



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: 11 Troy Lane, Bedford, NY 10506

Section III- DESCRIPTION OF WORK:

Fence along one side of backyard. Shed in backyard.

Section III- CONTACT INFORMATION:

APPLICANT: _____

ADDRESS: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

PROPERTY OWNER: Matt Dallas

ADDRESS: 11 Troy Lane, Bedford, NY 10506

PHONE: 914-273-3514 MOBILE: 917-363-1333 EMAIL: mdallas@hotmail.com

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: _____

11 Troy Lane, Bedford, NY 10506

Zoning District: _____ Property Acreage: _____ Tax Map Parcel ID: _____

Date: 7/26/21

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
- 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.

**DIAGRAM SHOWING
PROPERTY MARKERS SET
SITUATE IN THE
TOWN OF NORTH CASTLE
WESTCHESTER COUNTY
NEW YORK**

SCALE : 1" = 30'
 SURVEYED: SEPTEMBER 1, 2020
 Fence Located September 18, 2020
 Amended to Show Sheet July 20, 2021



PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE
 TOWN/VILLAGE OF COSSING
 MAP 104.11 • BLOCK 1 • LOT 35
 OLD Tax ID Sec. 4 • Plate 318 • Block 26 • Lot 80
 PROPERTY AREA = 26,855 Sq. Ft. / 0.6162 Acres



Phone: 914-631-1440 Web: <http://jrlsurveying.com>



LOT 9

S 22° 18' 30" E
 464.77'

LOT 8
 ADDITIONAL SITE FEATURES
 NOT LOCATED OR DEPICTED HEREON

TROY LANE

LOT 7

S 78° 21' 20" E
 216.36'

CONCRETE
 MONUMENT
 FOUND AT CORNER

STONE WALL GENERALLY ON LINE

Chain Link Fence

N 1° 10' 10" W
 132.30'

N 4° 42' 13" W
 120.00'

Corner
 Set

0.2' nls
 Pin Set

Wood 0.2' nls

Square Box
 0.3' x 0.3'

Spike Set
 in Tree
 0.7' nls

T.C. Meritts
 Pin Found

Fence

T.C. Meritts
 Pin Found

N 48° 32' 10" W
 422.28'

T.C. Meritts
 Pin Found

0.1' nls

FRASE
 SHEET

DAMAGE

T.C. Meritts
 Pin Found

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R=65.00' L=130.62'
 Δ=115° 08' 10"

T.C. Meritts
 Pin Found



Town of North Castle Building Department

17 Bedford Road

Armonk, New York 10504-1898

Telephone: (914) 273-3000 ext. 44 Fax: (914) 273-3554

www.northcastleny.com

Residential Building Permit Application

NOTE: TWO (2) SETS OF ALL REQUIRED DOCUMENTS MUST BE SUBMITTED WITH THIS APPLICATION

Section I- PROJECT ADDRESS: _____ DATE: _____

Section II- CONTACT INFORMATION: (Please print clearly. All information must be current.)

APPLICANT: _____

ADDRESS: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

PROPERTY OWNER: _____

ADDRESS: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

Section III- DESCRIPTION OF WORK: (Any work conducted outside of the house requires approval from the RPRC unless the proposed action is minor in nature and complies with 355-26 C (3) of the Town of North Castle code.)

Section IV- USE AND OCCUPANCY:

EXISTING/ CURRENT USE: _____

PROPOSED RESIDENTIAL:

One Family Dwelling Two Family Dwelling Townhouse Detached Accessory Structure

Section V- PERMIT FEES: (\$100 app fee plus \$14 per \$1000, cost of construction and a \$75 CO fee.)

ESTIMATED COST OF CONSTRUCTION (Based on fair market value labor & material) \$ _____

AFFIDAVIT OF CONSTRUCTION COST: This affidavit must be completed by the Design Professional if the estimated cost is \$20,000 or more.

Town of North Castle Building Department

Section V- (Continued)

I _____ do hereby affirm and certify as follows: (i) I am the architect/engineer (circle one) licensed by the State of New York; (ii) I have reviewed the plans, drawings and specifications for this application and am fully familiar with the proposed construction; (iii) based on my experience, I estimate the total cost of construction including all labor, all materials, all professional fees and all associated costs to be approximately \$_____, and (iv) pursuant to Penal Law 210.45, I acknowledge that a false statement made knowingly is a Class A misdemeanor.

Signature: _____ Date: _____

Sign and Affix Seal Here

Section VI- CONTACT INFORMATION: (Please print clearly. All information must be current)

ARCHITECT/ ENG: _____

ADDRESS: _____

PHONE: _____ MOBILE: _____

EMAIL: _____

CONTRACTOR: _____

ADDRESS: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

PLUMBER: _____

ADDRESS: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

ELECTRICIAN: _____

ADDRESS: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

Section VII- APPLICANT CERTIFICATION

I hereby certify that I have read the instructions & examined this application and know the same to be true & correct. All provisions of laws & ordinances covering this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or land use or the performance of construction.

Signature: _____ Date: _____

Town of North Castle Building Department

Section VIII- AFFIDAVIT OF OWNER AUTHORIZATION IF APPLICABLE: (To be notarized)

STATE OF NEW YORK }
COUNTY OF WESTCHESTER } SS:

The applicant _____ has proper consent from said owner to make this application as submitted and said owner agrees to all terms and conditions placed upon same.

Owner's Name (PRINT) _____ Owner's Signature _____

Sworn to before me this _____ day of _____, 20 _____

Notary Signature _____



Notary Stamp Here

OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

Zone: _____ Section: _____ Block: _____ Lot: _____

Building Department Checklist:

Does this permit require RPRC approval? [] Yes [] No

[] GC License [] Work. Comp. [] Liability. Ins. [] Disability [] Two sets of documents

[] Permit Fee _____ Payment: [] Check #: _____ [] Cash [] Credit Card

Name on check: _____

Received By: _____ Application No.: _____

BUILDING INSPECTOR APPROVAL

Has all the conditions of the RPRC been met? [] Yes [] NA

Is a Flood Development permit required? [] Yes [] No

Reviewed By: _____ Date: _____

Building Inspector Approval: _____ Date: _____

Conditions: _____



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: Matt Dallas Date: 7/26/21

Tax Map Designation or Proposed Lot No.: _____

Floor Area

- | | | |
|-----|---|---------------|
| 1. | Total Lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>96,684</u> |
| 2. | Maximum permitted floor area (per Section 355-26.B(4)): | <u>10,504</u> |
| 3. | Amount of floor area contained within first floor:
- <u>1,657</u> existing + <u>0</u> proposed = | <u>1,657</u> |
| 4. | Amount of floor area contained within second floor:
- <u>957</u> existing + <u>0</u> proposed = | <u>957</u> |
| 5. | Amount of floor area contained within garage:
- <u>560</u> existing + <u>0</u> proposed = | <u>560</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>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>0</u> existing + <u>180</u> proposed = | <u>180</u> |
| 10. | Proposed floor area: Total of Lines 3 – 9 | <u>3,354</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.

Mark O'Maid
 Signature and Seal of Professional Practitioner No. 435



8/4/21
 Date



TOWN OF NORTH CASTLE
 WESTCHESTER COUNTY
 17 Bedford Road
 Armonk, New York 10504-1898

PLANNING DEPARTMENT
 Adam R. Kaufman, AICP
 Director of Planning

Telephone: (914) 273-3542
 Fax: (914) 273-3554
www.northcastleny.com

GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: Matt Dallas Date: 7/26/21

Tax Map Designation or Proposed Lot No.: _____

Gross Lot Coverage

- | | | |
|-----|--|-----------------------|
| 1. | Total lot Area (Net Lot Area for Lots Created After 12/13/06): | <u> 98,684 </u> |
| 2. | Maximum permitted gross land coverage (per Section 355-26.C(1)(b)): | <u> 13,987 </u> |
| 3. | BONUS maximum gross land cover (per Section 355-26.C(1)(b)): | |
| | Distance principal home is beyond minimum front yard setback | <u> 420 </u> |
| | <u> 42 </u> x 10 = _____ | |
| 4. | TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3 | <u> 14,407 </u> |
| 5. | Amount of lot area covered by principal building: | |
| | <u> 465 </u> existing + <u> 250 </u> proposed = | <u> 1,907 </u> |
| 6. | Amount of lot area covered by accessory buildings: | |
| | <u> 560 </u> existing + <u> 0 </u> proposed = | <u> 560 </u> |
| 7. | Amount of lot area covered by decks: | |
| | <u> 160 </u> existing + <u> 0 </u> proposed = | <u> 160 </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> 2,730 </u> existing + <u> 0 </u> proposed = | <u> 2,730 </u> |
| 10. | Amount of lot area covered by terraces: | |
| | <u> 0 </u> existing + <u> 0 </u> proposed = | <u> 0 </u> |
| 11. | Amount of lot area covered by tennis court, pool and mechanical equip: | |
| | <u> 12 </u> existing + <u> 0 </u> proposed = | <u> 12 </u> |
| 12. | Amount of lot area covered by all other structures: | |
| | <u> 0 </u> existing + <u> 180 </u> proposed = | <u> 180 </u> |
| 13. | Proposed gross land coverage | <u> 5,549 </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.

 Mark O'Malley
 Signature and Seal of Professional Planner



 8/4/21
 Date

George Latimer
Westchester County Executive

Westchester
gov.com

James Maisano
Director, Consumer Protection

Department of Consumer Protection Home Improvement License

RED FOX FENCE, INC.
620 ARMONK ROAD
MOUNT KISCO, NY-10549

This license is issued in accordance with Article XVI of the Westchester County
Consumer Protection Code and is valid only upon presence of the official department seal.

License Number
WC-30923-H18



Date of Expiration
08/06/2020

CERTIFICATE OF WORKERS' COMPENSATION INSURANCE



SCAN TO VALIDATE
AND SUBSCRIBE

^ ^ ^ ^ ^ ^ ^ ^ 202679750
THE FLANDERS GROUP
300 LINDEN OAKS
SUITE 210 - 1ST FLOOR
ROCHESTER NY 14625

POLICYHOLDER RED FOX FENCE INC 620 ARMONK ROAD MOUNT KISCO NY 10549
--

CERTIFICATE HOLDER MATT DALLAS 11 TROY LANE BEDFORD NY 10506

POLICY NUMBER Z1418 336-2	CERTIFICATE NUMBER 519423	POLICY PERIOD 04/01/2020 TO 04/01/2021	DATE 9/16/2020
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THIS IS TO CERTIFY THAT THE POLICYHOLDER NAMED ABOVE IS INSURED WITH THE NEW YORK STATE INSURANCE FUND UNDER POLICY NO. 1418 336-2, COVERING THE ENTIRE OBLIGATION OF THIS POLICYHOLDER FOR WORKERS' COMPENSATION UNDER THE NEW YORK WORKERS' COMPENSATION LAW WITH RESPECT TO ALL OPERATIONS IN THE STATE OF NEW YORK, EXCEPT AS INDICATED BELOW.

IF YOU WISH TO RECEIVE NOTIFICATIONS REGARDING SAID POLICY, INCLUDING ANY NOTIFICATION OF CANCELLATIONS, OR TO VALIDATE THIS CERTIFICATE, VISIT OUR WEBSITE AT [HTTPS://WWW.NYSIF.COM/CERT/CERTVAL.ASP](https://www.nysif.com/cert/certval.asp). THE NEW YORK STATE INSURANCE FUND IS NOT LIABLE IN THE EVENT OF FAILURE TO GIVE SUCH NOTIFICATIONS.

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS NOR INSURANCE COVERAGE UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICY.

NEW YORK STATE INSURANCE FUND



DIRECTOR, INSURANCE FUND UNDERWRITING

VALIDATION NUMBER: 1068870314

Gross Floor Area Worksheet

12x15=180
Shed (5A)

10x16=160
Deck (4A)

20 x 28 = 560

Garage (2A)

30'6" x 54'4" = 1,657

House (1A)

32' x 29'11"
= 957

House 2nd Fl
(2A)

1A = House

2A = House 2nd fl.

3A = Garage

4A = Deck

5A = Shed

1A = 1,657

2A = 957

3A = 560

4A = 160

5A = 180

Gross Floor Area = 3,514

Gross Land Coverage Worksheet

12x15=180
Shed (5A)

10x16=160
Deck (4A)

20 x 28 = 560
Garage (2A)

30'6" x 54'4" = 1,657
House (1A)

A x B = 2,730
Drive (3A)

1A = House
2A = Garage
3A = Drive
4A = Deck
5A = Shed

1A = 1,657
2A = 560
3A = 2,730
4A = 160
5A = 180
Gross Land Coverage = 5,537



It is a 6' wooden fence that will match the above portion of fence that is currently installed.

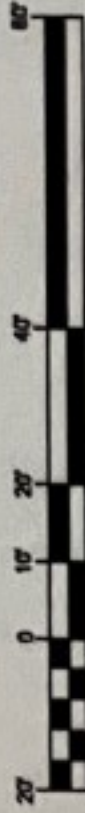


The shed is 12x15'. Above is a photo.

DIAGRAM SHOWING
PROPERTY MARKERS SET
SITUATE IN THE
TOWN OF NORTH CASTLE
WESTCHESTER COUNTY
NEW YORK

SCALE: 1"=30'

SURVEYED: SEPTEMBER 1, 2020
Fence Located September 18, 2020
Amended to Show Shed July 20, 2021



Graphic Scale

• PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE
TOWN / VILLAGE OF OSSINING
MAP 104.11 • BLOCK 1 • LOT 35
OLD Tax ID Sec. 4 • Plots 318 • Block 26 • Lot 80
PROPERTY AREA = 28,855 Sq. Ft. / 0.6185 Acres



Phone: 914-941-1440 Web: <http://jlinksurveying.com>



LOT 9

8 22° 16' 30" E
464.97

LOT 8

ADDITIONAL SITE FEATURES
NOT LOCATED OR DEPICTED HEREON

Fence portion to
be completed here

Shed to be moved
No closer than
15' from property line

LOT 7

TROY LANE

R=85.00' L=130.62'
Δ=115° 08' 10"

T.C. Meritts
Pin Found

Pin Set
T.C. Meritts
Pin Found

EXISTING GARAGE
FRAME SHED

0.1' n/e
0.1' n/e
T.C. Meritts
Pin Found

Fence
N 49° 52' 10" W
422.20'
T.C. Meritts
Pin Found

Spike Set
in Tree
0.1' n/e
T.C. Meritts
Pin Found

Square Bolt
0.78' n/e
T.C. Meritts
Pin Found

Wood
0.2' n/e
Pin Set

0.2' n/e
Pin Set

T.C. Meritts
Pin Found

Concrete
Set

Chain Link Fence

N 4° 42' 10" W
120.00'

N 1° 10' 10" W
132.30'

STONE WALL GENERALLY ON LINE

CONCRETE
MONUMENT
FOUND AT CORNER

8 78° 21' 20" E
215.38'