



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: _____

Section III- DESCRIPTION OF WORK:

Section III- CONTACT INFORMATION:

APPLICANT: _____

ADDRESS: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

PROPERTY OWNER:

ADDRESS: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

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:

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

Date: _____

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.



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: _____ Date: _____

Tax Map Designation or Proposed Lot No.: _____

Gross Lot Coverage

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

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

 Date



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: _____ Date: _____

Tax Map Designation or Proposed Lot No.: _____

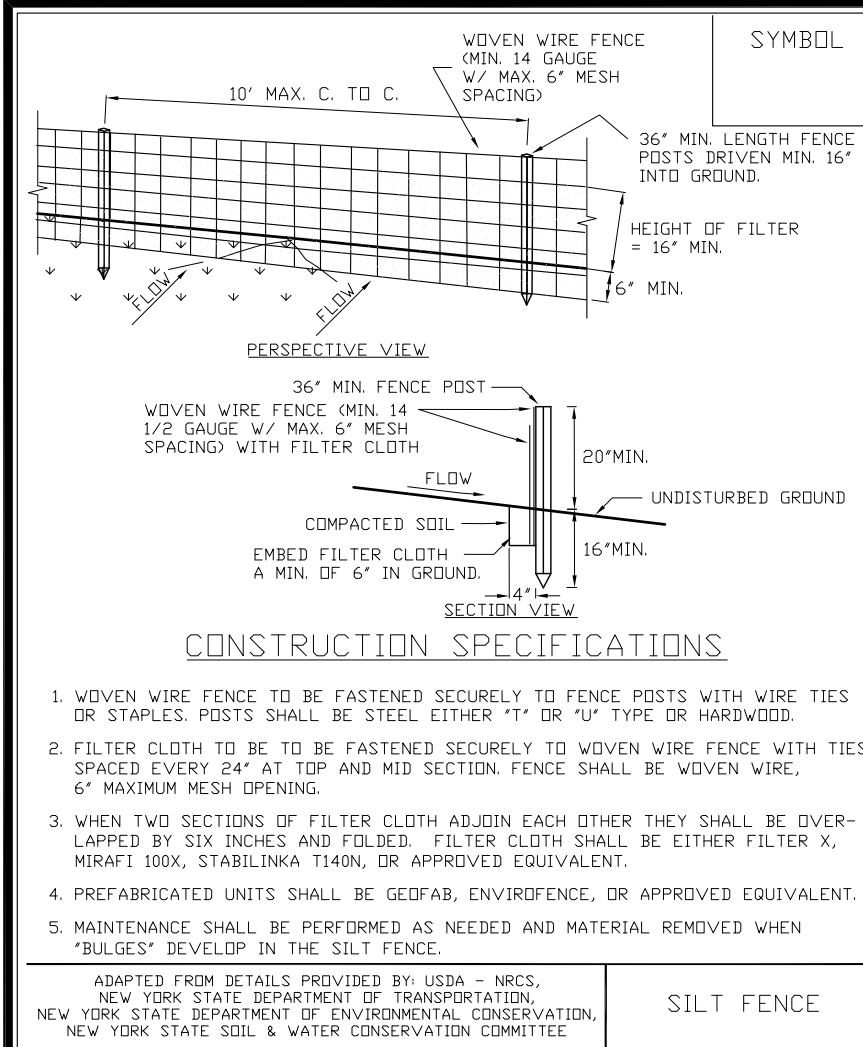
Floor Area

1. Total Lot Area (Net Lot Area for Lots Created After 12/13/06): _____
2. **Maximum** permitted floor area (per Section 355-26.B(4)): _____
3. Amount of floor area contained within first floor:
– _____ existing + _____ proposed = _____
4. Amount of floor area contained within second floor:
– _____ existing + _____ proposed = _____
5. Amount of floor area contained within garage:
– _____ existing + _____ proposed = _____
6. Amount of floor area contained within porches capable of being enclosed:
– _____ existing + _____ proposed = _____
7. Amount of floor area contained within basement (if applicable – see definition):
– _____ existing + _____ proposed = _____
8. Amount of floor area contained within attic (if applicable – see definition):
– _____ existing + _____ proposed = _____
9. Amount of floor area contained within all accessory buildings:
– _____ existing + _____ proposed = _____
10. Proposed **floor area**: Total of Lines 3 – 9 = _____

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.

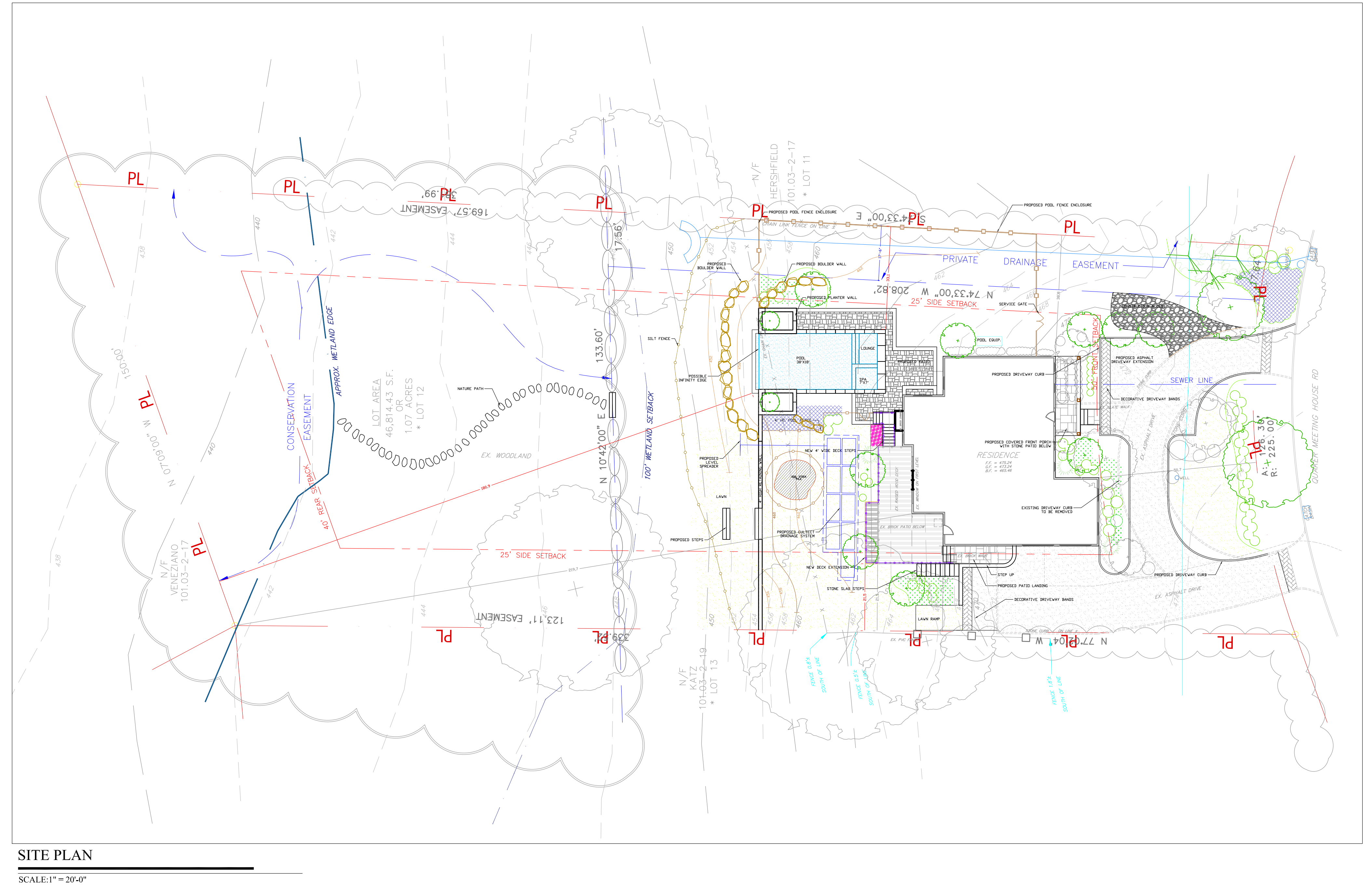
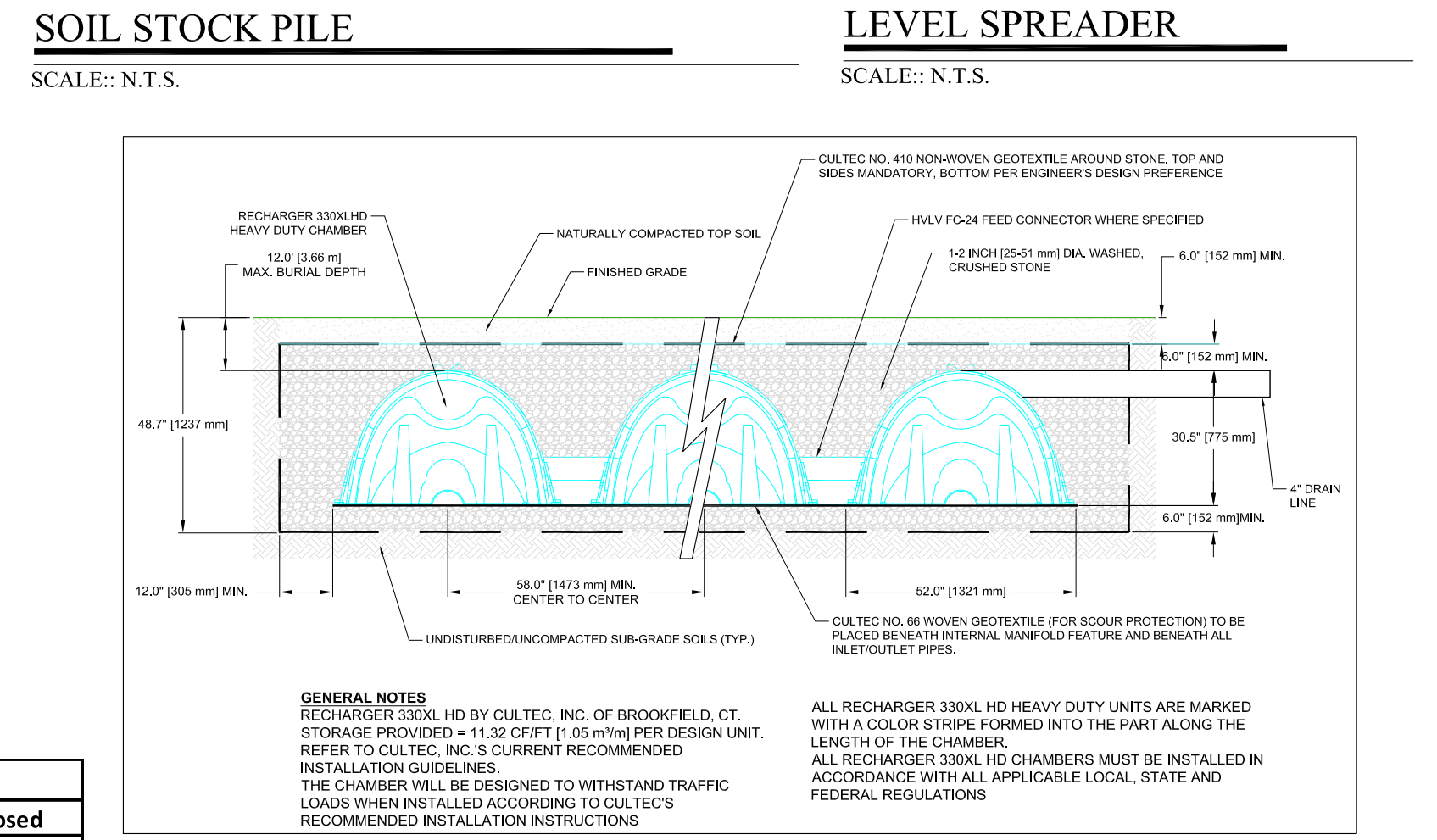
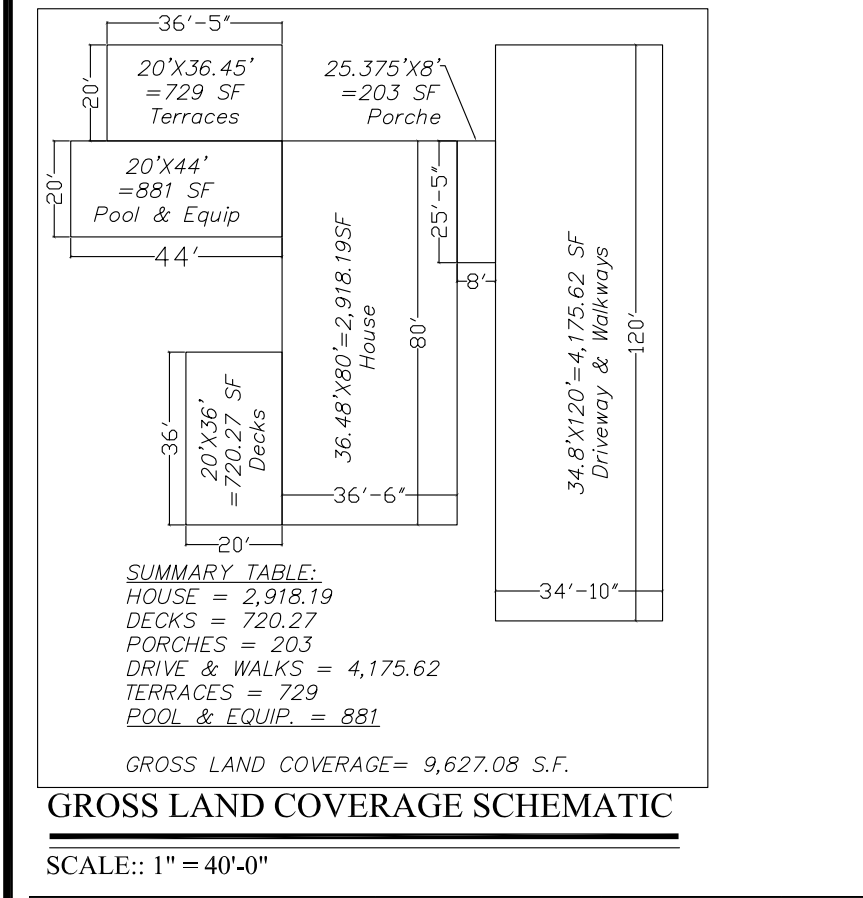
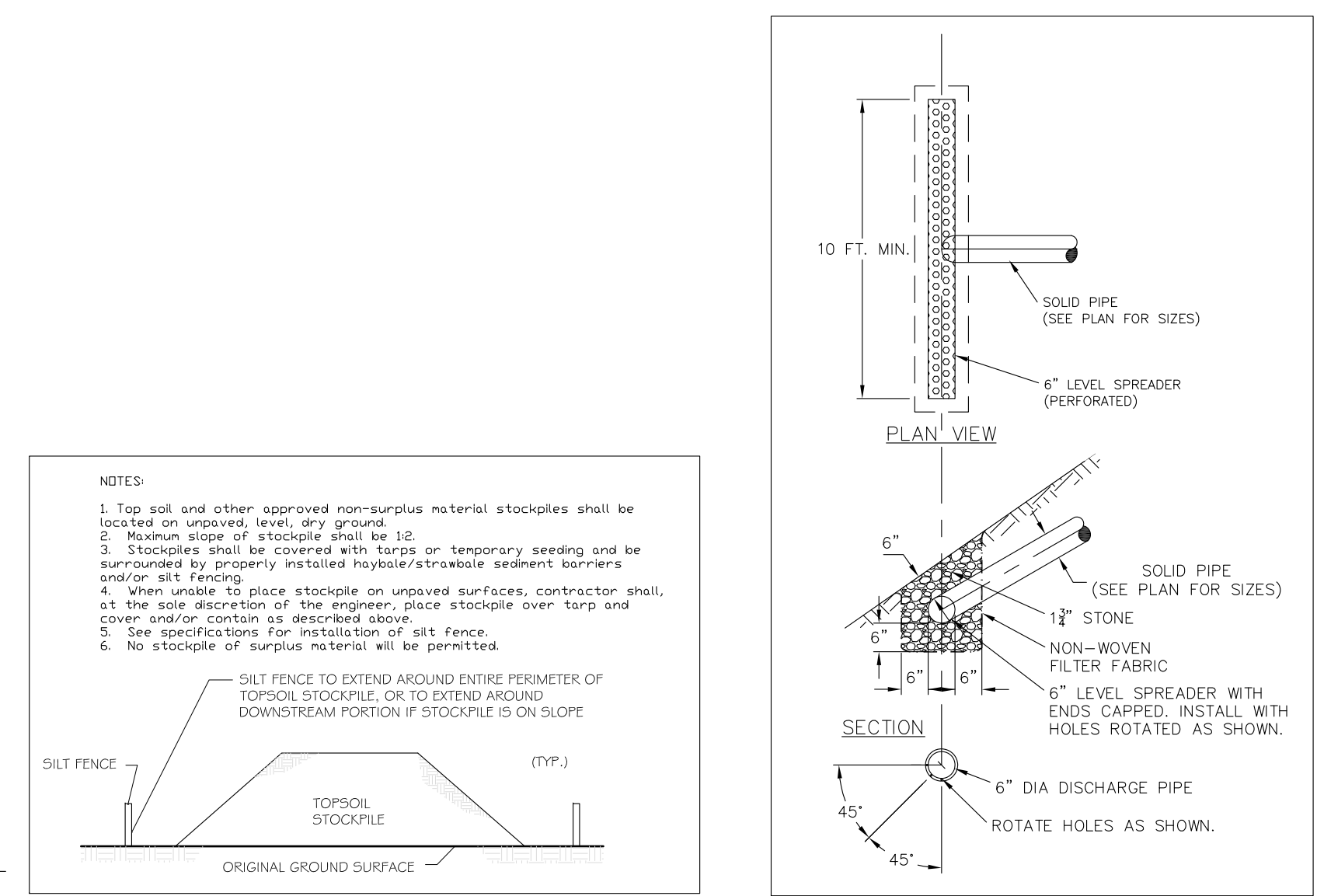
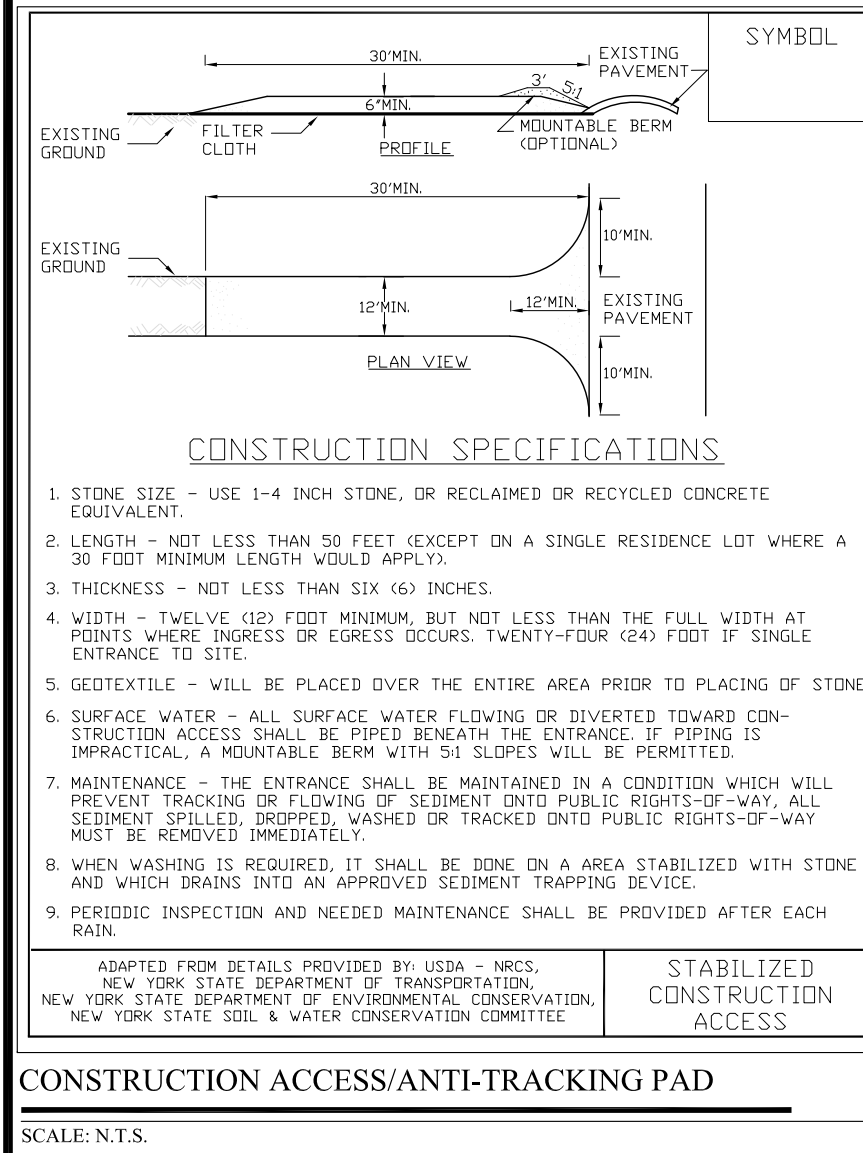
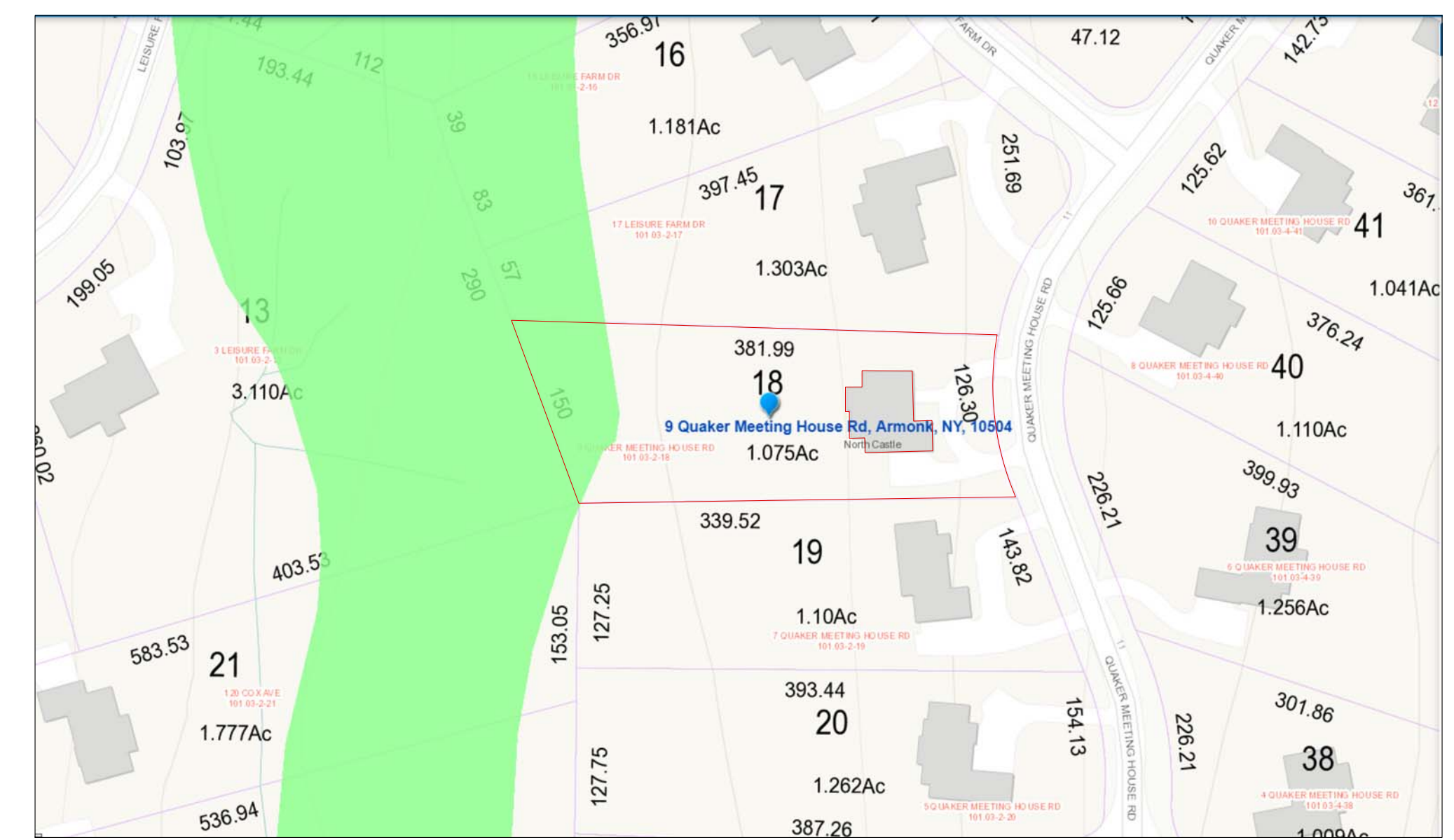
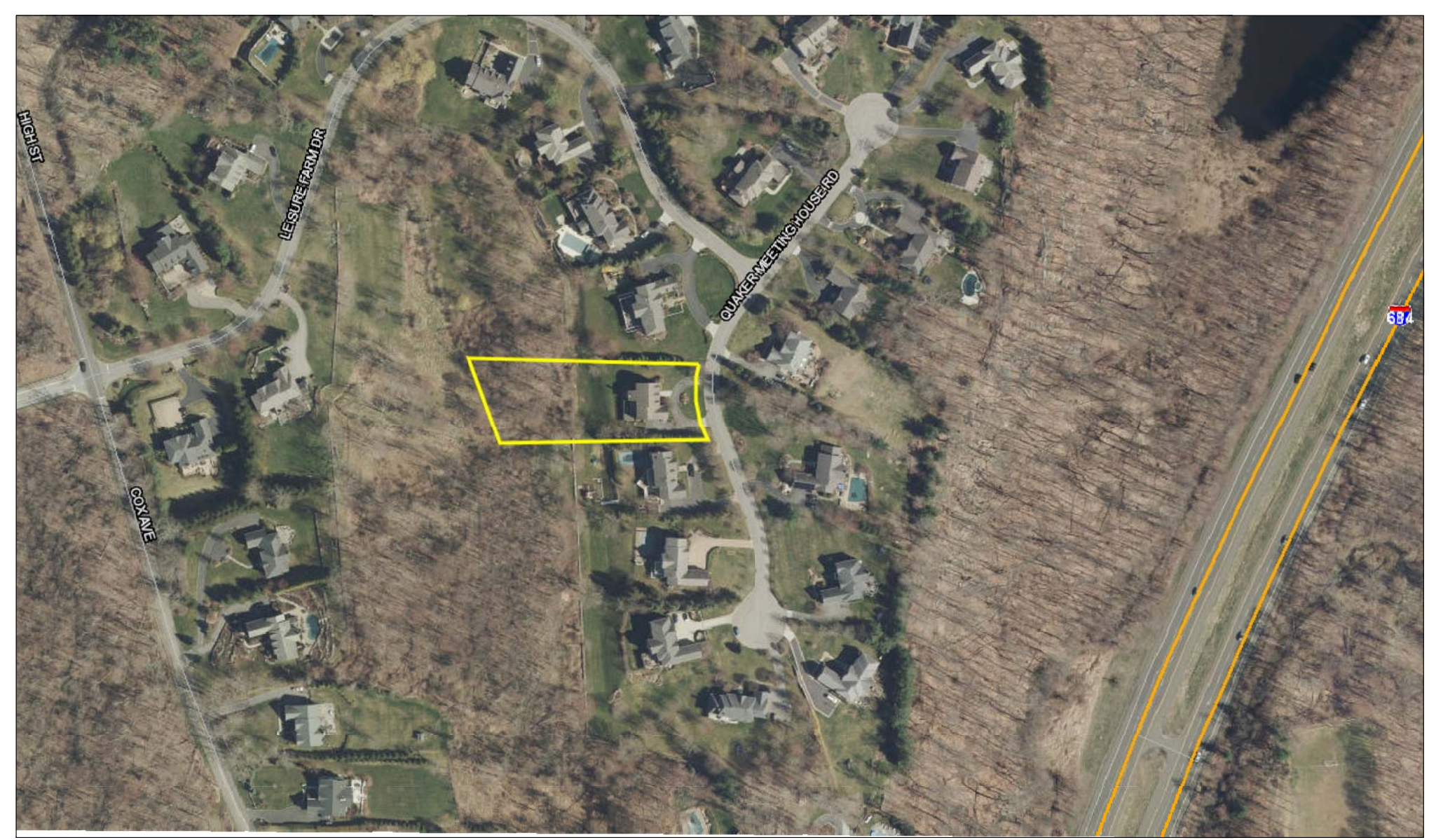
Signature and Seal of Professional Preparing Worksheet

Date



STORMWATER POLLUTION PREVENTION PLAN NOTES:

- TOTAL ESTIMATED AMOUNT OF CUT TO BE 20 CUBIC YARDS. ALL 20 CUBIC YARDS TO BE USED ONSITE FOR BACKFILL AND GRADING. NO ADDITIONAL FILL SHALL BE IMPORTED OR REMOVED FROM THE SITE.
- WEEKLY INSPECTIONS TO BE MADE BY A TRAINED CONTRACTOR, AS DEFINED BY NYSDEC SPDES GP-0-20-001 APPENDIX "A", OF SILT FENCE & SOIL STOCK PILE AREA. ANY DAMAGED AREAS TO BE FIXED OR REPLACED.
- DRAINAGE SYSTEMS TO BE INSPECTED & MAINTAINED ON A YEARLY BASIS. INSPECTION TO CONSIST OF DRAIN INLETS TO BE CLEAR OF DEBRIS & LEVEL SPREADER CONSTRUCTION.
- CONTRACTOR TO HAVE ONSITE AS NEEDED DURING CONSTRUCTION A 8 YARD DUMPSTER FOR LITTER & DEBRIS. CONTRACTOR TO REMOVE ANY CONSTRUCTION DEBRIS ON A WEEKLY BASIS AND REMOVE ANY WASTE ON A DAILY BASIS.
- ONLY MATERIAL TO BE STORED ONSITE ARE GRAVEL, SAND, CEMENT & ORGANIC MATERIAL (i.e. STONES & PLANTS).
- CONTRACTORS SHALL SIGN AND DATE THE FOLLOWING CERTIFICATION STATEMENT BEFORE UNDERTAKING ANY LAND DEVELOPMENT ACTIVITY: "I HEREBY CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND AND AGREE TO COMPLY WITH THE TERMS AND CONDITIONS OF THE SWPPP AND AGREE TO IMPLEMENT ANY CORRECTIVE ACTIONS IDENTIFIED BY THE QUALIFIED INSPECTOR DURING A SITE INSPECTION. I ALSO UNDERSTAND THAT THE OWNER OR OPERATOR MUST COMPLY WITH THE TERMS AND CONDITIONS OF THE MOST CURRENT VERSION OF THE NEW YORK STATE POLLUTANT DISCHARGE ELIMINATION SYSTEM (SPDES) GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES AND THAT IT IS UNLAWFUL FOR ANY PERSON TO CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS. FURTHERMORE, I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, THAT I DO NOT BELIEVE TO BE TRUE, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."



LEGEND:

- CONSTRUCTION LIMIT
- SILT FENCE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- TREE PROTECTION
- EXISTING LABELS
- PROPERTY LINE
- MIN. SETBACKS
- 100' WETLAND SETBACKS
- WETLAND BOUNDARY

CONSTRUCTION SEQUENCE

- PROVIDE SILTATION FENCING AROUND ALL PROPOSED DISTURBANCE AREAS AS INDICATED ON PLANS.
- PROVIDE SILTATION FENCING AROUND STOCKPILE LOCATION.
- INSTALLATION OF CONSTRUCTION ACCESS ROAD.
- INSTALLATION OF PROPOSED POOL, RETAINING WALLS, STEPS, PATIO AND WALKWAYS.
- INSTALL BURIED PROPANE TANK, ELECTRICAL AND GAS LINES FOR POOL REQUIREMENT.
- INSTALLATION OF DRIVEWAY EXTENSION AND REMOVAL OF OLD DRIVEWAY.
- FINAL GRADING AND REMOVE EXCESS FILL FROM SITE IF NEEDED.
- REMOVAL OF DEBRIS.
- REMOVE SILTATION FENCING ONCE ALL DISTURBED AREAS HAVE BEEN STABILIZED.

PROPOSED DRAINAGE:

Design Criteria:

- 25 Year Storm. Zero increase in runoff
- 24 HR. Rainfall Event = 5.7"

Increase in Runoff: Area of Increase = 2,300 s.f.

- Proposed Hardscapes: CN 98(5.46" Rainfall)
- Existing Grass Area: CN 61(1.81" Rainfall)
- $(5.46 - 1.81) / 12 \times 2,225.57 = 676.94 c.f.$

Proposed Retention System:

- USE 9 CULTEC 330XLHD @ 79.26 c.f. = 713.34 c.f.
- 713.34 c.f. > 676.94 c.f. = OK

Note: Soil pecculation and deep hole test to be performed in drainage system location to confirm system size.

NOTES:

- PROPERTY SURVEY PREPARED BY W.E. JAMES ENGINEERING AND LAND SURVEYING, PLLC, DATED 9-29-2020.
- TOPO FROM EASTERN STATES ENGINEERING, INC. PLOT PLAN, DATED 10-27-99.
- EDGE OF WETLANDS TAKEN FROM WESTCHESTER COUNTY GIS, MAPPING WESTCHESTER COUNTY.
- ALL EXISTING UTILITIES TO BE MARKED OUT BY PUBLIC OR PRIVATE SERVICE PRIOR TO START OF CONSTRUCTION.
- CONSTRUCTION OF WALLS OVER 4 FT. SHALL BE CERTIFIED BY THE DESIGN PROFESSIONAL PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY/COMPLETION.

LOUIS FUSCO
landscape architects
focus • form • function

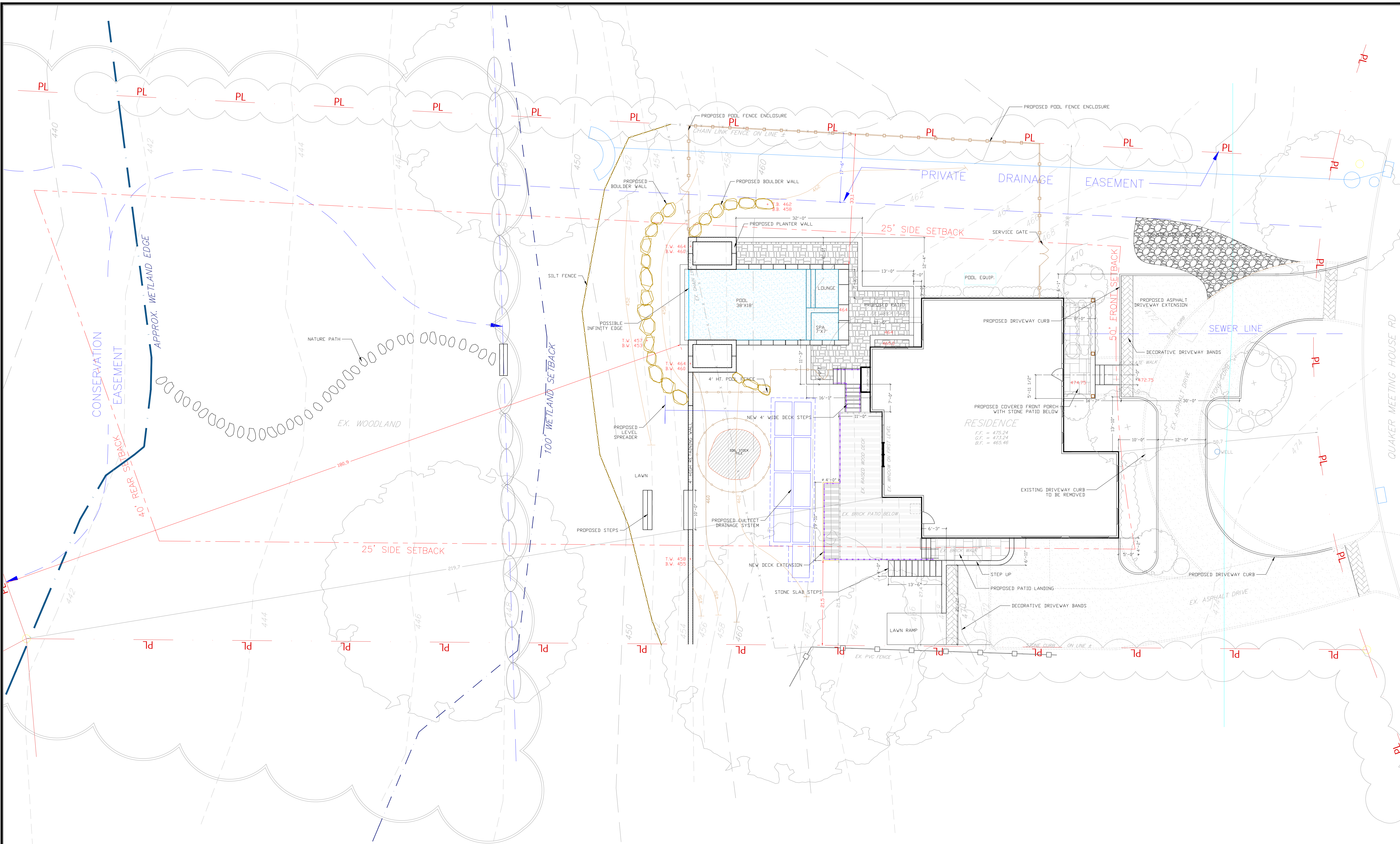
26 Woodland Road
Pound Ridge, NY 10576
914.764.9123
louisfusco.com

LAZAR RESIDENCE
9 QUAKER MEETING HOUSE RD
NORTH CASTLE, NY

DATE: 07-20-2021 SCALE: 1" = 20'-0"

SITE PLAN
RPRC PERMIT PLAN

REVISED: STAMP: REGISTERED LANDSCAPE ARCHITECT LOUIS FUSCO, No. 001915 STATE OF NEW YORK



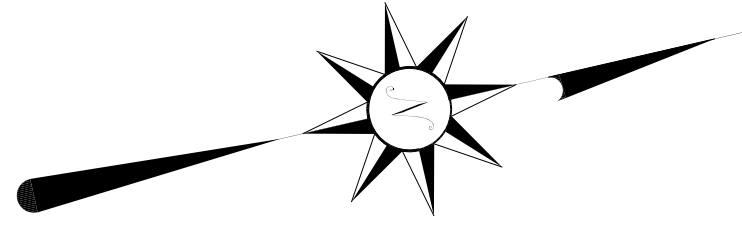
LEGEND:

- CONSTRUCTION LIMIT
- - - SILT FENCE
- - - EXISTING CONTOURS
- - - PROPOSED CONTOURS
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<p>Louis Fusco landscape architects focus • form • function</p> <p>26 Woodland Road Pound Ridge, NY 10576 914 764 9123 louisfusco.com</p>	<p>LAZAR RESIDENCE 9 QUAKER MEETING HOUSE NORTH CASTLE, NY</p>		<p>REVISIONS:</p>	<p>STAMP:</p>
	<p>DATE: 07-20-2021</p>	<p>SCALE: 1" = 10'-0"</p>	<p>Drawing number: LPL</p>	
	<p>LAYOUT PLAN</p>			



N/F
VENEZIANO
101.03-2-17

N 07°09'00" W 150.00'

CONSERVATION
EASEMENT

LOT AREA
46,814.43 S.F.
OR
1.07 ACRES

N/F
KATZ
101.03-2-19
* LOT 13

N/F
HERSHFIELD
101.03-2-17
* LOT 11

FENCE 0.8'±
SOUTH OF LINE

FENCE 0.5'±
SOUTH OF LINE

FENCE 1.8'±
SOUTH OF LINE

339.52'

123.11' EASEMENT

219.7'

N 10°42'00" E

133.60'

17.56'

* LOT 12

CHAIN LINK FENCE

**TWO STORY
BRICK
HOUSE**

BRICK CHIMNEY
RAISED WOOD DECK
BRICK PATIO
BRICK WALK

N 74°33'00" W 208.82'

CHAIN LINK FENCE ON LINE ±

S 74°33'00" E

N 77°02'04" W

PVC FENCE

STONE CURB ON LINE ±

27.4'

ASPHALT DRIVE

STONE CURB

SLATE WALK

SLATE PLATFORM

PRIVATE

50.7'

17.64'

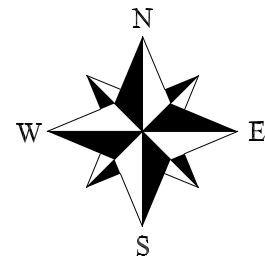
A: 126.30'
R: 225.00'

**QUAKER MEETING
HOUSE ROAD**

GENERAL NOTES:

1. THE PREMISES SHOWN HEREON IS GENERALLY AS DESCRIBED IN DEED CONTROL #480670568 RECORDED IN THE WESTCHESTER COUNTY CLERK'S OFFICE.
2. SURVEYED AS PER RECORD DESCRIPTIONS, RECORD FILED MAP, AND EXISTING MONUMENTATION.
3. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAYS THAT AN ACCURATE UP TO DATE ABSTRACT OF TITLE MAY SHOW.
4. THE LOCATION OF ANY SUBSURFACE EASEMENTS, RIGHT OF WAYS, ENCROACHMENTS, AND/OR IMPROVEMENTS, IF ANY EXIST, ARE NOT CERTIFIED OR SHOWN HEREON.
5. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE ORIGINAL SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.
6. ANY ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PER SECTION 7209, SUBDIVISION 2.
- * 7. REFERENCE: 'AMENDED MAP OF SUBDIVISION OF LEISURE FARM' FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE DIVISION OF LAND RECORDS ON OCTOBER 8, 1999 AS MAP #26434.

W.E. James



**Engineering
and
Land Surveying, PLLC**

8 CHEANDA LANE
WALKKILL, NEW YORK 12589
PHONE: (845) 566-6522 FAX: (845) 566-6525
EMAIL: WEJames@optonline.net
www.wejamesassociates.com

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A TRUE VALID COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON: SEPTEMBER 25, 2020

CERTIFIED ONLY TO:

1. MATTHEW BENJAMIN LAZAR AND JENA NICOLE LAZAR
2. CITIZENS BANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS
3. RADIAN TITLE INSURANCE INC.
4. THOROUGHBRD TITLE SERVICES, LLC
5. THE LAW OFFICE OF DAVID M. GLADSTONE, PC

William E. James

WILLIAM E. JAMES, P.E., P.L.S.
NY STATE PROFESSIONAL LAND SURVEYOR LICENSE #050506

PROJECT TITLE:

SURVEY PREPARED FOR
Matthew Benjamin Lazar

&
Jena Nicole Lazar

TAX MAP SECTION 101.03, BLOCK 2, LOT 18
TOWN OF NORTH CASTLE
WESTCHESTER COUNTY, NEW YORK

SCALE:
1" = 30'

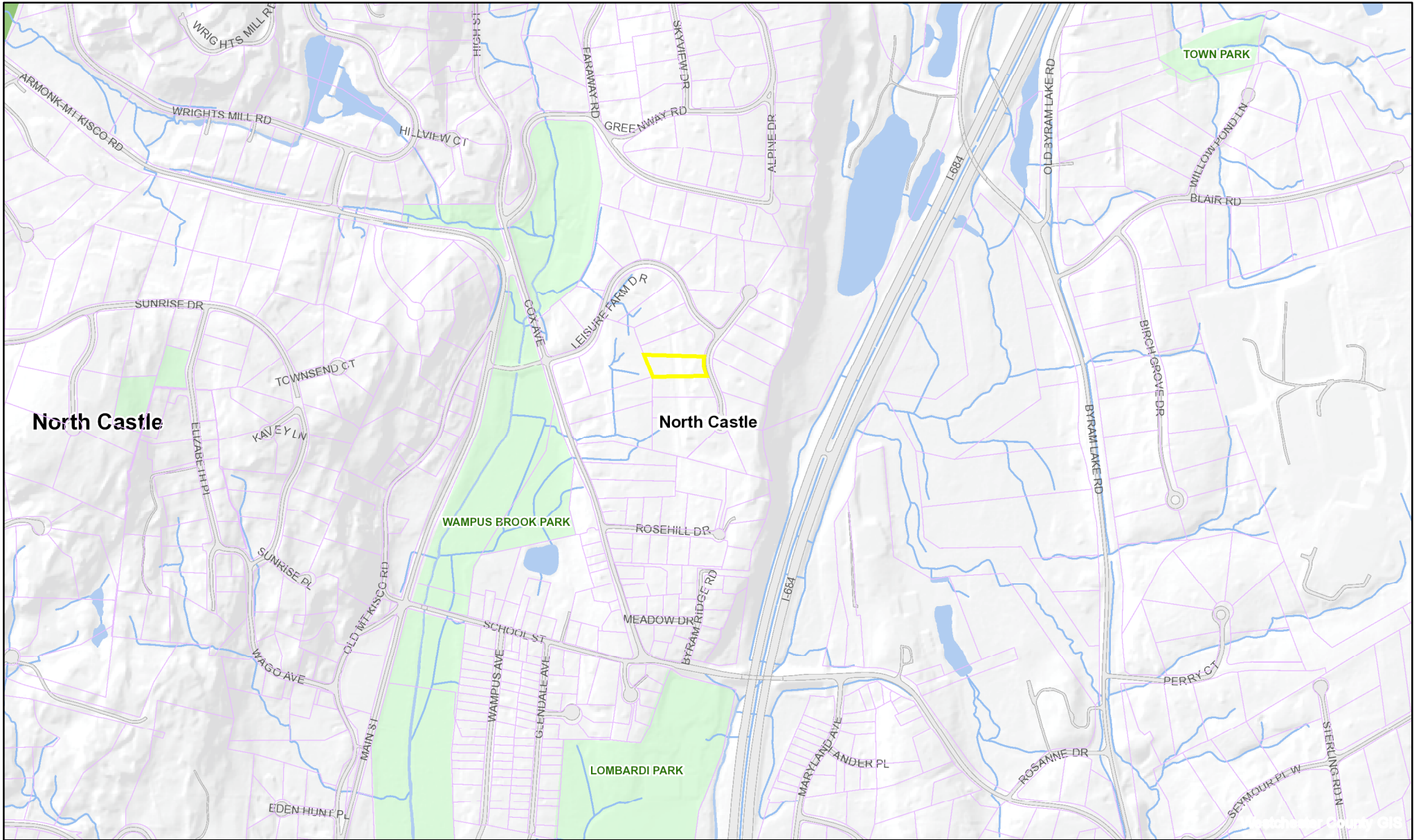
DATE:
SEPT. 29, 2020

SHEET NO:
1 OF 1

PROJECT CAD REFERENCE:

WESTCHESTER COUNTY/TOWN OF NORTH CASTLE/QUAKER MEETING HOUSE ROAD/LAZAR.DWG

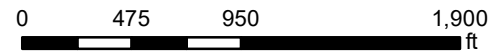
9 QUAKER MEETING HOUSE RD. ID: 101.03-2-18 (North Castle)



July 19, 2021

Tax parcel data was provided by local municipality. This map is generated as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should NOT be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact local municipality assessor's office.

1:10,000



Westchester County GIS

GIS Geographic Information System
<http://giswww.westchestergov.com>
Michaelian Office Building
148 Martine Avenue Rm 214
White Plains, New York 10601