



# TOWN OF NORTH CASTLE

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

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

RESIDENTIAL PROJECT  
REVIEW COMMITTEE  
Adam R. Kaufman AICP, Chair

## RESIDENTIAL PROJECT REVIEW COMMITTEE (RPRC) APPLICATION

### Section I- PROJECT

ADDRESS: 2 HARDCRABBLE CIRCLE

### Section III- DESCRIPTION OF WORK:

**CONSTRUCTION OF SHED FOR RECREATIONAL PURPOSES**

### Section III- CONTACT INFORMATION:

APPLICANT: Mark W. Fritz Architects

ADDRESS: 133 FERNWOOD RD TRUMBULL, CT 06611

PHONE: 203-880-9800 MOBILE: 203-981-8930 EMAIL: MWFARCHITECTS@GMAIL.COM  
914-946-7766

PROPERTY OWNER: ANDREW & JAMIE TAFFET

ADDRESS: 2 HARDCRABBLE CIRCLE

PHONE: 914-962-3690 MOBILE: \_\_\_\_\_ EMAIL: ANDREW.TAFFET@CARRINGTONCAP.COM

PROFESSIONAL: MARK W. FRITZ ARCHITECTS

ADDRESS: 133 FERNWOOD ROAD TRUMBULL CT 06611

PHONE: 914-946-7766 MOBILE: 203-981-8930

EMAIL: MWFARCHITECTS@GMAIL.COM

### Section IV- PROPERTY INFORMATION:

Zone: R-1A Tax ID (lot designation) 101-02-03-40

**APPLICATION FOR BUILDING PERMIT**  
**TOWN OF NORTH CASTLE BUILDING DEPARTMENT**  
**17 Bedford Road, Armonk, NY 10504 (914) 273-8625**

OFFICE USE ONLY ↓

↑ OFFICE USE ONLY



PERMIT FEE: \$ \_\_\_\_\_  
C. O. FEE: \$ \_\_\_\_\_  
TOTAL FEE: \$ \_\_\_\_\_

ARB FEE: \$ \_\_\_\_\_  
APPLICATION FEE: \$ \_\_\_\_\_  
TRACKING #: \_\_\_\_\_  
APPLICATION DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_

PROPERTY LOCATION: 2 HARDCRABBLE CIRCLE

Section/Block/Lot: 101.02/3/40 Zoning Dist.: R-1A

CODE #753  
**Dig Safely**  
**New York**  
www.digsafelynewyork.com  
Call: 1-800-962-7962

DESCRIPTION OF WORK:  
NEW RECREATIONAL SHED

ESTIMATED CONSTRUCTION VALUE: \$ \$ 40,000.00

WOULD YOU PREFER TO RECEIVE COMMUNICATIONS (SENT TO THE ADDRESSES YOU PROVIDE BELOW) FROM THE BUILDING DEPARTMENT IN AN EMAIL, RATHER THAN THROUGH STANDARD MAIL?  Yes  No

Owner: ANDREW & JAMIE TAFFET Phone: ( 914 ) 962 - 3690

Address: 2 HARDCRABBLE CIRCLE Email: ANDREW.TAFFET@CARRINGTONCAP.COM

Architect: MARK W. FRITZ ARCHITECTS AIA Phone: ( 914 ) 946 - 7766

Address: 133 FERNWOOD ROAD TRUMBULL, CT Email: MWFARCHITECTS@GMAIL.COM

License #: 023391

Builder: TBD Phone: ( \_\_\_\_\_ ) \_\_\_\_\_ - \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_

License #: \_\_\_\_\_

Licensed Professional: DAN HOLT: DAN@HOLTENGINEERING.NET Phone: ( \_\_\_\_\_ ) \_\_\_\_\_ - \_\_\_\_\_

Address: FRANK GIULIANO LANDSCAPE ARCHITECT : FG1ARCH@AOL.COM Email: \_\_\_\_\_

License #: \_\_\_\_\_

Company Performing Work: TBD Phone: ( \_\_\_\_\_ ) \_\_\_\_\_ - \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_

License #: \_\_\_\_\_

Surveyor: TC MERRITS LAND SURVEYORS Phone: ( 914 ) 769 - 8003

Address: 394 BEDFORD RD Email: DANIEL@TCMERRITS.COM

License #: 050604 Date of Survey: 2 / 8 / 2019



If the Planning Board has granted you approval previously, on what dates were you approved? (List Below)

\_\_\_\_ SQ. FT. NEW BASEMENT/CELLAR

N/A

\_\_\_\_ SQ. FT. NEW FIRST (1<sup>ST</sup>) FLOOR

\_\_\_\_ SQ. FT. NEW SECOND (2<sup>ND</sup>) FLOOR

\_\_\_\_ SQ. FT. NEW THIRD (3<sup>RD</sup>) FLOOR

\_\_\_\_ TOTAL SQ. FT. OF ALL *NEW* CONSTRUCTION

\_\_\_\_ NUMBER OF **BEDROOMS** TO BE CONSTRUCTED, ADDED, RENOVATED OR ALTERED

\_\_\_\_ NUMBER OF **BATHROOMS** TO BE CONSTRUCTED, ADDED, RENOVATED OR ALTERED

\_\_\_\_ ELECTRICAL WORK IS INVOLVED IN THIS PROJECT

\_\_\_\_ PLUMBING WORK IS INVOLVED IN THIS PROJECT

\_\_\_\_ HVAC WORK IS INVOLVED IN THIS PROJECT

**YOU MUST SHOW ON THIS APPLICATION THE NUMBER OF BOARD OF HEALTH APPROVED BEDROOMS FOR THIS LOCATION: \_\_\_\_\_**

It is understood and agreed that any permit issued pursuant herein is on the express condition that all provisions of the New York State Fire Prevention and Building Codes and all Zoning Ordinances of the Town of North Castle and any and all amendments thereto shall apply and be complied with whether specified herein or not. No changes to plans or construction shall be made without prior approval of the building inspector and licensed professionals.

By signing this application you agree to strive to close the permit as soon as work has completed in order to expediently receive a Certificate of Occupancy or Compliance.

PRINT OWNER / APPLICANT NAME: MARK W. FRITZ ARCHITECT

OWNER / APPLICANT SIGNATURE: \_\_\_\_\_

~ TO SCHEDULE INSPECTIONS, PLEASE CALL THE OFFICE DURING BUSINESS HOURS ~

FOR ACCESS TO THE TOWN CODE, ADDITIONAL APPLICATIONS, SUBMISSION CHECKLISTS, AND MUCH MORE, PLEASE VISIT OUR WEBSITE AT

**NORTHCASTLENY.COM**

TOWN OF NORTH CASTLE ENVIRONMENTAL QUESTIONNAIRE

The purpose of this Questionnaire is to determine whether a Town Wetland Permit/Coverage under the NYSDEC SPDES General Permit for Stormwater Discharges is required. This form does not provide authorization to commence work.

**Project Information**

Project Address: 2 HARDSCRABBLE CIRCLE, ARMONK NY

Sheet: 101.02 Block: 3 Lot(s): 40

Project Description: NEW RECREATIONAL SHED

Note: This questionnaire must be accompanied with a Plot Plan that clearly illustrates the location and dimensions of the proposed activity. Said Plot Plan must include a line which encircles the total area of proposed land disturbance and the approximate area of disturbance must be calculated (square feet). Failure to submit these items will delay review.

**Owner's Information**

Owner's Name: ANDREW & JAMIE TAFFET Phone: \_\_\_\_\_

Owner's Address: 2 HARDSCRABBLE CIRCLE

**Authorized Agent's Information** (if applicable)

Agent's Name: MARK W. FRITZ ARCHITECT Phone: 914-946-7766

Agent's Address: 133 FERNWOOD ROAD, TRUMBULL CT 06611

As the owner/agent (circle one), I hereby state that to the best of my knowledge, the information provided herein is accurate. In addition, I hereby grant permission to the Town's professional consultants to enter onto my property to conduct a site inspection.

Owner/Agent Name (print): MARK W. FRITZ

Owner/Agent Name (signature):  Date: 3/11/2021

FOR TOWN USE - PLEASE DO NOT WRITE BELOW THIS LINE

- 
- The existing/proposed use is:  Residential  Nonresidential
  - Is a Town Wetland Permit required?  Yes  No
  - Date of RPRC Review: \_\_\_\_\_
  - If Yes, what type of Wetland Permit is required?  Administrative  Planning Board
  - Reason why a Wetland Permit is required: \_\_\_\_\_
  - Is the project located within the NYCDEP Watershed?  Yes  No
  - Area of proposed disturbance:  < 5,000 s.f.  5,000 s.f. - < 1 acre  ≥ 1 acre
  - Will the project require coverage under the NYSDEC SPDES General Permit for Stormwater Discharges and the preparation of a SWPPP?  Yes  No  TBD
  - Requested Waivers: \_\_\_\_\_

Notes: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



**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: **"TAFFET RESIDENCE SHED PLANS"**

Initial Submittal  Revised Preliminary

Street Location: **2 HARDCRABBLE CIRCLE**

Zoning District: **R-1A** Property Acreage: **1 ACRE** Tax Map Parcel ID: **101.02/3/40**  
**43,560 S.F.**

Date: **3/11/2021**

### 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 (including floor plans and elevations)
- 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.

\_\_\_\_\_ 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](http://www.northcastleny.com)

**GROSS LAND COVERAGE CALCULATIONS WORKSHEET**

Application Name or Identifying Title: TAFFET RESIDENCE Date: 3/7/2019  
 Tax Map Designation or Proposed Lot No.: 101.02-3-40

Gross Lot Coverage

- 1. Total lot Area (Net Lot Area for Lots Created After 12/13/06): 43,560
- 2. **Maximum** permitted gross land coverage (per Section 213-22.2C): 9,350
- 3. **BONUS** maximum gross land cover (per Section 213-22.2C):  
 Distance principal home is beyond minimum front yard setback  
78.5 x 10 = 785
- 4. **TOTAL Maximum Permitted gross land coverage** = Sum of lines 2 and 3 10,135
- 5. Amount of lot area covered by **principal building**:  
2699 existing + 0 proposed = 2699
- 6. Amount of lot area covered by **accessory buildings**:  
160 existing + 480 proposed = 640
- 7. Amount of lot area covered by **decks**:  
0 existing + 0 proposed = 0
- 8. Amount of lot area covered by **porches**:  
336 existing + 0 proposed = 336
- 9. Amount of lot area covered by **driveway, parking areas and walkways**:  
3935 existing + 0 proposed = 3935
- 10. Amount of lot area covered by **terraces**:  
1246 existing + 0 proposed = 1246
- 11. Amount of lot area covered by **tennis court, pool and mechanical equip**:  
742 existing + 0 proposed = 742
- 12. Amount of lot area covered by **all other structures**:  
319 existing + 0 proposed = 319
- 13. Proposed **gross land coverage**: Total of Lines 5 – 12 = 9437

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 review. If Line 13 is greater than Line 4 your proposal does not comply with the Town's regulations.

*Mark W. Fritz*  
 Signature and Seal of Professional Preparing Worksheet



3/11/21  
 Date



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

PLANNING DEPARTMENT  
 Adam R. Kaufman, AICP  
 Director of Planning

Telephone: (914) 273-3542  
 Fax: (914) 273-3554  
[www.northcastleny.com](http://www.northcastleny.com)

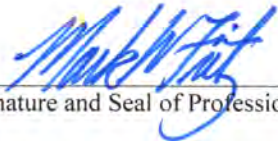
**FLOOR AREA CALCULATIONS WORKSHEET**

Application Name or Identifying Title: 2 HARDCRABBLE CIRCLE Date: 3/11/21  
101-02-3-40  
 Tax Map Designation or Proposed Lot No.: \_\_\_\_\_

Floor Area

- |     |   |                    |
|-----|---|--------------------|
| 1.  | Total Lot Area (Net Lot Area for Lots Created After 12/13/06):  | 43560              |
| 2.  | <b>Maximum</b> permitted floor area (per Section 213-22.2B):  | 7727               |
| 3.  | Amount of floor area contained within first floor:<br><u>2694.11</u> existing + <u>0</u> proposed =                         | 2,694.11           |
| 4.  | Amount of floor area contained within second floor:<br><u>2994.41</u> existing + <u>0</u> proposed =                        | 2,994.41           |
| 5.  | Amount of floor area contained within garage:<br>_____ existing + _____ proposed =  | seefirstfloor_____ |
| 6.  | Amount of floor area contained within porches capable of being enclosed:<br><u>336</u> existing + _____ proposed =          | <u>336</u>         |
| 7.  | Amount of floor area contained within basement (if applicable – see definition):<br><u>0</u> existing + <u>0</u> proposed = | <u>0</u>           |
| 8.  | Amount of floor area contained within attic (if applicable – see definition):<br><u>0</u> existing + <u>0</u> proposed =    | <u>0</u>           |
| 9.  | Amount of floor area contained within all accessory buildings:<br><u>160</u> existing + <u>480</u> proposed =               | <u>640</u>         |
| 10. | <b>PROPOSED FLOOR AREA: TOTAL OF Lines 3 - 9 =</b>  | <u>6,664.52</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 Worksheets



3/11/21  
 Date

*SEE PLANS FOR CALCULATIONS*







