



**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: Reichgut Residence

Initial Submittal  Revised Preliminary

Street Location: 24 St. Mary's Church Road

Zoning District: R4A Property Acreage: 21.083 Tax Map Parcel ID: 96.01-1-17

Date: June 14, 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

<input type="checkbox"/>	9. Description of method of water supply and sewage disposal and location of such facilities
<input type="checkbox"/>	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
<input type="checkbox"/>	1. Submission of a Zoning Conformance Table depicting the plan's compliance with the minimum requirements of the Zoning District
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.
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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](http://www.northcastleny.com)

## FLOOR AREA CALCULATIONS WORKSHEET

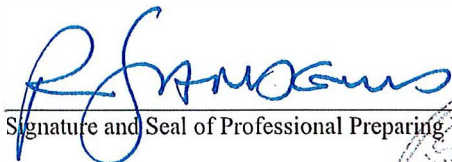
Application Name or Identifying Title: Reichgut Residence additions and alterations Date: June 16, 2021

Tax Map Designation or Proposed Lot No.: 96.01-1-17

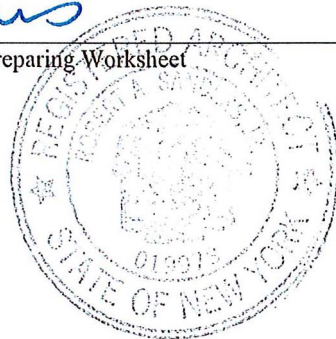
### Floor Area

1.	Total Lot Area (Net Lot Area for Lots Created After 12/13/06):	<u>21.083 acres</u>
2.	<b>Maximum</b> permitted floor area (per Section 355-26.B(4)):	<u>75,614</u>
3.	Amount of floor area contained within first floor: <u>2,573</u> existing + <u>430</u> proposed =	<u>3,003</u>
4.	Amount of floor area contained within second floor: <u>0</u> existing + <u>0</u> proposed =	<u>          </u>
5.	Amount of floor area contained within garage: <u>748</u> existing + <u>0</u> proposed =	<u>748</u>
6.	Amount of floor area contained within porches capable of being enclosed: <u>0</u> existing + <u>160</u> proposed =	<u>160</u>
7.	Amount of floor area contained within basement (if applicable – see definition): <u>0</u> existing + <u>335</u> proposed =	<u>335</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>457</u> existing + <u>0</u> proposed =	<u>457</u>
10.	Proposed floor area: Total of Lines 3 – 9 =	<u>4703</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

6/14/21  
 Date  
 REV 6/16/21





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

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**GROSS LAND COVERAGE CALCULATIONS WORKSHEET**

Application Name or Identifying Title: Reichgut Residence additions and alterations Date: June 16, 2021

Tax Map Designation or Proposed Lot No.: 96.01.4.4.7

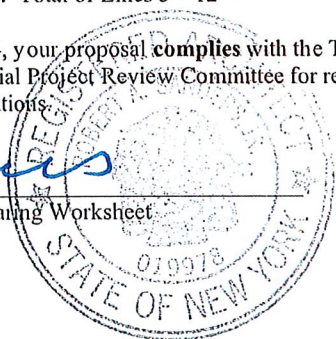
Gross Lot Coverage

- |     |  |                   |
|-----|--|-------------------|
| 1.  | Total lot Area (Net Lot Area for Lots Created After 12/13/06):   | <u>21,083</u>     |
| 2.  | <b>Maximum</b> permitted gross land coverage (per Section 355-26.C(1)(b)):   | <u>75,614</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>$\frac{535}{10} \times 10 =$   | <u>5,350</u>      |
| 4.  | <b>TOTAL Maximum Permitted gross land coverage</b> = Sum of lines 2 and 3  | <u>80,964</u>     |
| 5.  | Amount of lot area covered by <b>principal building</b> :<br>$\frac{2,573}{2,573}$ existing + $\frac{0}{0}$ proposed =                         | <u>748</u>        |
| 6.  | Amount of lot area covered by <b>accessory buildings</b> :<br>$\frac{748}{748}$ existing + $\frac{0}{0}$ proposed =                            | <u>          </u> |
| 7.  | Amount of lot area covered by <b>decks</b> :<br>$\frac{0}{0}$ existing + $\frac{0}{0}$ proposed =  | <u>0</u>          |
| 8.  | Amount of lot area covered by <b>porches</b> :<br>$\frac{0}{0}$ existing + $\frac{194}{194}$ proposed =  | <u>194</u>        |
| 9.  | Amount of lot area covered by <b>driveway, parking areas and walkways</b> :<br>$\frac{11,160}{11,160}$ existing + $\frac{250}{250}$ proposed = | <u>11,410</u>     |
| 10. | Amount of lot area covered by <b>terraces</b> :<br>$\frac{600}{600}$ existing + $\frac{1,741}{1,741}$ proposed =                               | <u>2,341</u>      |
| 11. | Amount of lot area covered by <b>tennis court, pool and mechanical equip</b> :<br>$\frac{180}{180}$ existing + $\frac{750}{750}$ proposed =    | <u>930</u>        |
| 12. | Amount of lot area covered by <b>all other structures</b> :<br>$\frac{0}{0}$ existing + $\frac{0}{0}$ proposed =                               | <u>0</u>          |
| 13. | Proposed <b>gross land coverage</b> : Total of Lines 5 – 12 =  | <u>18,626</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

*[Handwritten Signature]*



Date 6/14/21  
 REV 6/16/21



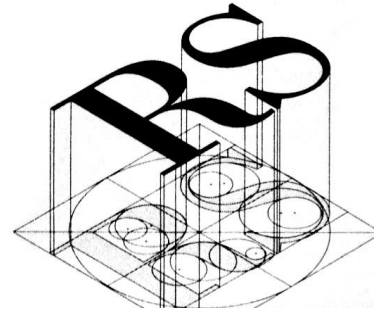
June 14, 2021, Revised 6/16/2021

## RPRC PROJECT REVIEW

24 ST MARY'S CHURCH ROAD

BEDFORD HILLS, NY

Parcel ID: 96.01-1-17



### Project Description:

The project proposes renovation of existing residence and construction of a new swimming pool.

24 St. Mary's Church Road is a 21.083 acre property with two structures set far back from the road. The existing residence is a 20<sup>th</sup> century single-story 'U' shaped structure with a small basement utility room on the east side. Proposed alterations and additions include relocation of the kitchen and dining rooms closer to the driveway, and construction of a master bedroom suite on the east side of the building. The new master bedroom will be constructed over a basement, providing interior access to the utility room. There is no habitable attic space.

An existing garage/studio building has two car spaces and exterior stair providing access to a two-room studio with a ¾ bath above the garage.

An overhead electric service extends from St Mary's Church Road on several service poles. Water for the site is provided by a single drilled well just north of the residence. The residence septic system is located south of the terrace south of the house.

The proposed swimming pool is to be an in-ground pool 18' x 40'. An existing 2.5' fieldstone wall running east-west will be extended as part of the proposed enclosure, and grade on the north side will be retained by a similar 2.5' high stone wall. The terrace area will be bluestone, enclosed by a 4' high black metal picket fence.

### Scenic Roadscape Preservation:

In addition to frontage on St. Mary's Church Road, the eastern portion of the site extends toward Mianus River Road. Both are designated as scenic roadways.

The residence is approximately 493' from St. Mary's Church Road, with only the existing projection of the Family Room within the regulated area. Renovations there are limited to replacement of the windows and interior alterations. On the east, the residence is more than 600' from Mianus River Road, outside of the regulated area.





Now or formerly Henrietta Lockwood

**SURVEY OF  
PROPERTY PREPARED FOR  
NOEL & JESSICA MELLER  
IN THE  
TOWN OF NORTH CASTLE  
WESTCHESTER COUNTY, NEW YORK**

Being part of Lot 1, "Subdivision of Property  
Belonging to Robert Holmi and Dudley Banskol, etc."  
as filed July 9, 1982 as Map No. 20957.

Scale: 1"=50' Aug. 9, 2000



Now or formerly  
Robert Parke  
(Liber 5255, Pg 160)

P/O Lot 1  
(Liber 12240, Pg 244)

21.083 AS

Now or formerly Ronald Atkins

N/F  
Francis C.  
Fosburgh

Now or formerly William Heller

I, Harold F. Campbell, the surveyor, who made this map, do hereby  
certify that this survey was completed August 9, 2000 and that this  
map was completed August 9, 2000.

*Harold F. Campbell*  
N.Y. State Lic. Surveyor



Certified to First American Title Insurance Company of New York  
in accordance with the Existing Code of Practice for Land Surveys  
adopted by the New York State Association of Professional Land  
Surveyors.

*Harold F. Campbell*

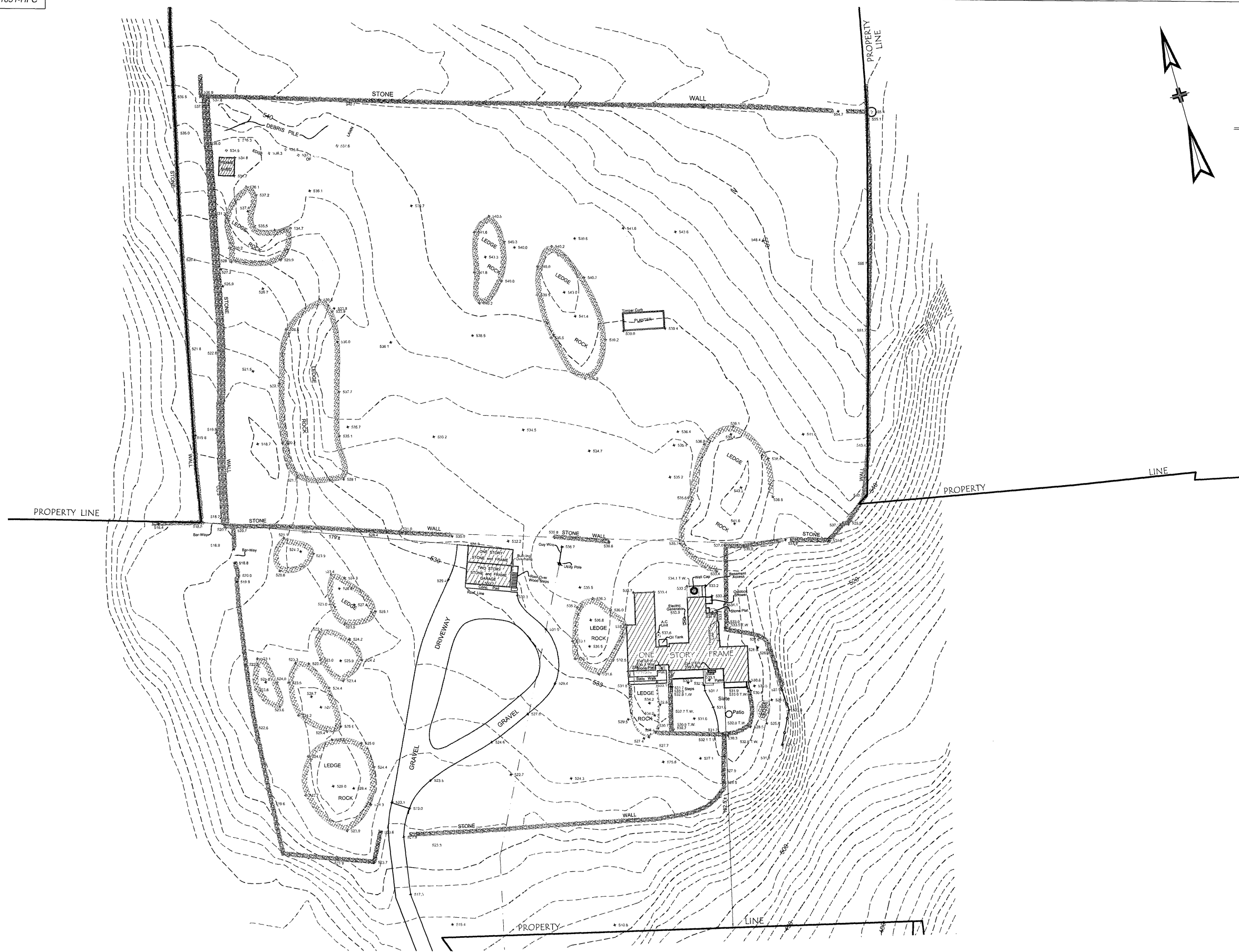
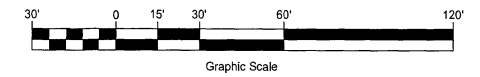
Possession only as indicated.  
Property corner monuments were not placed  
as part of this survey.

ETCHOUT 1020



# TOPOGRAPHIC SURVEY OF PROPERTY SITUATE IN THE TOWN OF NORTH CASTLE WESTCHESTER COUNTY NEW YORK

SCALE : 1"= 30'  
SURVEYED: JANUARY 15, 2021



- PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE TOWN OF NORTH CASTLE MAP 96.01 \* BLOCK 1 \* LOT 17 PROPERTY AREA = 21.083 Acres Address: 24 SAINT MARY'S CHURCH ROAD
- THE PREMISES SHOWN HEREON BEING A PORTION OF LOT 1 AS SHOWN ON A MAP ENTITLED "SUBDIVISION OF PROPERTY BELONGING TO ROBERT HALMI AND DUDLEY BONSLAND AND FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE DIVISION OF LAND RECORDS AS MAP No. 20957.
- THE ELEVATIONS SHOWN HEREON ARE IN THE "NAVD 88", (NORTH AMERICAN VERTICAL DATUM 1988).
- SURVEY IS SUBJECT TO ANY STATE OF FACTS WHICH AN UP-TO-DATE TITLE EXAMINATION MAY DISCLOSE.
- THE OFFSETS SHOWN ARE FOR INFORMATIONAL PURPOSE ONLY. THEY ARE NOT INTENDED TO ESTABLISH PROPERTY LINES FOR THE ERECTION OF FENCES, STRUCTURES OR ANY OTHER IMPROVEMENT.
- COPYRIGHT 2021 JRL LAND SURVEYOR P.C. ALL RIGHTS RESERVED. THE UNAUTHORIZED REPRODUCTION AND DISTRIBUTION OF THIS DOCUMENT IS ILLEGAL, AND IS A VIOLATION UNDER UNITED STATES COPYRIGHT LAWS.
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7208, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAWS.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE TRUE VALID COPIES.



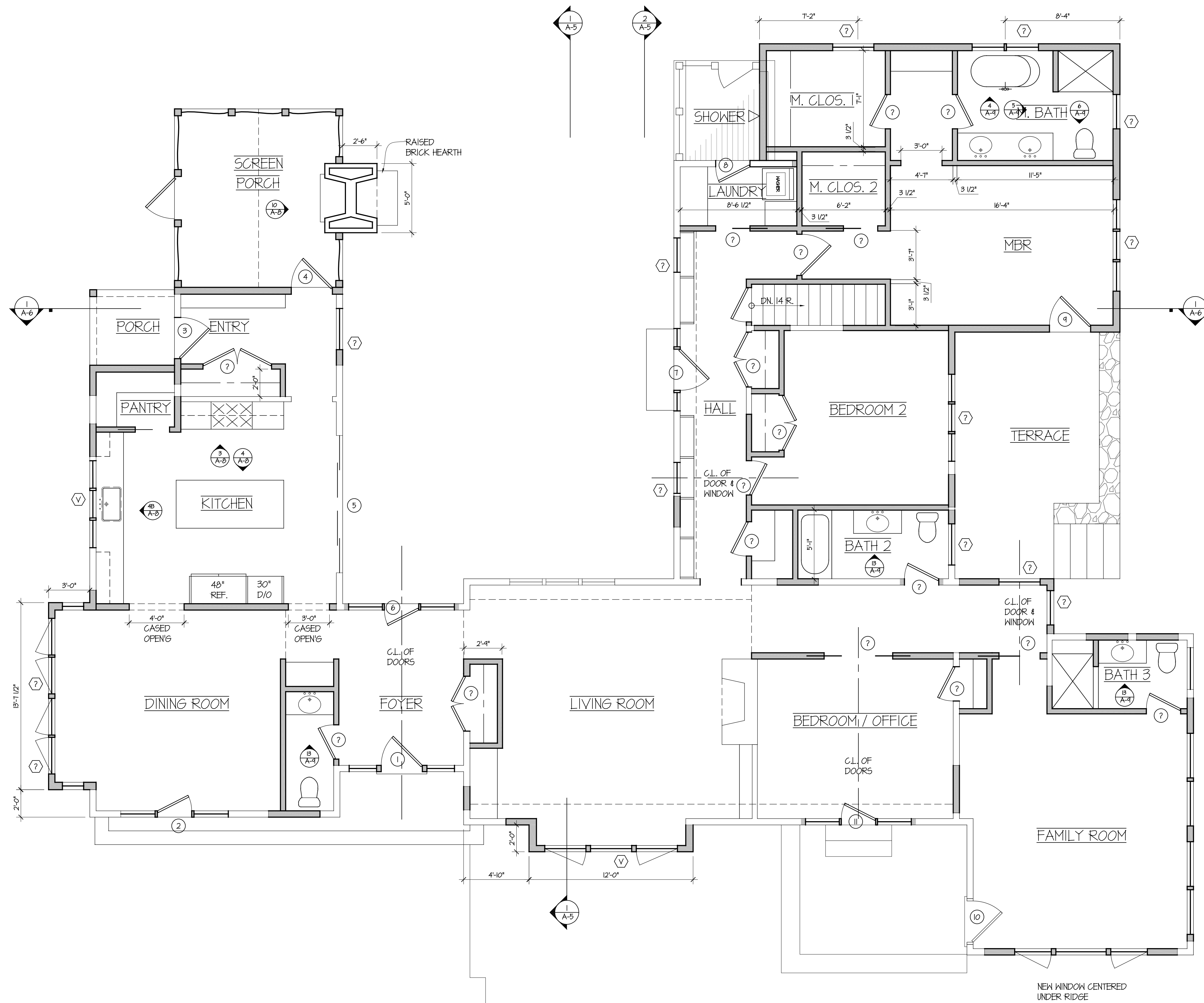
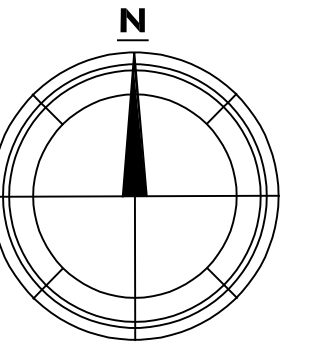
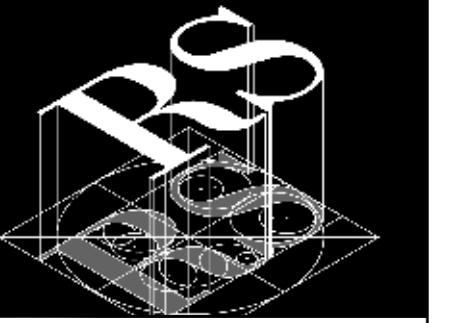
Digitally signed by Joseph R. Link L.S.  
DN: cn=Joseph R. Link L.S., ou=JRL Surveying, Inc., email=jlink@jrlsurveying.com, c=US  
Date: 2021.01.21 21:59:28 -0500  
Adobe Acrobat version: 11.0.23

Joseph R. Link L.S.



JOSEPH R. LINK  
NEW YORK STATE LICENSED LAND SURVEYOR NO. 050456  
NEW YORK STATE LICENSED LAND SURVEYOR SEAL  
Phone: 914-941-1440 Web: http://jrlsurveying.com





Project Name & Address  
**REICHGUT RESIDENCE**  
24 ST. MARY'S CHURCH  
BEDFORD, NY

Project No.  
**20-012**

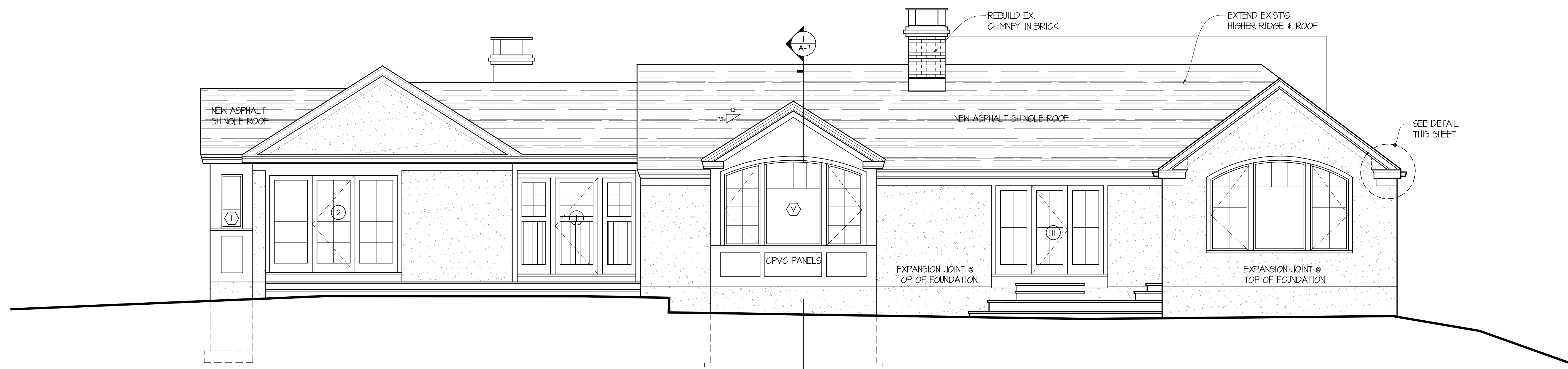
Sheet Name  
**FIRST FLOOR PLAN**

d JUNE 15, 2021  
s 1/4" = 1'-0"

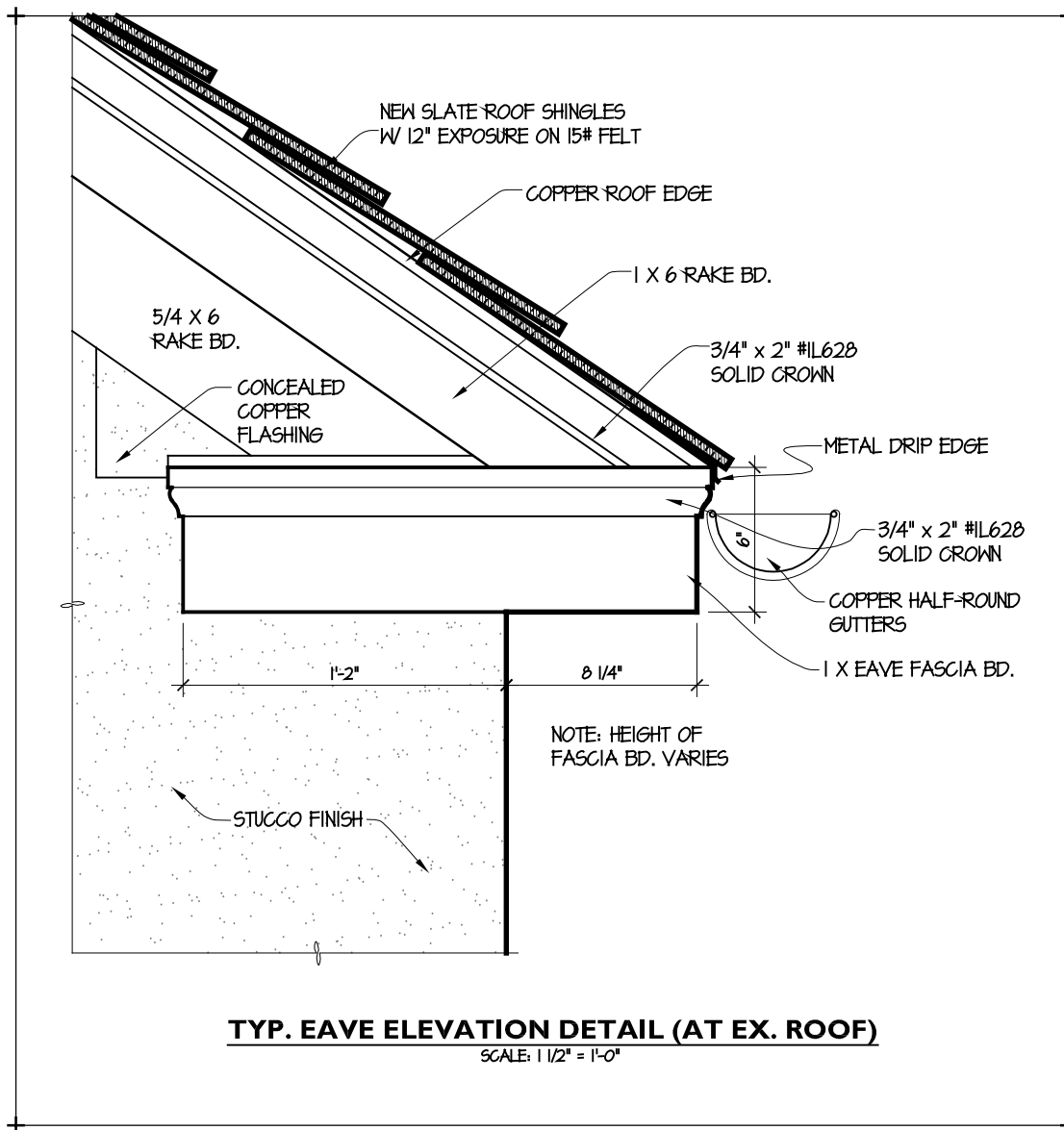
Sheet No.

**A-1**

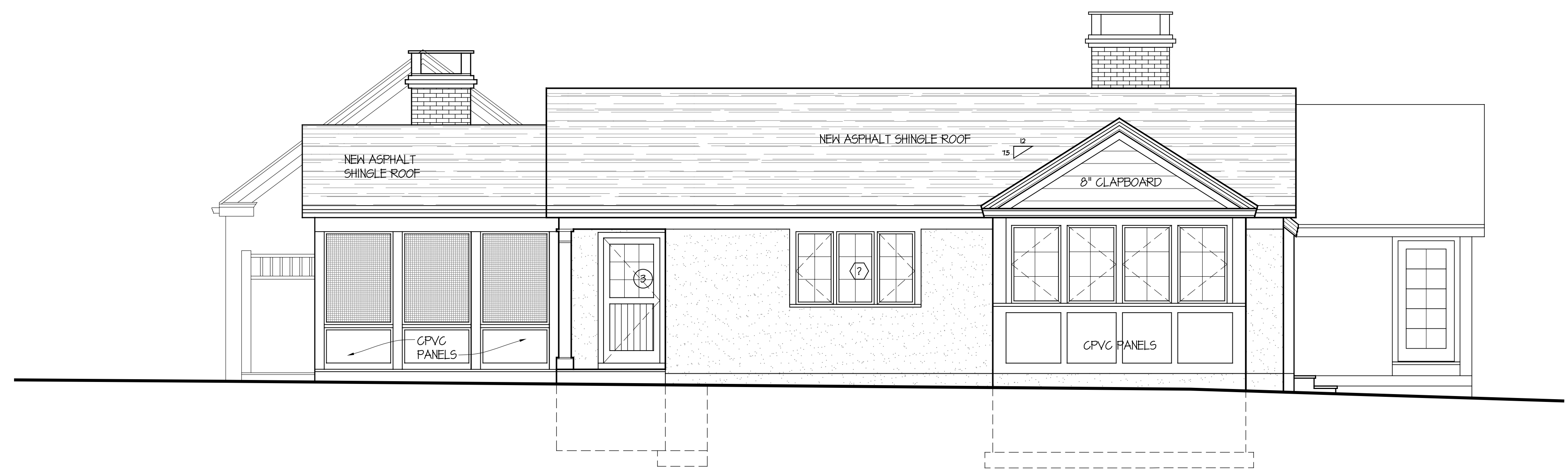




**SOUTH ELEVATION**  
 SCALE: 1/4" = 1'-0"



**TYP. EAVE ELEVATION DETAIL (AT EX. ROOF)**  
 SCALE: 1/2" = 1'-0"



**WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"

Project Name & Address  
**REICHGUT RESIDENCE**  
 24 ST. MARY'S CHURCH  
 BEDFORD, NY

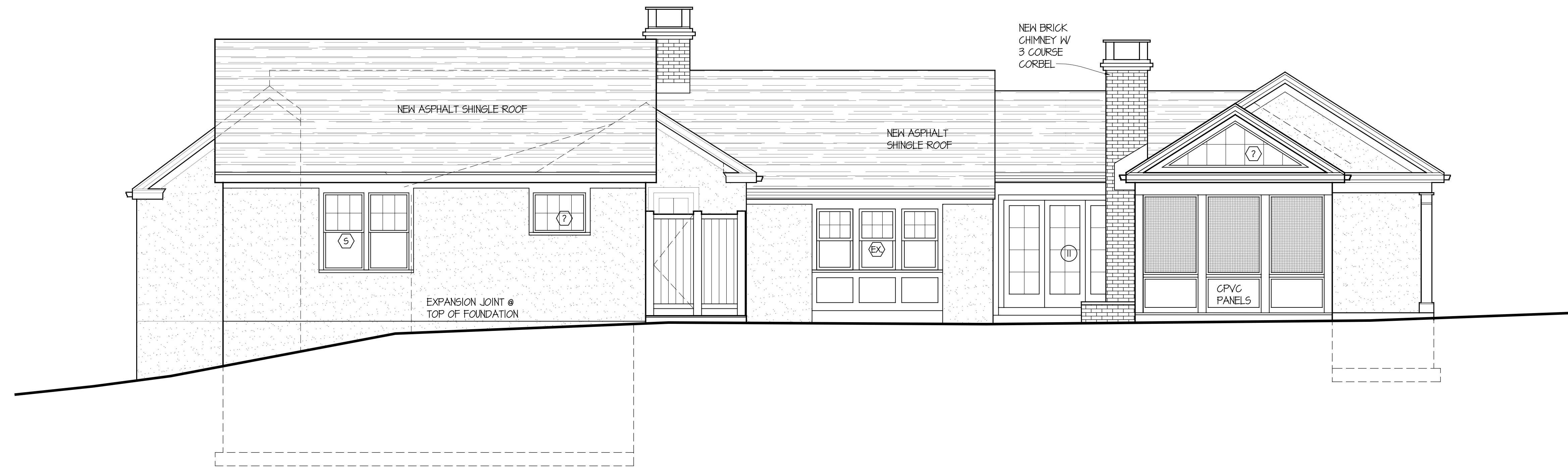
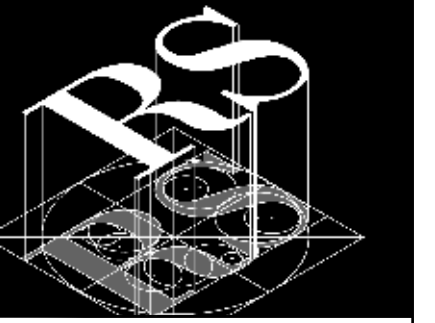
Project No.  
**20-012**

Sheet Name  
**EXTERIOR ELEVATIONS**

d JUNE 15, 2021  
 s 1/4" = 1'-0"

Sheet No.

**A-3**



**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

Project Name & Address  
**REICHGUT RESIDENCE**  
**24 ST. MARY'S CHURCH**  
**BEDFORD, NY**

Project No.  
**20-012**

Sheet Name  
**EXTERIOR**  
**ELEVATIONS**

d JUNE 15, 2021  
s 1/4" = 1'-0"

Sheet No.

**A-4**