



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) 273-8625
Fax: (914) 273-3554
www.northcastleny.com

RPRC DETERMINATION LETTER

Project Description: Addition and Alteration of a second floor master suite. Expansion of kitchen, family room and garage.

Street Location: 14 WILLOW POND LN

Zoning District: R-2A Tax ID: 101.04-1-42 Application No.: 2020-2868

RPRC DECISION: RPRC - Submit to Building Department

Date: 09/22/2020

The above referenced application was reviewed by the Residential Project Review Committee (RPRC).

The Committee determined that Planning Board and Architectural Review Board approval of the proposed project is NOT REQUIRED.

However, the following issues will need to be addressed prior to the issuance of a building permit:

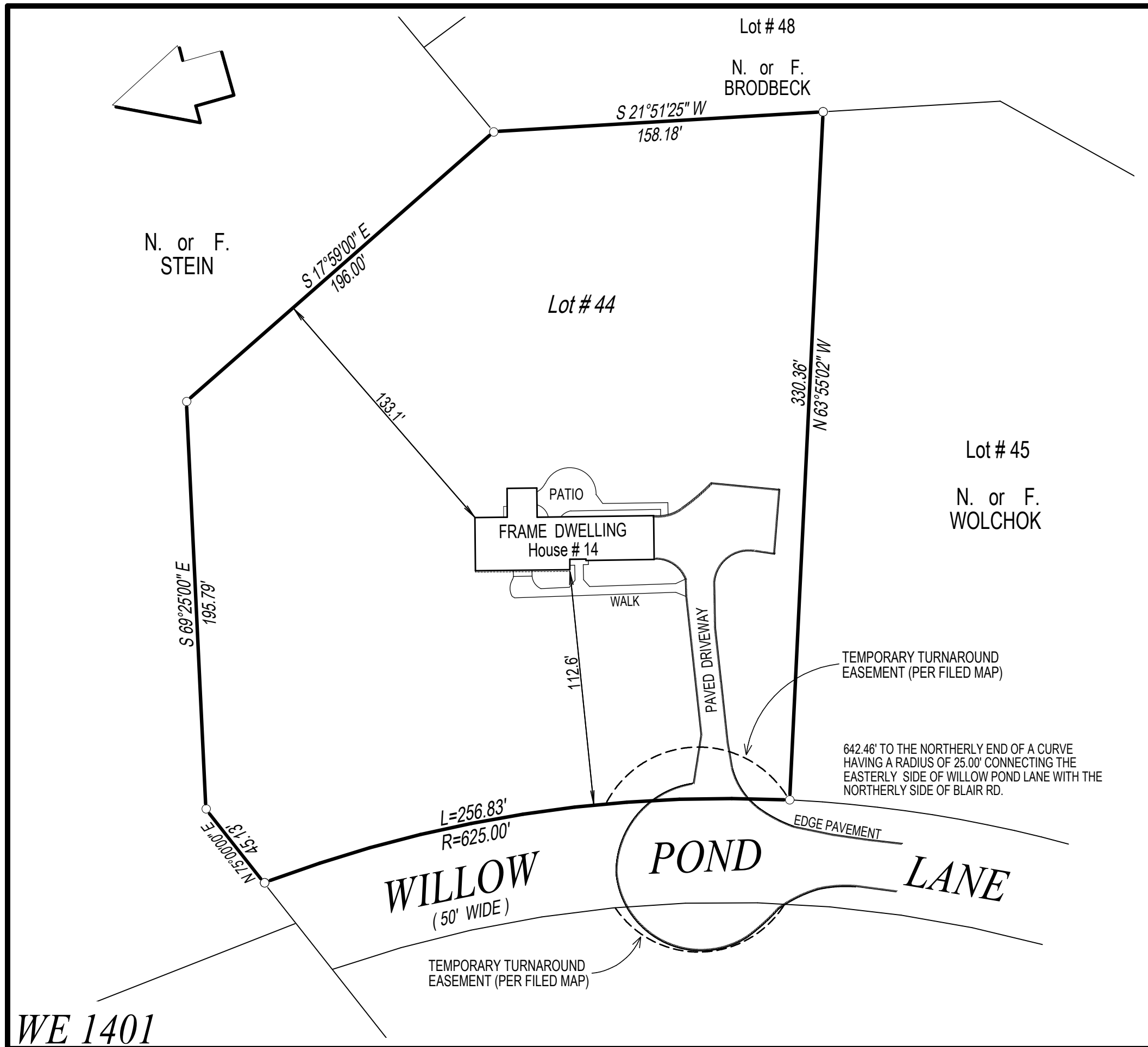
- The Applicant should submit required gross land coverage and gross floor area backup exhibits for review.
- The elevations should be revised to depict proposed Building Height (average grade to roof midpoint – Max 30 feet).
- The elevations should be revised to depict Maximum Exterior Wall Height (lowest grade to roof midpoint – Max 38 feet).
- The Building Department shall determine the need to refer the application to the Westchester County Department of Health (WCHD) for review of the proposed bedroom count and/or additional floor area and whether modifications or upgrades to the existing septic system are required.
- The applicant shall perform deep and percolation soil testing in the vicinity of the proposed mitigation system to be witnessed by the Town Engineer. The test locations and results shall be shown on the plan. Contact this office to schedule the testing.
- Provide stormwater mitigation and design calculations for the runoff generated by the net increase in impervious surface for the 25-year, 24-hour design storm event. Provide details of the stormwater mitigation system.

- The plan shall illustrate and quantify the limits of disturbance. The plan shall note that disturbance limits shall be staked in the field prior to construction.
- Based on Westchester County GIS, the topography illustrated on the plan appears to require clarification.
- It appears that disturbances are proposed within the locally-regulated 100-foot wetland buffer. A local Wetland Permit may be required. The applicant shall illustrate the local wetland boundary and regulated 100-foot buffer on the plan for verification by the Town Wetland Consultant. Notify this office once the wetland boundary has been established in the field so that a determination regarding the need for a Wetland Permit can be made.

At this time you must submit an application directly to the North Castle Building Department. **DO NOT START CONSTRUCTION WITHOUT A VALID BUILDING DEPARTMENT PERMIT.**

If you would like to further discuss this matter, please do not hesitate to contact the Building Department.

Adam R. Kaufman, AICP
Director of Planning



Title # *LGL-20-1002035-W*

Land Survey
For
Angelo Joseph Luppino III

Armonk
Town of North Castle Westchester County, NY
Scale: 1" = 50' Area = 2.04 Ac.

August 20, 2020

Tax Lot Desig.: Section 101.04 Block 1 Lot 42

Reference: map entitled "SUBDIVISION MAP SECTION NO. ONE "B", Filed in the Westchester County Clerk's Office, Division of Land Records on October 16, 1967 as map # 15601.

Certified to:

- * Angelo Joseph Luppino III
- * Legal Abstract, LLC
- * Stewart Title Insurance Company

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 certification shall run only to the person for whom the survey is prepared, and on 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."

Lic. 49162

Robert E. Sorace, PLS
135 South Main Street
New City, NY 10956
845-638-1498



Town of North Castle Building Department

17 Bedford Road

Armonk, New York 10504-1898

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

www.northcastleny.com

TOWN OF NORTH CASTLE TREE REMOVAL APPLICATION PERMIT

WHEN A PERMIT IS REQUIRED

The Town of North Castle finds and declares that the preservation of Trees is necessary to protect the health, safety and general welfare of the Town of North Castle because trees provide shade, impede soil erosion, aid water absorption and retention, inhibit excess runoff and flooding, enhance air quality, offer a natural barrier to noise, provide a natural habitat for wildlife, provide screening, enhance property values and add to the aesthetic quality of the community.

A tree removal permit is required under the following circumstances:

1. Removal of a tree within a property's regulated setback zone or landscape buffer zone (All trees 8" or greater DBH - Diameter at Breast Height).

The regulated setback zone refers to the area of vegetative screening or landscaping measured from each property line of a residentially zoned property toward the interior of such property.

R-4A One-Family Residence District: 25 feet.

R-2A One-Family Residence District: 15 feet.

R-1.5A One-Family Residence District: 12 feet.

R-1A One-Family Residence District: 10 feet.

All other residential districts: 5 feet

2. Removal of a Significant Tree that's 24 inches or greater DBH at 4 feet.
3. Removal of any tree in wetlands, within clearing lines, or Conservation Easements.
3. Any cutting of more than 5 trees of 8 inches in diameter or more in any one quarter-acre area, within a 12 month period with such area being measured as a square with each side measuring 104 feet.
4. Removal of any street tree within the Right of Way.
5. Removal in any calendar year of more than ten (10) trees on any lot.



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Tree Removal Application

NOTE: TWO (2) SETS OF ALL REQUIRED DOCUMENTS MUST BE SUBMITTED WITH THIS APPLICATION

Section I- PROJECT ADDRESS: 14 Willow Pond Lane Armonk NY 10504 DATE: 09/09/2021

Section II- CONTACT INFORMATION: (Please print clearly. All information must be current)

APPLICANT: Angelo Luppino III

ADDRESS: 14 Willow Pond Lane Armonk NY 10504

PHONE: _____ MOBILE: (914) 874-4449 EMAIL: angeloj@luppinoim.com

PROPERTY OWNER: Angelo Luppino III

ADDRESS: 14 Willow Pond Lane Armonk NY 10504

PHONE: _____ MOBILE: (914) 874-4449 EMAIL: angeloj@luppinoim.com

Tree Company: Roger Poehlsen

ADDRESS: 7 Quincy Court Suffern NY 10901

PHONE: _____ MOBILE: (201) 575-6770 EMAIL: roger_poehlsen@yahoo.com

Section III- REGULATED ACTIVITY: (Check all that apply)

- Removal of a tree within a property's regulated setback zone or landscaped buffer zone.
- Removal of a significant tree.
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- Clearing/Thinning.
- Removal of any tree within the right of way.
- Removal in any calendar year of more than ten (10) trees on any lot.

Section IV- DESCRIPTION OF WORK: (Please include how many trees will be removed)

Remove trees that we are nervous that are close to the home as well as close to the driveway. There will be 6 trees that will be removed.

Section V- FUTURE PLANS:

Do you have any intention of tearing down the house to build a new house within the next six (6) months. Yes No

Town of North Castle Building Department

Section V- FUTURE PLANS: (Continued)

Do you have any intention to expand the house over 1500 square feet within the next six (6) months? Yes No

Section VI- RESTRICTION:

Is there any conservation easements on your deed? Yes No

Section VII- PERMIT FEES: (\$50 application fee and a \$25 Certificate of Compliance fee)

Section VIII- APPLICANT CERTIFICATION

I hereby certify that I have read the instructions & examined this application and know the same to be true & correct. All provisions of laws & ordinances covering this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or land use or the performance of construction.

Signature: _____ Date: 09/09/2021

Section IX- AFFIDAVIT OF OWNER AUTHORIZATION: (To be notarized)

STATE OF NEW YORK }
COUNTY OF WESTCHESTER } SS:

The applicant Angelo Luppino III has proper consent from said owner to make this application as submitted and said owner agrees to all terms and conditions placed upon same.

Owner's Name (PRINT) Angelo Luppino III Owner's Signature _____

Sworn to before me this _____ day of _____, 20_____

OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

Zone: _____ Section: _____ Block: _____ Lot: _____

Building Department Checklist:

Does this permit require RPRC approval? Yes No

Has a plan delineating all improvements, site grading and disturbance proposed on the subject property. Yes No

GC License Work. Comp. Liability. Ins. Disability Two sets of documents

Permit Fee \$75.00 Payment type: _____ Check #: _____ Cash

Name on check: _____ Received By: _____ Date: _____

Reviewed By: _____ Date: _____

Building Inspector Approval: _____ Date: _____

Conditions: _____



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Town of North Castle Building Department

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COUNTY OF WESTCHESTER } SS:

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Owner's Name (PRINT) Angelo Luppino III Owner's Signature _____

Sworn to before me this _____ day of _____, 20_____

OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

Zone: _____ Section: _____ Block: _____ Lot: _____

Building Department Checklist:

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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: _____

Section III- DESCRIPTION OF WORK:

Section III- CONTACT INFORMATION:

APPLICANT: _____

ADDRESS: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

PROPERTY OWNER:

ADDRESS: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

PROFESSIONAL: _____

ADDRESS: _____

PHONE: _____ MOBILE: _____

EMAIL: _____

Section IV- PROPERTY INFORMATION:

Zone: _____ Tax ID (lot designation) _____



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REVIEW COMMITTEE
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Section III- CONTACT INFORMATION:

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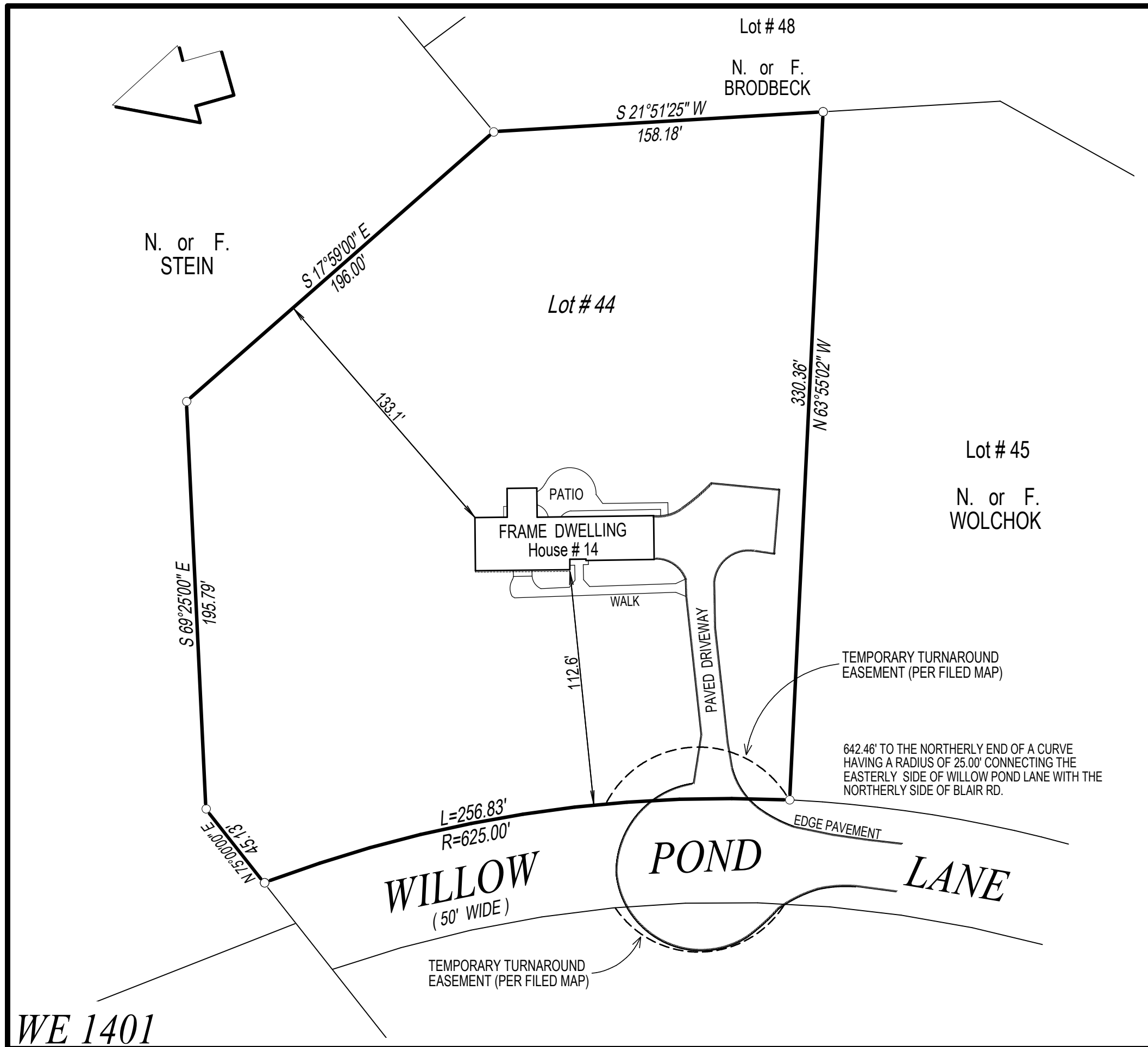
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Title # *LGL-20-1002035-W*

Land Survey
For
Angelo Joseph Luppino III

Armonk
Town of North Castle Westchester County, NY
Scale: 1" = 50' Area = 2.04 Ac.

August 20, 2020

Tax Lot Desig.: Section 101.04 Block 1 Lot 42

Reference: map entitled "SUBDIVISION MAP SECTION NO. ONE "B", Filed in the Westchester County Clerk's Office, Division of Land Records on October 16, 1967 as map # 15601.

Certified to:

- * Angelo Joseph Luppino III
- * Legal Abstract, LLC
- * Stewart Title Insurance Company

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 certification shall run only to the person for whom the survey is prepared, and on 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."

WE 1401

Robert E. Sorace, PLS
135 South Main Street
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RESIDENTIAL PROJECT REVIEW COMMITTEE (RPRC) APPLICATION

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Section III- CONTACT INFORMATION:

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ADDRESS: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

PROPERTY OWNER:

ADDRESS: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

PROFESSIONAL: _____

ADDRESS: _____

PHONE: _____ MOBILE: _____

EMAIL: _____

Section IV- PROPERTY INFORMATION:

Zone: _____ Tax ID (lot designation) _____

TOWN OF NORTH CASTLE TREE REMOVAL APPLICATION PERMIT WHEN A PERMIT IS REQUIRED

The Town of North Castle finds and declares that the preservation of Trees is necessary to protect the health, safety and general welfare of the Town of North Castle because trees provide shade, impede soil erosion, aid water absorption and retention, inhibit excess runoff and flooding, enhance air quality, offer a natural barrier to noise, provide a natural habitat for wildlife, provide screening, enhance property values and add to the aesthetic quality of the community.

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1. R-4A One-Family Residence District: 25 feet.
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 3. R-1.5A One-Family Residence District: 12 feet.
 4. R-1A One-Family Residence District: 10 feet.
 5. All other residential districts: 5 feet.
2. **Removal of a Significant Tree** - Any tree 24 inches or greater DBH at 4½ feet.
 3. **Removal of any tree in wetlands, within clearing lines, or Conservation Easements.**
 4. **Clearing/Thinning** - Any cutting of more than 5 trees of 8 inches in diameter or more in any one quarter-acre area, within a 12 month period with such area being measured as a square with each side measuring 104 feet.
 5. **Removal of any street tree within the Right of Way.**
 6. **Removal in any calendar year of more than ten (10) trees on any lot.**



TOWN OF NORTH CASTLE

WESTCHESTER COUNTY
17 Bedford Road
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PLANNING BOARD
BUILDING DEPARTMENT

Tree Removal Permit Application

Telephone: (914) 273-3542 – Planning
(914) 273-8625 – Building
Fax: (914) 273-3554
www.northcastleny.com

SUBMIT TO APPLICABLE DEPARTMENT: North Castle Planning Board *or* North Castle Building Department
Town of North Castle, 17 Bedford Road, Armonk, New York 10504

Tracking # _____	For Office Use Only	Permit # _____
Date: ____/____/____		Fee: \$ _____
		Date Issued: ____/____/____

I. IDENTIFICATION OF APPLICANT Date _____

Owner: _____

Phone: _____ Email: _____

Address: _____

Applicant (if other than owner): _____

Phone: _____ Email: _____

Address: _____

Company Removing Trees: _____

Phone: _____ Email: _____

Address: _____

COST OF TREE REMOVAL \$ _____

OWNER SIGNATURE: _____

APPLICANT SIGNATURE: _____
IF DIFFERENT THAN OWNER

2. IDENTIFICATION OF SUBJECT PROPERTY

Address: _____

Abutting Street(s): _____

Tax Map Designation – Section/Block/Lot: _____

3. TYPE OF PROPOSED ACTIVITY

- ___ Removal of a tree within a property’s regulated setback zone or landscape buffer zone
- ___ Removal of a Significant Tree
- ___ Removal of any tree in wetlands, within clearing lines, or Conservation Easements
- ___ Clearing/Thinning
- ___ Removal of a Significant Tree Removal of any street tree within the Right of Way
- ___ Removal in any calendar year of more than ten (10) trees on any lot
- ___ Removal of a dangerous/hazardous tree

4. SITE PLAN OR MAP SKETCH

Please provide a copy of a site plan, if available, or a detailed map sketch with subject tree(s) to be removed clearly identified. Existing trees within the area of disturbance should be graphically depicted as being removed or remaining. Trees to be preserved should be graphically depicted as receiving tree protection measures. Each tree within the area of disturbance should be identified with a unique ID number on the site plan. In addition to the graphical depiction of each tree, a Tree Inventory should be submitted. The Tree Inventory should include the Unique ID Number, Species, Size (DBH), Health Condition, and removal status of all trees within the disturbance area.

Note: Copies of tax maps of the property are available in the Assessor’s Office.

5. TREE REMOVAL DESCRIPTION (INCLUDE HOW MANY TREES WILL BE REMOVED)

6. INSURANCE & HOME IMPROVEMENT LICENSE

Worker’s Comp _____ (Exp. Date) Liability _____ (Exp. Date) Waiver _____ (Exp. Date)

(Please have the Town of North Castle listed as the certificate holder)

A Westchester County Home Improvement License must be submitted with this application for it to be deemed complete.

7. FUTURE PLANS

Do you have any intention of doing any site work other than tree removal?

- Yes
- No



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Do you have any intention of tearing down the house to build a new house within the next six (6) months. Yes No

Town of North Castle Building Department

Section V- FUTURE PLANS: (Continued)

Do you have any intention to expand the house over 1500 square feet within the next six (6) months? Yes No

Section VI- RESTRICTION:

Is there any conservation easements on your deed? Yes No

Section VII- PERMIT FEES: (\$50 application fee and a \$25 Certificate of Compliance fee)

Section VIII- APPLICANT CERTIFICATION

I hereby certify that I have read the instructions & examined this application and know the same to be true & correct. All provisions of laws & ordinances covering this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or land use or the performance of construction.

Signature: _____ Date: 09/09/2021

Section IX- AFFIDAVIT OF OWNER AUTHORIZATION: (To be notarized)

STATE OF NEW YORK }
COUNTY OF WESTCHESTER } SS:

The applicant Angelo Luppino III has proper consent from said owner to make this application as submitted and said owner agrees to all terms and conditions placed upon same.

Owner's Name (PRINT) Angelo Luppino III Owner's Signature _____

Sworn to before me this _____ day of _____, 20_____

OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

Zone: _____ Section: _____ Block: _____ Lot: _____

Building Department Checklist:

Does this permit require RPRC approval? Yes No

Has a plan delineating all improvements, site grading and disturbance proposed on the subject property. Yes No

GC License Work. Comp. Liability. Ins. Disability Two sets of documents

Permit Fee \$75.00 Payment type: _____ Check #: _____ Cash

Name on check: _____ Received By: _____ Date: _____

Reviewed By: _____ Date: _____

Building Inspector Approval: _____ Date: _____

Conditions: _____



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) 273-8625
Fax: (914) 273-3554
www.northcastleny.com

RPRC DETERMINATION LETTER

Project Description: Addition and Alteration of a second floor master suite. Expansion of kitchen, family room and garage.

Street Location: 14 WILLOW POND LN

Zoning District: R-2A Tax ID: 101.04-1-42 Application No.: 2020-2868

RPRC DECISION: RPRC - Submit to Building Department

Date: 09/22/2020

The above referenced application was reviewed by the Residential Project Review Committee (RPRC).

The Committee determined that Planning Board and Architectural Review Board approval of the proposed project is NOT REQUIRED.

However, the following issues will need to be addressed prior to the issuance of a building permit:

- The Applicant should submit required gross land coverage and gross floor area backup exhibits for review.
- The elevations should be revised to depict proposed Building Height (average grade to roof midpoint – Max 30 feet).
- The elevations should be revised to depict Maximum Exterior Wall Height (lowest grade to roof midpoint – Max 38 feet).
- The Building Department shall determine the need to refer the application to the Westchester County Department of Health (WCHD) for review of the proposed bedroom count and/or additional floor area and whether modifications or upgrades to the existing septic system are required.
- The applicant shall perform deep and percolation soil testing in the vicinity of the proposed mitigation system to be witnessed by the Town Engineer. The test locations and results shall be shown on the plan. Contact this office to schedule the testing.
- Provide stormwater mitigation and design calculations for the runoff generated by the net increase in impervious surface for the 25-year, 24-hour design storm event. Provide details of the stormwater mitigation system.

- The plan shall illustrate and quantify the limits of disturbance. The plan shall note that disturbance limits shall be staked in the field prior to construction.
- Based on Westchester County GIS, the topography illustrated on the plan appears to require clarification.
- It appears that disturbances are proposed within the locally-regulated 100-foot wetland buffer. A local Wetland Permit may be required. The applicant shall illustrate the local wetland boundary and regulated 100-foot buffer on the plan for verification by the Town Wetland Consultant. Notify this office once the wetland boundary has been established in the field so that a determination regarding the need for a Wetland Permit can be made.

At this time you must submit an application directly to the North Castle Building Department. **DO NOT START CONSTRUCTION WITHOUT A VALID BUILDING DEPARTMENT PERMIT.**

If you would like to further discuss this matter, please do not hesitate to contact the Building Department.

Adam R. Kaufman, AICP
Director of Planning