



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: _____

Section III- DESCRIPTION OF WORK:

Section III- CONTACT INFORMATION:

APPLICANT: _____

ADDRESS: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

PROPERTY OWNER:

ADDRESS: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

PROFESSIONAL: _____

ADDRESS: _____

PHONE: _____ MOBILE: _____

EMAIL: _____

Section IV- PROPERTY INFORMATION:

Zone: _____ Tax ID (lot designation) _____



**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: Jonathan Bernstein Date: 4-19-21

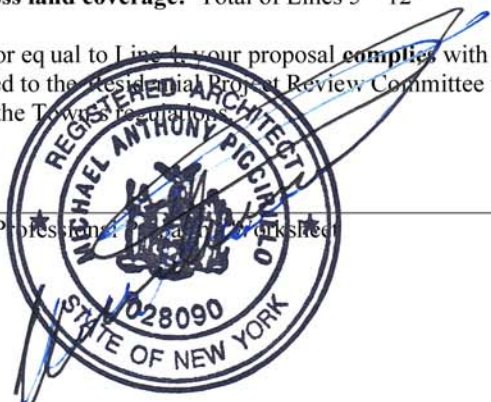
Tax Map Designation or Proposed Lot No.: 108.01-2-55

Gross Lot Coverage

1. Total lot Area (Net Lot Area for Lots Created After 12/13/06): 14,205
2. **Maximum** permitted gross land coverage (per Section 355-26.C(1)(b)): 5,009
3. **BONUS** maximum gross land cover (per Section 355-26.C(1)(b)):
Distance principal home is beyond minimum front yard setback
8 x 10 = 80
4. **TOTAL Maximum Permitted gross land coverage** = Sum of lines 2 and 3 5,089
5. Amount of lot area covered by **principal building**:
2015 existing + proposed = 2015
6. Amount of lot area covered by **accessory buildings**:
0 existing + 0 proposed = 0
7. Amount of lot area covered by **decks**:
0 existing + 0 proposed = 0
8. Amount of lot area covered by **porches**:
278 existing + 0 proposed = 278
9. Amount of lot area covered by **driveway, parking areas and walkways**:
1734 existing + 0 proposed = 1734
10. Amount of lot area covered by **terraces**:
249 existing + 465 proposed = 714
11. Amount of lot area covered by **tennis court, pool and mechanical equip**:
0 existing + 0 proposed = 0
12. Amount of lot area covered by **all other structures**:
101 existing + 0 proposed = 101
13. Proposed **gross land coverage**: Total of Lines 5 – 12 = 4842

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 Planner



4-20-21

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: Jonathan Bernstein Date: 4-19-21

Tax Map Designation or Proposed Lot No.: 108.01-2-55

Floor Area

- | | | |
|-----|---|---------------|
| 1. | Total Lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>14,205</u> |
| 2. | Maximum permitted floor area (per Section 355-26.B(4)): | <u>4,591</u> |
| 3. | Amount of floor area contained within first floor:
1436 existing + 0 proposed = | <u>1436</u> |
| 4. | Amount of floor area contained within second floor:
1730 existing + 0 proposed = | <u>1730</u> |
| 5. | Amount of floor area contained within garage:
554 existing + 0 proposed = | <u>554</u> |
| 6. | Amount of floor area contained within porches capable of being enclosed:
278 existing + 621 proposed = | <u>899</u> |
| 7. | Amount of floor area contained within basement (if applicable – see definition):
na existing + na proposed = | <u>0</u> |
| 8. | Amount of floor area contained within attic (if applicable – see definition):
593 existing + 0 proposed = | <u>593</u> |
| 9. | Amount of floor area contained within all accessory buildings:
0 existing + 0 proposed = | <u>0</u> |
| 10. | Proposed floor area : Total of Lines 3 – 9 = | <u>5,212</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



4-20-21

Date

COVERED PATIO ADDITION

94 COX AVE. ARMONK, NY

ZONING DATA: NORTH CASTLE

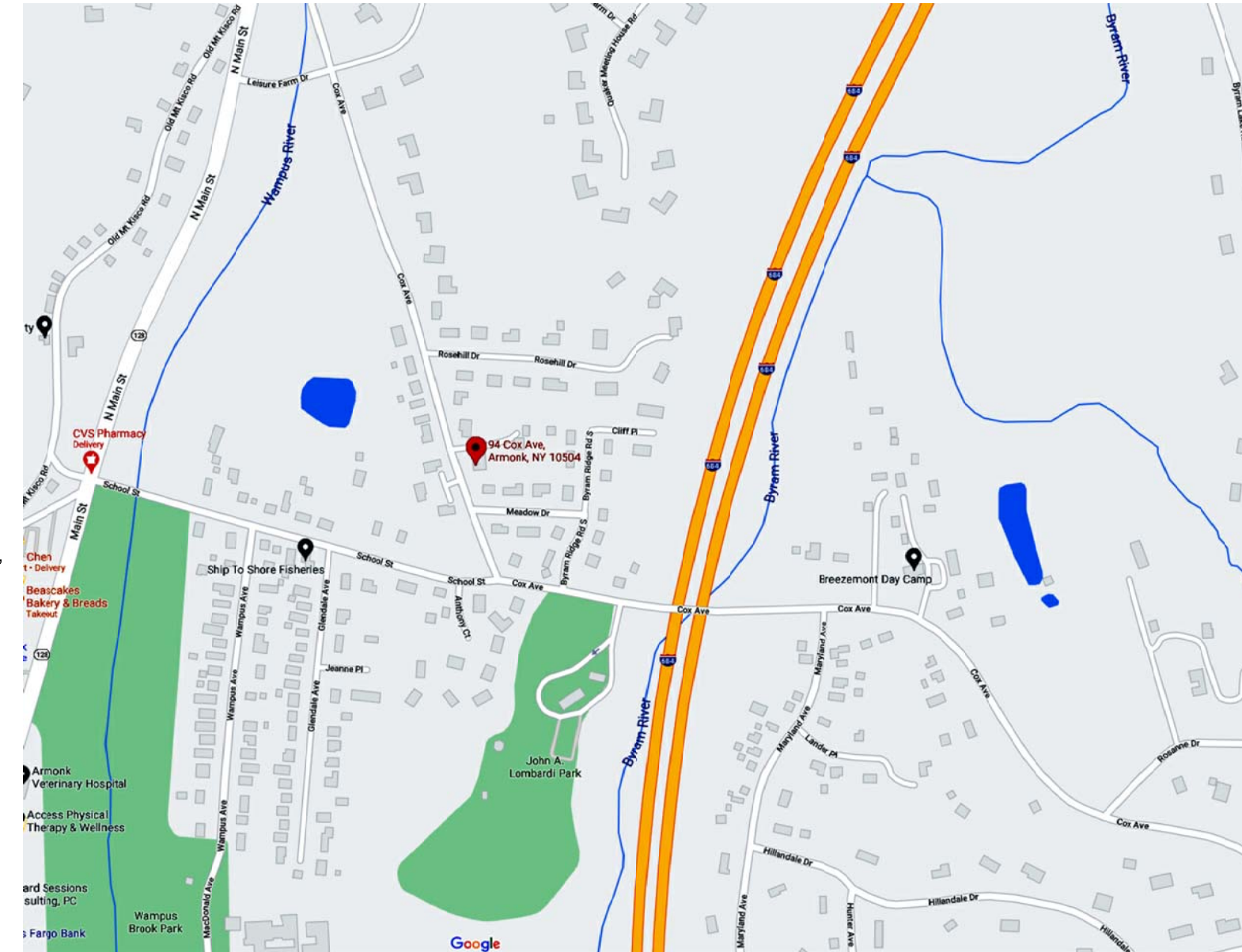
TAX MAP #:	108.01-2-55		
ZONE:	R-10		
TABLE BUILDING REQUIREMENTS			
MINIMUM LOT AREA	REQUIRED 10,000 SF	EXISTING 14,205.2249 SF (0.3261 Acres)	PROPOSED NO CHANGE
LOT FRONTAGE	100 FT	86 FT	NO CHANGE
LOT WIDTH	100 FT	86 FT	NO CHANGE
LOT DEPTH	100 FT	165.75 FT	NO CHANGE
BUILDING COVERAGE	30%(4,261.5 SF)	16.14%(2,293SF)	NO CHANGE
GROSS LAND COVER.	REFER TO COVERAGE CALCULATION WORKSHEET		
FAR	REFER TO FAR CALCULATION WORKSHEET		
MINIMUM HEIGHT	30FT/ 2.5 ST.	29'-0"	NO CHANGE
SETBACK REQUIREMENTS			
MIN. FRONT (WEST)	30'	38.09'	NO CHANGE
MIN. SIDE (NORTH)	15'	9.09'	NO CHANGE
MIN. SIDE (SOUTH)	15'	15.19'	NO CHANGE
MIN. REAR (EAST)	30'	67.75'	± 54.75'

APPLICABLE CODES:
2020 RCNYS

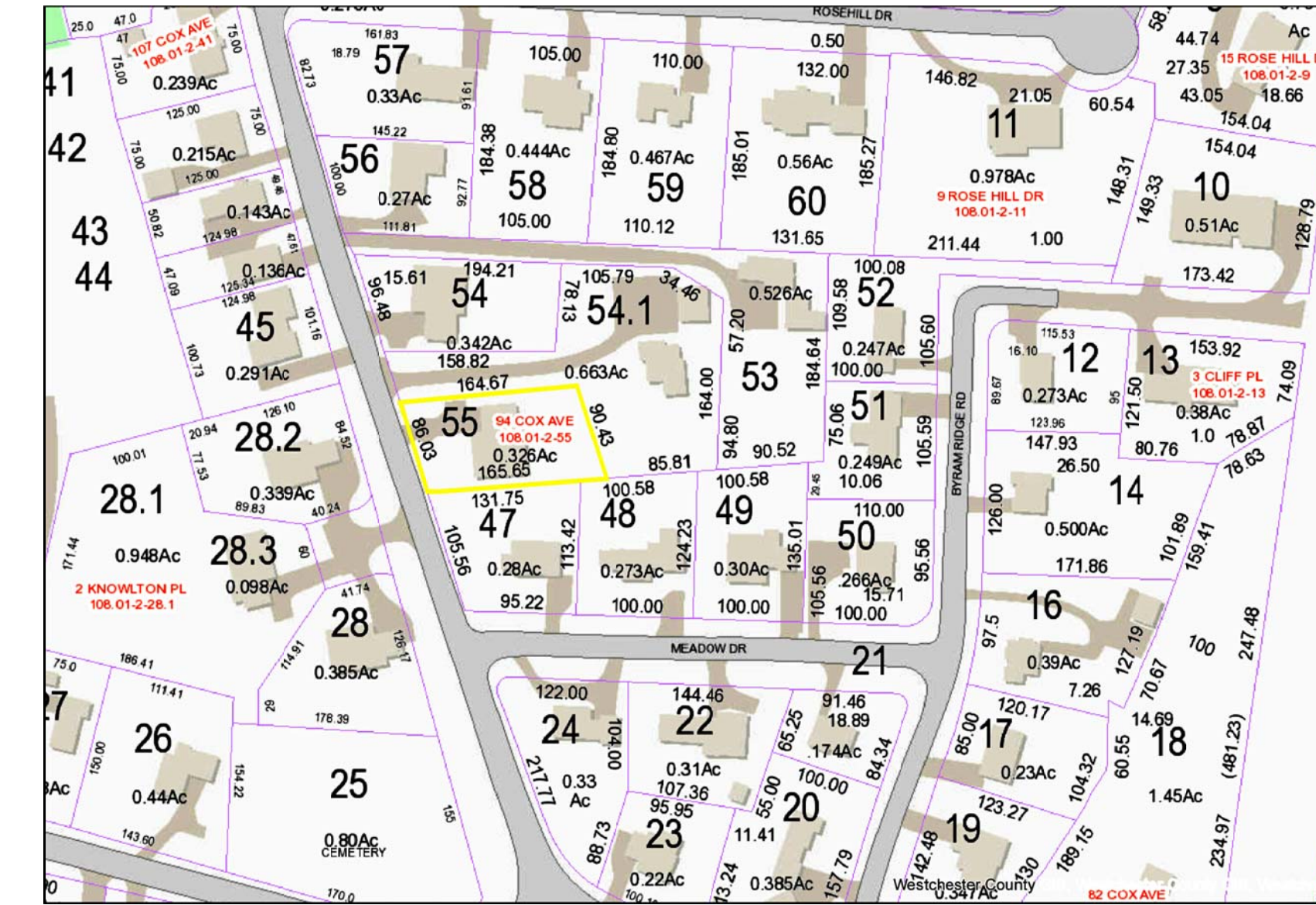
SCOPE OF WORK:
DETACHED GARAGE

GENERAL NOTES

- ALL WORK SHALL CONFORM TO 2020 RCNYS, AND LOCAL CODES. ALL ELECTRICAL, PLUMBING, AND MECHANICAL WORK SHALL CONFORM TO ALL NATIONAL, STATE, AND LOCAL CODES.
- MATERIALS, WORKMANSHIP AND INSTALLATION SHALL BE IN STRICT COMPLIANCE WITH NOT ONLY MANUFACTURERS' PRINTED INSTRUCTIONS, BUT ALSO THE STANDARDS OF RECOGNIZED AGENCIES OR ASSOCIATIONS.
- ALL MATERIALS SHALL BE NEW, UNLESS OTHERWISE SPECIFIED.
- PROVIDE TEMPORARY PROTECTION OF MATERIALS AND EQUIPMENT.
- IT IS INTENDED THAT THE CONTRACTOR PROVIDE A COMPLETE JOB. ANY OMISSIONS IN THESE GENERAL INSTRUCTIONS OR THE OUTLINE OF WORK ARE NOT TO BE CONSTRUED AS REMOVING SUCH ITEMS FROM THE RESPONSIBILITIES OF THE CONTRACTOR.
- ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN IN THE APPROPRIATE TRADES. CONTRACTOR SHALL KEEP SUFFICIENT WORKMEN ON THE JOB AT ALL TIMES TO PERFORM THE WORK IN THE MOST EXPEDITIOUS MANNER CONSISTENT WITH GOOD WORKMANSHIP, SOUND BUSINESS PRACTICE AND IN THE BEST INTERESTS OF THE
- CONTRACTOR AGREES THAT HE IS SKILLED AND EXPERIENCED IN THE USE AND INTERPRETATION OF PLANS AND SPECIFICATIONS. HE HAS CAREFULLY REVIEWED THE PLANS AND SPECIFICATIONS FOR HIS PROJECT AND HAS FOUND THEM TO BE FREE OF AMBIGUITIES. FURTHER, HE HAS CAREFULLY EXAMINED THE SITE OF THE WORK AND FROM HIS OWN OBSERVATIONS HAS SATISFIED HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK; THE CHARACTER, QUALITY, AND QUANTITY OF MATERIALS; THE DIFFICULTIES LIKELY TO BE ENCOUNTERED AND OTHER ITEMS FOUND ON THE JOB.



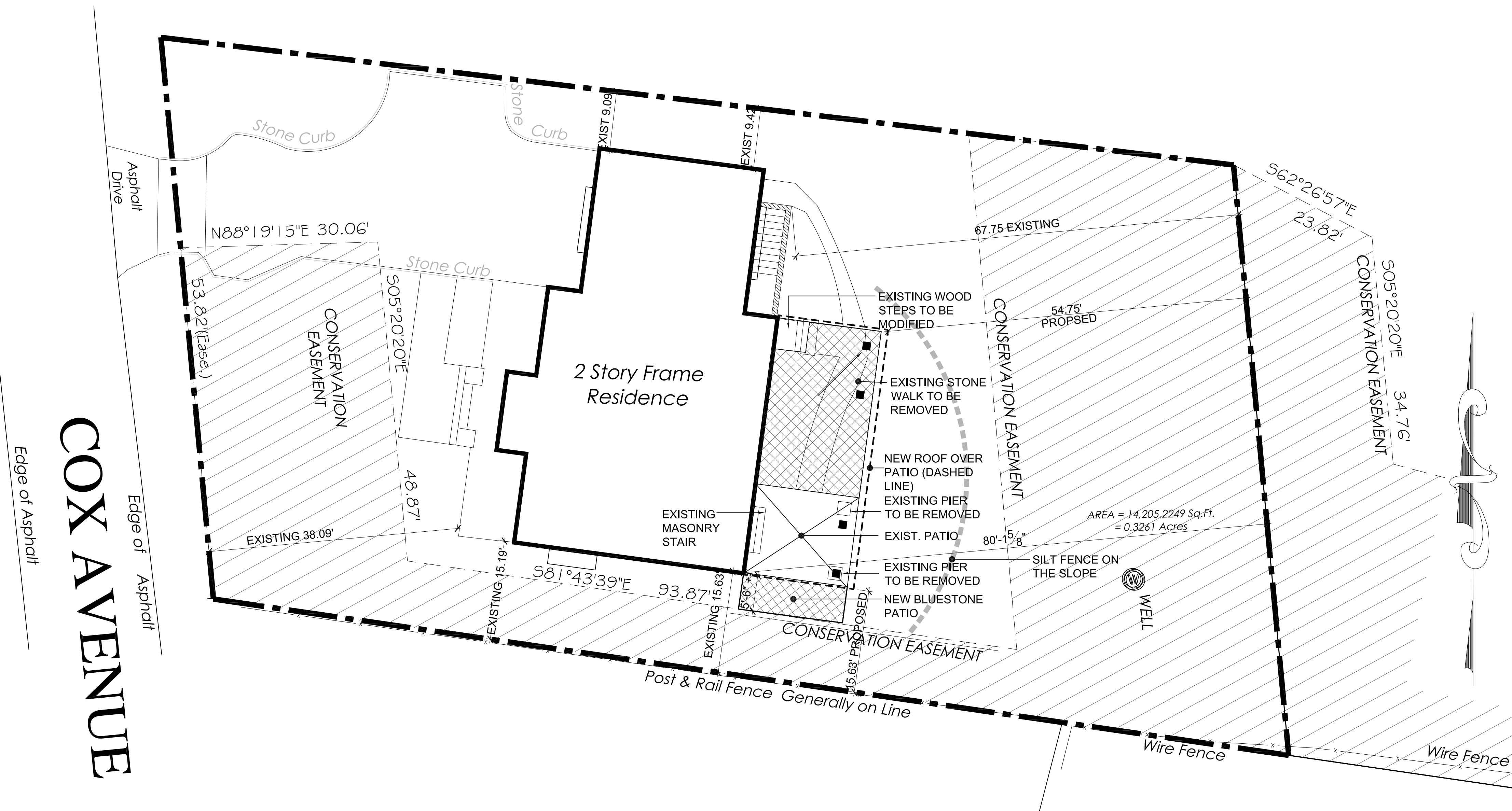
LOCATOR MAP



MAP



GOOGLE EARTH



A SITE PLAN
SCALE: 1" = 10'



NOTE: DO NOT SCALE DRAWINGS. REFER TO WRITTEN MEASUREMENTS FOR ACCURACY. OR CONTACT ARCHITECT. CONTACT ARCHITECT IF THERE ARE ANY DISCREPANCIES UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF NEW YORK STATE EDUCATION LAW. COPYRIGHT 2021 MICHAEL PICCIRILLO ARCHITECTURE

No.	DATE:	ISSUE:
1	3/22/21	ISSUED FOR PERMIT
2	4/20/21	ISSUED FOR RPRC

PROJECT NAME:

BERNSTEIN
RESIDENCE

PROJECT ADDRESS:

94 COX AVE
ARMONK, NY



MICHAEL A PICCIRILLO, AIA
345 KEAR STREET, SUITE 203
YORKTOWN HEIGHTS, NY 10598

TELEPHONE: 914-368-9838
FACSIMILE: 914-368-9839
michael@mpiccirilloarchitect.com
www.mpiccirilloarchitect.com

SITE PLAN

Scale
Drawn by
MAP
A001

OWNER:
JONATHAN BERNSTEIN
94 COX AVE

ARCHITECT:
MICHAEL PICCIRILLO ARCHITECTURE
345 KEAR STREET, SUITE 203
YORKTOWN HEIGHTS NY, 10598

SEQUENCE OF CONSTRUCTION

- INSTALL EROSION CONTROL AND LIMITS OF DISTURBANCE FENCE.
- PRE-CONSTRUCTION MEETING WITH TOWN OFFICIALS ON SITE.
- INSTALL TREE PROTECTION.
- STRIP TOPSOIL, CLEAR AND GRADE.
- EXCAVATE FOR FOOTINGS.
- INSTALL FOOTINGS AND SLABS.
- BEGIN DECK CONSTRUCTION.
- SPREAD TOPSOIL, SEED AND MULCH.
- REMOVE EROSION CONTROLS FROM STABILIZED AREAS.

GARAGE

G1	554 s.f.
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TOTAL = 554 SF

FIRST FLOOR HOUSE

FF1	1384 s.f.
FF2	52 s.f.

TOTAL = 1,436 SF

FIRST FLOOR PORCH

P1	115 s.f.
P2	48 s.f.
P3	115 s.f.
P4	621 s.f.

TOTAL = 899 SF

SECOND FLOOR HOUSE

SF1	67 s.f.
SF2	204 s.f.
SF3	79 s.f.
SF4	79 s.f.
SF5	575 s.f.
SF6	134 s.f.
SF7	581 s.f.
SF8	17 s.f.

TOTAL = 1730 SF

ATTIC FLOOR HOUSE

A1	593 s.f.
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TOTAL = 593 SF

GRAND TOTAL = 5212 SF

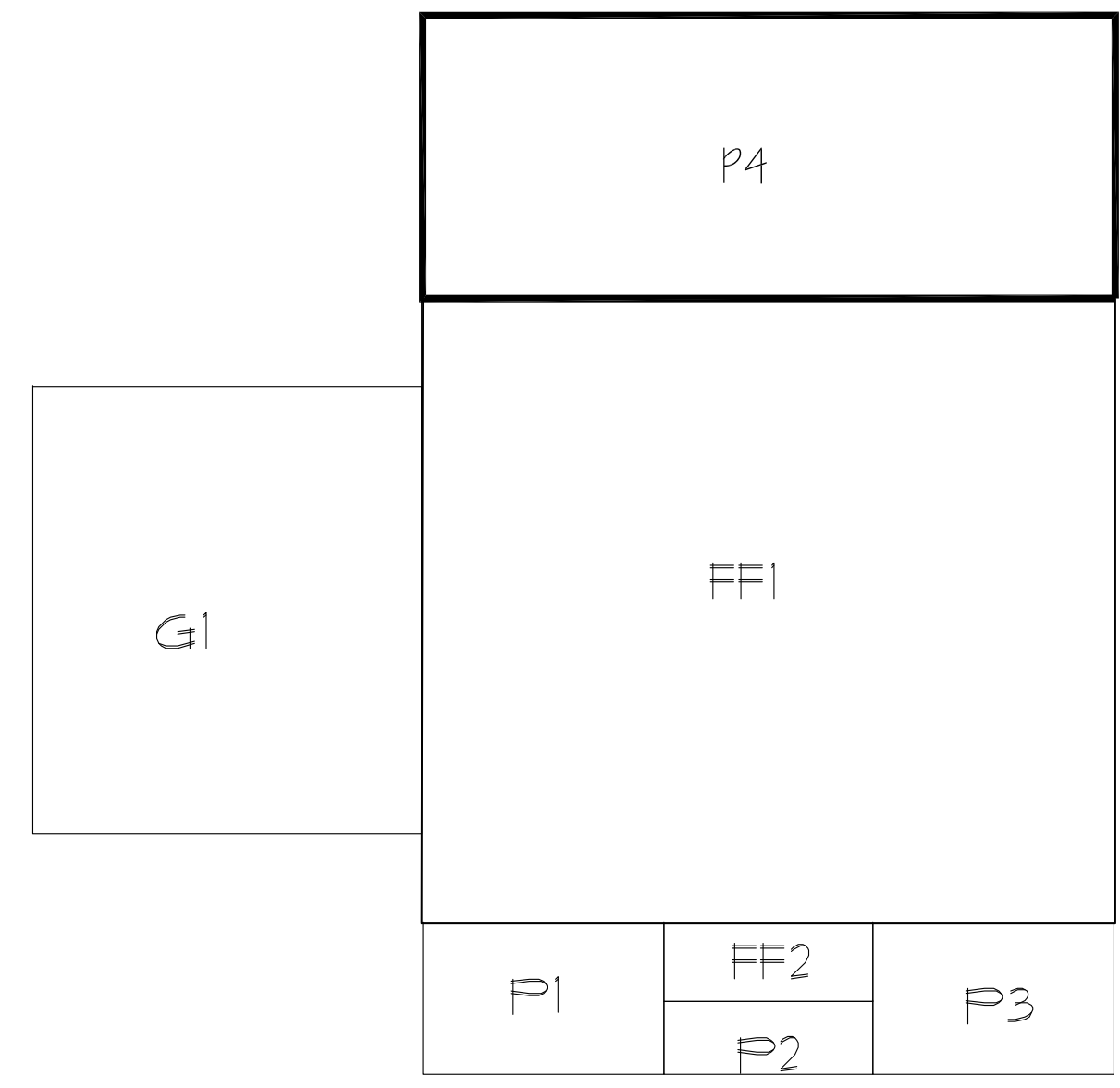


DIAGRAM FOR FIRST FLOOR AREA CALCULATIONS

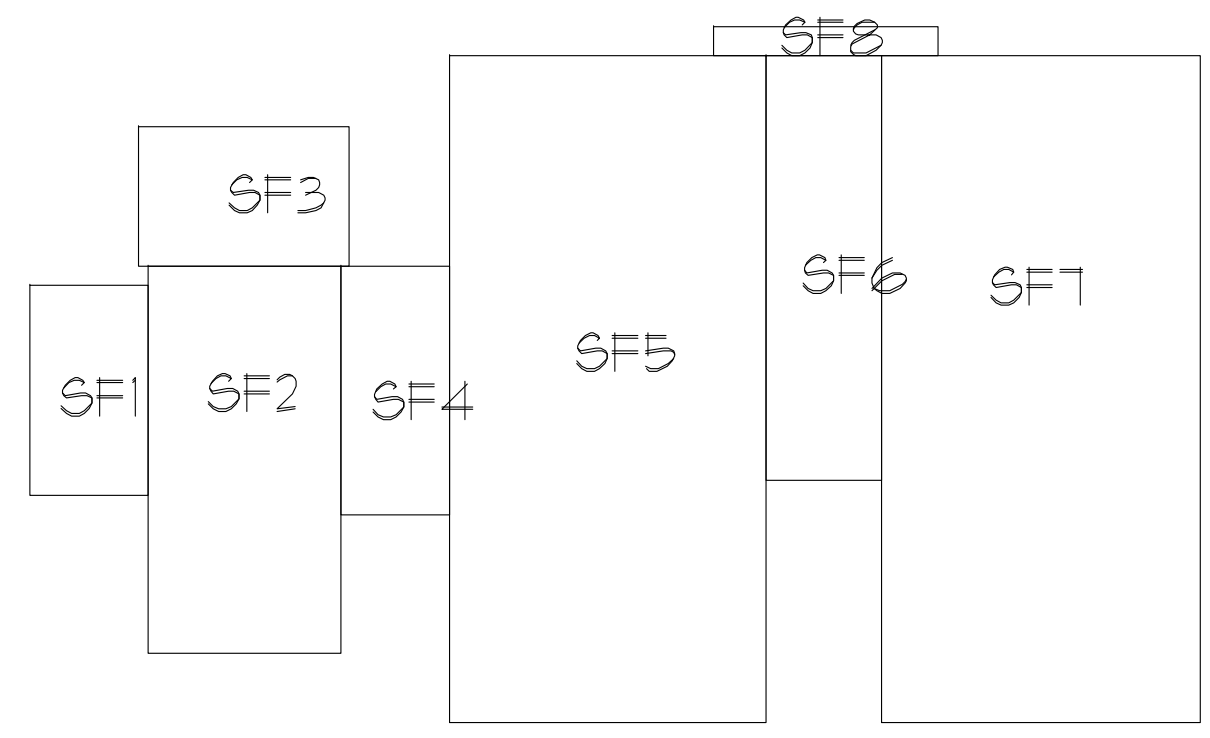


DIAGRAM FOR SECOND FLOOR AREA CALCULATIONS

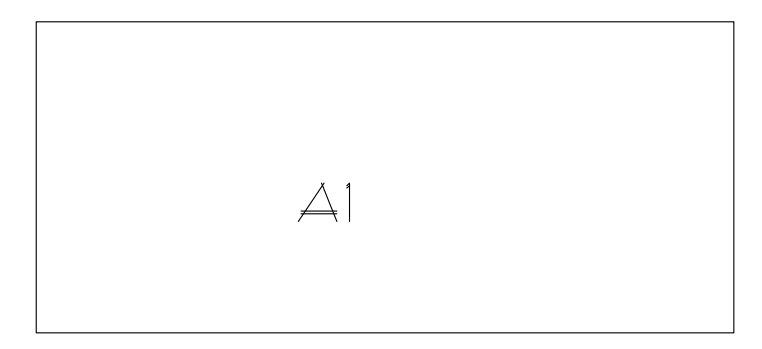
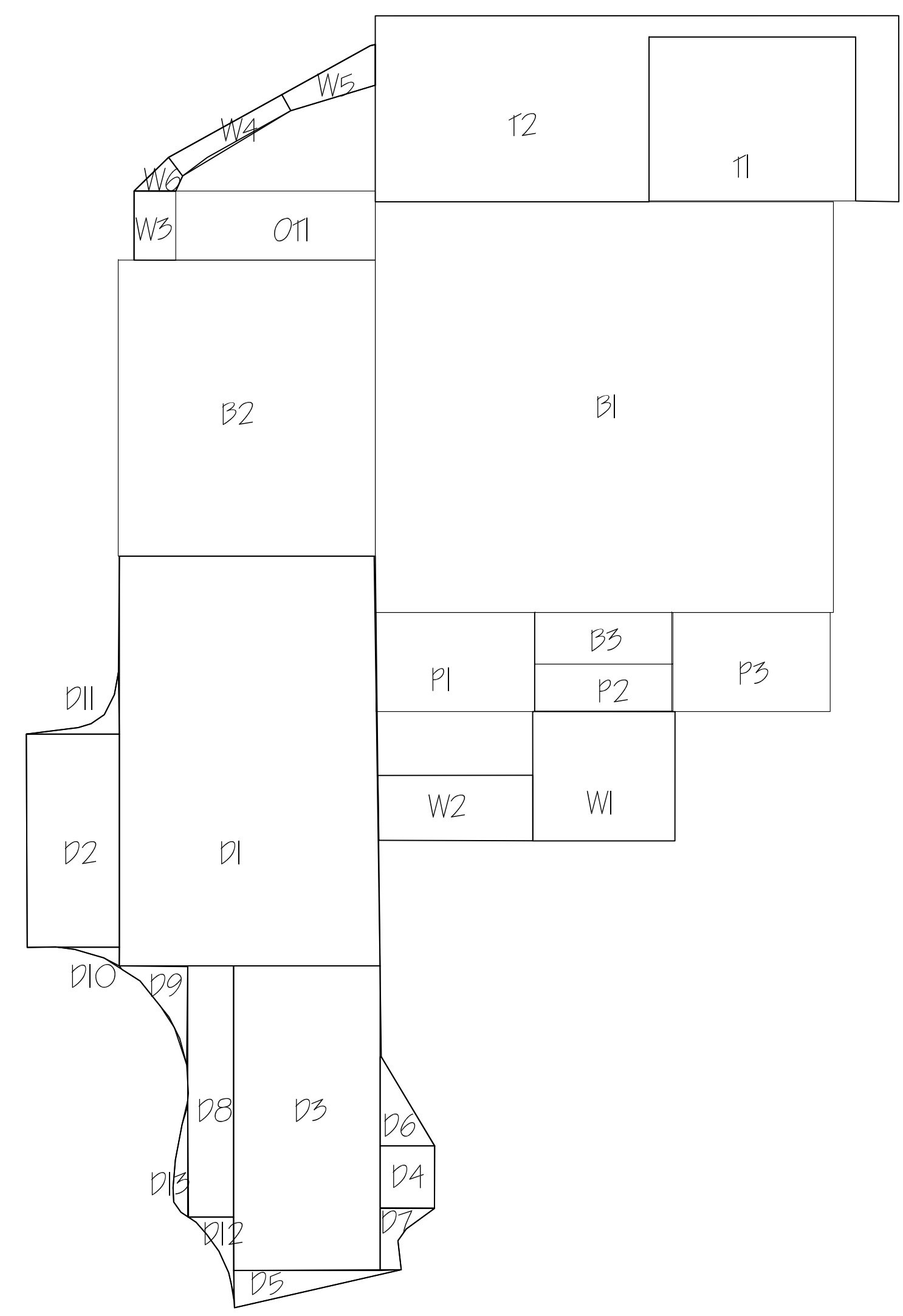


DIAGRAM FOR ATTIC FLOOR AREA CALCULATIONS

FLOOR AREA CALCULATION DIAGRAMS



GROSS LAND COVERAGE CALCULATION DIAGRAMS

PRINCIPAL BUILDING

B1	1386 SF
B2	560 SF
B3	52 SF

TOTAL = 2015 SF

DRIVEWAY, WALKWAYS

W1	135 SF
W2	74 SF
W3	21 SF
W4	20 SF
W5	20 SF
W6	6 SF
D1	777 SF
D2	145 SF
D3	328 SF
D4	25 SF
D5	23 SF
D6	18 SF
D7	12 SF
D8	85 SF
D9	18 SF
D10	3 SF
D11	7 SF
D12	9 SF
D13	8 SF

TOTAL = 1734

OTHER

O1	101 SF
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TERRACES

T1	249 SF
T2	465 SF

TOTAL = 714

PORCHES

P1	115 s.f.
P2	48 s.f.
P3	115 s.f.

TOTAL = 278 SF

GRAND TOTAL = 4,842 SF

No.	DATE	ISSUE
1	3/22/21	ISSUED FOR PERMIT
2	4/20/21	ISSUED FOR RPRC

PROJECT NAME:

BERNSTEIN RESIDENCE

PROJECT ADDRESS:

94 COX AVE
ARMONK, NY



MICHAEL A PICCIRILLO, AIA

345 KEAR STREET, SUITE 203
YORKTOWN HEIGHTS, NY 10598

TELEPHONE: 914-368-9838
FACSIMILE: 914-368-9839
michael@mpiccirilloarchitect.com
www.mpiccirilloarchitect.com

COVERAGE DIAGRAMS

Scale	
Drawn by	MAP
	A002



EXISTING HOUSE



NEIGHBOR HOUSES

No.	DATE:	ISSUE:
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PROJECT NAME:

BERNSTEIN
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EXISTING
HOUSE PICS

Scale
Drawn by
MAP

A003