



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: **462 BEDFORD ROAD ARMONK, NY 10504**
ZONE R2-A SECTION 108.02 BLOCK 1 LOT 22

Section III- DESCRIPTION OF WORK:

PROPOSED 1 -1/2 STORY ADDITION PROPOSED IN-GROUND POOL

Section III- CONTACT INFORMATION:

APPLICANT: **GABRIEL E. SENOR, P.C.**
ADDRESS: **90 NORTH CENTRAL AVENUE HARTSDALE, NY 10530**
PHONE: **914.422.0070** MOBILE: _____ EMAIL: **EILEEN@GESENOR.COM**

PROPERTY OWNER: **MR. MATTHEW YEE**
ADDRESS: **462 BEDFORD ROAD ARMONK, NY**
PHONE: _____ MOBILE: **(917) 941-9030** EMAIL: **MATTHEW@MATTHEWYEEINTERIORS.COM**

PROFESSIONAL: **GABRIEL E. SENOR, P.C.**
ADDRESS: **90 NORTH CENTRAL AVENUE HARTSDALE, NY 10530**
PHONE: **914.422.0070** MOBILE: **EILEEN@GESENOR.COM**
EMAIL: _____

Section IV- PROPERTY INFORMATION:

Zone: **R2-A** Tax ID (lot designation) **108.02- 1 - 22**



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:

Zoning District: _____ Property Acreage: _____ Tax Map Parcel ID: _____

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
- 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

January 29, 2019
 Telephone: (914) 273-3542
 Fax: (914) 273-3554
www.northcastleny.com

FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: _____ Date: 11/16/2021

Tax Map Designation or Proposed Lot No.: 108.02- 1 - 22

Floor Area

- | | |
|---|--|
| 1. Total Lot Area (Net Lot Area for Lots Created After 12/13/06): | 2.106 ACRES OR 87,844 SF |
| 2. Maximum permitted floor area (per Section 355-26.B(4)): | 10,391 SF |
| 3. Amount of floor area contained within first floor:
_____ existing + 3,553 SF proposed = _____ | 3,553 SF |
| 4. Amount of floor area contained within second floor:
_____ existing + _____ proposed = _____ | 0 SF |
| 5. Amount of floor area contained within garage:
_____ existing + _____ proposed = _____ | _____ |
| 6. Amount of floor area contained within porches capable of being enclosed:
_____ existing + _____ proposed = _____ | _____ |
| 7. Amount of floor area contained within basement (if applicable – see definition):
_____ existing + _____ proposed = _____ | 795 SF |
| 8. Amount of floor area contained within attic (if applicable – see definition):
_____ existing + _____ proposed = _____ | _____ |
| 9. Amount of floor area contained within all accessory buildings:
_____ existing + _____ proposed = _____ | 484 SF |
| 10. Proposed total of Lines 3 – 9 = _____ | 4,832 SF |

If Line 10 is less than or equal to Line 2, your proposal **complies** with the Town’s maximum floor area regulations and the proposed project may proceed to the Potential 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



TOWN OF NORTH CASTLE
WESTCHESTER COUNTY
 17 Bedford Road
 Armonk, New York 10504-1898

PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

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GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: _____ Date **11/16/2021**

Tax Map Designation or Proposed Lot No.: **108.02-1-22**

Gross Lot Coverage

















- | | | |
|-----|---|---------------------------------|
| 1. | Total lot Area (Net Lot Area for Lots Created After 12/13/06): | 2.106 ACRES OR 87,844 SF |
| 2. | Maximum permitted gross land coverage (per Section 355-26.C(1)(b)): | 13,270 SF |
| 3. | BONUS maximum gross land cover (per Section 355-26.C(1)(b)): | 504 SF |
| | Distance principal home is beyond minimum front yard setback
_____ x 10= _____ | 189'-2" |
| 4. | TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3 | 13,774 SF |
| 5. | Amount of lot area covered by principal building :
_____ existing + 2,428 SF proposed = _____ | 3,663 |
| 6. | Amount of lot area covered by accessory buildings :
484 SF existing + _____ proposed = _____ | 484 SF |
| 7. | Amount of lot area covered by decks :
_____ existing + 2,819SF proposed = _____ | 2,819SF |
| 8. | Amount of lot area covered by porches :
_____ existing + 945 proposed = _____ | 945 |
| 9. | Amount of lot area covered by driveway, parking areas and walkways :
_____ existing + 5,935 proposed = _____ | 5,935 |
| 10. | Amount of lot area covered by terraces :
_____ existing + _____ proposed = _____ | |
| 11. | Amount of lot area covered by tennis court, pool and mechanical equip :
_____ existing + _____ proposed = _____ | |
| 12. | Amount of lot area covered by all other structures :
_____ existing + _____ proposed = _____ | |
| 13. | Proposed gross land coverage: Total of Lines 5 – 12 = _____ | 12,995 SF |

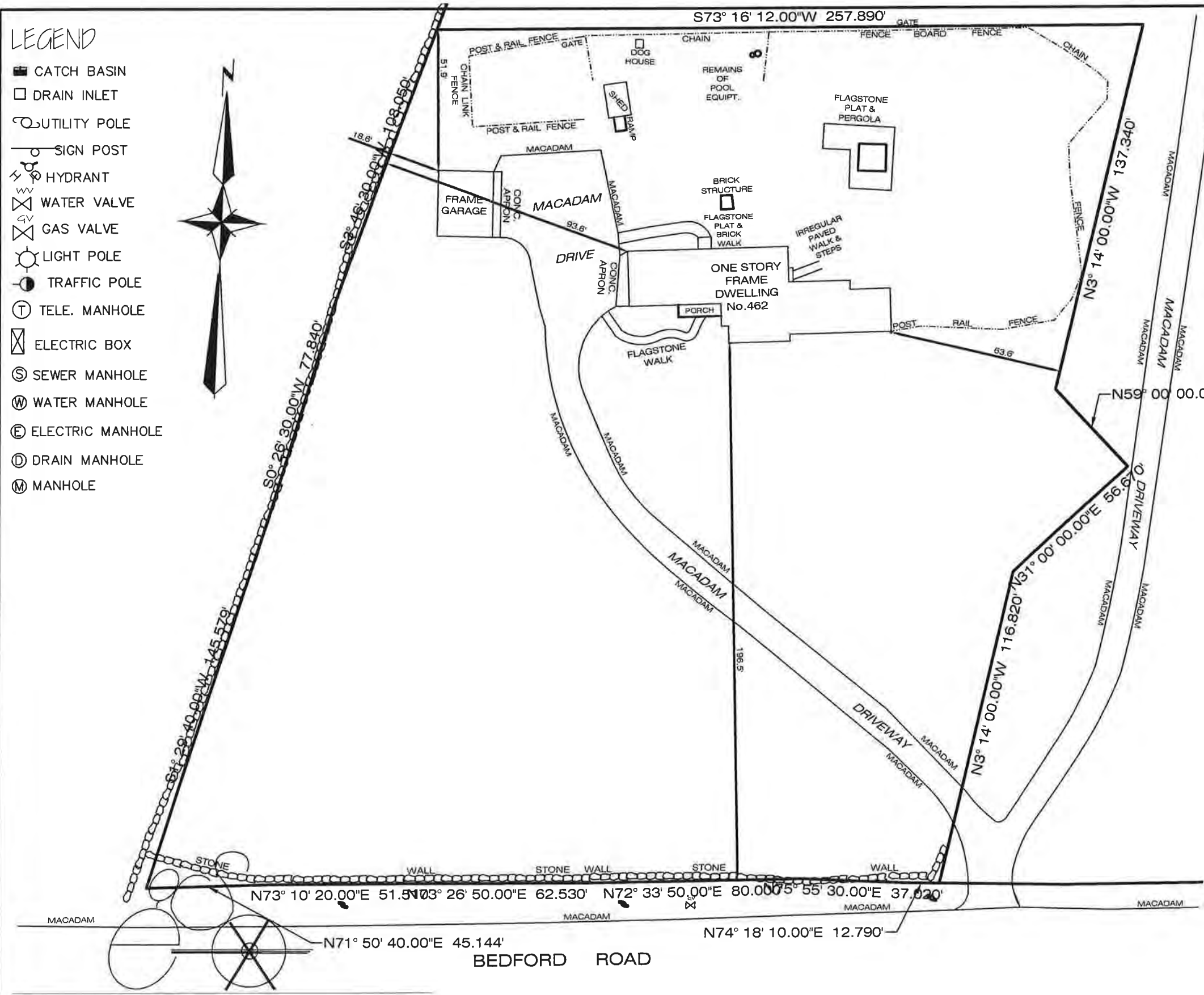
If Line 13 is greater than or equal to Line 4, your proposal **complies** with the Town's maximum gross land coverage regulations and the project should be referred to the Residential Project Review Committee for review. If Line 13 is greater than Line 4 your proposal does not comply with the Town's regulations.

Signature and Title of Professional Preparing Worksheet _____ Date **11/16/2021**



LEGEND

-  CATCH BASIN
-  DRAIN INLET
-  UTILITY POLE
-  SIGN POST
-  HYDRANT
-  WATER VALVE
-  GAS VALVE
-  LIGHT POLE
-  TRAFFIC POLE
-  TELE. MANHOLE
-  ELECTRIC BOX
-  SEWER MANHOLE
-  WATER MANHOLE
-  ELECTRIC MANHOLE
-  DRAIN MANHOLE
-  MANHOLE



Possession NOT indicated

This is to certify that this map and the survey on which it is based were made in accordance with the "Minimum Standard" Detail Requirements for New York State Association of Land Surveyors. This Survey is a representation of the property as surveyed on August 31, 2021, the date that the field work was performed. Subsequent revision dates do not constitute an updated survey.

Eliot Senor, L.S. New York State Lic. No. 049822

Copies of the survey map not bearing the land surveyor's original blue signature and embossed seal shall not be considered to be a true and valid copy. Copyright Gabriel E. Senor, P.C., 2021. ALL RIGHTS RESERVED.

A Title report lists easements and restrictions if the report was not provided these easements and or restrictions may not be shown. A copy of the title report was not provided. A copy of the deed was provided. Survey may be subject to easements not shown.

Surface elevations and underground appurtenances, if any, whether or not shown are not guaranteed. Fences or possession lines generally do not follow a straight line. The survey shows straight lines between located points. Any dimensions shown are to the surveyed point only. Labeled dimensions cannot be used for any other point along the line.

Unauthorized alteration or additions to the survey map is a violation of Section 7209 sub-section 2 of the New York State Education Law

NOT FOR TITLE TRANSFER

**SURVEY OF
TAX LOT No.2, BLOCK 1
AS SHOWN ON THE OFFICIAL TAX MAP
LOCATED IN THE
VILLAGE OF ARMONK
TOWN OF NORT CASTLE
WESTCHESTER COUNTY, NEW YORK.**

SCALE: 1" = 40'

DATE: AUGUST 31, 2021

GABRIEL E. SENOR, P.C.

CONSULTING ENGINEER • LAND SURVEYORS
90 NORTH CENTRAL AVE., HARTSDALE, NEW YORK, 10530
(914) 422-0070 FAX 422-3009

ENGINEER/ LAND SURVEYOR:

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E-MAIL: EILEEN@GABRIELESSENRPC.COM

GENERAL CONTRACTOR:

ZMG CONSTRUCTION CORPORATION
367 BARWAY DRIVE
YORKTOWN HEIGHTS, NY 10598
T.914.262.4640

E-MAIL: ZMGCONSTRUCTION@GMAIL.COM

OWNER: MATTHEW YEE 462 BEDFORD ROAD ARMONK NY 10504 PHONE:(917) 941-9030 E-MAIL:MATTHEW@MATTHEWYEEINTERIORS.COM

462 BEDFORD ROAD R2-A SECTION 108.02 BLOCK 1 LOT 22

ISSUE DATE:

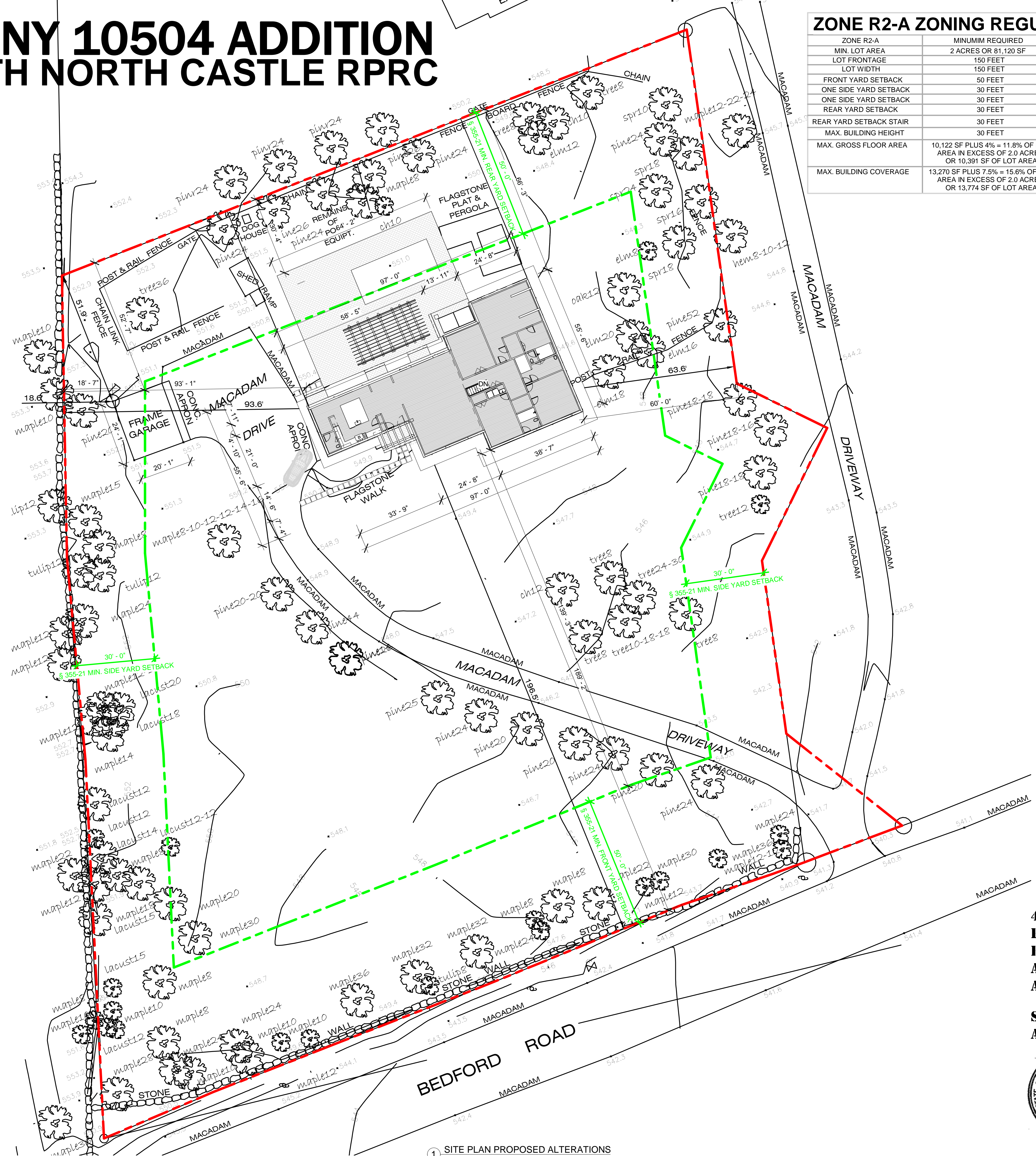
11/16/2021

ARMONK, NY 10504 ADDITION REVIEW WITH NORTH CASTLE RPRC

ZONE R2-A	MINIMUM REQUIRED	PROPOSED
MIN. LOT AREA	2 ACRES OR 81,120 SF	2.106 ACRES OR 87,844 SF
LOT FRONTAGE	150 FEET	329 FEET 0 INCH
LOT WIDTH	150 FEET	305 FEET 0 INCH
FRONT YARD SETBACK	50 FEET	189 FEET 2 INCH
ONE SIDE YARD SETBACK	30 FEET	93 FEET 1 INCH
ONE SIDE YARD SETBACK	30 FEET	60 FEET 0 INCH
REAR YARD SETBACK	30 FEET	28 FEET 0 INCH
REAR YARD SETBACK STAIR	30 FEET	66 FEET 3 INCH
MAX. BUILDING HEIGHT	30 FEET	19 FEET 6 INCH
MAX. GROSS FLOOR AREA	10,122 SF PLUS 4% = 11.8% OF LOT AREA IN EXCESS OF 2.0 ACRES OR 10,391 SF OF LOT AREA	5.1 % OR 4,832 SF OF LOT AREA (TOTAL EXISTING BUILDING GROSS FLOOR AREA:3,393 SF)
MAX. BUILDING COVERAGE	13,270 SF PLUS 7.5% = 15.6% OF LOT AREA IN EXCESS OF 2.0 ACRES OR 13,774 SF OF LOT AREA	14.7 % OR 12,995 SF OF LOT AREA

ARCHITECTURAL DRAWING LIST

DRAWING NUMBER	DRAWING NAME	DRAWING ISSUE DATE
A-0.0.0	SITE PLAN PROPOSED ADDITION	11/16/2021
A-0.0.1.0	RENDERINGS	11/16/2021
A-0.0.2.0	RENDERINGS	11/16/2021
A-0.1.0	SITE PLAN EXISTING BUILDING CONDITIONS	11/16/2021
A-0.2.1	AREA MAP	11/16/2021
A-0.3.0	AERIAL VIEWS	11/16/2021
A-1.0.0	BASEMENT FLOOR PLAN	11/16/2021
A-1.1.0	FIRST FLOOR PLAN	11/16/2021
A-3.0.0	BUILDING ELEVATIONS	11/16/2021
A-3.1.0	BUILDING ELEVATIONS	11/16/2021
A-4.0.0	BUILDING SECTIONS	11/16/2021
A-4.1.0	BUILDING SECTIONS	11/16/2021



PROJECT DESIGNER:

Atelier Milot Shala

Milot Shala, Principal.



5700 Arlington Ave. Suite 16D Riverdale NY 10471
T. 917.710.7614 F. 347.427.2132

E. milotshala@ateliermilotshala.com www.ateliermilotshala.com

**462 BEDFORD ROAD
R2-A SECTION 108.02
BLOCK 1 LOT 22
ARMONK, NY 10504
ADDITION**

**SITE PLAN PROPOSED
ADDITION**



DATE: 11/16/2021
PROJECT NO.: 2021-11
DRAWN BY: MS
CHECKED BY: ES
DRAWING NO.:

A-0.0.0

1 SITE PLAN PROPOSED ALTERATIONS
1" = 20'-0"

REVIEW WITH RPRC
TOWN OF NORTH CASTLE NY
11/16/2021



OWNER:
 MR. MATTHEW YEE
 462 BEDFORD ROAD
 ARMONK, NY 10504
 PHONE: (917) 941-9030
 E-MAIL:
**MATTHEW@MATTHEWYEE
 INTERIORS.COM**

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GENERAL CONTRACTOR:
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 367 BARWAY DRIVE
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 T.914.262.4640
 E-MAIL:
**ZMGCONSTRUCTION
 @GMAIL.COM**

REV. NO.	DATE	TOWN OF NORTH CASTLE NY	ISSUED TO	REVIEW WITH RPRC	DESCRIPTION
1	11/16/2021				

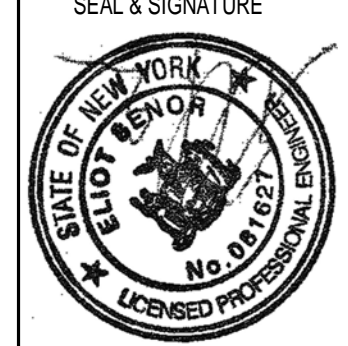
PROJECT DESIGNER:
 Atelier Milot Shala
 Milot Shala, Principal
 5700 Alençon Ave. Suite 150 Riverdale NY 10471
 T. 917.710.7914 F. 347.427.9120
 E. milotshala@ateliermilotshala.com www.ateliermilotshala.com

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NORTH

**462 BEDFORD ROAD R2-A
 SECTION 108.02 BLOCK 1
 LOT 22 ARMONK, NY
 10504 ADDITION**

RENDERINGS

SEAL & SIGNATURE:  DATE: 11/16/2021

PROJECT NO.: 2021.11
 DRAWN BY: MS
 CHECKED BY: ES
 DRAWING NO.: **A-0.0.1.0**



OWNER:
 MR. MATTHEW YEE
 462 BEDFORD ROAD
 ARMONK, NY 10504
 PHONE: (917) 941-9030
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PROJECT DESIGNER:
 Atelier Milot Shala
 Milot Shala, Principal

6700 Alençon Ave. Suite 150 Riverdale NY 10471
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NORTH

ATELIER MILOT SHALA, LLC 2021

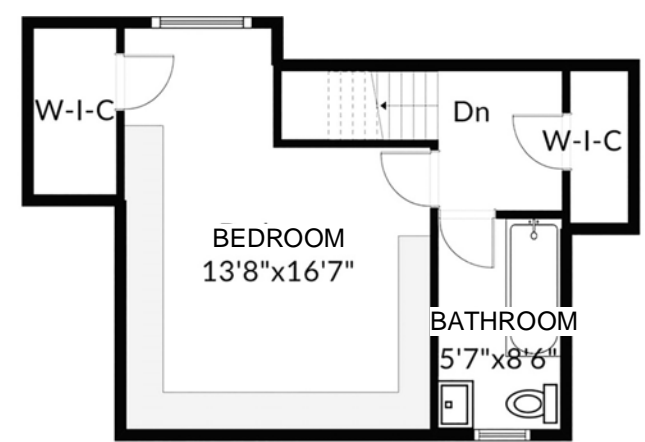
**462 BEDFORD ROAD R2-A
 SECTION 108.02 BLOCK 1
 LOT 22 ARMONK, NY
 10504 ADDITION**

RENDERINGS

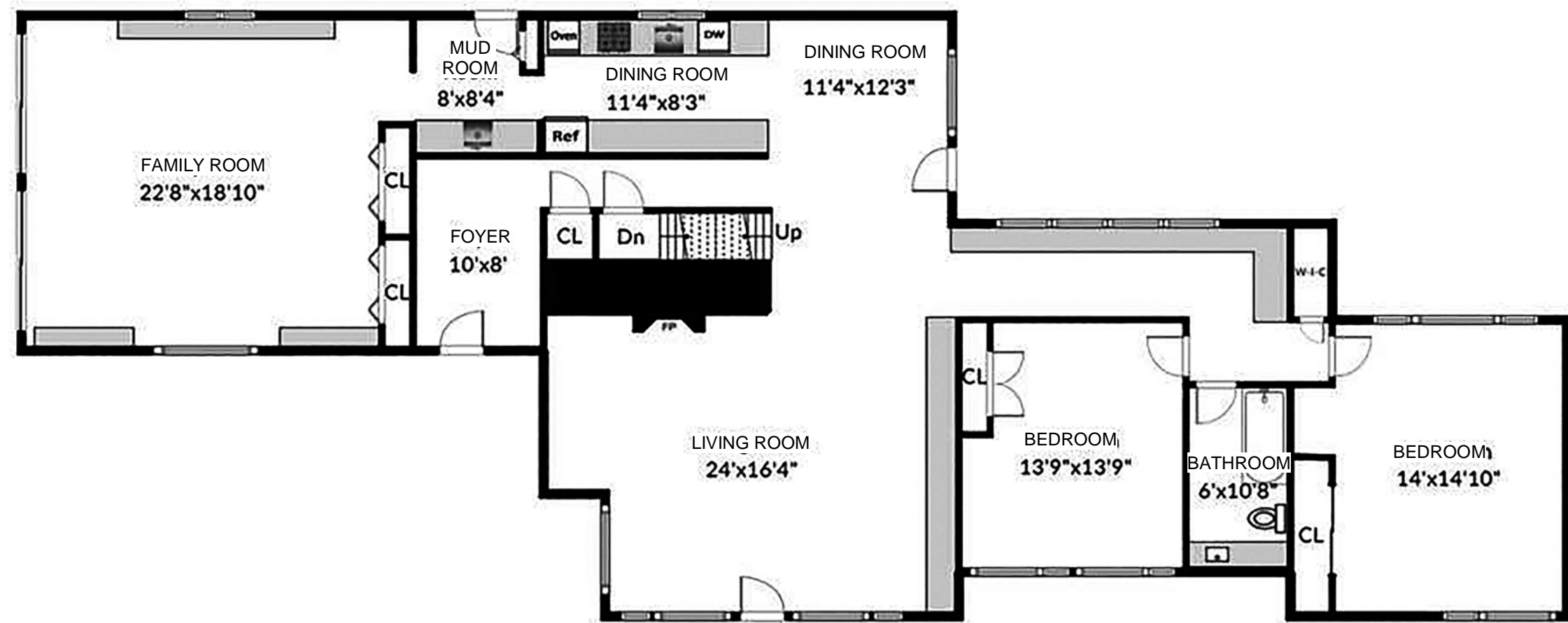
SEAL & SIGNATURE: DATE: 11/16/2021

PROJECT NO.: 2021.11
 DRAWN BY: MS
 CHECKED BY: ES
 DRAWING NO.: **A-0.0.2.0**

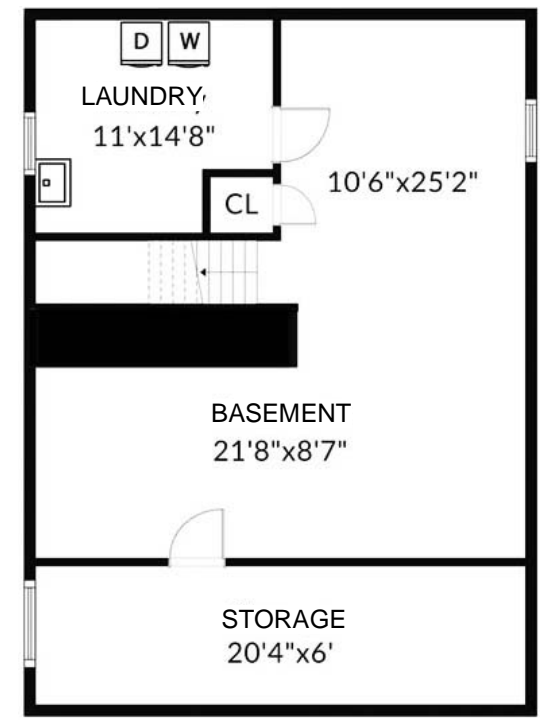
TOTAL EXSITING BUILDNG GROSS FLOOR AREA: 3,393 GSF



EXISTING MEZZANINE GROSS FLOOR AREA: 327 SF



EXISTING FIRST FLOOR GROSS FLOOR AREA: 2,270 SF



EXISTING BASEMENT GROSS FLOOR AREA: 795 SF

EXISTING CONDITIONS BUILDING PLANS
1/8" = 1'-0"



OWNER:
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462 BEDFORD ROAD
ARMONK, NY 10504
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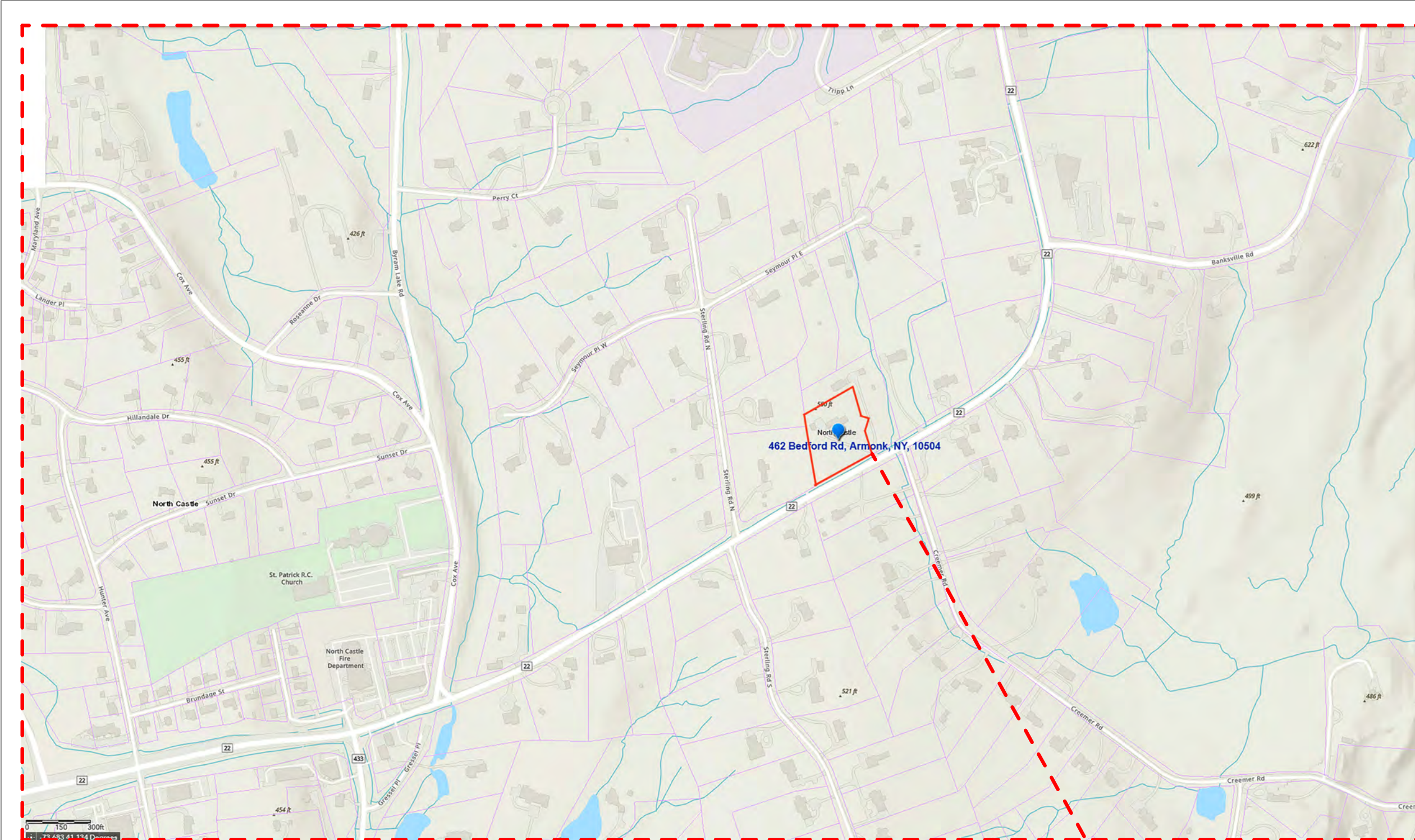
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**462 BEDFORD ROAD R2-A
SECTION 108.02 BLOCK 1
LOT 22 ARMONK, NY
10504 ADDITION
SITE PLAN EXISTING
BUILDING CONDITIONS**

SEAL & SIGNATURE: DATE: 11/16/2021
PROJECT NO.: 2021.11
DRAWN BY: MS
CHECKED BY: ES
DRAWING NO.: **A-0.1.0**

1 SITE PLAN EXISTING CONDITIONS
1" = 20'-0"



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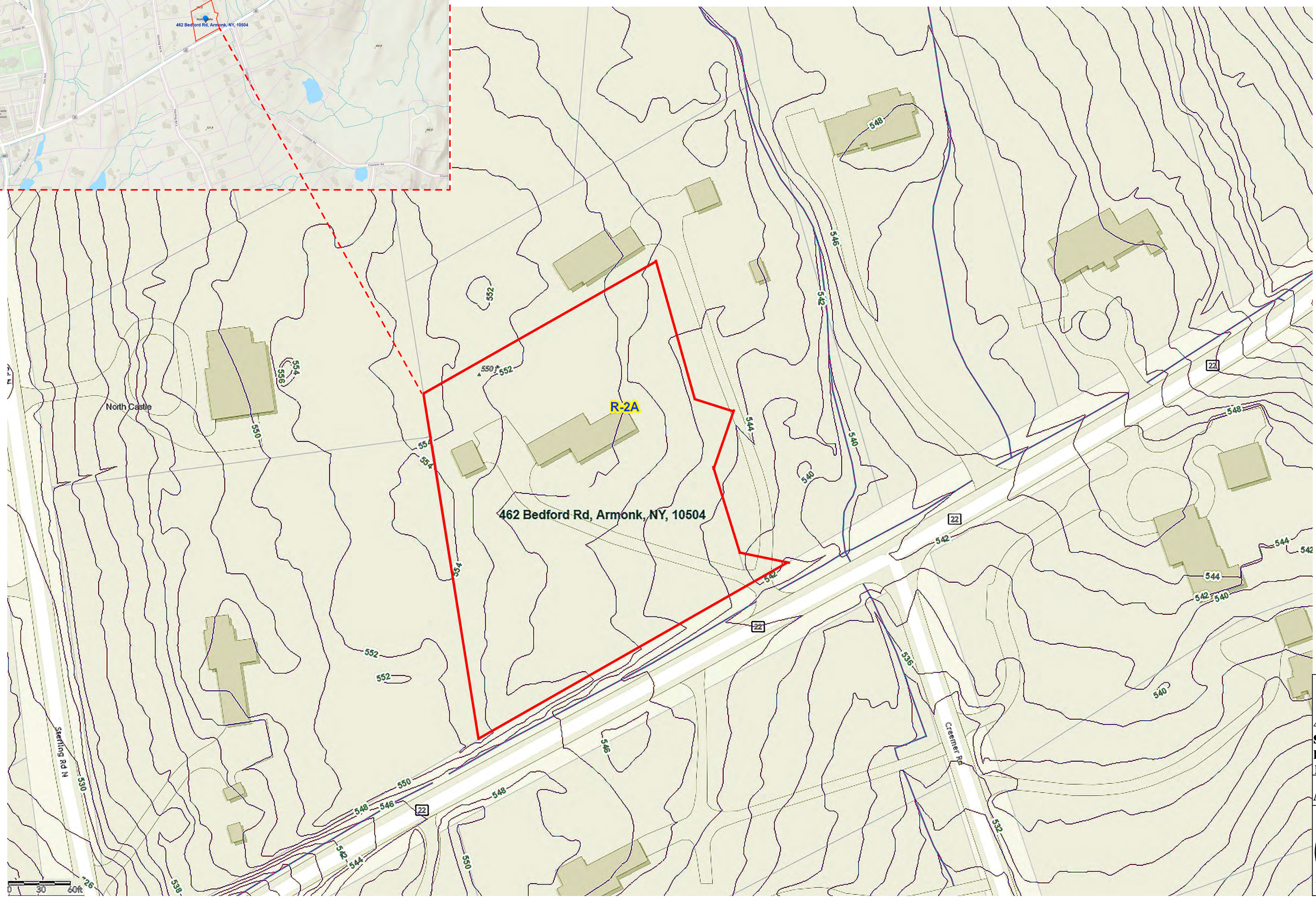
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NORTH



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 SECTION 108.02 BLOCK 1
 LOT 22 ARMONK, NY
 10504 ADDITION**

AREA MAP

SEAL & SIGNATURE: DATE: 11/16/2021

PROJECT NO.: 2021.11
 DRAWN BY: MS
 CHECKED BY: ES
 DRAWING NO.: **A-0.2.1**

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1	11/16/2021	TOWN OF NORTH CASTLE NY	REVIEW WITH RPRC

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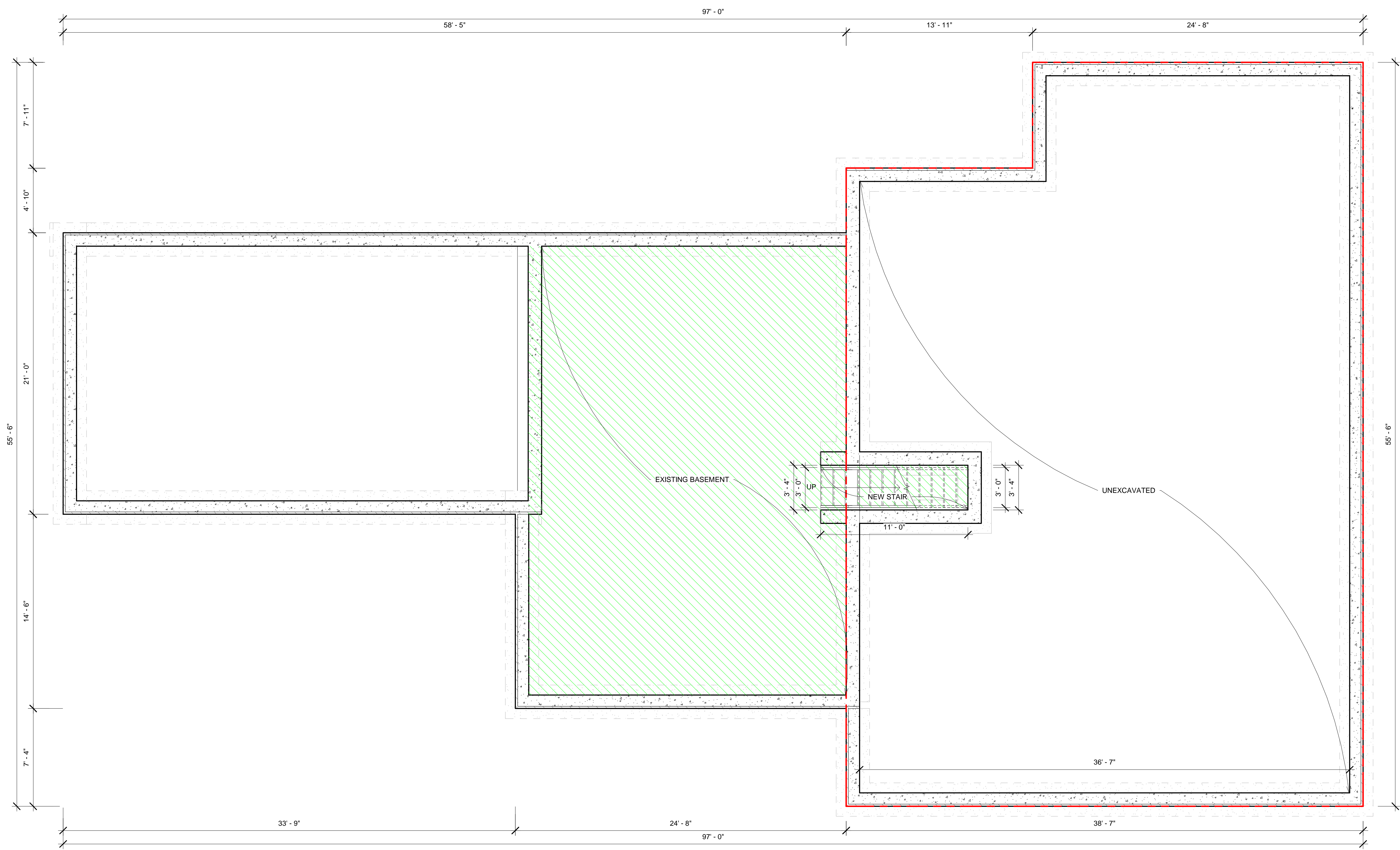
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462 BEDFORD ROAD R2-A SECTION 108.02 BLOCK 1 LOT 22 ARMONK, NY 10504 ADDITION

BASEMENT FLOOR PLAN

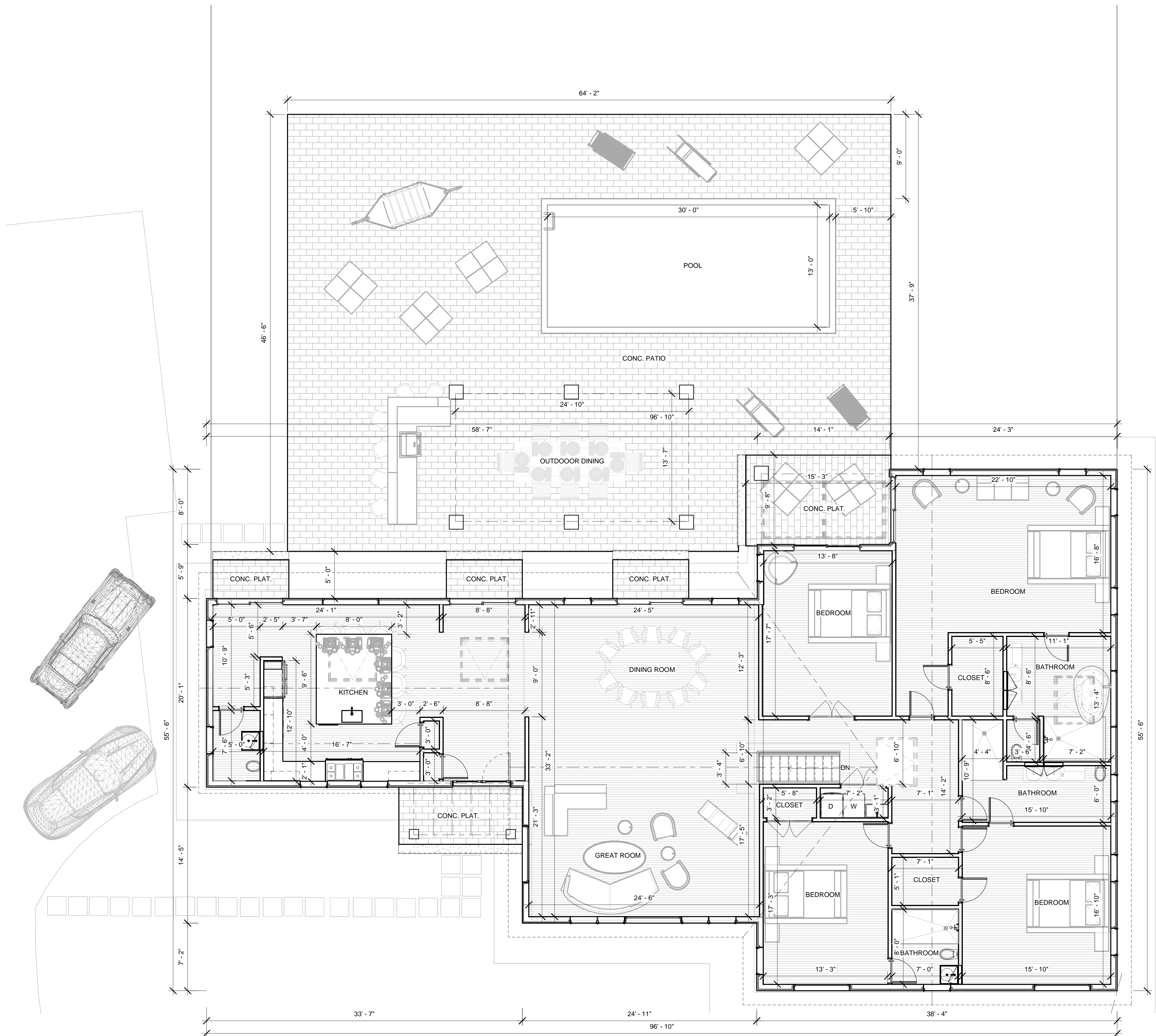
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EXISTING GROSS BASEMENT HABITABLE FLOOR AREA: 795 SF
ADDITION GROSS BASEMENT HABITABLE FLOOR AREA 0 SF

1 BASEMENT
 1/4" = 1'-0"



GROSS BUILDING FLOOR AREA 3,553 SF
GROSS BUILDING HABITABLE AREA 3,342 SF
1 FIRST FLOOR
3/16" = 1'-0"

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462 BEDFORD ROAD R2-A SECTION 108.02 BLOCK 1 LOT 22 ARMONK, NY 10504 ADDITION

FIRST FLOOR PLAN

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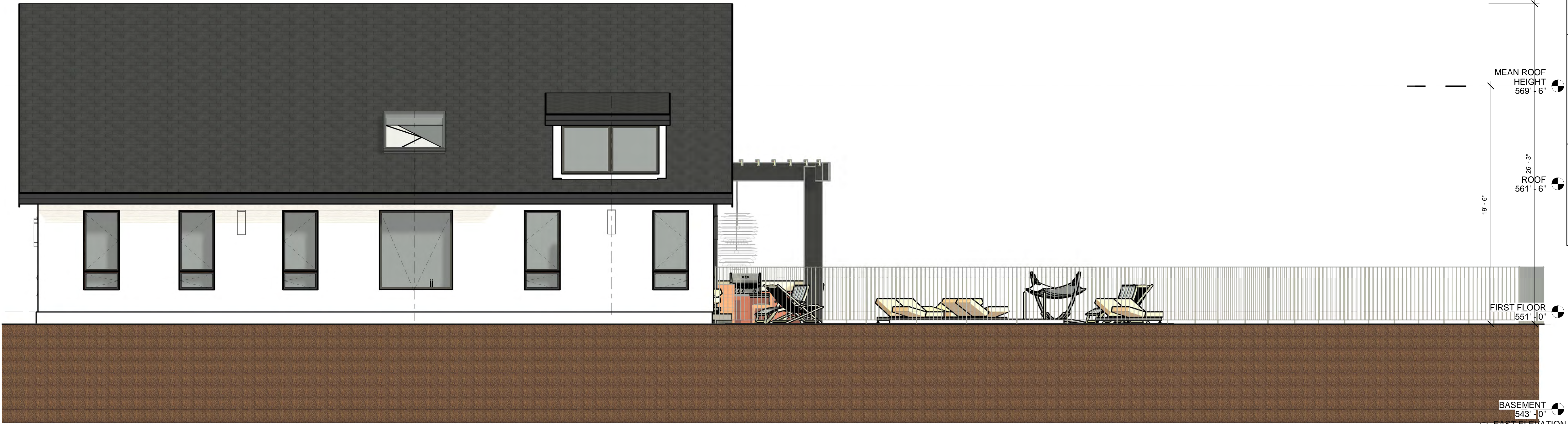
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**462 BEDFORD ROAD R2-A
 SECTION 108.02 BLOCK 1
 LOT 22 ARMONK, NY
 10504 ADDITION**

BUILDING ELEVATIONS

SEAL & SIGNATURE

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A-3.0.0



MEAN ROOF HEIGHT 569'-6"

ROOF 561'-6"

FIRST FLOOR 551'-0"

BASEMENT 543'-10"

② EAST ELEVATION
1/4" = 1'-0"



MEAN ROOF HEIGHT 569'-6"

ROOF 561'-6"

FIRST FLOOR 551'-0"

BASEMENT 543'-10"

① WEST ELEVATION
1/4" = 1'-0"

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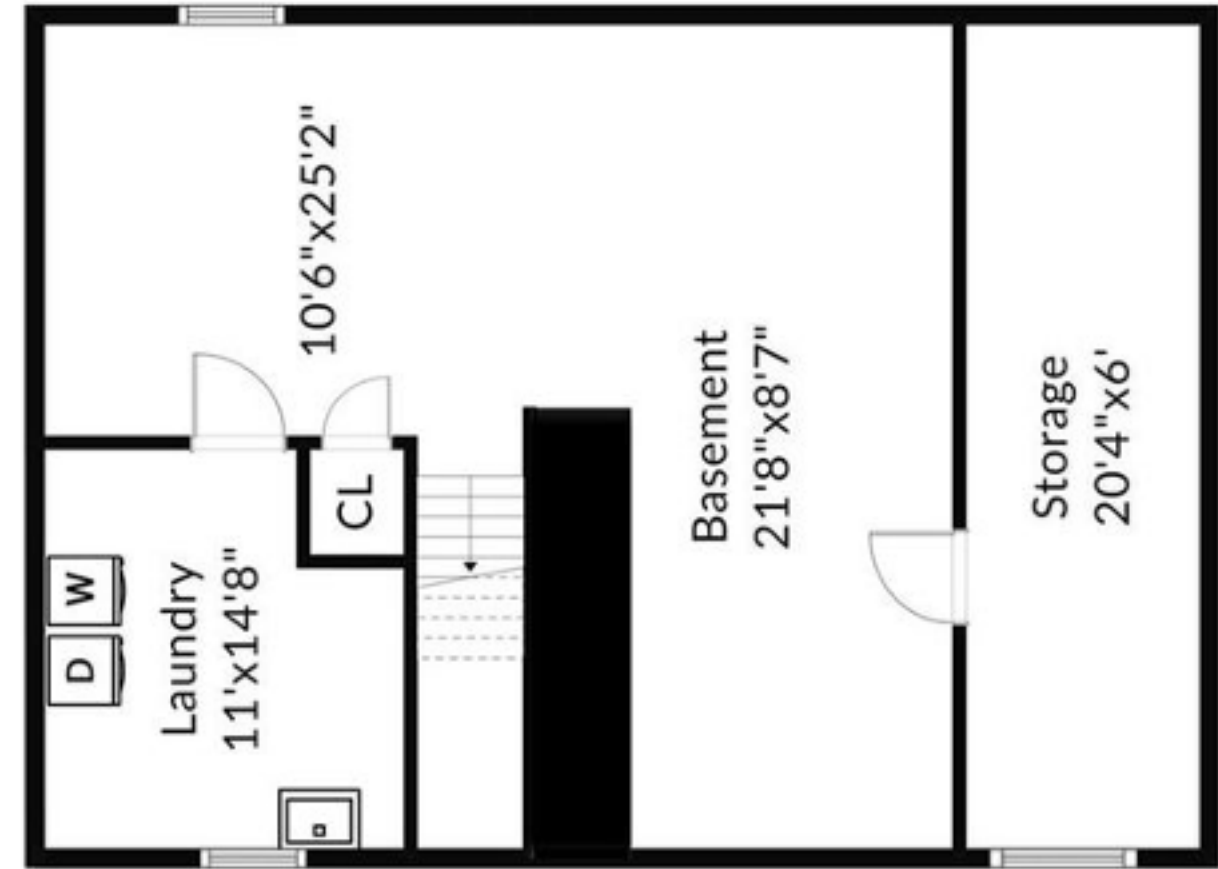
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OverKey MLS



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