

BENEDEK & TICEHURST
LANDSCAPE ARCHITECTS & SITE PLANNERS, P.C.

TRANSMITTAL

Date: 8/31/21

To: RPRC
Town of North Castle
17 Bedford Road
Armonk, NY 10504

Project: The Morange Residence
229 Bedford Banksville Road
95.3-2-39

Copies	Drawing No.	Description	Date
1		Narrative Letter	8/26/21
1		Letter of Authorization	8/23/21
1		RPRC Application	
1		RPRC Completeness Review Form	8/26/21
1		Gross Land Coverage Calculations Worksheet	8/26/21
1		Existing Land Coverage Worksheet #1	8/26/21
1		Existing Land Coverage Worksheet #2	8/26/21
1		Proposed Land Coverage Worksheet	8/26/21
1	S-1	Preliminary Site Plan	8/26/21
1	L-1	Preliminary Landscape Plan	8/26/21
1	AI-1	Aerial Photo	8/17/21
1		\$1,200.00 RPRC Application Fee Check	8/24/21

August 26, 2021

Residential Project Review Committee
Town of North Castle
17 Bedford Road
Armonk, NY 10504

RE: The Morange Residence
229 Bedford Banksville Road
95.3-2-39

Dear Members of the Residential Project Review Committee,

Mr. and Mrs. Morange would like to install an 18'x40' swimming pool with an interior spa, adjacent stone terrace and an 11'x21' pavilion on their 7.24 acre property, which is located in a 4 acre zone.

The homeowners removed an existing swimming pool that was in disrepair when they purchased the property. A portion of the previous pool was located within the 100' regulated wetland setback area. The proposed pool and other improvements are completely located outside of the 100' wetland setback area. Additionally, the proposed improvements are located outside of the regulated building setbacks and the proposed building coverage and gross land coverage is well below the allowable thresholds. The proposed building coverage is 4,237 s.f. where 18,940 is permitted and the proposed gross land coverage is 17,552 s.f. where 34,001 s.f. is permitted. Although, (1) 14" tree is proposed to be removed, it is not located within a regulated setback zone, landscape buffer zone or regulated wetlands. A tree removal permit will not be required.

We look forward to meeting with you to discuss this interesting project.

Please contact us if you have any questions prior our scheduled RPRC meeting.

Sincerely,



Seth Ticehurst, RLA, ASLA
for B & T

Victor and Sharon Morange
229 Bedford Banksville Road
Bedford, NY 10506

August 23, 2021

Town of North Castle
15 Bedford Road
Armonk, NY 10504

Re: 229 Bedford Banksville Road

To Whom It Concerns:

I hereby authorize Benedek & Ticehurst, Landscape Architects and Site Planners, P.C., to represent me as the applicant in all aspects of our submissions to Town Boards.

Sincerely,

The block contains two handwritten signatures. The first signature is in dark ink and appears to be 'Victor Morange'. The second signature is in lighter ink and appears to be 'Sharon Morange'. Both signatures are written in a cursive, flowing style.

Victor Morange
Sharon Morange



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: 229 BEDFORD BANKSVILLE ROAD

Section III- DESCRIPTION OF WORK:

INSTALLATION OF AN 18'x40' GUNITE POOL WITH AN INTERIOR SPA,
ADJACENT STONE TERRACE AND 11'x21' SHADE PAVILION.

Section III- CONTACT INFORMATION:

APPLICANT: BENEDEK AND TICEHURST

ADDRESS: 448H OLD POST RD, BEDFORD VILLAGE, NY 10506

PHONE: 914-234-9666 MOBILE: 845-531-9793 EMAIL: seth@btlandarch.com
glenn@btlandarch.com

PROPERTY OWNER:

VICTOR AND SHARON MORANGE

ADDRESS: 229 BEDFORD BANKSVILLE ROAD, BEDFORD, NY

PHONE: _____ MOBILE: _____ EMAIL: victor.morange@gmail.com

PROFESSIONAL: BENEDEK AND TICEHURST

ADDRESS: 448H OLD POST RD, BEDFORD VILLAGE, NY 10506

PHONE: 914-234-9666 MOBILE: 845-531-9793

EMAIL: seth@btlandarch.com
glenn@btlandarch.com

Section IV- PROPERTY INFORMATION:

Zone: R-4A Tax ID (lot designation) 95.03-2-39



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:

MORANGE RESIDENCE

Initial Submittal Revised Preliminary

Street Location:

229 BEDFORD BANKSVILLE ROAD

Zoning District: R-4A Property Acreage: 7.24 Tax Map Parcel ID: 95.03-2-39

Date: 8/26/21

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
- 1. Submission of a Zoning Conformance Table depicting the plan's compliance with the minimum requirements of the Zoning District
- 2. 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.
- 3. 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

BUILDING DEPARTMENT
Robert Melillo
Building/ Fire inspector

Telephone: (914) 273-3000 ext. 44
Fax: (914) 273-3554
www.northcastleny.com

GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: MORANGE RESIDENCE Date: 8/26/21

Tax Map Designation or Proposed Lot No.: 95.3-2-39

Gross Lot Coverage

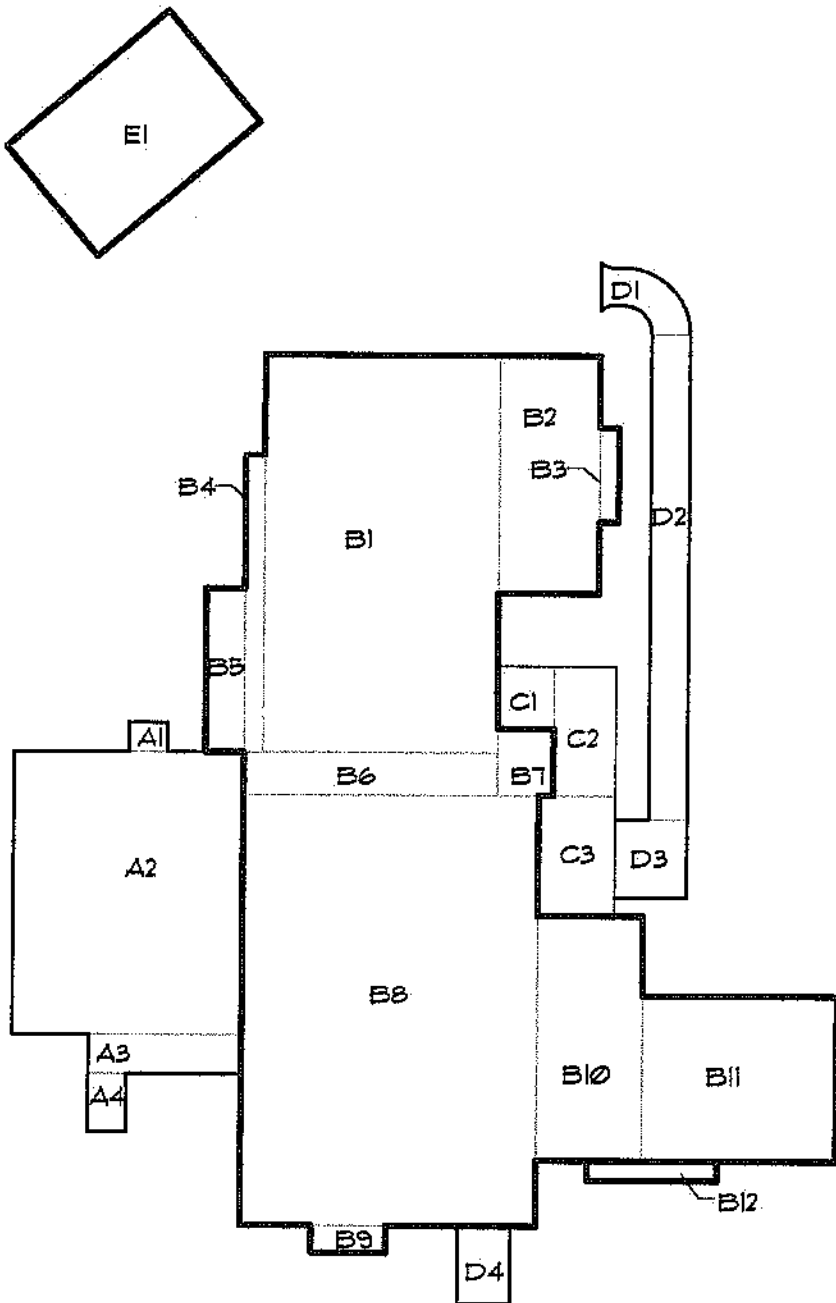
1. Total lot Area (Net Lot Area for Lots Created After 12/13/06): 315,679
2. **Maximum** permitted gross land coverage (per Section 355-26.C(1)(b)): 30,411
3. **BONUS** maximum gross land cover (per Section 355-26.C(1)(b)):
Distance principal home is beyond minimum front yard setback
359 x 10 = 3,590
4. **TOTAL Maximum Permitted gross land coverage** = Sum of lines 2 and 3 34,001
5. Amount of lot area covered by **principal building**:
3,676 existing + 0 proposed = 3,676
6. Amount of lot area covered by **accessory buildings**:
330 existing + 231 proposed = 561
7. Amount of lot area covered by **decks**:
813 existing + 0 proposed = 813
8. Amount of lot area covered by **porches**:
225 existing + 0 proposed = 225
9. Amount of lot area covered by **driveway, parking areas and walkways**:
10,775 existing + 194 proposed = 10,969
10. Amount of lot area covered by **terraces**:
0 existing + 512 proposed = 512
11. Amount of lot area covered by **tennis court, pool and mechanical equip**:
20 existing + 752 proposed = 772
12. Amount of lot area covered by **all other structures**:
0 existing + 24 proposed = 24
13. Proposed **gross land coverage**: Total of Lines 5 – 12 = 17,552

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



8/26/21
Date



A. DECK

A1 = 3X4 = 12 SF
 A2 = 29'7"X24' = 709.9 SF
 A3 = 16'X4'2" = 66.72 SF
 A4 = 4X6 = 24 SF

813 SF.

B. RESIDENCE

B1 = 4'6"X24'6" = 1,016.75 SF.
 B2 = 24'10"X10'6" = 260.75 SF.
 B3 = 2X10 = 20 SF.
 B4 = 2X31 = 62 SF.
 B5 = 4X17 = 68 SF.
 B6 = 4'6"X24'6" = 1,025 SF.
 B7 = 5'10"X7' = 583 SF.
 B8 = 45'X31' = 1,395 SF.
 B9 = 2'9"X7'8" = 21 SF.
 B10 = 25'10"X11' = 284.13 SF.
 B11 = 17'4"X20'4" = 352.32 SF.
 B12 = 2'X13'6" = 27 SF.

3,676 SF.

C. PORCH

C1 = 5'10"X6'6" = 37.9 SF.
 C2 = 6'6"X13'6" = 87.75 SF.
 C3 = 8'X12'4" = 98.64 SF.

225 SF.

D. STEPS AND WALKWAYS

D1 = 4' SF.
 D2 = 50'7"X4' = 202.32 SF.
 D3 = 7'6"X8' = 60 SF.
 D4 = 5'6"X8' = 44 SF.

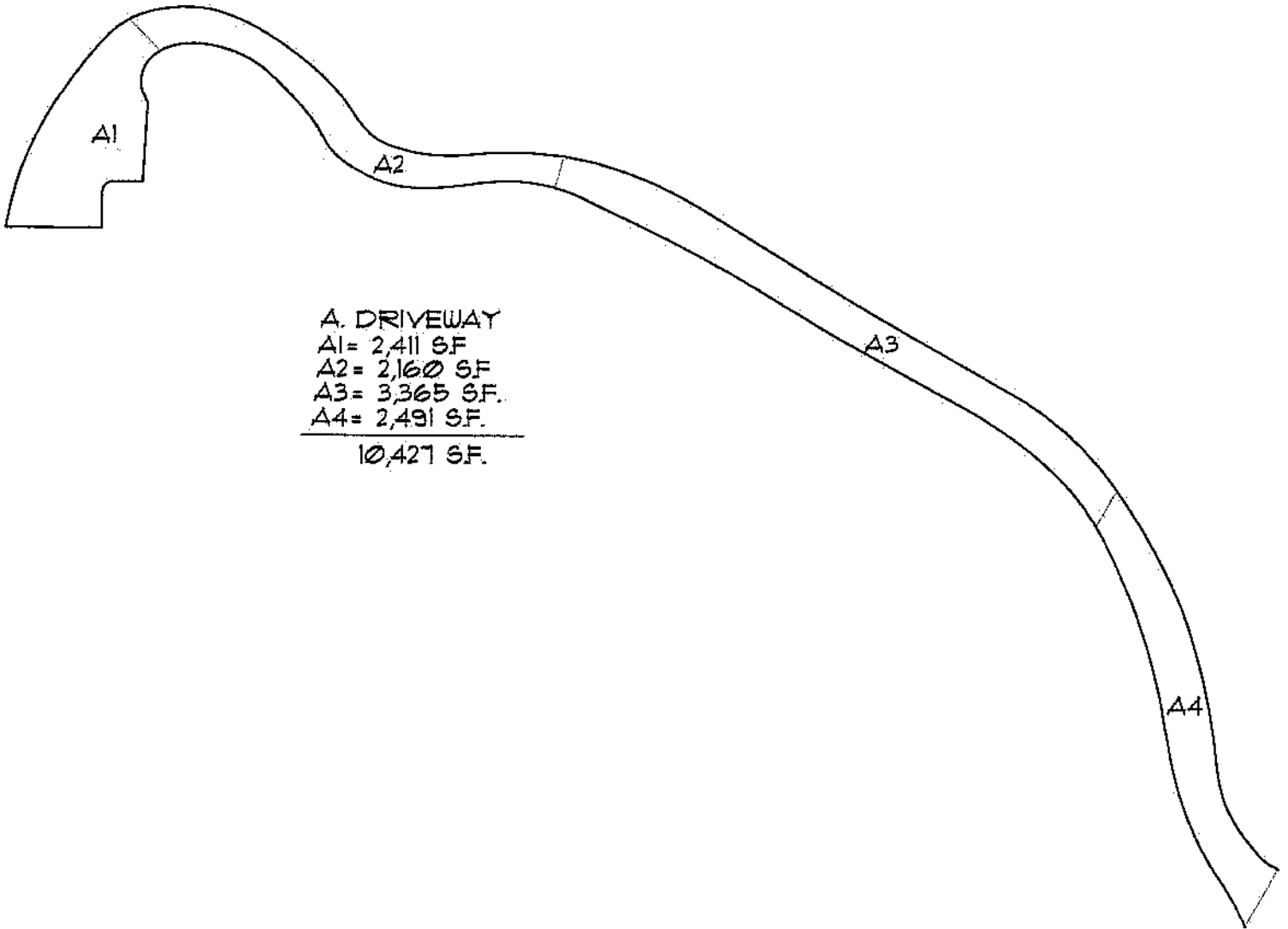
348 SF.

E. GARAGE

E1 = 22'X15' = 330 SF.

F. GENERATOR

F1 = 6'7"X3' = 20 SF.



A. DRIVEWAY
A1 = 2,411 SF
A2 = 2,160 SF
A3 = 3,365 SF
A4 = 2,491 SF

10,427 SF.

BENEDEK & TICEHURST,
LANDSCAPE ARCHITECTS

SCALE: 1" = 60'-0"
DATE: 8/26/21

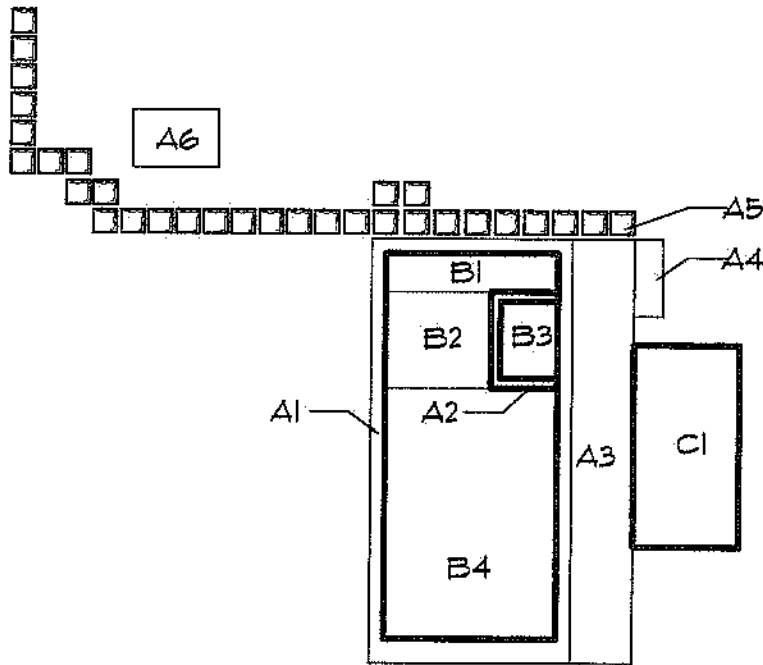
EXISTING LAND COVERAGE WORKSHEET #2

FOR

THE MORANGE RESIDENCE

229 BEDFORD BANKSVILLE ROAD

BEDFORD, NY



A. TERRACE, COPING, SERVICE COUNTER, STEPPING STONES AND POOL EQUIPMENT PAD

A1 = 204 SF

A2 = 22 SF

A3 = 6'6" X 44' = 286 SF

A4 = 3 X 8 = 24 SF

A5 = 6.25 X 31 STEPPING STONES = 194 SF.

A6 = 6 X 9 = 54 SF.

784 SF.

B. POOL AND SPA

B1 = 4 X 18 = 72 SF.

B2 = 10 X 11 = 110 SF.

B3 = 8' X 6' = 48 SF.

B4 = 26 X 18 = 468 SF.

698 SF.

C. PAVILION

C1 = 11 X 21 = 231 SF.

BENEDEK & TICEHURST,
LANDSCAPE ARCHITECTS

SCALE: 1" = 20'-0"
DATE: 8/26/21

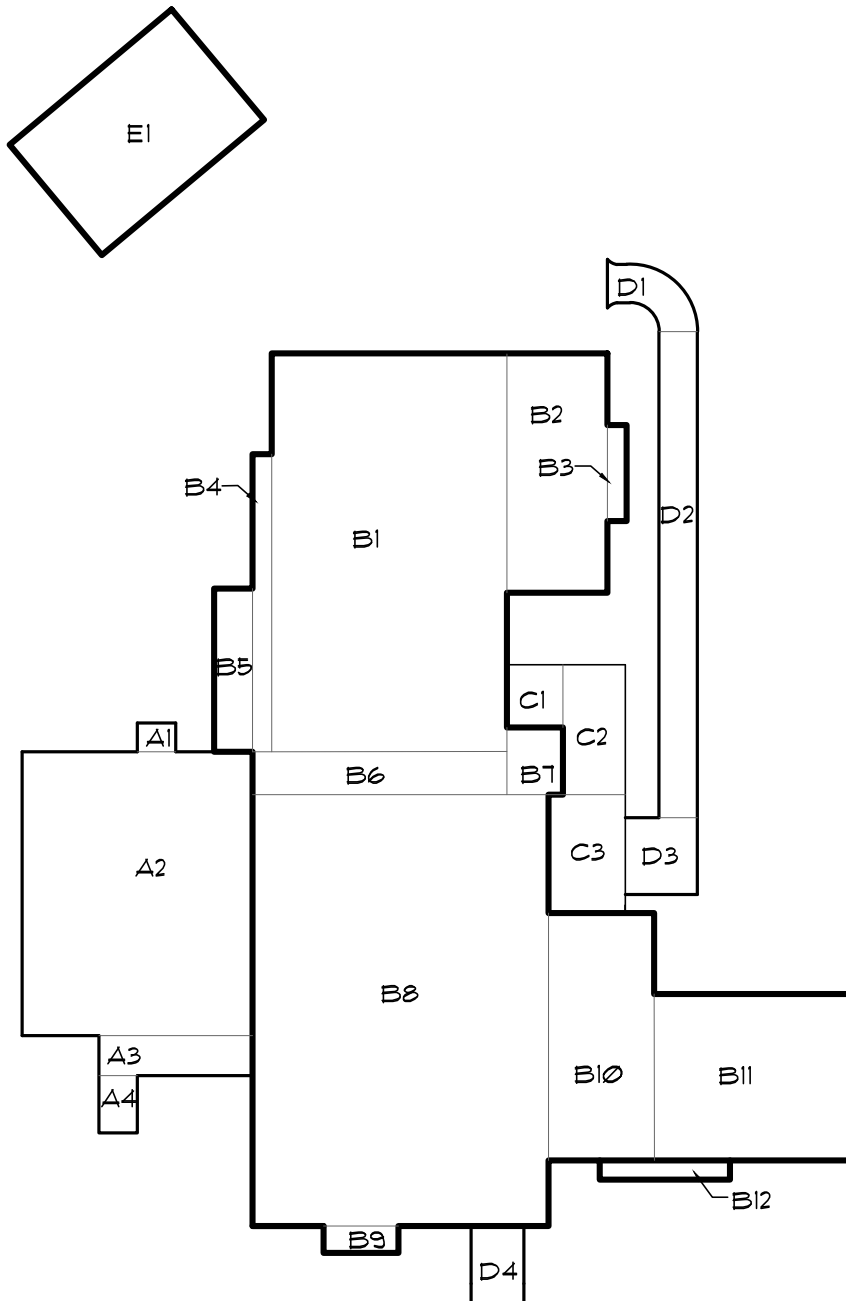
PROPOSED LAND COVERAGE WORKSHEET

FOR

THE MORANGE RESIDENCE

229 BEDFORD BANKSVILLE ROAD

BEDFORD, NY



A. DECK

A1 = $3 \times 4 = 12$ S.F.
 A2 = $29'7'' \times 24' = 709.9$ S.F.
 A3 = $16' \times 4'2'' = 66.72$ S.F.
 A4 = $4 \times 6 = 24$ S.F.

813 S.F.

B. RESIDENCE

B1 = $41'6'' \times 24'6'' = 1,016.75$ S.F.
 B2 = $24'10'' \times 10'6'' = 260.75$ S.F.
 B3 = $2 \times 10 = 20$ S.F.
 B4 = $2 \times 31 = 62$ S.F.
 B5 = $4 \times 17 = 68$ S.F.
 B6 = $4'6'' \times 24'6'' = 110.25$ S.F.
 B7 = $5'10'' \times 7' = 58.3$ S.F.
 B8 = $45' \times 31' = 1,395$ S.F.
 B9 = $2'9'' \times 7'8'' = 21$ S.F.
 B10 = $25'10'' \times 11' = 284.13$ S.F.
 B11 = $17'4'' \times 20'4'' = 352.32$ S.F.
 B12 = $2' \times 13'6'' = 27$ S.F.

3,676 S.F.

C. PORCH

C1 = $5'10'' \times 6'6'' = 37.9$ S.F.
 C2 = $6'6'' \times 13'6'' = 87.75$ S.F.
 C3 = $8' \times 12'4'' = 98.64$ S.F.

225 S.F.

D. STEPS AND WALKWAYS

D1 = $41'$ S.F.
 D2 = $50'7'' \times 4' = 202.32$ S.F.
 D3 = $7'6'' \times 8' = 60$ S.F.
 D4 = $5'6'' \times 8' = 44$ S.F.

348 S.F.

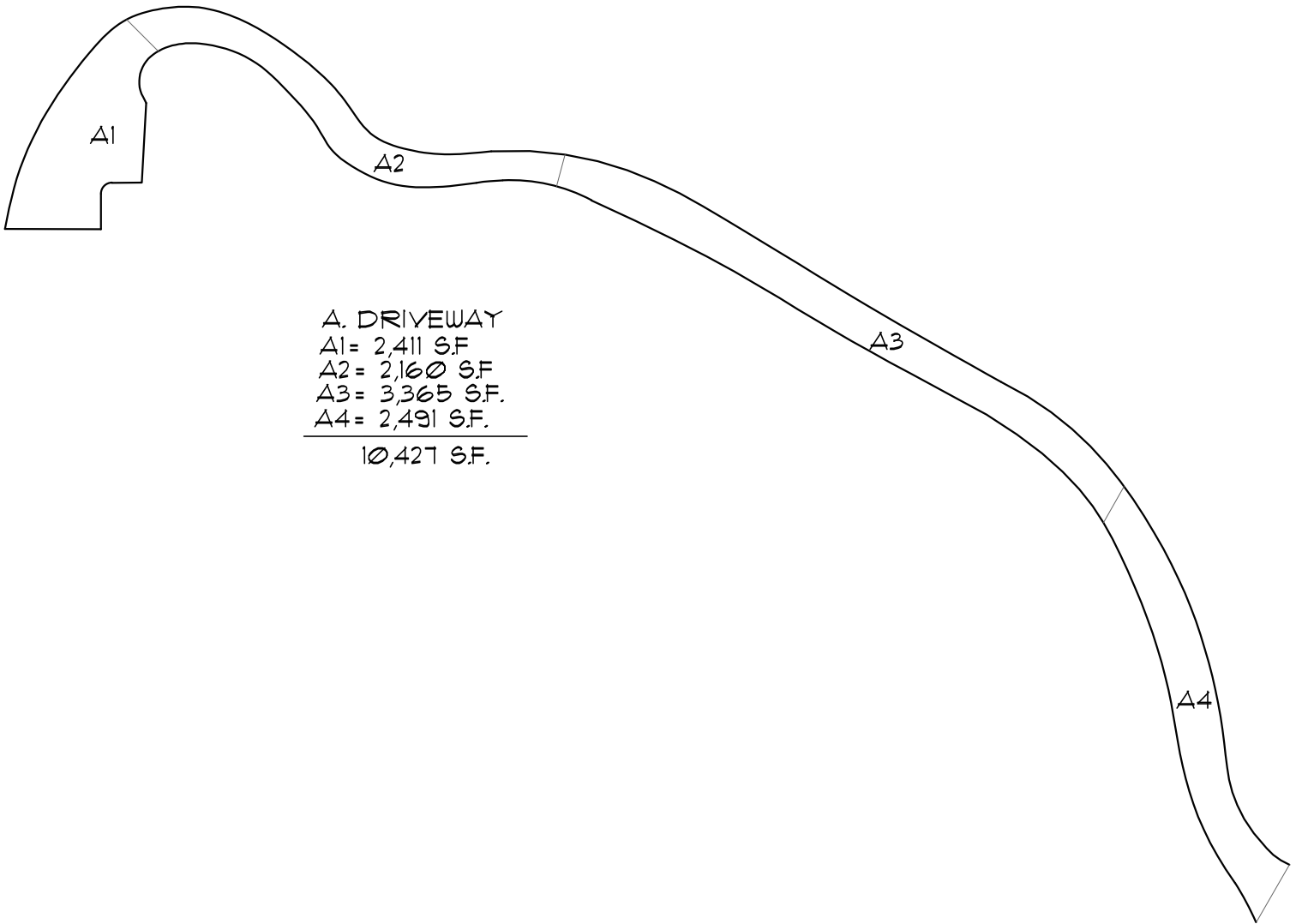
E. GARAGE

E1 = $22' \times 15' = 330$ S.F.

F. GENERATOR

F1 = $6'7'' \times 3' = 20$ S.F.

F1



A. DRIVEWAY
 A1= 2,411 S.F.
 A2= 2,160 S.F.
 A3= 3,365 S.F.
 A4= 2,491 S.F.

 10,427 S.F.

BENEDEK & TICEHURST,
 LANDSCAPE ARCHITECTS

EXISTING LAND COVERAGE WORKSHEET #2

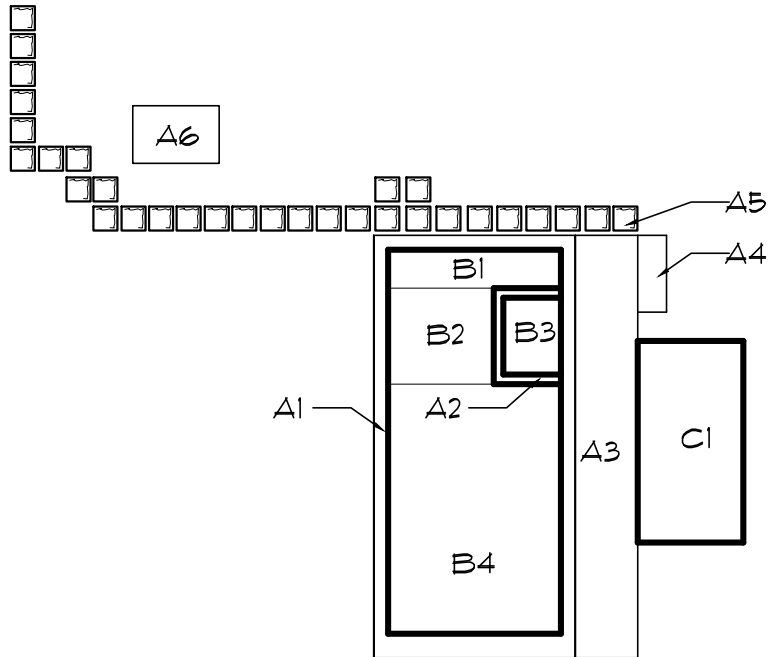
FOR

THE MORANGE RESIDENCE

SCALE: 1" = 60'-0"
 DATE: 8/26/21

229 BEDFORD BANKSVILLE ROAD

BEDFORD, NY



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- A6 = 6 X 9 = 54 S.F.

- 784 S.F.

B. POOL AND SPA

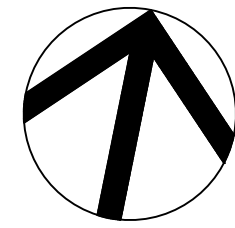
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- B2 = 10 X 11 = 110 S.F.
- B3 = 8' X 6' = 48 S.F.
- B4 = 26 X 18 = 468 S.F.

- 698 S.F.

C. PAVILION

- C1 = 11 X 21 = 231 S.F.

SURVEY INFORMATION TAKEN FROM
DRAWING TITLED: "SURVEY OF PROPERTY
PREPARED FOR VICTOR MORANGE AND
SHARON MORANGE
SITUATE IN THE TOWN OF NORTH CASTLE
WESTCHESTER COUNTY, NEW YORK"
DATED: 7/20/19
REVISED: 5/9/21
PREPARED BY DAVID L. ODELL P.L.S.
LAND SURVEYING COMPANY
13 CUSHMAN ROAD
PATTERSON, NY 12563
TEL. 845-225-0206

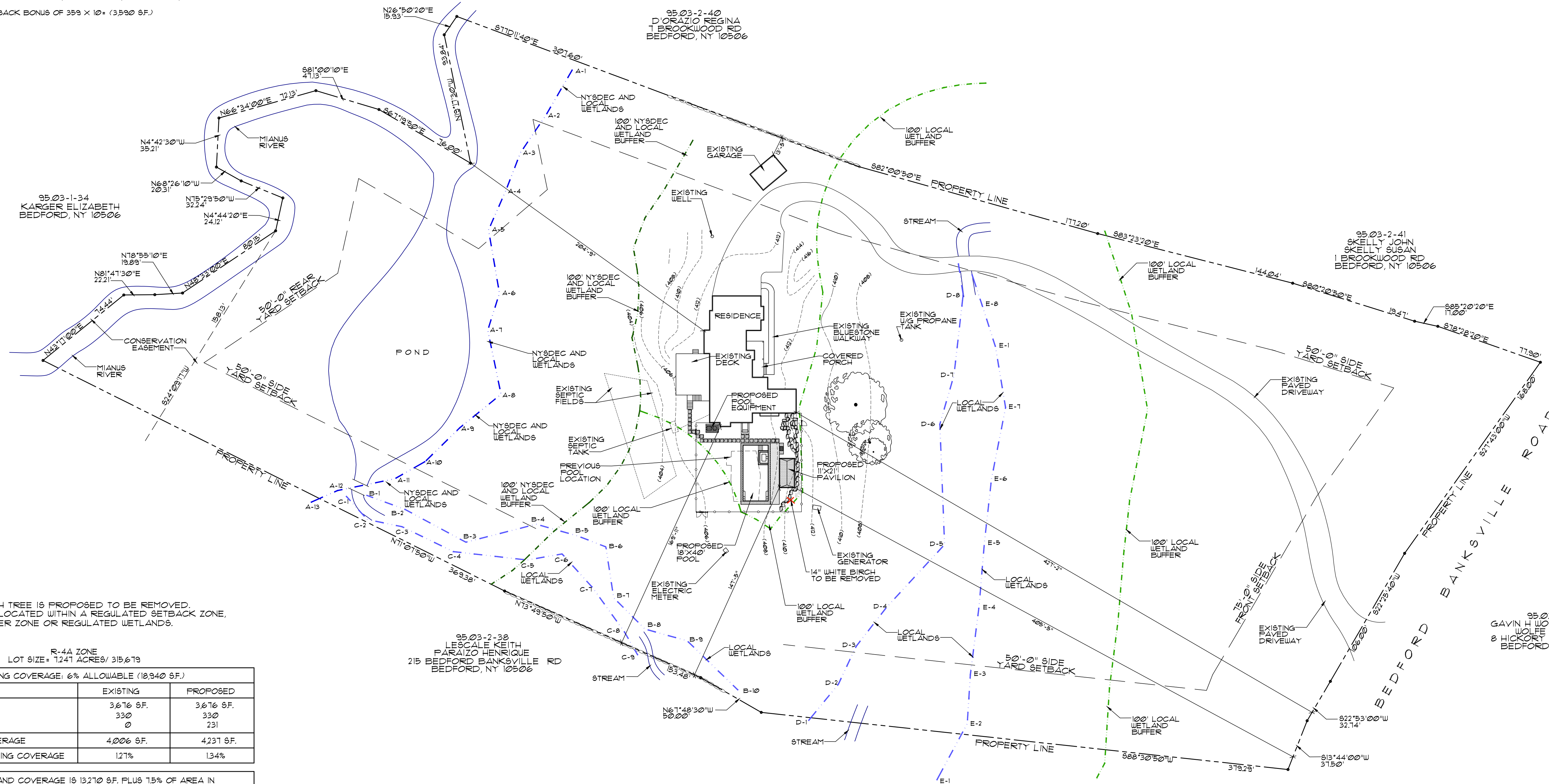


WETLANDS DELINEATED BY
EVANS ASSOCIATES ENVIRONMENTAL CONSULTANTS
ON JUNE 4, 2019
NYSDEC FRESHWATER WETLAND BOUNDARY
VALIDATED ON OCTOBER 22, 2019

ZONING DATA SHEET
TAX LOT DESIGNATION: 95-3-2-39

	PERMITTED 4 ACRES	EXISTING 12.4 ACRES	PROPOSED 12.4 ACRES
MINIMUM LOT SIZE	250'	344'	344'
LOT WIDTH	250'	350'	350'
LOT DEPTH	150'	725'	725'
FRONT YARD SETBACK	15'	421'-2"	409'-5"
SIDE YARD SETBACK-1	50'	13'-5"	13'-5"
SIDE YARD SETBACK-2	50'	16'-11"	14'-5"
REAR YARD SETBACK	50'	204'-9"	204'-9"
MAX. BUILDING HEIGHT	30'	24'	24'
MAX. EXTERIOR WALL HEIGHT	30'	29.9'	29.9'
PARKING / # OF CARS	2	2	2
MAX BUILDING COVERAGE (6%)	19,940 SF.	4,231 SF.	4,231 SF.
GROSS LAND COVERAGE **	34,001 SF.	17,552 SF.	17,552 SF.
GROSS FLOOR AREA	17,850 SF.	6,181 SF.	6,181 SF.

** INCLUDES FRONT SETBACK BONUS OF 359 X 10' (3,590 SF.)



NOTES:
1. (1) 14" WHITE BIRCH TREE IS PROPOSED TO BE REMOVED. THE TREE IS NOT LOCATED WITHIN A REGULATED SETBACK ZONE, LANDSCAPE BUFFER ZONE OR REGULATED WETLANDS.

R-4A ZONE
LOT SIZE = 12.41 ACRES / 315,619

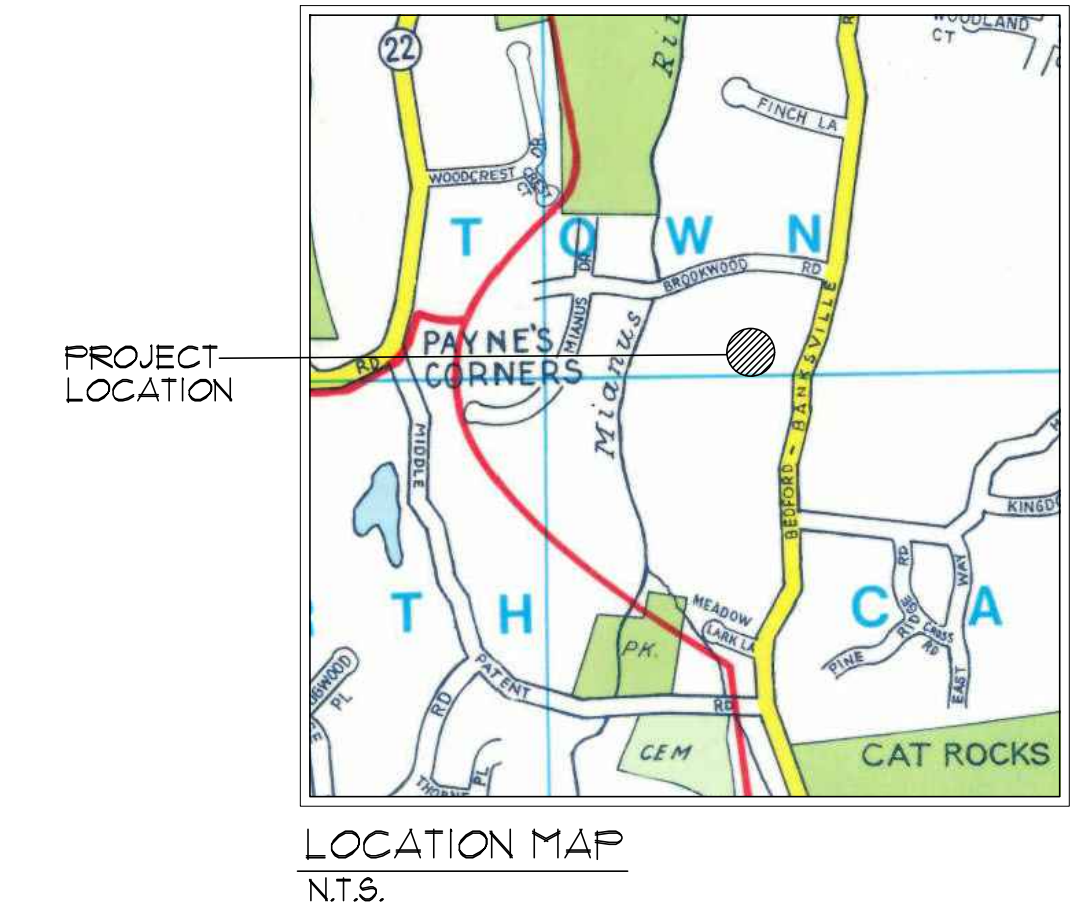
BUILDING COVERAGE: 6% ALLOWABLE (19,940 SF.)

	EXISTING	PROPOSED
RESIDENCE	3,676 SF.	3,676 SF.
GARAGE	330	330
PAVILION	0	231
TOTAL BUILDING COVERAGE	4,006 SF.	4,231 SF.
PERCENTAGE OF BUILDING COVERAGE	12.1%	13.4%

ALLOWABLE GROSS LAND COVERAGE IS 19,270 SF. PLUS 7.5% OF AREA IN EXCESS OF 2 ACRES+ (34,001 SF.**)

	EXISTING	PROPOSED
RESIDENCE	3,676 SF.	3,676 SF.
GARAGE	330	330
PAVILION	0	231
DECK	813	813
PORCH	225	225
DRIVEWAY, PARKING AREA, WALKWAYS	10,115	10,969
TERRACE AND COPING	0	512
POOL, SPA AND MECHANICAL EQUIPMENT	20	172
SERVICE COUNTER	0	24
TOTAL IMPERVIOUS SURFACE	15,839 SF.	17,552 SF.

** INCLUDES FRONT SETBACK BONUS OF 359 X 10' (3,590 SF.)



PRELIMINARY SITE PLAN
FOR
MORANGE RESIDENCE

229 BEDFORD BANKSVILLE ROAD
BEDFORD, NY

Scale: 1"=40'-0"
Drawn: S.T.
Date: 8/26/21

Revisions:

Date	Item

BENEDEK & TICEHURST
LANDSCAPE ARCHITECTS & SITE PLANNERS, P.C.
4488 Old Post Road, Bedford Village, New York 10506
P. 914.234.9666 / F. 914.234.6882
www.btlandscape.com
Members-American Society of Landscape Architects



Drawing Number:
S-1



95-03-1-34
KARGER ELIZABETH
BEDFORD, NY 10506

95-03-2-40
D'ORAZIO REGINA
1 BROOKWOOD RD
BEDFORD, NY 10506

95-03-2-41
KELLY JOHN
KELLY SUSAN
1 BROOKWOOD RD
BEDFORD, NY 10506

95-03-2-39
LESCALE KRITH
PARAIZO HENRIQUE
215 BEDFORD BANKSVILLE RD
BEDFORD, NY 10506

95-03-2-42
GAVIN WOLFE TRUST
WOLFE LOUISE TRUST
WOLFE KINGDOM
BEDFORD, NY 10506

AERIAL PHOTO

MORANGE RESIDENCE

229 BEDFORD BANKSVILLE ROAD
BEDFORD, NY

Scale: 1"=40'-0"

Drawn: S.T.

Date: 8/26/21

Date	Revisions	Item

BENEDEK & TICEHURST
 LANDSCAPE ARCHITECTS & SITE PLANNERS, P.C.
 448H Old Post Road, Bedford Village, New York 10506
 P: 914.234.9666 / F: 914.234.6882
 www.dtiandarch.com
 Members-American Society of Landscape Architects

Drawing Number:

AI-1