



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: 710 Bedford Road, Armonk, New York 10504

Section III- DESCRIPTION OF WORK:

The project will involve the removal of an existing wood deck, spa and terrace and replace with an 18' x 38' in ground swimming pool and associated terrace and mechanical equipment. Nine trees will need to be removed as a result of the construction. A pool drawdown/stormwater infiltration system is proposed to mitigate any increase in stormwater runoff as a result of new impervious surface. There are no impacts to regulated wetlands or designated steep slope areas.

Section III- CONTACT INFORMATION:

APPLICANT: John & Janet Hellier

ADDRESS: 710 Bedford Road, Armonk, New York 10504

PHONE: _____ MOBILE: _____ EMAIL: hellierjk@gmail.com

PROPERTY OWNER: John & Janet Hellier

ADDRESS: 710 Bedford Road, Armonk, New York 10504

PHONE: _____ MOBILE: _____ EMAIL: hellierjk@gmail.com

PROFESSIONAL: Peter J. Gregory, P.E., DTS Provident Design Engineering, LLP

ADDRESS: One North Broadway, White Plains, New York 10601

PHONE: 914-559-6745 MOBILE: 914-557-4449

EMAIL: pgregory@dtsprovident.com

Section IV- PROPERTY INFORMATION:

Zone: R-2A Tax ID (lot designation) 95.03-1-2





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PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

Telephone: (914) 273-3542
Fax: (914) 273-3554
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GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: Hellier Residence Pool Date: 12/21/21

Tax Map Designation or Proposed Lot No.: 95.03 - 1 - 2

Gross Lot Coverage

1.	Total lot Area (Net Lot Area for Lots Created After 12/13/06):	(4.67 acres)	<u>203,426</u>
2.	Maximum permitted gross land coverage (per Section 355-26.C(1)(b)): 13,270 + (0.075)(116,305)		<u>21,993</u>
3.	BONUS maximum gross land cover (per Section 355-26.C(1)(b)): Distance principal home is beyond minimum front yard setback <u>64.4</u> x 10 = <u>644</u>		<u>644</u>
4.	TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3		<u>22,637</u>
5.	Amount of lot area covered by principal building : <u>2435</u> existing + <u>-</u> proposed =		<u>2,435</u>
6.	Amount of lot area covered by accessory buildings : <u>150</u> existing + <u>-</u> proposed =		<u>150</u>
7.	Amount of lot area covered by decks : <u>675</u> existing + <u>-</u> proposed =		<u>675</u>
8.	Amount of lot area covered by porches : <u>-</u> existing + <u>-</u> proposed =		<u>0</u>
9.	Amount of lot area covered by driveway, parking areas and walkways : <u>4491</u> existing + <u>-</u> proposed =		<u>4,491</u>
10.	Amount of lot area covered by terraces : <u>1042</u> existing + <u>924</u> proposed =		<u>1,966</u>
11.	Amount of lot area covered by tennis court, pool and mechanical equip : <u>64</u> existing + <u>744</u> proposed =		<u>808</u>
12.	Amount of lot area covered by all other structures : <u>538</u> existing + <u>-</u> proposed =		<u>538</u>
13.	Proposed gross land coverage : Total of Lines 5 – 12 =		<u>11,063</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.

Peter Gregory
Signature and Seal of Professional Preparing Worksheet

12-21-21
Date



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WESTCHESTER COUNTY
17 Bedford Road
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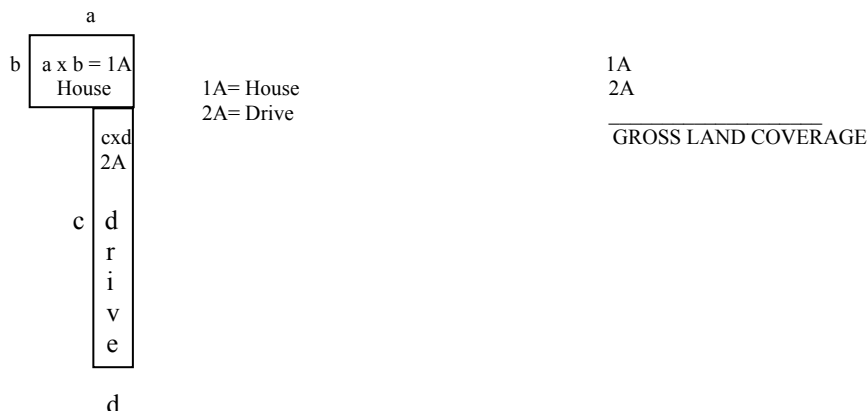
PLANNING DEPARTMENT
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GROSS LAND COVERAGE WORKSHEET

The following format is to be used for all applications for the purpose of demonstrating the gross land coverage of a property as necessary to show compliance with gross land coverage limitations of the Town Code.

1. Scaled worksheets are to be prepared based upon a site plan which represents existing or proposed conditions as applicable to the particular circumstances of the approval being sought. All site plans and worksheets are required to be prepared by a licensed or registered professional in the State of New York.
2. Each component of the gross land coverage is to be divided into simple polygons (squares, rectangles, etc.) each being drawn on the plan. The area of each polygon is to be shown by providing the dimensions and resulting area measurement. Each polygon is to be assigned an identifying label for reference purposes.
3. A summary table for each component is to be completed. The area of each polygon is to be listed by reference label then added, resulting in the gross land coverage for the entire site.
4. Any exception of land coverage from the gross land coverage must be identified on the floor plans and summary tables. The rationale for any exception must accompany the floor area worksheets.
5. A schematic illustration of the format is shown below

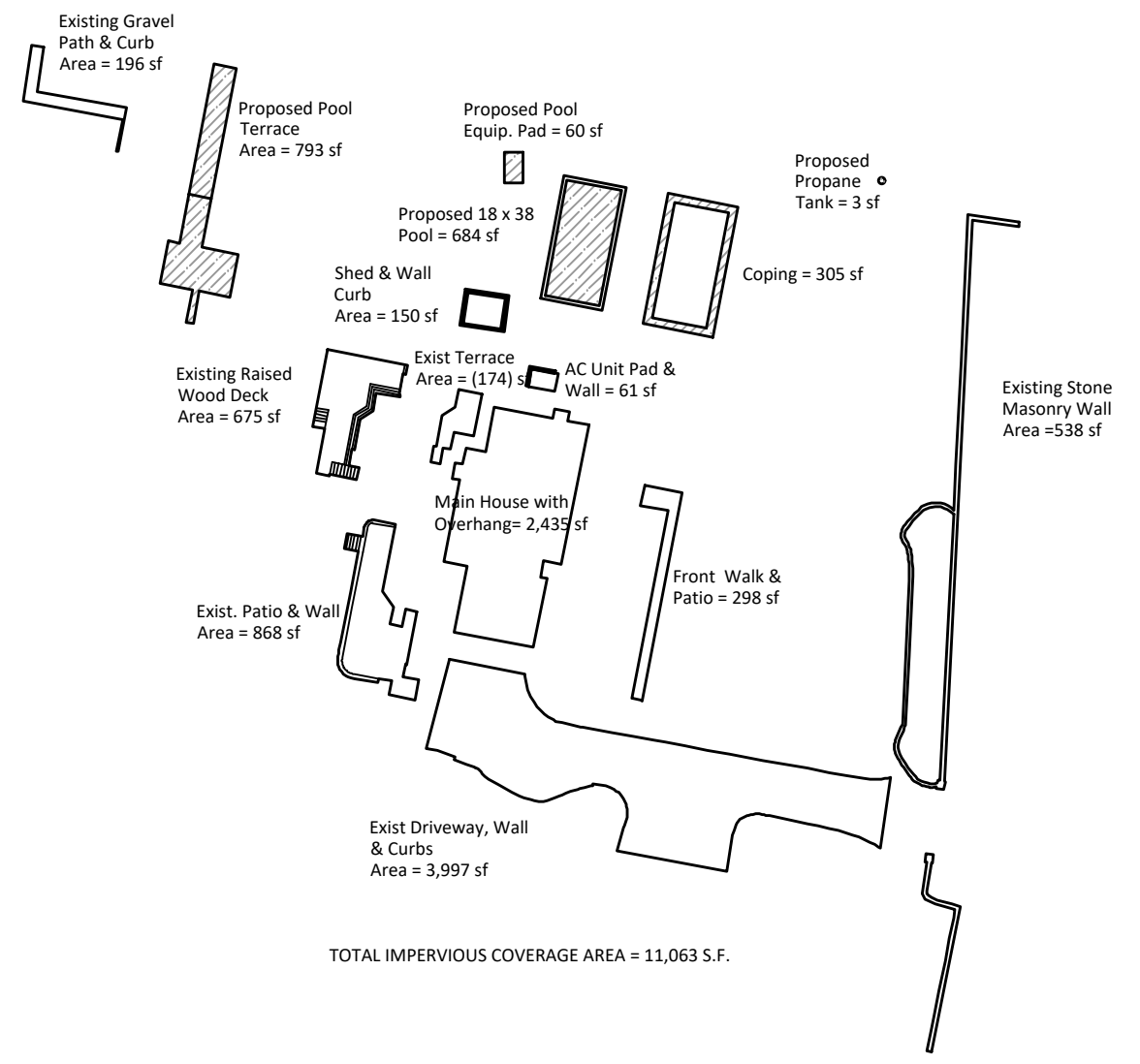


LOT AREA, NET – Lot area minus seventy five (75) percent of the area of any wetlands, waterbodies and, watercourses, but excluding any adjacent areas, all as defined in Chapter 209 Wetlands and Drainage, of the Town Code, and the area of any steep slopes, as defined Chapter 213, except that in the case of one-family lots, the deduction for steep slopes shall be only fifty (50) percent.

Lot Size	Maximum Permitted Gross Land Coverage for One-Family Dwelling Lots ¹ (square feet)
Less than 5,000 square feet	50% of the lot area
5,000 to 9,999 square feet	2,500 plus 30% of the lot area in excess of 5,000 square feet
10,000 to 14,999 square feet	4,000 plus 24% of the lot area in excess of 10,000 square feet
15,000 square feet to 0.499 acres	5,200 plus 18% of the lot area in excess of 15,000 square feet
0.5 to 0.749 acres	6,420 plus 15% of the lot area in excess of 0.5 acres
0.75 to 0.999 acres	8,050 plus 12% of the lot area in excess of 0.75 acres
1.0 to 1.999 acres	9,350 plus 9% of the lot area in excess of 1.0 acres
2.0 acres or more	13,270 plus 7.5% of the lot area in excess of 2.0 acres

*Permitted gross land coverage limitations for two-family dwelling lots in the R-2F District shall be twenty five (25) percent greater than that permitted for one-family dwelling lots.

NOTWITHSTANDING ABOVE LIMITATIONS, AN ADDITIONAL 10 SQUARE FEET OF GROSS LAND COVERAGE SHALL BE PERMITTED FOR EACH ONE FOOT OF FRONT YARD SETBACK OF THE PRINCIPAL DWELLING IN EXCESS OF THE MINIMUM FRONT YARD SETBACK REQUIRED.



PROPOSED GROSS LAND COVERAGE

TOTAL LOT AREA	=	203,426	SF
MAX PERMITTED GROSS LAND COVERAGE	=	21,990	SF
BONUS MAX PERMITTED GROSS LAND COVERAGE	=	644	SF
TOTAL MAX PERMITTED GROSS LAND COVERAGE	=	22,637	SF
PRINCIPAL BUILDING	=	2,435	SF
ACCESSORY BUILDINGS	=	150	SF
DECKS	=	675	SF
PORCH	=	0	SF
DRIVEWAY, PARKING, WALKWAYS	=	4,491	SF
TERRACES	=	1,966	SF
MECHANICAL EQUIPMENT - POOL, AC,	=	808	SF
ALL OTHER STRUCTURES - WALLS	=	538	SF
TOTAL GROSS LAND COVERAGE	=	11,063	SF

GRAPHICAL DEPICTION LAND COVERAGE
 Hellier Residence Pool
 Town of North Castle
 Westchester County, New York

Scale: NTS
 December 2021



**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:

Hellier Residence Swimming Pool

Initial Submittal Revised Preliminary

Street Location:

710 Bedford Road

Zoning District: R-2A Property Acreage: 4.67 Tax Map Parcel ID: 95.03-1-2

Date: 12-21-21

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 (including floor plans and elevations)
- 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

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- 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.

_____ On this date, all items necessary for a technical review of the proposed site plan have been submitted and constitute a COMPLETE APPLICATION.

TOPOGRAPHIC SURVEY OF PROPERTY SITUATE IN THE TOWN OF NORTH CASTLE WESTCHESTER COUNTY NEW YORK

SCALE : 1"= 20'
SURVEYED: SEPTEMBER 21, 2021



Graphic Scale

PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE TOWN OF NORTH CASTLE MAP 95.03 * BLOCK 1 * LOT 2 PROPERTY AREA = 203,426 Sq. Ft. / 4.6700 Acres Address: 710 BEDFORD ROAD

THE PREMISES SHOWN HEREON BEING LOT 44 AS SHOWN ON A MAP ENTITLED "SUBDIVISION MAP OF COHOMONG WOODS" PREPARED BY HAROLD F. CAMPBELL Jr., DATED DEC. 24, 1980 AND FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE DIVISION OF LAND RECORDS ON FEB. 18, 1981 AS MAP No. 20502.

ENCROACHMENTS BELOW GRADE AND/OR SUBSURFACE FEATURES, IF ANY, NOT LOCATED OR SHOWN HEREON.

SURVEY IS SUBJECT TO ANY STATE OF FACTS WHICH AN UP-TO-DATE TITLE EXAMINATION MAY DISCLOSE.

THE OFFSETS SHOWN ARE FOR INFORMATIONAL PURPOSE ONLY. THEY ARE NOT INTENDED TO ESTABLISH PROPERTY LINES FOR THE ERECTION OF FENCES, STRUCTURES OR ANY OTHER IMPROVEMENT.

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ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE TRUE VALID COPIES.

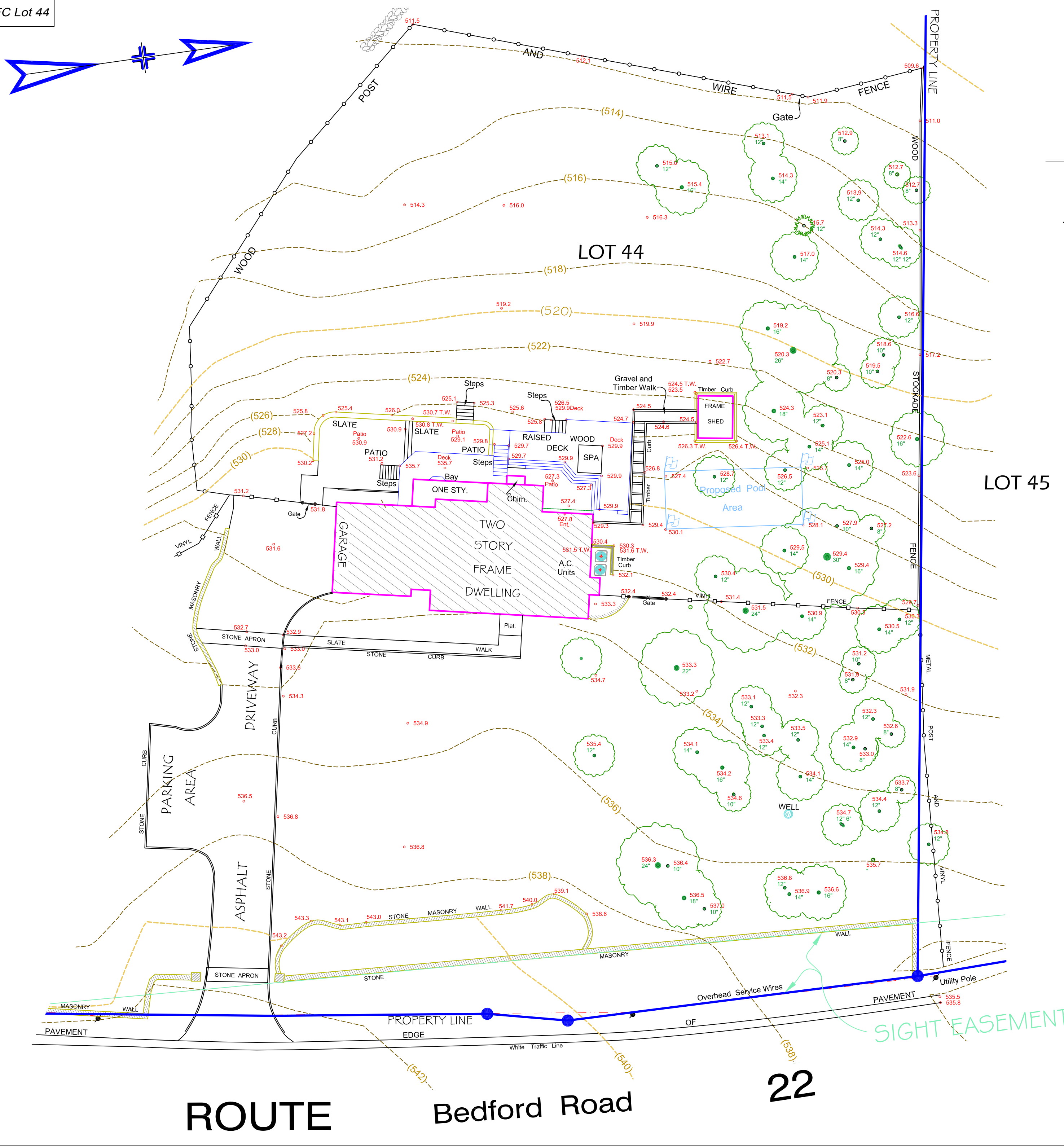
THE ELEVATIONS SHOWN HEREON ARE IN THE "NAVD 88", (NORTH AMERICAN VERTICAL DATUM 1988).

THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY CONDUCTED ON THE DATE SHOWN AND THAT SAID SURVEY WAS PERFORMED IN ACCORDANCE WITH THE EXISTING "CODE OF PRACTICE FOR LAND SURVEYS" ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

PREPARED FOR:
JANET HELLIER



JOSEPH R. LINK
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ROUTE

Bedford Road

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SIGHT EASEMENT