



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

FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: CANDREA RESIDENCE Date: 7/30/21

Tax Map Designation or Proposed Lot No.: 123.05 - 1 - 21

Floor Area

- | | | |
|-----|--|----------------|
| 1. | Total Lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>5435.02</u> |
| 2. | Maximum permitted floor area (per Section 355-26.B(4)): | <u>2608.75</u> |
| 3. | Amount of floor area contained within first floor:
<u>784.75</u> existing + <u>495.50</u> proposed = | <u>1280.25</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>0</u> existing + <u>0</u> proposed = | <u>0</u> |
| 6. | Amount of floor area contained within porches capable of being enclosed:
<u>188.50</u> existing + <u>0</u> proposed = | <u>188.50</u> |
| 7. | Amount of floor area contained within basement (if applicable – see definition):
<u>784.75</u> existing + <u>0</u> proposed = | <u>784.75</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>0</u> proposed = | <u>0</u> |
| 10. | Proposed floor area: Total of Lines 3 – 9 = | <u>2253.50</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



Date 8/2/21



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GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: CANDRE RESIDENCE Date: 7/30/21

Tax Map Designation or Proposed Lot No.: 123.05 - 1 - 21

Gross Lot Coverage

- | | | |
|-----|--|----------------|
| 1. | Total lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>5435.02</u> |
| 2. | Maximum permitted gross land coverage (per Section 355-26.C(1)(a)): | <u>2630.50</u> |
| 3. | BONUS maximum gross land cover (per Section 355-26.C(1)(b)): | |
| | Distance principal home is beyond minimum front yard setback | |
| | <u>0</u> x 10 = | <u>0</u> |
| 4. | TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3 | <u>2630.50</u> |
| 5. | Amount of lot area covered by principal building: | |
| | <u>784.75</u> existing + <u>495.50</u> proposed = | <u>1280.25</u> |
| 6. | Amount of lot area covered by accessory buildings: | |
| | <u>0</u> existing + <u>0</u> proposed = | <u>0</u> |
| 7. | Amount of lot area covered by decks: | |
| | <u>0</u> existing + <u>0</u> proposed = | <u>0</u> |
| 8. | Amount of lot area covered by porches: | |
| | <u>188.50</u> existing + <u>0</u> proposed = | <u>188.50</u> |
| 9. | Amount of lot area covered by driveway, parking areas and walkways: | |
| | <u>522</u> existing + <u>21</u> proposed = | <u>543.00</u> |
| 10. | Amount of lot area covered by terraces: | |
| | <u>210.25</u> existing + <u>21</u> proposed = | <u>231.25</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>0</u> existing + <u>0</u> proposed = | <u>0</u> |
| 13. | Proposed gross land coverage: Total of Lines 5 – 12 = | <u>2243.00</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.



8/2/21
Date

Signature and Seal of Professional Preparing Worksheet



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: 69 JAMES STREET WEST HARRISON, NY.

Section III- DESCRIPTION OF WORK:

NEW FRONT PORCH
NEW BATH ROOM,
RENOVATE EXISTG BATHROOM.
NEW MBR.

Section III- CONTACT INFORMATION:

APPLICANT: ROBERT CANDREA

ADDRESS: 69 JAMES STREET WEST HARRISON, NY.

PHONE: (914) 469-9308 MOBILE: - EMAIL: ROB.CANDREA28@GMAIL.COM

PROPERTY OWNER:

ROBERT F. CANDREA (APPLICANT)

ADDRESS: SAME AS APPLICANT

PHONE: SAME MOBILE: - EMAIL: SAME

PROFESSIONAL: VINCENT AMMIRATO, R.A. W/ MANUEL DESIGN ASSOCIATES.

ADDRESS: 195 SILVER SPRING RD, WILTON, CT 06897

PHONE: (415) 793-8898 MOBILE: (914) 434-1784 (PHILIPPE MANUEL)

EMAIL: AMMIRATOARCHITECTURE@GMAIL.COM

Section IV- PROPERTY INFORMATION:

Zone: R 1/2 ACRE Tax ID (lot designation) 123.05-1-21



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: CANDREA RESIDENCE

Initial Submittal Revised Preliminary

Street Location: 69 JAMES STREET WEST HARRISON, NY

Zoning District: R1/2 Acre Property Acreage: 0.12 Tax Map Parcel ID: 23.05-1-21

Date: 7/30/21

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

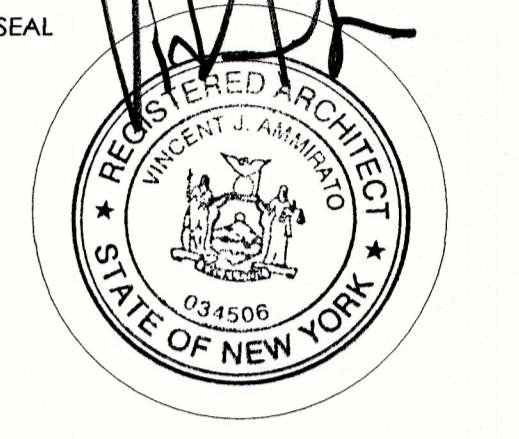
Page 2

- 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.

ALL REPORTS, PLANS, SPECIFICATIONS, FIELD DATA, NOTES, AND ANY OTHER DOCUMENTS PREPARED BY MANUEL DESIGN & ASSOCIATES, LLC AND CONSULTANTS, AS INSTRUMENTS OF SERVICE SHALL REMAIN PROPERTY OF MANUEL DESIGN & ASSOCIATES, LLC, AND SHALL NOT BE DUPLICATED OR USED FOR OTHER PROJECTS OR PURPOSES BY OTHER THAN THOSE AUTHORIZED BY CONTRACT, WITHOUT SPECIFIC WRITTEN AUTHORIZATION BY MANUEL DESIGN & ASSOCIATES, LLC. © 2020



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PROJECT TITLE

THE CANDREA RESIDENCE
69 James Street
West Harrison, NY

FLOOR PLANS

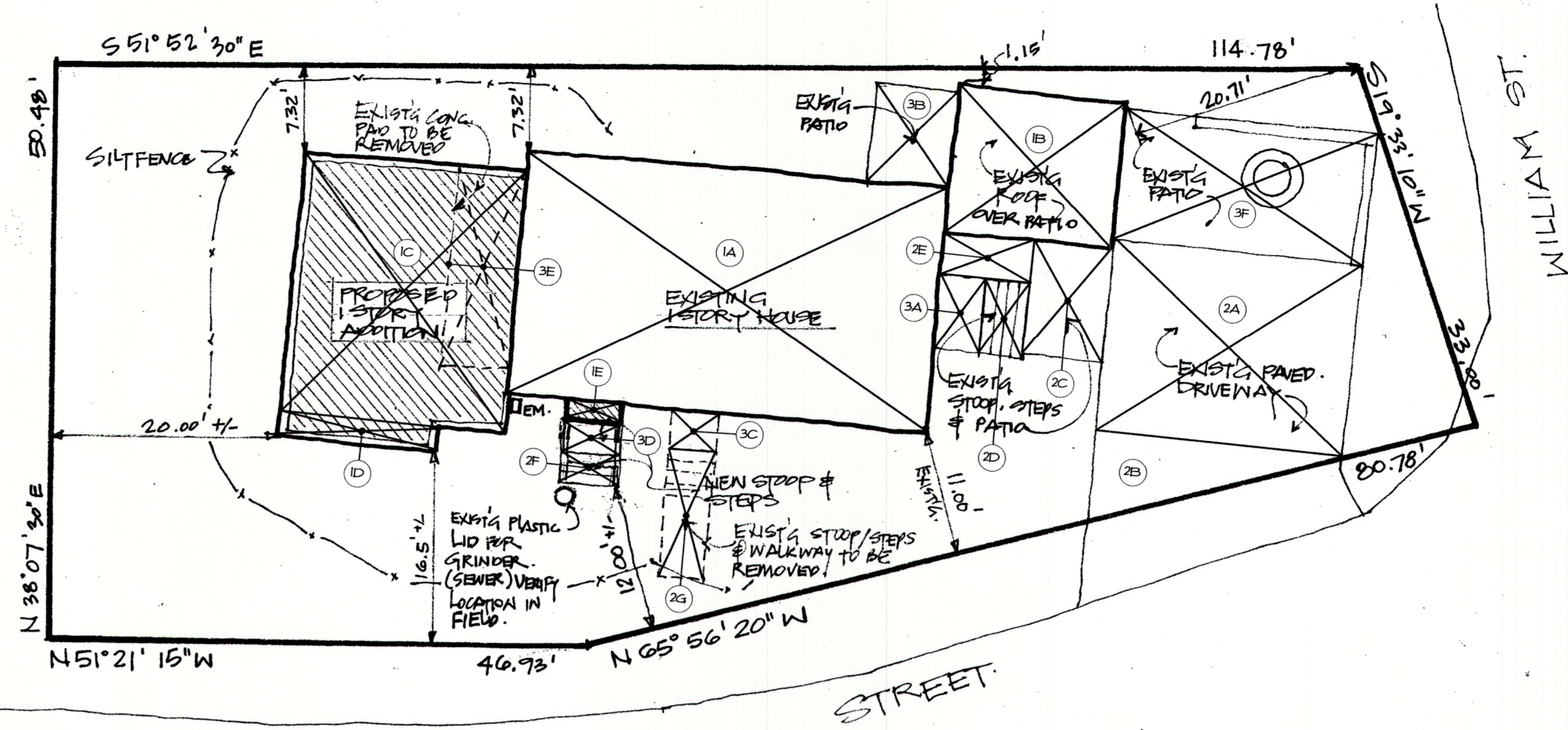
ISSUE	DESCRIPTION	DATE
RPRC Submission	Schematic Design	6/30/21

Job #: 21 - 10

DRAWN BY: PM

SCALE: AS NOTED

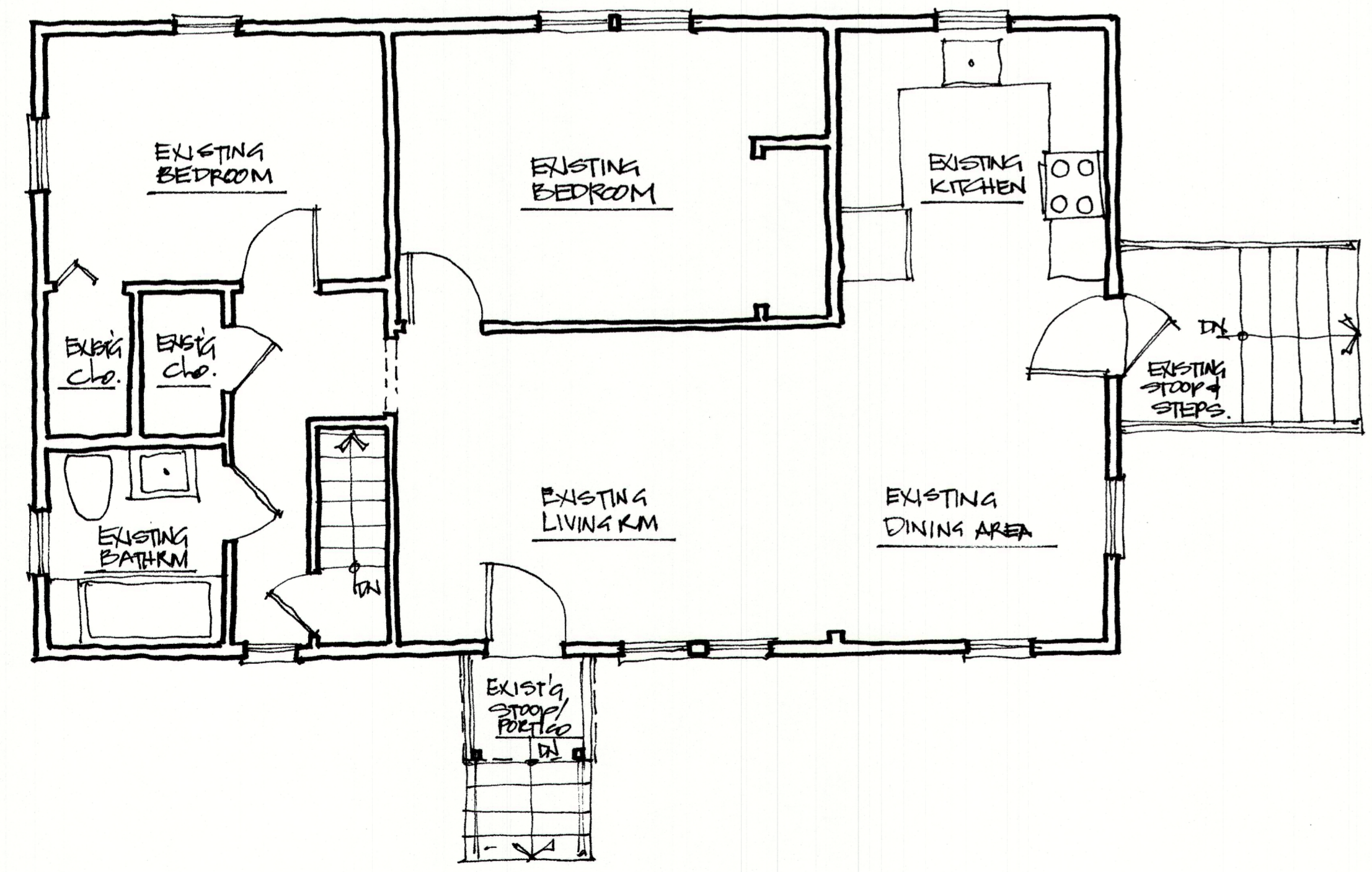
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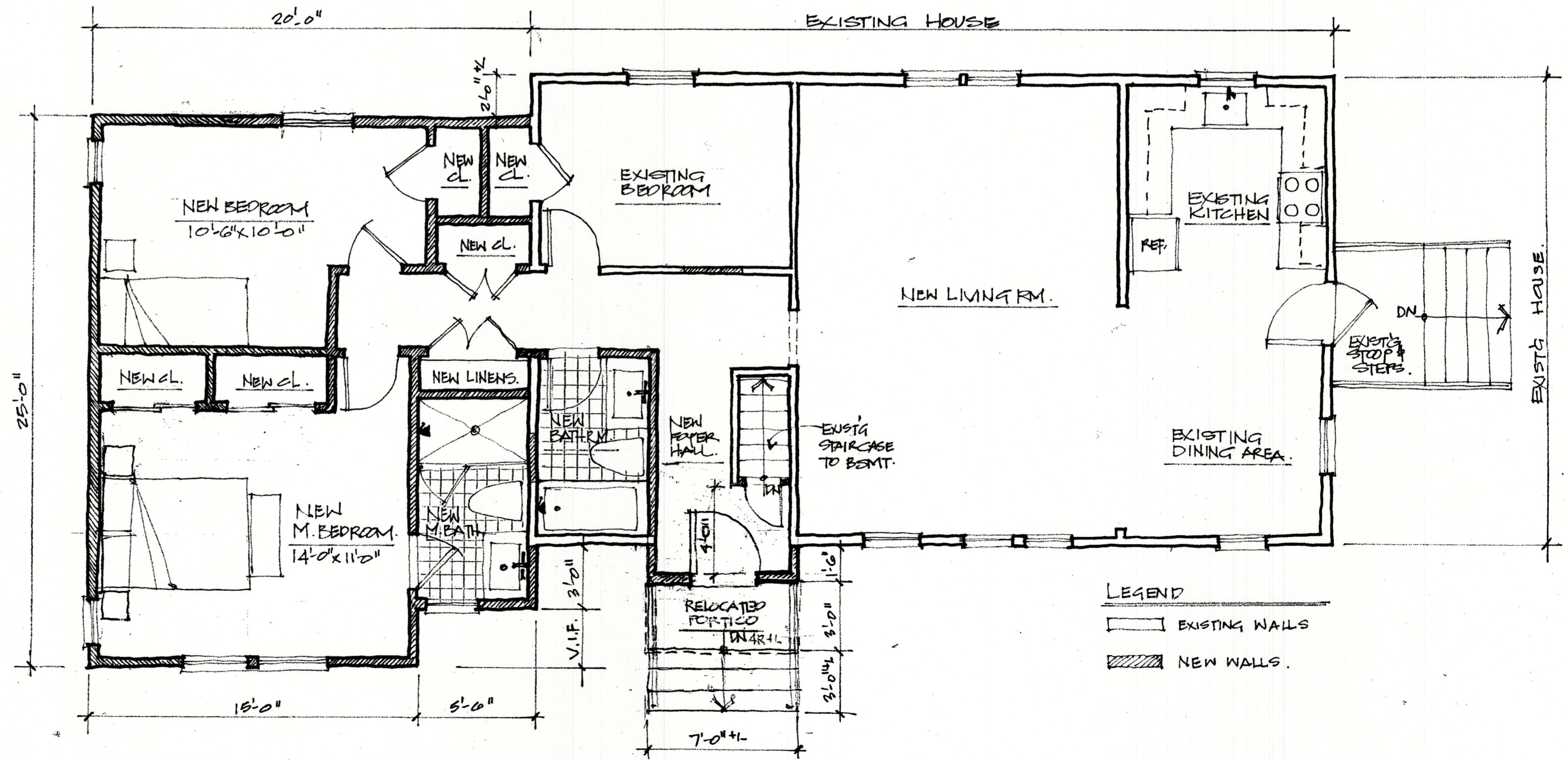
3 GROSS LAND CALCULATIONS PLAN
SCALE: 1" = 10'

NOTE: SITE PLAN TAKEN/DRAWN FROM SURVEY PREPARED BY TC MERRITT'S LAND SURVEYOR. DATE: 1/8/21

- GROSS LAND COVERAGE CALCULATIONS
- 1A: Existing house footprint: 21.5' x 36.5' = 784.75 SF
 - 1B: Existing porch: 14.5' x 13' = 188.50 SF
 - 1C: New addition: 20' x 22' = 440 SF
 - 1D: New addition: 15' x 3' = 45 SF
 - 1E: New addition: 7' x 1.5' = 10.50 SF
-
- 2A: Existing driveway: 22' x 17' = 374 SF
 - 2B: Existing driveway: 22' x 7' = 77 SF
-
- 2C: Existing walkway: 7' x 9.5' = 66.50 SF
 - 2D: Existing walkway: 4' x 6.5' = 26 SF
 - 2E: Existing walkway: 3.5' x 8' = 28 SF
 - 2F: New walkway: 3' x 7' = 21 SF
 - 2G: Existing walkway to be removed: 4.5' x 11' = -49.50 SF
-
- 3A: Existing terrace: 4' x 6.5' = 26 SF
 - 3B: Existing terrace: 8.5' x 7.5' = 59.50 SF
 - 3C: Existing terrace to be removed: 4.5' x 4.5' = -20.25 SF
 - 3D: New terrace: 7' x 3' = 21 SF
 - 3E: Existing terrace to be removed: 6' x 18' = -108 SF
 - 3F: Existing terrace: 22' x 11.5' = 253 SF
- Proposed Gross Land Coverage: 2,243 SF

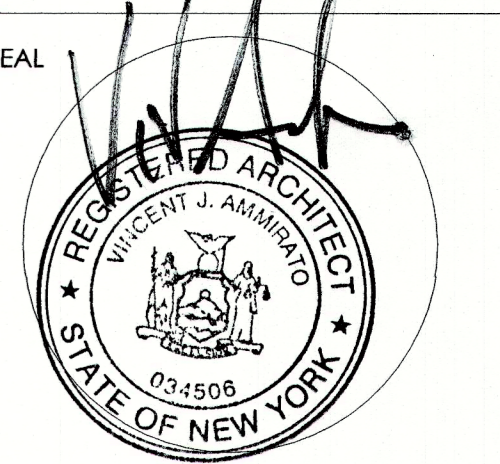


1 EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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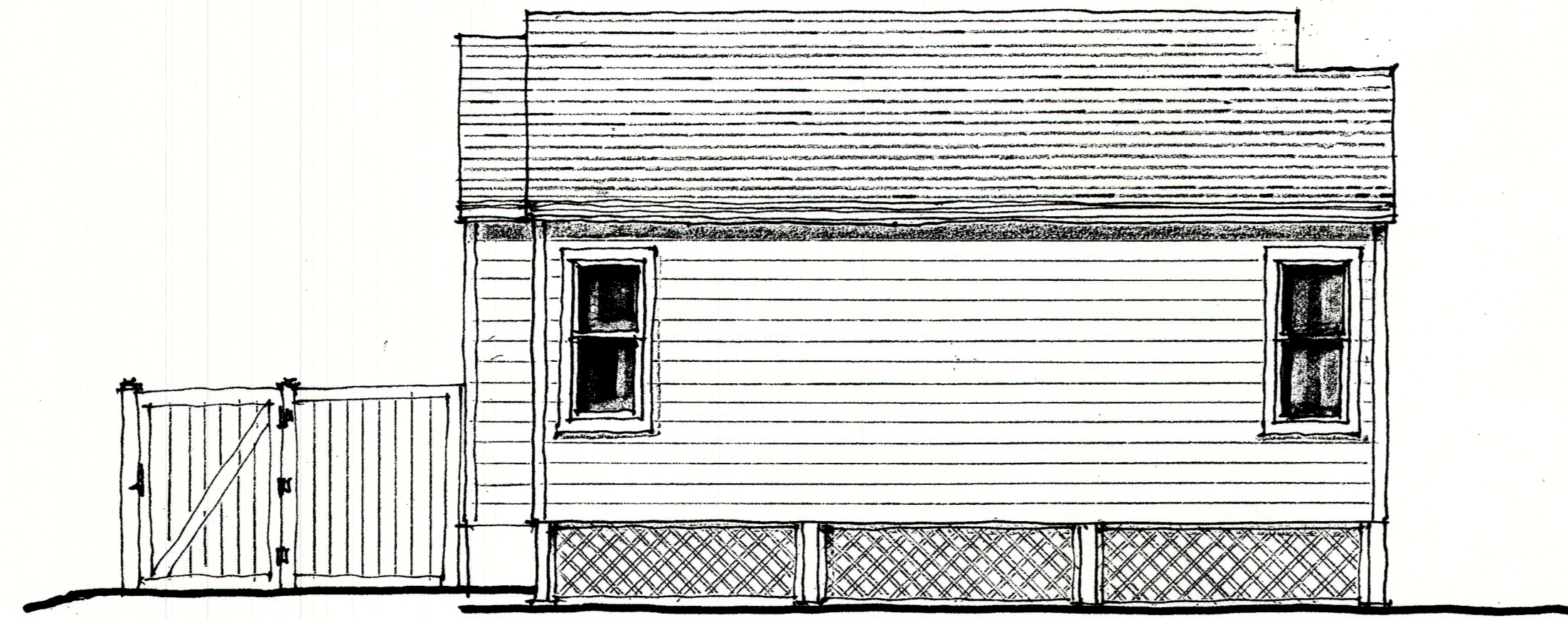


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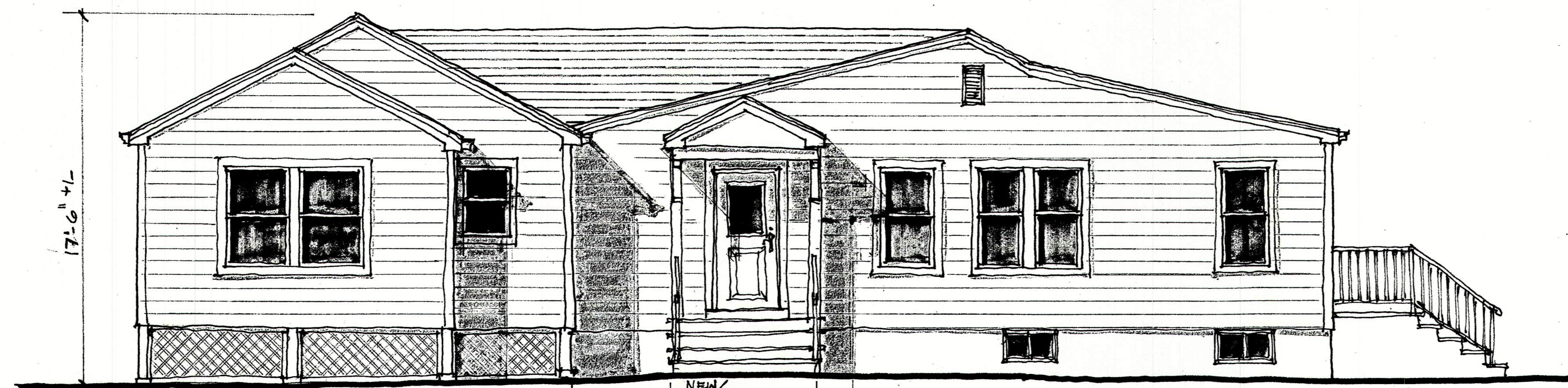
PROJECT TITLE

THE CANDREA RESIDENCE
69 James Street
West Harrison, NY

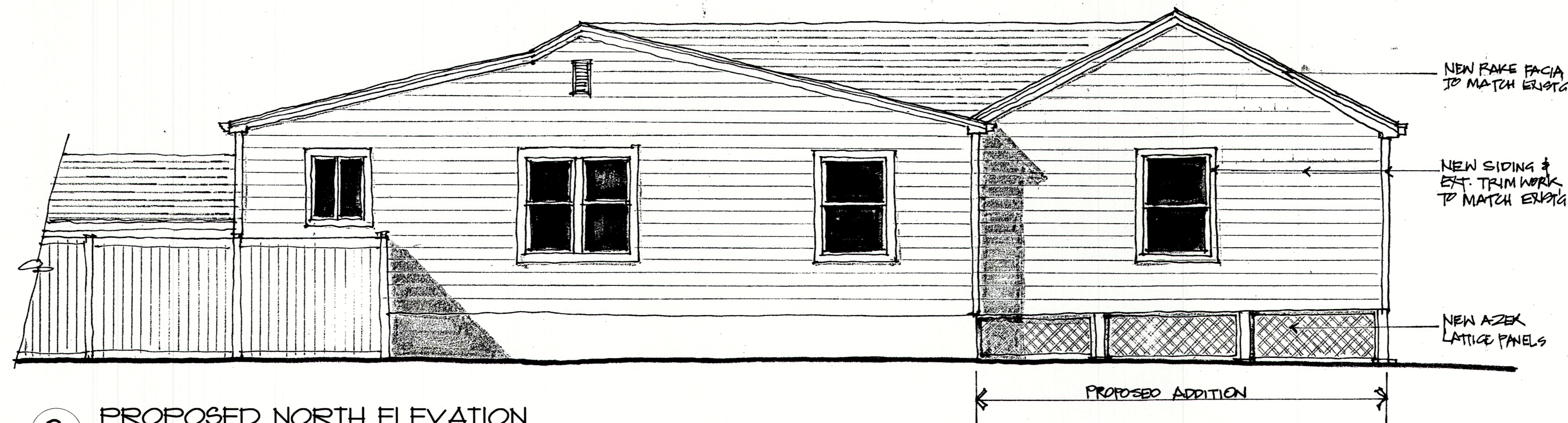
ELEVATIONS



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



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



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

ISSUE	DESCRIPTION	DATE
RPRC Submission	Schematic Design	6/30/21

Job #: 21 - 10

DRAWN BY: PM

SCALE: AS NOTED