



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: 691 Bedford Road Armonk NY 10504

Section III- DESCRIPTION OF WORK:

Proposed Indoor pool

Section III- CONTACT INFORMATION:

APPLICANT: Teodoro Siguenza/Teo Siguenza architect PLLC

ADDRESS: 460 Old POst Road, Bedfdord NY 10506

PHONE: 914-234-6289 MOBILE: 914-519-7722 EMAIL: ts@teosiguenza.com

PROPERTY OWNER: Mary Boies

ADDRESS: 691 Bedford Road Armonk NY 10504

PHONE: _____ MOBILE: 914- 749 8202 EMAIL: _____

PROFESSIONAL: Teodoro Siguenza/Teo Siguenza architect PLLC

ADDRESS: 460 Old POst Road, Bedfdord NY 10506

PHONE: 914-234-6289 MOBILE: 914-519-7722

EMAIL: ts@teosiguenza.com

Section IV- PROPERTY INFORMATION:

Zone: R-2A Tax ID (lot designation) 95.03 -1-70



**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: Boies Residence

Initial Submittal Revised Preliminary

Street Location: 691 Bedford Road , Armonk NY 10504

Zoning District: R-2A Property Acreage: 9.074 Tax Map Parcel ID: 95.03-1-70

Date: 1/29/2021

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
- 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.
NA
- 3. If a wetlands permit is being sought, identification of the wetland and the 100-foot wetland buffer.
NA

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: Boies Residence Date: 1.29.21

Tax Map Designation or Proposed Lot No.: 95.03-1-70

Gross Lot Coverage

1. Total lot Area (Net Lot Area for Lots Created After 12/13/06): 9.074/395.263
2. **Maximum** permitted gross land coverage (per Section 355-26.C(1)(b)): 36,380.76
3. **BONUS** maximum gross land cover (per Section 355-26.C(1)(b)):
 Distance principal home is beyond minimum front yard setback
280 x 10 = 2,800.00
4. **TOTAL Maximum Permitted gross land coverage** = Sum of lines 2 and 3 39,180.75
5. Amount of lot area covered by **principal building**:
4,844 existing + 2,216 proposed = 7,060.00
6. Amount of lot area covered by **accessory buildings**:
3,164 existing + 0 proposed = 3,164.00
7. Amount of lot area covered by **decks**:
0 existing + 0 proposed = 0
8. Amount of lot area covered by **porches**:
57 existing + 0 proposed = 57
9. Amount of lot area covered by **driveway, parking areas and walkways**:
14,550 existing + 0 proposed = 14,550.00
10. Amount of lot area covered by **terraces**:
4,096 existing + - 976 proposed = 3,120.00
 (Terraces to be removed)
11. Amount of lot area covered by **tennis court, pool and mechanical equip**:
8,125 existing + 0 proposed = 8,125.00
12. Amount of lot area covered by **all other structures**:
0 existing + 0 proposed = 0
13. Proposed **gross land coverage**: Total of Lines 5 – 12 = 36,076.00 SF

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



1.29.21
 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.northcastleny.com

FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: Boies Residence Date: 1.29.21

Tax Map Designation or Proposed Lot No.: 95.03-1-70

Floor Area

- | | | |
|-----|---|------------------------|
| 1. | Total Lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>9.074 / 395,263</u> |
| 2. | Maximum permitted floor area (per Section 355-26.B(4)): | <u>20,237.69</u> |
| 3. | Amount of floor area contained within first floor: <u>4,032</u> existing + <u>1,920</u> proposed = (Pool room) | <u>5,952.00</u> |
| 4. | Amount of floor area contained within second floor: <u>3,755</u> existing + <u>0</u> proposed = | <u>3,755.00</u> |
| 5. | Amount of floor area contained within garage: <u>820</u> existing + <u>0</u> proposed = | <u>820.00</u> |
| 6. | Amount of floor area contained within porches capable of being enclosed: <u>57</u> existing + <u>0</u> proposed = | <u>57.00</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>4,058</u> existing + <u>0</u> proposed = (1st and 2nd floors) | <u>4,058.00</u> |
| 10. | Proposed floor area : Total of Lines 3 – 9 = | <u>14,642.00</u> SF |

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



1.29.2021
 Date

TRUE WATERMARK PAPER HOLD TO LIGHT TO VIEW HEAT SENSITIVE RED INK BLADE DISAPPEARS WITH HEAT

2744

TEO SIGUENZA ARCHITECT PLLC

460 OLD POST ROAD
BEDFORD, NY 10506



Date JAN. 29. 2021.

1-2/210

Pay to the order of TOWN OF NORTH CASTLE

\$ 1,200.00

TWELVE HUNDRED 00/100

Dollars

JPMORGAN CHASE BANK, N.A.
WWW.CHASE.COM



For RPDC Application Fee / 69B Bedford Rd. BOIES

Pamela Udi Siguenza

⑈002744⑈ ⑆021000021⑆

779518265⑈

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R-2A

MANUS DR

MANUS DR

BOIES RESIDENCE

PROPOSED INDOOR POOL ADDITION & ALTERATIONS

691 BEDFORD ROAD, ARMONK, NY

TEO SIGÜENZA
ARCHITECT

460 OLD POST ROAD 2A BEDFORD, NY 10506
TEL: 914.234.6288 FAX: 914.234.0619
www.teosiguenza.com

GENERAL NOTES:
1. DO NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES
2. ALL DIMENSIONS TO BE CHECKED
3. CONTRACTOR IS OBLIGED TO REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT

DRAWING LIST:

- T101.00 TITLE SHEET & LIST OF DRAWINGS**
- SP-1.00 SITE PLAN**
- A100.00 PROPOSED BASEMENT PLAN**
- A101.00 PROPOSED FIRST FLOOR PLAN**
- A102.00 PROPOSED SECOND FLOOR PLAN**
- A200.00 PROPOSED EXTERIOR ELEVATION**
- A201.00 PROPOSED EXTERIOR ELEVATION**
- A300.00 PROPOSED SECTIONS**

NOTE:

- The building is designed with the 2020 NYS Residential code & 2020 NYS energy code.
- Fire stop will be installed in all horizontal areas where there are chases or furred out walls & include all framed bays every 10' per code.
- Entire home will have hard wired and interconnected smoke and carbon monoxide alarms installed per code for new areas and other areas that have no work being done can follow the property maintenance and fire code regulations.
- For areas where new spray foam insulation is to be used and is uncovered such as in attic areas, the required fire rating such as intumescent paint cover will be applied per code.
- All required bathroom exhaust fans exhausts will be installed directly to exterior.
- Any interior or exterior doors with glazing and any windows 18" or less to the ground shall have Tempered safety glass per code.
- The designated placard (Type V for floor and roof) will need to be installed on exterior wall in area approved by inspector & placed prior to CO application.

| THE ENERGY CONSERVATION IN ACCORDANCE WITH THE 2020 INTERNATIONAL ENERGY CONSERVATION CODE (TABLE R402.1.2) | | | | | | | | | | |
|---|------------------|-------------------|---------------------|-----------------|-------------------------|-------------------|---------------|-----------------------|----------------------------------|------------------------------------|
| Minimum | | | | | | | | | | |
| Climate Zone | Glazing U-Factor | Skylight U-Factor | Glazing SHGC-Factor | Ceiling R-Value | Wood frame wall R-Value | Mass wall R-Value | Floor R-Value | Basement Wall R-Value | Slab Perimeter R-Value and Depth | Crawl Space Wall R-Value and Depth |
| 4 | 0.27 | 0.50 | 0.40 | R-49 | R-20+5 or 13+10 | 15/20 | R-30 | R-15/19 | R-10, 4 ft. | R-15/19 |

| CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA IN ACCORDANCE WITH THE 2020 NYS RESIDENTIAL CODE TABLE 301.2(1) FOR ZONE 4 (WESTCHESTER COUNTY) | | | | | | | | | | | | | |
|---|-------------|---------------------|---------------------|------------------------|-------------------------|------------------------|------------------|-------------------|--------------------|-----------------------------------|------------------------|--------------------|------------------|
| GROUND SNOW LOAD | WIND DESIGN | | | | SEISMIC DESIGN CATEGORY | SUBJECT TO DAMAGE FROM | | | WINTER DESIGN TEMP | ICE BARRIER UNDERLAYMENT REQUIRED | FLOOD HAZARDS | AIR FREEZING INDEX | MEAN ANNUAL TEMP |
| | SPEED (MPH) | TOPOGRAPHIC EFFECTS | SPECIAL WIND REGION | WIND-BORNE DEBRIS ZONE | | WEATHERING | FROST LINE DEPTH | TERMITES | | | | | |
| 30 | 115 MPH | NO | YES | NO | C | SEVERE | 42" | MODERATE TO HEAVY | 15 DAY | YES | 4/24/84 REV 11/1/07 | 1500 | 48.5° |

| DATE | REVISION |
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PROJECT
BOIES RESIDENCE
PROPOSED INDOOR POOL ADDITION AND ALTERATIONS
691 BEDFORD ROAD
ARMONK, NY 10504

DRAWING TITLE
TITLE SHEET & LIST OF DRAWINGS



DATE
2-1-21

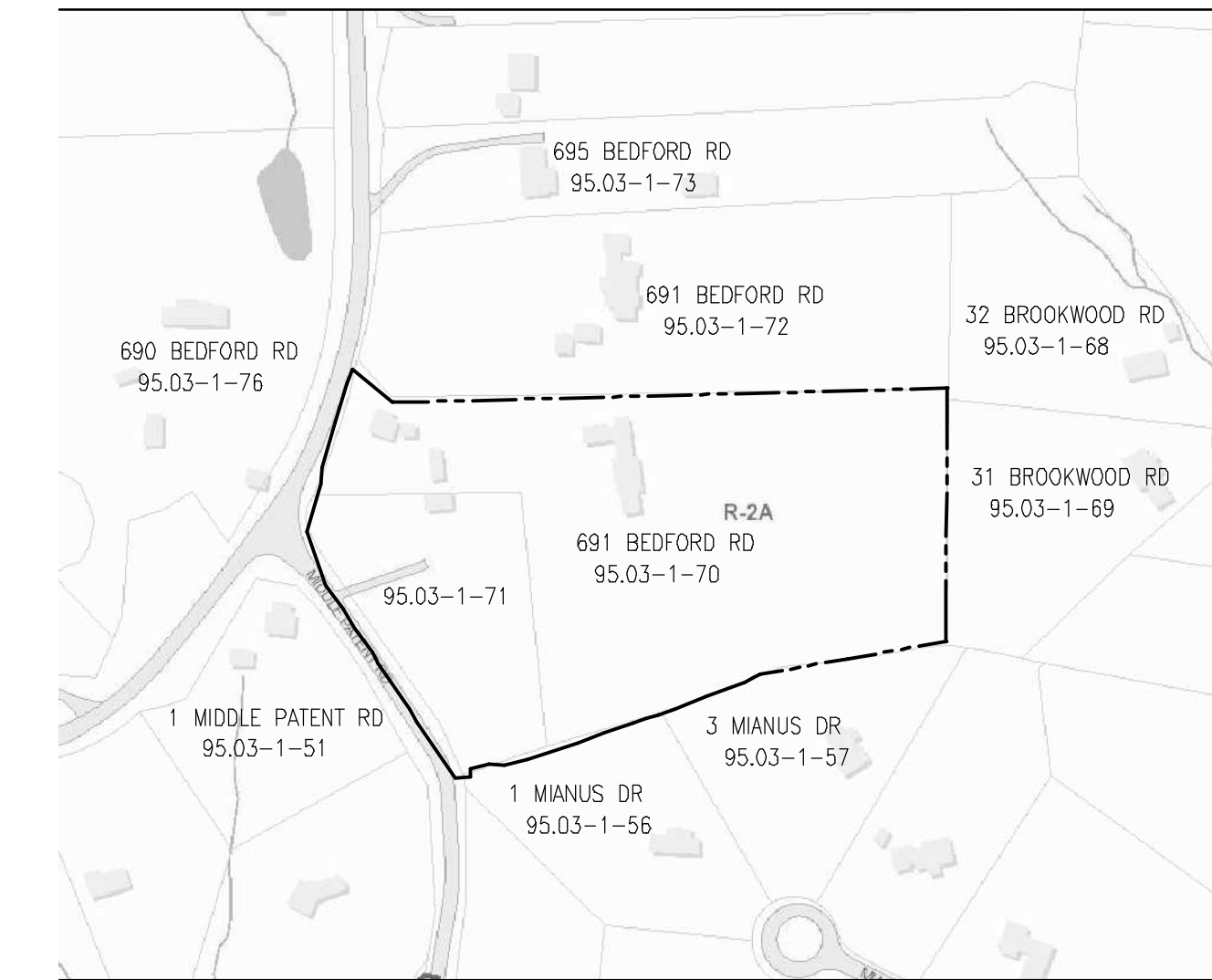
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T101.00

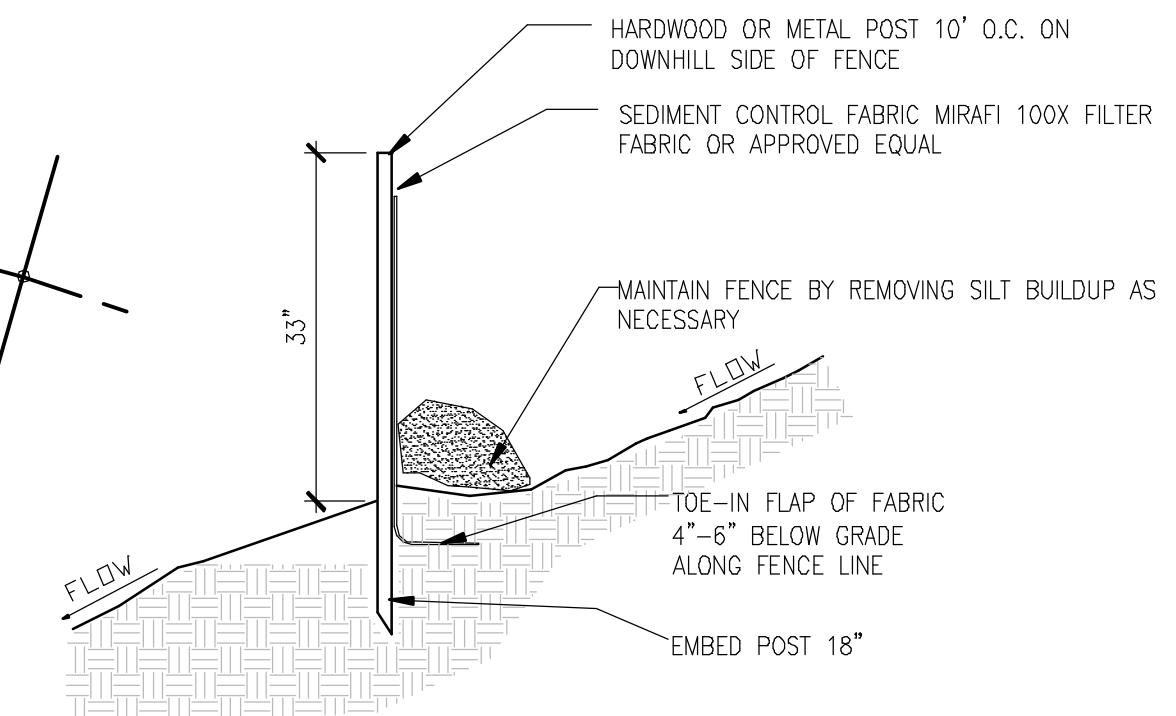
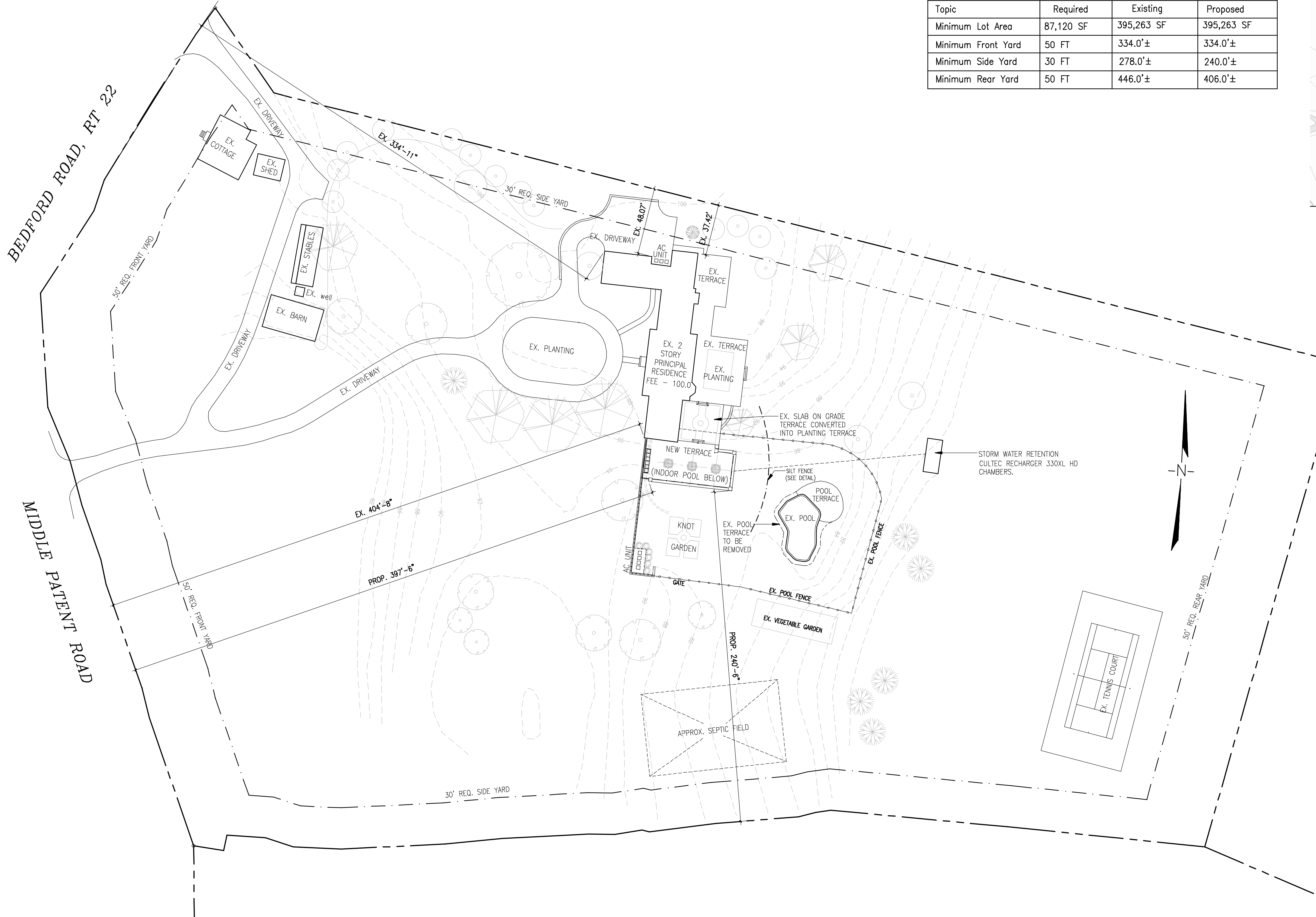
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GENERAL NOTES:
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| ZONING TABULATION | | | |
|--------------------|--------------------------------|------------------|---------------------------|
| Owner: | Mr. & Mrs. Boies | Municipality: | Town of North Castle |
| Address: | 691 Bedford Road Armonk, NY | Section : | 95.03 Block: 1 Lot: 70-71 |
| | | Total Land Area: | 395,263 SF/9.074Acres |
| | | Zoning District: | R-2A |
| Topic | Required | Existing | Proposed |
| Minimum Lot Area | 87,120 SF | 395,263 SF | 395,263 SF |
| Minimum Front Yard | 50 FT | 334.0'± | 334.0'± |
| Minimum Side Yard | 30 FT | 278.0'± | 240.0'± |
| Minimum Rear Yard | 50 FT | 446.0'± | 406.0'± |



LOCATION MAP



SILT FENCE DETAIL

SCALE: NTS

EROSION CONTROL NOTES

SCALE: NTS

- Contractor shall be responsible for compliance with all sediment and erosion control practices. The sediment and erosion control practices are to be installed prior to any major soil disturbances, and maintained until permanent protection is established.
- Timely maintenance of sediment control structures is the responsibility of the Contractor. All structures shall be maintained in good working order at all times. The sediment level in all sediment traps shall be closely monitored and sediment removed promptly when maximum levels are reached or as ordered by the engineer. All sediment control structures shall be inspected on a regular basis, and after each heavy rain to insure proper operation as designed. An inspection schedule shall be set forth prior to the start of construction.
- The locations and the installation times of the sediment capturing standards shall be as ordered by the landscape architect, and in accordance with the standards set forth per local codes.
- All topsoil not to be used for final grading shall be stripped from the work area first and placed in a stabilized stockpile or fill area. All topsoil required for final grading and stored on site shall be limed, fertilized, temporarily seeded and mulched within 14 days.
- Any disturbed areas that will be left exposed more than 21 days and not subject to construction traffic, shall immediately receive temporary seeding. Mulch shall be used if the season prevents the establishment of a temporary cover. Disturbed areas shall be limed and fertilized prior to temporary seeding.
- All disturbed areas within 500 feet of an inhabited dwelling shall be wetted as necessary to provide dust control.
- The Contractor shall keep the roadways within the project clear of soil and debris and is responsible for any street cleaning necessary during the course of the project.
- Sediment and erosion control structures shall be removed and the area stabilized when the drainage area has been properly stabilized by permanent measures.

NO TREE REMOVAL IS PROPOSED

| | |
|---|---|
| Name of the Application: | BOIES RESIDENCE |
| Name & Address of Owner: | MARY BOIES 691 BEDFORD ROAD ARMONK, NY |
| Name & Address of Architect: Licensed Professional and Applicant: | Teo Siguenza, Architect 460 Old Post Road, Suite 2A Bedford, N.Y. 10506 |
| Name & Address of Survey: | RALPH L. MACDONALD LAND SURVEYOR |

| DATE | REVISION |
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PROJECT
BOIES RESIDENCE
PROPOSED INDOOR POOL ADDITION
AND ALTERATIONS

691 BEDFORD ROAD
ARMONK, NY 10504

DRAWING TITLE
SITE PLAN

SEAL



DATE
2-1-21

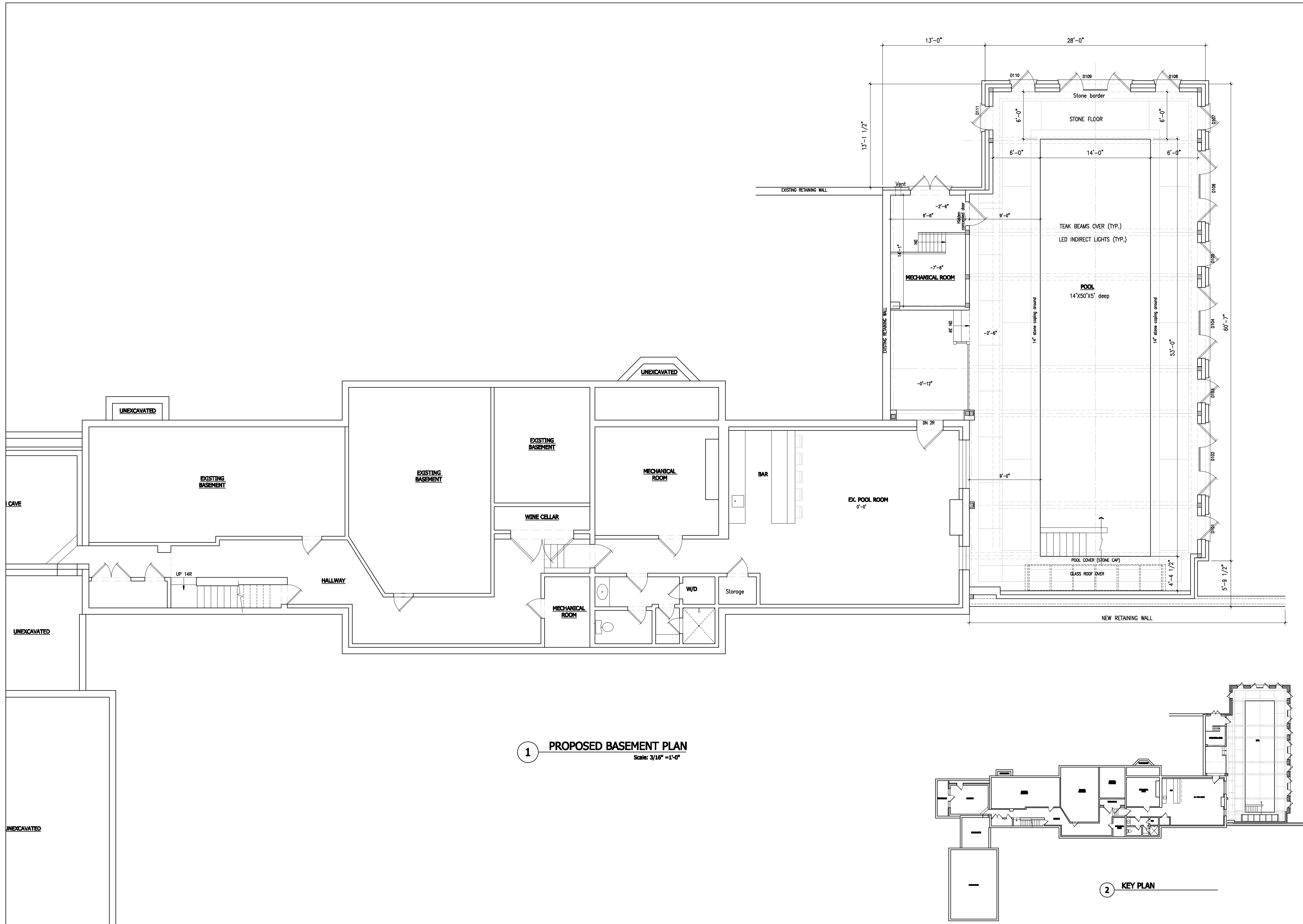
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1" = 40'-0"

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SP-1.00

PAGE NO.

GENERAL NOTES:
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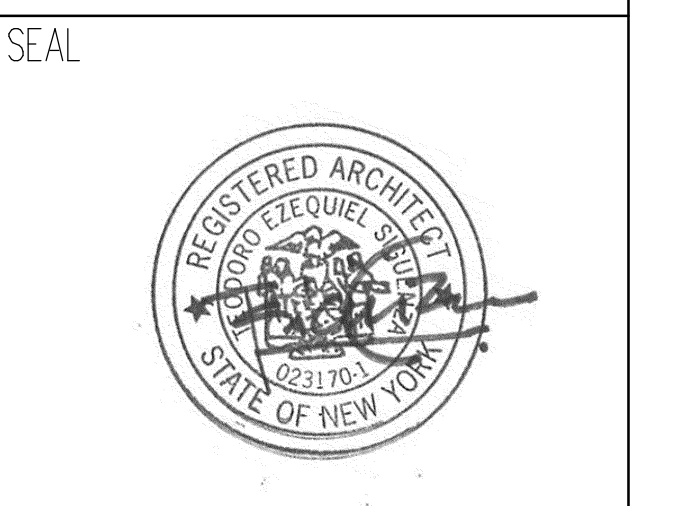
1 PROPOSED BASEMENT PLAN
Scale: 3/16" = 1'-0"

2 KEY PLAN

| DATE | REVISION |
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PROJECT
BOIES RESIDENCE
PROPOSED INDOOR POOL ADDITION
AND ALTERATIONS
891 BEDFORD ROAD
ARMONK, NY 10504

DRAWING TITLE
**PROPOSED
BASEMENT PLAN**



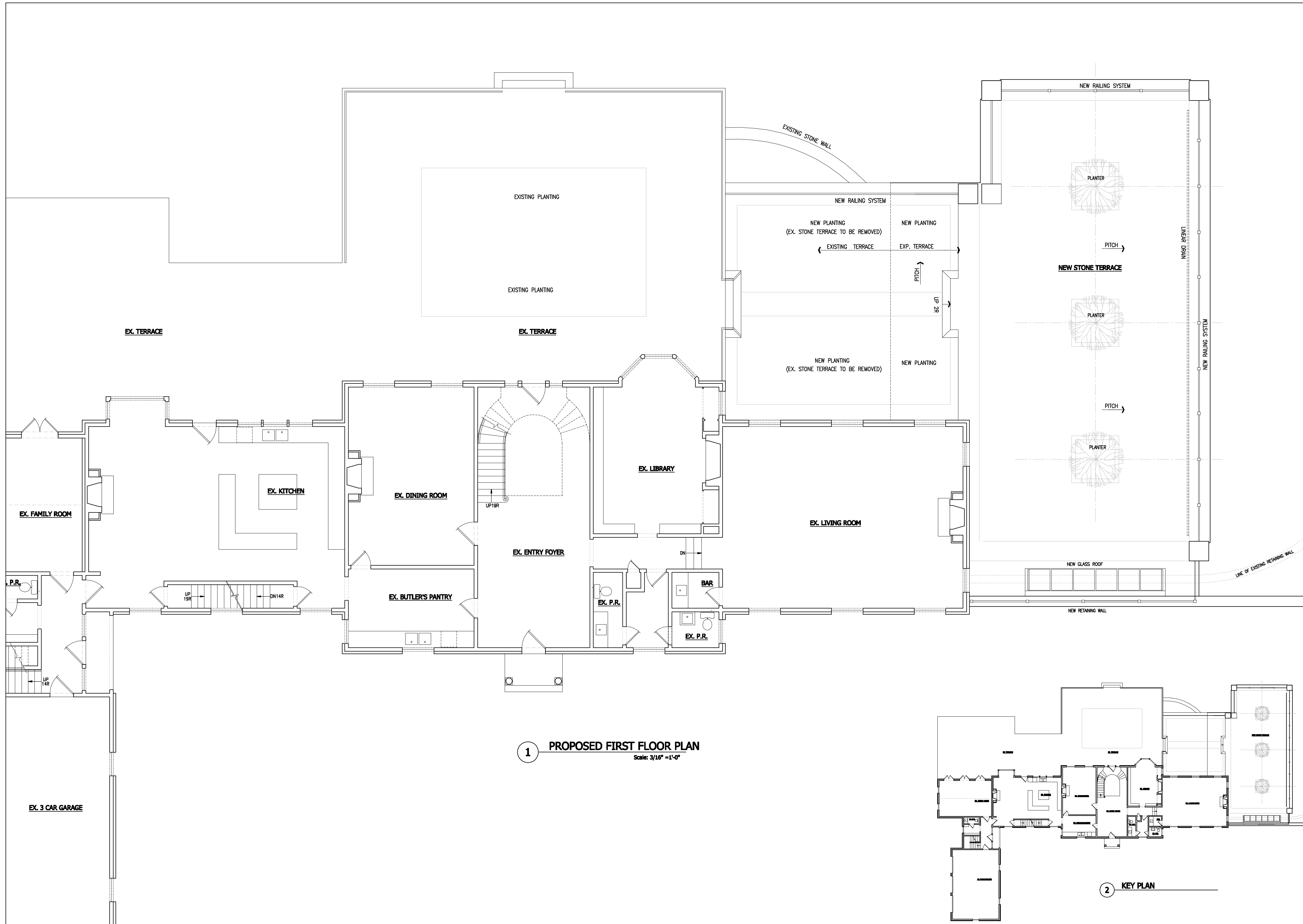
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GENERAL NOTES:
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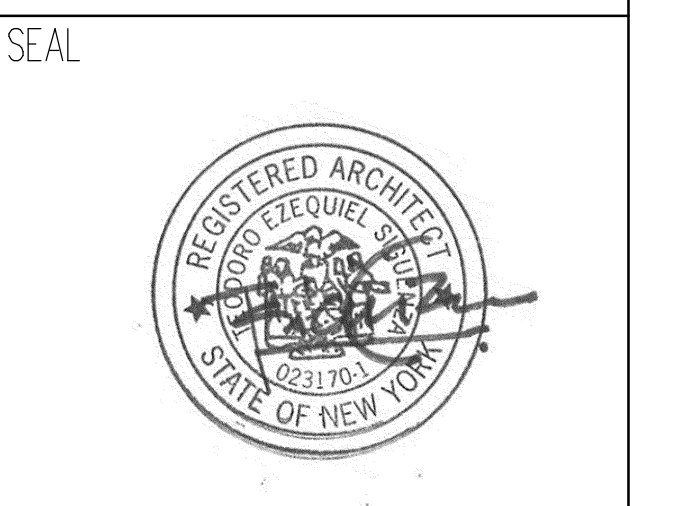
1 PROPOSED FIRST FLOOR PLAN
Scale: 3/16" = 1'-0"

2 KEY PLAN

| DATE | REVISION |
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PROJECT
BOIES RESIDENCE
PROPOSED INDOOR POOL ADDITION
AND ALTERATIONS
691 BEDFORD ROAD
ARMONK, NY 10504

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**PROPOSED
FIRST FLOOR PLAN**



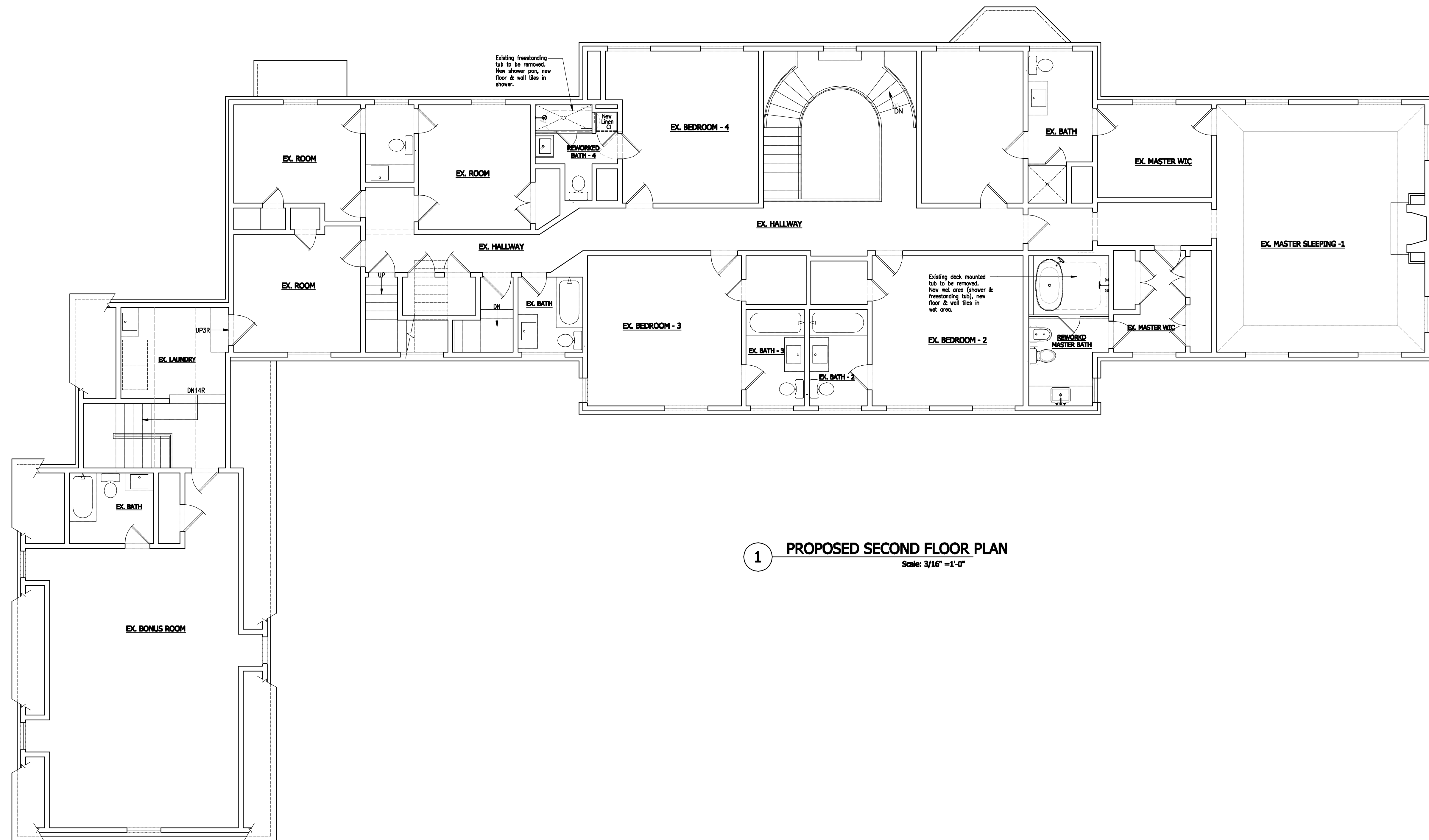
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| DATE | REVISION |
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PROJECT
BOIES RESIDENCE
PROPOSED INDOOR POOL ADDITION
AND ALTERATIONS
691 BEDFORD ROAD
ARMONK, NY 10504

DRAWING TITLE
**PROPOSED
SECOND FLOOR PLAN**

SEAL


DATE
11-5-20

SCALE
3/16" = 1'-0"

DRAWING NO.
A102.00

PAGE NO.

TEO SIGÜENZA
ARCHITECT

460 OLD POST ROAD 2A BEDFORD, NY 10506
TEL: 914.234.6288 FAX: 914.234.0619
www.teosiguenza.com

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1 PROPOSED REAR ELEVATION
Scale: 3/16" = 1'-0"

DATE: REVISION:

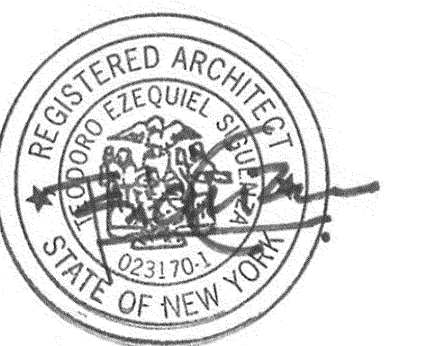
PROJECT
BOIES RESIDENCE
PROPOSED INDOOR POOL ADDITION
AND ALTERATIONS

681 BEDFORD ROAD
ARMONK, NY 10504

DRAWING TITLE

**PROPOSED
EXTERIOR ELEVATION**

SEAL



DATE
2-1-21

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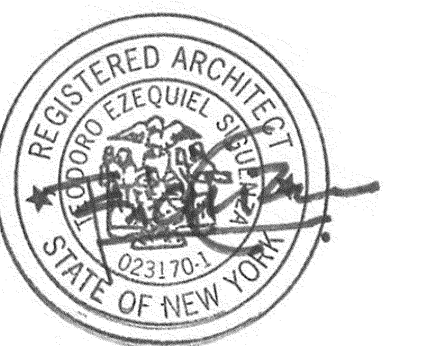
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| DATE | REVISION |
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PROJECT
BOIES RESIDENCE
PROPOSED INDOOR POOL ADDITION
AND ALTERATIONS
681 BEDFORD ROAD
ARMONK, NY 10504

DRAWING TITLE
**PROPOSED
EXTERIOR ELEVATION**

SEAL



DATE
2-1-21

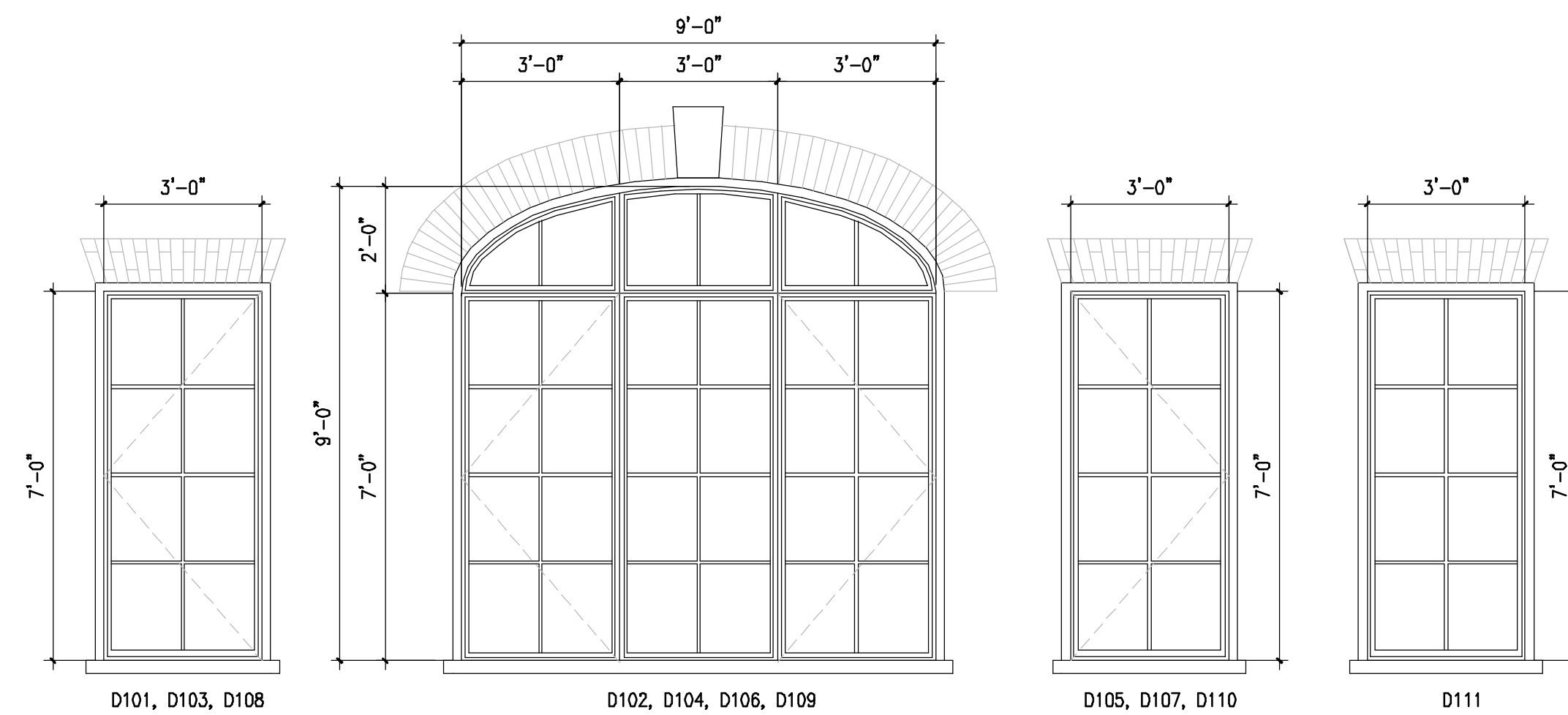
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1 PROPOSED RIGHT SIDE ELEVATION
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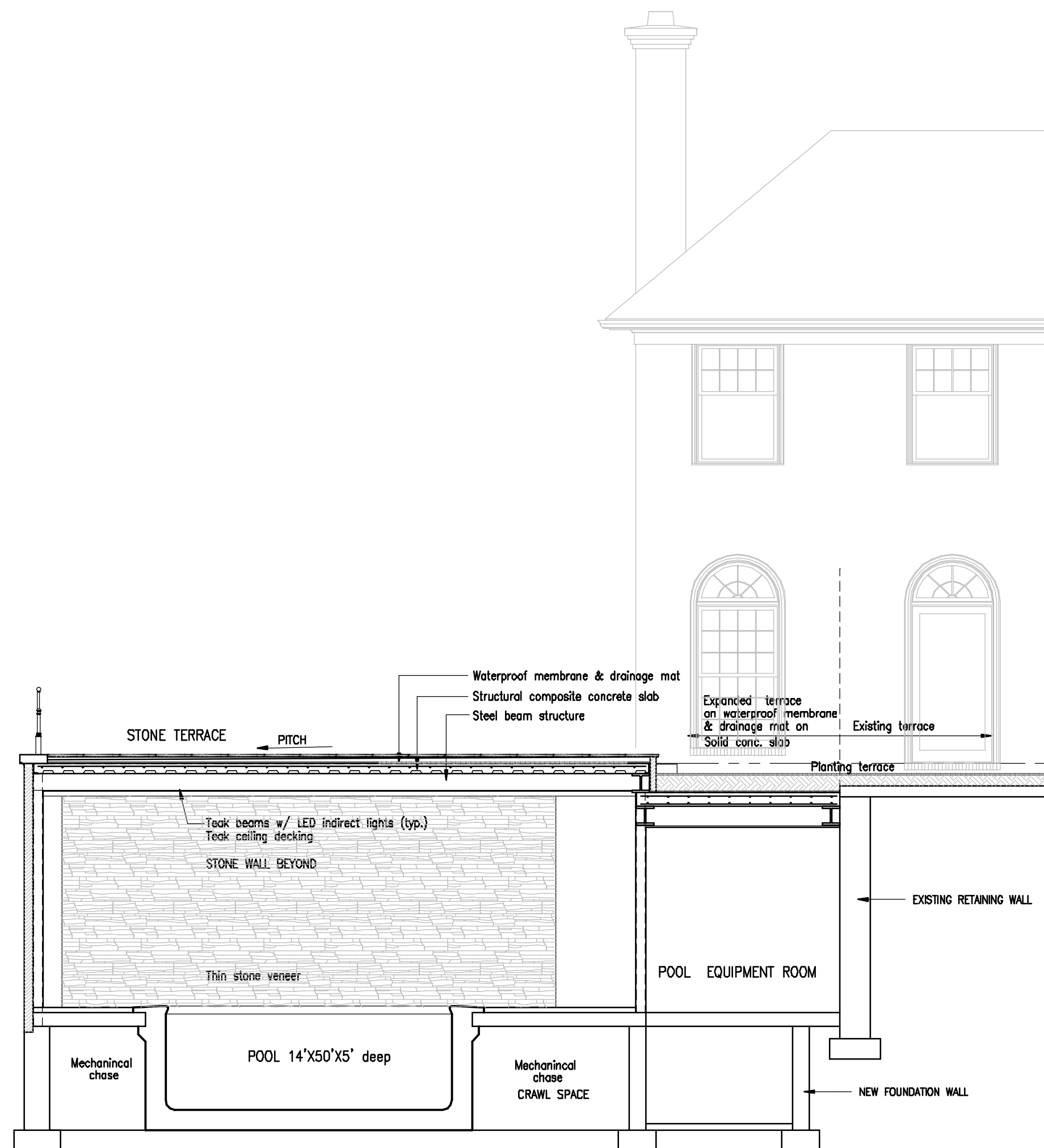


2 EXTERIOR DOORS SCHEDULE

GENERAL NOTES:
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1 SECTION THRU NEW POOL
Scale: 3/16" = 1'-0"



2 SECTION THRU NEW POOL
Scale: 3/16" = 1'-0"

| DATE | REVISION |
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PROJECT
BOIES RESIDENCE
PROPOSED INDOOR POOL ADDITION
AND ALTERATIONS
691 BEDFORD ROAD
ARMONK, NY 10504

DRAWING TITLE
PROPOSED SECTIONS



DATE
2-1-21

SCALE
3/16" = 1'-0"

DRAWING NO.
A300.00

PAGE NO.