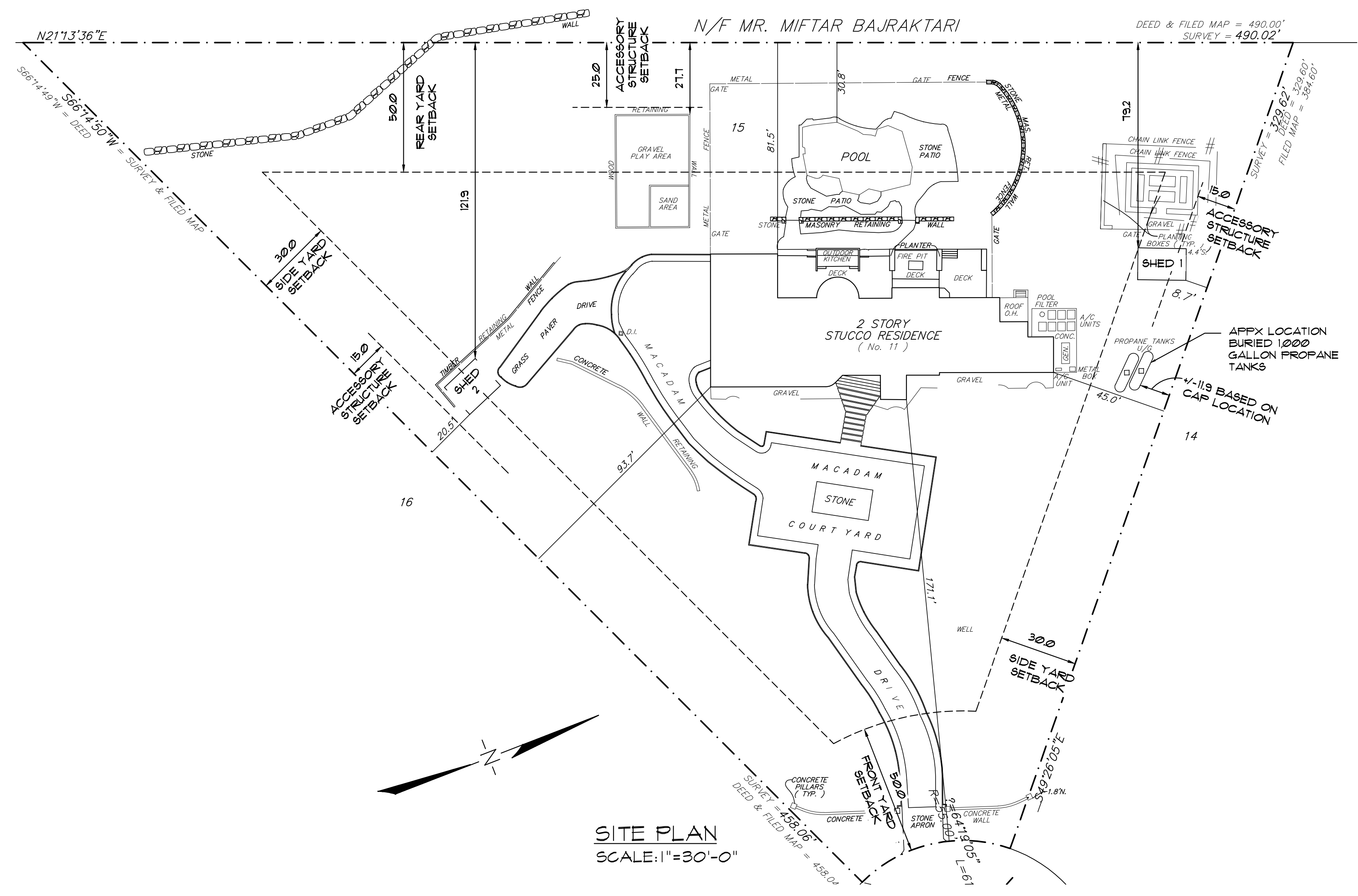
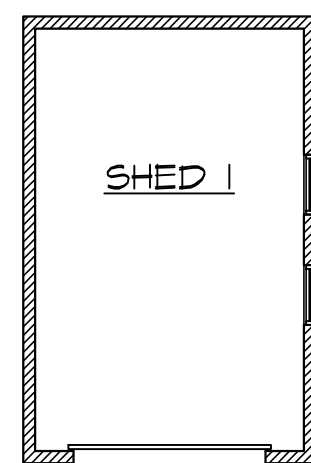


# Legalization to the LEVINE RESIDENCE

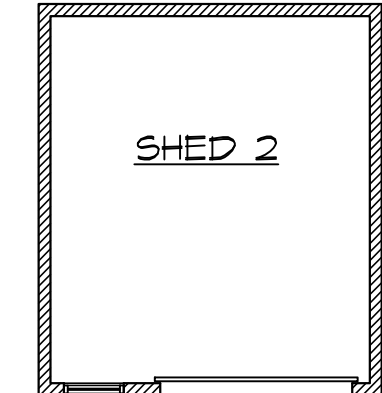
ZONING DATA TABLE				
DESCRIPTION OF WORK: LEGALIZATION				
SECTION: 102.02 BLOCK: 2 LOT: 33		ADDRESS: 11 PIPING BROOK LANE		
ZONE: R-2A				
USE	REQUIRED	EXISTING	PROPOSED	VARIANCE
MINIMUM LOT SIZE				
AREA/LOT SIZE	2 ACRE 87,120 SF	2.002 ACRES 87,221 SF	NO CHANGE	
FRONTAGE	150'	61.74'	NO CHANGE	
MEAN WIDTH	150'	273.6'	NO CHANGE	
MEAN DEPTH	150'	326.8'	NO CHANGE	
MAIN RESIDENCE				
SETBACKS: FRONT	50'	171.1'	NO CHANGE	
SIDE	30'	45'	NO CHANGE	
REAR	50'	81.5'	NO CHANGE	
MAXIMUM BUILDING HEIGHT				
NUMBER OF STORIES	--	2	NO CHANGE	
MAXIMUM HEIGHT	30'	< 30'	NO CHANGE	
MAXIMUM BUILDING COVERAGE	8%	5.37% / 4,682 SF	NO CHANGE	
MINIMUM DWELLING UNIT	1,400 SF	7,778.25 SF	NO CHANGE	
MAXIMUM GROSS FLOOR AREA	10,122 SF + 4,04 SF = 10,126.04 SF	6,304.8 SF	NO CHANGE	
MAXIMUM GROSS LAND AREA	13,278 SF + 1,210 SF = 14,488 SF	20,850 SF	NO CHANGE	(1) 6,362 SF
DETACHED ACCESSORY / SHED 1				
SIDES	15'	8.7'	NO CHANGE	(2) 6.3'
REAR	25'	79.2'	NO CHANGE	
DETACHED ACCESSORY / SHED 2				
SIDES	15'	20.5'	NO CHANGE	
REAR	25'	121.4'	NO CHANGE	
PARKING	2	3	NO CHANGE	
VARIANCE(S) REQUIRED				
(1) - MAXIMUM GROSS LAND AREA - 14,488 SF IS ALLOWED, HAS 20,850 SF, THEREFORE A 6,362 SF VARIANCE IS NEEDED.				
(2) - SHED 1 SIDE YARD SETBACK - 15' IS REQ'D, HAS 8.7', THEREFORE A 6.3' VARIANCE IS NEEDED.				



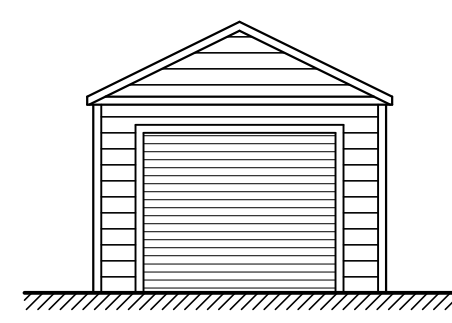
SITE PLAN  
SCALE: 1" = 30'-0"



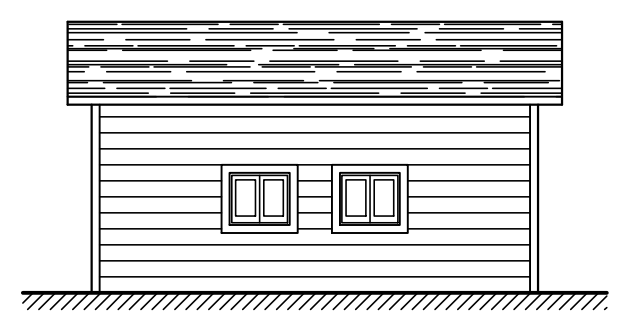
SHED 1 FLOOR PLAN  
SCALE: 1/8" = 1'-0"



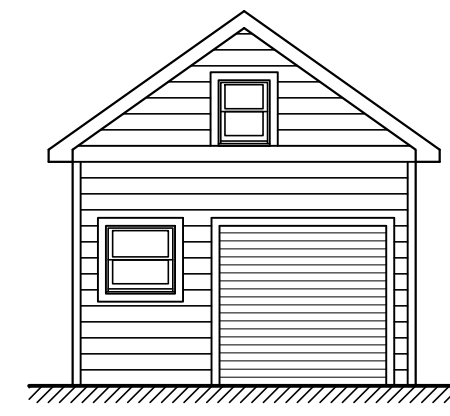
SHED 2 FLOOR PLAN  
SCALE: 1/8" = 1'-0"



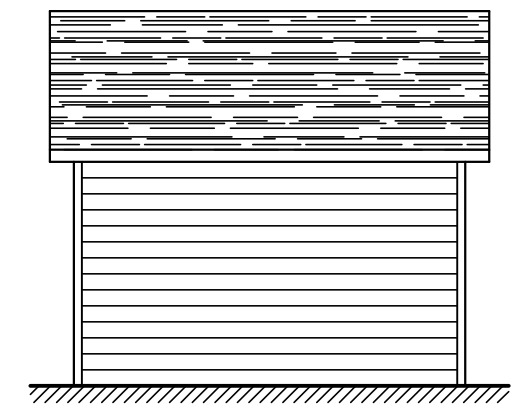
SHED 1 FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



SHED 1 SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



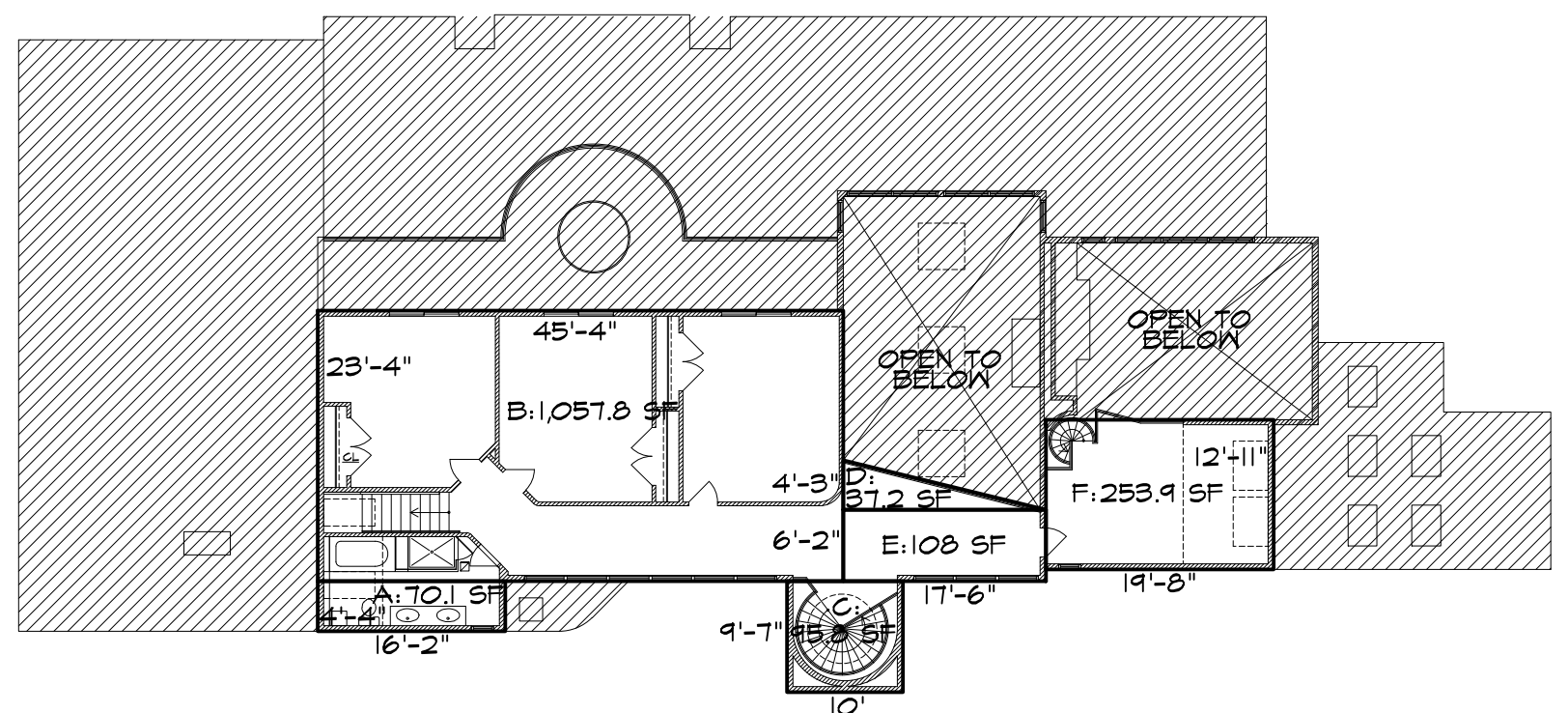
SHED 2 FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



SHED 2 SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

2ND FL. AREA CALCS.

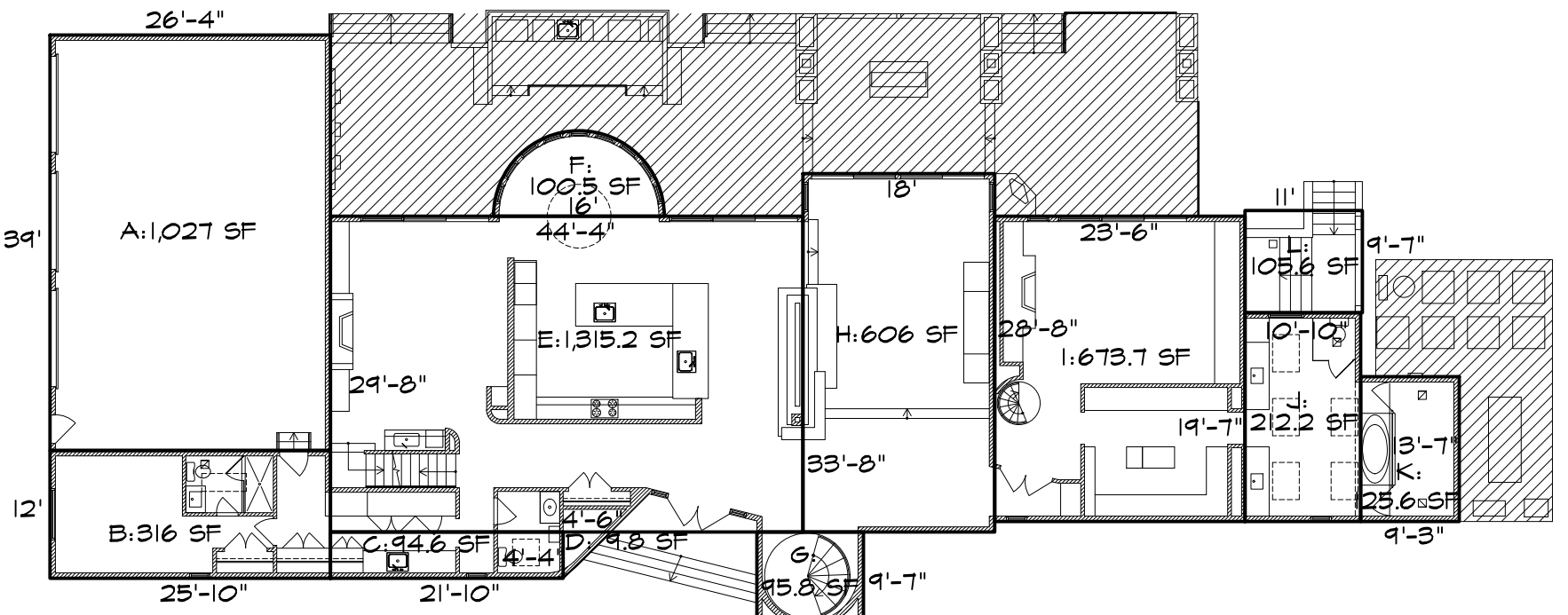
A:	101 SF
B:	1,057.8 SF
C:	45 SF
D:	108.0 SF
E:	253.4 SF
F:	253.4 SF
TOTAL:	1,622.0 SF



SECOND FLOOR PLANS  
SCALE: 1/8" = 1'-0"

1ST FL. AREA CALCS.

A:	1,027.0 SF
B:	316.0 SF
C:	44.6 SF
D:	1,315.2 SF
E:	1,008.0 SF
F:	606.0 SF
G:	673.7 SF
H:	212.2 SF
I:	108.6 SF
J:	25.6 SF
TOTAL:	4,682.0 SF



FIRST FLOOR PLANS  
SCALE: 1/16" = 1'-0"

TOTAL FL. AREA CALCS.

BASEMENT:	0.0 SF
FIRST FLOOR:	4,682.0 SF
SECOND FLOOR:	1,622.0 SF
TOTAL:	6,304.8 SF

REV. # 156UE	DATE
156UE FOR RGRP	06/30/2021
DRAWING TITLE	
-ZONING ANALYSIS -SITE PLAN -SHED FLOOR PLANS AND ELEVATIONS -GROSS AREA FLOOR PLANS	
LEGALIZATION <b>LEVINE RESIDENCE</b> 11 PIPING BROOK LANE BEDFORD, NY 10506	
dimovski architecture 59 Kensico Road, Thornwood, NY 10594 (914) 747-3500   (914) 747-3588 fax www.dimovskiarchitecture.com	
INFO: DATE: JUNE 01, 2021 PROJECT NO.: 284 DRAWN BY: GH CHECKED BY: SBD/PD DRAWING NO.:	
<b>A-1</b>	





11 Piping Brook Ln

Google Earth

1985

41°09'08.74" N 73°38'16.59" W elev 422 ft eye alt 937 ft



11 Piping Brook Ln

Piping Brook

Piping Brook Ln

11 Piping Brook Ln,  
Bedford, NY 10506  
23 min drive - home

Piping Brook Ln

Piping Brook Ln

Piping Brook Ln

Stillwater Pl

Piping Brook Ln







# 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 Piping Brook Lane, Bedford, NY 10506

### Section III- DESCRIPTION OF WORK:

Legalization of Existing Items at Exterior:

1. Two Sheds as Noted on Site Plan
2. Deck
3. Driveway
4. Concrete Pad for A/C Units & Generator

### Section III- CONTACT INFORMATION:

APPLICANT: Dimovski Architecture PLLC

ADDRESS: 59 Kensico Road, Thornwood, NY 10594

PHONE: 914-747-3500 MOBILE: 914-714-8128 EMAIL: steve@dimovskiarchitecture.com

PROPERTY OWNER: Robert Levine

ADDRESS: 11 Piping Brook Lane, Bedford, NY 10506

PHONE: \_\_\_\_\_ MOBILE: 914-490-5804 EMAIL: rlevine@foodirect.com

PROFESSIONAL: Dimovski Architecture PLLC

ADDRESS: 59 Kensico Road, Thornwood, NY 10594

PHONE: 914-747-3500 MOBILE: 914-714-8128

EMAIL: steve@dimovskiarchitecture.com

### Section IV- PROPERTY INFORMATION:

Zone: R-2A Tax ID (lot designation) 1 / 05 /13-N.15





**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: **Legalization of Levine Residence**

Initial Submittal     Revised Preliminary

Street Location: **11 Piping Brook Lane, Bedford, NY 10506**

Zoning District: **R-2A**    Property Acreage: **2.002**    Tax Map Parcel ID: **1 / 05 /13-N.15**

Date: **8/31/21**

### 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.



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](http://www.northcastleny.com)

GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: Legalization of Levine Residence Date: 8/31/21

Tax Map Designation or Proposed Lot No.: 1 / 05 /13-N.15

Gross Lot Coverage

1. Total lot Area (Net Lot Area for Lots Created After 12/13/06): 87,221.0 SF
2. **Maximum** permitted gross land coverage (per Section 355-26.C(1)(b)): 13,278.0 SF
3. **BONUS** maximum gross land cover (per Section 355-26.C(1)(b)):  
Distance principal home is beyond minimum front yard setback  
121.1 SF x 10 = 1,211.0 SF 1,211.0 SF
4. **TOTAL Maximum Permitted gross land coverage** = Sum of lines 2 and 3 14,489.0 SF
5. Amount of lot area covered by **principal building**:  
4,682.0 SF existing + 0 SF proposed = 4,682.0 SF
6. Amount of lot area covered by **accessory buildings**:  
461.0 SF existing + 0 SF proposed = 461.0 SF
7. Amount of lot area covered by **decks**:  
1,259.0 SF existing + 0 SF proposed = 1,259.0 SF
8. Amount of lot area covered by **porches**:  
0 SF existing + 0 SF proposed = 0 SF
9. Amount of lot area covered by **driveway, parking areas and walkways**:  
8,906.0 SF existing + 0 SF proposed = 8,906.0 SF
10. Amount of lot area covered by **terraces**:  
0 SF existing + 0 SF proposed = 0 SF
11. Amount of lot area covered by **tennis court, pool and mechanical equip**:  
899.0 SF existing + 0 SF proposed = 899.0 SF
12. Amount of lot area covered by **all other structures**:  
4,643.0 SF existing + 0 SF proposed = 4,643.0 SF
13. Proposed **gross land coverage**: Total of Lines 5 – 12 = 20,850.0 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.

Signature and Seal of Professional Preparing Worksheet

8/31/21  
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](http://www.northcastleny.com)

**FLOOR AREA CALCULATIONS WORKSHEET**

Application Name or Identifying Title: Legalization of Levine Residence Date: 8/31/21

Tax Map Designation or Proposed Lot No.: 1 / 05 /13-N.15

Floor Area

- |     |   |                     |
|-----|---|---------------------|
| 1.  | Total Lot Area (Net Lot Area for Lots Created After 12/13/06):  | <u>87,221.0 SF</u>  |
| 2.  | <b>Maximum</b> permitted floor area (per Section 355-26.B(4)):  | <u>10,126.04 SF</u> |
| 3.  | Amount of floor area contained within first floor:<br>- <u>3,655.0 SF</u> existing + <u>0 SF</u> proposed =                         | <u>3,655.0 SF</u>   |
| 4.  | Amount of floor area contained within second floor:<br>- <u>1,622.8 SF</u> existing + <u>0 SF</u> proposed =                        | <u>1,622.8 SF</u>   |
| 5.  | Amount of floor area contained within garage:<br>- <u>1,027.0 SF</u> existing + <u>0 SF</u> proposed =                              | <u>1,027.0 SF</u>   |
| 6.  | Amount of floor area contained within porches capable of being enclosed:<br>- <u>0 SF</u> existing + <u>0 SF</u> proposed =         | <u>0 SF</u>         |
| 7.  | Amount of floor area contained within basement (if applicable – see definition):<br>- <u>0 SF</u> existing + <u>0 SF</u> proposed = | <u>0 SF</u>         |
| 8.  | Amount of floor area contained within attic (if applicable – see definition):<br>- <u>0 SF</u> existing + <u>0 SF</u> proposed =    | <u>0 SF</u>         |
| 9.  | Amount of floor area contained within all accessory buildings:<br>- <u>461.0 SF</u> existing + <u>0 SF</u> proposed =               | <u>461.0 SF</u>     |
| 10. | Proposed <b>floor area</b> : Total of Lines 3 – 9 =   | <u>6,765.8 SF</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

8/31/21  
 Date