

February 1, 2022

/Via Email/

Adam R. Kaufman, AICP, Chairman
Residential Project Review Committee (RPRC)
17 Bedford Road
Armonk, NY 10504

***Re: 40-42 Sarles Street, Armonk, New York
Fence Application***

Dear Chairman Kaufman and Members of the RPRC:

This firm, together with Teo Siguenza Architect PLLC, represents North Castle 40 LLC (“Applicant”), owner of the property located at 40-42 Sarles Street (“Subject Property”). The purpose of this letter is to transmit this application for proposed site fencing.

In support of this application, enclosed herewith please find the following:

- Completed RPRC Application;
- Proposed Site Fence (Sheet SF-1.00), prepared by Teo Siguenza Architect PLLC, dated January 26, 2022; and
- Aerial Image of Subject Property.

Please place this matter on your February 15, 2022, agenda for our presentation and discussion. If you have any questions or concerns, please do not hesitate to contact me.

Very truly yours,



Kory Salomone



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: 40-42 Sarles Street, Armonk, NY 10504

Section III- DESCRIPTION OF WORK:

Installation of Fence

Section III- CONTACT INFORMATION:

APPLICANT: North Castle 40 LLC
ADDRESS: c/o "Professional" below

PHONE: _____ MOBILE: _____ EMAIL: _____

PROPERTY OWNER: Same as applicant

ADDRESS: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

PROFESSIONAL: Zarin & Steinmetz, Att: Kory Salomone, Esq.
81 Main Street, Suite 415, White Plains, NY 10601

ADDRESS: _____

PHONE: (914) 220-9804 MOBILE: _____

EMAIL: ksalomone@zarin-steinmetz.com

Section IV- PROPERTY INFORMATION:

Zone: R-2A Tax ID (lot designation) 101.01-1-76 & 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:

Residence at Sarles Street - Proposed Site Fence

☐ Initial Submittal ☐ Revised Preliminary

Street Location:

40-42 Sarles Street

Zoning District: **R-2A** Property Acreage: **+/- 16** Tax Map Parcel ID: **101.01-1-76 & 77**

Date: **02/01/2022**

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

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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.

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: **Residence at Sarles Street - Proposed Site Fence** Date: **02/01/2022**

Tax Map Designation or Proposed Lot No.: **101.01-1-76 & 77**

Gross Lot Coverage

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

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: **Residence at Sarles Street - Proposed Site Fence** Date: **02/01/2022**

Tax Map Designation or Proposed Lot No.: **101.01-1-76 & 77**

Floor Area

- | | | |
|-----|--|------------|
| 1. | Total Lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>N/A</u> |
| 2. | Maximum permitted floor area (per Section 355-26.B(4)): | <u>N/A</u> |
| 3. | Amount of floor area contained within first floor: | <u>N/A</u> |
| — | _____ existing + _____ proposed = _____ | |
| 4. | Amount of floor area contained within second floor: | <u>N/A</u> |
| — | _____ existing + _____ proposed = _____ | |
| 5. | Amount of floor area contained within garage: | <u>N/A</u> |
| — | _____ existing + _____ proposed = _____ | |
| 6. | Amount of floor area contained within porches capable of being enclosed: | <u>N/A</u> |
| — | _____ existing + _____ proposed = _____ | |
| 7. | Amount of floor area contained within basement (if applicable – see definition): | <u>N/A</u> |
| — | _____ existing + _____ proposed = _____ | |
| 8. | Amount of floor area contained within attic (if applicable – see definition): | <u>N/A</u> |
| — | _____ existing + _____ proposed = _____ | |
| 9. | Amount of floor area contained within all accessory buildings: | <u>N/A</u> |
| — | _____ existing + _____ proposed = _____ | |
| 10. | Proposed floor area : Total of Lines 3 – 9 = _____ | <u>N/A</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

Date



LOT INFORMATION

Owner: North Castle 40 LLC Municipality: Town of North Castle
Address: 42 Sarles st. Section : 101.01 Block: 1 Lot: 77
Armonk, NY Total Land Area: 516,404 SF/11.855Acres
Zoning District: R-2A

PROPOSES FENCE AT RESIDENCE AT 40-42 SARLES STREET

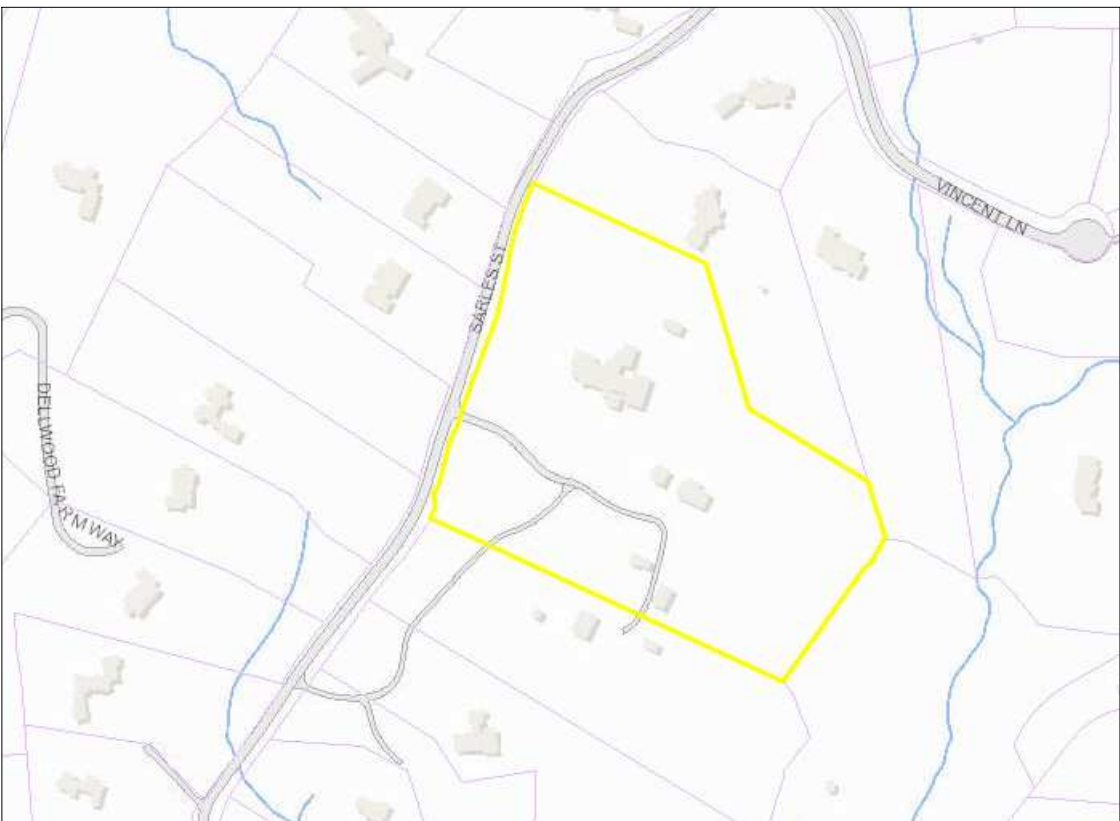
Name & Address of Owner: NORTH CASTLE 40 LLC
40-42 SARLES ST.
ARMONK, NY

Name & Address of Architect: Teo Sigüenza, Architect
Licensed Professional:
and Applicant: 480 Old Post Road, Suite 2A
Bedford, N.Y. 10506

Name & Address of Surveyor: INSITE ENGINEERING

Lot 2
FM#24609
Now or Formerly
Avni Gecaj & Rustem Gecaj

NYSPCS -to- FM =+10°27'36"



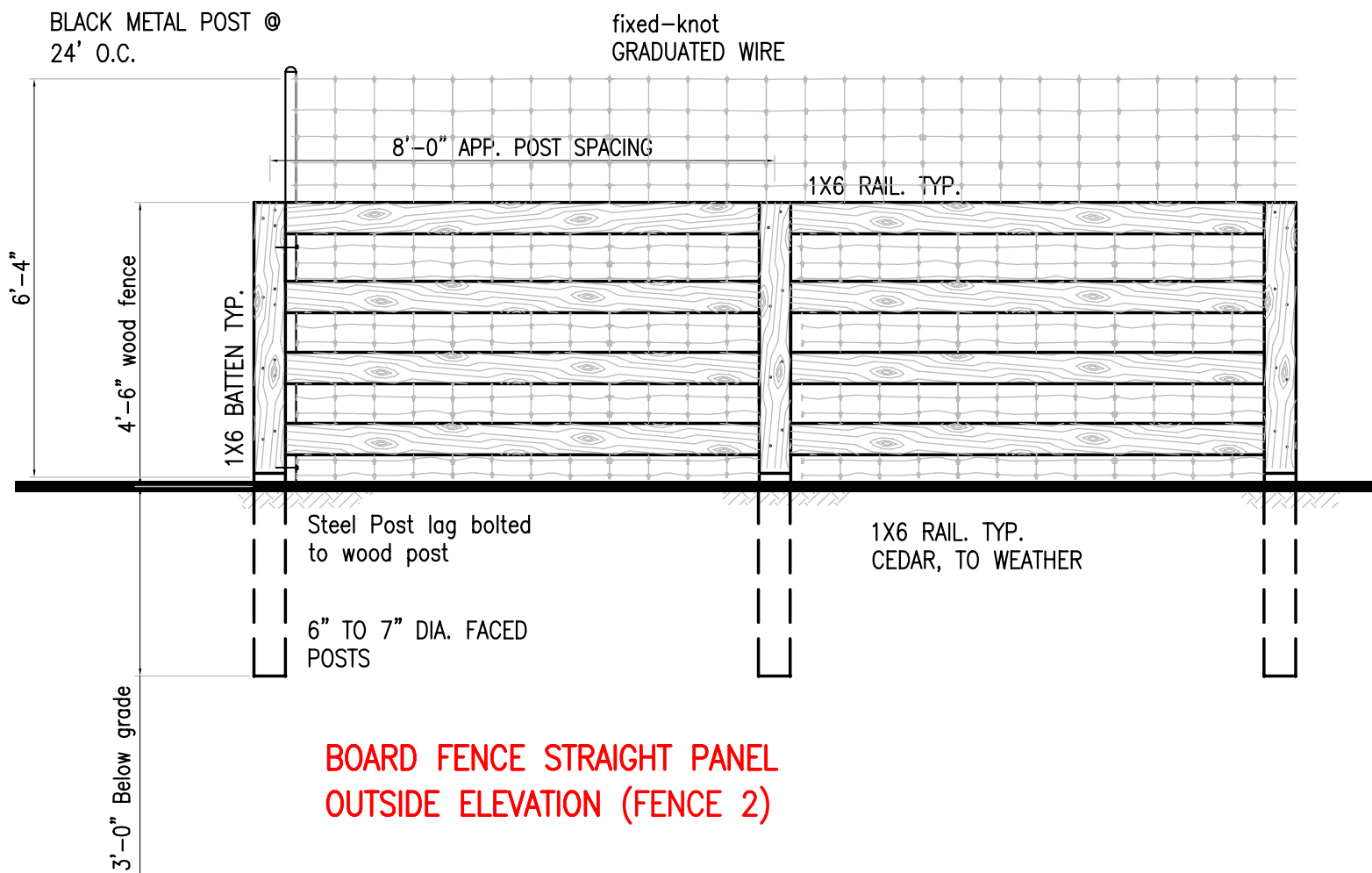
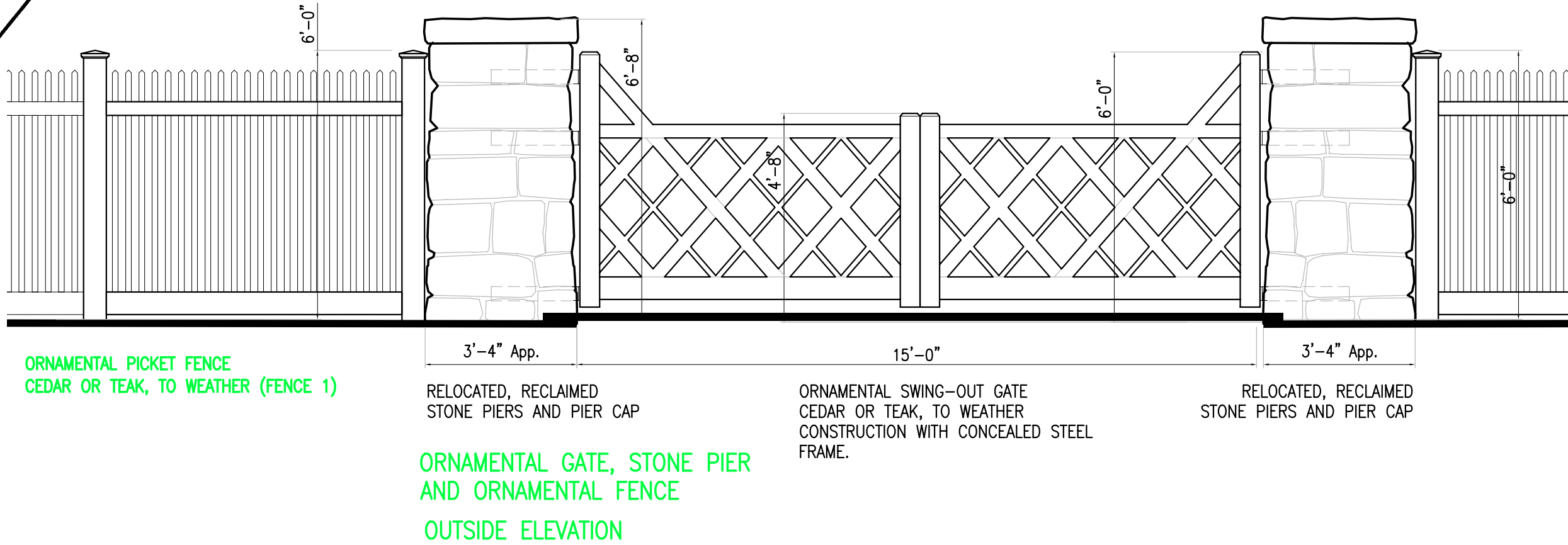
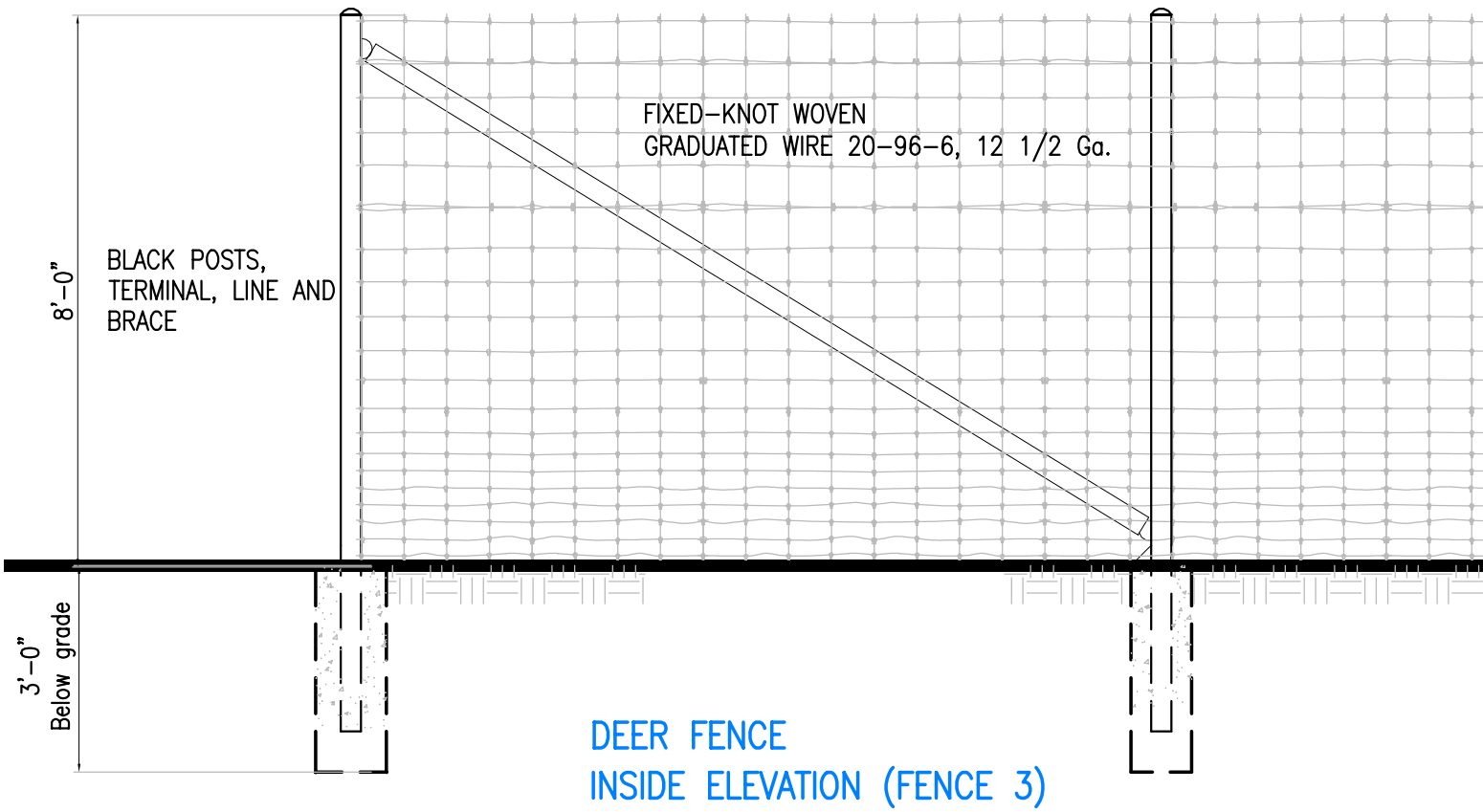
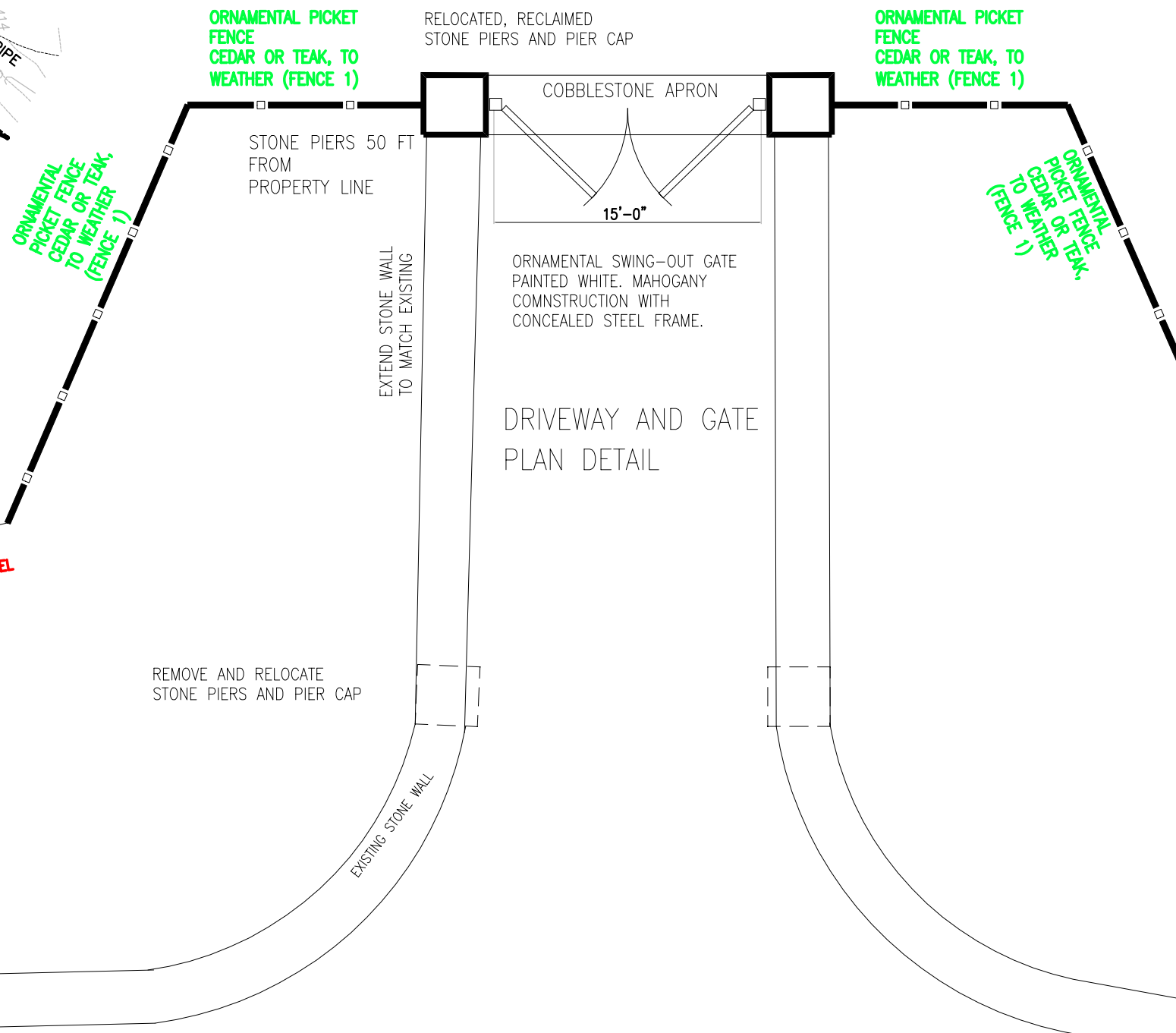
LOCATION MAP

TEO SIGÜENZA
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



PROJECT
RESIDENCE AT
SARLES STREET
ADDITIONS AND ALTERATIONS

40-42 SARLES STREET
ARMONK, NY

DRAWING TITLE
PROPOSED SITE FENCE

SEAL



DATE
2-3-22

SCALE
1" = 60'-0"

DRAWING NO.

SF-1.00

PAGE NO.



Existing stone piers to be relocated
And Stone wall to be expanded



IMAGE SHOWN FOR COLOR AND CHARACTER,
WEATHERED FINISH (SEE PLAN FOR DESIGN)



IMAGE SHOWN FOR COLOR AND CHARACTER,
WEATHERED FINISH
(SEE PLAN FOR DESIGN)

FENCE -1





FENCE -2



FENCE - 3