

TOWN OF NORTH CASTLE

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

Telephone: (914) 273-3000 x 43
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RESIDENTIAL PROJECT
REVIEW COMMITTEE
Adam R. Kaufman AICP, Chair

RESIDENTIAL PROJECT REVIEW COMMITTEE (RPRC) APPLICATION

Section I- PROJECT

ADDRESS: 22 Woodcrest Drive Armonk NY 10504

Section III- DESCRIPTION OF WORK:

Legalization of shed and sports court on property

Section III- CONTACT INFORMATION:

APPLICANT: Robert L. Shaw
ADDRESS: 40 Suzanne Lane Pleasantville NY 10570
PHONE: 516 850 7408 MOBILE: " EMAIL: RobertLawrenceShaw@gmail.com

PROPERTY OWNER: In contract and closing on September 15, 2021

ADDRESS: _____
PHONE: _____ MOBILE: _____ EMAIL: _____

PROFESSIONAL: Adam Ward Carpenter Engineers, Inc.
ADDRESS: 76 Mamaroneck White Plains NY 10601
PHONE: 914-949-6000 MOBILE: 914 260 0002
EMAIL: Swillard@wardcarpenter.com

Section IV- PROPERTY INFORMATION:

Zone: R2A Tax ID (lot designation) 95.03-1-10



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PLANNING DEPARTMENT
 Adam R. Kaufman, AICP
 Director of Planning

Telephone: (914) 273-3542
 Fax: (914) 273-3554
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GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: ROBERT SHAW Date: 9-9-21

Tax Map Designation or Proposed Lot No.: 95.03-1-10

Gross Lot Coverage

1. Total lot Area (Net Lot Area for Lots Created After 12/13/06): 45,393 SF
2. Maximum permitted gross land coverage (per Section 213-22.2C): 9,515 SF
3. BONUS maximum gross land cover (per Section 213-22.2C):
 Distance principal home is beyond minimum front yard setback
34.9 x 10 = 349 SF
4. TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3 9,864 SF
5. Amount of lot area covered by principal building:
2,640 existing + 0 proposed = 2,640 SF
6. Amount of lot area covered by accessory buildings:
145 existing + 0 proposed = 145 SF
7. Amount of lot area covered by decks:
0 existing + 0 proposed = 0
8. Amount of lot area covered by porches:
56 existing + 0 proposed = 56 SF
9. Amount of lot area covered by driveway, parking areas and walkways:
4,027 existing + 0 proposed = 4,027 SF
10. Amount of lot area covered by terraces:
975 existing + 0 proposed = 975 SF
11. Amount of lot area covered by tennis court, pool and mechanical equip:
649 existing + 0 proposed = 649 SF
12. Amount of lot area covered by all other structures:
1,325 existing + 0 proposed = 1,325 SF
13. Proposed gross land coverage: Total of Lines 5 – 12 = 9,817 SF.

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.

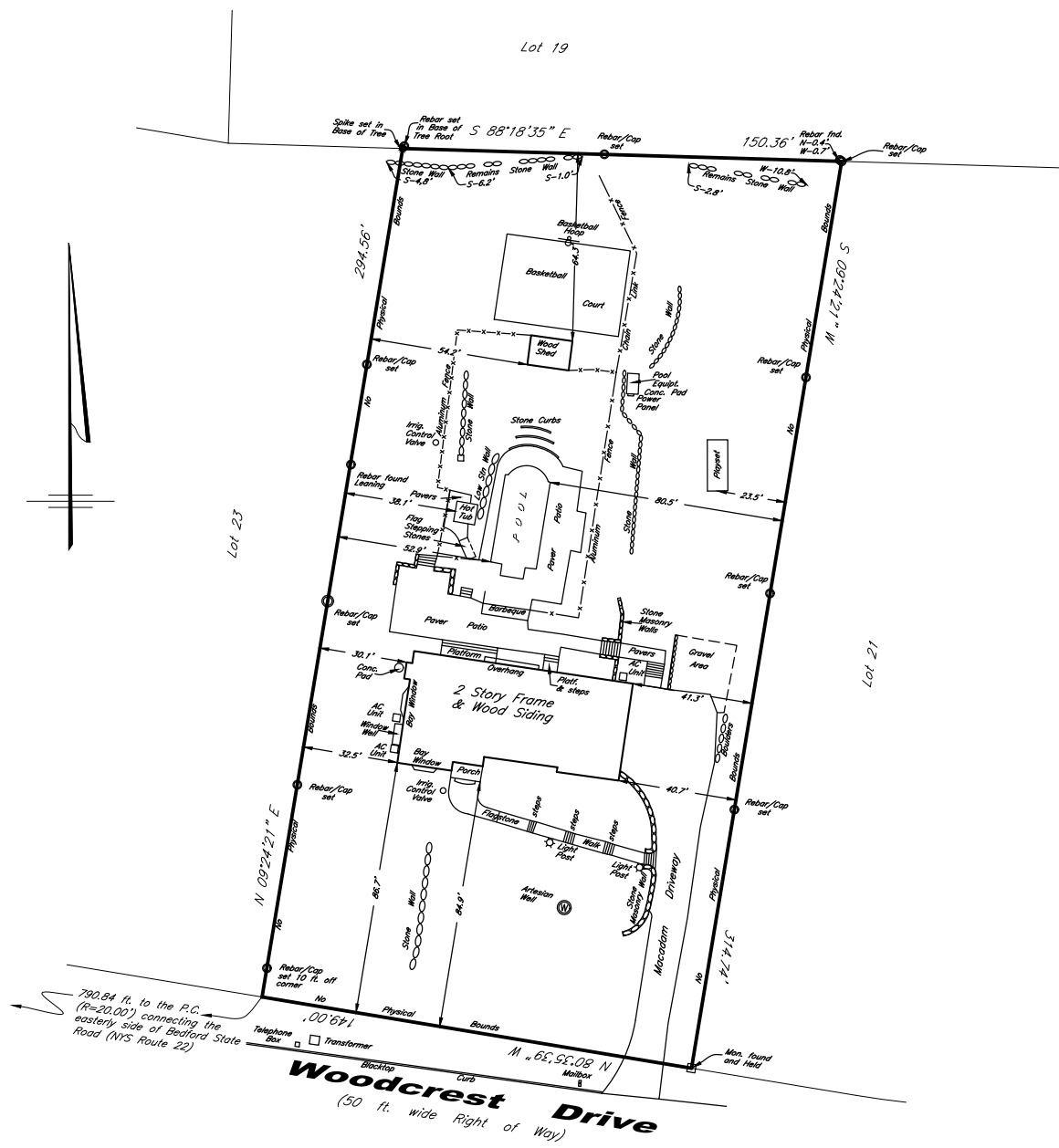
William H. Free, Jr.



Signature and Seal of Professional Preparing Work

9-9-21

Date



Survey of Property
 prepared for
Robert Shaw
 in the Town of
North Castle
 Westchester County, N.Y.
 Scale 1"=30' Sept. 7, 2021

The premises being Lot 22 as shown on a map entitled "Subdivision Plot known as Woodcrest situate in the Town of North Castle, Westchester County, NY" dated Feb. 9, 1976, lat revised June 19, 1977 and filed June 24, 1977 as County Clerk Map No. 19172.

Lot Area = 45,393 sq. ft. or 1.0421 acres

Subsurface structures and their encroachments, if any exist, are not shown hereon.

"Unauthorized alterations or additions to a survey map is a violation of section 7209, sub-division 2, of the New York State Education Law."

"Only copies of the original survey marked with the land surveyor's inked or embossed seal shall be considered a true and valid copy."

"Certifications indicated hereon signify that this survey was prepared in accordance with the existing code of practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run to the person for whom the survey is prepared only, and on his behalf to the Title Company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

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William H. Free, P.E.
 Ward Carpenter Engineers, Inc.
 76 Mamaroneck Avenue
 White Plains, N.Y. 10601

From: Robin Glat <r_glat@yahoo.com>
Sent: Tuesday, August 3, 2021 12:55 PM
To: Planning External Account <planning@northcastleny.com>
Subject: 22 Woodcrest Drive, Armonk, fence approval process

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

The Glat family is selling our house at 22 Woodcrest Drive to the Shaw family. The closing will take place around Sept. 15. I understand the Shaw's would like to begin the process of getting town approval for a fence to enclose the property. They wouldn't start any of the actual work until after closing when they take ownership of the property. We are fine with them beginning the approval process for this work while we still own this property.

Thank you for your consideration for the Shaws permit.

Robin and Jeff Glat