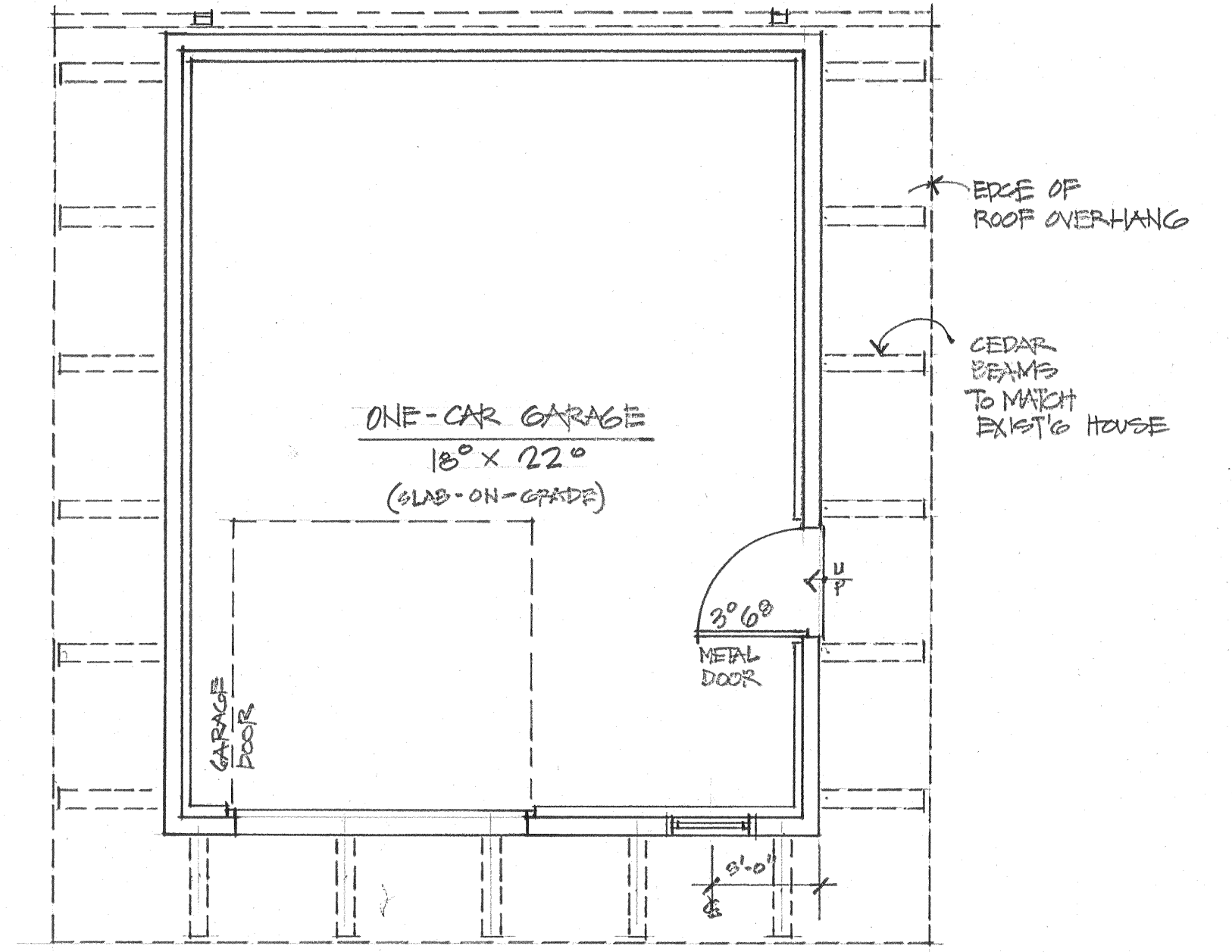
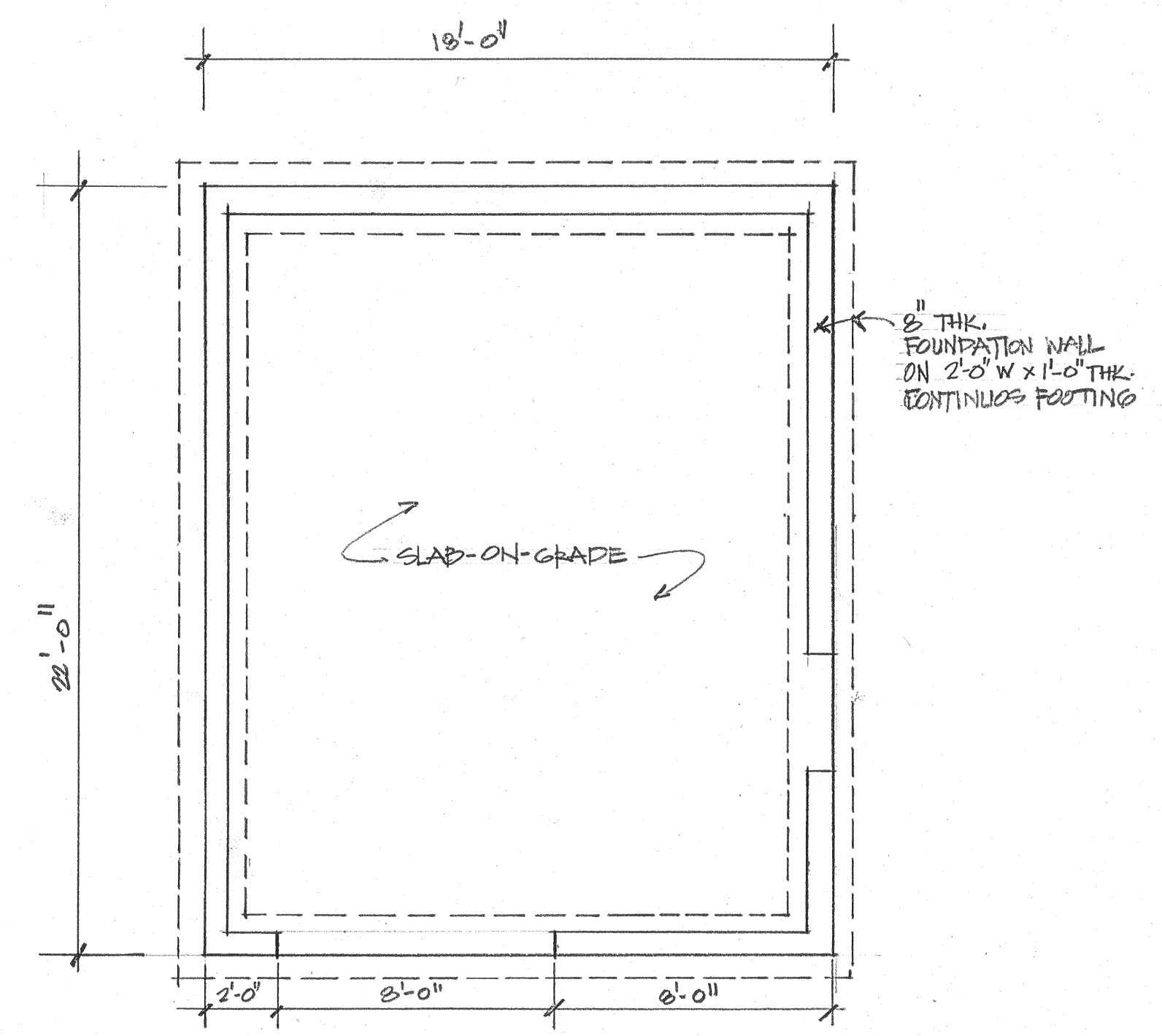
Samuel E. Gardner, AIA
310 Ridgeland Road, Wilton, CT 06897 (203) 216-257

Date: 2/22/2021 Revision: _____
Drawing Title: Plans & Elevations at New Garage and Garden Gazebo

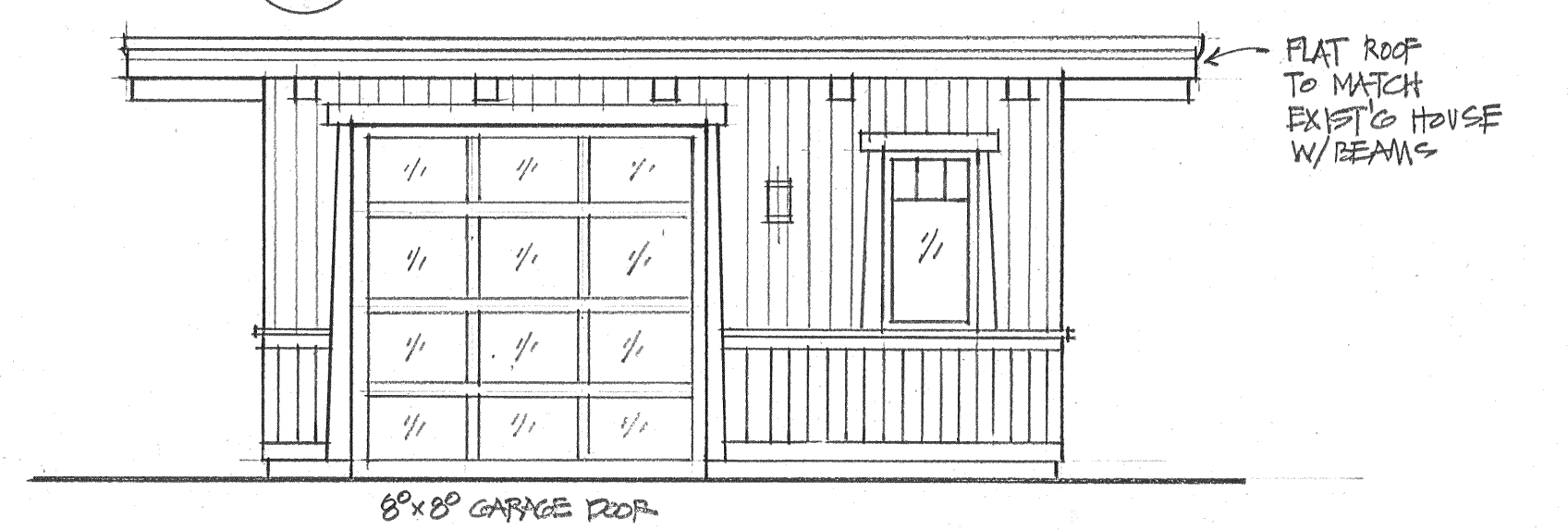
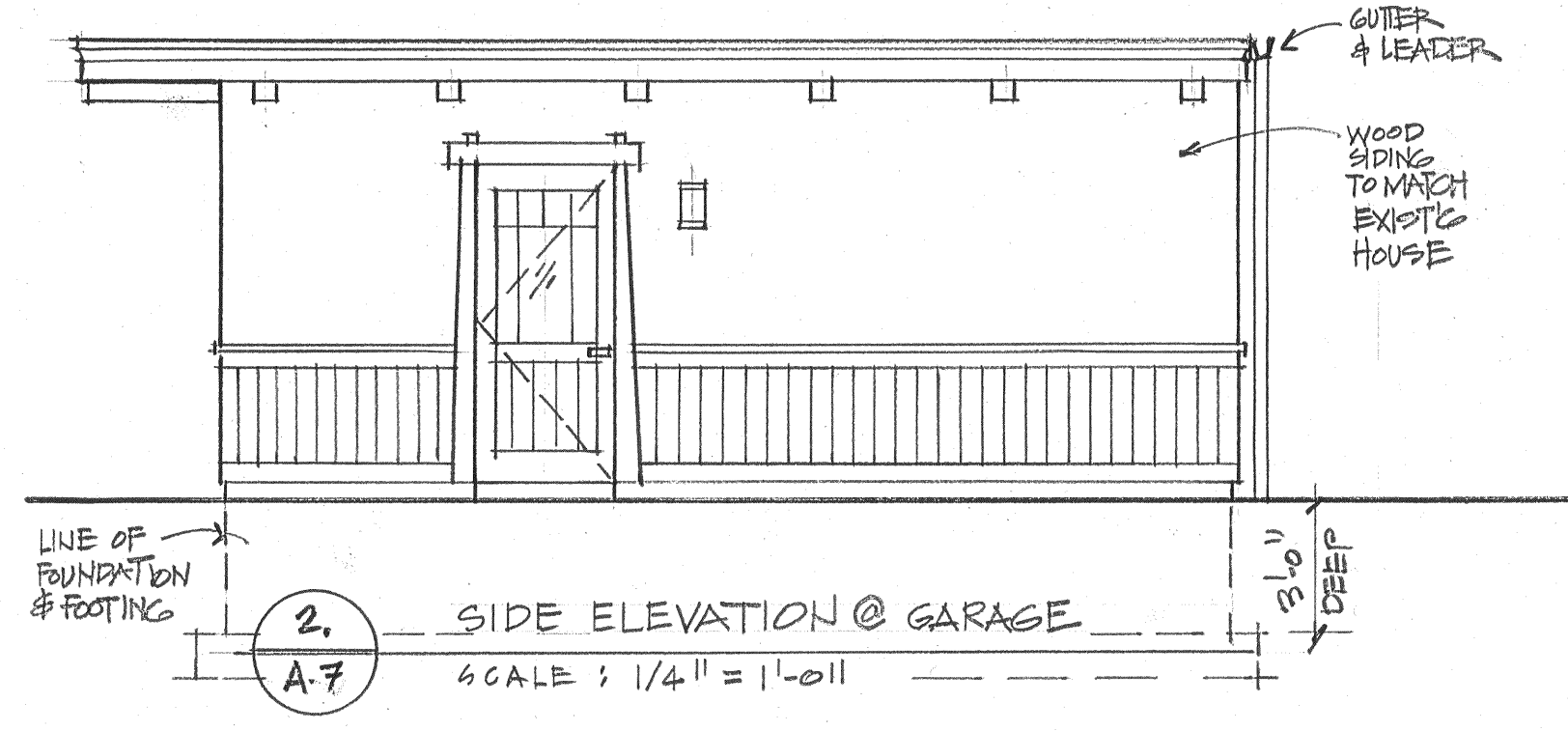
Addition & Renovations to Schwartz Residence
115 Round Hill Road, Armonk, NY 10504

A-7

PROPOSED NEW ONE-CAR GARAGE

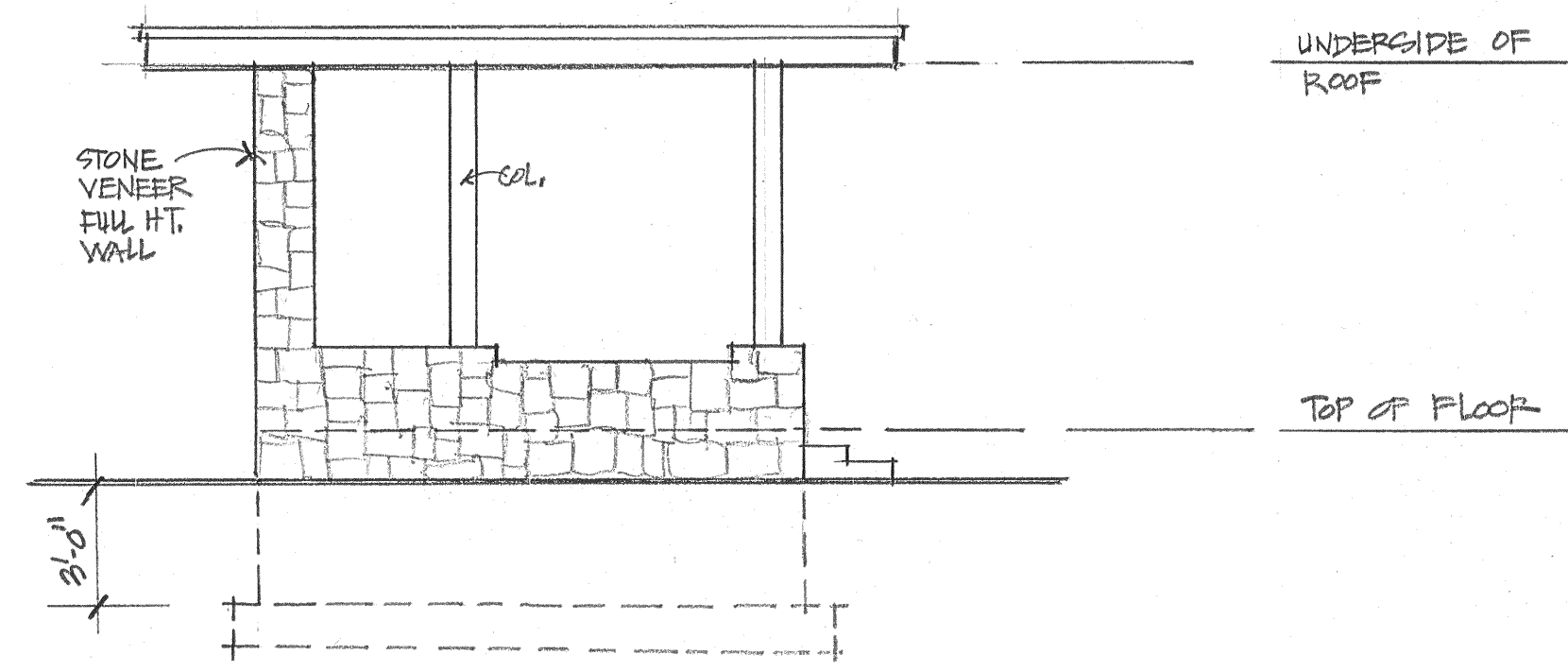


1. PLAN @ ONE CAR GARAGE
SCALE: 1/4" = 1'-0"

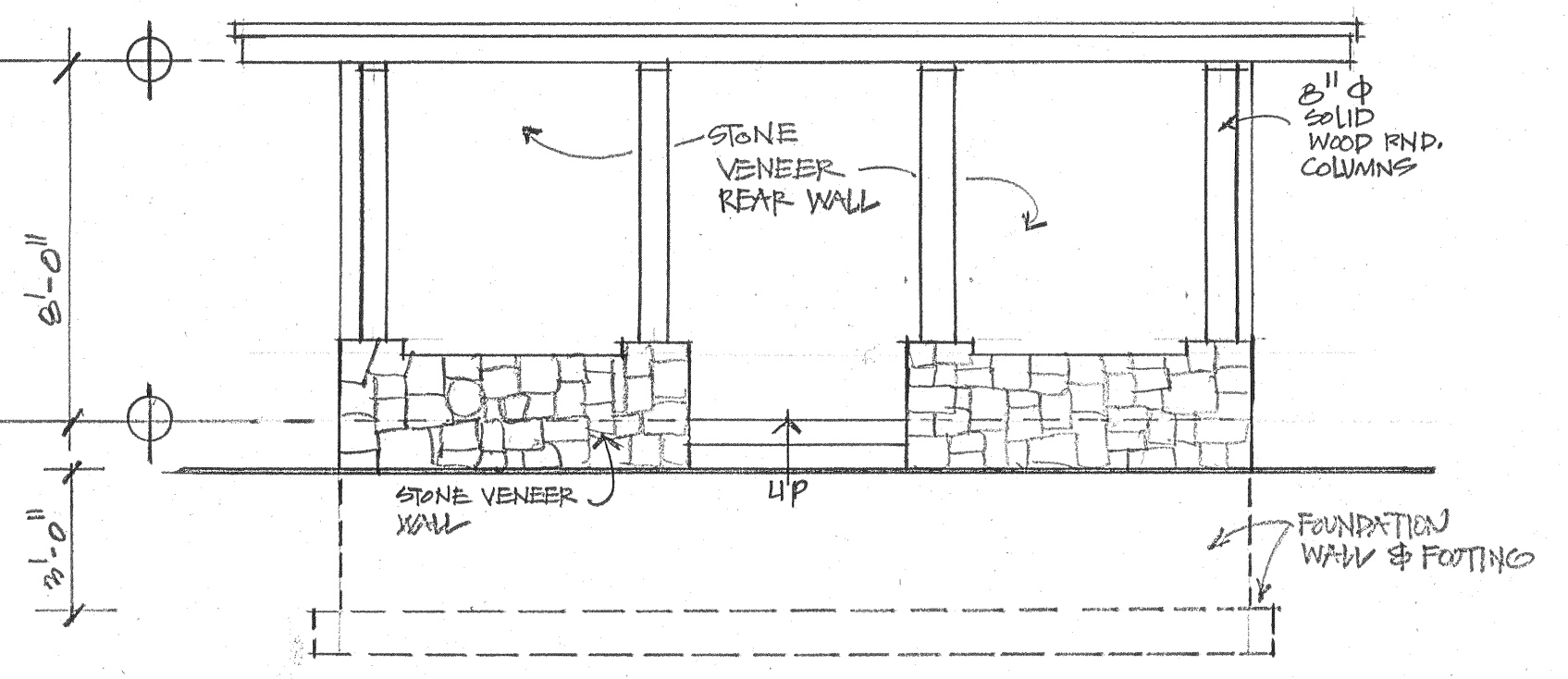


3. ELEVATION @ GARAGE
SCALE: 1/4" = 1'-0"

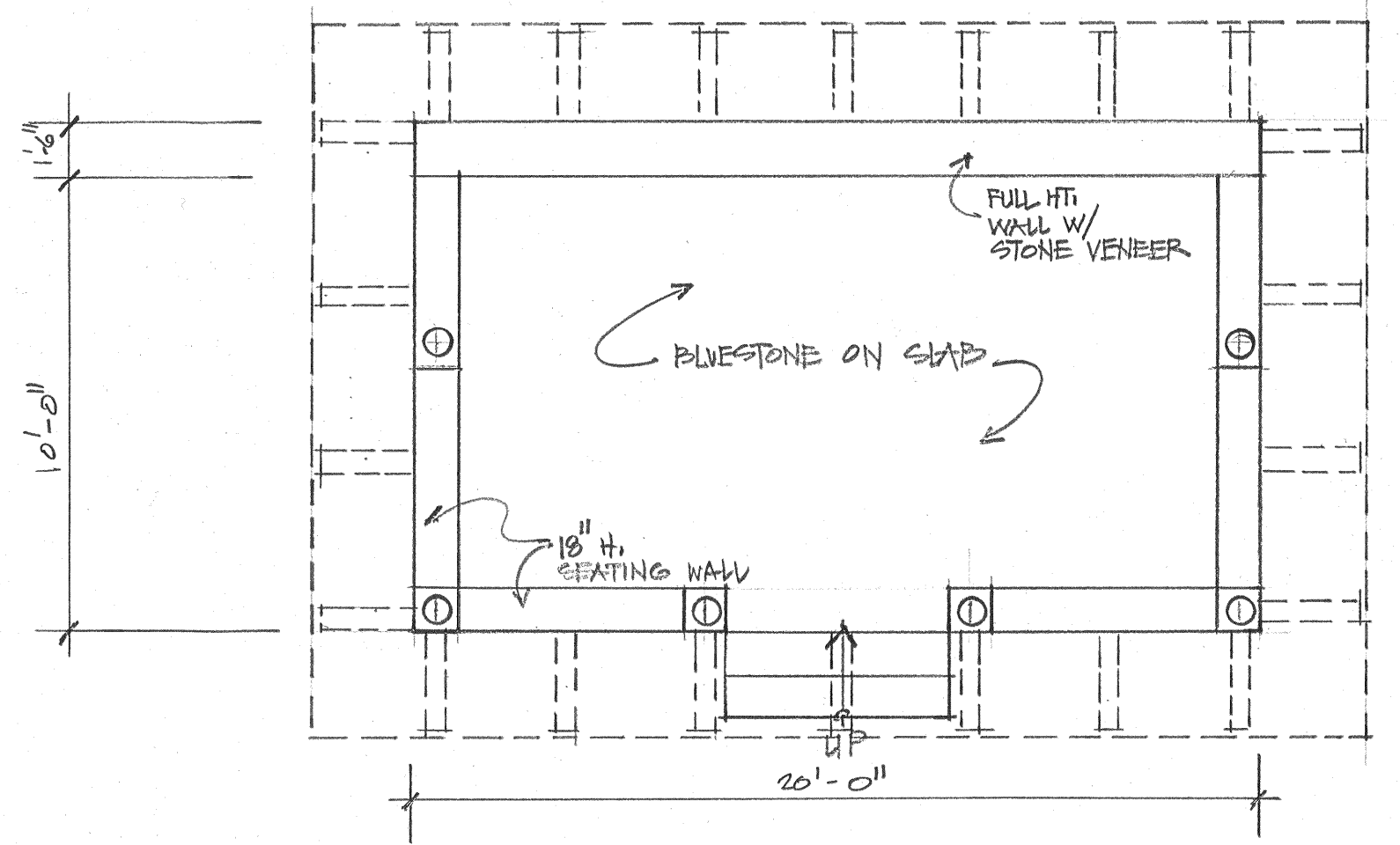
2. SIDE ELEVATION @ GARAGE
SCALE: 1/4" = 1'-0"



6. SIDE ELEVATION OF GAZEBO
SCALE: 1/4" = 1'-0"



5. FRONT ELEVATION OF GAZEBO
SCALE: 1/4" = 1'-0"



4. PLAN OF GAZEBO
SCALE: 1/4" = 1'-0"

GARDEN GAZEBO

RPRC Application – Additional Requested Information:

1. Water Supply and Sewage: Water/Sewage by North Castle Water& Sewer District
2. Applicant – William Gilbert/G&S Renovations – 49 Woodley Road, Stamford, CT 06903
3. Owner - Judith Schwartz – 115 Round Hill Road, Armonk, NY
4. Architect – Samuel E. Gardner, AIA – 390 Ridgefield Road, Wilton, CT 06897
5. Engineer/Surveyor – Aiden McCann, Sound View Engineers & Surveyors, LLC
239 Glenville Road, Suite 300, Greenwich, CT 06831

ZONING CONFORMANCE TABLE

PROPERTY ZONING DISTRICT:	R-2A	
PROPERTY ACREAGE	2.0351 Acres	
	REQUIRED	PROVIDED
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MINIMUM DWELLING SIZE:	1,400 SF	*SEE RPRC SUBMISSION