



**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.



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: 5 Hemlock Hollow Place Date: 2-11-21

Tax Map Designation or Proposed Lot No.: 101.02-4-1

Gross Lot Coverage

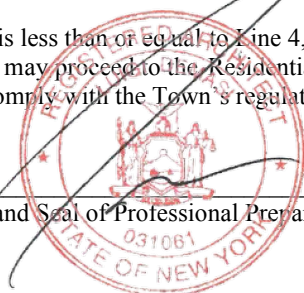
- | | | |
|-----|--|----------------------|
| 1. | Total lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>98,006.273</u> SF |
| 2. | Maximum permitted gross land coverage (per Section 355-26.C(1)(b)): | <u>14,086.47</u> |
| 3. | BONUS maximum gross land cover (per Section 355-26.C(1)(b)):
Distance principal home is beyond minimum front yard setback
<u>206.34</u> x 10 = <u>2,063.4</u> | <u>2,063.4</u> |
| 4. | TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3 | <u>16,149.87</u> |
| 5. | Amount of lot area covered by principal building :
<u>4,432</u> existing + <u>0</u> proposed = | <u>4,432</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>1,020</u> existing + <u>202</u> proposed = | <u>1,222</u> |
| 8. | Amount of lot area covered by porches :
<u>100</u> existing + <u>0</u> proposed = | <u>100</u> |
| 9. | Amount of lot area covered by driveway, parking areas and walkways :
<u>7,547</u> existing + <u>0</u> proposed = | <u>7,547</u> |
| 10. | Amount of lot area covered by terraces :
<u>1,438</u> existing + <u>0</u> proposed = | <u>1,438</u> |
| 11. | Amount of lot area covered by tennis court, pool and mechanical equip :
<u>700</u> existing + <u>0</u> proposed = | <u>700</u> |
| 12. | Amount of lot area covered by all other structures :
<u>350</u> existing + <u>0</u> proposed = | <u>350</u> |
| 13. | Proposed gross land coverage : Total of Lines 5 – 12 = | <u>15,789</u> 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

2-11-21

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: 5 Hemlock Hollow Place Date: 2-11-21

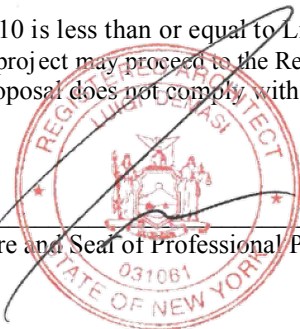
Tax Map Designation or Proposed Lot No.: 101.02-4-1

Floor Area

- | | | |
|-----|---|----------------------|
| 1. | Total Lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>98,006.273 SF</u> |
| 2. | Maximum permitted floor area (per Section 355-26.B(4)): | <u>10,557.45</u> |
| 3. | Amount of floor area contained within first floor:
— <u>3,496</u> existing + <u>0</u> proposed = — | <u>3,496</u> |
| 4. | Amount of floor area contained within second floor:
— <u>1,404</u> existing + <u>0</u> proposed = — | <u>1,404</u> |
| 5. | Amount of floor area contained within garage:
— <u>820</u> existing + <u>0</u> proposed = — | <u>820</u> |
| 6. | Amount of floor area contained within porches capable of being enclosed:
— <u>100</u> existing + <u>0</u> proposed = — | <u>100</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>0</u> existing + <u>0</u> proposed = — | <u>0</u> |
| 10. | Proposed floor area : Total of Lines 3 – 9 = — | <u>5,820 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.

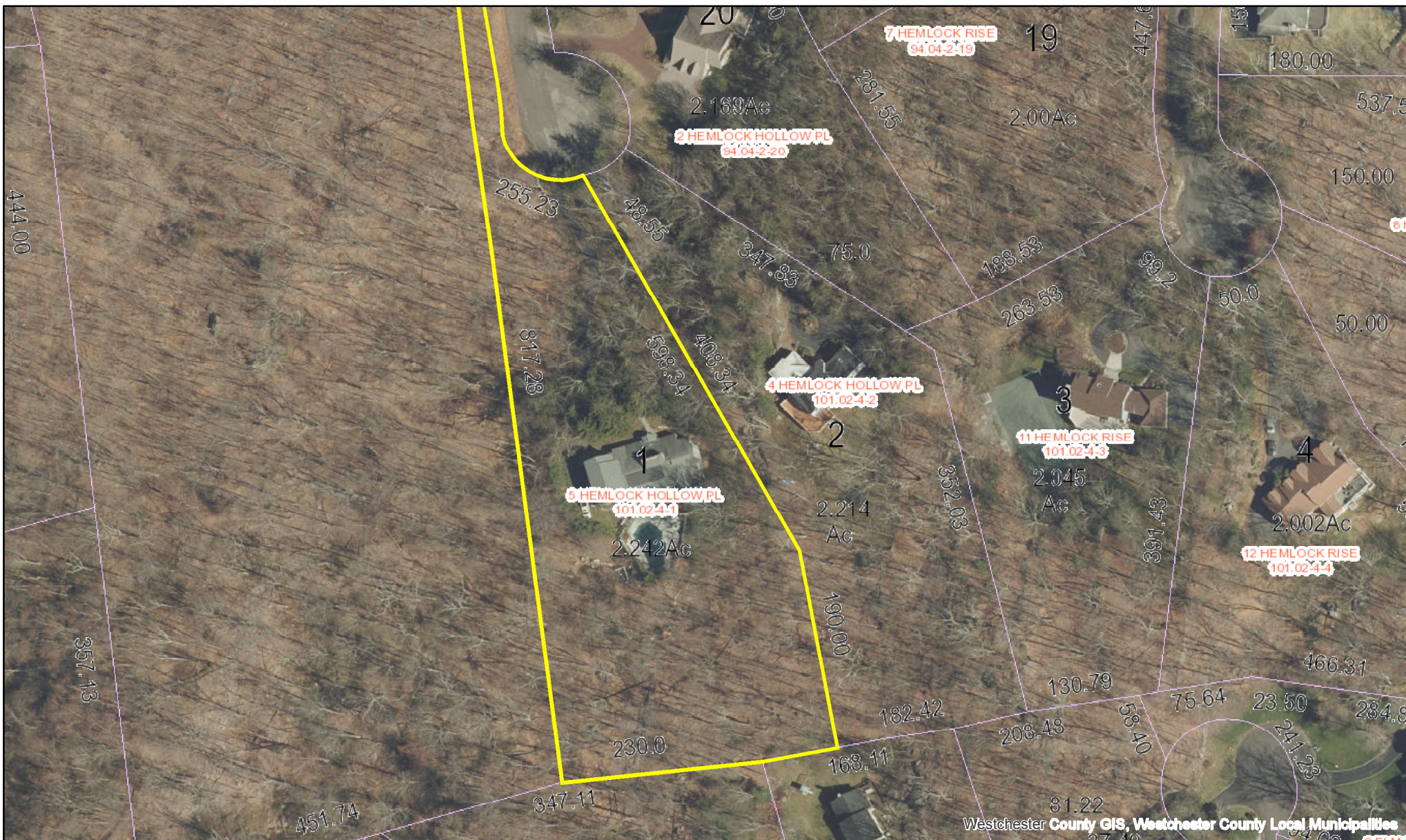
Signature and Seal of Professional Preparing Worksheet



2-11-21

Date

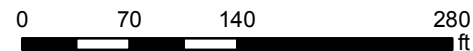
5 HEMLOCK HOLLOW PL. ID: 101.02-4-1 (North Castle)



February 11, 2021

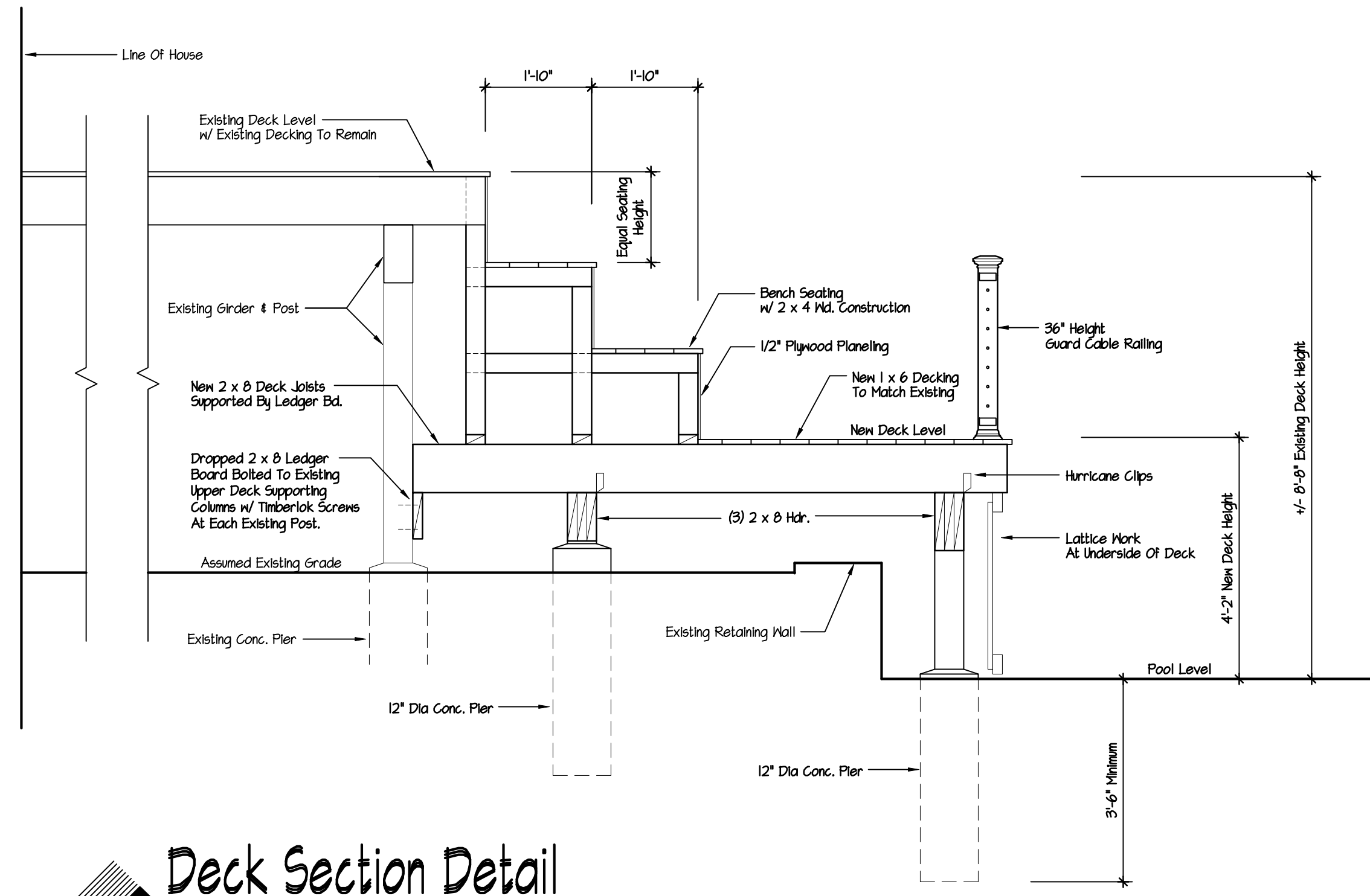
Tax parcel data was provided by local municipality. This map is generated as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from 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.

1:1,500



Westchester County GIS

GIS COORDINATE INFORMATION SYSTEM
<http://giswww.westchestergov.com>
Michaelian Office Building
148 Martine Avenue Rm 214
White Plains, New York 10601



Deck Section Detail

Scale: 1/2" = 1'-0"

General Notes:

ALL WORK AND MATERIALS SHALL CONFORM TO THE 2020 RESIDENTIAL CODE OF NEW YORK STATE AND ALL LOCAL, COUNTY AND STATE CODES.

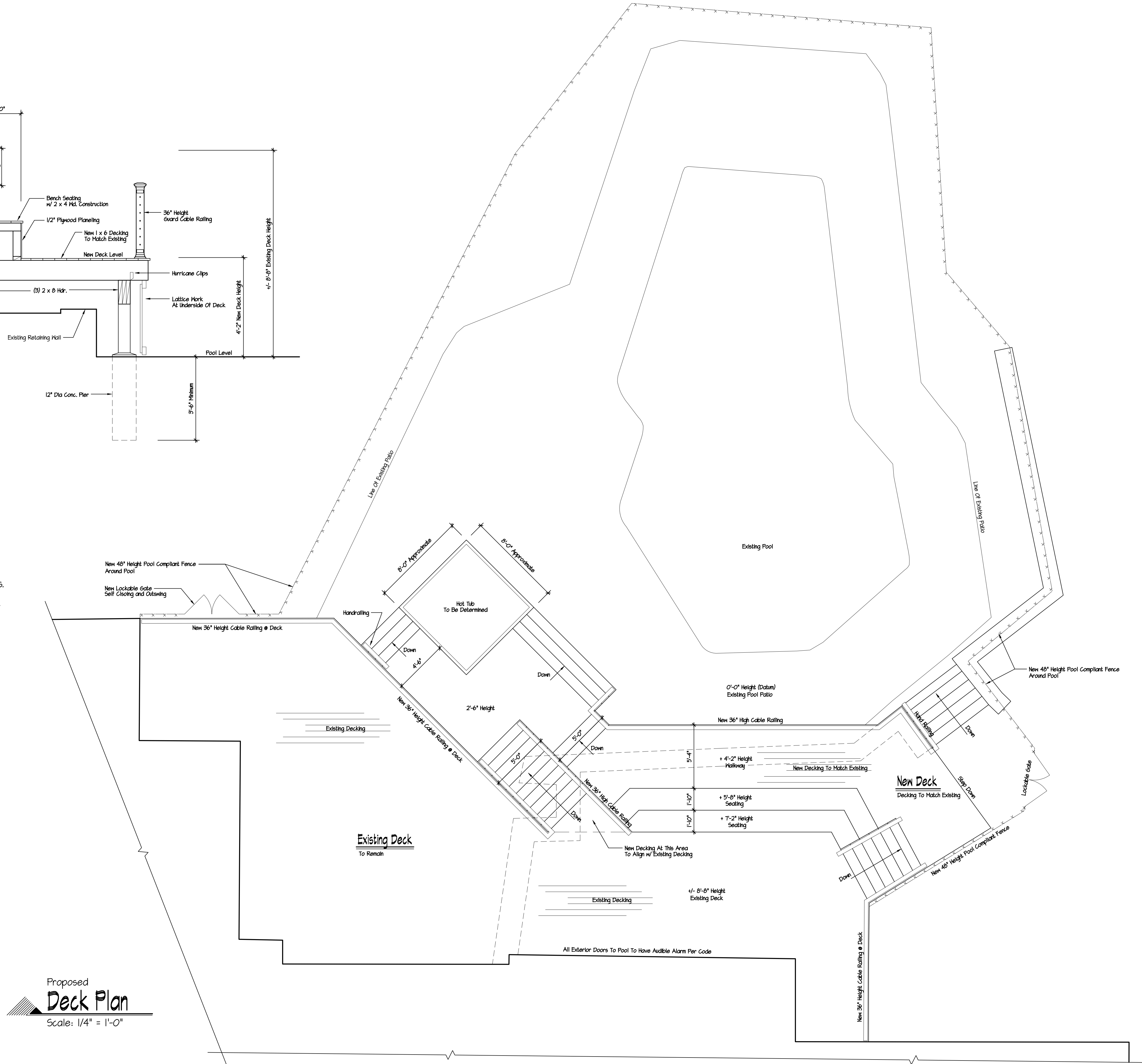
CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO FULLY COMPLETE THE JOB. EXCEPT WHERE SPECIFICALLY AGREED ON BY OWNER, JOB SHALL BE READY FOR OCCUPANCY IN A GOOD WORKMANSHIP MANNER WITH ALL WORK DONE AS SHOWN OR REASONABLY INTENDED ON DRAWINGS.

ALL FOOTINGS TO BEAR ON SOLID UNDISTURBED EARTH.

ALL FRAMING LUMBER TO BE # 2 DOUGLAS FIR - LARCH OR BETTER.

ALL NEW WORK AND MATERIALS, UNLESS OTHERWISE SPECIFIED, SHALL MATCH EXISTING CONSTRUCTION.

ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.



Proposed Deck Plan

Scale: 1/4" = 1'-0"

DeMasi Architects P.C.
 105 SMITH AVENUE, MOUNT KISCO, NEW YORK 10549
 PHONE: (914) 666-3956
 EMAIL: Lov@DemasiArchitects.com



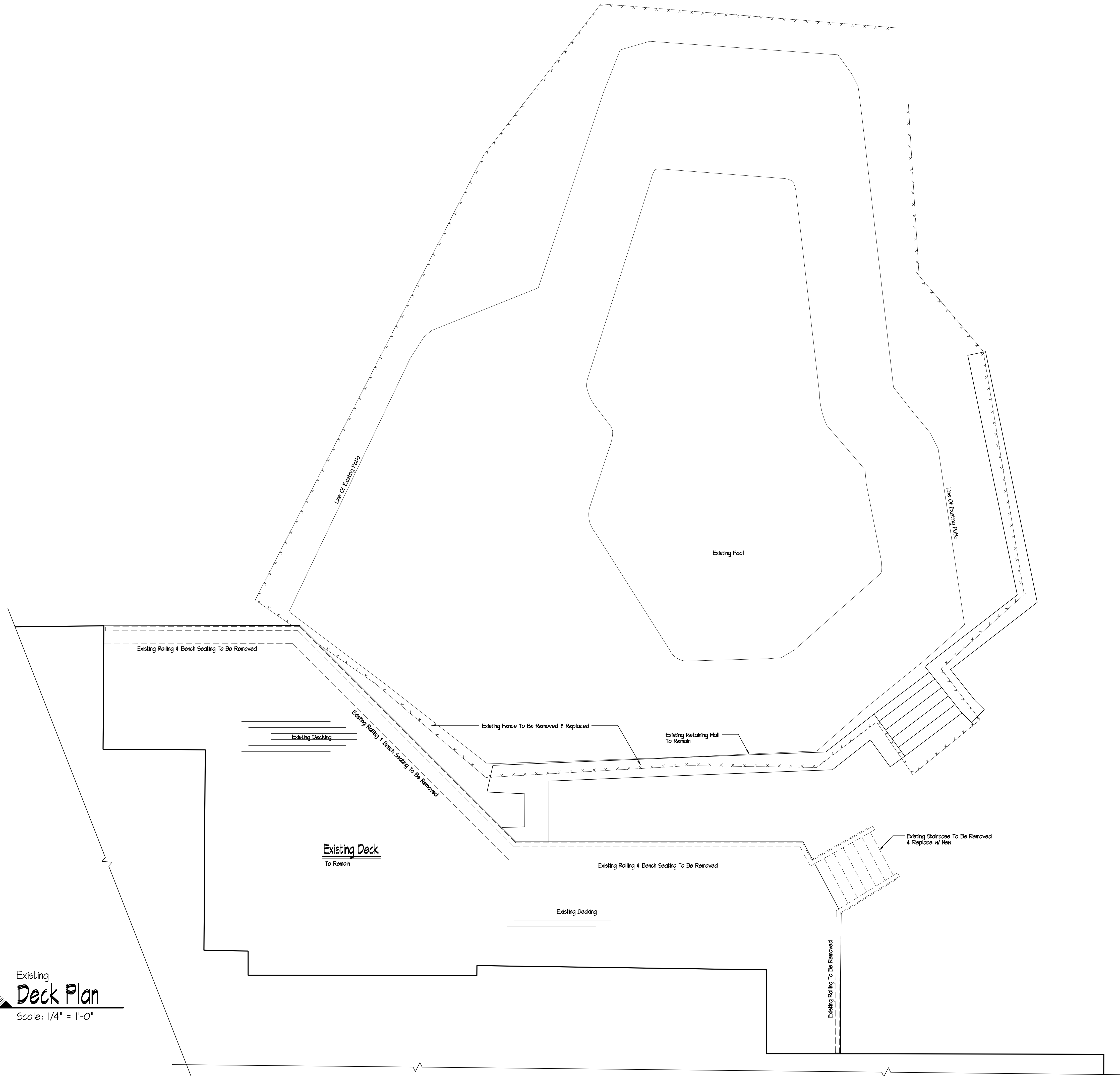
These plans are the property of the Architect. Any use or reproduction in whole or part without the written authorization of the Architect is prohibited. Any person or corporation who uses these plans without the written authorization of the Architect will be responsible to the Architect for any and all damages. These plans are not valid for a building permit unless the contractor of the structure signs for the construction of the structure only by the person whose name appears on the plans.

Deck Addition For
5 Hemlock Hollow Pl.
Armonk, NY.

Revision	Date
	Oct. 19, 2020
Job No	220-090
Drawing	OF 4

Do Not Scale Prints

Existing
Deck Plan
 Scale: 1/4" = 1'-0"



Deck Addition For

**5 Hemlock Hollow Pl.
 Armonk, NY.**

Revision	Date
	Oct. 19, 2020
Job No	220-040

Drawing
2 OF **4**

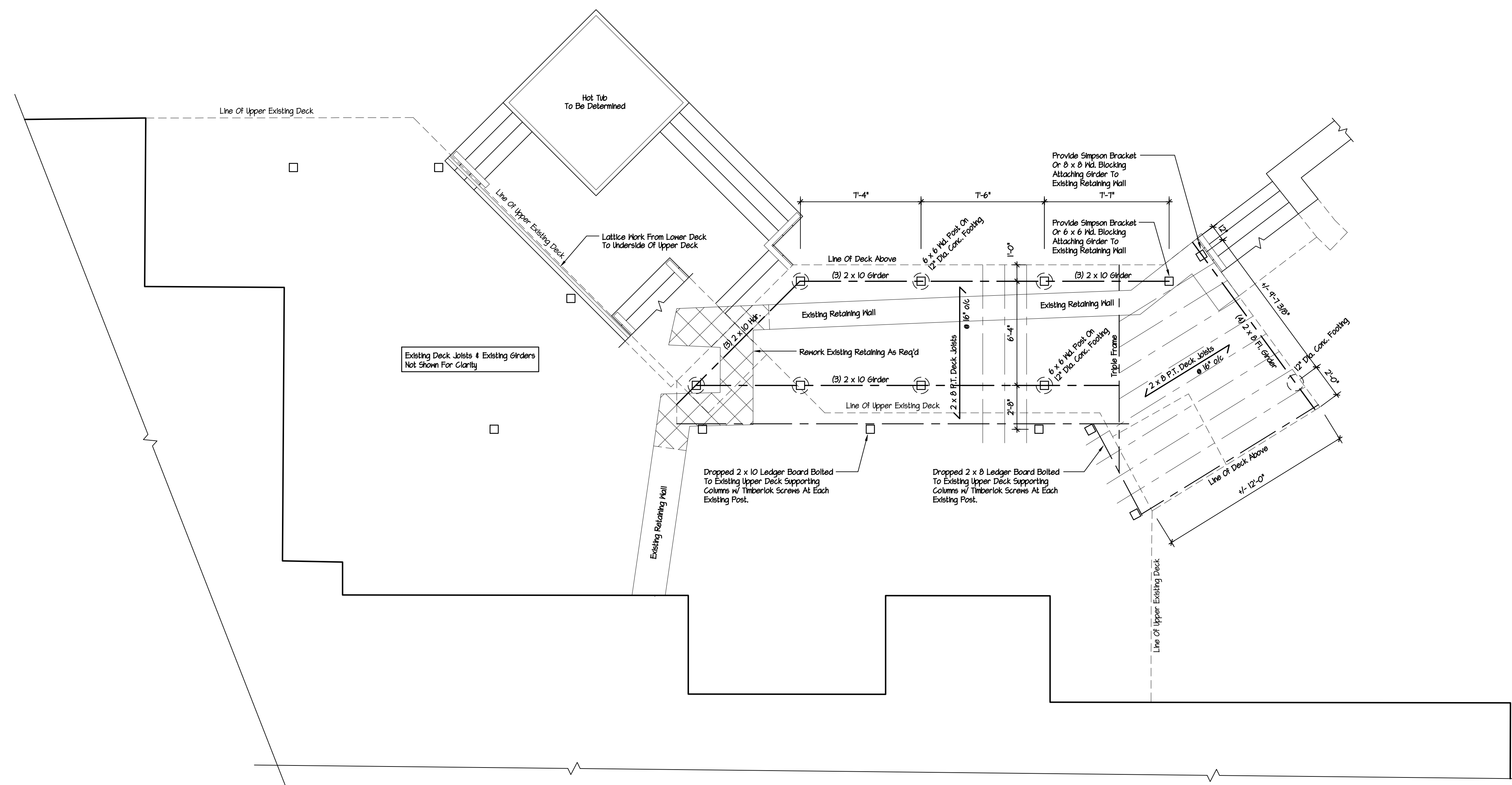


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DeMasi Architects P.C.

105 SMITH AVENUE, MOUNT KISCO, NEW YORK 10549
 PHONE: (914) 666-3956
 EMAIL: Lo@DemasiArchitects.com

Do Not Scale Prints



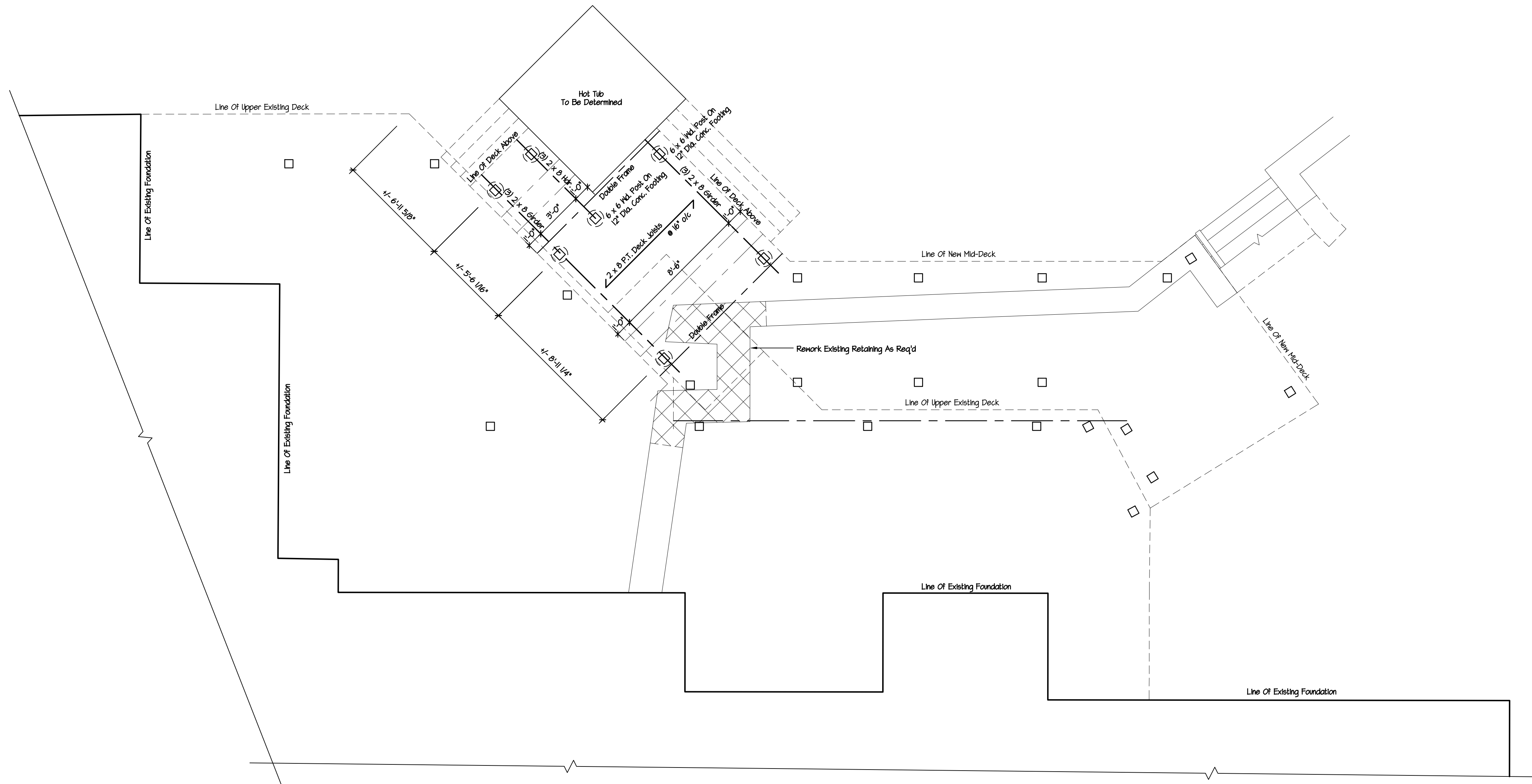
Proposed
Mid-Deck Foundation Plan
 Scale: 1/4" = 1'-0"



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Deck Addition For
5 Hemlock Hollow Pl.
Armonk, NY.

Revision	Date
	Oct. 19, 2020
Job No	220-040
Drawing	3 OF 4



Proposed
Lower-Deck Foundation Plan
 Scale: 1/4" = 1'-0"

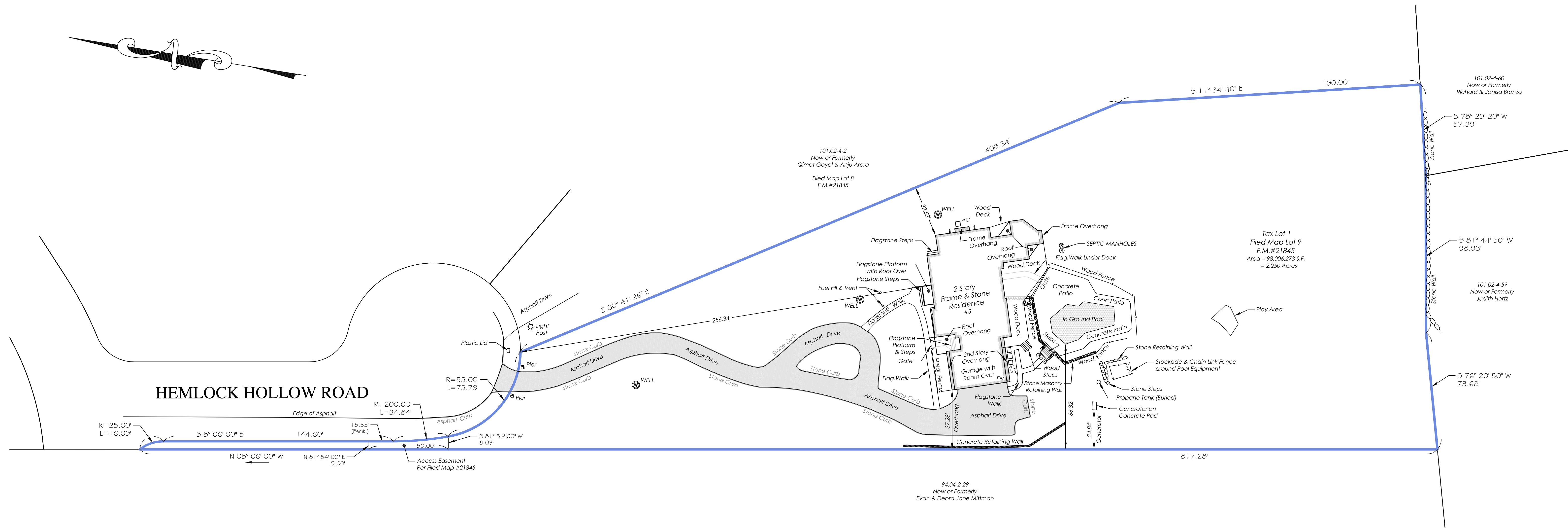
DeMasi Architects P.C.
 105 SMITH AVENUE, MOUNT KISCO, NEW YORK 10549
 PHONE: (914) 666-3856
 EMAIL: Low@DemasiArchitects.com



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Deck Addition For
5 Hemlock Hollow Pl.
Armonk, NY.

Revision	Date
Date	Oct. 19, 2020
Job No	220-090
Drawing	4 OF 4



HEMLOCK HOLLOW ROAD

Tax Lot 1
Filed Map Lot 9
F.M.#21845
Area = 98,006.273 S.F.
= 2.250 Acres

Only copies from the original of this survey marked with an original of the Land Surveyors embossed seal or red colored seal shall be considered to be true, valid copies.

Said certifications shall run only to the person for whom this survey is prepared and on his/her behalf to the title company, governmental agency and lending institutions listed hereon. Certifications are not transferable to additional institutions or subsequent owners.

Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

Possession only where indicated.

Adjacent property lines and easements not surveyed or certified. Access to adjacent rights of way, easements and public or private lands not guaranteed or certified.

Underground utilities shown hereon are approximate and should be verified before excavating. Additional underground utilities are not shown or certified. Encroachments and structures below grade, if any, not shown or certified.

Subject to covenants, easements, restrictions, conditions and agreements of record.

Premises hereon being Lot 9 as shown on a certain map entitled, "Subdivision Map of Hemlock Hollow." Said map filed in the Westchester County Clerk's Office, Division of Land Records February 19, 1985 as map number 21845.

Surveyed in accordance with Deed Control Number 532053372.

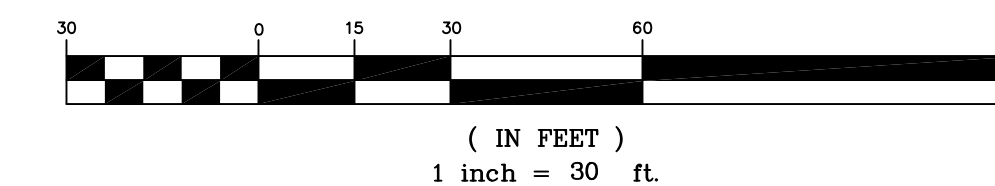
Premises shown hereon designated on the Town of North Castle Tax Maps as: Section 101.02, Block 4, Lot 1.

Property Address: 5 Hemlock Hollow Place
Amonk, NY 10504

EXISTING COVERAGE (ZONE R-2A)	
EXISTING BUILDING COVERAGE	4,847.603 S.F.
EXISTING GROSS LAND COVERAGE	15,587.007 S.F.
MAX. ALLOWED BUILDING COVERAGE	8% = 7,840.50 S.F.
MAX. ALLOWED GROSS LAND COVERAGE	16,149.87 S.F. *
* A BONUS OF 2,063.4 S.F. HAS BEEN APPLIED TO THE MAX. PERMITTED GROSS LAND COVERAGE AS PER TOWN ZONING REGULATIONS §355-26C.	

**SURVEY OF PROPERTY
PREPARED FOR
EUGENE PACKIN**
SITUATE IN THE
TOWN OF NORTH CASTLE
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 30'
GRAPHIC SCALE

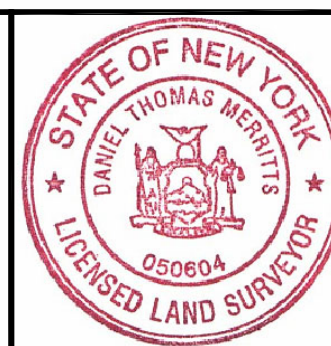


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ELECTRONIC TRANSMISSION WITHOUT PRIOR PERMISSION
IS A VIOLATION OF APPLICABLE LAWS.



TC MERRITTS LAND SURVEYORS

394 BEDFORD ROAD • PLEASANTVILLE • NY 10570
(914) 769-8003 • (203) 622-8899



Surveyed: August 31, 2020
Map Prepared: September 2, 2020

By: *Daniel T. Merritt*
New York State Licensed Land Surveyor No. 050604

Project: Ref.05-274 20-280	Field Survey By: CR/AP
Drawn By: DA	Checked By: DM