



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

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.

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.)



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: 42 Sarles Street, North Castle NY

Section III- DESCRIPTION OF WORK:

Additions, Deletions and Alterations of Existing One family Residence

Section III- CONTACT INFORMATION:

APPLICANT: Teodoro Siguenza - Teo Siguenza Architect PLLC

ADDRESS: 460 Old Post Road, Bedford NY 10506

PHONE: 914-234-6289 MOBILE: 914-519-7722 EMAIL: ts@teosiguenza.com

PROPERTY OWNER:

North Castle 40 LLC c/o Geller and Company

ADDRESS: 909 Third Ave, 16th Floor New York, NY 10033

PHONE: (646) 963-2906 MOBILE: _____ EMAIL: DStotler@gellerco.com

PROFESSIONAL: Teodoro Siguenza - Teo Siguenza Architect PLLC

ADDRESS: 460 Old Post Road, Bedford NY 10506

PHONE: 914-234-6289 MOBILE: 914-519-7722

EMAIL: ts@teosiguenza.com

Section IV- PROPERTY INFORMATION:

Zone: R-2A Tax ID (lot designation) 101.01 - 1 - 77



**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:

42 Sarles Street

Zoning District: R-2A Property Acreage: 11.855 Tax Map Parcel ID: 101.01-1-77

Date: November 16, 2021

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

GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: North Castle 40 LLC Date: 11-16-2021

Tax Map Designation or Proposed Lot No.: 101.01-1-77

Gross Lot Coverage

- | | | |
|------------|--|-------------------|
| 1. | Total lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>516,404 SF</u> |
| 2. | Maximum permitted gross land coverage (per Section 355-26.C(1)(b)): | <u>45,466</u> |
| 3. | BONUS maximum gross land cover (per Section 355-26.C(1)(b)): | |
| | Distance principal home is beyond minimum front yard setback | |
| <u>120</u> | x 10 = <u>1,200</u> | <u>1,200</u> |
| 4. | TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3 | <u>46,666</u> |
| 5. | Amount of lot area covered by principal building : | |
| | <u>9,949</u> existing + <u>(-1,149)</u> proposed = <u>(1,204 - 2,353)</u> | <u>8,800 SF</u> |
| | Added-Removed | |
| 6. | Amount of lot area covered by accessory buildings : | |
| | <u>5,311</u> existing + <u>(-512)</u> proposed = <u>(115 - 627)</u> | <u>4,799 SF</u> |
| | Added-Removed | |
| 7. | Amount of lot area covered by decks : | |
| | <u>0</u> existing + <u>0</u> proposed = | <u>0</u> |
| 8. | Amount of lot area covered by porches : | |
| | <u>125</u> existing + <u>347</u> proposed = | <u>472 SF</u> |
| 9. | Amount of lot area covered by driveway, parking areas and walkways : | |
| | <u>22,274</u> existing + <u>394</u> proposed = | <u>22,668</u> |
| 10. | Amount of lot area covered by terraces : | |
| | <u>201</u> existing + <u>896</u> proposed = | <u>1,097</u> |
| 11. | Amount of lot area covered by tennis court, pool and mechanical equip : | |
| | <u>1,363</u> existing + <u>(-1,363)</u> proposed = | <u>0</u> |
| 12. | Amount of lot area covered by all other structures : | |
| | <u>0</u> existing + <u>0</u> proposed = | <u>0</u> |
| 13. | Proposed gross land coverage : Total of Lines 5 – 12 = | <u>37,836 SF</u> |

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



Nov.16.2021
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

FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: North Castle 40 LLC Date: Nov.16.2021

Tax Map Designation or Proposed Lot No.: 101.01-1-77

Floor Area

- | | | |
|-----|---|-------------------|
| 1. | Total Lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>516,404 SF</u> |
| 2. | Maximum permitted floor area (per Section 355-26.B(4)): | <u>23,872</u> |
| 3. | Amount of floor area contained within first floor:
- <u>9,949</u> existing + <u>(-1,713)</u> proposed = <u>(640 - 2,353)</u>
Added-Removed | <u>8,236</u> |
| 4. | Amount of floor area contained within second floor:
- <u>450</u> existing + <u>682</u> proposed = | <u>1,132</u> |
| 5. | Amount of floor area contained within garage:
- <u>0</u> existing + <u>564</u> proposed = | <u>564</u> |
| 6. | Amount of floor area contained within porches capable of being enclosed:
- <u>125</u> existing + <u>347</u> proposed = | <u>472</u> |
| 7. | Amount of floor area contained within basement (if applicable – see definition):
- <u>0</u> existing + <u>0</u> proposed = | <u>0</u> |
| 8. | Amount of floor area contained within attic (if applicable – see definition):
- <u>0</u> existing + <u>0</u> proposed = | <u>0</u> |
| 9. | Amount of floor area contained within all accessory buildings:
- <u>7,159</u> existing + <u>(-512)</u> proposed = <u>(115 - 627)</u>
Added-Removed | <u>6,647</u> |
| 10. | Proposed floor area : Total of Lines 3 – 9 = | <u>17,051 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



11-16-2021
 Date

North Castle 40 LLC
C/O Geller Advisors, LLC
909 Third Ave – 16th Floor
New York NY 10022

November 16, 2021

Town of North Castle
Attn: Building Department
17 Bedford Road
Armonk, New York 10504

Re: 42 Sarles Street, North Castle NY

To whom it may concern:

This letter is to serve as authorization for Teodoro Sigüenza, of Teo Sigüenza Architect P.L.L.C to act as our representative with respect the initial application to the RPRC and building plans to be submitted on November 17, 2021 in connection with the property located at the above captioned address.

Please contact me if you have any questions.

Sincerely,



Diane Gubelli
Delegated Agent
North Castle 40 LLC

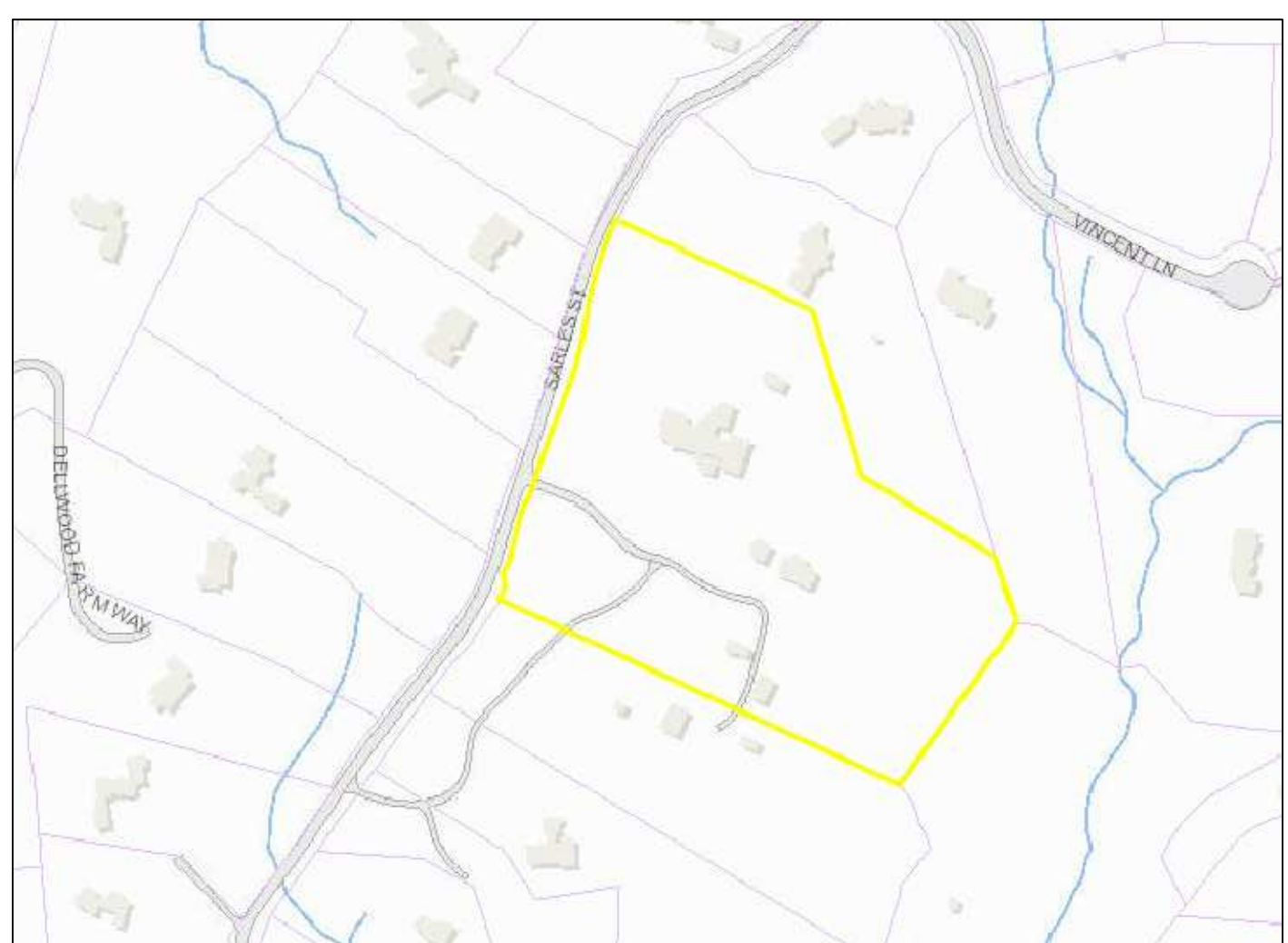


VINCENT LN

SARLES ST

WAIN

ZONING TABULATION			
Owner: North Castle 40 LLC Address: 42 Sarles st. Armonk, NY		Municipality: Town of North Castle Section : 101.01 Block: 1 Lot: 77 Total Land Area: 516,404 SF/11.855Acres Zoning District: R-2A	
Topic	Required	Existing	Proposed
Minimum Lot Area	87,120 SF	516,404 SF	516,404 SF
Minimum Front Yard	50 FT	178.0'±	178.0'±
Minimum Side Yard	30 FT	198.0'±	188.0'±
Minimum Rear Yard	50 FT	565.0'±	565.0'±



LOCATION MAP

NO TREE REMOVAL IS PROPOSED

Name of the Application:	RESIDENCE AT SARLES STREET
Name & Address of Owner:	NORTH CASTLE 40 LLC 40-42 SARLES ST. ARMONK, NY
Name & Address of Architect: Licensed Professional: and Applicant	Teo Siguenza, Architect 460 Old Post Road, Suite 2A Bedford, N.Y. 10506
Name & Address of Survey:	INSITE ENGINEERING

TEO SIGUENZA
ARCHITECT
460 OLD POST ROAD 2A BEDFORD, N. Y. 10506
TEL: 914.234.6289 FAX: 914.234.0619
www.teosiguenza.com

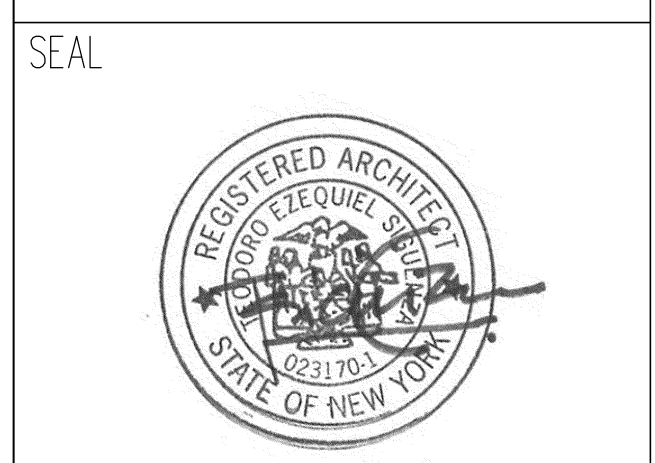
GENERAL NOTES:
1. DO NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES
2. ALL DIMENSIONS TO BE CHECKED
3. CONTRACTOR IS OBLIGED TO REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT

DATE:	REVISION

PROJECT
RESIDENCE AT SARLES STREET
ADDITIONS AND ALTERATIONS

40-42 SARLES STREET
ARMONK, NY

DRAWING TITLE
PROPOSED FIRST FLOOR PLAN



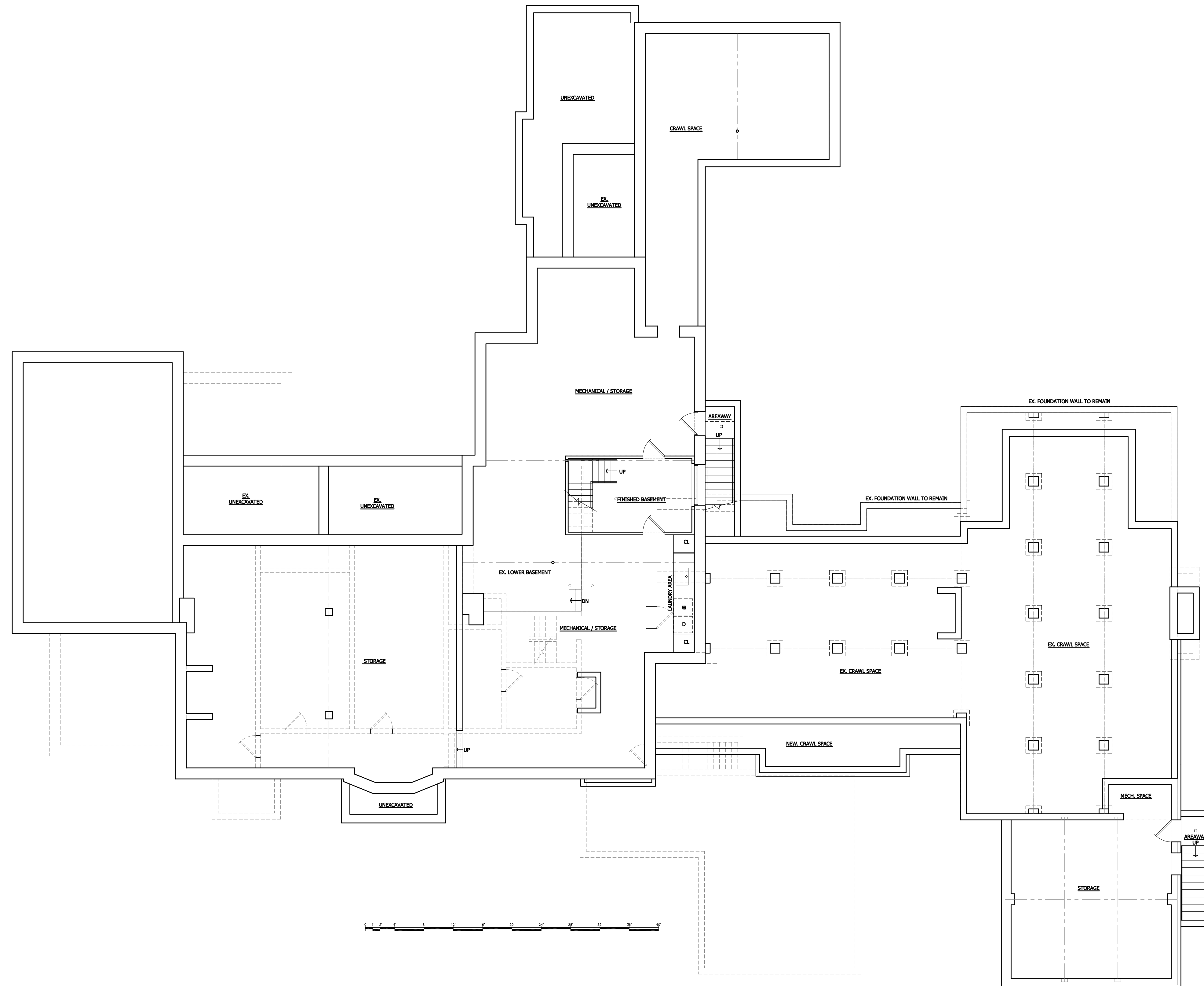
DATE
11-16-21

SCALE
1" = 60'-0"

DRAWING NO.
SP-1.00

PAGE NO.

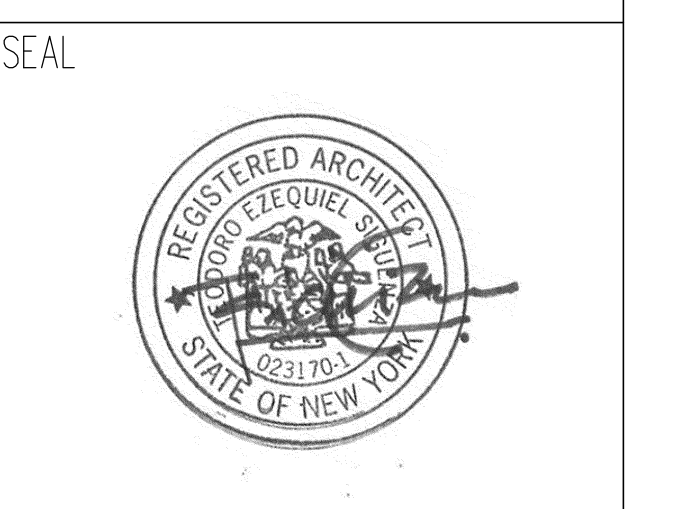
GENERAL NOTES:
 1. DO NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES
 2. ALL DIMENSIONS TO BE CHECKED
 3. CONTRACTOR IS OBLIGED TO REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT



DATE	REVISION

PROJECT
RESIDENCE AT SARLES STREET
 ADDITIONS AND ALTERATIONS
 40-42 SARLES STREET
 ARMONK, NY

DRAWING TITLE
PROPOSED BASEMENT PLAN



DATE
11-16-21

SCALE
1/8" = 1'-0"

DRAWING NO.
A100.00

PAGE NO.

GENERAL NOTES:
1. DO NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES
2. ALL DIMENSIONS TO BE CHECKED
3. CONTRACTOR IS OBLIGED TO REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT



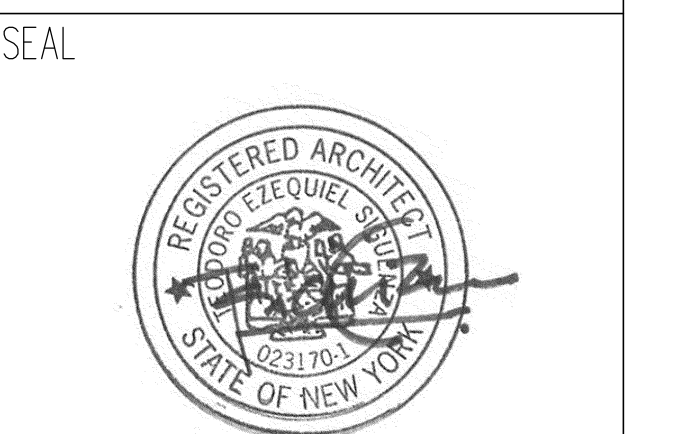
FORMER 4 BEDROOM PROPOSED 3 BEDROOM HOUSE

DATE:	REVISION

PROJECT
RESIDENCE AT SARLES STREET ADDITIONS AND ALTERATIONS

40-42 SARLES STREET
ARMONK, NY

DRAWING TITLE
PROPOSED FIRST FLOOR PLAN



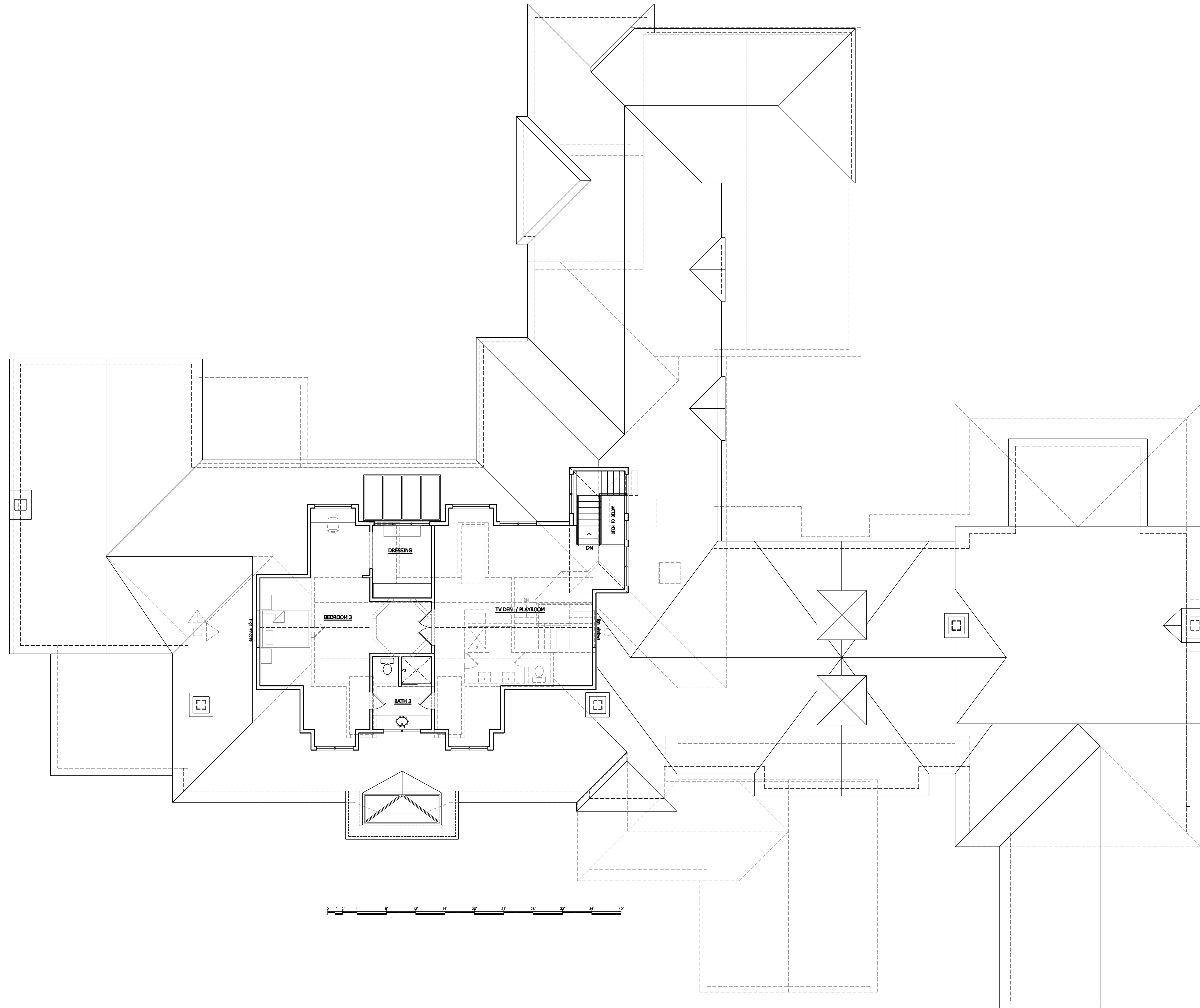
DATE
11-16-21

SCALE
1/8" = 1'-0"

DRAWING NO.
A101.00

PAGE NO.

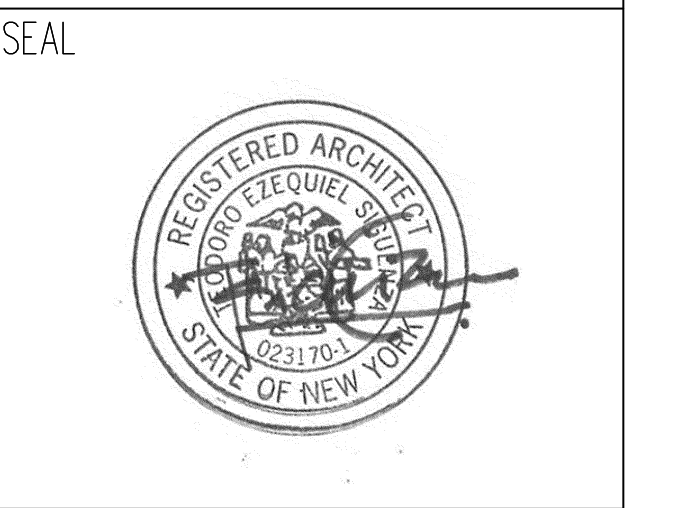
GENERAL NOTES:
 1. DO NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES
 2. ALL DIMENSIONS TO BE CHECKED
 3. CONTRACTOR IS OBLIGED TO REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT



DATE	REVISION

PROJECT
RESIDENCE AT SARLES STREET
 ADDITIONS AND ALTERATIONS
 40-42 SARLES STREET
 ARMONK, NY

DRAWING TITLE
PROPOSED SECOND FLOOR PLAN



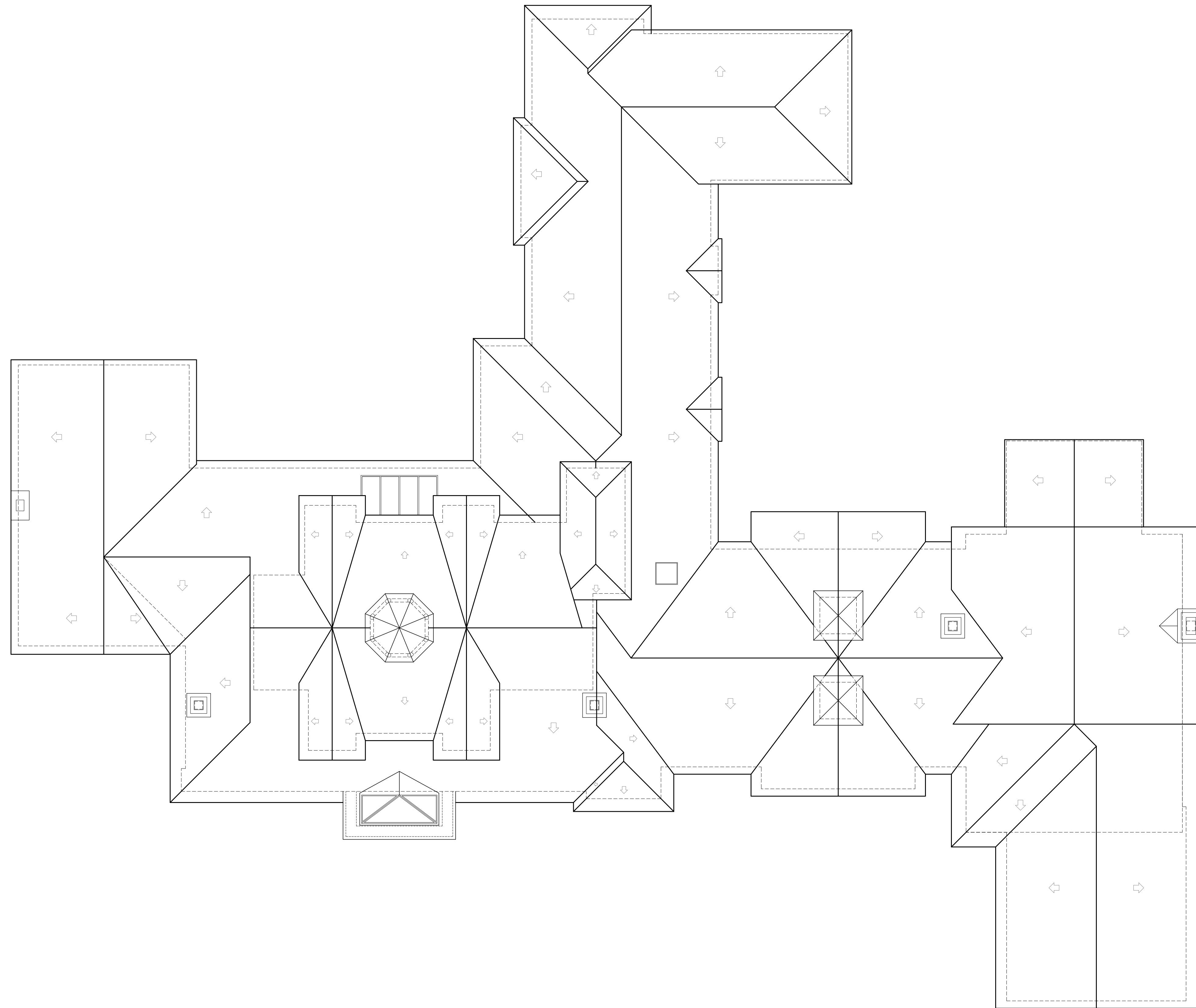
DATE
11-16-21

SCALE
1/8" = 1'-0"

DRAWING NO.
A102.00

PAGE NO.

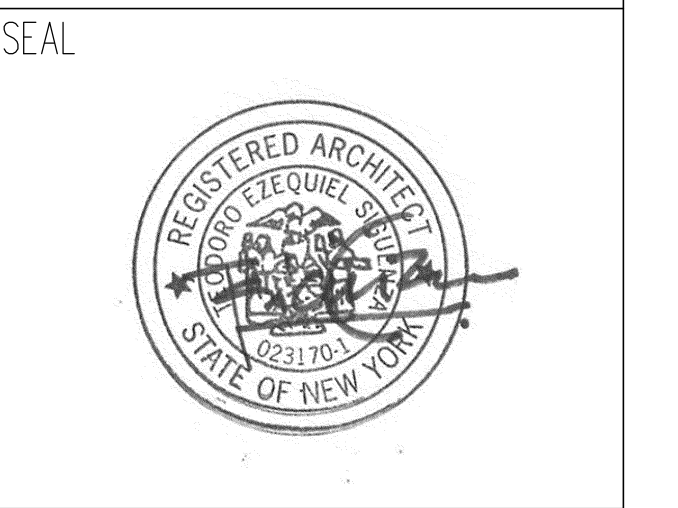
GENERAL NOTES:
 1. DO NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES
 2. ALL DIMENSIONS TO BE CHECKED
 3. CONTRACTOR IS OBLIGED TO REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT



DATE	REVISION

PROJECT
RESIDENCE AT SARLES STREET
 ADDITIONS AND ALTERATIONS
 40-42 SARLES STREET
 ARMONK, NY

DRAWING TITLE
PROPOSED ROOF PLAN



DATE
11-16-21

SCALE
1/8" = 1'-0"

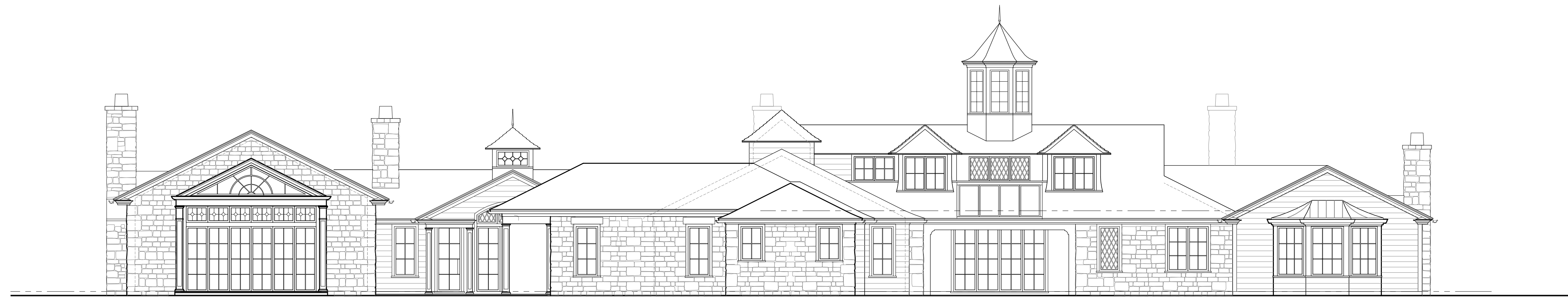
DRAWING NO.
A103.00

PAGE NO.

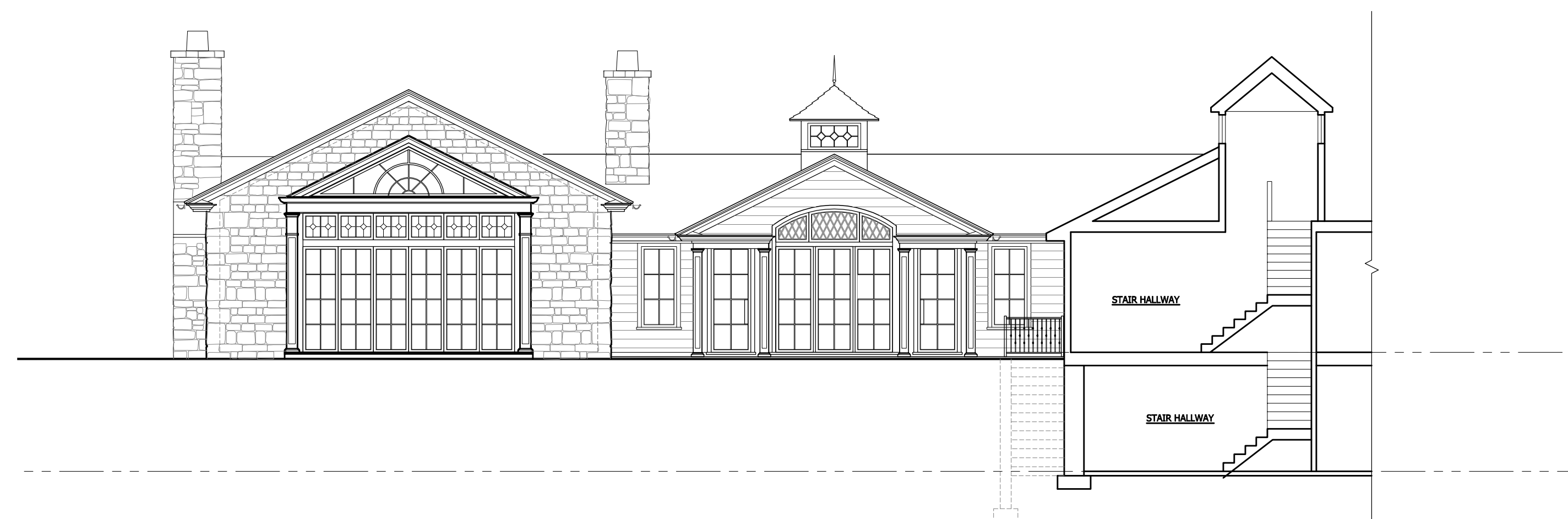
GENERAL NOTES:
 1. DO NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES
 2. ALL DIMENSIONS TO BE CHECKED
 3. CONTRACTOR IS OBLIGED TO REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT



1 PROPOSED FRONT ELEVATION
 Scale: 1/8" = 1'-0"



2 PROPOSED REAR ELEVATION
 Scale: 1/8" = 1'-0"

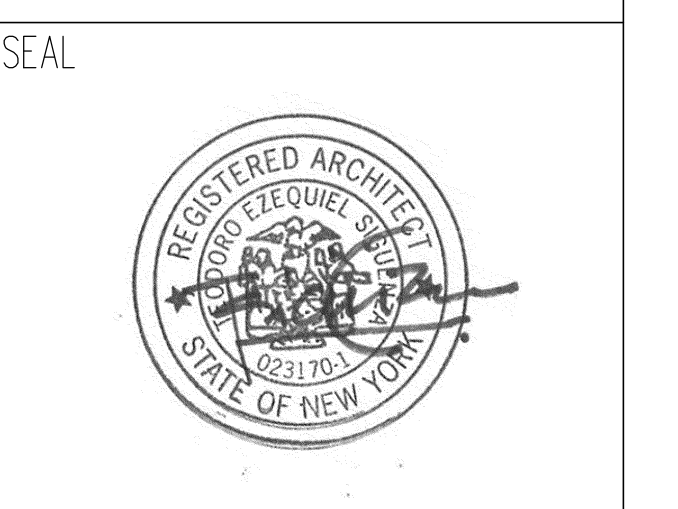


3 PARTIAL REAR ELEVATION
 Scale: 1/8" = 1'-0"

DATE	REVISION

PROJECT
RESIDENCE AT SARLES STREET
 ADDITIONS AND ALTERATIONS
 40-42 SARLES STREET
 ARMONK, NY

DRAWING TITLE
PROPOSED EXTERIOR ELEVATIONS



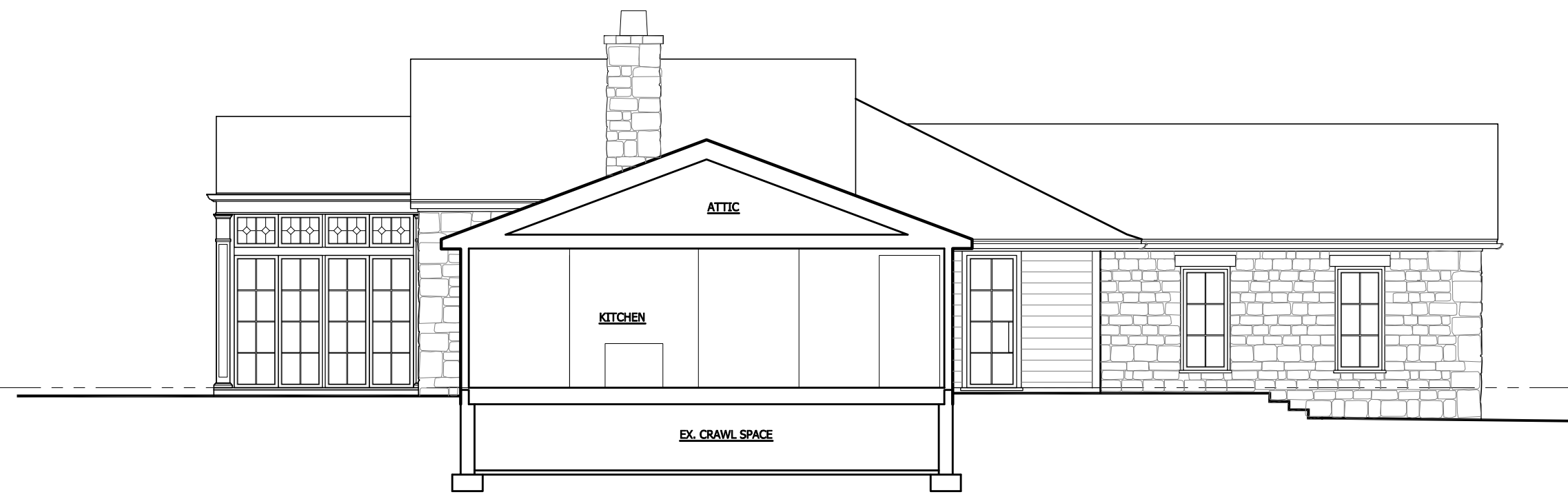
DATE
 11-16-21

SCALE
 As Noted

DRAWING NO.
A200.00

PAGE NO.

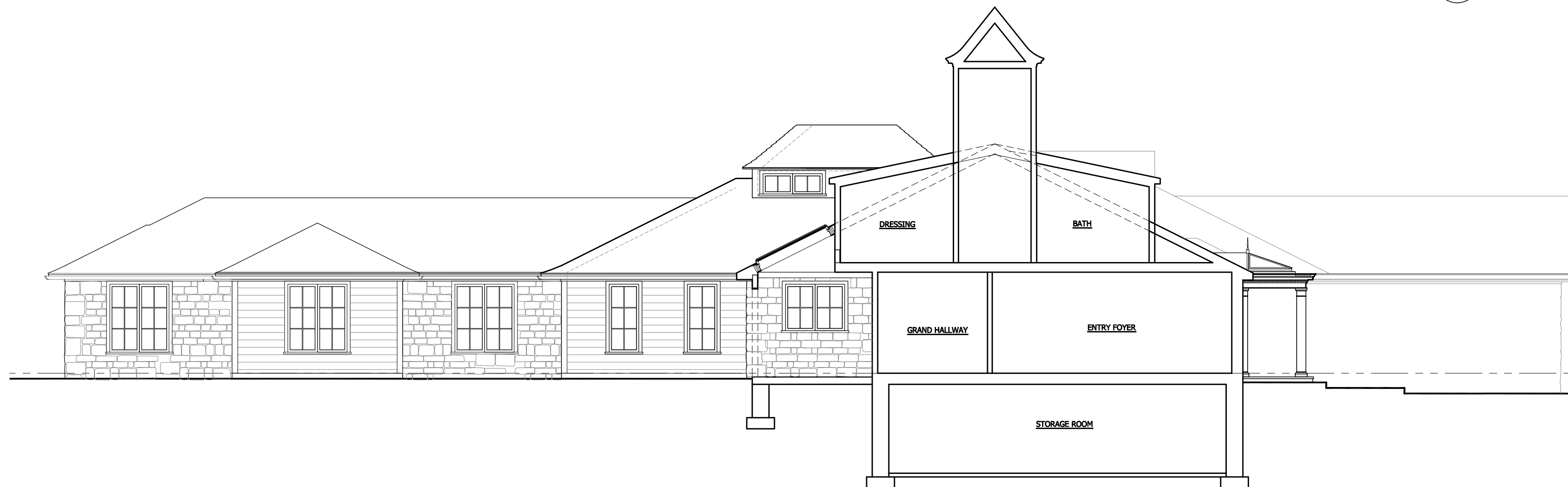
GENERAL NOTES:
 1. DO NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES
 2. ALL DIMENSIONS TO BE CHECKED
 3. CONTRACTOR IS OBLIGED TO REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT



1 PARTIAL LEFT SIDE ELEVATION
 Scale: 1/8" = 1'-0"



2 PARTIAL RIGHT SIDE ELEVATION
 Scale: 1/8" = 1'-0"



3 PARTIAL LEFT SIDE ELEVATION
 Scale: 1/8" = 1'-0"



4 PROPOSED LEFT SIDE ELEVATION
 Scale: 1/8" = 1'-0"

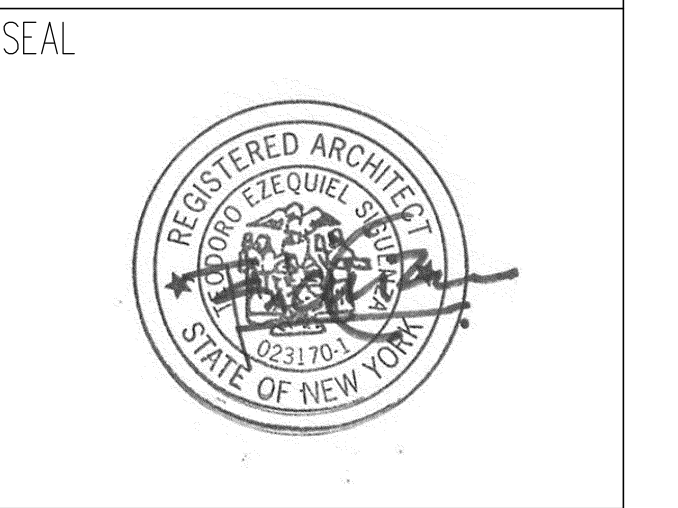


5 PROPOSED RIGHT SIDE ELEVATION
 Scale: 1/8" = 1'-0"

DATE	REVISION

PROJECT
RESIDENCE AT SARLES STREET
 ADDITIONS AND ALTERATIONS
 40-42 SARLES STREET
 ARMONK, NY

DRAWING TITLE
PROPOSED EXTERIOR ELEVATIONS

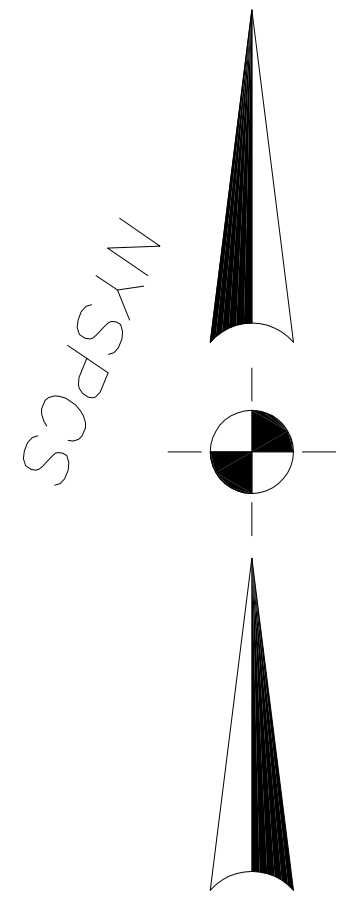
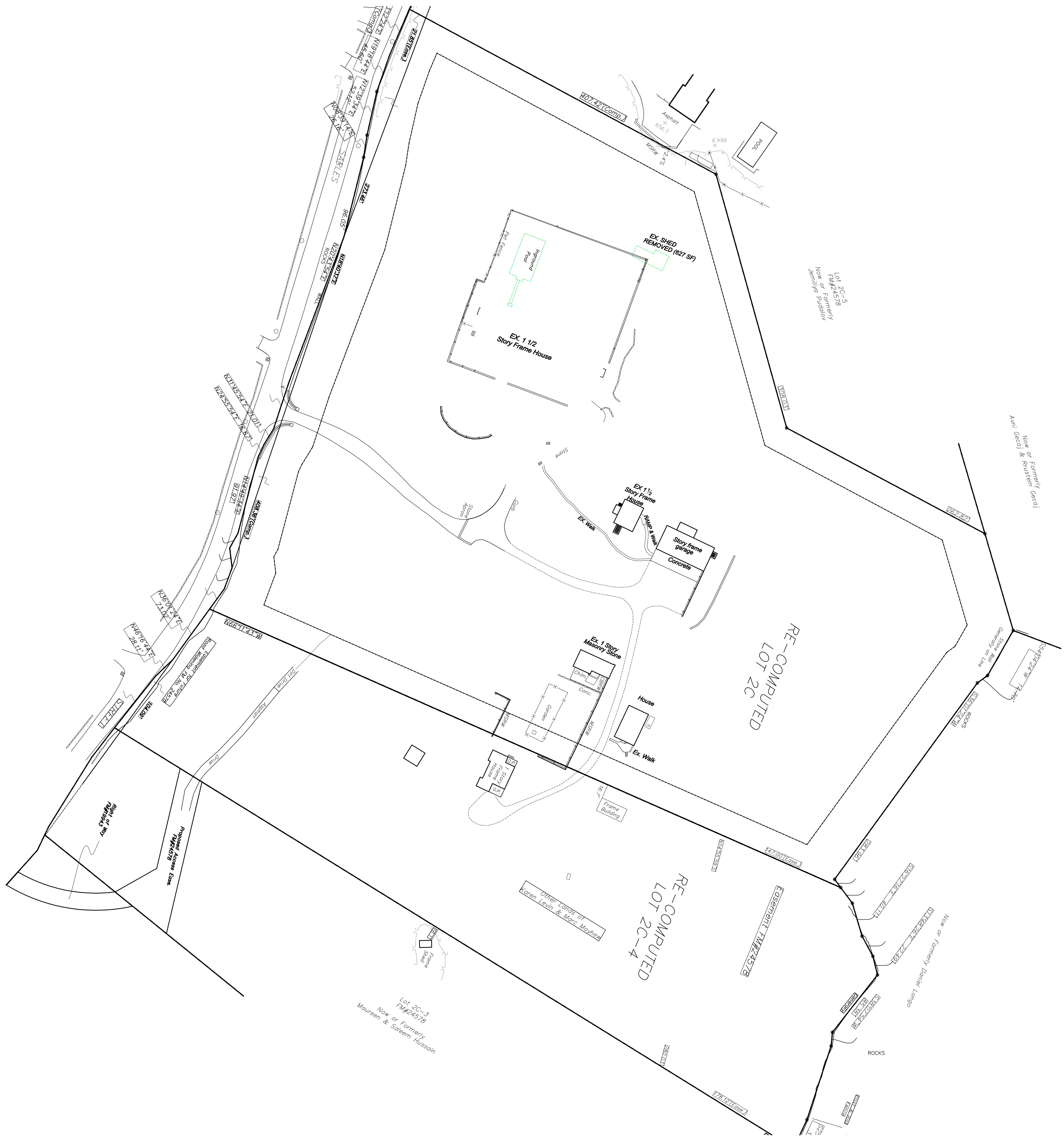


DATE
 11-16-21

SCALE
 As Noted

DRAWING NO.
A201.00

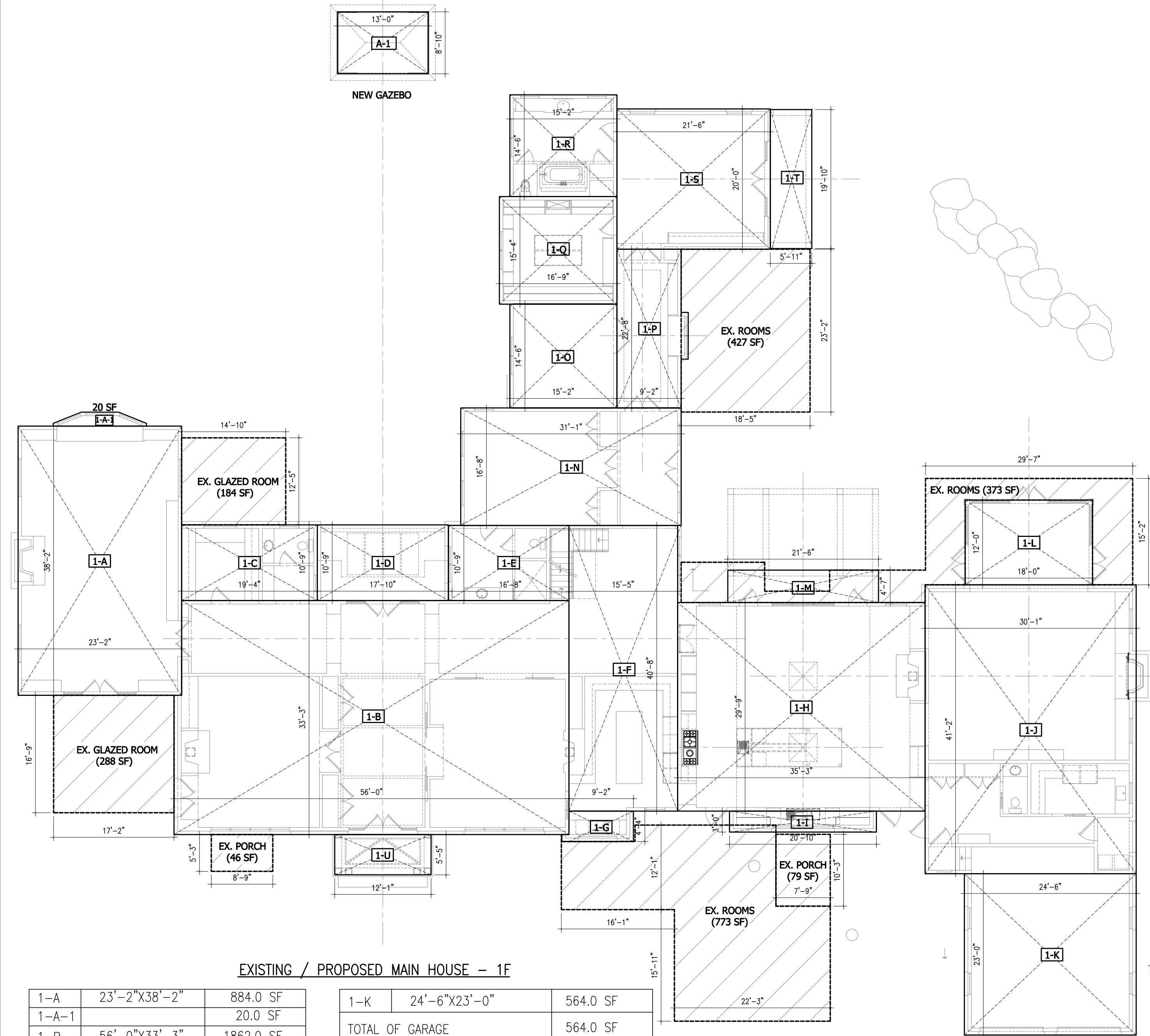
PAGE NO.



NYSPCS - to - FM = +10°27'36"



GENERAL NOTES:
1. DO NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES
2. ALL DIMENSIONS TO BE CHECKED
3. CONTRACTOR IS OBLIGED TO REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT

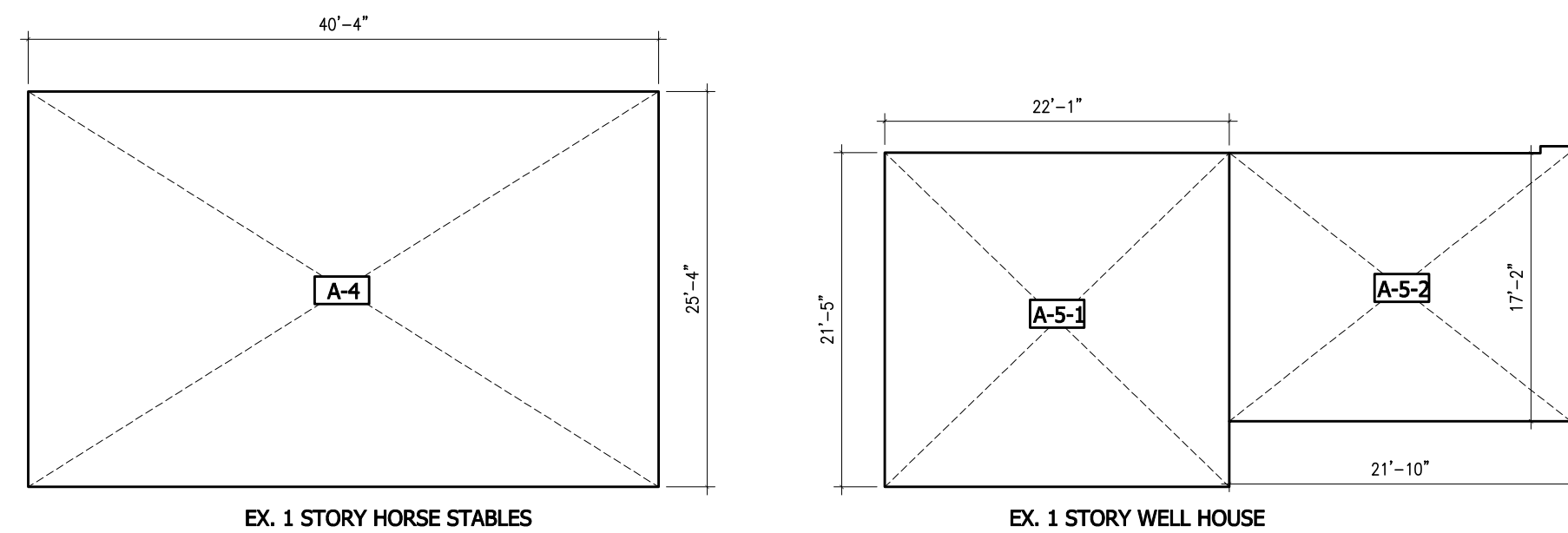


EXISTING / PROPOSED MAIN HOUSE - 1F

1-A	23'-2"X38'-2"	884.0 SF
1-A-1		20.0 SF
1-B	56'-0"X33'-3"	1862.0 SF
1-C	19'-4"X10'-9"	208.0 SF
1-E	16'-8"X10'-9"	179.0 SF
1-F	15'-5"X40'-8"	627.0 SF
1-G	4'-4"X9'-2"	40.0 SF
1-H	35'-3"X29'-9"	1049.0 SF
1-I	20'-10"X3'-0"	62.0 SF
1-J	30'-1"X41'-2"	1238.0 SF
1-L	18'-0"X12'-0"	216.0 SF
1-N	31'-1"X16'-8"	518.0 SF
1-O	15'-2"X14'-6"	219.0 SF
1-P	9'-2"X22'-8"	208.0 SF
1-Q	16'-9"X15'-4"	257.0 SF
1-R	15'-2"X14'-6"	219.0 SF
1-S	21'-6"X20'-0"	430.0 SF
TOTAL OF FIRST FLOOR		8,236.0 SF

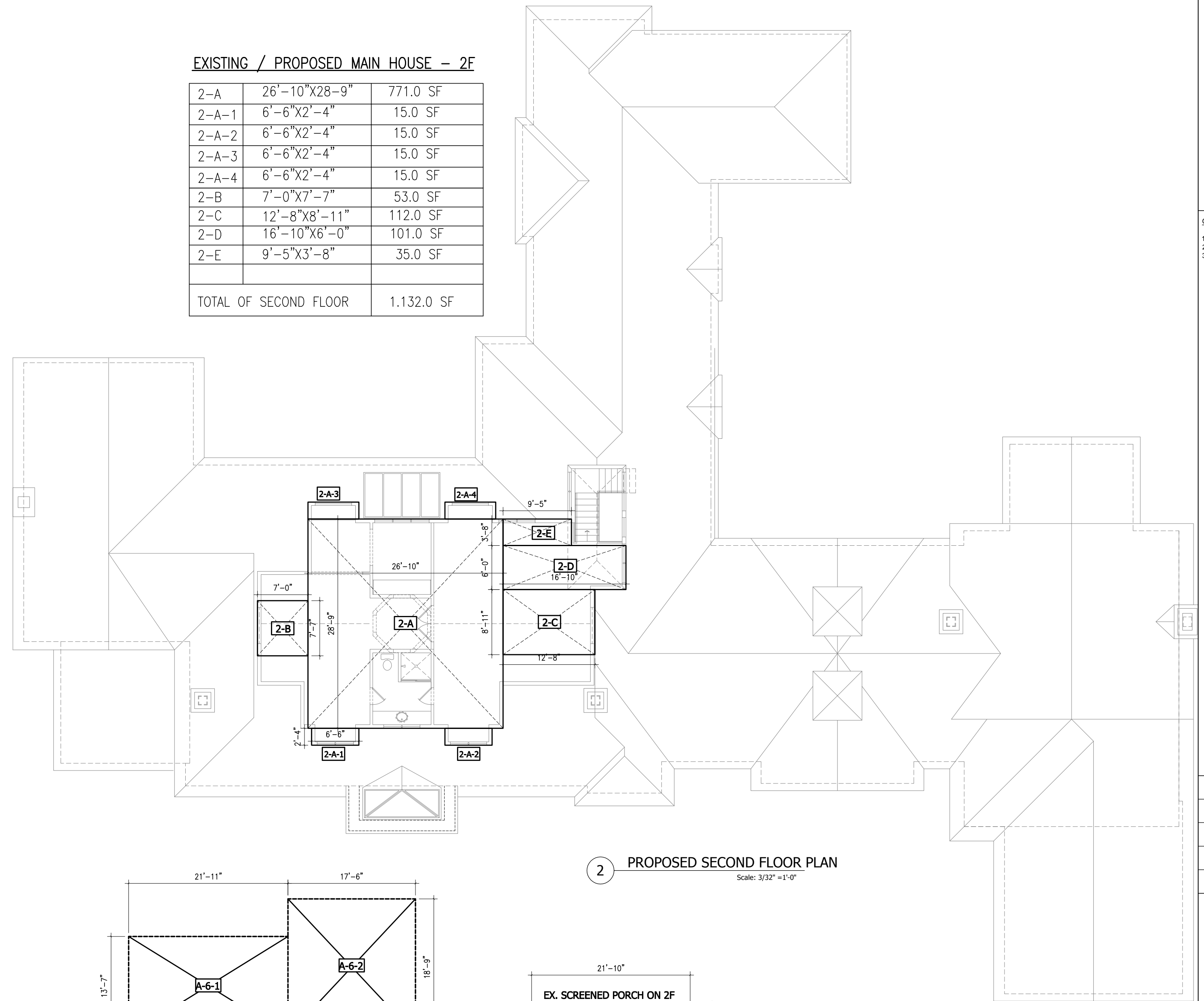
1-K	24'-6"X23'-0"	564.0 SF
TOTAL OF GARAGE		564.0 SF
1-D	17'-10"X10'-9"	191.0 SF
1-M	21'-6"X4'-7"	99.0 SF
1-T	5'-11"X19'-10"	117.0 SF
1-U	12'-0"X5'-5"	65.0 SF
TOTAL OF PORCH (MAIN HOUSE)		472.0 SF

1 PROPOSED FIRST FLOOR PLAN
Scale: 3/32" = 1'-0"

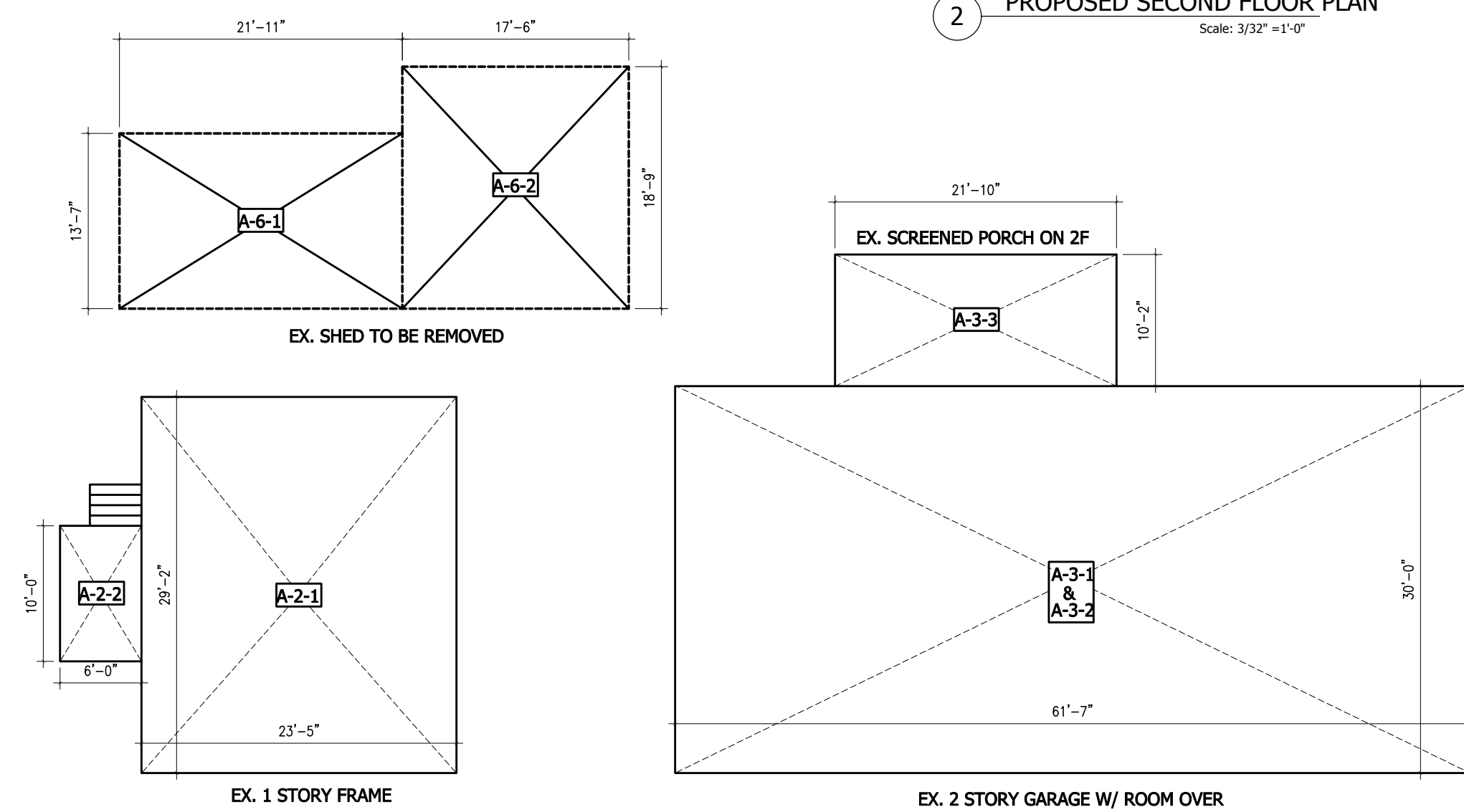


EXISTING / PROPOSED MAIN HOUSE - 2F

2-A	26'-10"X28'-9"	771.0 SF
2-A-1	6'-6"X2'-4"	15.0 SF
2-A-2	6'-6"X2'-4"	15.0 SF
2-A-3	6'-6"X2'-4"	15.0 SF
2-A-4	6'-6"X2'-4"	15.0 SF
2-B	7'-0"X7'-7"	53.0 SF
2-C	12'-8"X8'-11"	112.0 SF
2-D	16'-10"X6'-0"	101.0 SF
2-E	9'-5"X3'-8"	35.0 SF
TOTAL OF SECOND FLOOR		1,132.0 SF



2 PROPOSED SECOND FLOOR PLAN
Scale: 3/32" = 1'-0"



EXISTING ACCESSORY STRUCTURE

ACCESSORY STRUCTURE			
EXISTING 1 STORY FRAME	A-2-1	23'-5"X29'-2"	684.0 SF
	A-2-2	6'-0"X10'-0"	60.0 SF
EXISTING SHED	A-3-1	61'-7"X30'-0"	1848.0 SF
	A-3-2	61'-7"X30'-0"	1848.0 SF
	A-3-3	21'-10"X10'-2"	222.0 SF
EXISTING HORSE STABLE	A-4	40'-4"X25'-4"	1021.0 SF
EXISTING WELL HOUSE	A-5-1	22'-1"X21'-5"	473.0 SF
	A-5-2	21'-10"X17'-3"	376.0 SF
EXISTING SHED	A-6-1	21'-11"X13'-7"	298.0 SF
	A-6-2	17'-6"X18'-9"	329.0 SF
TOTAL OF ALL EX. STRUCTURES			7,159.0 SF

NEW ACCESSORY STRUCTURE

ACCESSORY STRUCTURE			
GAZEBO	A-1	13'-0"X8'-10"	115.0 SF
EXISTING SHED TO BE REMOVED	A-6-1	21'-11"X13'-7"	- 298.0 SF
	A-6-2	17'-6"X18'-9"	- 329.0 SF
TOTAL			- 512.0 SF
TOTAL OF ALL ACCESSORY STRUCTURES		7159.0 - 512.0	6,647.0 SF

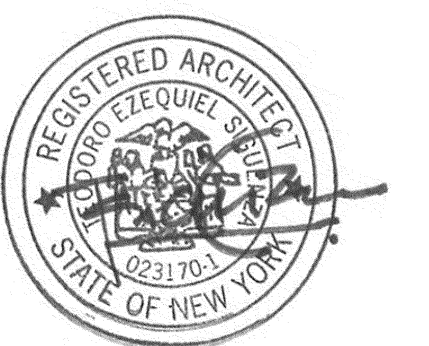
DATE: REVISION

PROJECT
RESIDENCE AT
SARLES STREET
ADDITIONS AND ALTERATIONS

40-42 SARLES STREET
ARMONK, NY

DRAWING TITLE
MAIN HOUSE & ACCESSORY
STRUCTURE FAR CALCULATION

SEAL



DATE
11-16-21

SCALE

DRAWING NO.

A101.10

PAGE NO.