



TOWN OF NORTH CASTLE

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

Telephone: (914) 273-3000 x 43
Fax: (914) 273-3554
www.nortcastleny.com

RESIDENTIAL PROJECT
REVIEW COMMITTEE
Adam R. Kaufman AICP, Chair

RESIDENTIAL PROJECT REVIEW COMMITTEE (RPRC) APPLICATION

Section I- PROJECT

ADDRESS: 9 ALPINE DRIVE ARMONK, NY 10504

Section III- DESCRIPTION OF WORK:

ADD COVERED PORCH AT FRONT ENTRY OF EXISTING SINGLE FAMILY HOUSE

Section III- CONTACT INFORMATION:

APPLICANT: JOHN FERRARO RA NCARB

ADDRESS: 37 MAPLE AVENUE NEW CITY, NY 10956

PHONE: 845-624-0758 MOBILE: 845-624-0758 EMAIL: JAFPC2@GMAIL.COM

PROPERTY OWNER: YOON

ADDRESS: 9 ALPINE DRIVE ARMONK NY 10504

PHONE: 917-403-3062 MOBILE: SAME EMAIL: YOON.HELENA@GMAIL.COM

PROFESSIONAL.: JOHN FERRARO RA NCARB

ADDRESS: 37 MAPLE AVENUE NEW CITY, NEW YORK 10956

PHONE: 845-624-0758 MOBILE: _____

EMAIL: JAFPC2@GMAIL.COM

Section IV- PROPERTY INFORMATION:

Zone: R-1A Tax ID (lot designation) 101.03 - 3 - 44



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: YOON

Initial Submittal Revised Preliminary

Street Location: 9 ALPINE DRIVE

Zoning District: R-1A Property Acreage: 1 Tax Map Parcel ID: 101.03-3-44

Date: YOON

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
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PLANNING DEPARTMENT
 Adam R. Kaufman, AICP
 Director of Planning

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

GROSS LAND COVERAGE CALCULATIONS WORKSHEET

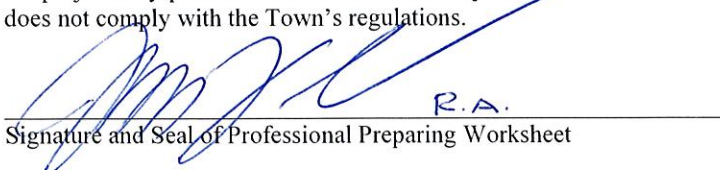
Application Name or Identifying Title: YOON Date: 8-12-21

Tax Map Designation or Proposed Lot No.: 101.03-3-44

Gross Lot Coverage

1.	Total lot Area (Net Lot Area for Lots Created After 12/13/06):	<u>1 ACRE</u>
2.	Maximum permitted gross land coverage (per Section 355-26.C(1)(b)):	<u>9350</u>
3.	BONUS maximum gross land cover (per Section 355-26.C(1)(b)):	
	Distance principal home is beyond minimum front yard setback	
	<u>50</u> x 10 = <u>500</u>	<u>500</u>
4.	TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3	<u>9850</u>
5.	Amount of lot area covered by principal building:	
	<u>2828</u> existing + _____ proposed =	<u>2828</u>
6.	Amount of lot area covered by accessory buildings:	
	<u>96</u> existing + _____ proposed =	<u>96</u>
7.	Amount of lot area covered by decks:	
	<u>909</u> existing + <u>0</u> proposed =	<u>909</u>
8.	Amount of lot area covered by porches:	
	<u>0</u> existing + <u>323</u> proposed =	<u>323</u>
9.	Amount of lot area covered by driveway, parking areas and walkways:	
	<u>4732</u> existing + <u>783</u> proposed =	<u>5515</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>0</u> existing + _____ proposed =	<u>0</u>
12.	Amount of lot area covered by all other structures:	
	_____ existing + _____ proposed =	<u>0</u>
13.	Proposed gross land coverage: Total of Lines 5 – 12 =	<u>9671</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

8.12.21
 Date



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

PLANNING DEPARTMENT
 Adam R. Kaufman, AICP
 Director of Planning

January 29, 2019
 Telephone: (914) 273-3542
 Fax: (914) 273-3554
www.northcastleny.com

FLOOR AREA CALCULATIONS WORKSHEET

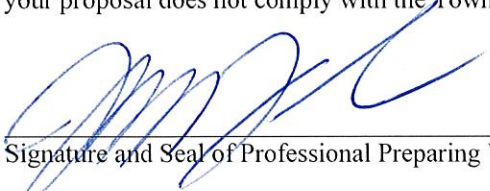
Application Name or Identifying Title: YOON Date: 8-12-21

Tax Map Designation or Proposed Lot No.: 101.03-3-44

Floor Area

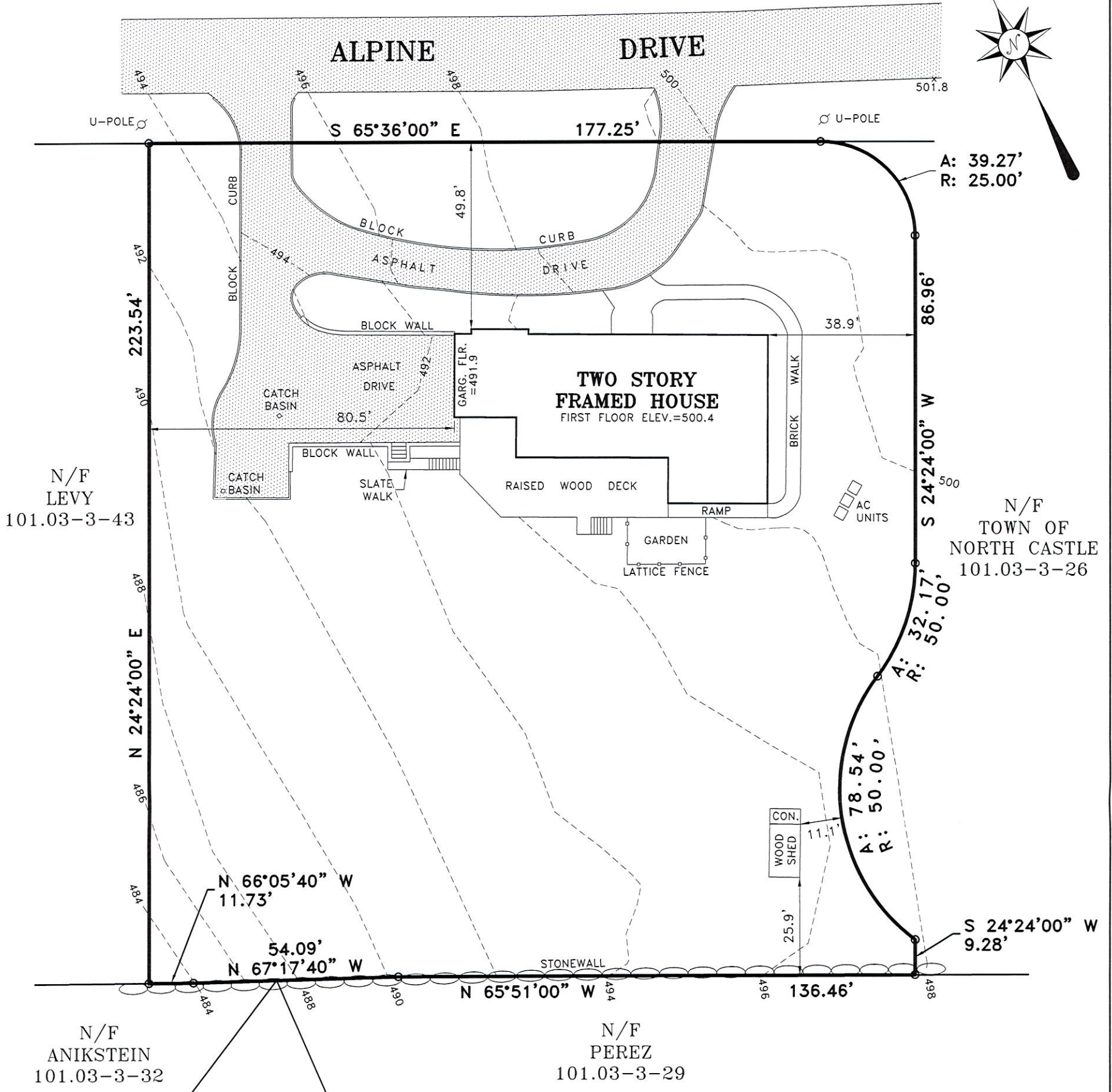
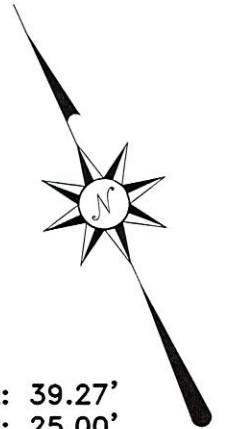
1.	Total Lot Area (Net Lot Area for Lots Created After 12/13/06):		<u>1 ACRE</u>
2.	Maximum permitted floor area (per Section 355-26.B(4)):		<u>7727</u>
3.	Amount of floor area contained within first floor:	TOTAL SQFT. INFO.	
-	<u>4,888</u> existing + _____ proposed =	AS PER TAX	<u>4,888</u>
		ACCESSOR	
4.	Amount of floor area contained within second floor:		
-	_____ existing + _____ proposed =		_____
5.	Amount of floor area contained within garage:		
-	_____ existing + <u>0</u> proposed =		_____
6.	Amount of floor area contained within porches capable of being enclosed:		
-	<u>0</u> existing + <u>323</u> proposed =		<u>323</u>
7.	Amount of floor area contained within basement (if applicable – see definition):		
-	<u>500</u> existing + _____ proposed =		_____
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 + _____ proposed =		<u>96</u>
10.	Proposed floor area : Total of Lines 3 – 9 =		<u>5,307</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

8.12.21
 Date



GENERAL NOTES:

1. THE PREMISES SHOWN HEREON IS GENERALLY AS DESCRIBED IN DEED CONTROL #51223382 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. ELEVATION DATUM BASED UPON APPROXIMATE USGS.
8. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.

LOT AREA
43,596.31 S.F.
OR
1.00 ACRES

W.E. James
Engineering and Land Surveying, PLLC
8 CHEANDA LANE
WALLKILL, 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: JULY 28, 2021

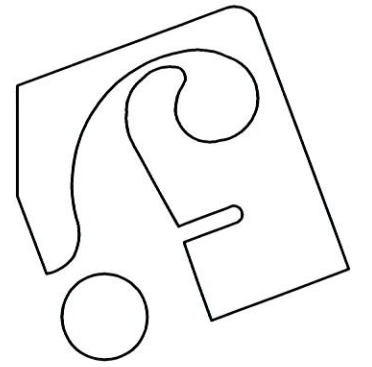
CERTIFIED ONLY TO:
1. THOMAS YOON AND HELENA YOON

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

PROJECT TITLE:
SURVEY PREPARED FOR
Thomas Yoon
&
Helena Yoon
TAX MAP SECTION 101.03, BLOCK 3, LOT 44
TOWN OF NORTH CASTLE
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 30'
DATE: AUGUST 8, 2021
SHEET NO: 1 OF 1

PROJECT CAD REFERENCE:
WESTCHESTER COUNTY/TOWN OF NORTH CASTLE/ALPINE DRIVE/YOON.DWG



John Anthony Ferraro PC
ARCHITECT

37 Maple Avenue
New City, New York 10956
p: 845-624-0758
e: jafpc2@gmail.com



YOON RESIDENCE
9 ALPINE DRIVE
ARMONK NY 10504

FRONT RIGHT

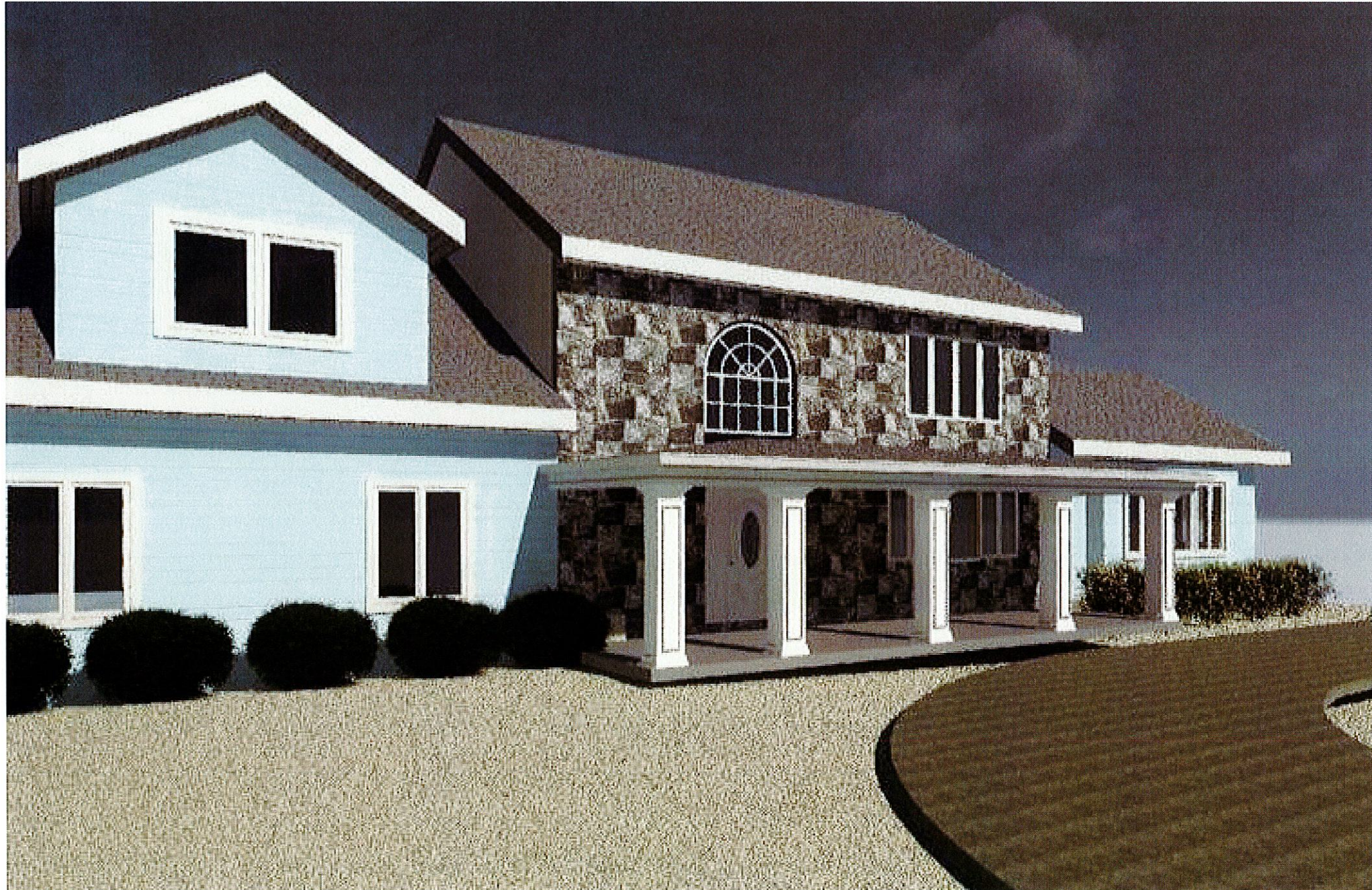


① 3D RIGHT FRONT
12" = 1'-0"

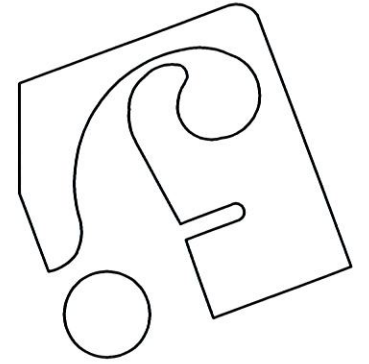
Project number	YOON
Date	8-9-21
Drawn by	JF
Checked by	JF

RPRC-1

Scale 12" = 1'-0"



① 3D LEFT FRONT
12" = 1'-0"



John Anthony Ferraro PC
ARCHITECT

37 Maple Avenue
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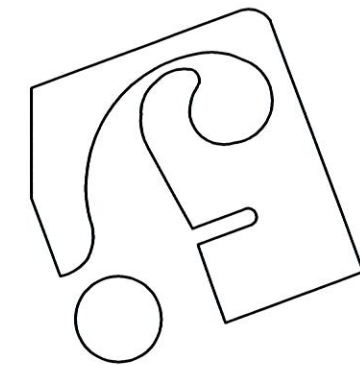
YOON RESIDENCE
9 ALPINE DRIVE
ARMONK NY 10504

FRONT LEFT

Project number	YOON
Date	8-9-21
Drawn by	JF
Checked by	JF

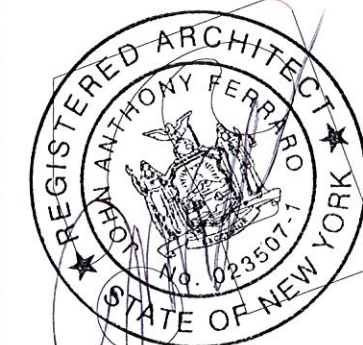
RPRC-2

Scale 12" = 1'-0"



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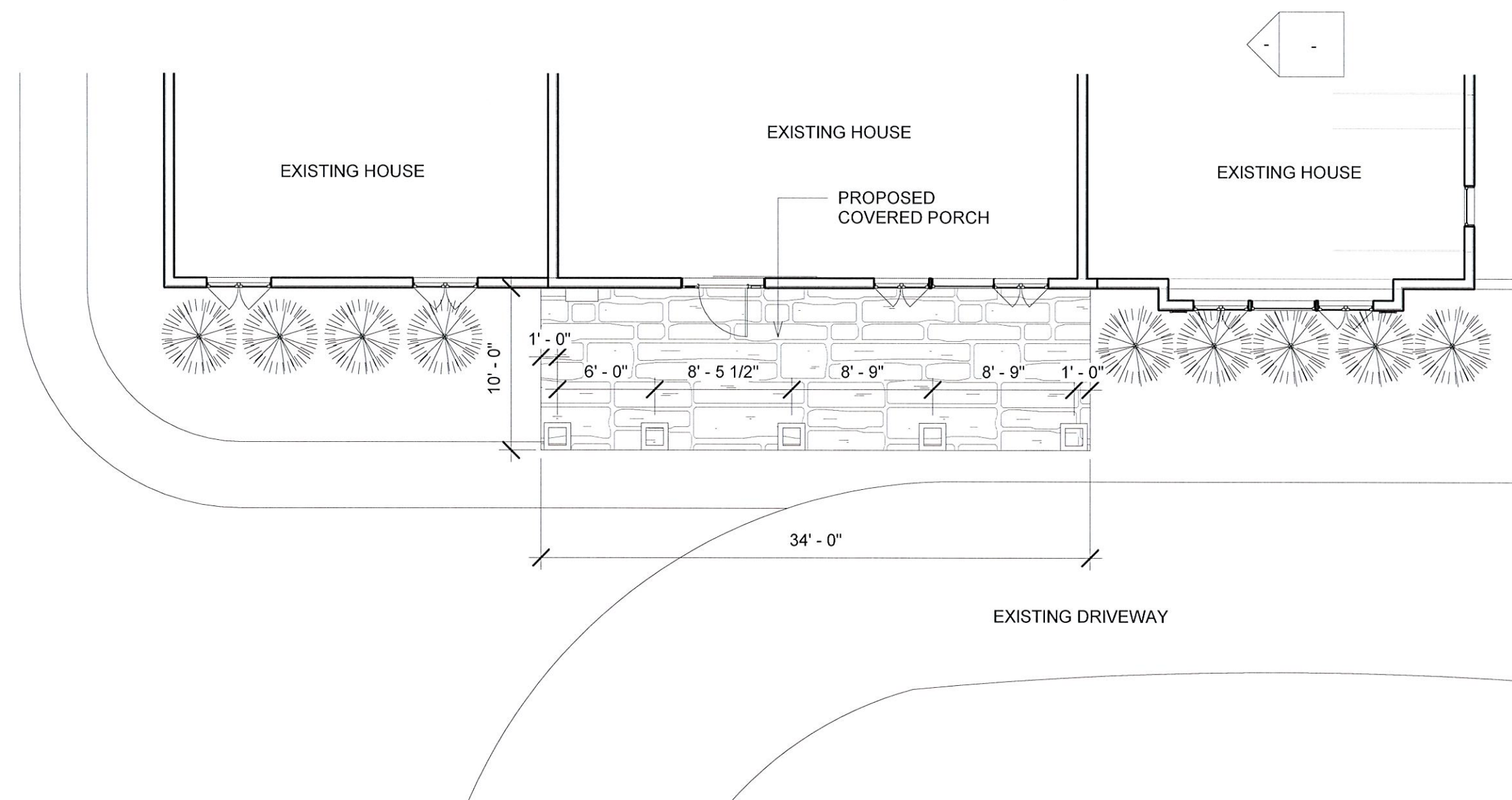
YOON RESIDENCE
9 ALPINE DRIVE
ARMONK NY 10504

PLAN VIEW

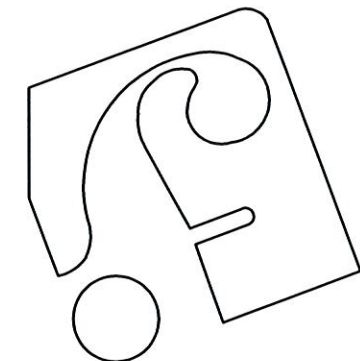
Project number	YOON
Date	8-9-21
Drawn by	JF
Checked by	JF

RPRC-3

Scale 1/8" = 1'-0"



1 FIRST FLOOR PLAN
1/8" = 1'-0"



John Anthony Ferraro PC
ARCHITECT

37 Maple Avenue
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YOON RESIDENCE
9 ALPINE DRIVE
ARMONK NY 10504

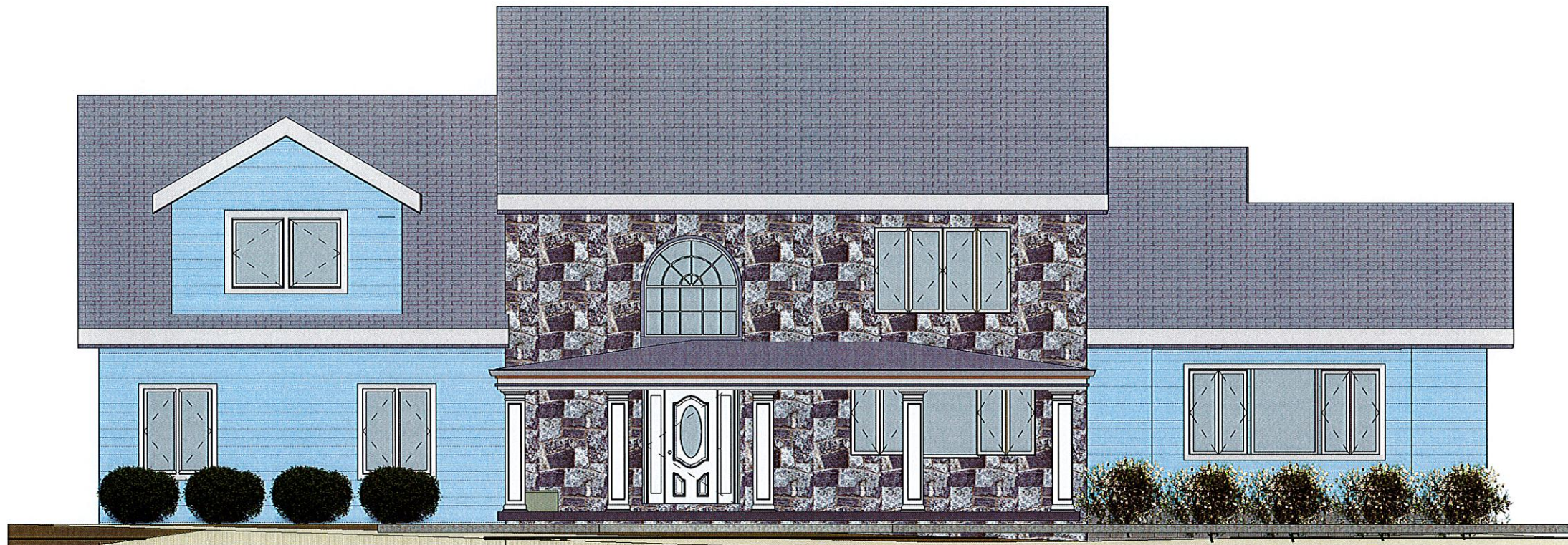
ELEVATIONS

Project number	YOON
Date	8-9-21
Drawn by	JF
Checked by	JF

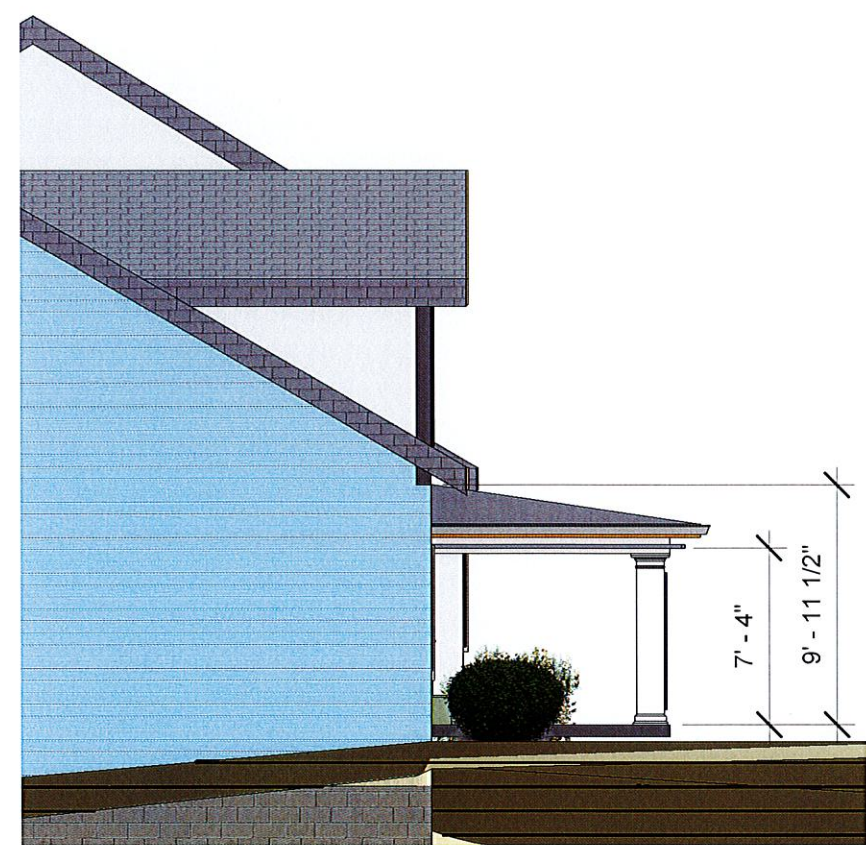
RPRC-4

Scale 1/8" = 1'-0"

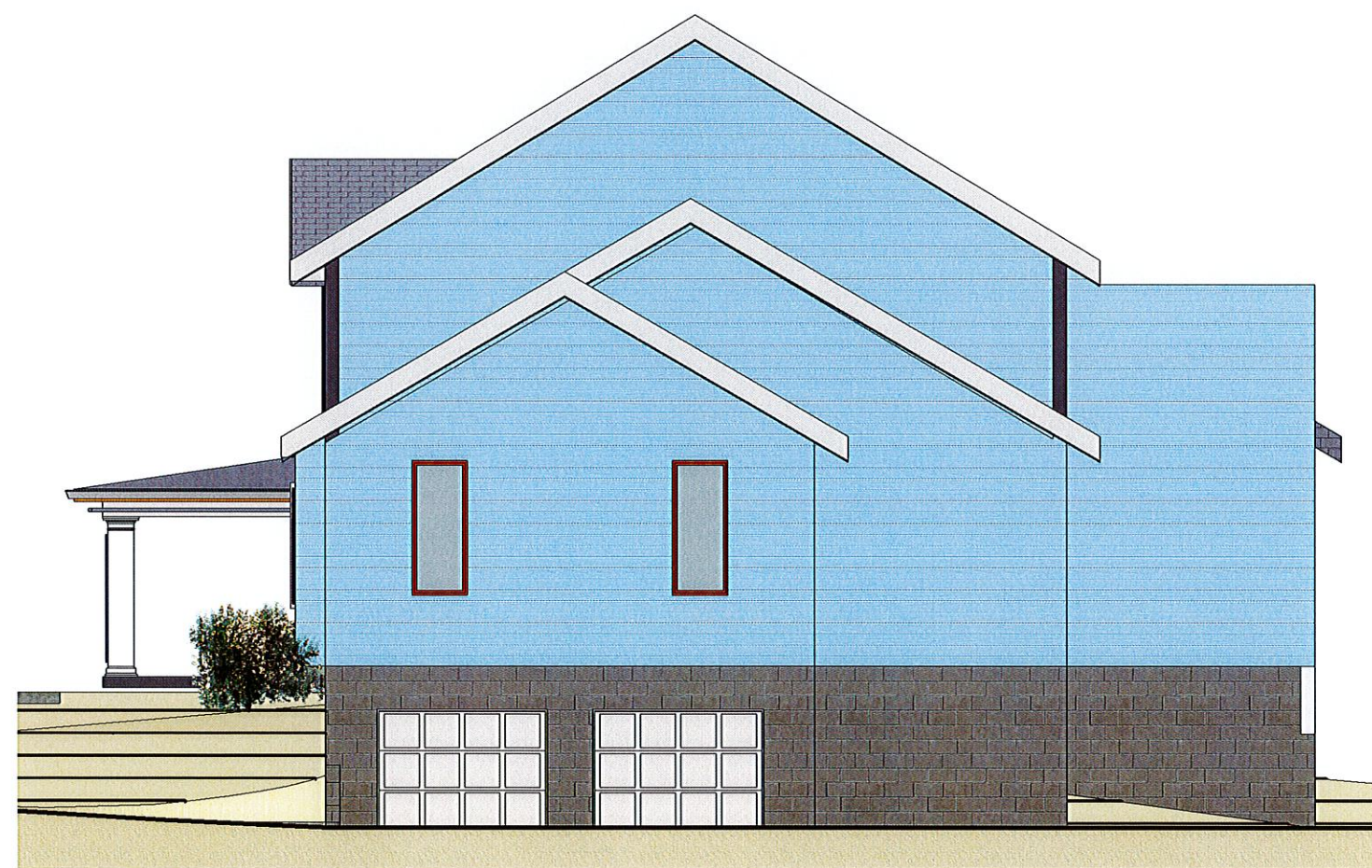
8/13/2021 4:19:23 PM



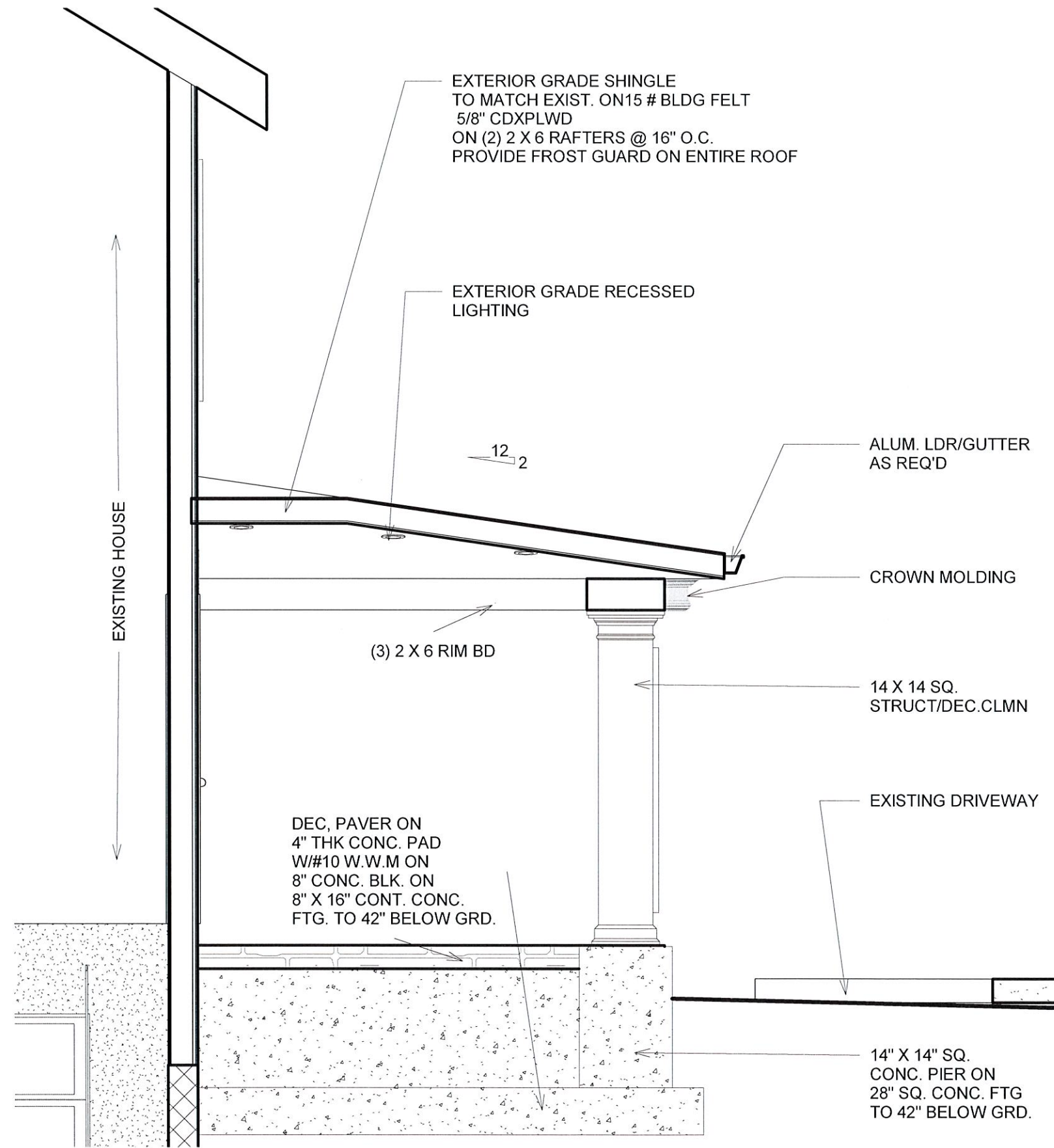
1 FRONT ELEVATION
1/8" = 1'-0"



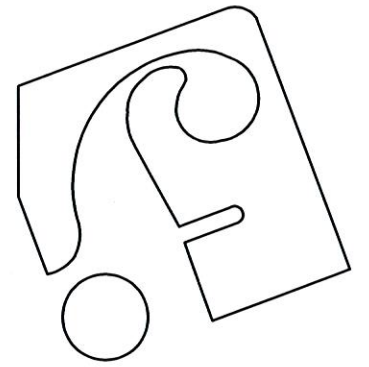
2 LEFT SIDE ELEVATION
1/8" = 1'-0"



3 RIGHT SIDE ELEVATION
1/8" = 1'-0"

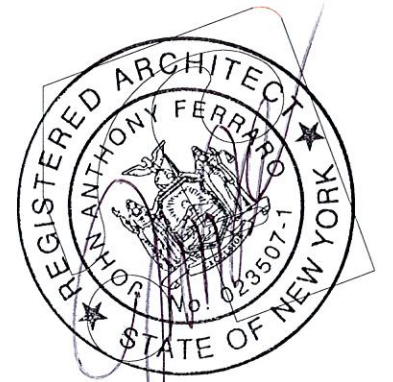


1 SECTION @ PORCH
3/8" = 1'-0"



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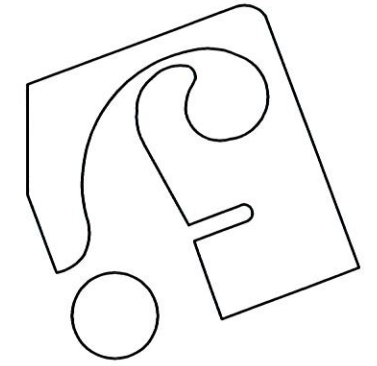
YOON RESIDENCE
9 ALPINE DRIVE
ARMONK NY 10504

SECTION

Project number	YOON
Date	8-9-21
Drawn by	JF
Checked by	JF

RPRC-5

Scale 3/8" = 1'-0"



John Anthony Ferraro PC
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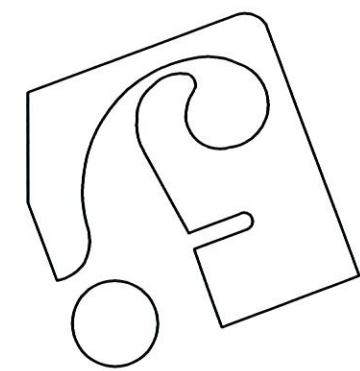
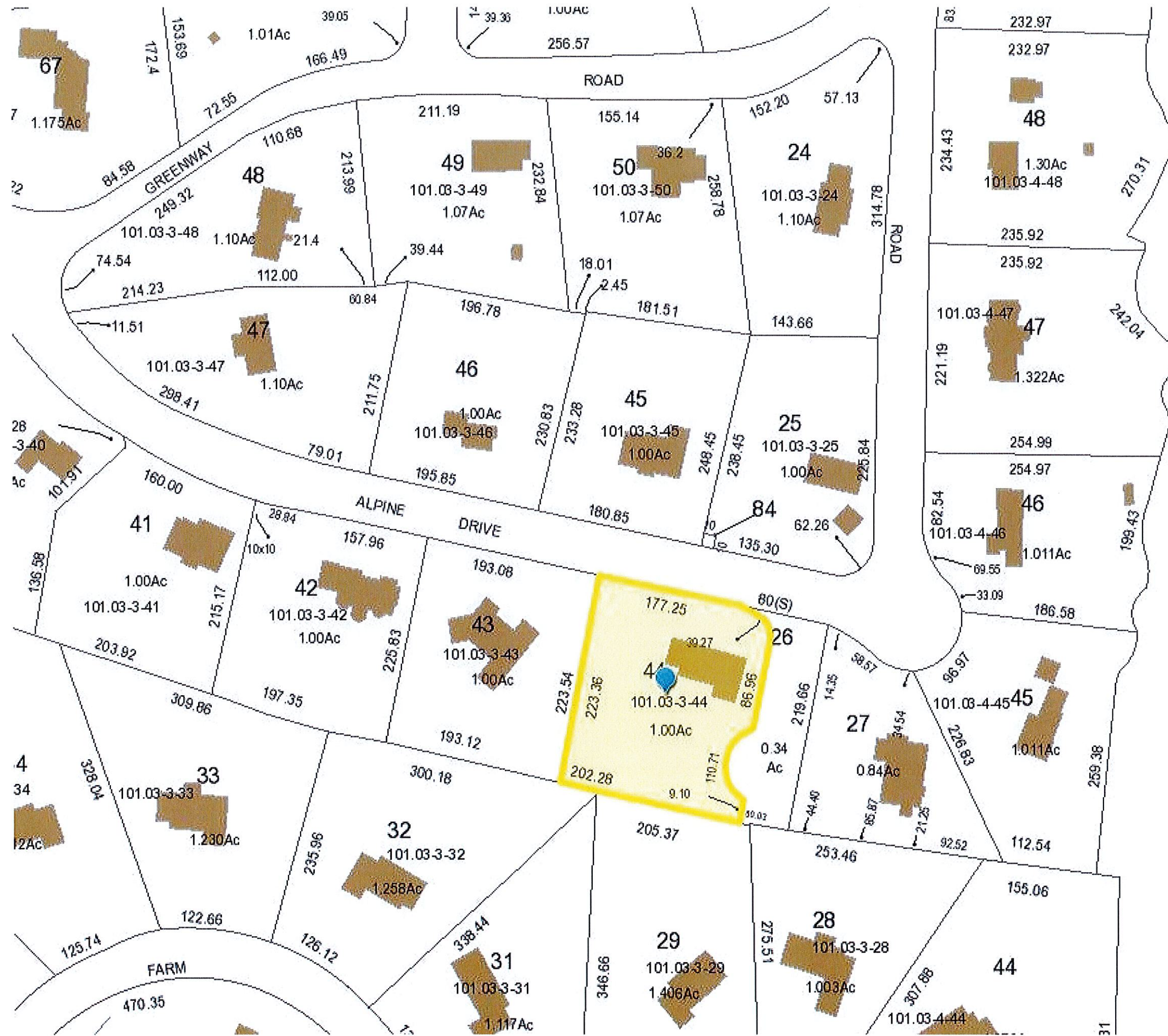
YOON RESIDENCE
9 ALPINE DRIVE
ARMONK NY 10504

GOOGLE EARTH

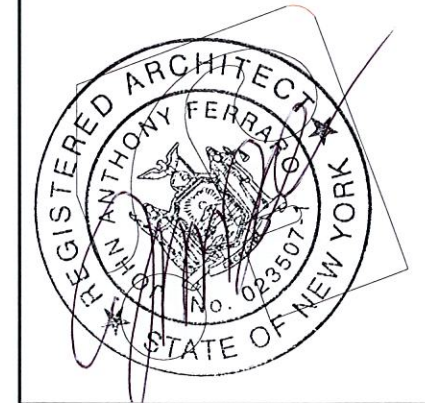
Project number	YOON
Date	8-12-21
Drawn by	JF
Checked by	JF

RPRC-6

Scale



John Anthony Ferraro PC
 ARCHITECT
 37 Maple Avenue
 New City, New York 10956
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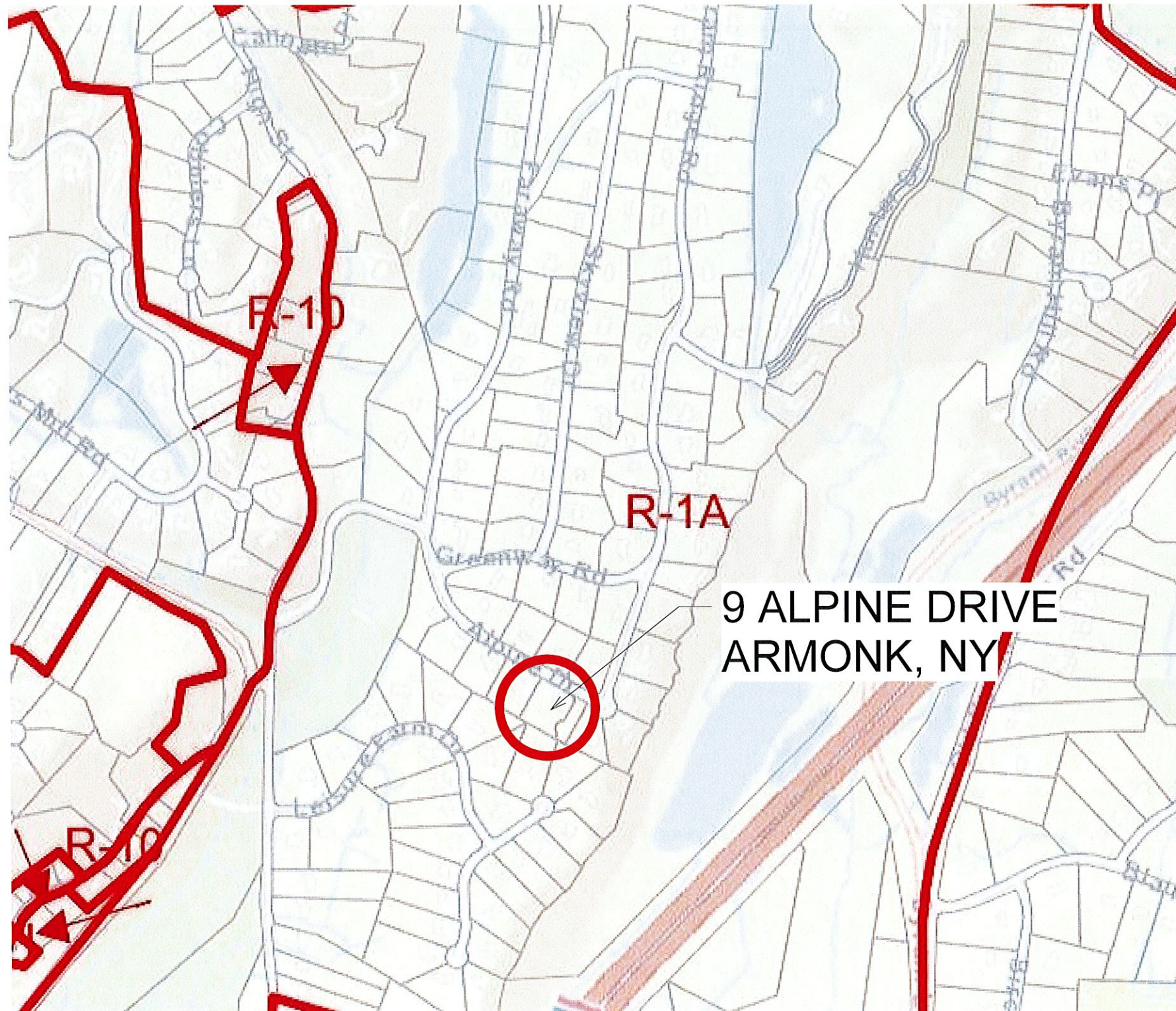
YOON RESIDENCE
 9 ALPINE DRIVE
 ARMONK NY 10504

TAX MAP

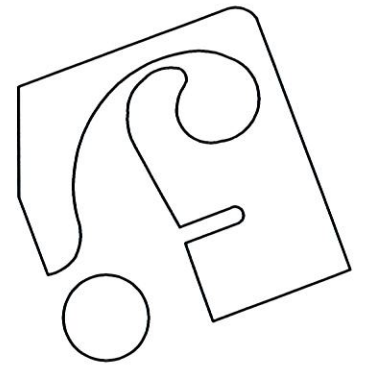
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Date	8-12-21
Drawn by	JF
Checked by	JF

RPRC-7

Scale

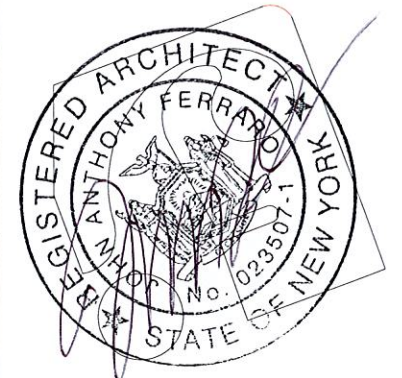


9 ALPINE DRIVE
ARMONK, NY



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ARCHITECT

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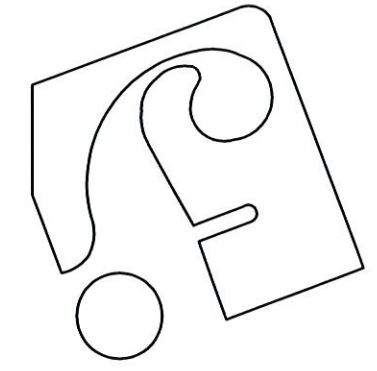
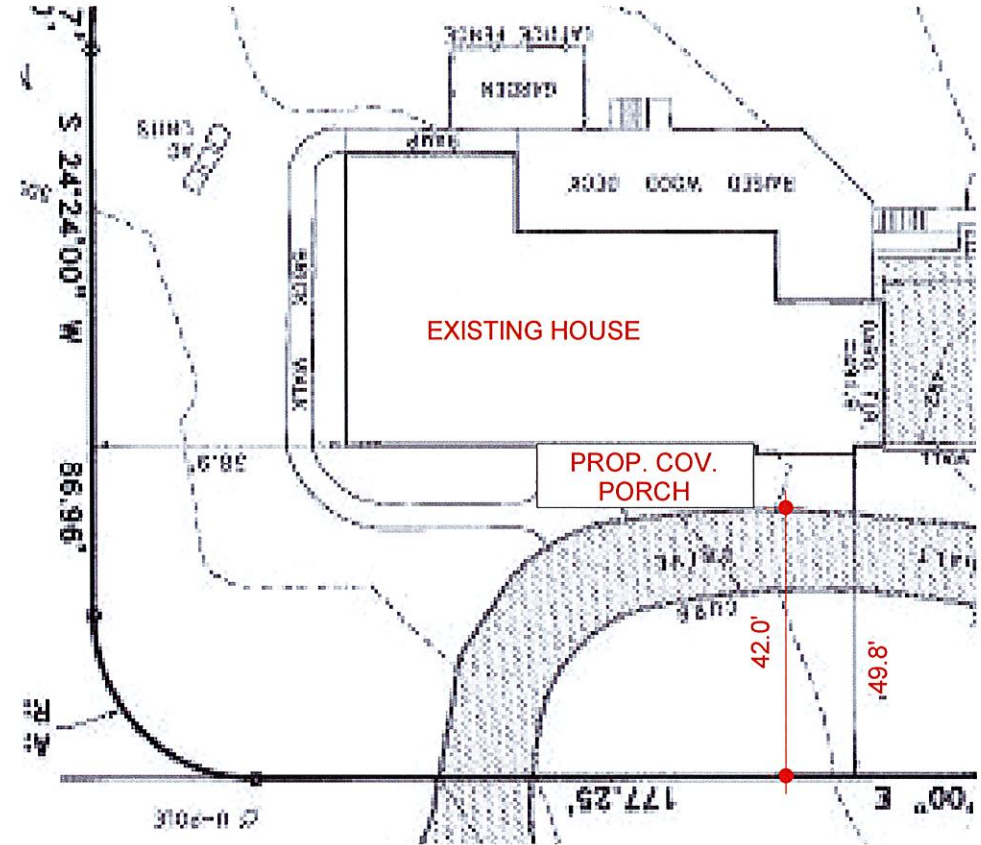
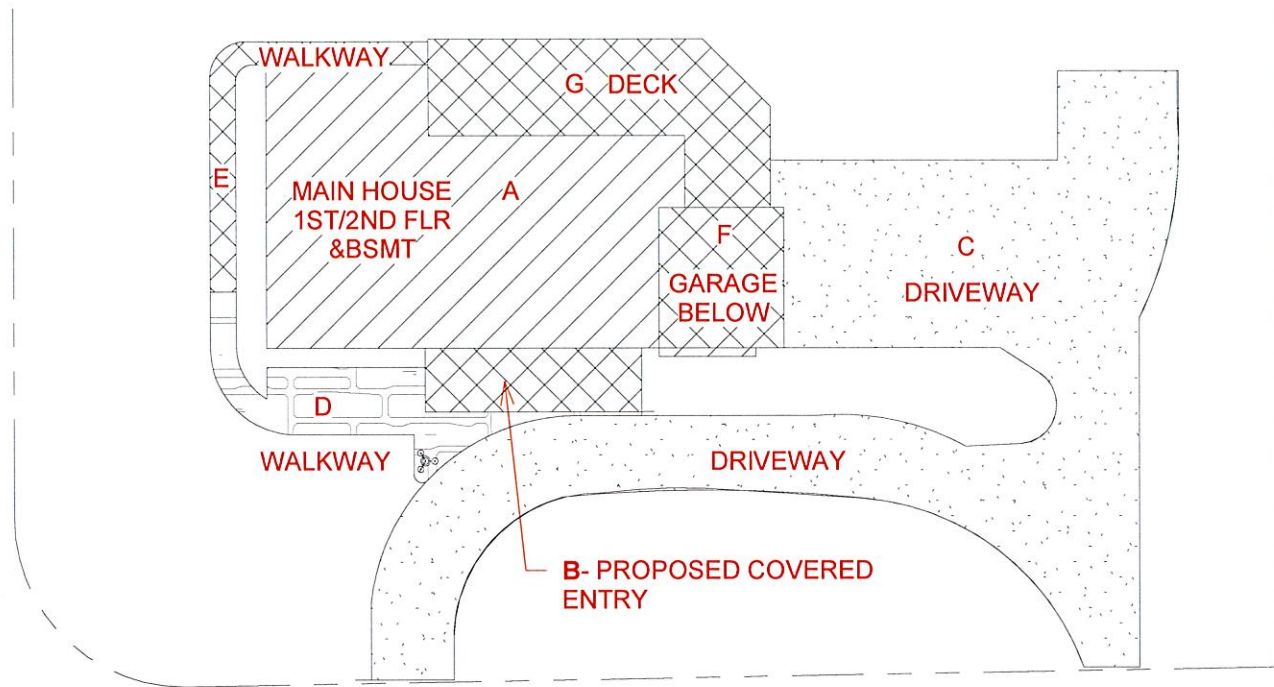
YOON RESIDENCE
9 ALPINE DRIVE
ARMONK NY 10504

ZONING MAP/LOCATER

Project number	YOON
Date	8-12-21
Drawn by	JF
Checked by	JF

RPRC-8

Scale



John Anthony Ferraro PC
ARCHITECT

37 Maple Avenue
New City, New York 10956
p: 845-624-0758
e: jafpc2@gmail.com

1 **COVERAGE SCHEMATIC**
1" = 30'-0"

2 **SITE PLAN**
1" = 30'-0"
THIS SITE PLAN WAS TAKEN FROM A SURVEY PREPARED BY:
W.E. JAMES ENGINEERING AND LAND SURVEYING PLLC
8 CHEANDA LANE
WALKILL, NEW YORK 12589



LOT COVERAGE ALLOWED AS PER SECTION 355-26.C(1)(b) = 9,350 SQFT
FLOOR AREA RATIO ALLOWED AS PER SECTION 355-26.B(4) = 7,727 SQFT

- A = MAIN HOUSE (AS PER TAX ASSESSOR RECORDS) = 4,888 SQFT
- B = PROP. COV. PORCH = 323 SQFT
- C = EXIST. DRIVE. = 4,468 SQFT
- D = PROP. FRONT WALK = 783 SQFT
- E = SIDE WALK = 264 SQFT
- F = GARAGE = INCL. ABV.
- G = DECK = 909 SQFT

YOON R4ESIDENCE
9 ALPINE DRIVE
ARMONK NY 10504

Area	Minimum Lot Size			Minimum Yards (c) (l) (m)			Maximum Building Height (f)		Maximum Building Coverage (r) (s)	Minimum Dwelling Unit Size (square feet) (refer also to § 355-70)	Refer Also to These Pertinent Sections
	Frontage (feet) (a)	Width (feet) (b)	Depth (feet) (c)	Front (feet) (d)	Side (feet) (e)	Rear (feet) (f)	Stories	Feet			
4	5	6	7	8	9	10	11	12	13	14	15
4 acres	250	250	150	75	50	50	--	30'	6%	1,600	Articles IV through X
2 acres	150	150	150	50	30	50	--	30'	8%	1,400	
1 1/2 acres	150	150	150	50	30	40	--	30'	10%	1,300	
1 acre	125	125	150	50	25	40	--	30'	12%	1,200	
R-1A REQUIRED											
R-1A PROPOSED	1 ACRE	177.25'	177.25'	223.54'	42.0'	38.9'	+/- 120'	2	27'	7%	4,888 SQFT

COVERAGE SCHEMATIC

Project number YOON
Date 8-12-21
Drawn by JF
Checked by JF

3 **ZONING CHART**
1/8" = 1'-0"

RPRC-9

Scale As indicated