



# 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: 31 Whipoorwill Rd E.

### Section III- DESCRIPTION OF WORK:

*Legalization of an existing deck @ ground level, over an existing patio in the rear of home.*

### Section III- CONTACT INFORMATION:

APPLICANT: FCS Consultants, LLC  
ADDRESS: 2641 Evergreen St., Yorktown Hts. N.Y. 10598  
PHONE: — MOBILE: (914) 924-9985 EMAIL: fcsconsultants2011@gmail.com

PROPERTY OWNER: Barbara Fischer  
ADDRESS: 31 Whipoorwill Rd. E.  
PHONE: — MOBILE: — EMAIL: b.fischer461@gmail.com

PROFESSIONAL: William Seegmuller / Luigi DiMasi  
ADDRESS: WS: - 351 Lake Shore Dr. Mahopac, NY 10541  
PHONE: — MOBILE: (914) 391-8010  
EMAIL: bseegmuller@gmail.com

### Section IV- PROPERTY INFORMATION:

Zone: R-3/4 Tax ID (lot designation) 107.02-4-32



**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: Deck Legalization

Initial Submittal  Revised Preliminary

Street Location: 31 Whipoorwill Rd. E.

Zoning District: R-3/4a Property Acreage: 1.84(acre) Tax Map Parcel ID: 107.02-4-32

Date: 5/3/21

**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

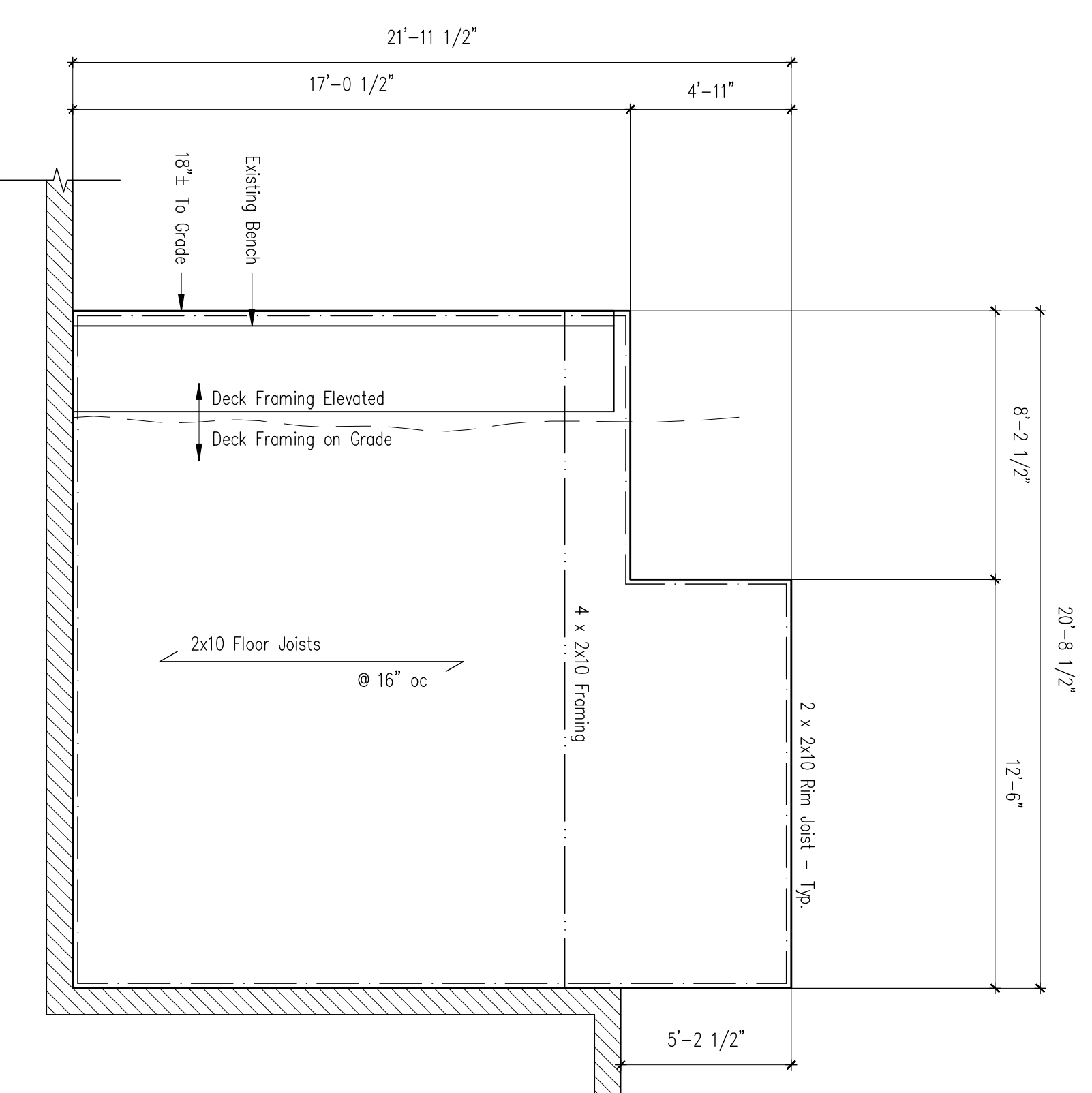
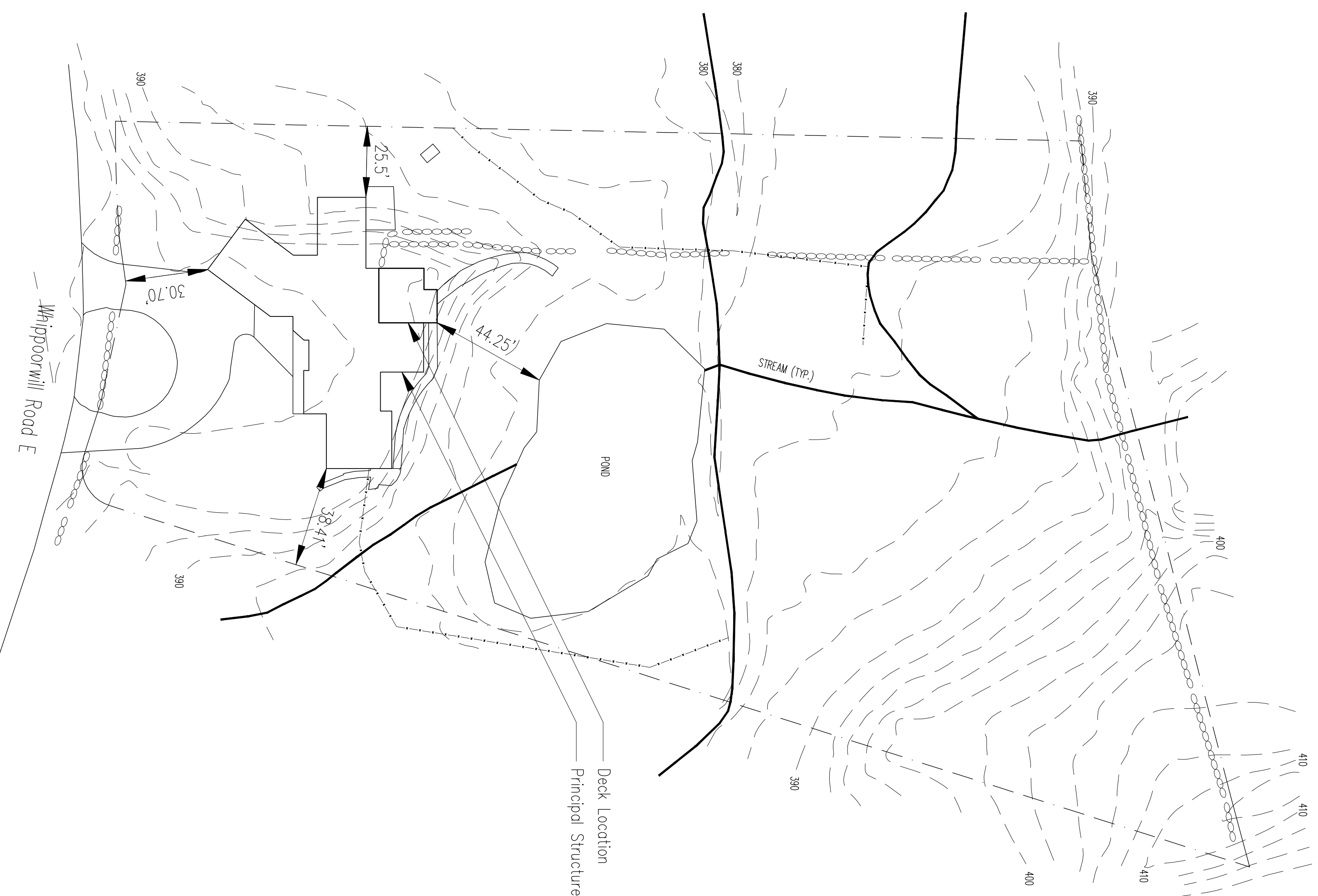
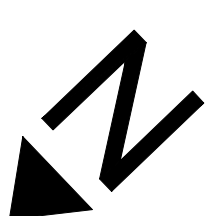
**RPRC COMPLETENESS REVIEW FORM**

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.



### Deck Floor Plan

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

### Zoning Conformance Table

R-3/4A ZONING DISTRICT	REQUIRED/PERMITTED	EXISTING/PROVIDED	COMPLIANCE
MINIMUM LOT SIZE	.75 ACRES (32,670 SF)	1.84 ACRES (80,292 SF)	YES
TOTAL MAX GROSS LAND COVERAGE	12,116 SF	7,310 SF	YES
FRONT YARD	40 FT	30.7 FT	EXISTING
SIDE YARD	25 FT	38.4', 25.5'	EXISTING
REAR YARD	40 FT	> 40 FT	YES
MAX PERMITTED FLOOR AREA	9,775 SF	3,692 SF	YES

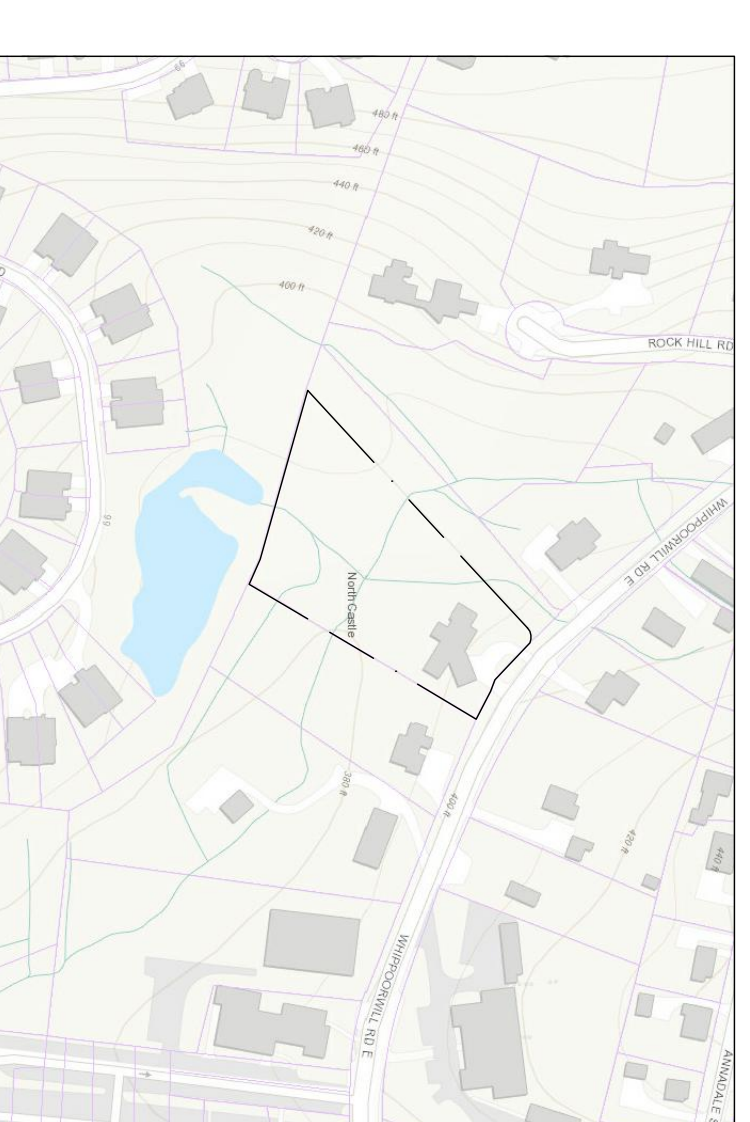
### Aerial Photo

Not to Scale



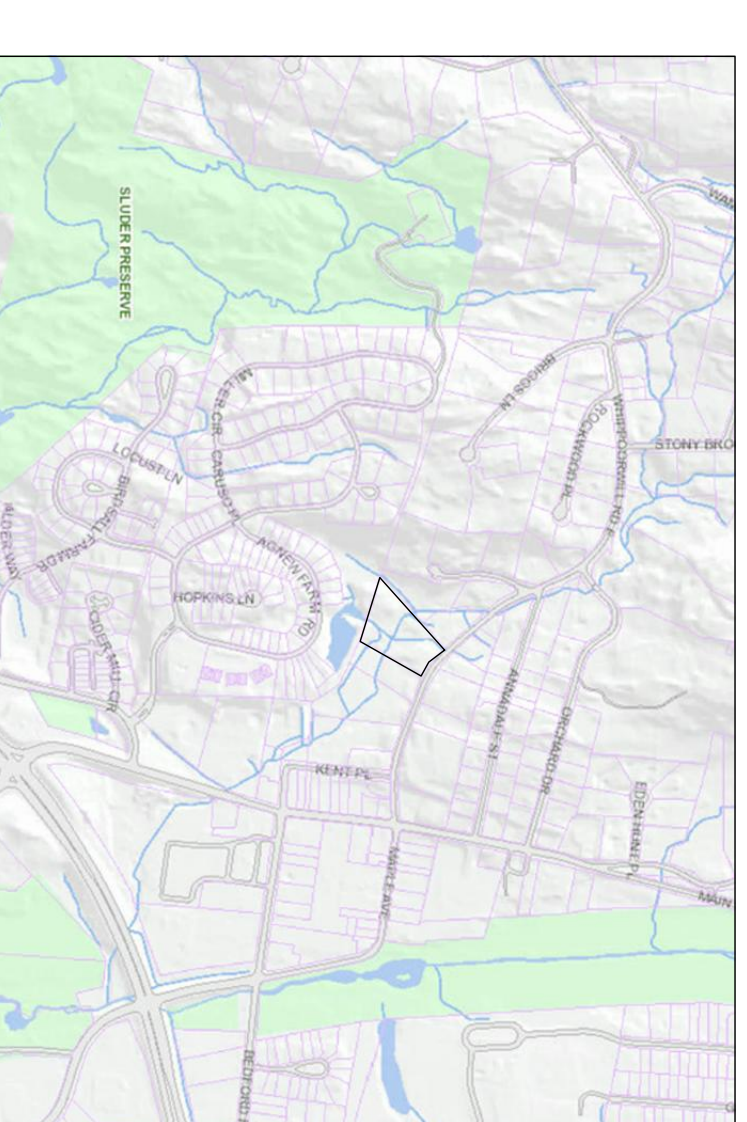
### Property Map

Not to Scale



### Locator Map

Not to Scale



### Plot Plan

Scale: 1" = 30'-0"

**Address:**  
**31 Whippoorwill Road East**  
**Armonk, NY 10504**

**Owner:**  
**Barbara Fischer**

**Project:**  
**Deck Legalization**



Fischer Residence  
 31 Whippoorwill Road East  
 Armonk, NY 10504  
 Date: 4/28/21  
 Tax ID: 107,02-4-32  
 Prepared by:  
 William Seegruller  
 914,654,5425

*W Seegruller*

**1A**

FCS CONSULTANTS, LLC  
2641 Evergreen Street  
Yorktown Heights, New York, 10598  
914-924-9985 fcsconsultants2011@gmail.com

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May 3, 2021

RPRC Members Chairman Adam Kaufman, Director of Planning  
Robert Melillo, Building Inspector  
Joseph M. Cermele, P.E., Consulting Town Engineer  
Town of North Castle 15 Bedford Road  
Armonk, New York 10504

Re: RPRC Review – Deck Legalization  
31 Whipoorwill Rd. E., Armonk, New York 10603  
Tax ID: 107.02-4-32

Honorable Chairman Adam. Kaufman  
and Members of the RPRC Board:

We represent Barbara Fischer (“the owner”) who is seeking consideration and approval from the Town of North Castle RPRC Board for approval and the subsequent issuance of a building permit to legalize an existing (mostly) ground-level deck that has been present for over 20 years. The deck is well-situated, elevated (in comparison to the rest of the yard) and located in the rear-yard of the home. The deck is in good condition, and most of the deck currently sits on the location of an existing patio that is tucked within two exterior walls of the home.

### **The Property**

31 Whipoorwill Rd. E (“the home”) is a 2,850 +/- sf single-family home that is well-kept and in great condition. 31 Whipoorwill Rd. E is located in the R3/4A zoning district and is situated on an approximately 1.84-acre parcel. The home is elevated, mostly private and one of the only homes that is elevated above the flood plain.

Submitted is the following:

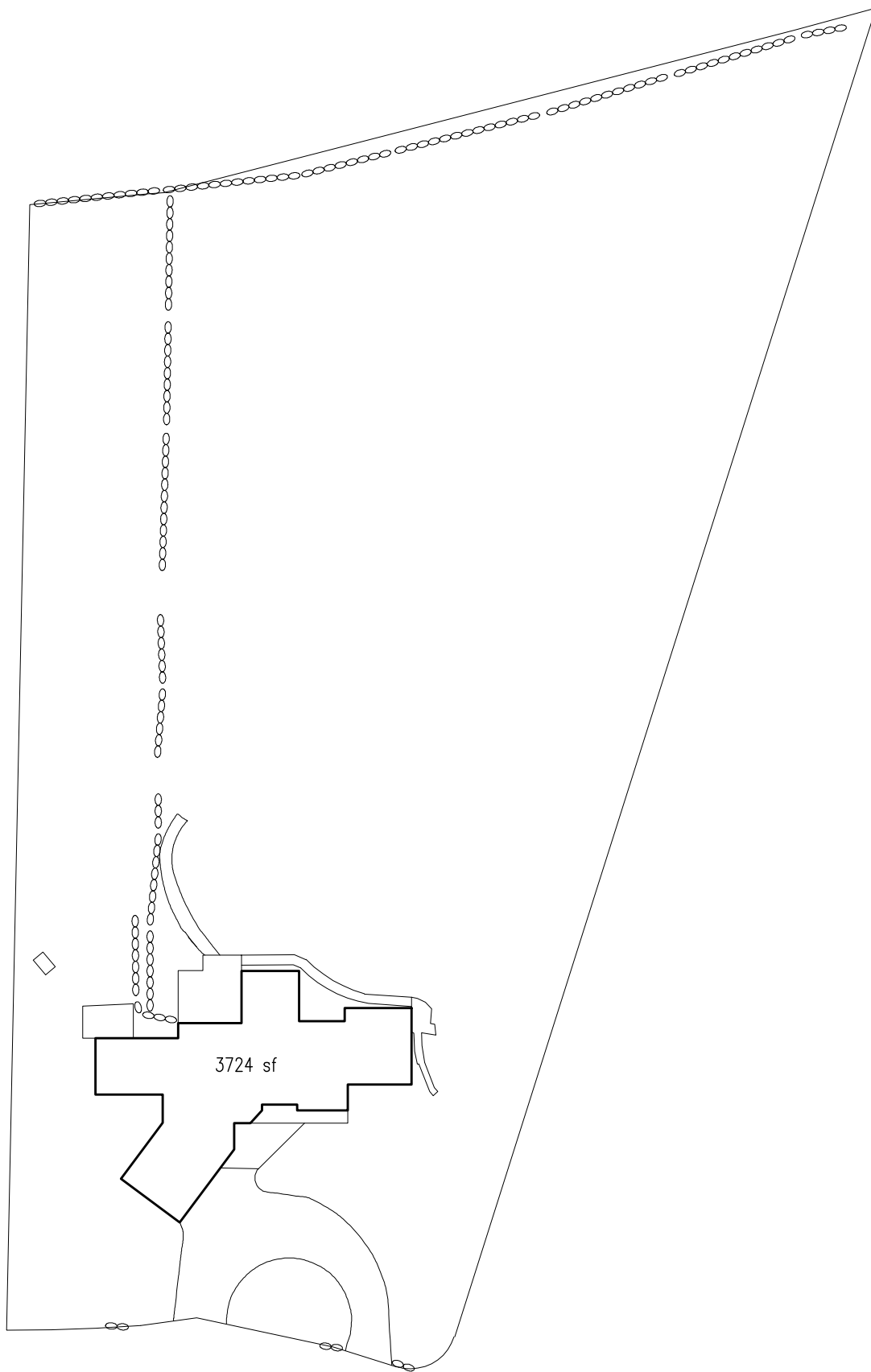
1. RPRC application
2. Area, building (deck construction) and topography drawings
3. Gross Land/Building and Development Coverage worksheets

In closing, we thank you for your time and look forward to your review and humbly request consideration for approval.

Respectfully submitted,

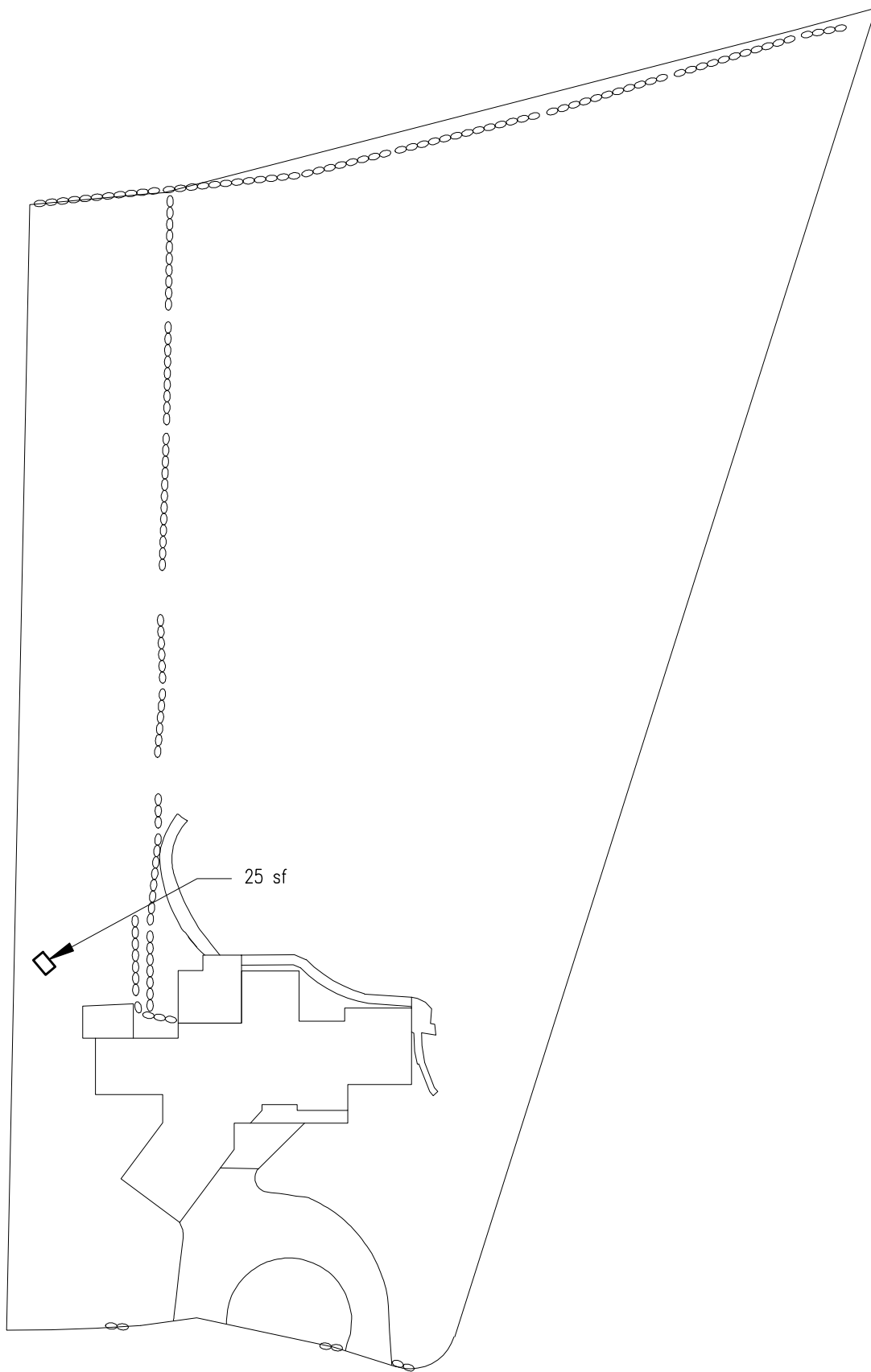


Peter J. Miley



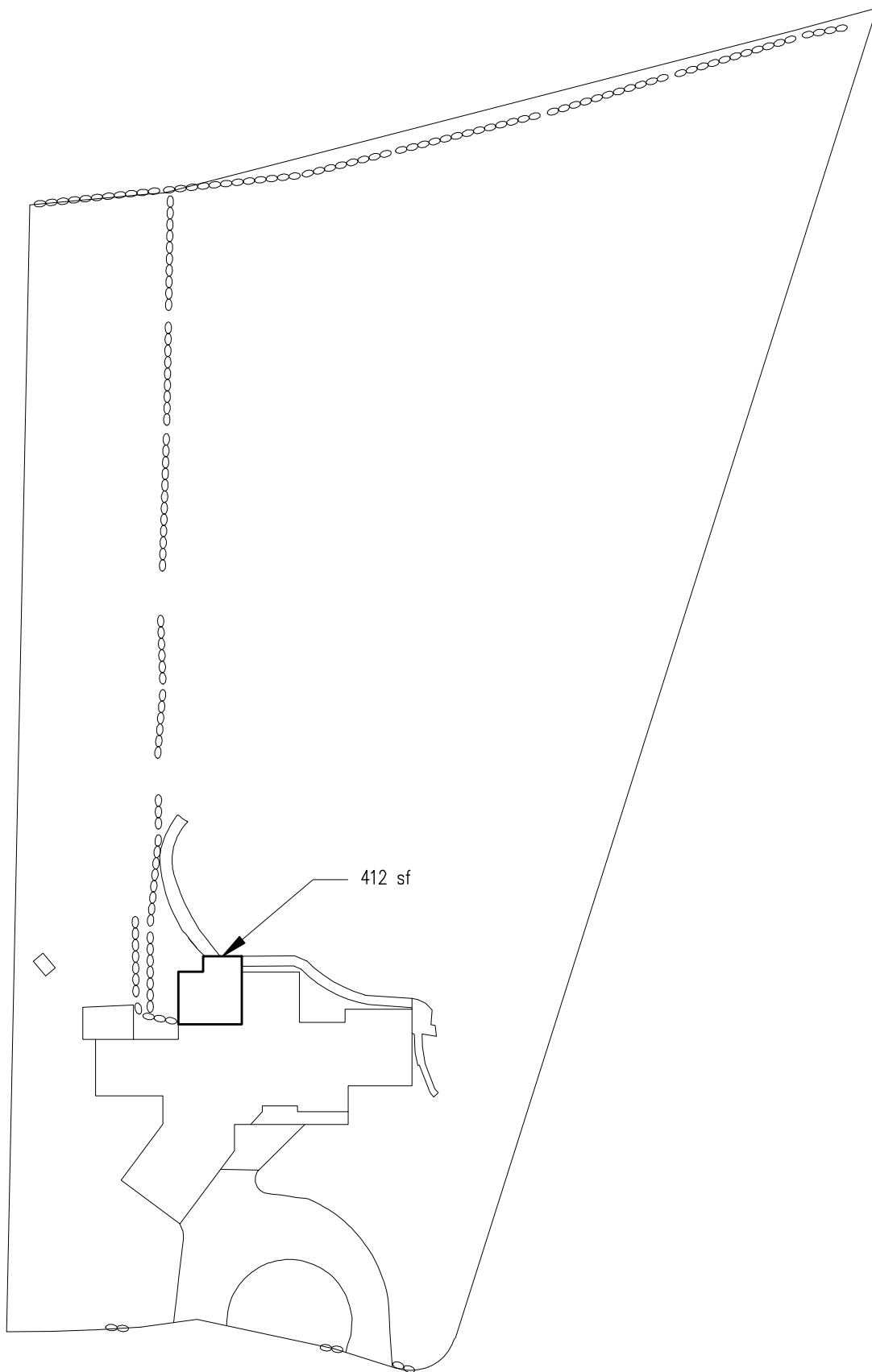
31 Whippoorwill Road East  
Lot Area: Principal Building

Scale: 1" = 50'-0"



31 Whippoorwill Road East  
Lot Area: Accessory Building

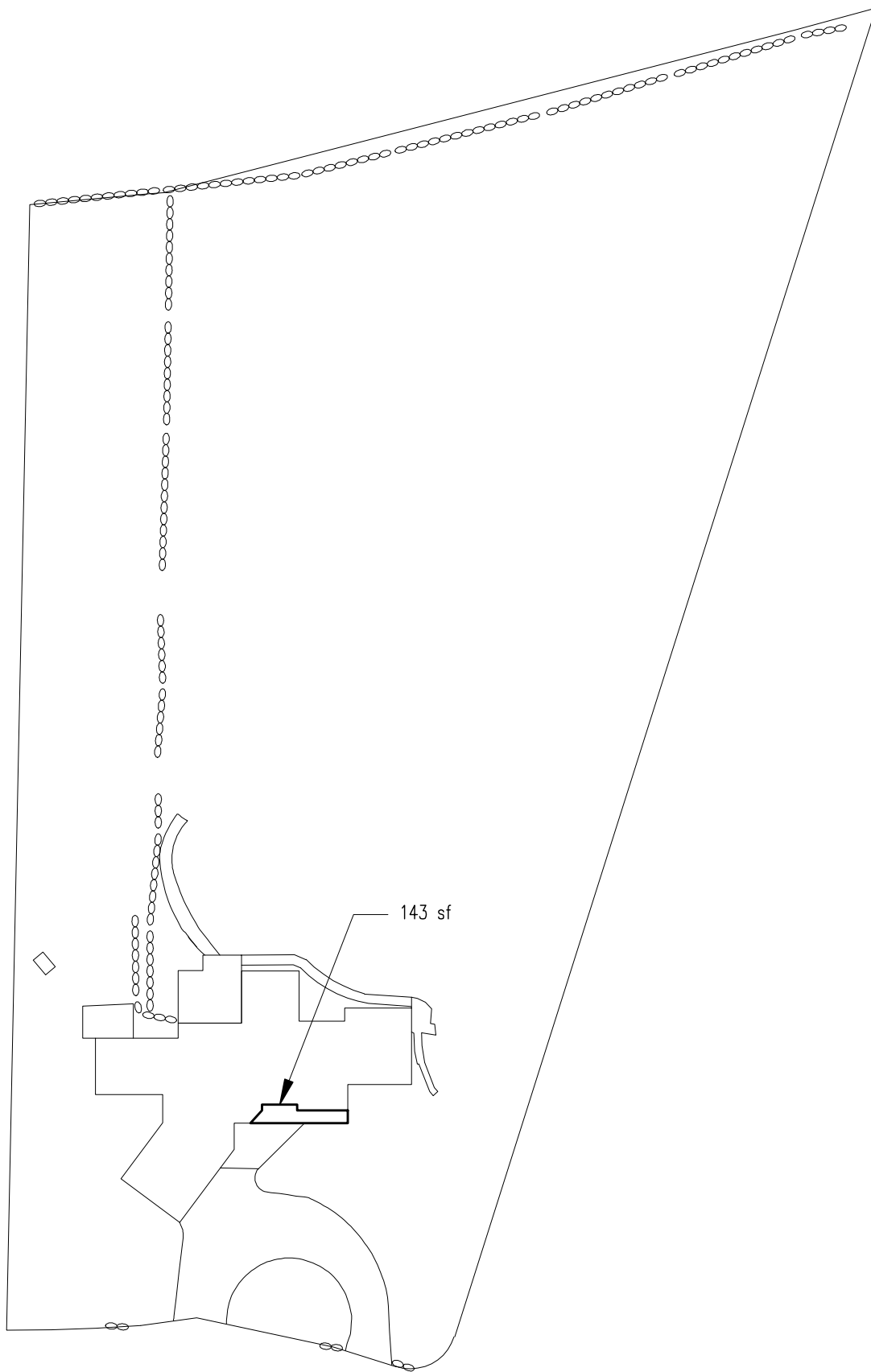
Scale: 1" = 50'-0"



31 Whippoorwill Road East  
Lot Area: Deck

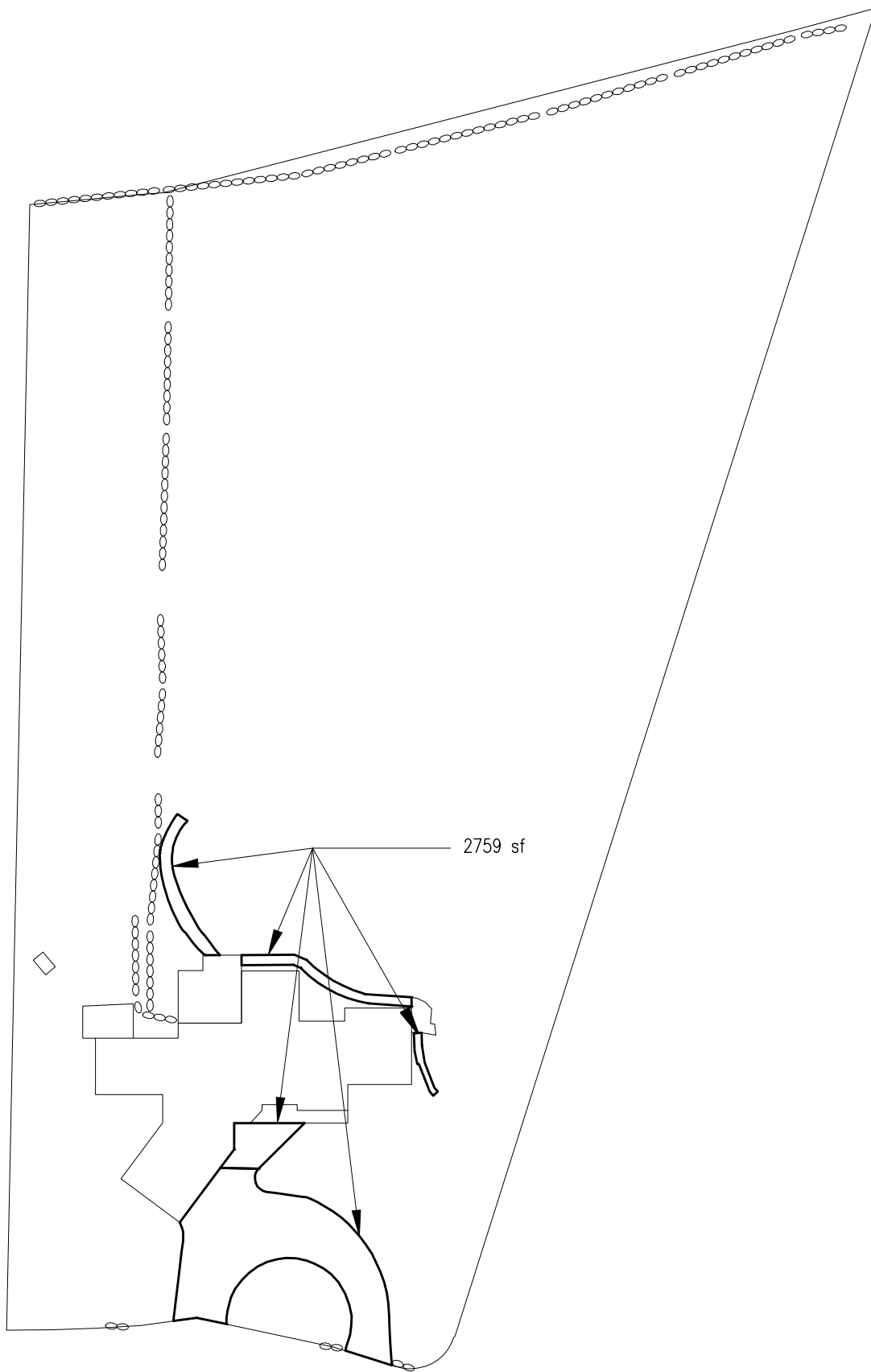
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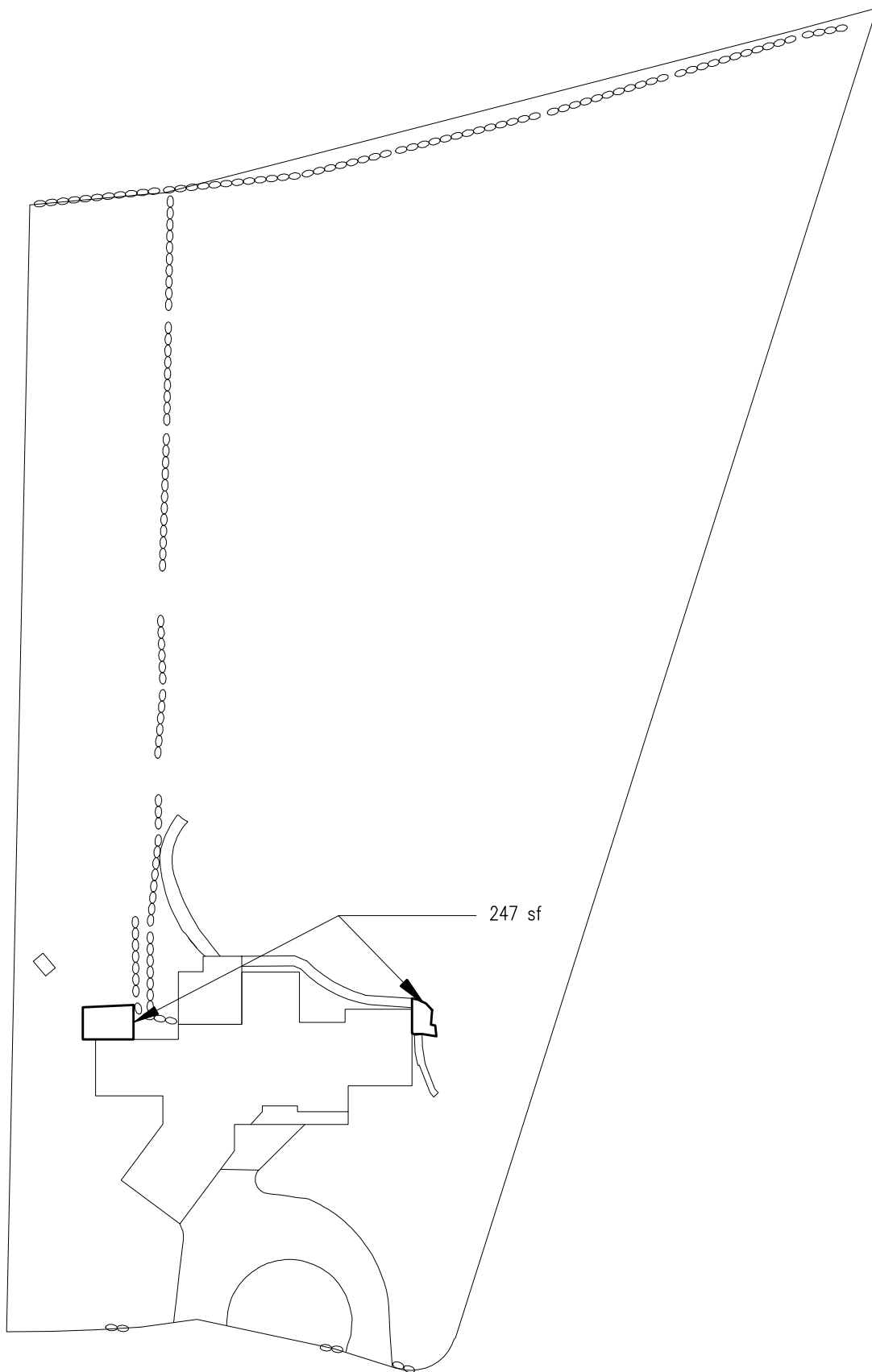
31 Whippoorwill Road East  
Lot Area: Porch

Scale: 1" = 50'-0"



31 Whippoorwill Road East  
Lot Area: Driveway and Walkways

Scale: 1" = 50'-0"



31 Whipoorwill Road East  
Lot Area: Terraces

Scale: 1" = 50'-0"



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## FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: BARBARA FISCHER Date: 4/29/21  
Tax Map Designation or Proposed Lot No.: 107.02-4-32

### Floor Area

1.	Total Lot Area (Net Lot Area for Lots Created After 12/13/06):	<u>80,252 SF</u>
2.	<b>Maximum</b> permitted floor area (per Section 355-26.B(4)):	<u>9,775 SF</u>
3.	Amount of floor area contained within first floor: <u>2,858 SF</u> existing + <u>0</u> proposed =	<u>2,858 SF</u>
4.	Amount of floor area contained within second floor: <u>0</u> existing + <u>0</u> proposed =	<u>0</u>
5.	Amount of floor area contained within garage: <u>672 SF</u> existing + <u>0</u> proposed =	<u>672 SF</u>
6.	Amount of floor area contained within porches capable of being enclosed: <u>143 SF</u> existing + <u>0</u> proposed =	<u>143 SF</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>19 SF</u> existing + <u>0</u> proposed =	<u>19 SF</u>
10.	Proposed <b>floor area</b> : Total of Lines 3 – 9 =	<u>3,692 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



4/29/21  
Date



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## GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: BARBARA FISCHER Date: 4/29/21

Tax Map Designation or Proposed Lot No.: 107.02-4-32

### Gross Lot Coverage

- |     |   |                  |
|-----|---|------------------|
| 1.  | Total lot Area (Net Lot Area for Lots Created After 12/13/06):  | <u>80,252 SF</u> |
| 2.  | <b>Maximum</b> permitted gross land coverage (per Section 355-26.C(1)(a)):  | <u>12,116 SF</u> |
| 3.  | <b>BONUS</b> maximum gross land cover (per Section 355-26.C(1)(b)):   |                  |
|     | Distance principal home is beyond minimum front yard setback<br><u>0</u> x 10 = <u>0</u>                                      | <u>0</u>         |
| 4.  | <b>TOTAL Maximum Permitted gross land coverage</b> = Sum of lines 2 and 3   | <u>12,116 SF</u> |
| 5.  | Amount of lot area covered by <b>principal building</b> :<br><u>3,724 SF</u> existing + <u>0</u> proposed =                   | <u>3,724 SF</u>  |
| 6.  | Amount of lot area covered by <b>accessory buildings</b> :<br><u>25 SF</u> existing + <u>0</u> proposed =                     | <u>25 SF</u>     |
| 7.  | Amount of lot area covered by <b>decks</b> :<br><u>0</u> existing + <u>412 SF</u> proposed =                                  | <u>412 SF</u>    |
| 8.  | Amount of lot area covered by <b>porches</b> :<br><u>143 SF</u> existing + <u>0</u> proposed =                                | <u>143 SF</u>    |
| 9.  | Amount of lot area covered by <b>driveway, parking areas and walkways</b> :<br><u>2,759 SF</u> existing + <u>0</u> proposed = | <u>2,759 SF</u>  |
| 10. | Amount of lot area covered by <b>terraces</b> :<br><u>247 SF</u> existing + <u>0</u> proposed =                               | <u>247 SF</u>    |
| 11. | Amount of lot area covered by <b>tennis court, pool and mechanical equip</b> :<br><u>0</u> existing + <u>0</u> proposed =     | <u>0</u>         |
| 12. | Amount of lot area covered by <b>all other structures</b> :<br><u>0</u> existing + <u>0</u> proposed =                        | <u>0</u>         |
| 13. | Proposed <b>gross land coverage</b> : Total of Lines 5 – 12 =   | <u>7,310 SF</u>  |

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

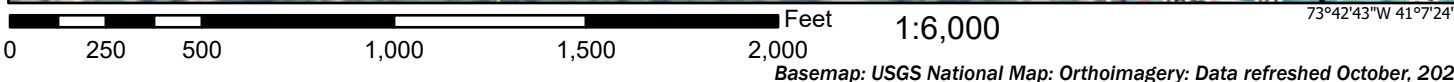
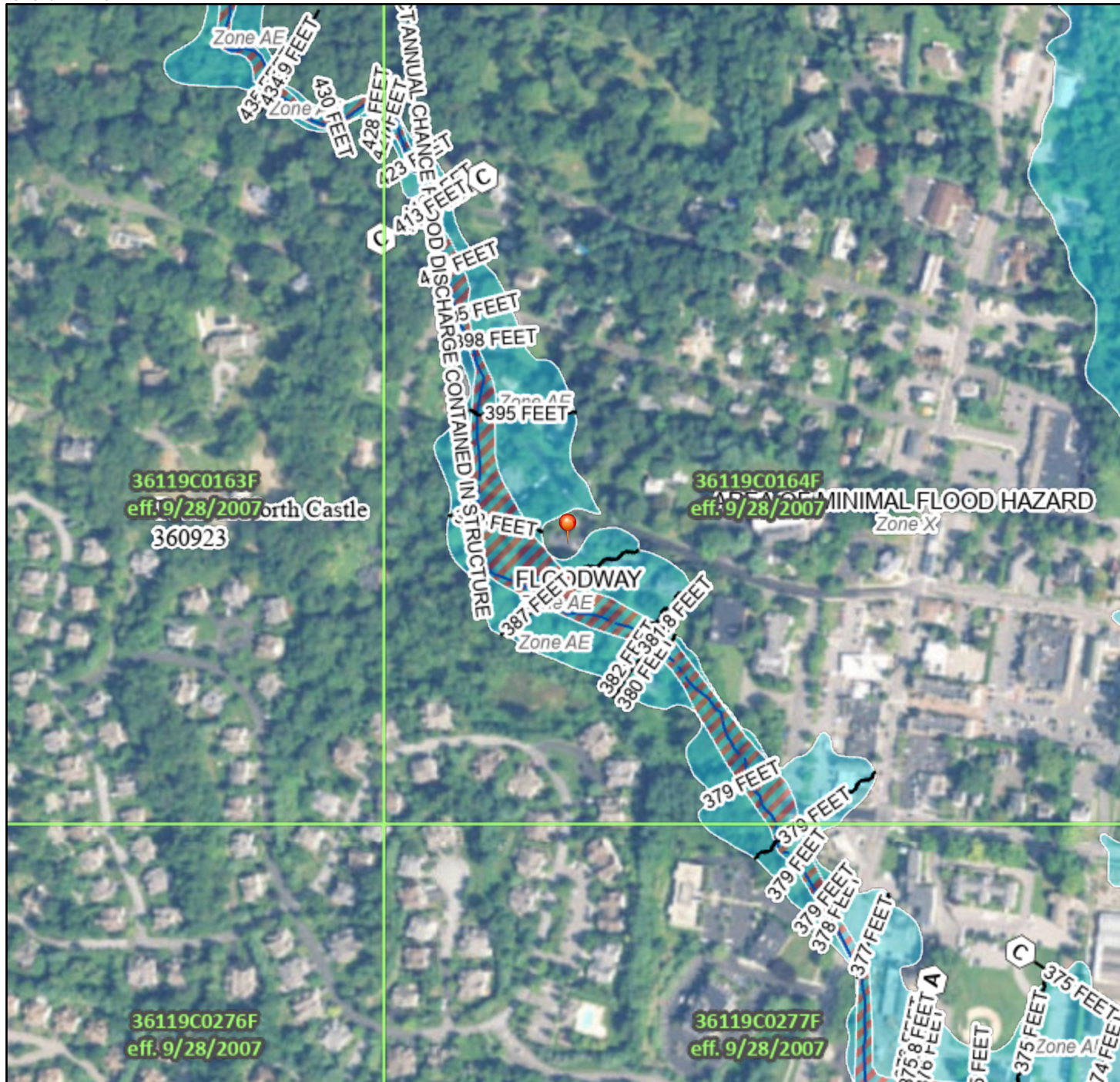


4/29/21  
Date

# National Flood Hazard Layer FIRMMette



73°43'20"W 41°7'51"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature

MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/3/2021 at 5:35 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

