



# 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: 35 MILLER CIRCLE

### Section III- DESCRIPTION OF WORK:

PROPOSED IN-GROUND SPA, PATIO + FIRE PIT

### Section III- CONTACT INFORMATION:

APPLICANT: DANIEL SHERMAN

ADDRESS: 4 BROADWAY SUITE #9, VALHALLA NY 10595

PHONE: 914-824-0999 MOBILE: \_\_\_\_\_ EMAIL: DAN.DAN.SHERMANLANDSCAPE @ GMAIL.COM

PROPERTY OWNER:  
JASON GREENSTEIN

ADDRESS: 35 MILLER CIRCLE, ARMONK NY 10504

PHONE: 917-656-9229 MOBILE: \_\_\_\_\_ EMAIL: JASOUTODD28 @ GMAIL.COM

PROFESSIONAL: DANIEL SHERMAN

ADDRESS: "

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

EMAIL: "

### Section IV- PROPERTY INFORMATION:

Zone: R-MF Tax ID (lot designation) 107.02 - B - 44



**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:

GRZEBUSZEWICZ RESIDENCE

Initial Submittal  Revised Preliminary

Street Location:

35 MILLER CIRCLE ARMONK NY 10504

Zoning District: R-MF Property Acreage: .29 Tax Map Parcel ID: 107.02-8-44

Date: 12/9/21

**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

<input type="checkbox"/>	9. Description of method of water supply and sewage disposal and location of such facilities
<input type="checkbox"/>	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
<input type="checkbox"/>	1. Submission of a Zoning Conformance Table depicting the plan's compliance with the minimum requirements of the Zoning District
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.
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**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](http://www.northcastleny.com)

**GROSS LAND COVERAGE CALCULATIONS WORKSHEET**

Application Name or Identifying Title: 35 MILLER CIRCLE Date: 12/9/21

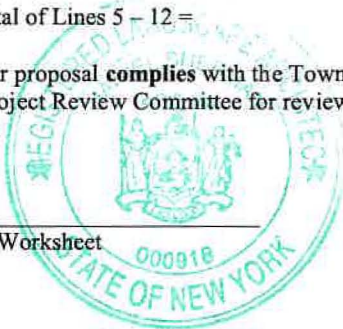
Tax Map Designation or Proposed Lot No.: 107.02 -8-44

Gross Lot Coverage

1. Total lot area (Net Lot Area for Lots Created After 12/13/06): 12628
2. **Maximum** permitted gross land coverage (per Section 355-26.C(1)(b)): 4630.72
3. **BONUS** maximum gross land cover (per Section 355-26.C(1)(b)):  
 Distance principal home is beyond minimum front yard setback  
3.74 x 10 = 37.4 37.4
4. **TOTAL Maximum Permitted gross land coverage** = Sum of lines 2 and 3 4668.12
5. Amount of lot area covered by **principal building**:  
2633 existing + 0 proposed = 2633
6. Amount of lot area covered by **accessory buildings**:  
0 existing + 0 proposed = 0
7. Amount of lot area covered by **decks**:  
379.6 existing + 0 proposed = 379.6
8. Amount of lot area covered by **porches**:  
0 existing + 0 proposed = 0
9. Amount of lot area covered by **driveway, parking areas and walkways**:  
682.8 existing + 0 proposed = 682.8
10. Amount of lot area covered by **terraces**:  
0 existing + 790.8 proposed = 790.8
11. Amount of lot area covered by **tennis court, pool and mechanical equip**:  
0 existing + 132 proposed = 132
12. Amount of lot area covered by **all other structures**:  
16 existing + 0 proposed = 16
13. Proposed **gross land coverage**: Total of Lines 5 - 12 = 4634.2

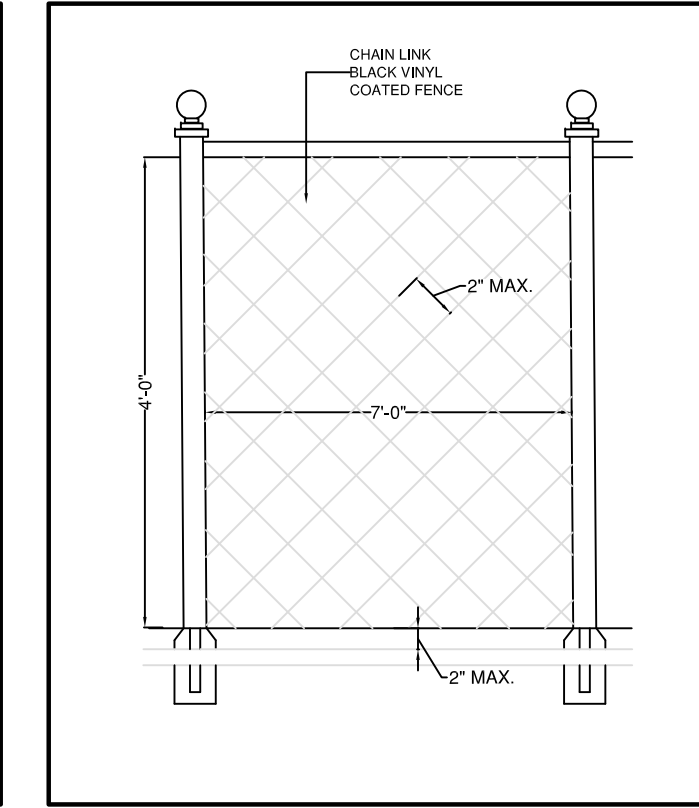
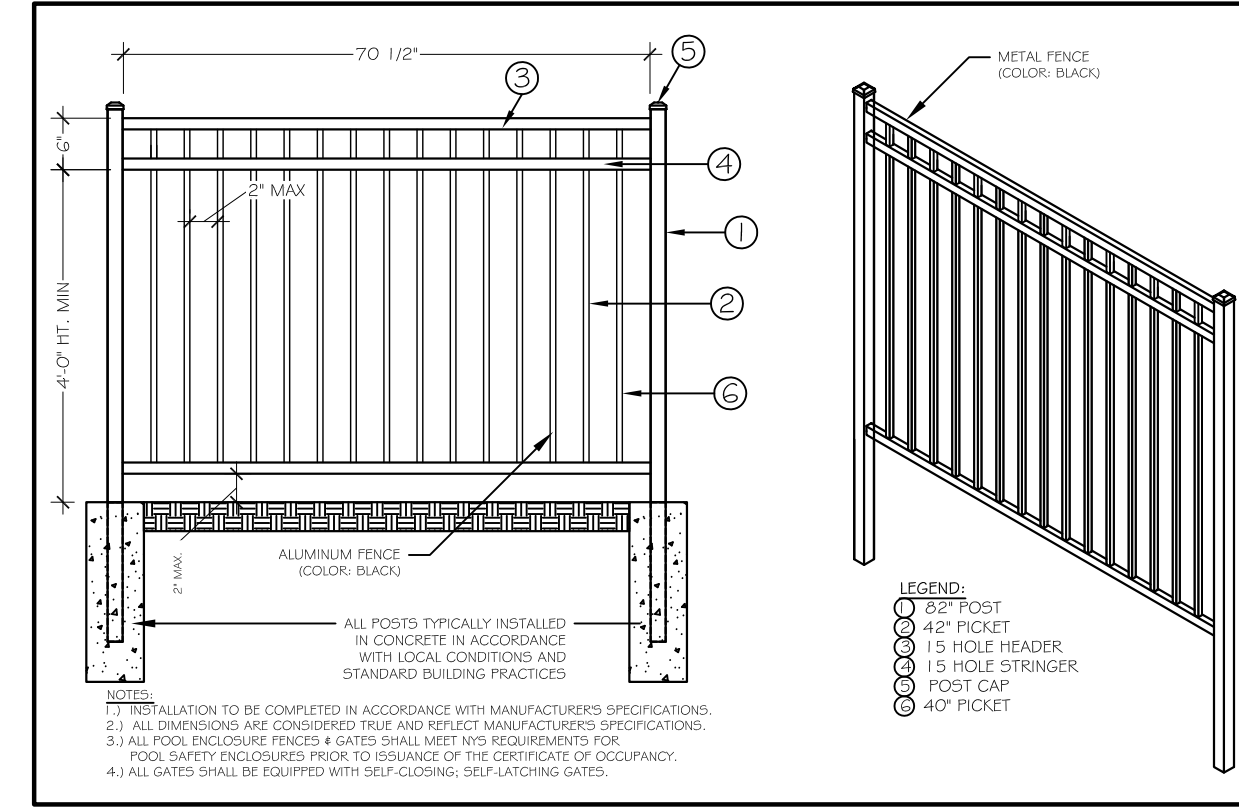
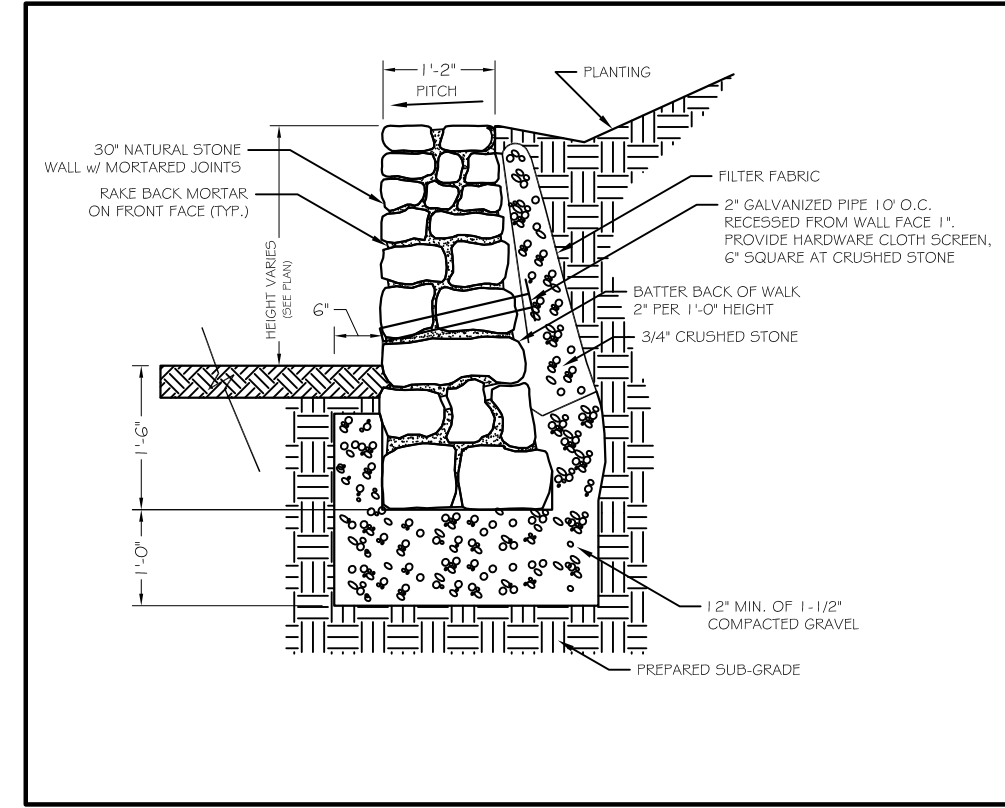
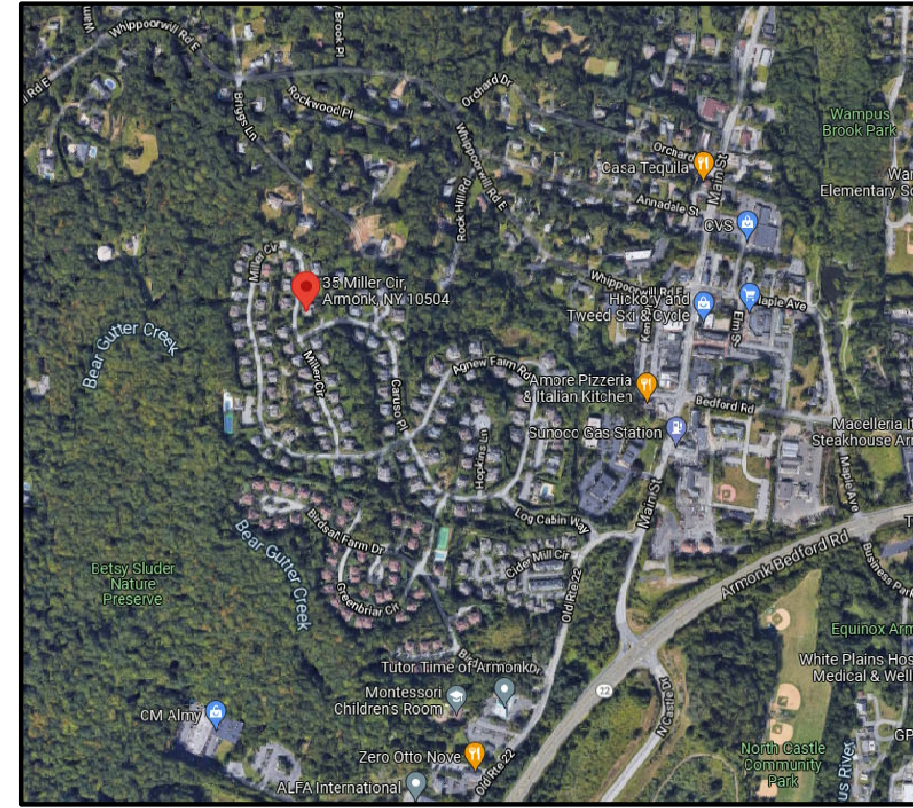
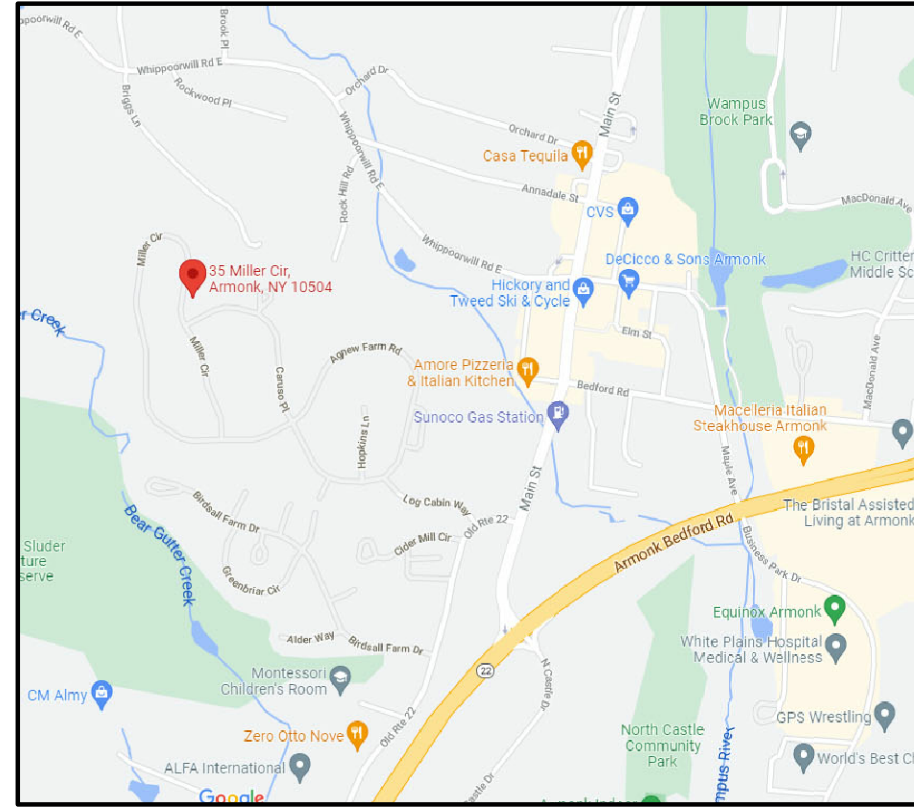
If Line 13 is less than or equal to Line 4, your proposal **complies** with the Town's maximum gross land coverage regulations and the project may proceed to the Residential Project Review Committee for review. If Line 13 is greater than Line 4 your proposal does not comply with the Town's regulations.

  
 Signature and Seal of Professional Preparing Worksheet



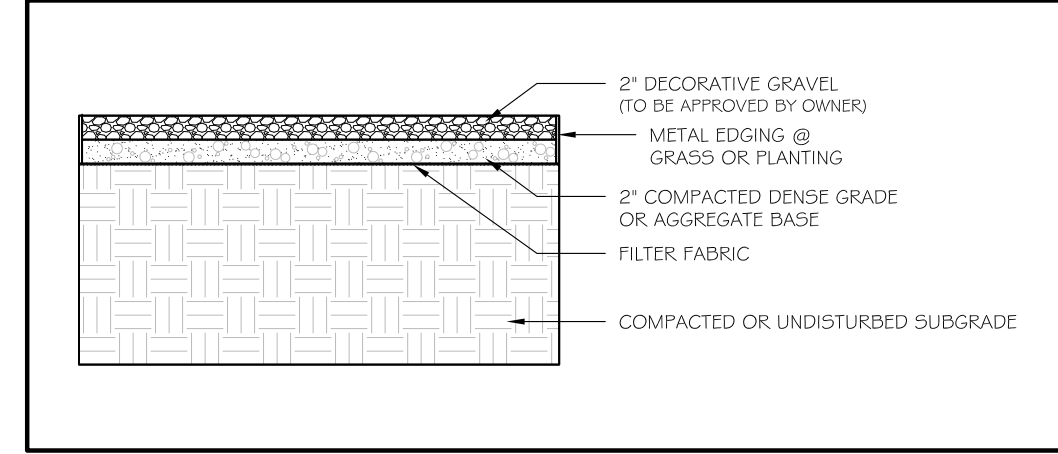
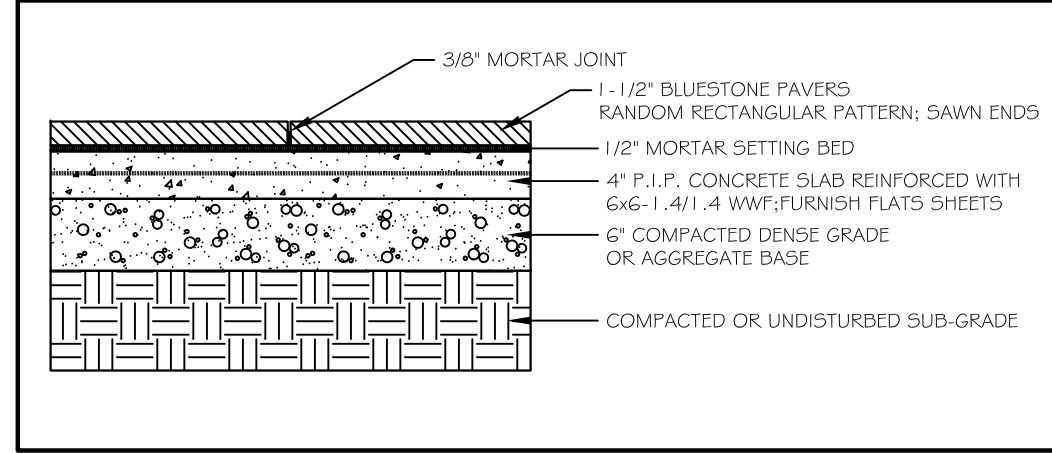
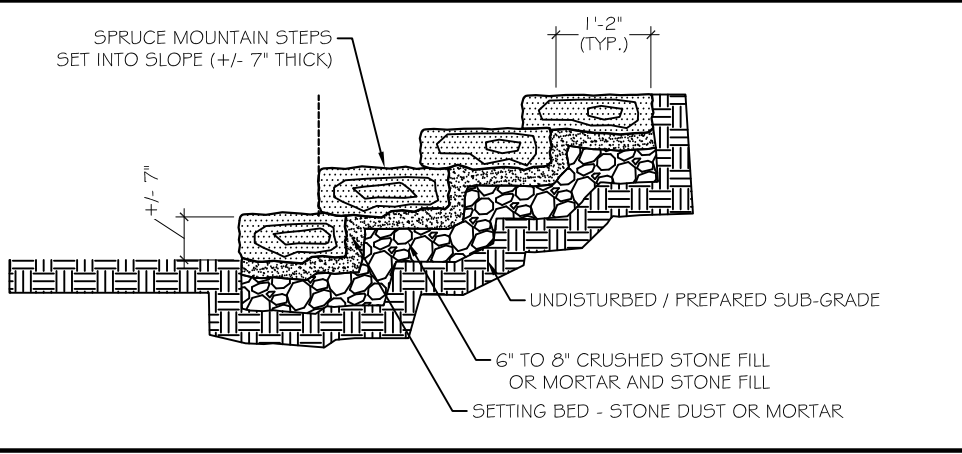
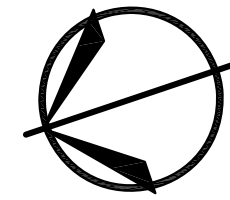
12/9/21  
 Date

- GENERAL NOTES**
1. CONTRACTOR IS TO VISIT SITE AND VERIFY ALL EXISTING CONDITIONS (INCLUDING UNDERGROUND UTILITIES, PIPES, ETC) AND LIMITATIONS AFFECTING THE PROPOSED WORK.
  2. ALL WORK IS TO BE PERFORMED IN COMPLIANCE WITH ALL LOCAL, STATE, AND APPLICABLE BUILDING CODE REGULATIONS.
  3. CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THE REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE CITY RESPONSIBLE/HARMLESS FROM AND ALL LIABILITY, REAL AND/OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THIS PROJECT.
  4. CONTRACTOR SHALL VERIFY LOCATIONS, LEVELS, DISTANCES, AND FEATURES THAT MAY AFFECT THE WORK. SHOULD EXISTING CONDITIONS DIFFER FROM THESE PLANS, STANDARD SPECIFICATIONS, AND SPECIAL PROVISIONS DO NOT ADEQUATELY DETAIL THE WORK TO BE DONE, CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO CONTINUING WITH ANY RELATED WORK. NO ALLOWANCE WILL BE MADE IN HIS BEHALF FOR ANY EXTRA EXPENSE RESULTING FROM FAILURE OR NEGLIGENCE IN DETERMINING THE CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE.
  5. A SET OF SIGNED BLUEPRINTS AND A SET OF SPECIFICATIONS SHALL BE KEPT ON SITE AT ALL TIMES.
  6. CONTRACTOR SHALL NOTIFY ALL PUBLIC OR PRIVATE UTILITY COMPANIES (48) HOURS PRIOR TO COMMENCEMENT OF WORK ADJACENT TO EXISTING UTILITY LINES UNLESS ENDOVEMENT PERMIT SPECIFICS OTHERWISE.
  7. CONTRACTOR SHALL PROVIDE AND MAINTAIN SUFFICIENT BARRICADES TO PROVIDE FOR THE SAFETY OF THE GENERAL PUBLIC TO THE SATISFACTION OF THE MUNICIPAL BUILDING DEPARTMENT.
  8. ALL MATERIALS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.

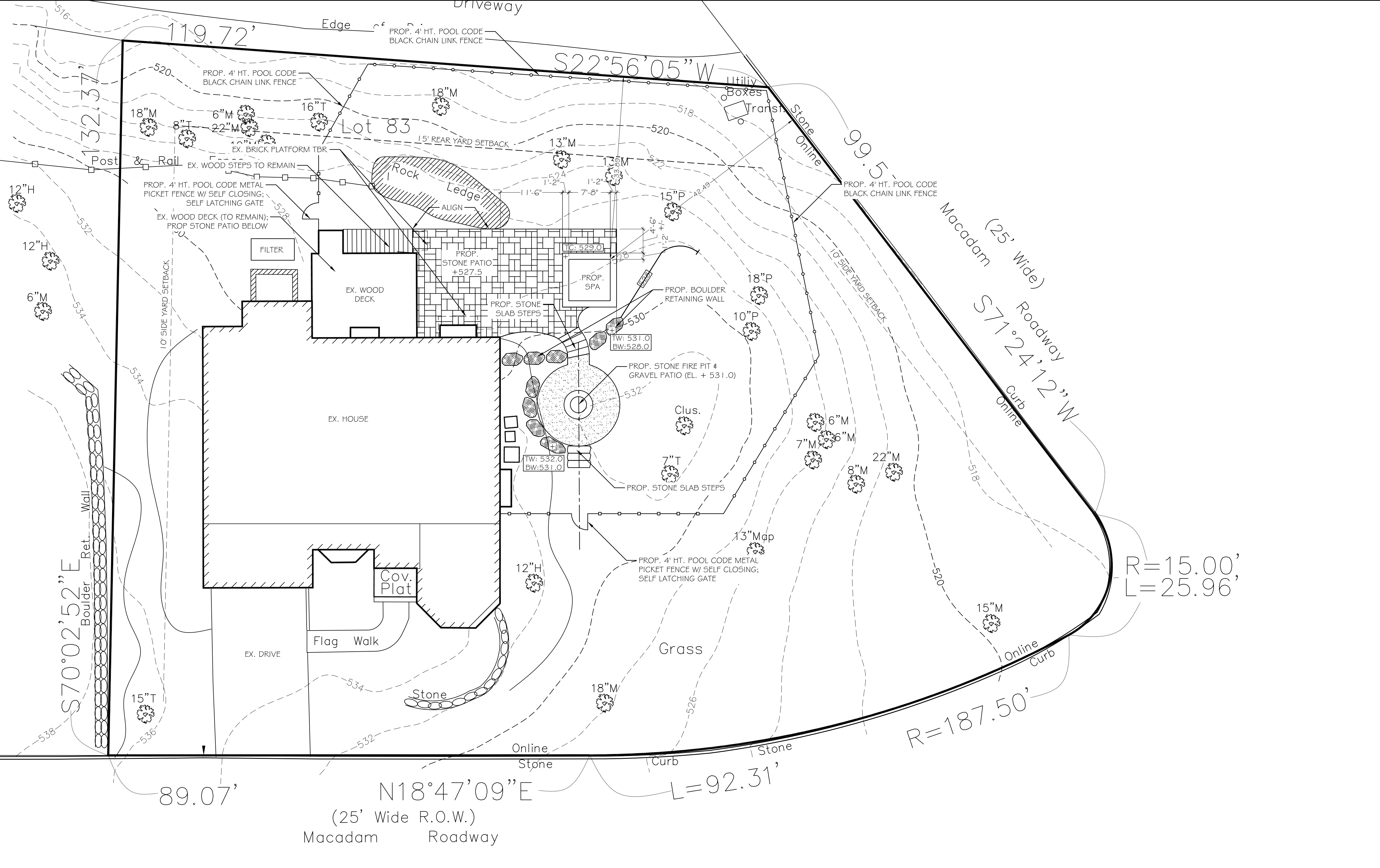


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ZONING DATA:		
ZONE:	R-80M	SHEET: 107.02, BLOCK: B, LOT: #8
TAX MAP:		
FIRE DISTRICT: ARMONK		
SCHOOL DISTRICT: BYRAM HILLS		
GROSS LOT AREA = 12,626 SF		
	PERMITTED	EXISTING
MAX. F.A.R.		
MIN. LOT AREA	7,000 SF	12,626 SF
DEPTH	80 FT	132.37'
WIDTH	65 FT	89.07'
PROP. 15'	FRONT	20 FT, 23.74'
	REAR	15 FT, 49.94'
	SIDE	10 FT, 7.03'
	REAR	
BUILDING COVERAGE	35 %	20.6 %
MINIMUM LAND COVERAGE	4,666.12 SF	3,711.4 SF
		4,634.2 SF



REVISION      DATE

GREENSTEIN RESIDENCE  
35 MILLER CIRCLE  
ARMONK, NY 10504

SITE PLAN

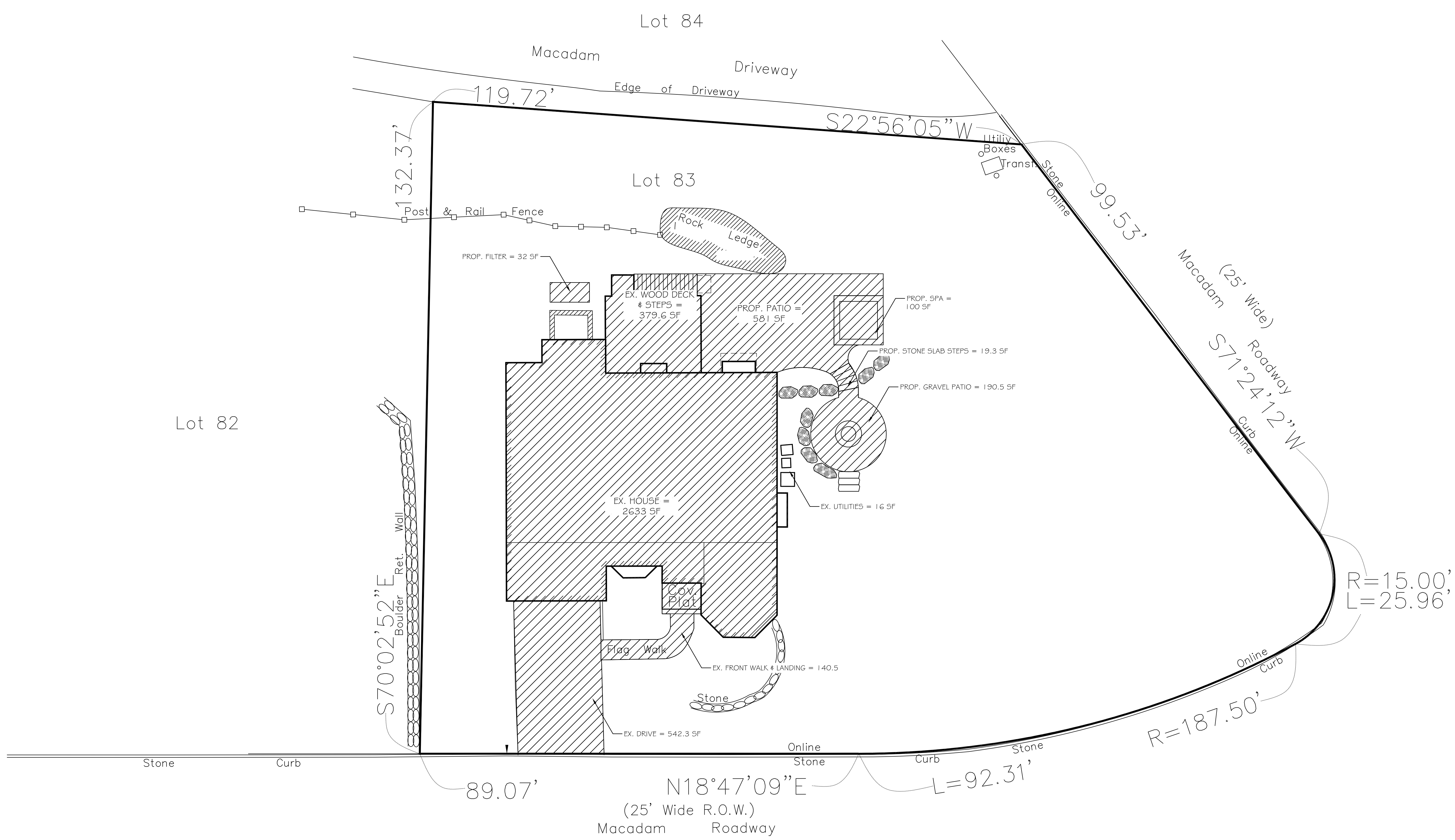
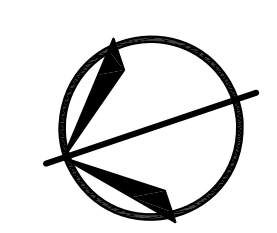
DANIEL SHERMAN  
LANDSCAPE ARCHITECT  
4 BROADWAY - SUITE 9  
VALHALLA, NY 10595  
PHONE: (914) 824-0999  
FAX: (914) 824-0251  
dan.danshermanlandscape@gmail.com  
www.danshermanlandscape.com



DATE: DEC. 9, 2021      SCALE: 1" = 10'-0"

DRAWN BY: AL      DRAWING # L-1

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REVISION	DATE

REVISION	DATE

**GREENSTEIN RESIDENCE**  
 35 MILLER CIRCLE  
 ARMONK, NY 10504

**GROSS LAND COVERAGE DIAGRAM**

**DANIEL SHERMAN**  
 LANDSCAPE ARCHITECT  
 4 BROADWAY - SUITE 9  
 VALHALLA, NY 10595  
 PHONE: (914) 824 - 0999  
 FAX: (914) 824-0251  
 dan.danshermanlandscape@gmail.com  
 www.danshermanlandscape.com



DATE: DEC. 9, 2021	SCALE: 1" = 10' - 0"
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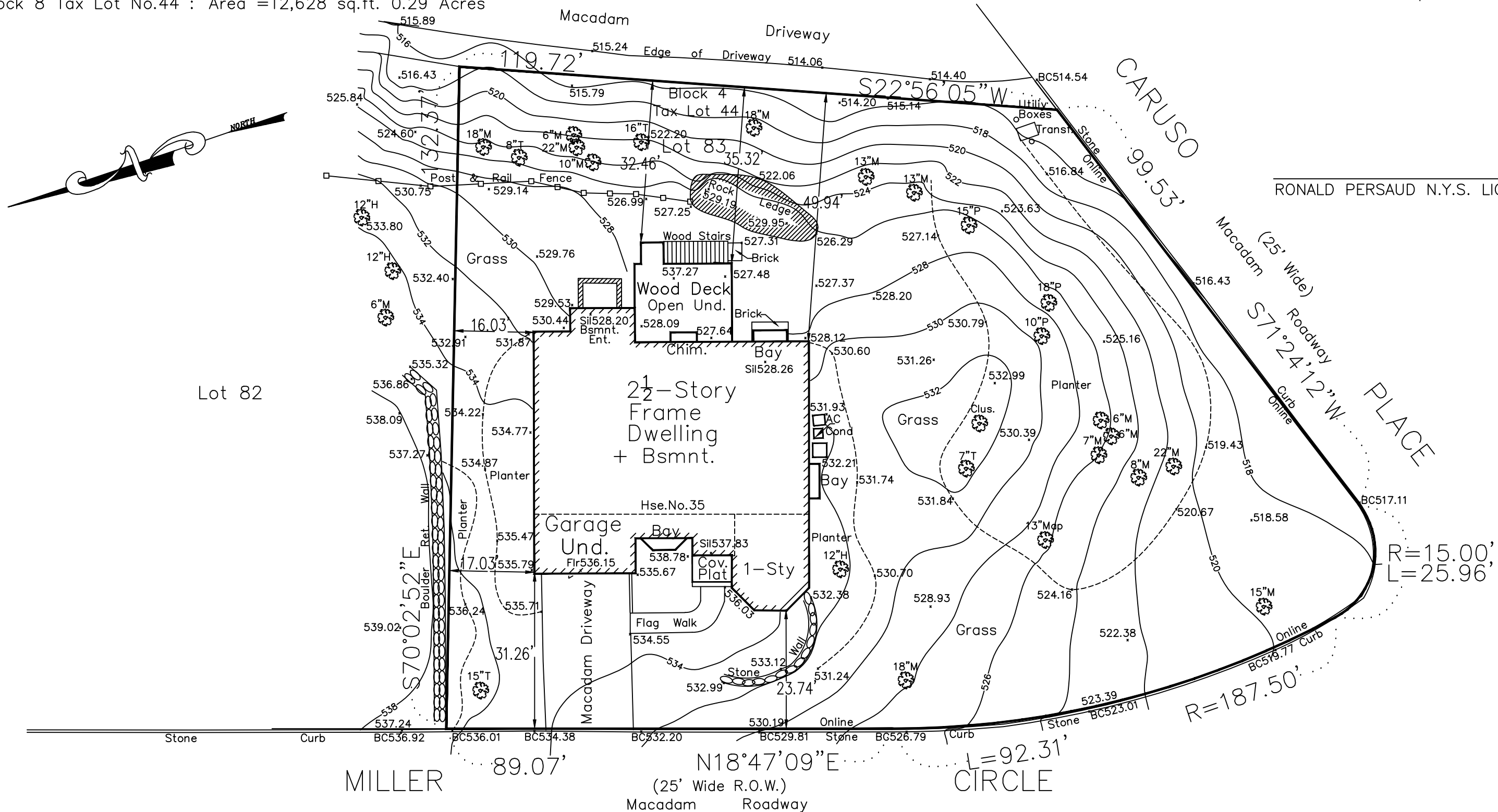
DRAWN BY: AL	DRAWING # L - 2
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Survey of plot situate in the Village and Town of North Castle, County of Westchester and State of New York, known and designated as Lot No. 83 on a certain map entitled, "Final Subdivision Plat prepared for Whippoorwill Hills, situate in the Town of North Castle, Westchester County, N.Y.", and filed in the Office of the County Clerk of Westchester County, Division of Land Records on March 20, 1997 as Map No. 25902.

Block 8 Tax Lot No.44 : Area =12,628 sq.ft. 0.29 Acres

Ronald Persaud, L.S.  
 LAND SURVEYOR  
 15 South Tenth Ave  
 Mount Vernon, N.Y. 10550  
 Tele : (914) 523-5808  
 Email: ronaldpersaud1510@gmail.com

Lot 84



RONALD PERSAUD N.Y.S. LIC. No. 051087

All Elevations referenced to the North American Vertical Datum of 1988. .XX.XX Denotes Elevation value in feet.

Unauthorized alteration or addition to this survey map is a violation of Section 7209 Subsection 2, of the New York State Education Law. No guarantee is implied by this map as to the existence or non-existence of any easements of record that would affect subject property, unless surveyor has been furnished a complete copy of the title report. Dimensions shown from structures to property lines are not intended to be used for construction of fences, structures or other improvements.

"Surveyed As In Possession"

Surveyed: November 6, 2021

Scale : 1"=20'

Drafted: November 19, 2021

Index:C00-110