



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: Proposed wood deck for Peter Clark & Martha Rosen

Initial Submittal Revised Preliminary

Street Location: 17 William Street

Zoning District: R-1/2A Property Acreage: 0.315 Tax Map Parcel ID: 123.05/1/42

Date: _____

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

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: 17 WILLIAM STREET

Section III- DESCRIPTION OF WORK:

ADD TWO LEVEL WOOD DECK

Section III- CONTACT INFORMATION:

APPLICANT: MARK MUSTACATO, AIA / RMG. ASSOC.

ADDRESS: 350 THEODORE FREMONT AVE., RYE N.Y. 10580

PHONE: 914-698-5589 MOBILE: 914.374.6042 EMAIL: INFO@RMGARCHITECTS.COM

PROPERTY OWNER:

PETER CLARK & MARTHA ROSEN

ADDRESS: 17 WILLIAM ST., WEST HARRISON, N.Y. 10604

PHONE: 914.473.4006 MOBILE: 914.473.4006 EMAIL: CLARK604COPTONLINE.NET

PROFESSIONAL: MARK MUSTACATO, AIA / RMG. ASSOC.

ADDRESS: 350 THEODORE FREMONT AVE., RYE, N.Y. 10580

PHONE: 914-698-5589 MOBILE: 914.374.6042

EMAIL: INFO@RMGARCHITECTS.COM

Section IV- PROPERTY INFORMATION:

Zone: R-1/2 A Tax ID (lot designation) 123.05/1/42



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.northcastlenv.com

GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: PROPOSED WOOD DECK FOR: PETER CLARK & MARTHA ROSEN Date: 10/5/21

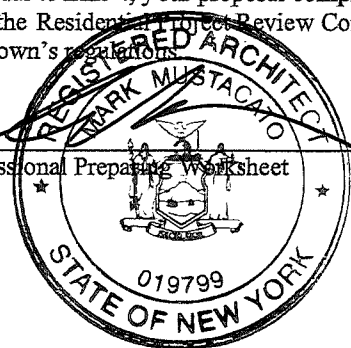
Tax Map Designation or Proposed Lot No.: 123.05/1/42

Gross Lot Coverage

1. Total lot Area (Net Lot Area for Lots Created After 12/13/06): 13703 SQ. FT.
2. Maximum permitted gross land coverage (per Section 355-26.C(1)(b)): 4888.72 SQ. FT.
3. BONUS maximum gross land cover (per Section 355-26.C(1)(b):
 Distance principal home is beyond minimum front yard setback
 _____ x 10 = _____
4. TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3 4888.72 SQ. FT.
5. Amount of lot area covered by principal building:
931 existing + 0 proposed = 931 SQ. FT.
6. Amount of lot area covered by accessory buildings:
312 existing + 0 proposed = 312 SQ. FT.
7. Amount of lot area covered by decks:
76 existing + 732 proposed = 808 SQ. FT.
8. Amount of lot area covered by porches:
 _____ existing + _____ proposed = 0
9. Amount of lot area covered by driveway, parking areas and walkways:
187 existing + 0 proposed = 187 SQ. FT.
10. Amount of lot area covered by terraces:
73 existing + 0 proposed = 73 SQ. FT.
11. Amount of lot area covered by tennis court, pool and mechanical equip:
 _____ existing + _____ proposed = 0
12. Amount of lot area covered by all other structures: (WALL)
58 existing + _____ proposed = 58 SQ. FT.
13. Proposed gross land coverage: Total of Lines 5 – 12 = 2369. SQ. FT.

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.

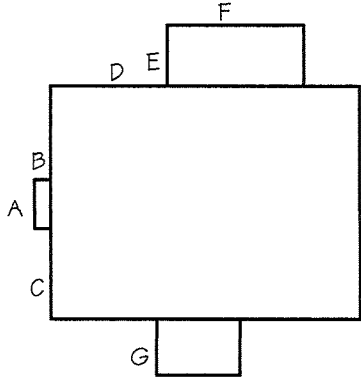
Signature and Seal of Professional Preparing Worksheet



10/5/21
 Date

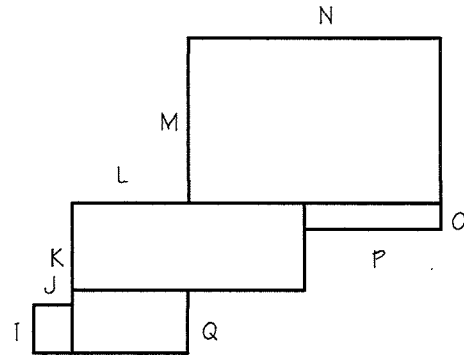
PROPOSED WOOD DECK
 For: PETER CLARK & MARTHA ROSEN
 17 WILLIAM STREET
 SECTION:123.05 BLOCK:1 LOT:42
 Town of NORTH CASTLE, NEW YORK

LOT COVERAGE WORKSHEET



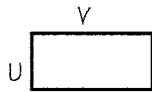
H HOUSE

AB = 1.67 x 5.17 = 8.63 SQ. FT.
 CD = 24.33 x 32.17 = 782.69 SQ. FT.
 EF = 6.33 x 14.08 = 89.12 SQ. FT.
 GH = 5.83 x 8.67 = 50.55 SQ. FT.
 HOUSE TOTAL = 930.99 OR 931 SQ. FT.



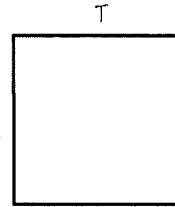
R DECKS

IJ = 4 x 5 = 20 SQ. FT.
 KL = 9 x 24.17 = 217.53 SQ. FT.
 MN = 17.33 x 26.17 = 453.53 SQ. FT.
 OP = 2.67 x 14.17 = 37.83 SQ. FT.
 QR = 6.58 x 12 = 78.96 SQ. FT.
 DECK TOTAL = 807.85 OR 808 SQ. FT.



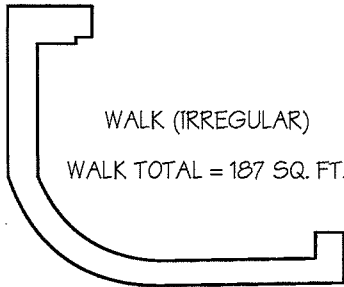
TERRACE

UV = 5.83 x 12.5 = 72.88 SQ. FT.
 TERRACE TOTAL = 72.88 OR 73 SQ. FT.



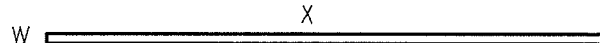
SHED

ST = 17.66 x 17.66 = 311.88 SQ. FT.
 TERRACE TOTAL = 311.88 OR 312 SQ. FT.



WALK (IRREGULAR)

WALK TOTAL = 187 SQ. FT.



WALLS

WX = 1 x 58 = 58 SQ. FT.
 WALLS TOTAL = 58 SQ. FT.

TOTAL = 731 + 312 + 808 + 187 + 73 + 58 = 2369 SQ. FT.

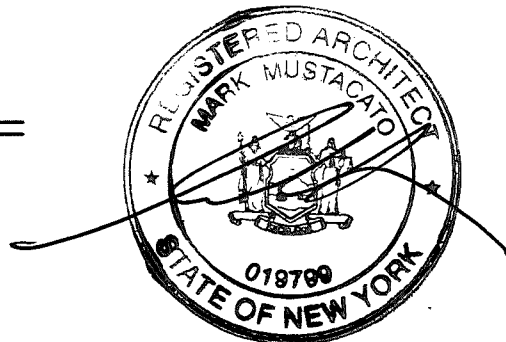
**RICHAU
 MUSTACATO
 GRIPPI
 ASSOCIATES**

350 Theodore Fremd Ave.
 Rye, New York 10580

ARCHITECTS

www.rmgarchitects.com

914-698-5589









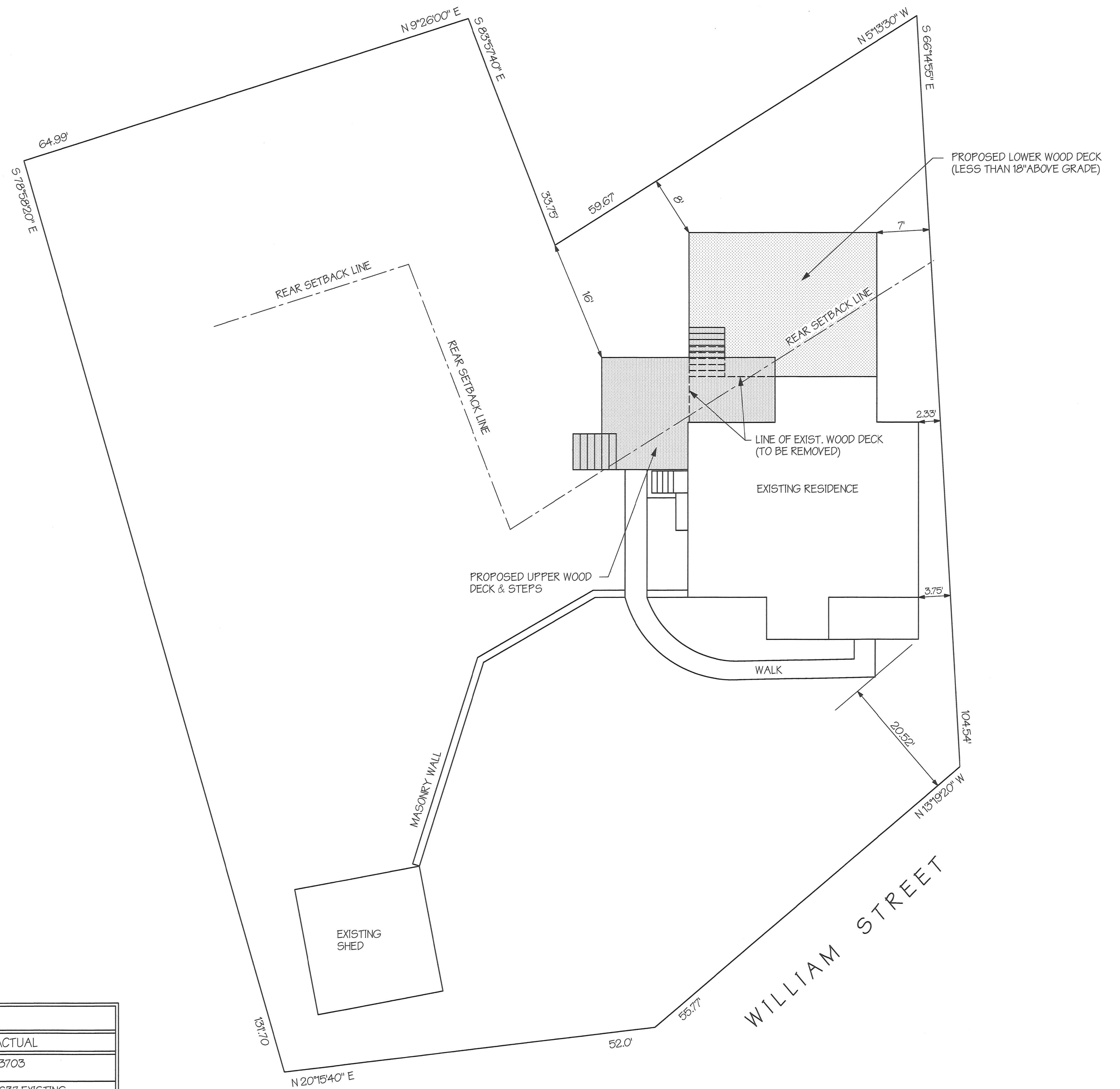
REAR ELEVATION

SCALE: 1/4" = 1'-0"



LOCATION MAP

ZONING DATA:		
ZONE DISTRICT: R-1/2A	REQUIRED	ACTUAL
LOT AREA (SQ. FT.)	21780	13703
LOT COVERAGE (SQ. FT.)	4888.75 MAX.	1637 EXISTING 2369 PROPOSED
LOT WIDTH (FT.)	150 MIN.	118
LOT FRONTAGE (FT.)	150 MIN.	107.77
FRONT YARD (FT.)	40 MIN.	20.52
SIDE YARD (FT.)	20 MIN.	2.33 EXISTING 22 PROPOSED TO DECK
REAR YARD (FT.)	30 MIN.	16 PROPOSED TO DECK



SITE PLAN

SCALE: 1" = 20'-0"

REVISIONS:

A-1

For: **PROPOSED WOOD DECK**
PETER CLARK & MARTHA ROSEN
 17 WILLIAM STREET
 SECTION:123.05 BLOCK:1 LOT:42
 Town of NORTH CASTLE, NEW YORK

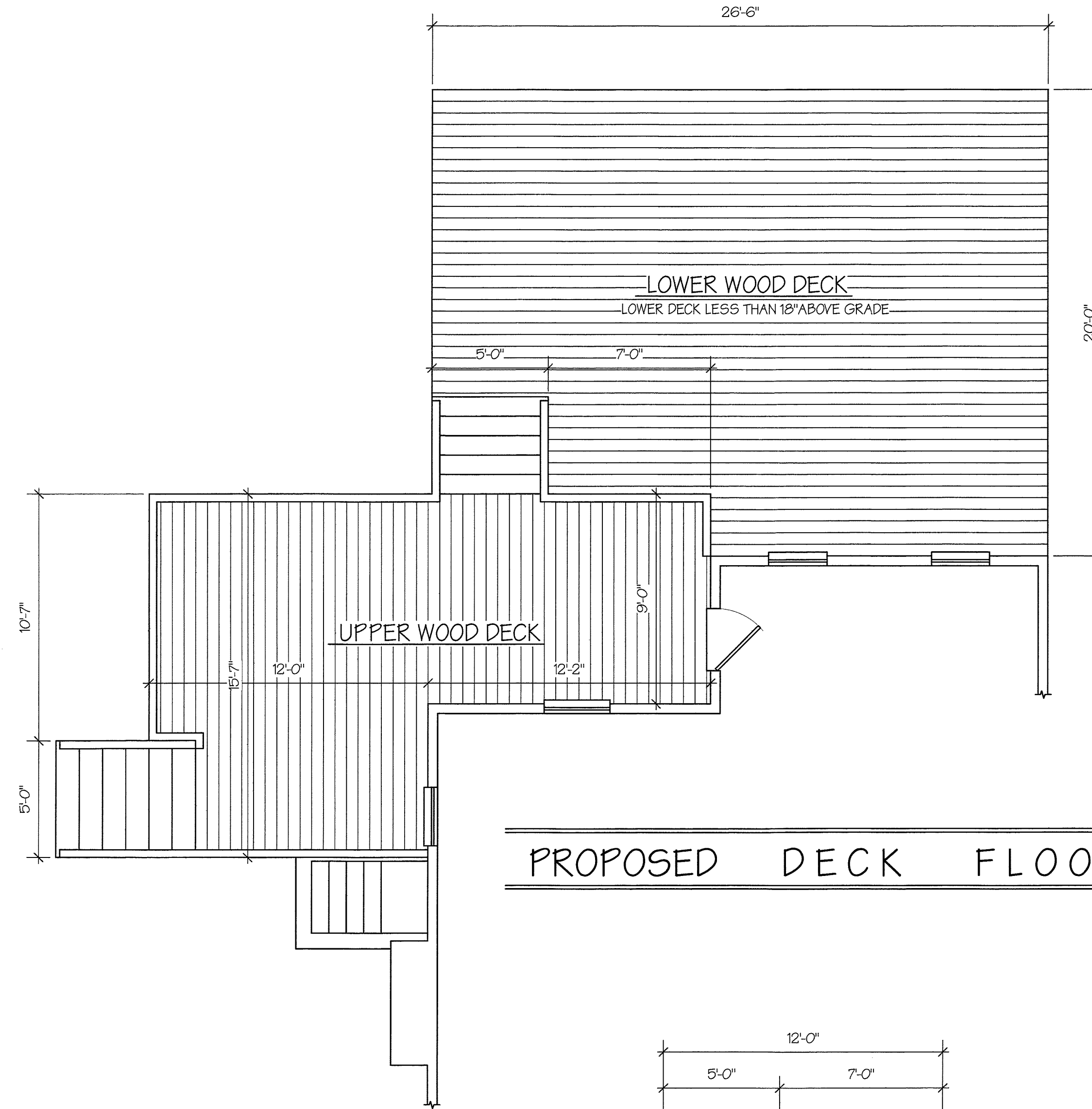
JOB #: 21-32

DATE: 10/4/21

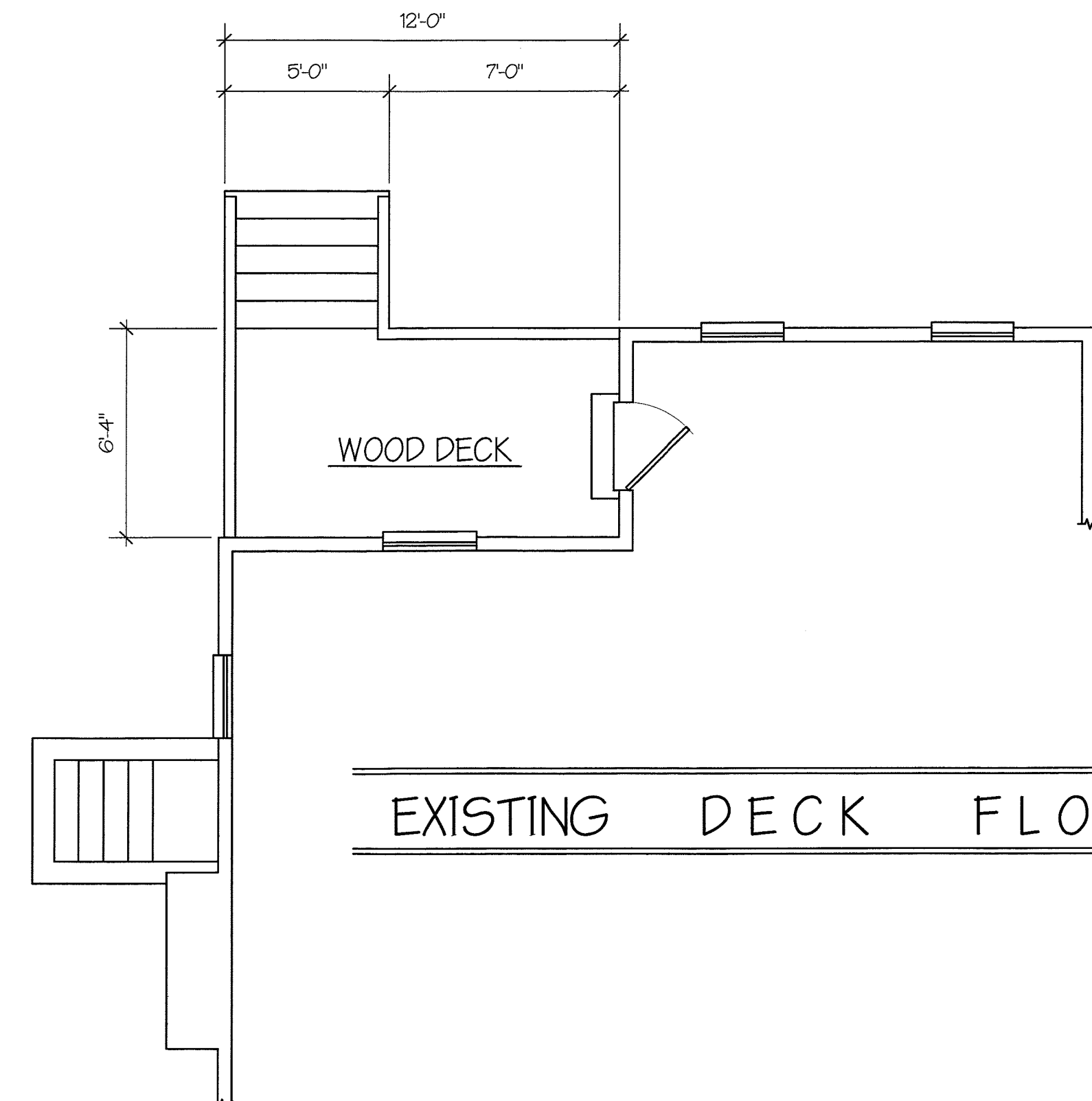
Ring
 RICHAU MUSTACATO
 GRIPPI ASSOCIATES
 350 Theodore Fremd Ave.
 Rye, New York 10580
 ARCHITECTS
 www.rmgarchitects.com 914-698-5589

COPYRIGHT 2021
 RICHAU MUSTACATO GRIPPI
 ASSOCIATES
 ALL RIGHTS RESERVED





PROPOSED DECK FLOOR PLAN
SCALE: 1/4" = 1'-0"



EXISTING DECK FLOOR PLAN
SCALE: 1/4" = 1'-0"

REVISIONS:	
	A-2

For: **PETER CLARK & MARTHA ROSEN**
17 WILLIAM STREET
SECTION: 123.05 BLOCK: 1 LOT: 42
TOWN OF NORTH CASTLE, NEW YORK

JOB #: 21-32
DATE: 10/4/21

RICHAU MUSTACATO GRIPPI ASSOCIATES
ARCHITECTS
350 Theodore Fremd Ave.
Rye, New York 10580
914-698-5589
www.rmgarchitects.com

COPYRIGHT 2021
RICHAU MUSTACATO GRIPPI ASSOCIATES
ALL RIGHTS RESERVED

