



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: 1 PINE RIDGE ROAD, BEDFORD, NY 10506

Section III- DESCRIPTION OF WORK:

LEGALIZATION OF ACCESSORY BLDG POOL HOUSE ORIGINAL CONSTRUCTION
AROUND 1945 WITH ADDITIONAL DONE AROUND 1970

Section III- CONTACT INFORMATION:

APPLICANT: JOHN G SCARLATO SR ARCHITECT

ADDRESS: 33 PYRAM HILL ROAD, ARMONK NY 10504

PHONE: (914) 273-7350 MOBILE: (914) 714-0152 EMAIL: JGSCARLATO@GMAIL.COM

PROPERTY OWNER: BEATA TATKA

ADDRESS: 1 PINE RIDGE ROAD, BEDFORD, NY 10506

PHONE: (914) 273-7323 MOBILE: (914) 707-1100 EMAIL: BEATATATKA@GMAIL.COM

PROFESSIONAL: SAME AS ABOVE APPLICANT

ADDRESS: _____

PHONE: _____ MOBILE: _____

EMAIL: _____

Section IV- PROPERTY INFORMATION:

Zone: R-2 Tax ID (lot designation) 102.01-2-23



**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:

TATKA ACCESSORY POOL HOUSE LEGALIZATION

Initial Submittal Revised Preliminary

Street Location:

1 PINE RIDGE ROAD, BEDFORD, NY 10506

Zoning District: R-2 Property Acreage: 2.118 Tax Map Parcel ID: 102.01-2-23

Date: 5/3/2021

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

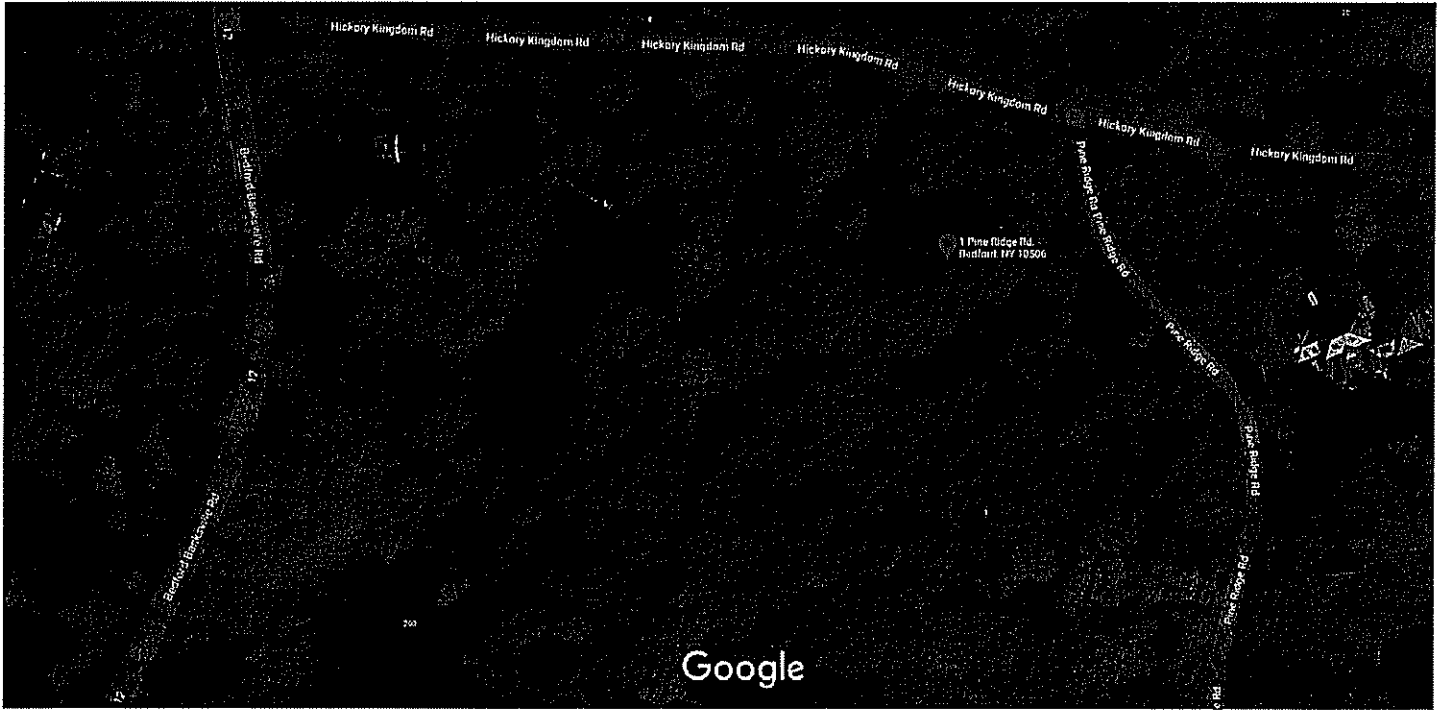
Page 2

- 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.
- 3. 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.






Google Maps 1 Pine Ridge Rd





Imagery ©2021 Maxar Technologies, New York GIS, Map data ©2021 50 ft



1 Pine Ridge Rd

- 
Directions
- 
Save
- 
Nearby
- 
Send to your phone
- 
Share

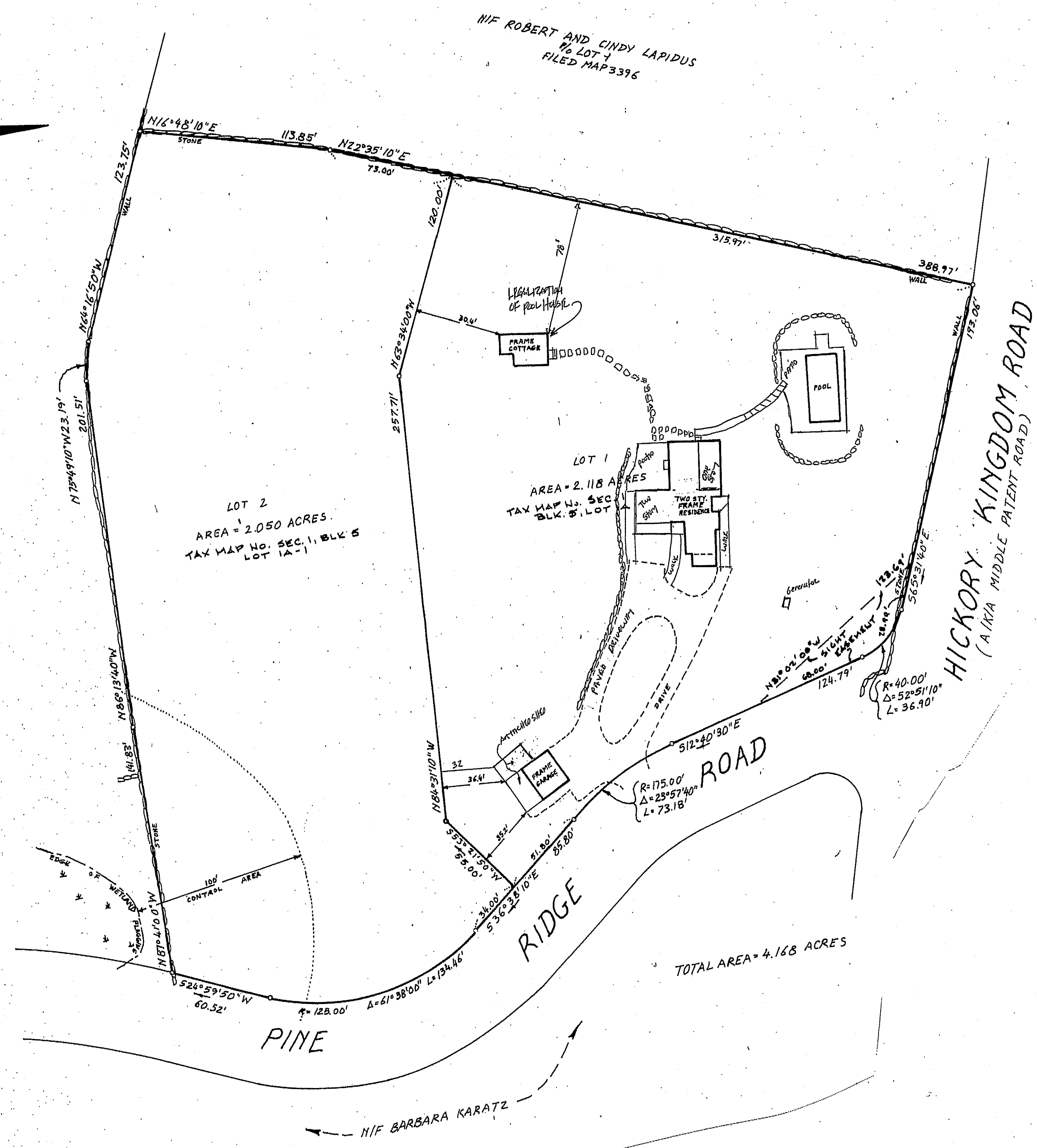
 1 Pine Ridge Rd, Bedford, NY 10506

 585V+XG Bedford, New York

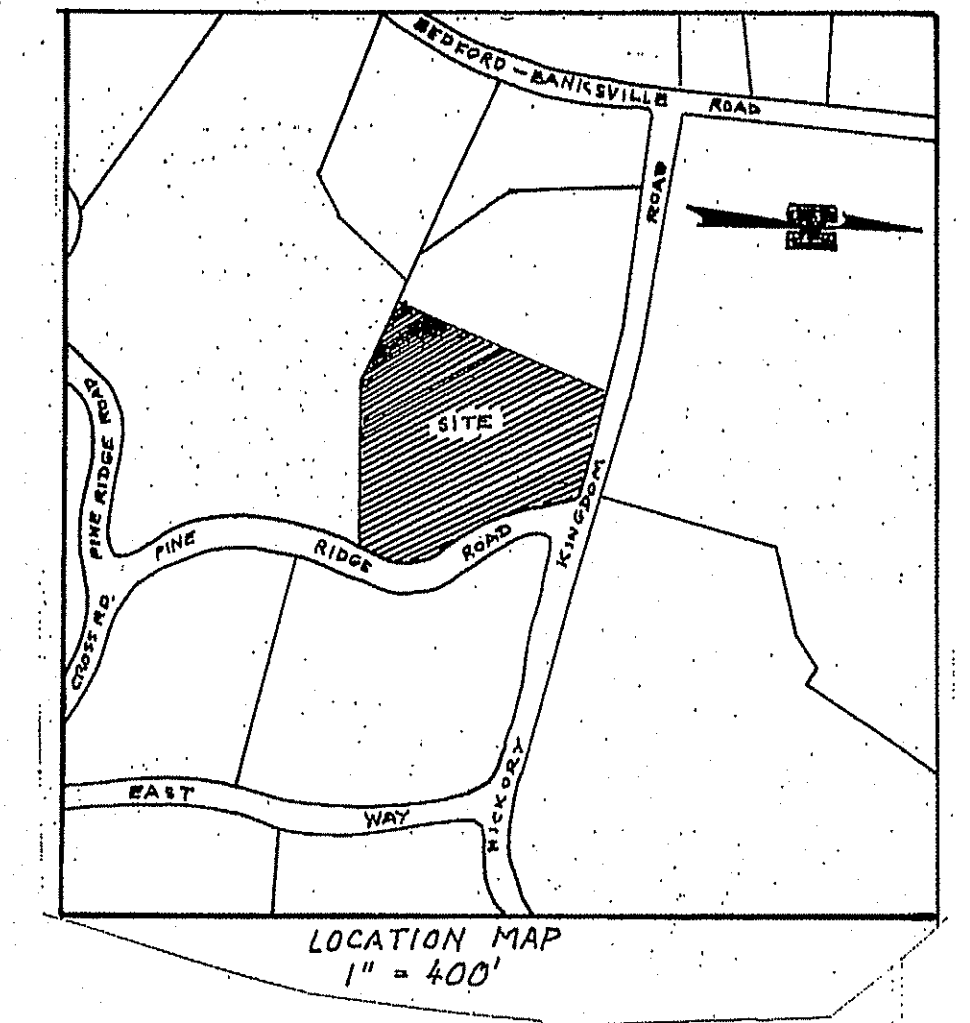
Photos



N/F MARIUS CHARLET, JR.
1/2 LOT 5
FILED MAP 3396



PLAT PLAN
SCALE 1" = 40' 0"

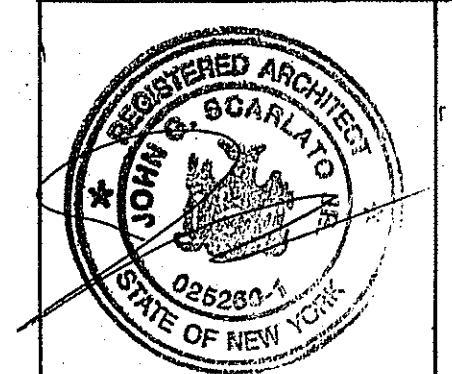


ISSUED FOR RPPC 5/13/2021
A PERMIT

JOHN G.
SCARLATO JR.
ARCHITECT

33 BIRAM HILL RD
ARMAK, NY 10504
PHONE (914) 273-7350

TATKA RESIDENCE
1 PINE RIDGE ROAD BEDFORD, NY 10506
POOL HOSE ACCESSORY BUILD LEGALIZATION
PLAT PLAN
LOCATION MAP

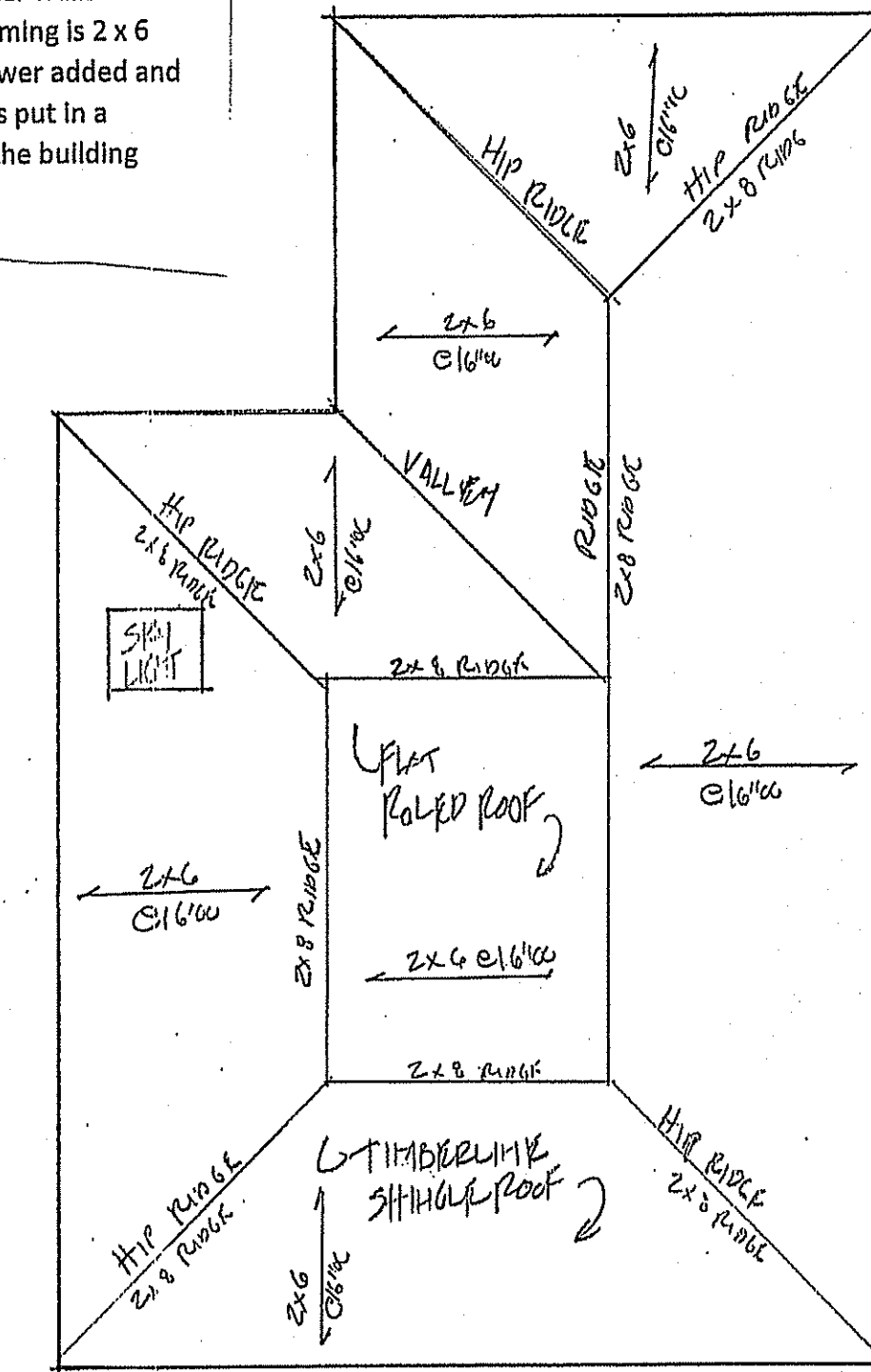
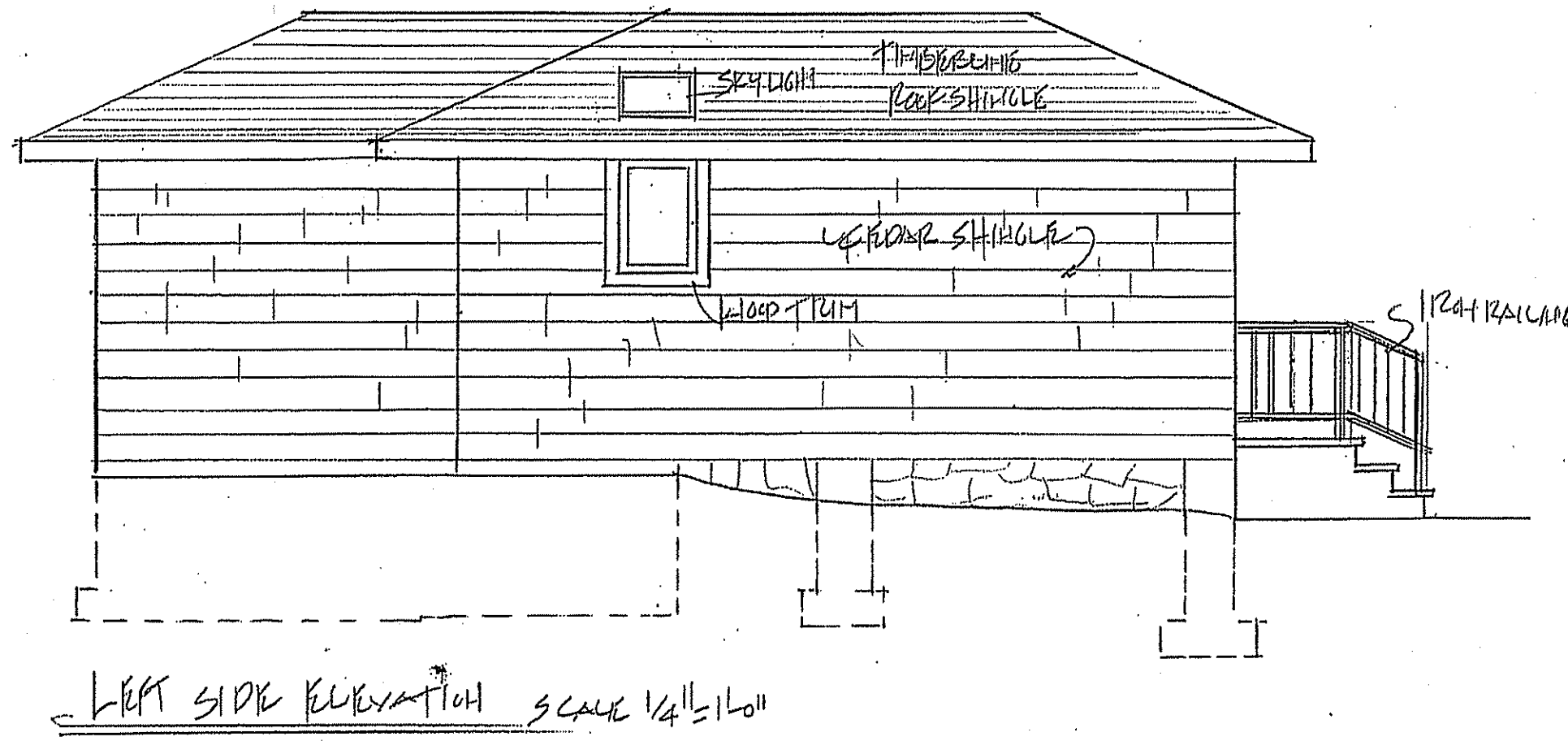
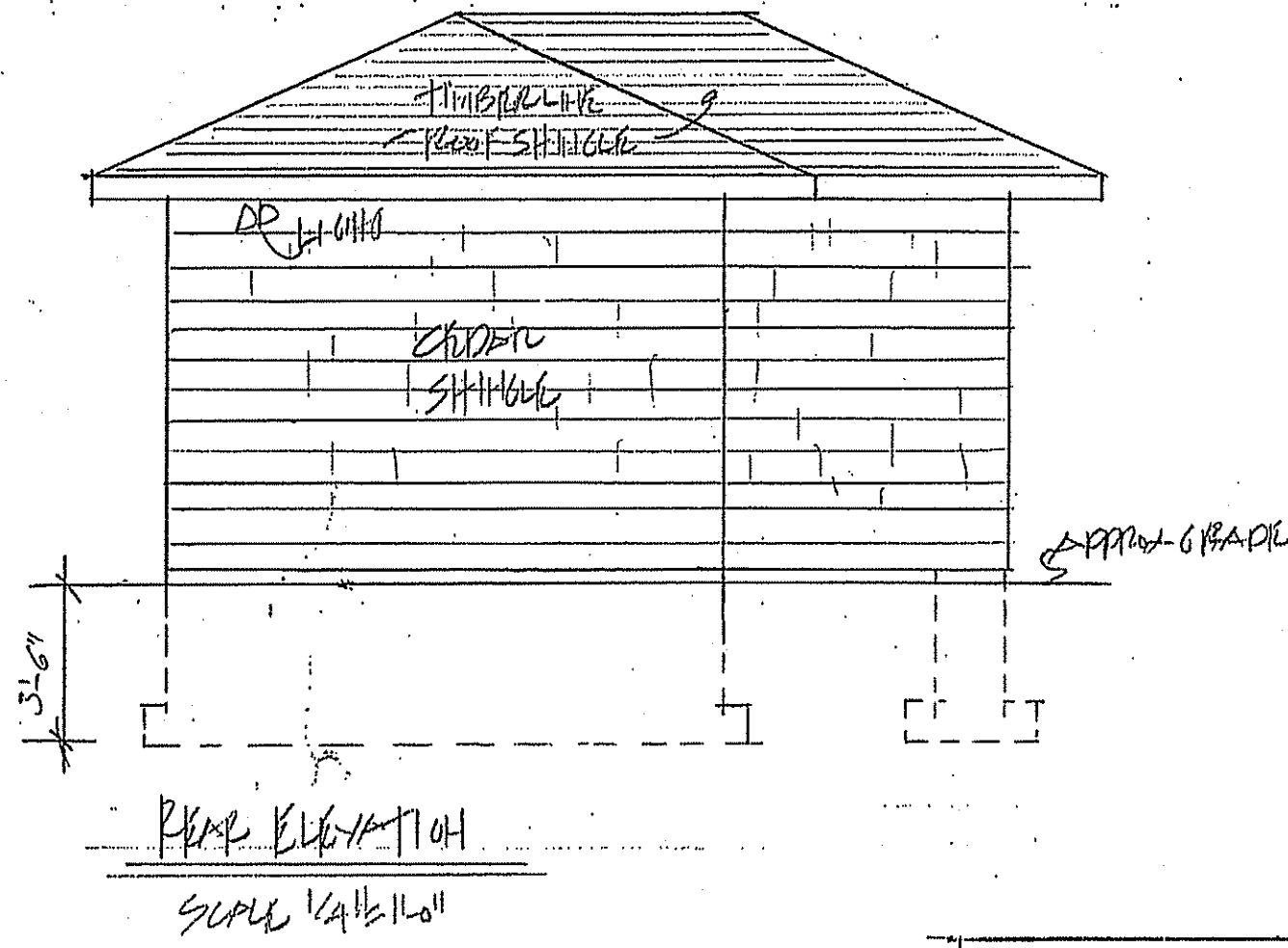
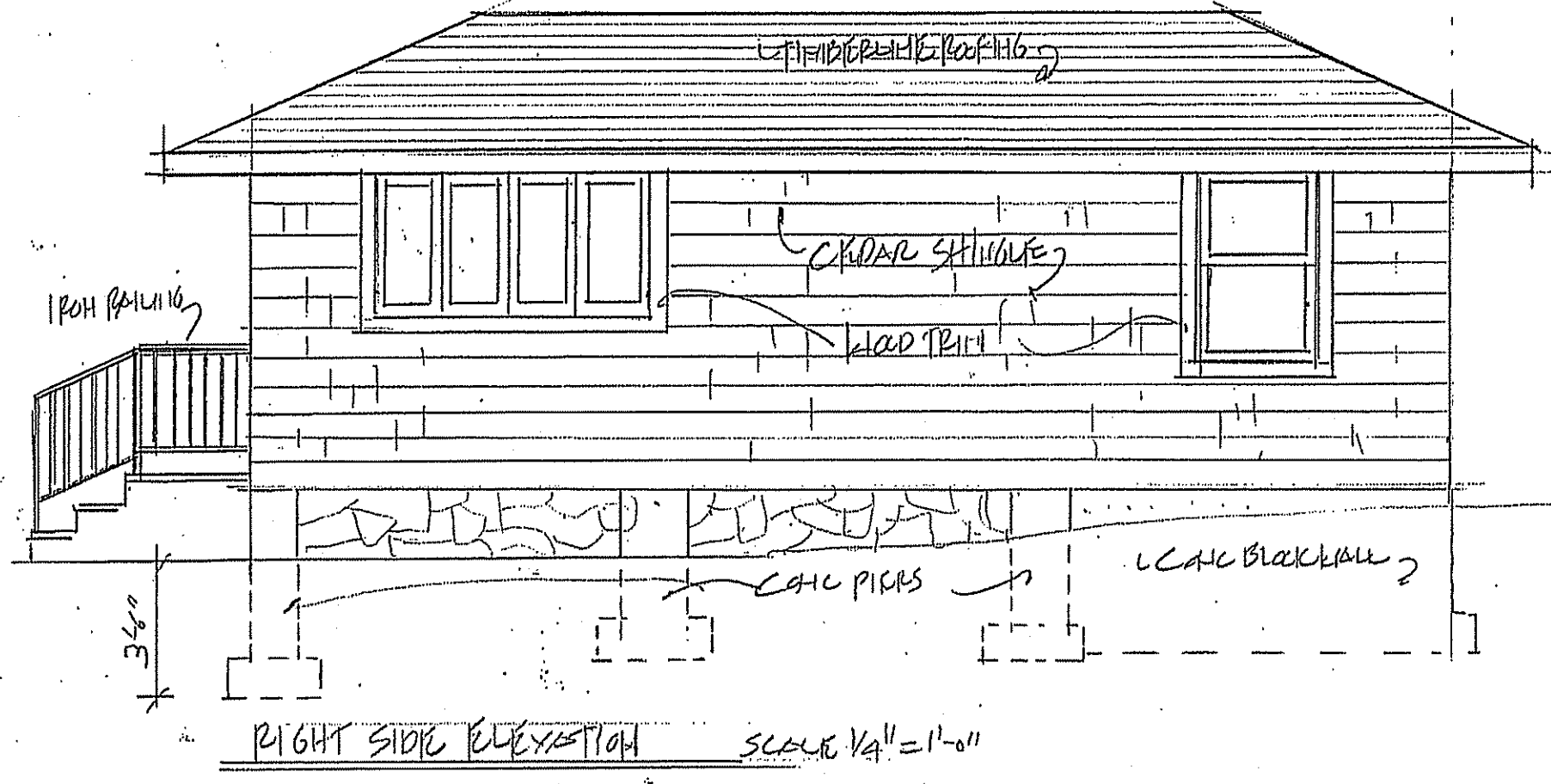
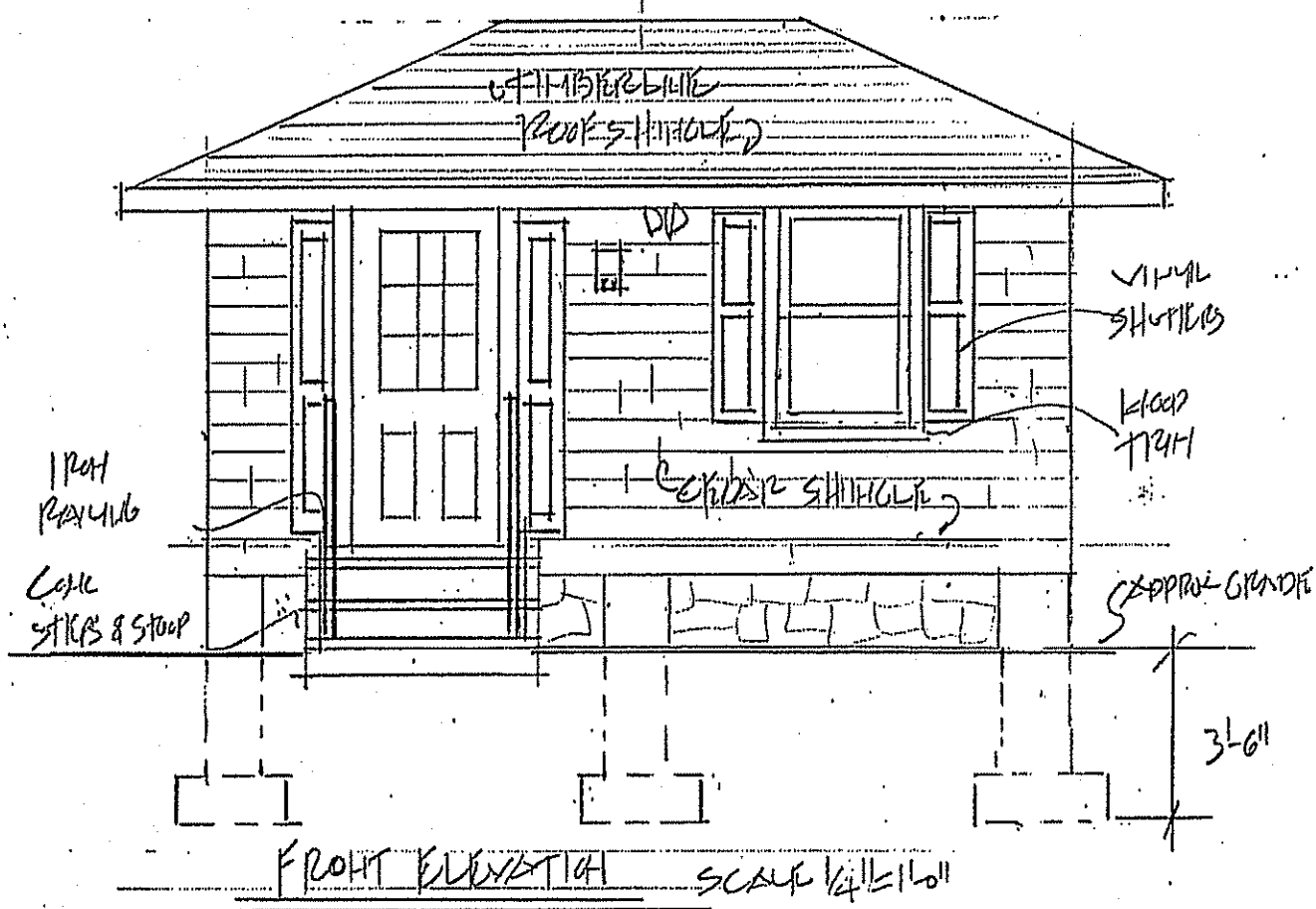


A-1

Building Description

The Accessory guest cottage Pool house was listed on the 1965 assessment card as an 18 x 20 structure. Part of it was an open porch and it had a two-piece bathroom.

Inspection of the structure shows that the structure was most likely built about 1945 about ten years after the house. The house foundation is concrete piers with the perimeter walls closet in with stone walls. Floor framing is 2 x 8, the wall framing is 2 x 4 and the roof framing is 2 x 6 rafters. Then around 1970 the porch was enclosed; the bathroom had the shower added and there was a twelve foot by eight-and-a-half-foot addition to the rear which was put in a concrete foundation wall with framing matching the house. My inspection of the building concluded that the building meet the codes of the time it was built.



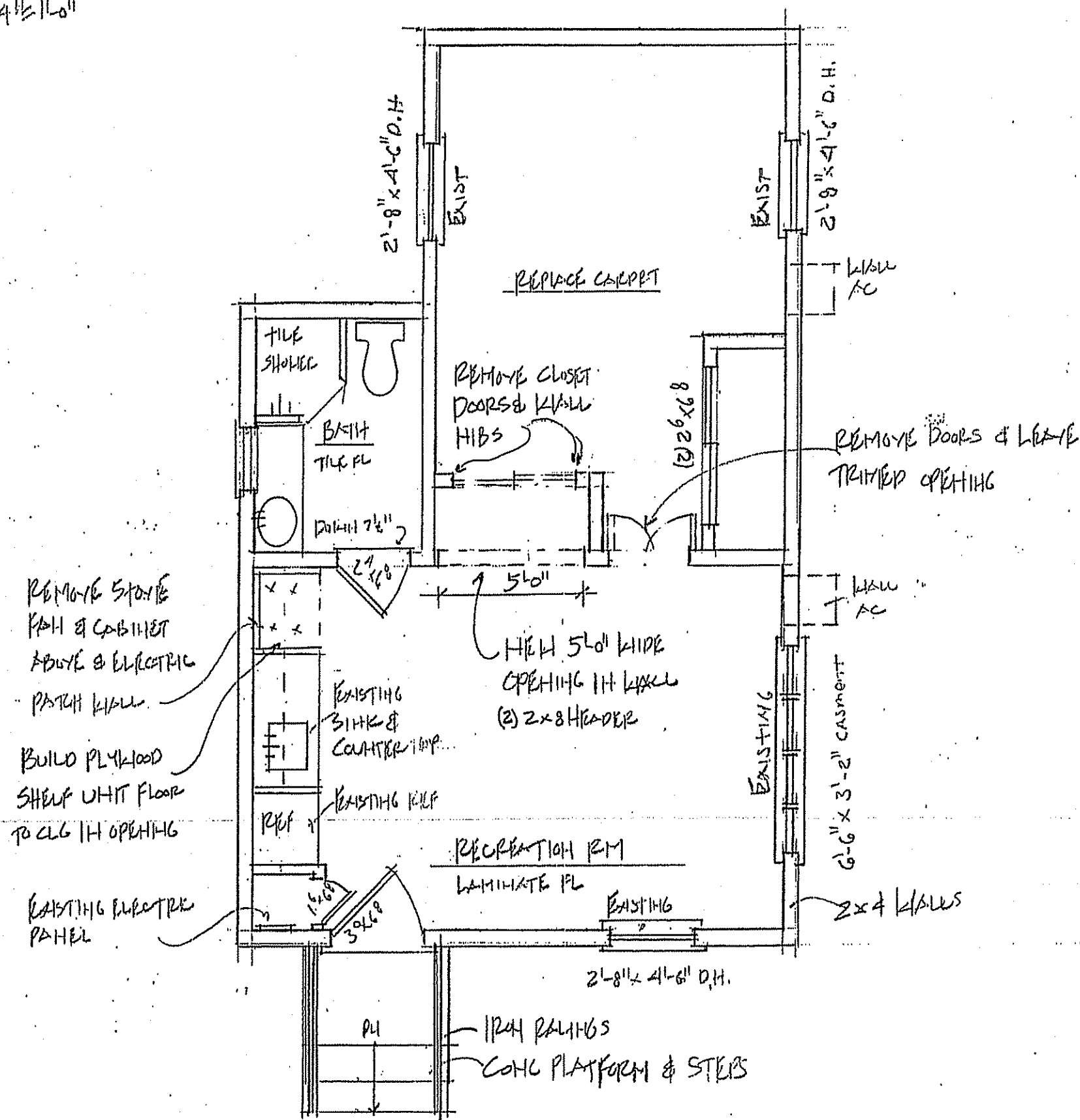
Pool House Roof Plan
Scale 1/4" = 1'-0"

LEGEND

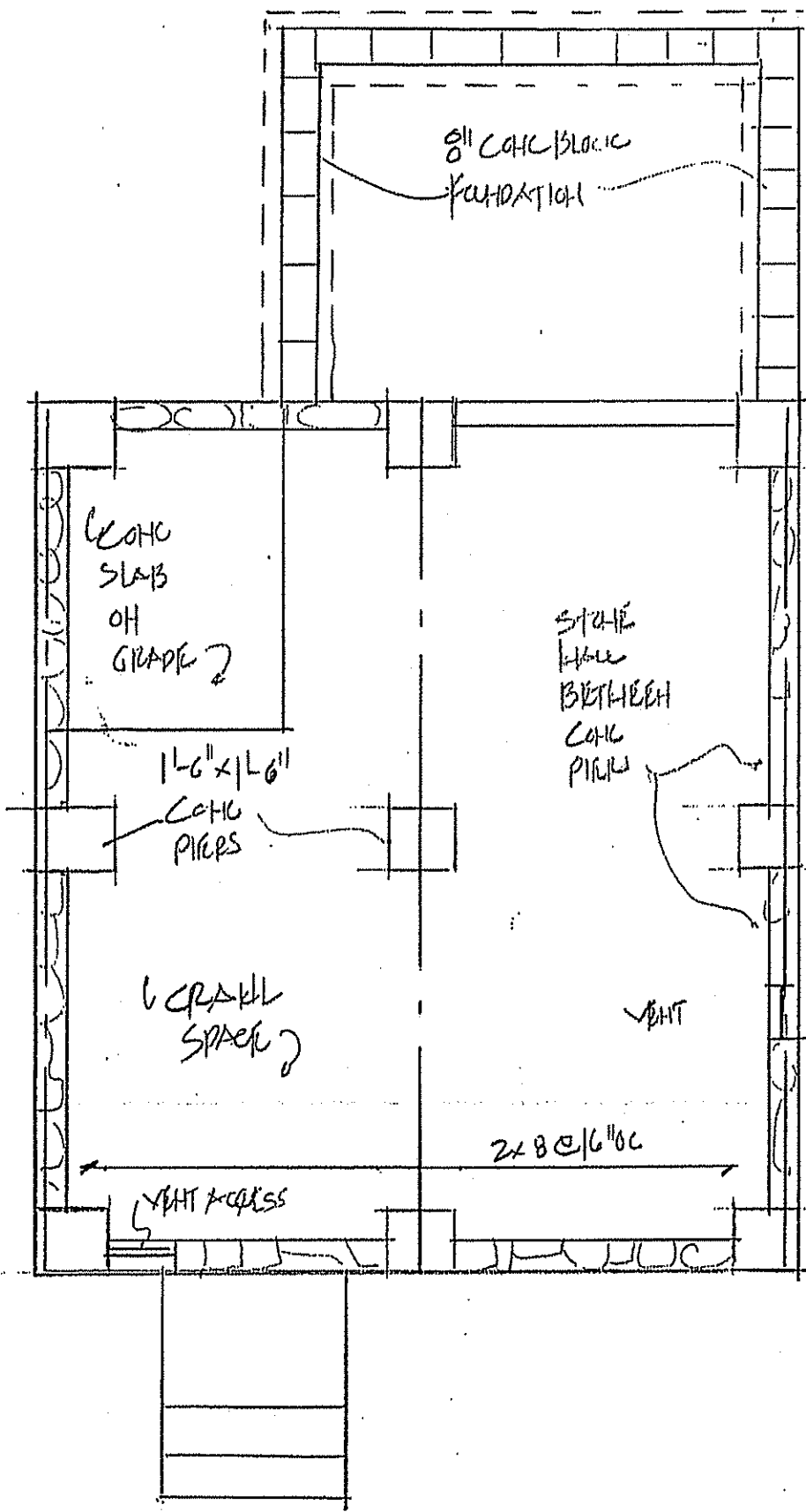
- NEW CONSTRUCTION
- NEW FOUNDATION
- EXISTING CONSTRUCTION TO STAY
- EXISTING TO BE REMOVED
- DOOR NUMBER
- WINDOW NUMBER
- ELEVATION LOCATION

ELECTRICAL LEGEND

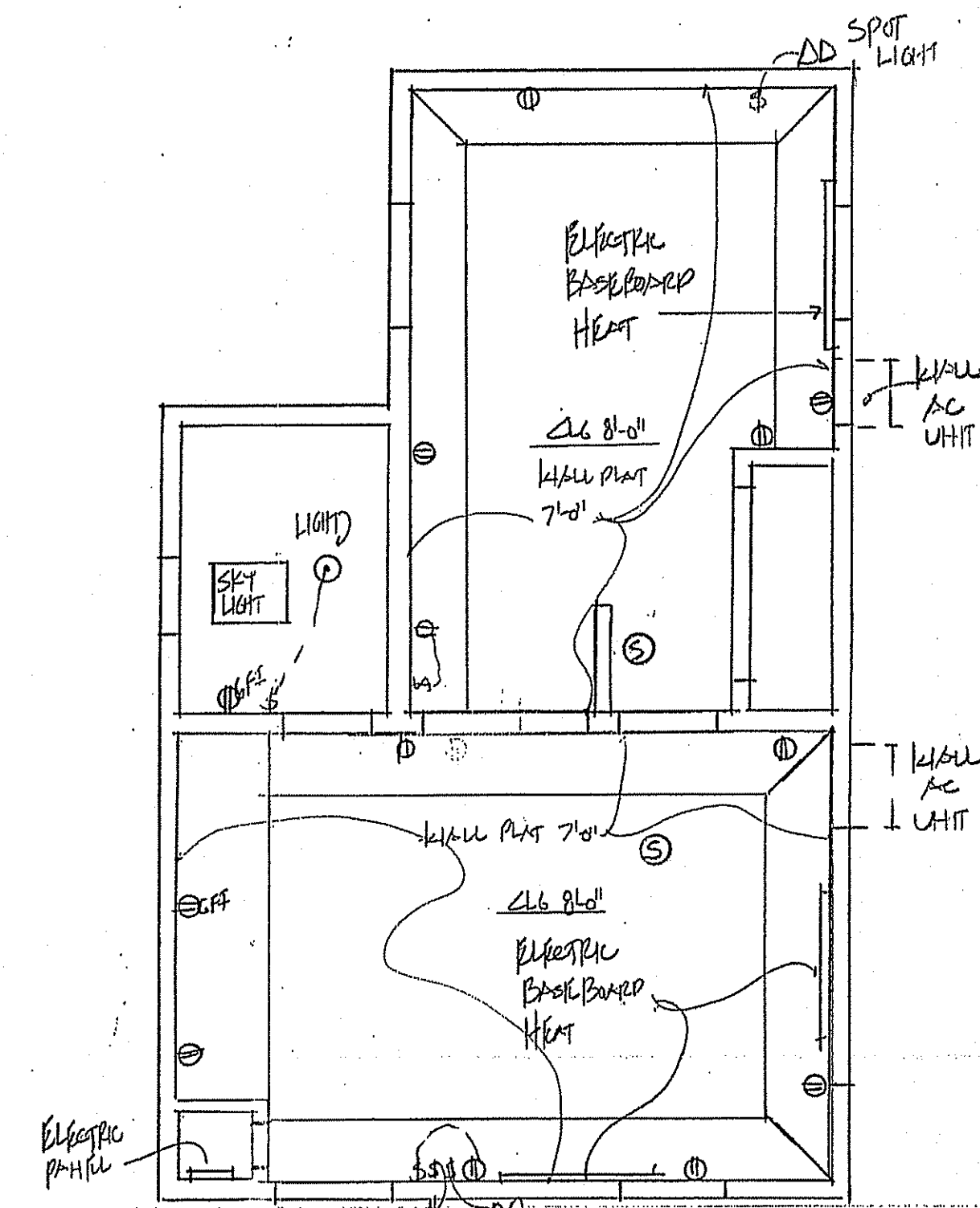
- NEW DECORA SWITCH SINGLE POLE
- NEW DECORA 3 WAY SWITCH
- NEW DECORA 4 WAY SWITCH
- NEW DECORA DIMMER SWITCH
- NEW DECORA RECEPTICAL
- NEW DECORA GROUND FAULT CIRCUIT INTERRUPT RECEPTICAL
- NEW DECORA QUAD RECEPTICAL
- NEW PHONE OUTLET
- NEW TV CABLE OUTLET
- NEW RECESSED LED DOWN LIGHT 5\"/>
- NEW RECESSED WHITE DOWN LIGHT 5\"/>
- WIRED SMOKE DETECTOR
- WIRED CARBON MONOXIDE DETECTOR
- WIRED SMOKE / CARBON MONOXIDE COMBO DETECTOR
- JUNCTION BOX FOR LIGHT FIXTURE
- WALL SCONCE JUNCTION BOX
- WALL LIGHT JUNCTION BOX
- CEILING FAN REINFORCED JUNCTION BOX



Pool House Floor Plan
Scale 1/4" = 1'-0"



Pool House Foundation Plan
Scale 1/4" = 1'-0"



Pool House Recessed Ceilings & Electrical Plan
Scale 1/4" = 1'-0"

ISSUED FOR BLOC PERMIT 4/30/2021

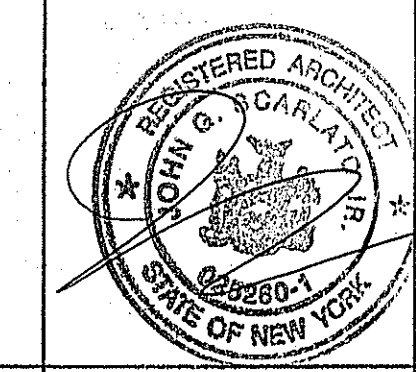
JOHN G. SCARFATO JR ARCHITECT

33 BYRAM HILL RD
ARMONK, NY 10504
PHONE (914) 273-7350

TATKA RESIDENCE
1 PINE RIDGE ROAD
BEDFORD, NY 10506

POOL HOUSE CERTIFICATE OF OCCUPANCY DRAWING

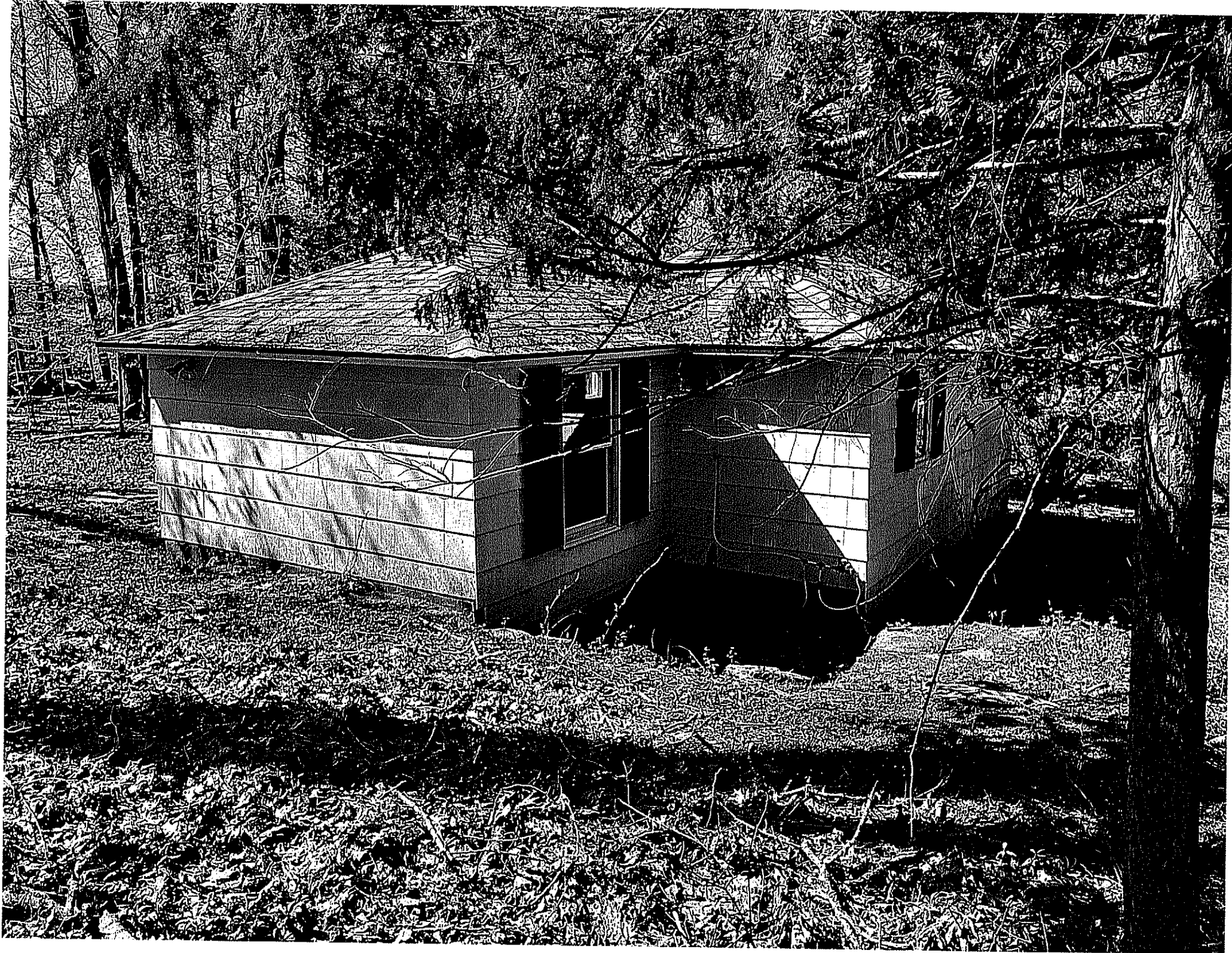
FLOOR PLAN



A-2











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.northcastlenv.com

GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: TATKA POOL HOUSE LEGALIZATION Date: 5/13/2021

Tax Map Designation or Proposed Lot No.: 102.01-2-23

Gross Lot Coverage

1. Total lot Area (Net Lot Area for Lots Created After 12/13/06): 91,911.6
2. Maximum permitted gross land coverage (per Section 355-26.C(1)(b)): 13,269.63
3. BONUS maximum gross land cover (per Section 355-26.C(1)(b)):

Distance principal home is beyond minimum front yard setback
35 FT x 10 = 350 350
4. TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3 13,619.63
5. Amount of lot area covered by principal building:
2326.5 existing + 0 proposed = 2,326.5
6. Amount of lot area covered by accessory buildings: (Pool House & GARAGE)
1419 existing + 0 proposed = 1419 8 sites
7. Amount of lot area covered by decks:
0 existing + 0 proposed = 0
8. Amount of lot area covered by porches:
103.75 existing + _____ proposed = 103.75
9. Amount of lot area covered by driveway, parking areas and walkways:
4895 existing + _____ proposed = 4895
10. Amount of lot area covered by terraces: Patios
1222 existing + _____ proposed = 1222
11. Amount of lot area covered by tennis court, pool and mechanical equip: Pool
360 existing + _____ proposed = 360
12. Amount of lot area covered by all other structures: walls & equipment
250 existing + _____ proposed = 250
13. Proposed gross land coverage: Total of Lines 5 – 12 = 14,576.25

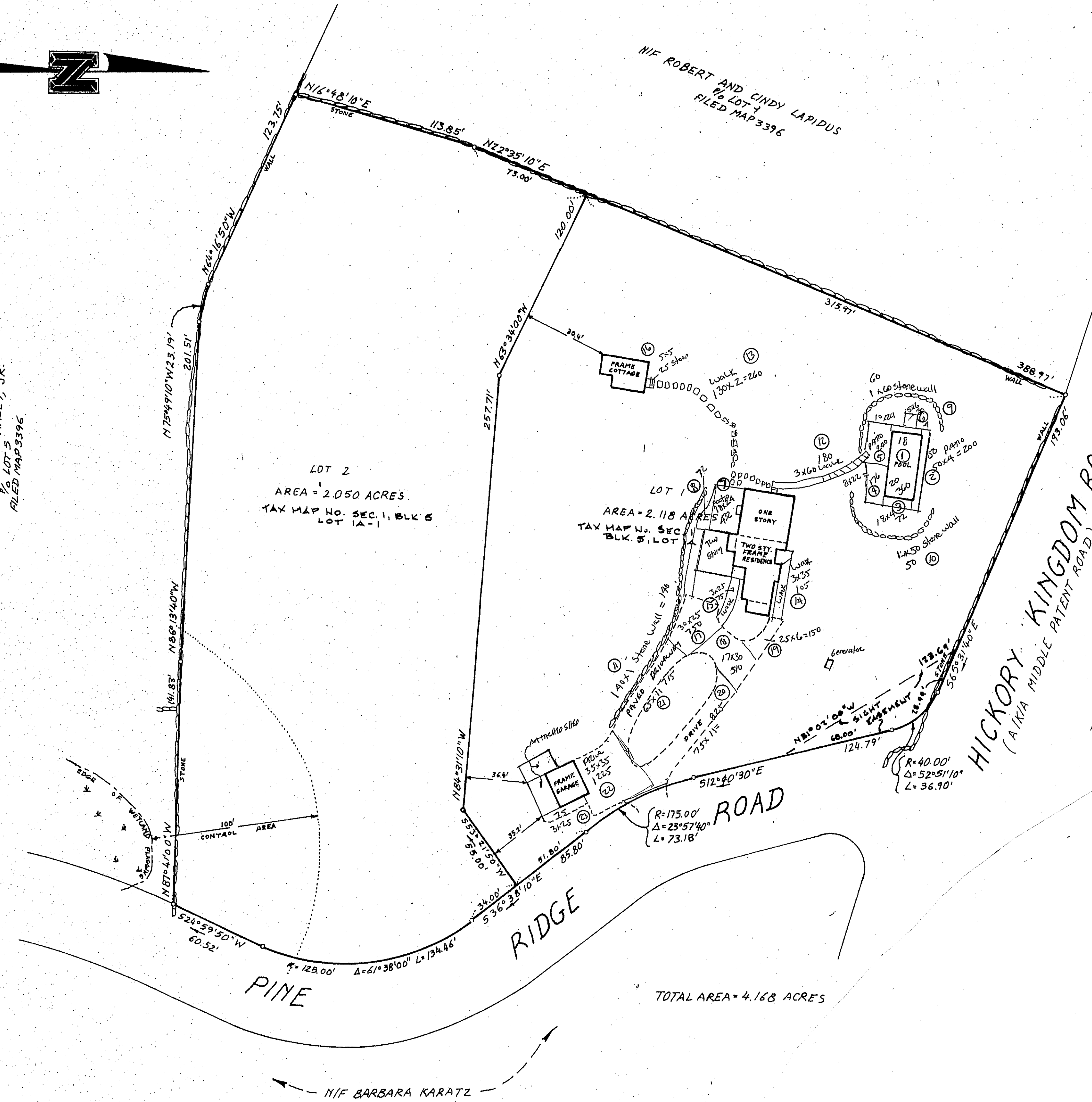
If Line 13 is less than or equal to Line 4, your proposal complies with the Town's maximum gross land coverage regulations and the project may proceed to the Residential Project Review Committee for review. If Line 13 is greater than Line 4 your proposal does not comply with the Town's regulations.

Jan 1 2021
 Signature and Seal of Professional Preparing Worksheet

5/13/2021
 Date



NIF MARIUS CHARLET, JR.
1/2 LOT 5
FILED MAP 3396



- 1 Pool 18 x 40 = 360
- 2 Patio 50 x 4 = 200
- 3 Patio 18 x 4 = 72
- 4 Patio 8 x 22 = 176
- 5 Patio 18 x 24 = 240
- 6 Patio 5 x 6 = 30
- 7 Patio 18 x 24 = 432
- 8 Patio 24 x 2 = 72
- 9 Wall 1 x 60 = 60
- 10 Wall 1 x 5 = 50
- 11 Wall 1 x 140 = 140
- 12 Walk 3 x 60 = 180
- 13 Walk 13 x 2 = 260
- 14 Walk 3 x 35 = 105
- 15 Walk 3 x 25 = 75
- 16 Steps/walk 5 x 5 = 25
- 17 Driveway 30 x 25 = 750
- 18 Driveway 17 x 30 = 510
- 19 Driveway 25 x 6 = 150
- 20 Driveway 75 x 11 = 825
- 21 Driveway 65 x 11 = 715
- 22 Driveway 35 x 35 = 1225
- 23 Driveway 3 x 25 = 75
- TOTAL 6727 sq ft**

Plot Plan for Lot Coverage
SCALE 1" = 40'-0"

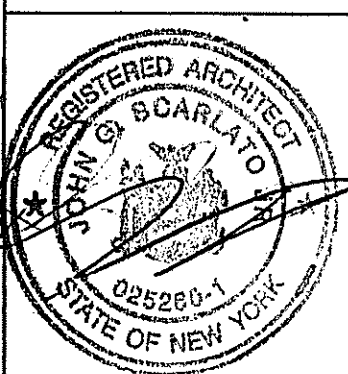
ISSUED FOR RPRC 5/3/2021

JOHN G.
SCARLETT, JR.
ARCHITECT
33 BYRAM HILL RD
ARMONK, NY 10504
PHONE (914) 273-7350

TATKA RESIDENCE
1 PINE RIDGE ROAD
BEDFORD, NY 10506

POOL HOUSE ACCESSORY BUILDING
LEGALIZATION

LOT COVERAGE DIAGRAM



Lot
Coverage
Diagram
D-4



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: TATKA Pool House LEGALIZATION Date: 5/3/2021
Tax Map Designation or Proposed Lot No.: 102.01-2-23

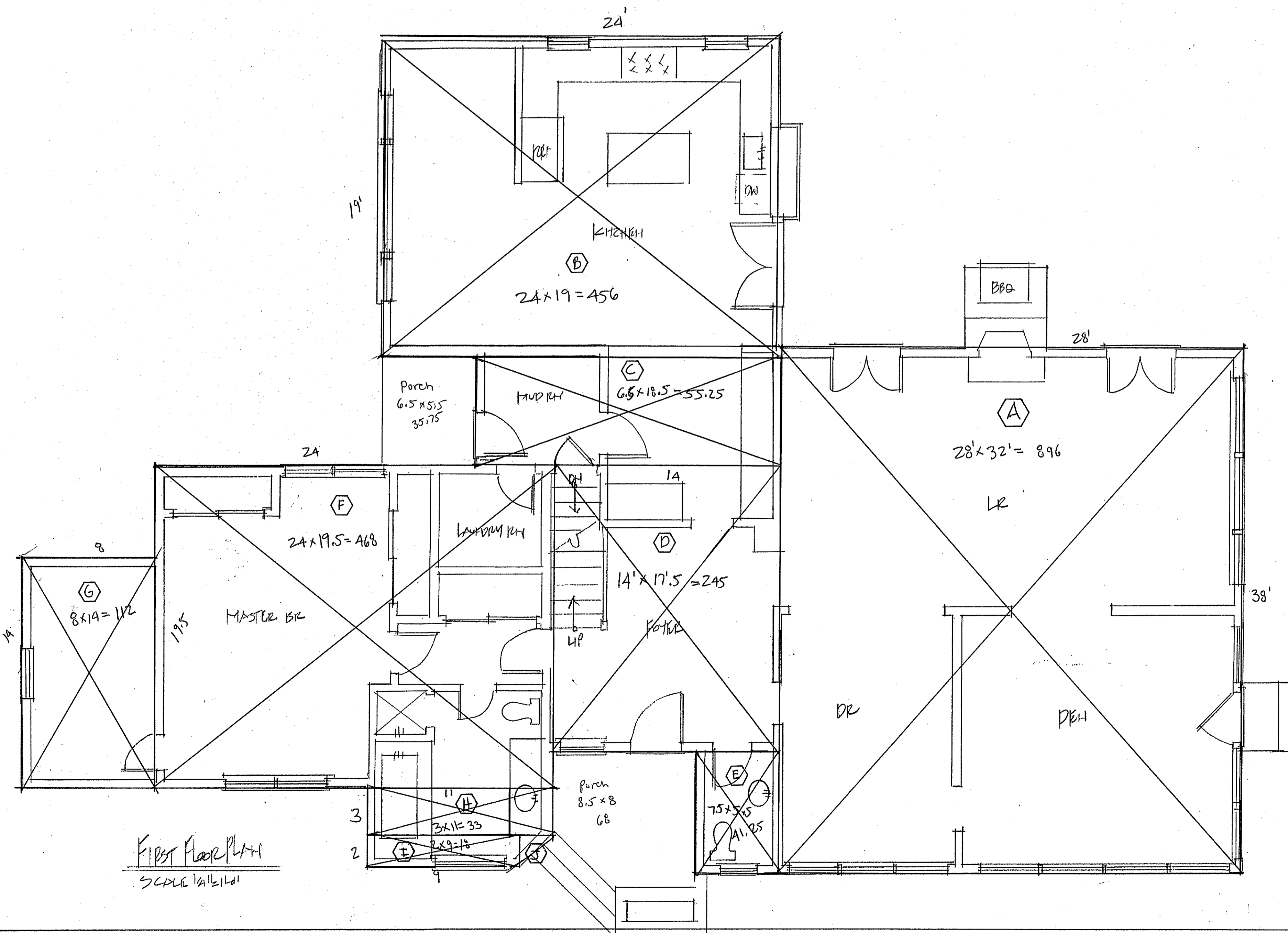
Floor Area

- | | | |
|-----|---|-----------------|
| 1. | Total Lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>91,911.6</u> |
| 2. | Maximum permitted floor area (per Section 355-26.B(4)): | <u>10,313</u> |
| 3. | Amount of floor area contained within first floor:
- <u>2,326.5</u> existing + <u>0</u> proposed = | <u>2,326.5</u> |
| 4. | Amount of floor area contained within second floor:
- <u>1,530.75</u> existing + <u>0</u> proposed = | <u>1,530.75</u> |
| 5. | Amount of floor area contained within garage:
- <u>957</u> existing + <u>0</u> proposed = | <u>957</u> |
| 6. | Amount of floor area contained within porches capable of being enclosed:
- <u>103.75</u> existing + <u>0</u> proposed = | <u>103.75</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>Pool House</u>
- <u>462</u> existing + <u>0</u> proposed = | <u>462</u> |
| 10. | Proposed floor area: Total of Lines 3 – 9 = | <u>5,380</u> |

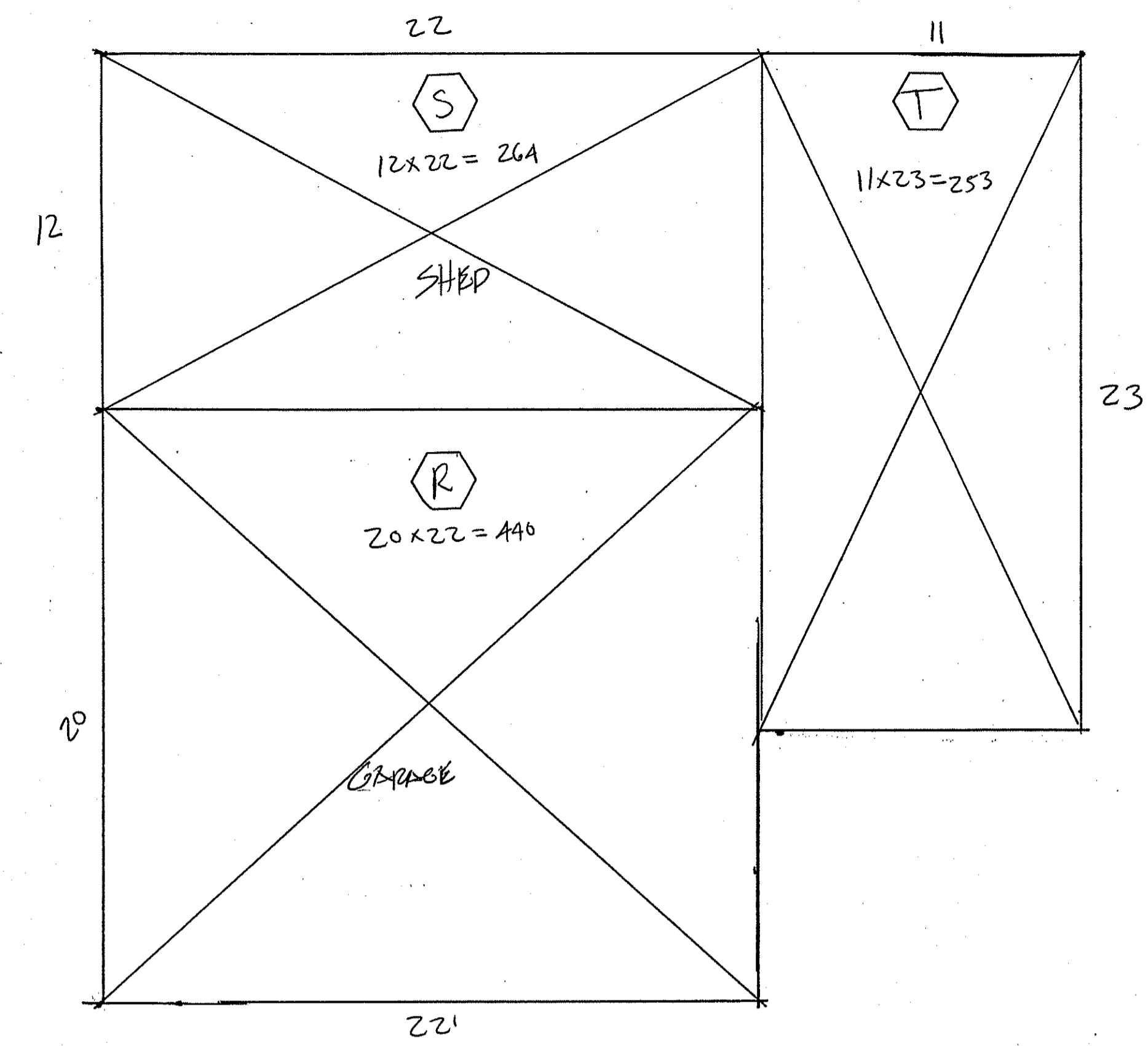
If Line 10 is less than or equal to Line 2, your proposal **complies** with the Town's maximum floor area regulations and the project may proceed to the Residential Project Review Committee for review. If Line 10 is greater than Line 2 your proposal does not comply with the Town's regulations.

Jan A. [Signature]
Signature and Seal of Professional Preparing Worksheet

5/3/2021
Date



First Floor Plan
SCALE 1/4"=1'-0"



Shed/GARAGE

R 20x22 = 440
 S 12x22 = 264
 T 11x23 = 253

GARAGE/SHEP 957 SQ FT

- A 28x32 = 896
 - B 24x19 = 456
 - C 6.5x18.5 = 55.25
 - D 14x17.5 = 245
 - E 7.5x5.5 = 41.25
 - F 24x19.5 = 468
 - G 8x14 = 112
 - H 3x11 = 33
 - I 2x9 = 18
 - J 2x2 = 4 ÷ 2 = 2
- FIRST FLOOR 2,326.5 SQ FT

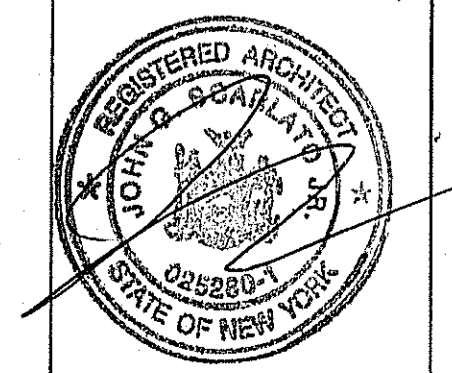
ISSUED FOR PERMIT 5/13/2021

South G.
 SCARUSO JR.
 ARCHITECT
 33 BYRAM HILL RD
 XENYMARK, NY 10594
 PHONE (914) 273-7350

TATKA RESIDENCE
 1 PINE RIDGE ROAD
 BENEFORD, NY 10506

POOL HOUSE ACCESSORY BLDG
 LEGALIZATION

FAR DIAGRAM FOR PERMIT
 FIRST FLOOR PLAN



Floor Area Diagram
 D-1

