



# 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 x43  
Fax: (914) 273-3554  
[www.northcastleny.com](http://www.northcastleny.com)

## RESIDENTIAL PROJECT REVIEW COMMITTEE (RPRC) PROCEDURES

The RPRC was created to streamline the residential review process and quickly reviews all residential projects. Projects determined to have no impact are permitted to apply to the Building Department while more complicated projects are directed to the appropriate review board(s).

THE RPRC reviews all applications for residential permits (including, but not limited to, buildings permits, steep slope permits, wetlands permits and pool permits), but excluding permits only relating to interior alterations/renovations.

To get on an RPRC agenda you must submit a single PDF file containing the following to the Planning Department:

1. Complete all items on the RPRC checklist
2. RPRC Application fee. Check made payable to: Town of North Castle.
3. Floor Area and Gross Land Coverage work sheets (with backup information)
4. Plans for your project according the RPRC Checklist
5. Submit one single PDF file containing all information listed above to the Planning Department: [planning@northcastleny.com](mailto:planning@northcastleny.com).

Once your application has been submitted, you may follow your application on the RPRC webpage located at <http://www.northcastleny.com/residential-project-review-committee-rprc>

Determination Letters are posted on the website (click on determination letters, find the date of your meeting and click on the name of your project - Letters are posted the day after the meeting, typically by 1 :00 p.m.)

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## RESIDENTIAL PROJECT REVIEW COMMITTEE (RPRC) APPLICATION

### Section I- PROJECT

ADDRESS: 1 HUNTER DRIVE ARMONK NY 10504

### Section III- DESCRIPTION OF WORK:

**APPLICANT WISHES TO REMOVE 16 TREES ON THIS PROJECT AND PLANT A  
MINIMUM OF 30 NEW TREES AS PER ATTACHED SITE PLAN.**

**6 - SASSAFRAS  
6 - MAPLE  
1 - W CHERRY  
2 - PINE  
1- SYCAMORE**

### Section III- CONTACT INFORMATION:

APPLICANT: IN CONTRACT - GERALDO ZEFI

ADDRESS: 1 HUNTER DRIVE ARMONK NY 10504

PHONE: 914-414-5108 MOBILE: \_\_\_\_\_ EMAIL: GERALDOZEFI@GMAIL.COM

PROPERTY OWNER: BYRAM RIDGE ESTATES

ADDRESS: 90 BYRAM RIDGE RD ARMONK, NY 10504

PHONE: 914-804-0872 MOBILE: \_\_\_\_\_ EMAIL: DSACARNY@GMAIL.COM

PROFESSIONAL: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ MOBILE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

### Section IV- PROPERTY INFORMATION:

Zone: R-1A Tax ID (lot designation) 53.1



**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:

Initial Submittal  Revised Preliminary

Street Location:

**1 HUNTER DRIVE ARMONK, NY 10504**

Zoning District: \_\_\_\_\_ Property Acreage: 1 Tax Map Parcel ID: \_\_\_\_\_

Date: 9/24/21

**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

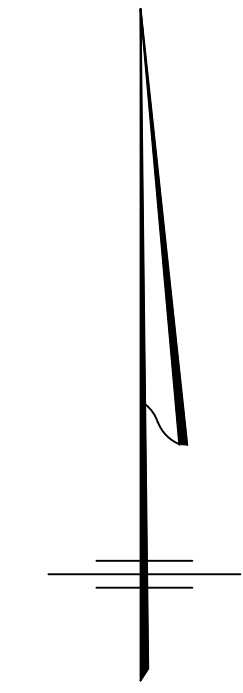
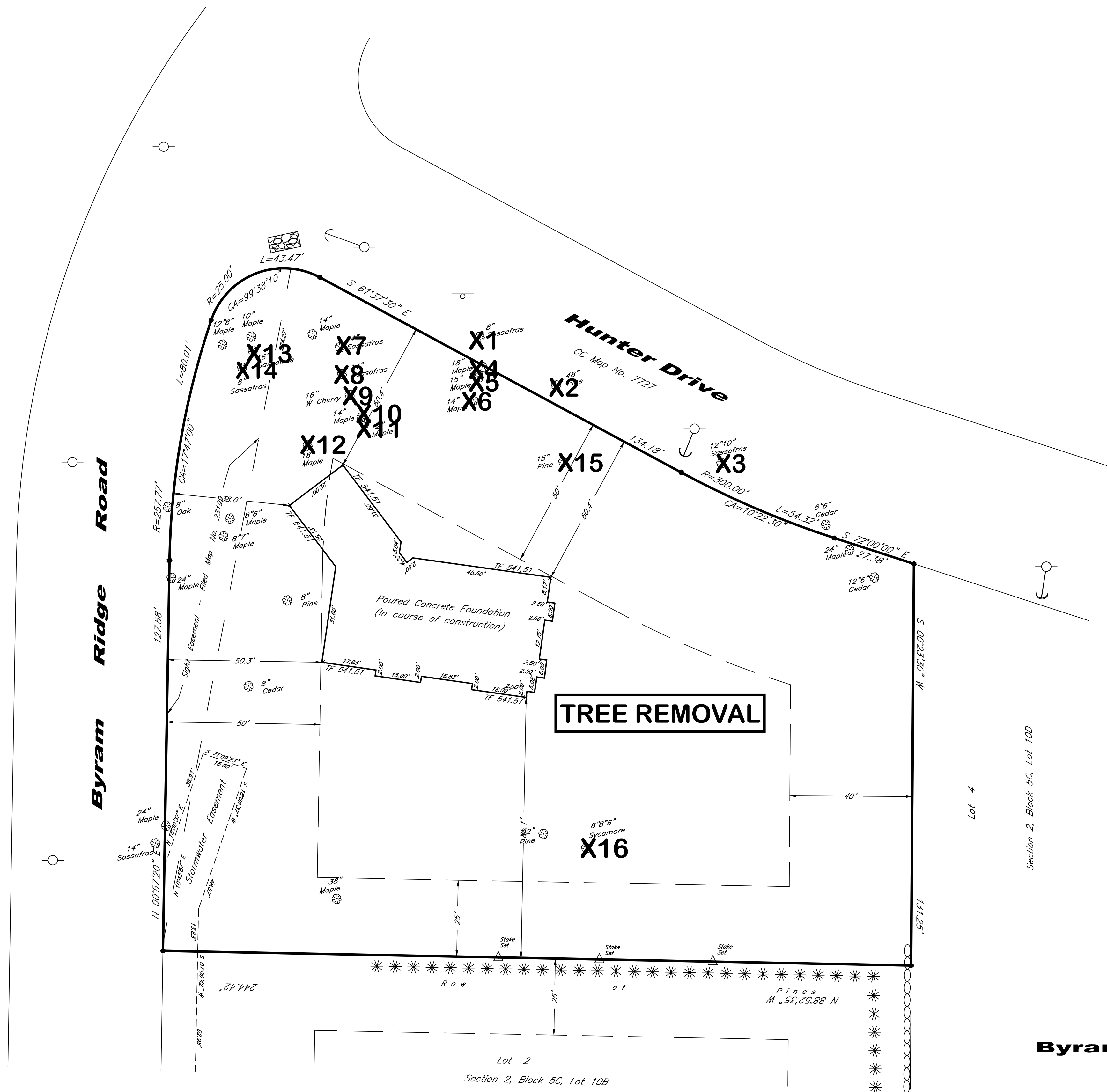
**RPRC COMPLETENESS REVIEW FORM**

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.



Survey of Property  
 prepared for  
**Byram Ridge Developers, LLC**  
 in the Town of  
**North Castle**  
 Westchester County, N.Y.  
 Scale 1"=20' Feb. 19, 2021

Proposed Residence staked May 21, 2021.  
 Foundation Survey July 19, 2021.

The premises being Section 2, Block 5C, Lot 10A as shown on a map entitled 'Final Subdivision Plot of Byram Ridge prepared for 62 Byram Ridge LLC' dated June 23, 2011, last revised Nov. 13, 2012 and filed Jan. 29, 2013 as County Clerk Map No. 28658.

Ward Carpenter Engineers, Inc.  
 75 Mamaroneck Avenue  
 White Plains, N.Y. 10601

Lot Area = 43,747 sq. ft. or 1.0043 acres

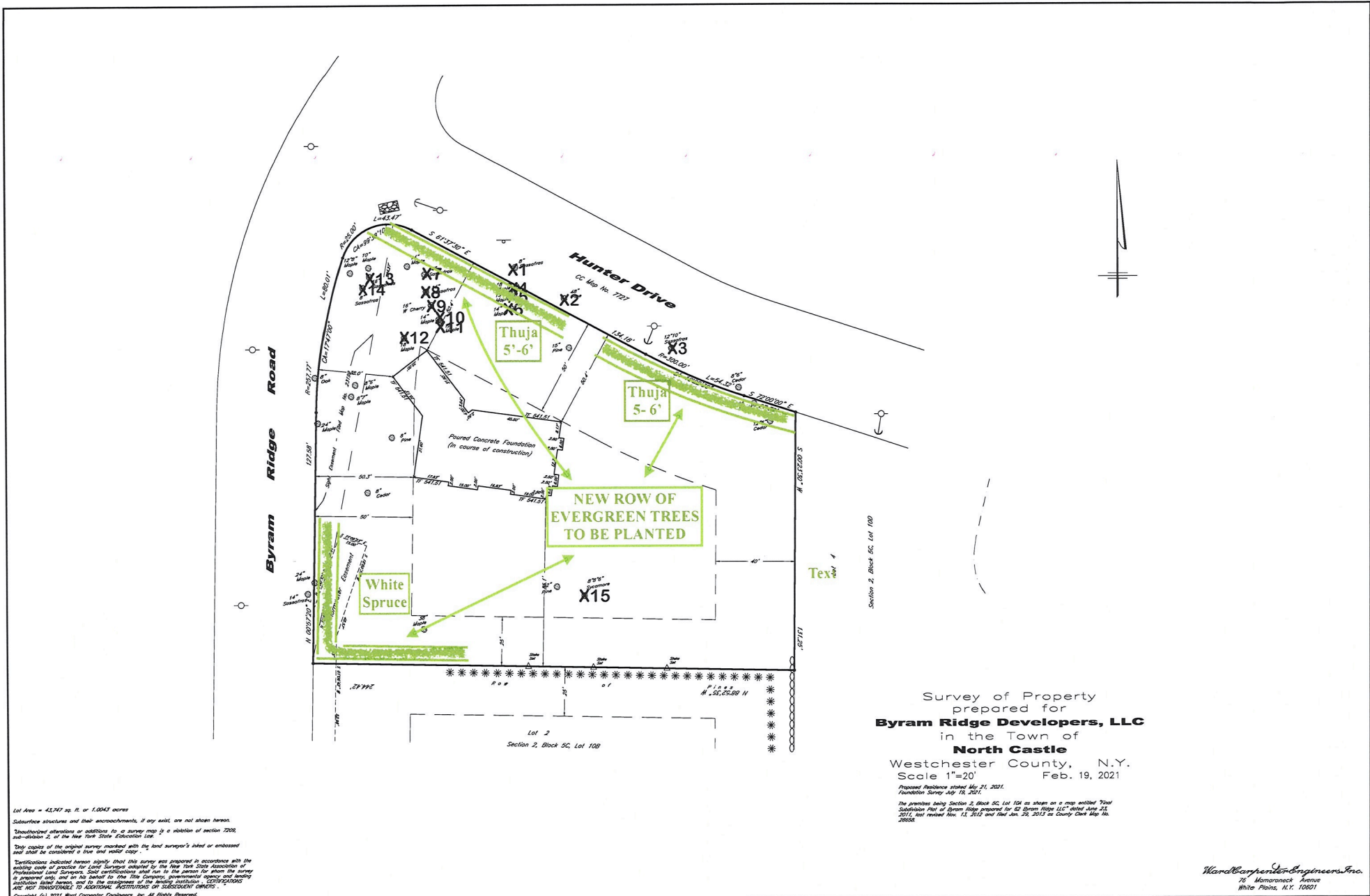
Subsurface structures and their encroachments, if any exist, are not shown hereon.

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.

Copyright (c) 2021 Ward Carpenter Engineers, Inc. All Rights Reserved.



Lot Area = 42,747 sq. ft. or 1.0045 acres  
 Subsurface structures and their encroachments, if any exist, are not shown hereon.  
 Transferrable alterations or additions to a survey map is a violation of section 2208, sub-division 2, of the New York State Education Law.  
 Only copies of the original survey marked with the land surveyor's label 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 Surveyors admitted to the New York State Association of Professional Land Surveyors. Said certifications are not valid to the person for whom the survey is prepared only, and on the basis of the New York State, governmental agency and sending jurisdiction laws, laws and to the regulations of the sending jurisdiction. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OBJECTS.  
 Copyright (c) 2021 Ward Carpenter Engineers, Inc. All Rights Reserved.

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**Byram Ridge Developers, LLC**  
 in the Town of  
**North Castle**  
 Westchester County, N.Y.  
 Scale 1"=20'  
 Feb. 19, 2021  
 Proposed Residence started May 21, 2021.  
 Foundation Survey July 18, 2021.  
 The premises being Section 2, Block 5C, Lot 10A as shown on a map entitled "Final Subdivision Plat of Byram Ridge prepared for Byram Ridge LLC" dated June 21, 2011, last revised Nov. 11, 2012 and then Jan. 29, 2013 as County Clerk Map No. 2013.

Ward Carpenter Engineers, Inc.  
 76 Momaroneck Avenue  
 White Plains, N.Y. 10601

GREEN MARBLE RBF



GERI Z. DEVELOPMENT LLC  
1632 Parkview Ave  
Bronx, NY 10461

Pay to the order of Town OF North Castle

Seventy five 00/100

**CHASE**  
JPMorgan Chase Bank, N.A.  
www.Chase.com

For 1 WINTER DR TREE REMOVAL  
⑆000334⑆ ⑆021000021⑆

Date 9/30/21

\$ 75.00

1-2/210

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Gerardo Peltz  
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dollars Security Features  
Details on Back

MP