



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: 5 Deer Hill Place, N. White Plains, NY 10603

Section III- DESCRIPTION OF WORK:

Deck legalization in an existing 1-family dwelling.

Section III- CONTACT INFORMATION:

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

PROPERTY OWNER: Tony & Janet Ripalone
ADDRESS: 5 Deer Hill Pl.
PHONE: MOBILE: (914) 774-9303 EMAIL: JanScanrip@aol.com

PROFESSIONAL:: William Seegmulla / Luigi Di Masi
ADDRESS: WS: 351 Lake Shore Dr. Mahopac, NY 10541
PHONE: MOBILE: (914) 391-8010
EMAIL: bseegmulla@gmail.com

Section IV- PROPERTY INFORMATION:

Zone: R-5 Tax ID (lot designation) 122.16-4-12



**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:

5 Deer Hill Pl.

Zoning District: R-5 Property Acreage: 33477.41 sf Tax Map Parcel ID: 12216-4-12

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

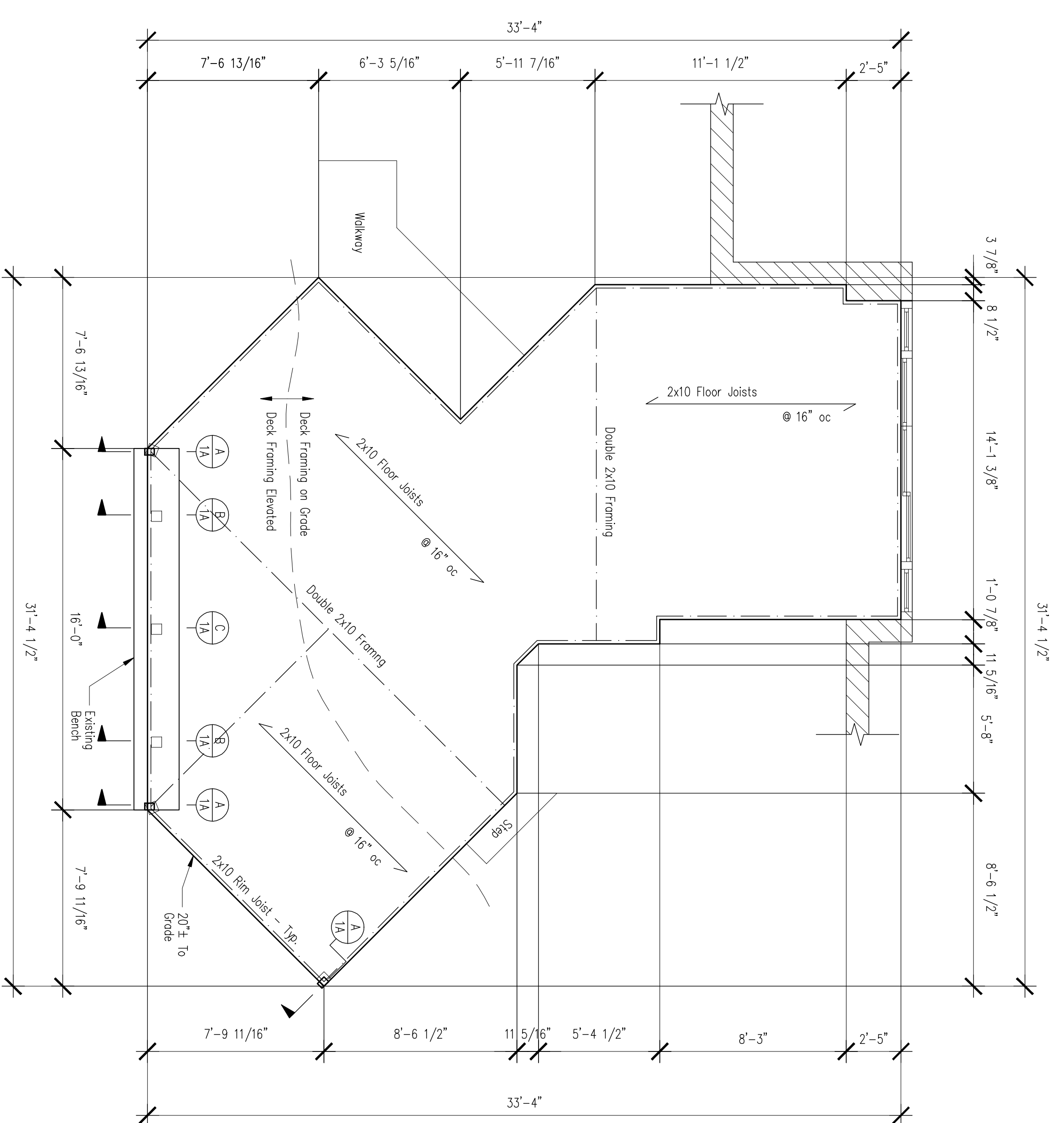
RPRC COMPLETENESS REVIEW FORM

Page 2

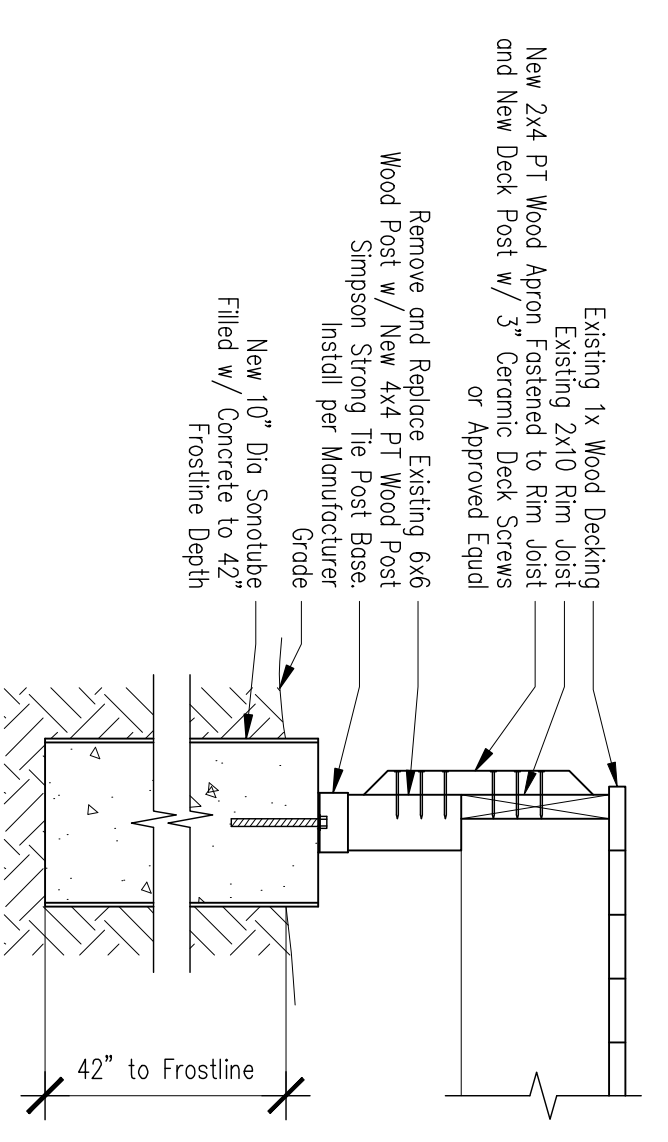
- 9. Description of method of water supply and sewage disposal and location of such facilities
- 10. The name and address of the applicant, property owner(s) if other than the applicant and of the planner, engineer, architect, surveyor and/or other professionals engaged to work
- 11. Submission of a 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>

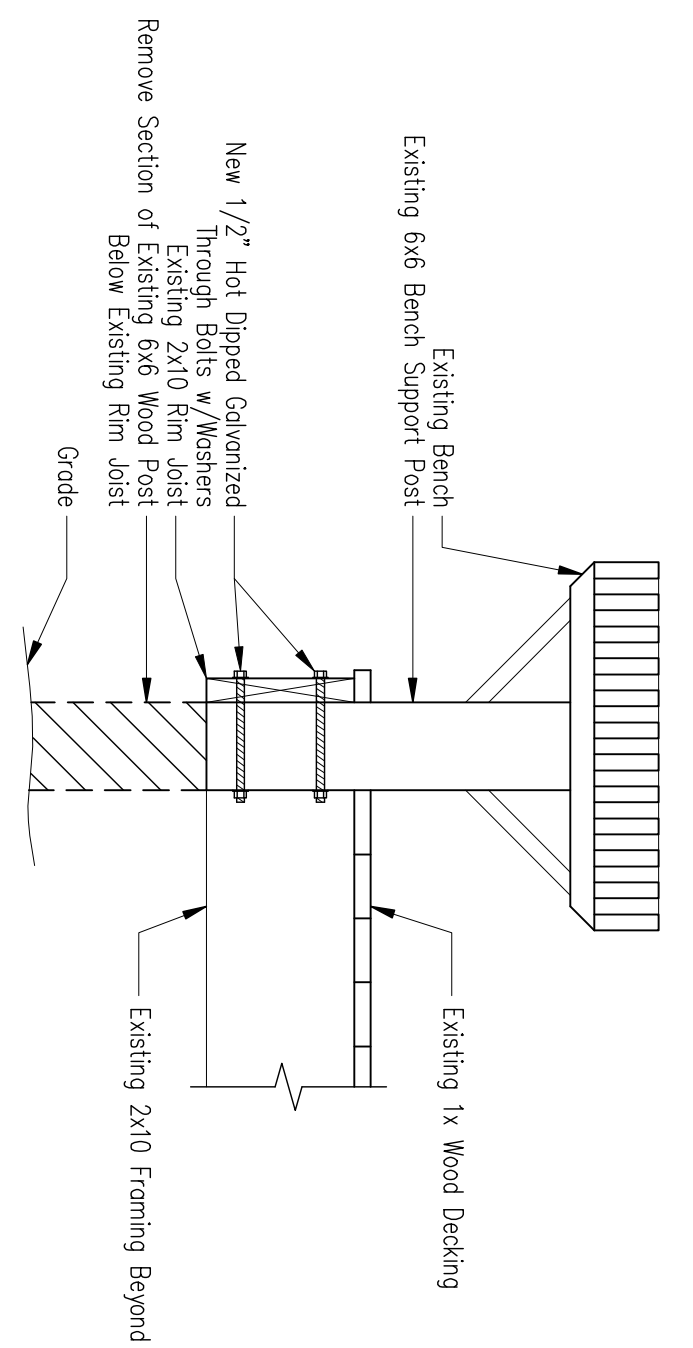
_____ On this date, all items necessary for a technical review of the proposed site plan have been submitted and constitute a COMPLETE APPLICATION.



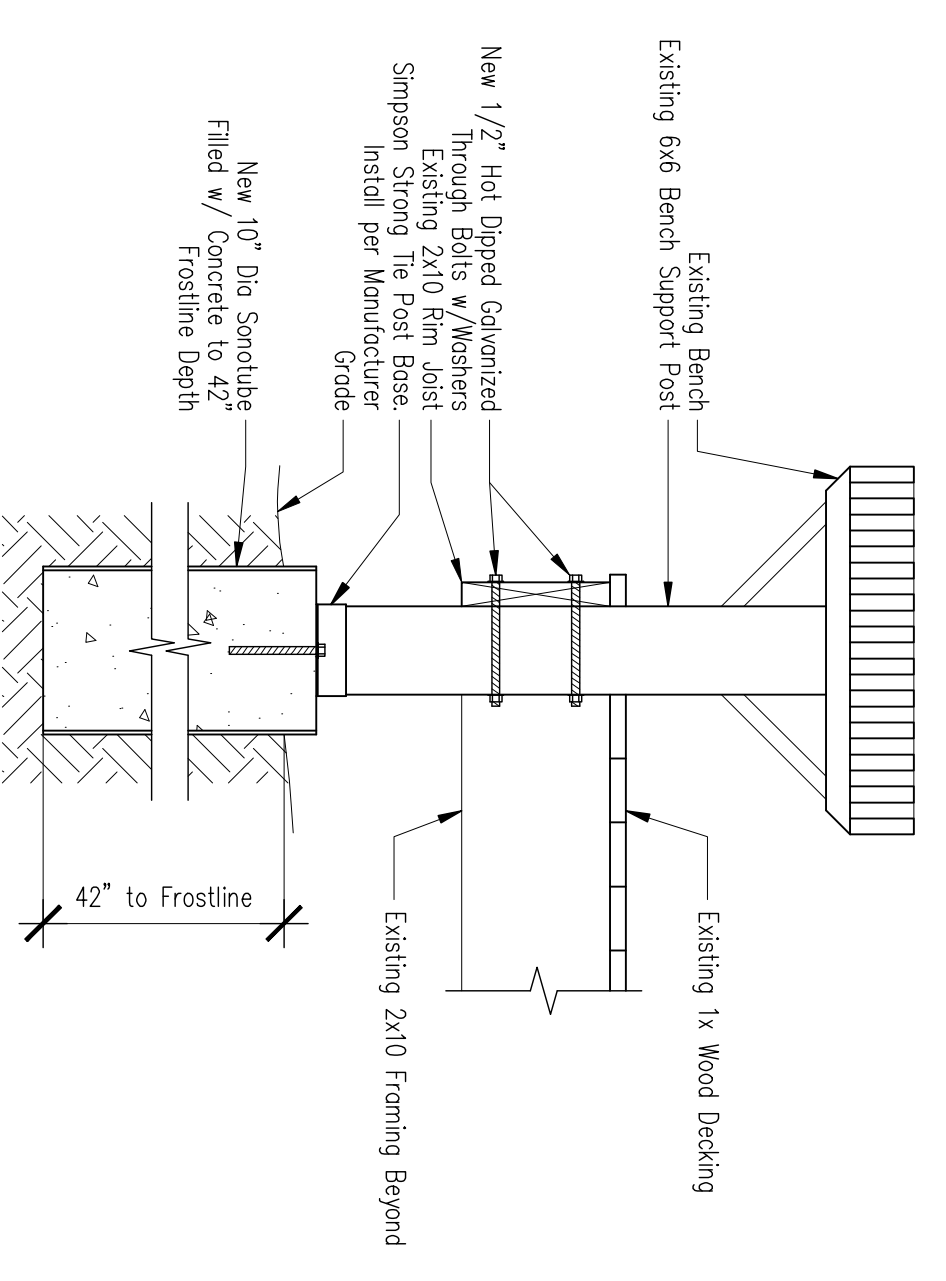
Deck Floor Plan
Scale: 1/4" = 1'-0"



A Deck Post Section Detail
Scale: 1" = 1'-0"



B Bench Section Detail
Scale: 1" = 1'-0"



C Bench Section Detail
Scale: 1" = 1'-0"



Ripolone Residence
5 Deer Hill Place
White Plains, NY 10603
Date: 4/28/21
Tax ID: 122.16-4-12
Prepared by:
William Seeqruler
914.654.5425

W. Seeqruler

Address:
5 Deer Hill Place
White Plains, NY 10603

Owner:
Mr. & Mrs. Ripolone

Project:
Deck Legalization

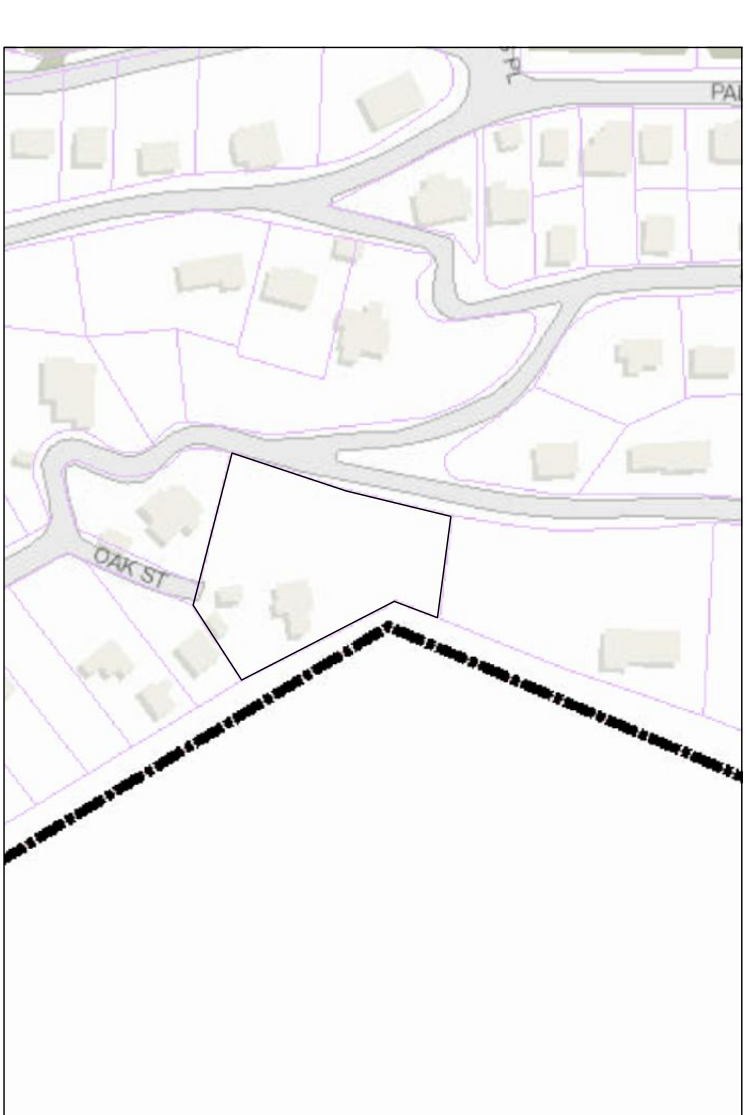
Aerial Photo

Not to Scale



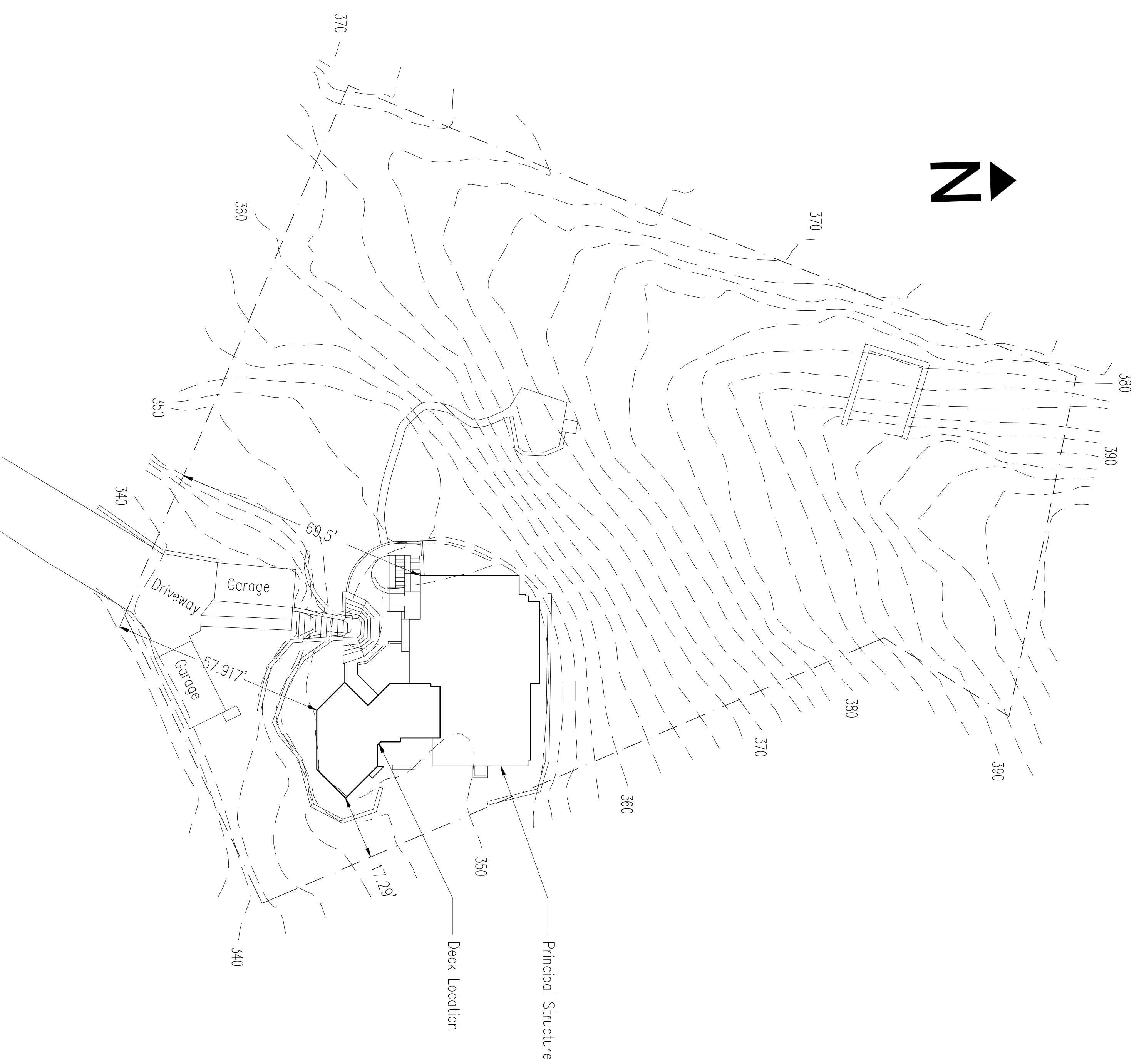
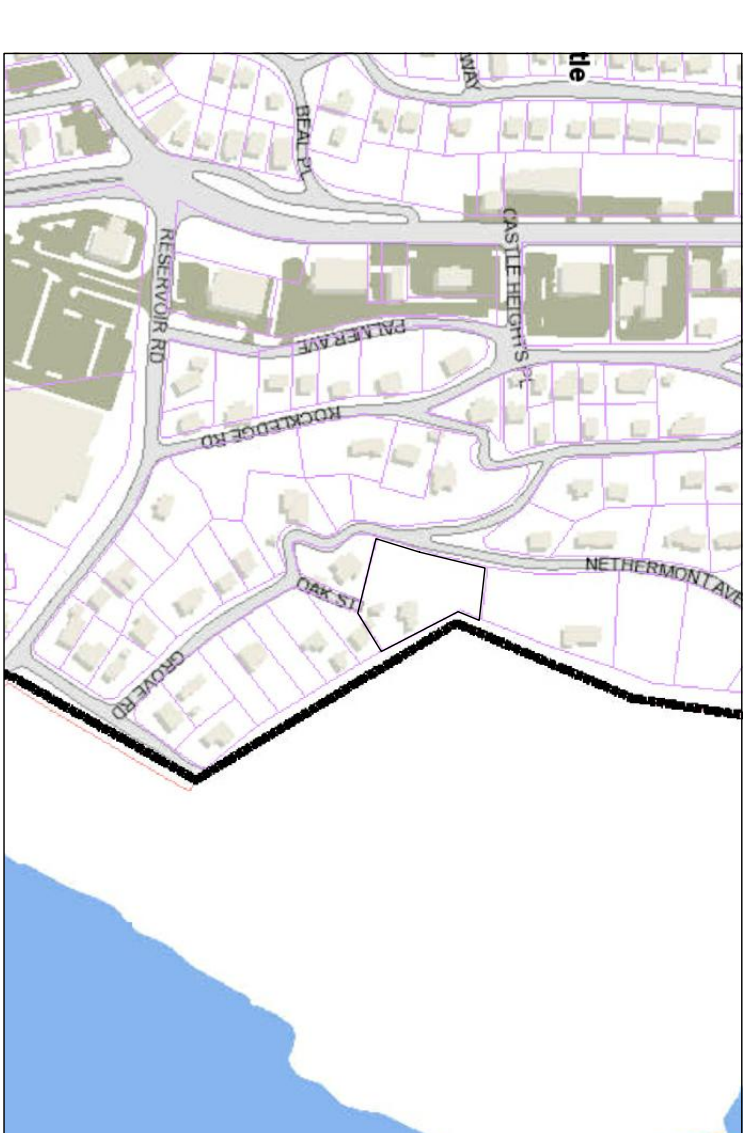
Property Map

Not to Scale



Locator Map

Not to Scale



Site Plan

Scale: 1" = 20'-0"

Zoning Conformance Table

R-5 ZONING DISTRICT	REQUIRED /PERMITTED	EXISTING /PROVIDED	COMPLIANCE
MINIMUM LOT SIZE	5000 SF	33,477.41 SF	YES
TOTAL MAX GROSS LAND COVERAGE	8,806 SF	4,614.48 SF	YES
FRONT YARD	50 FT	57.917 FT	YES
SIDE YARD	8 FT, 18 FT TOTAL	> 18' TOTAL	YES
REAR YARD	30 FT	> 30 FT	EXISTING
MAX PERMITTED FLOOR AREA	6,920.6 SF	3,238.5 SF	YES

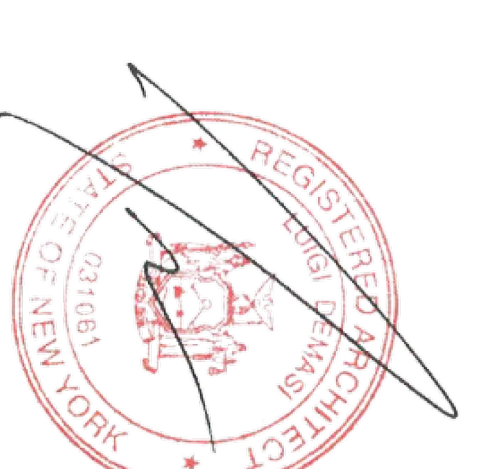
Address:

**5 Deer Hill Place
White Plains, NY 10603**

Owner:

**Mr. & Mrs. Ripolone
Deck Legalization**

Project:



Ripolone Residence
5 Deer Hill Place
White Plains, NY 10603
Date: 4/28/21
Tax ID: 122.16-4-12
Prepared by:
William Seeqrnüller
914.654.5425

W Seeqrnüller

2A

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

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
5 Deer Hill Place, N. White Plains, New York 10603
Tax ID: 122.16-4-12

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

We represent Tony and Janet Ripolone (“the owners”) who are 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 since 1984. The deck is well-situated, located in the front-yard of the home, is in good condition, and most of the deck currently sits on an existing patio.

The Property

5 Deer Hill Place (“the home”) is a 2,200 +/- sf single-family home that was originally constructed circa 1930 and is located “and tucked away” at the dead-end of Deer Hill Place. The home is well-kept and in great condition. 5 Deer Hill Place is located in the R5 single-family zoning district and is situated on an approximately 33,478 +/- sq. ft. parcel that is comprised of woods, rock cropping’s, and is mostly private. The home is not located in any regulated flood plain or wetland.

Submitted is the following:

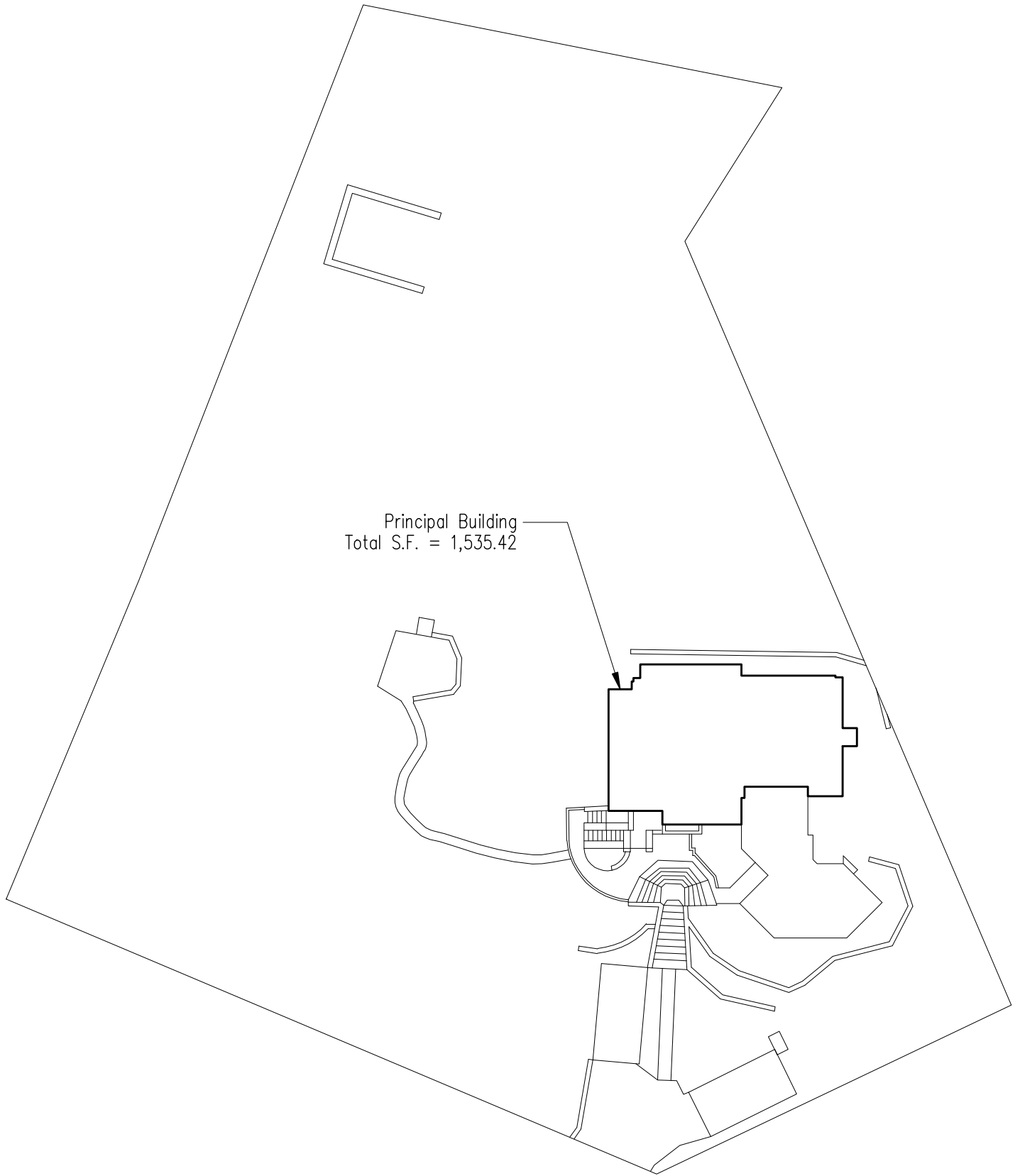
1. RPRC application
2. Area, building (deck construction) and topography drawings
3. Gross Land/Building and Development Coverage worksheets

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

Respectfully submitted,



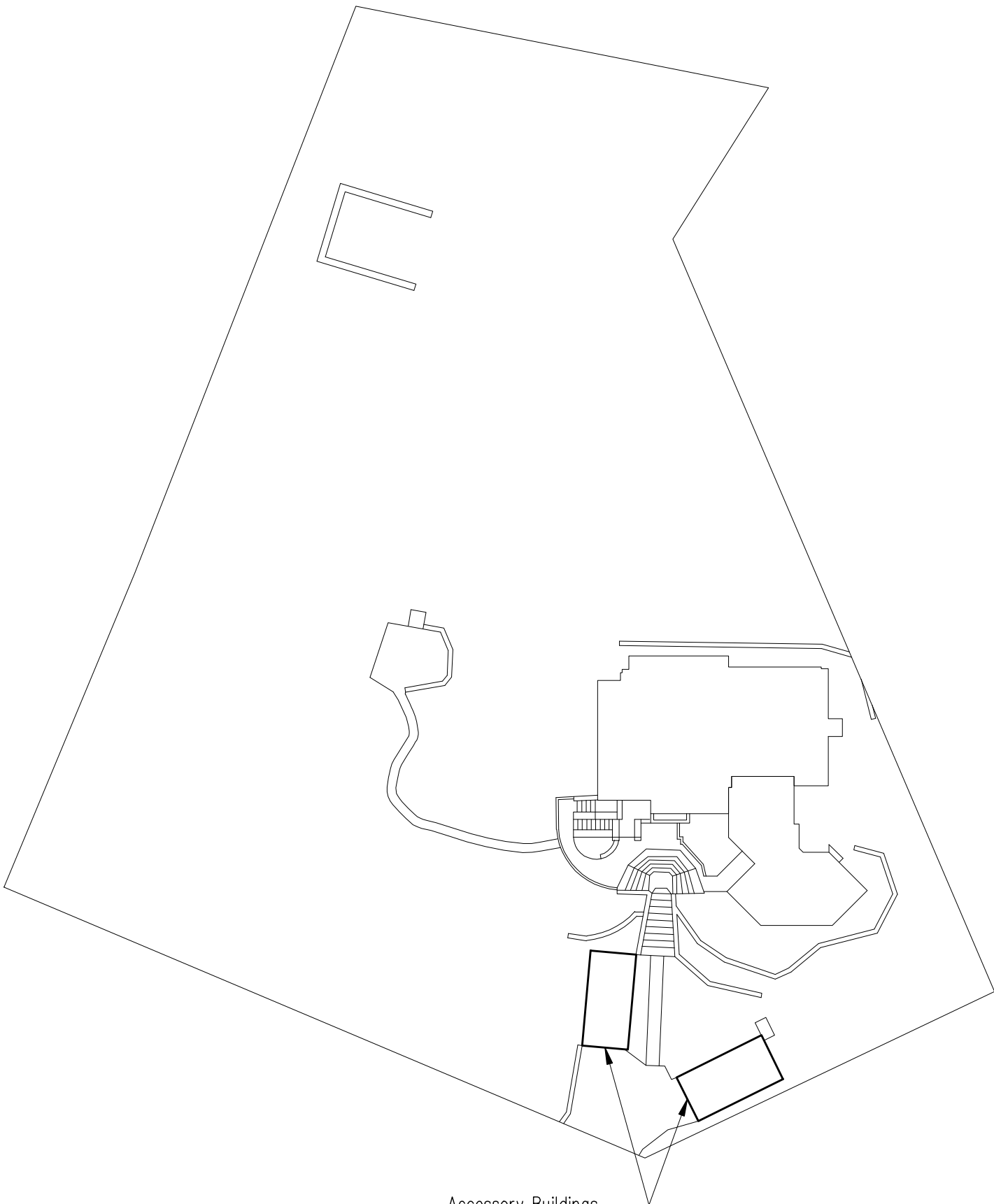
Peter J. Miley



Principal Building
Total S.F. = 1,535.42

5 Deer Hill Place
Lot Area: Principal Building

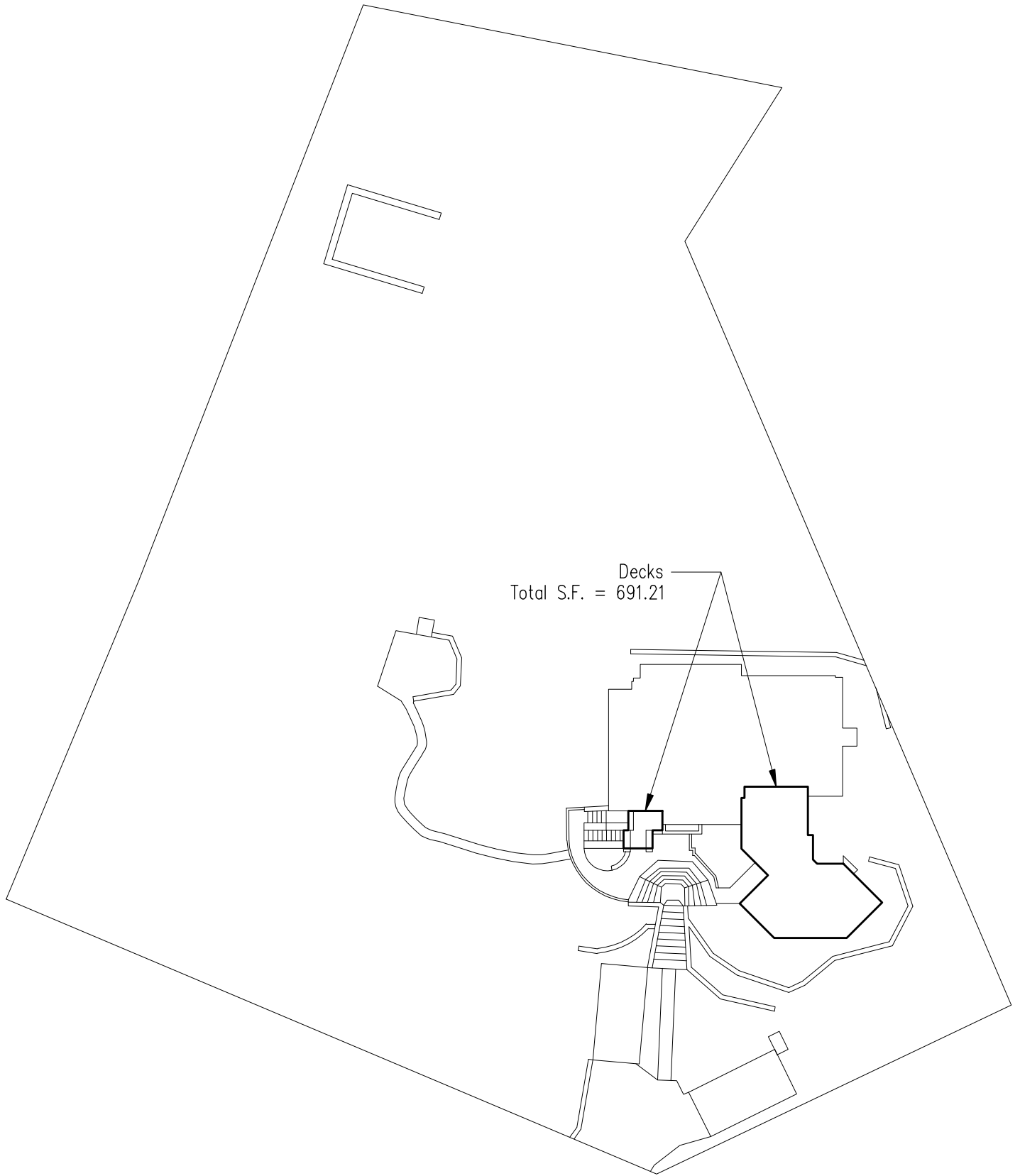
Scale: 1" = 30'-0"



Accessory Buildings
Total S.F. = 450.21

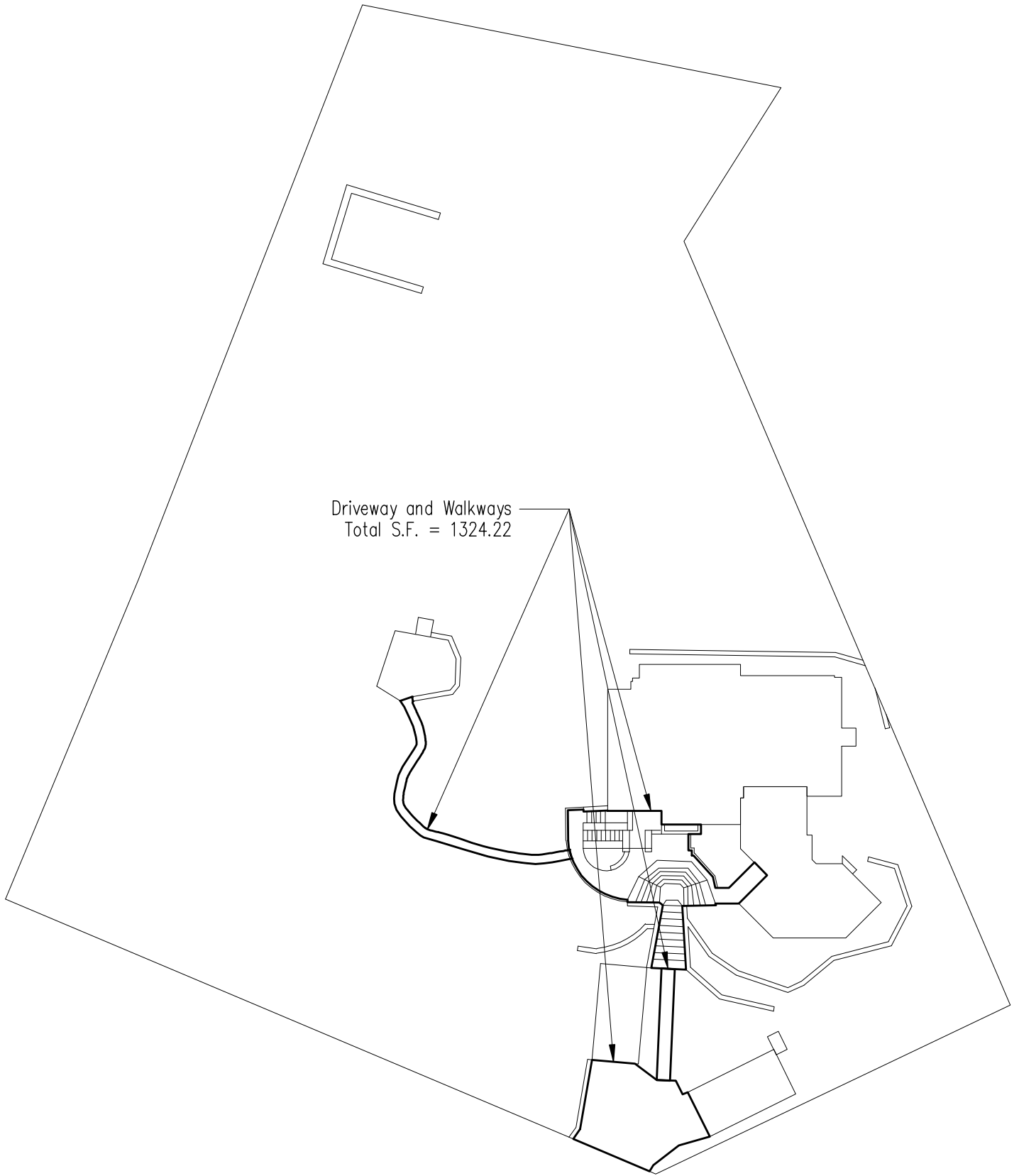
5 Deer Hill Place
Lot Area: Accessory Buildings

Scale: 1" = 30'-0"



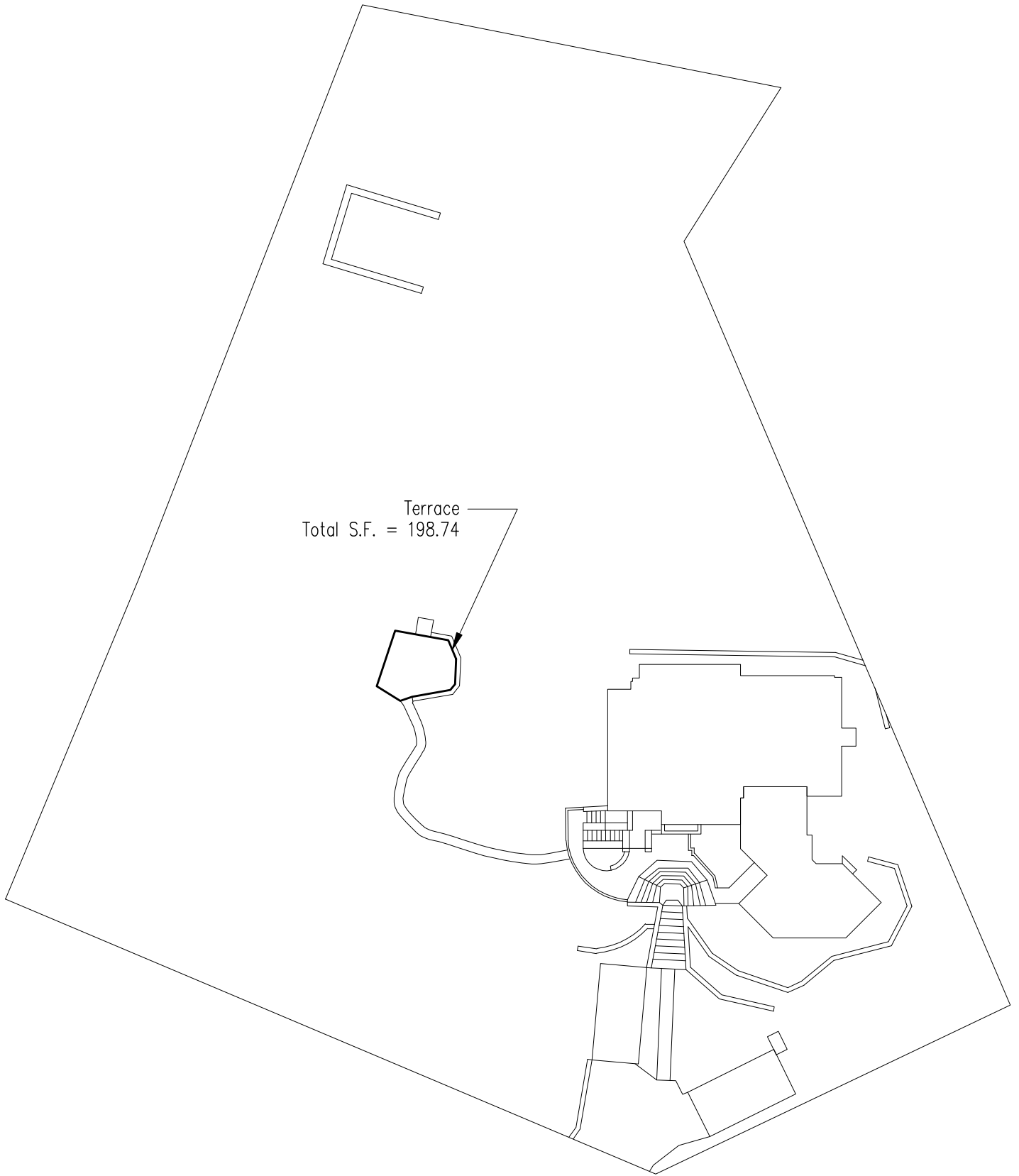
5 Deer Hill Place
Lot Area: Decks

Scale: 1" = 30'-0"



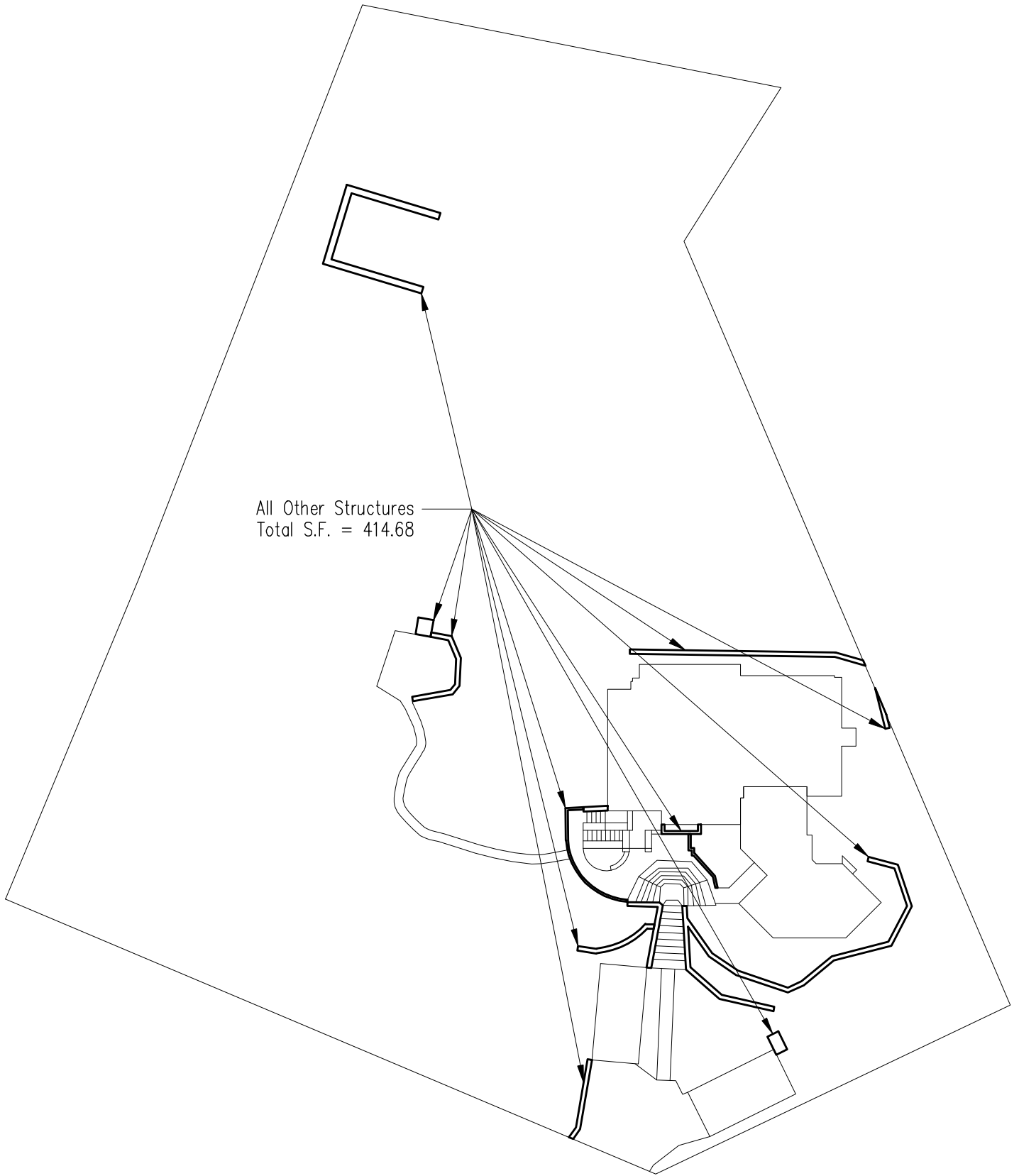
5 Deer Hill Place
Lot Area: Driveway and Walkways

Scale: 1" = 30'-0"



5 Deer Hill Place
Lot Area: Terrace

Scale: 1" = 30'-0"



5 Deer Hill Place
Lot Area: Other Structures

Scale: 1" = 30'-0"



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PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

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GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: MR. & MRS. RIPOLONE Date: 4/29/21

Tax Map Designation or Proposed Lot No.: 122.16-4-12

Gross Lot Coverage

- | | | |
|-----|--|---------------------|
| 1. | Total lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>33,477.41 SF</u> |
| 2. | Maximum permitted gross land coverage (per Section 355-26.C(1)(a)): | <u>8,111 SF</u> |
| 3. | BONUS maximum gross land cover (per Section 355-26.C(1)(b)): | |
| | Distance principal home is beyond minimum front yard setback
<u>69.5</u> x 10 = <u>695 SF</u> | <u>695 SF</u> |
| 4. | TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3 | <u>8,806 SF</u> |
| 5. | Amount of lot area covered by principal building :
<u>1,535.42 SF</u> existing + <u>0</u> proposed = | <u>1,535.42 SF</u> |
| 6. | Amount of lot area covered by accessory buildings :
<u>450.21 SF</u> existing + <u>0</u> proposed = | <u>450.21 SF</u> |
| 7. | Amount of lot area covered by decks :
<u>57.33 SF</u> existing + <u>633.88 SF</u> proposed = | <u>691.21 SF</u> |
| 8. | Amount of lot area covered by porches :
<u>0</u> existing + <u>0</u> proposed = | <u>0</u> |
| 9. | Amount of lot area covered by driveway, parking areas and walkways :
<u>1,324.22 SF</u> existing + <u>0</u> proposed = | <u>1,324.22 SF</u> |
| 10. | Amount of lot area covered by terraces :
<u>198.74 SF</u> existing + <u>0</u> proposed = | <u>198.74 SF</u> |
| 11. | Amount of lot area covered by tennis court, pool and mechanical equip :
<u>0</u> existing + <u>0</u> proposed = | <u>0</u> |
| 12. | Amount of lot area covered by all other structures :
<u>414.68 SF</u> existing + <u>0</u> proposed = | <u>414.68 SF</u> |
| 13. | Proposed gross land coverage : Total of Lines 5 – 12 = | <u>4,614.48 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



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PLANNING DEPARTMENT
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FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: MR. & MRS. RIPOLONE Date: 4/29/21
Tax Map Designation or Proposed Lot No.: 122.16-4-12

Floor Area

1.	Total Lot Area (Net Lot Area for Lots Created After 12/13/06):	<u>33,477.41 SF</u>
2.	Maximum permitted floor area (per Section 355-26.B(4)):	<u>6,920.6 SF</u>
3.	Amount of floor area contained within first floor: <u>1,350 SF</u> existing + <u>0</u> proposed =	<u>1,350 SF</u>
4.	Amount of floor area contained within second floor: <u>900 SF</u> existing + <u>0</u> proposed =	<u>900 SF</u>
5.	Amount of floor area contained within garage: <u>0</u> existing + <u>0</u> proposed =	<u>0</u>
6.	Amount of floor area contained within porches capable of being enclosed: <u>0</u> existing + <u>0</u> proposed =	<u>0</u>
7.	Amount of floor area contained within basement (if applicable – see definition): <u>600 SF</u> existing + <u>0</u> proposed =	<u>600 SF</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>388.5 SF</u> existing + <u>0</u> proposed =	<u>388.5 SF</u>
10.	Proposed floor area : Total of Lines 3 – 9 =	<u>3,328.5 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