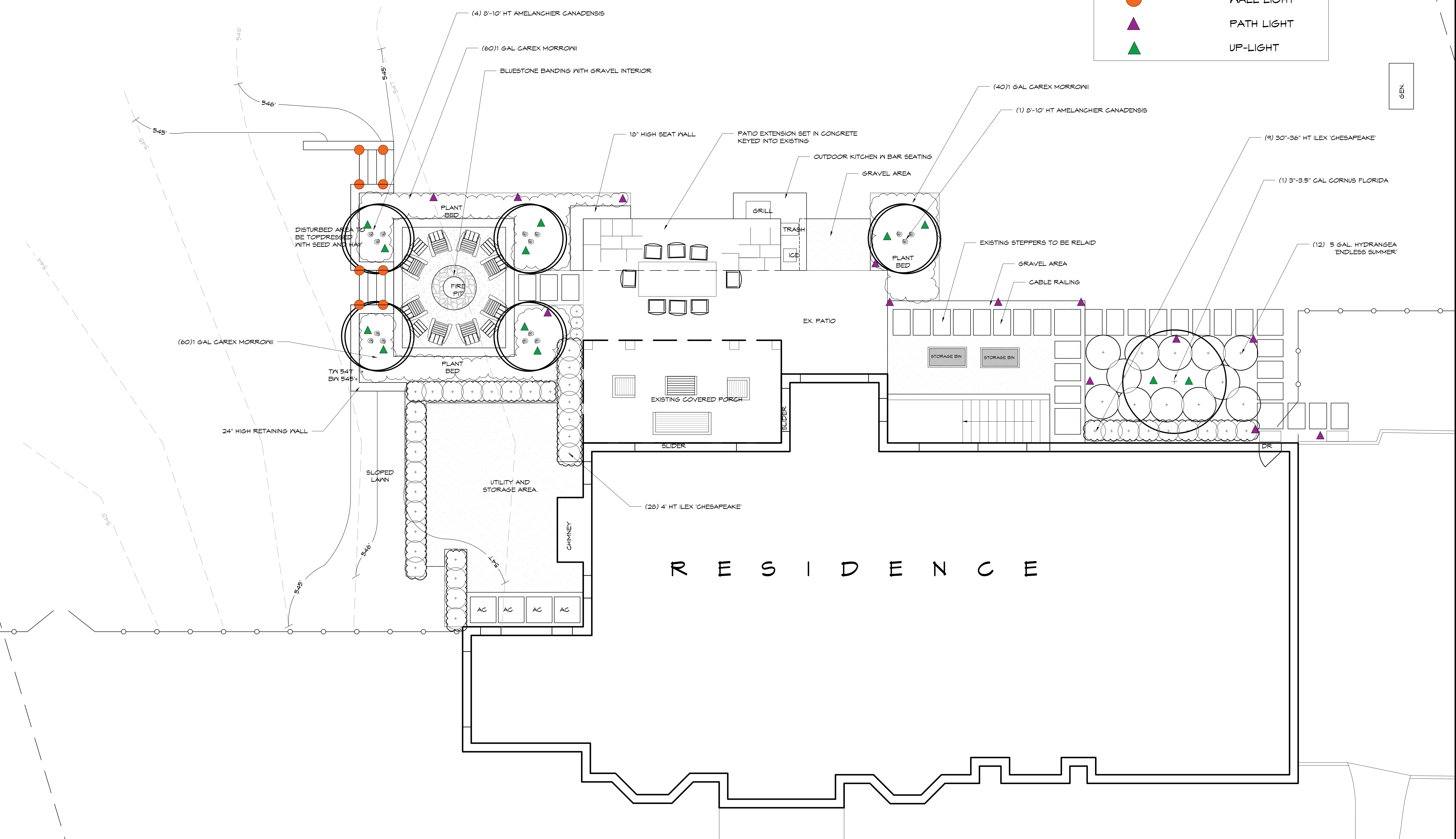


LEGEND	
SYMBOL	DESCRIPTION
●	WALL LIGHT
▲	PATH LIGHT
▲	UP-LIGHT



THOMAS RESIDENCE
 8 STERLING RD. NORTH, ARMONK, NY 10504
CONCEPT PLAN

GLENGATE 221 DANBURY ROAD, WILTON, CONNECTICUT 06897 (203) 762-2000
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DRAWN BY: MG
 CHECKED: CR
 SCALE: 3/16" = 1' - 0"
 DATE: 2022-04-08
 REVISION: 2022-04-25

SYM	DATE	NOTE
	2022-05-03	

P-1

CONTRACT PLAN



THOMAS RESIDENCE
8 STERLING RD. NORTH, ARMONK, NY 10504

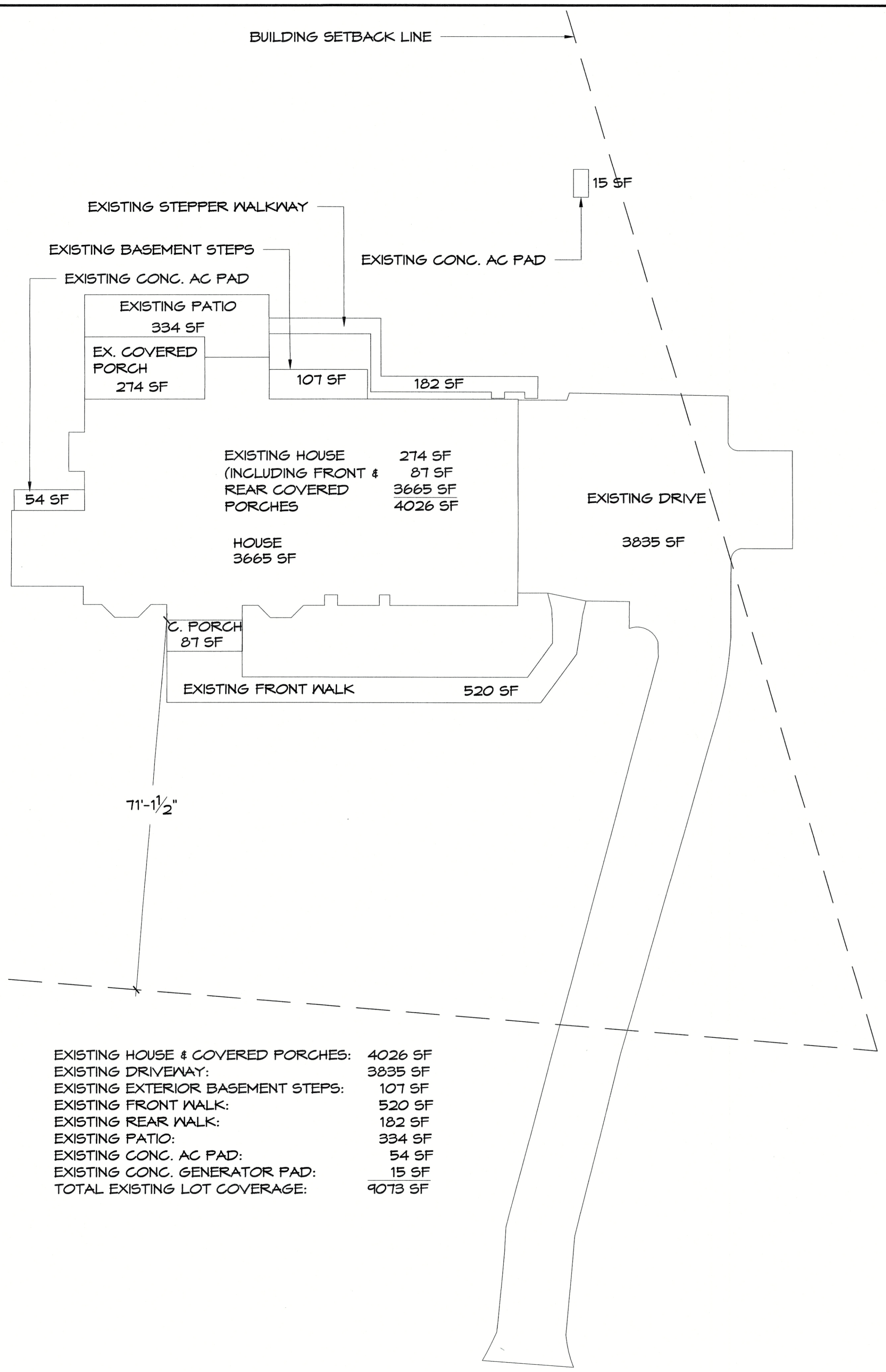
EXISTING & PROPOSED LOT COVERAGE

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DRAWN BY: MG
CHECKED: CR
SCALE: NOT TO SCALE
DATE: 2022-05-02
REVISION:

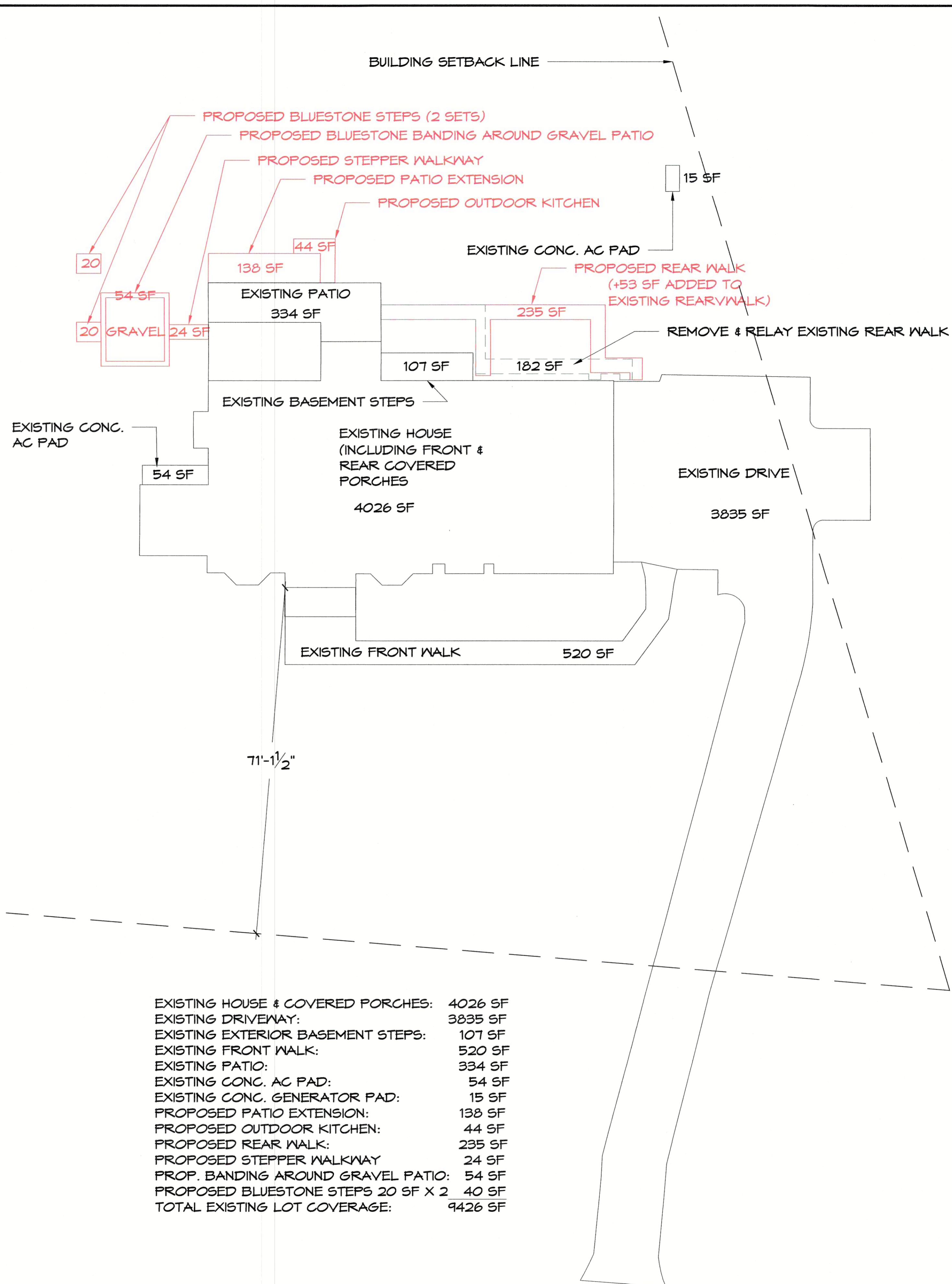
SYM	DATE	NOTE



EXISTING HOUSE & COVERED PORCHES:	4026 SF
EXISTING DRIVEWAY:	3835 SF
EXISTING EXTERIOR BASEMENT STEPS:	107 SF
EXISTING FRONT WALK:	520 SF
EXISTING REAR WALK:	182 SF
EXISTING PATIO:	334 SF
EXISTING CONC. AC PAD:	54 SF
EXISTING CONC. GENERATOR PAD:	15 SF
TOTAL EXISTING LOT COVERAGE:	9073 SF

EXISTING CONDITIONS

*NOTE: THE SURVEY TITLED: "SURVEY OF PROPERTY FOR THOMAS LOCATED IN THE TOWN OF NORTH CASTLE WESTCHESTER COUNTY - NEW YORK" BY HOWARD W. WEEDEN, PLS, PC DATED: 15 MARCH 2018 & REVISED 8 APRIL 2019 ALONG WITH FIELD MEASUREMENTS WERE USED IN COMPILING THIS INFORMATION.



EXISTING HOUSE & COVERED PORCHES:	4026 SF
EXISTING DRIVEWAY:	3835 SF
EXISTING EXTERIOR BASEMENT STEPS:	107 SF
EXISTING FRONT WALK:	520 SF
EXISTING PATIO:	334 SF
EXISTING CONC. AC PAD:	54 SF
EXISTING CONC. GENERATOR PAD:	15 SF
PROPOSED PATIO EXTENSION:	138 SF
PROPOSED OUTDOOR KITCHEN:	44 SF
PROPOSED REAR WALK:	235 SF
PROPOSED STEPPER WALKWAY:	24 SF
PROP. BANDING AROUND GRAVEL PATIO:	54 SF
PROPOSED BLUESTONE STEPS 20 SF X 2:	40 SF
TOTAL EXISTING LOT COVERAGE:	9426 SF

PROPOSED IMPROVEMENTS



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: 8 Sterling Rd. North

Section III- DESCRIPTION OF WORK:

Adding a patio extension onto rear patio, building an outdoor kitchen, relaying the rear stepper walkway, adding a gravel patio with bluestone banding, adding 2 sets of bluestone slab steps and a bluestone stepper walkway connecting gravel patio to existing rear patio.

Section III- CONTACT INFORMATION:

APPLICANT: Michael Grouver (Glengate)
ADDRESS: 221 Danbury Rd Wilton, CT, 06897
PHONE: _____ MOBILE: 203-794-2801 EMAIL: Michael G@glengate company

PROPERTY OWNER:
Wendy Thomas
ADDRESS: 8 Sterling Rd N Armonk, NY 10504
PHONE: _____ MOBILE: 914-907-0721 EMAIL: wendythomas79@yahoo.com

PROFESSIONAL: Carl Ruspini
ADDRESS: 414 Pepper St. Monroe, CT 06468
PHONE: _____ MOBILE: 203-410-9482
EMAIL: ruspiniengineers@yahoo.com

Section IV- PROPERTY INFORMATION:

Zone: R-2A Tax ID (lot designation) 108.02-1-56



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: Thomas Residence Concept Base

Initial Submittal Revised Preliminary

Street Location: 8 Sterling Rd North

Zoning District: R-2A Property Acreage: 2.001 Tax Map Parcel ID: 108.02-1-56

Date: 4/25/2022

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

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: Thomas Rear Yard Improvements Date: 5/3/22

Tax Map Designation or Proposed Lot No.: 108.02-1-56

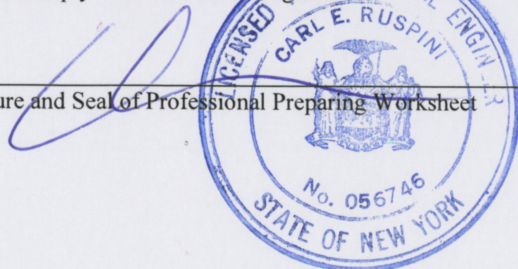
Gross Lot Coverage

1. Total lot Area (Net Lot Area for Lots Created After 12/13/06): 87,164 SF or 2.001 Acres
2. **Maximum** permitted gross land coverage (per Section 355-26.C(1)(b)): 13,270 + 3.27 ≈ 13,273 SF
3. **BONUS** maximum gross land cover (per Section 355-26.C(1)(b)):

Distance principal home is beyond minimum front yard setback
71' x 10 = 710 710 SF
4. **TOTAL Maximum Permitted gross land coverage** = Sum of lines 2 and 3 13,983 SF
5. Amount of lot area covered by **principal building**:
3665 existing + 0 proposed = 3665 SF
6. Amount of lot area covered by **accessory buildings**:
0 existing + 0 proposed = 0
7. Amount of lot area covered by **decks**:
0 existing + 0 proposed = 0
8. Amount of lot area covered by **porches**:
361 existing + 0 proposed = 361 SF
274 SF + 87 SF (Rear Covered Porch Front Porch)
9. Amount of lot area covered by **driveway, parking areas and walkways**:
4537 existing + 77 proposed = 4614 SF
24 SF + 53 SF (Steppers additional to rear walk)
10. Amount of lot area covered by **terraces**:
334 existing + 192 proposed = 526 SF
54 SF + 138 SF (Banding Patio Extension)
11. Amount of lot area covered by **tennis court, pool and mechanical equip**:
69 existing + 0 proposed = 69 SF
54 SF + 15 SF (AC Pad Generator Pad)
12. Amount of lot area covered by **all other structures**:
107 existing + 84 proposed = 191 SF
40 SF + 44 SF (Bluestone Steps Outdoor Kitchen
 Exterior Basement Steps)
13. Proposed **gross land coverage**: Total of Lines 5 - 12 = 9,426 SF

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



5/4/22
 Date

GLENGATE

LANDSCAPE · POOL · LIFESTYLE

PO Box 724 - 221 Danbury Road
Wilton, Connecticut 06897
(203) 762-2000

Webster Bank

26768

5/3/2022

PAY TO THE
ORDER OF

TOWN OF NORTH CASTLE

\$ **300.00

Three Hundred and 00/100***** DOLLARS

MEMO

RPRC Fee
THOMAS PROJECT

AUTHORIZED SIGNATURE

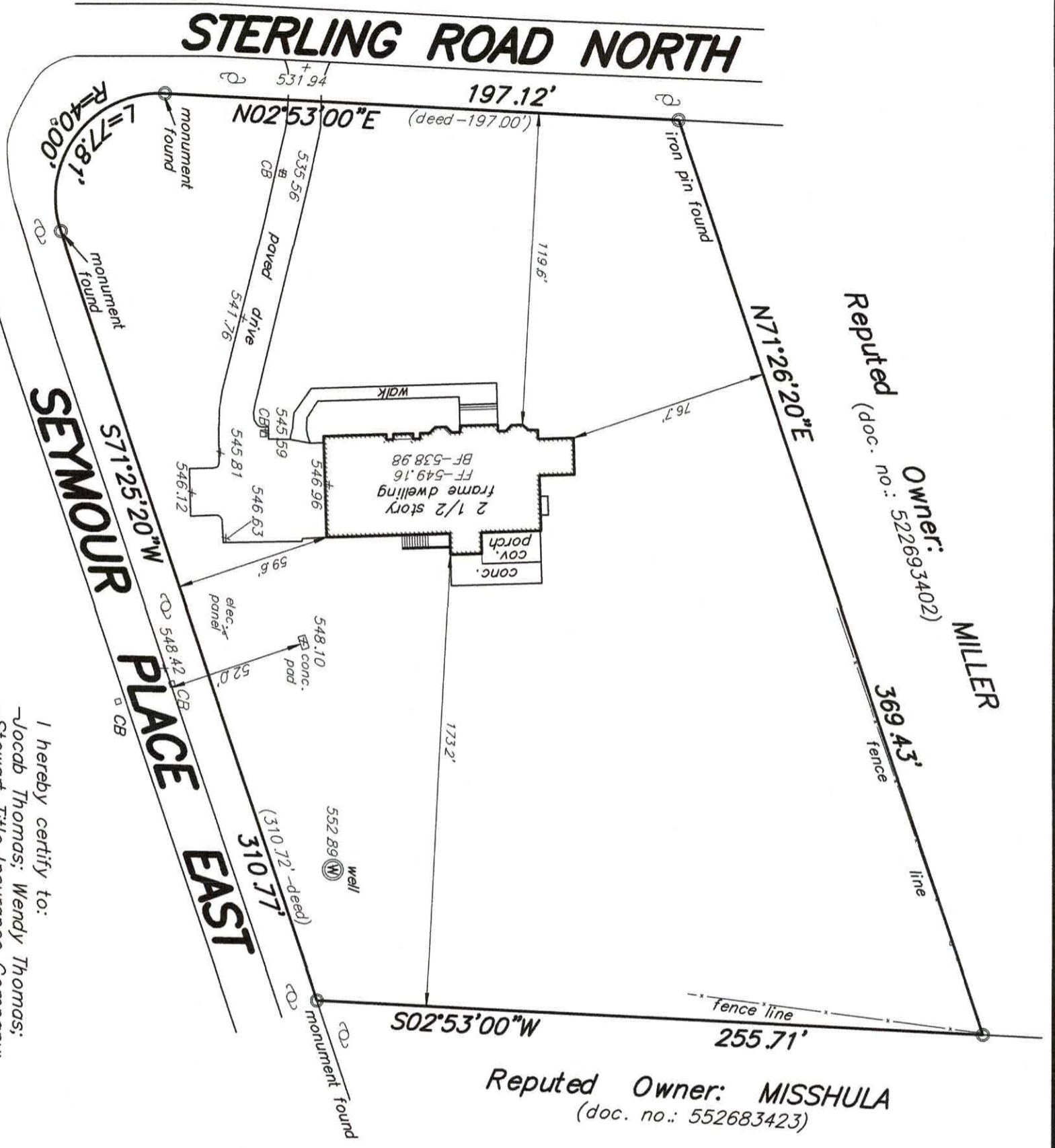
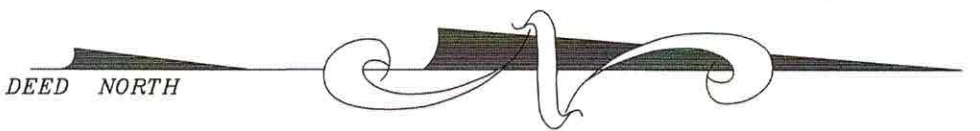


Security features included. Details on back.

MP

⑈026768⑈ ⑆211170101⑆ 100010995020⑈

450



Owner: MILLER
 Reputed (doc. no.: 522693402)
 369.43' fence line

Reputed Owner: MISSHULA
 (doc. no.: 552683423)

NOTES:
 SUBJECT to any easements, rights-of-ways, and/or agreements that the utility companies may have. SUBJECT to such facts disclosed by an accurate, up-to-date title search. OFFSETS shown hereon are not to be used for construction purposes and/or fence installation.

AREA = 2.001± acres

REFERENCES:
 TAX MAP DATA:
 Section: 108.02
 Block: 1
 Lot: 56
 Doc. No.: 580183503

Survey of Property for
THOMAS
 Located in the
 Town of North Castle
 Westchester County – New York

I hereby certify to:
 -Locab Thomas: Wendy Thomas;
 -Stewart Title Insurance Company;
 -All New York Title Agency, Inc.;
 -Wells Fargo Bank, N.A., its successors and/or assigns;
 that this mapping is based on a field survey performed on the date indicated hereon, deeds and/or maps obtained from the County Clerk's office, and is correct and accurate to the best of my knowledge.

Howard W. Weeden
 Howard W. Weeden, P.L.S., P.C. NYS Lic. No. 049967

Certifications indicated hereon signify that the survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person(s) for whom the survey is prepared, and on his/her behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or their subsequent owners.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, sub-division 2, of the New York State Education Law.

Scale: 1" = 50' date: 15 March 2018 File no.: 18-88

HOWARD W. WEEDEN, PLS, PC
 PROFESSIONAL LAND SURVEYING
 62 Main Street, Walden, N.Y. 12586
 tel.: (845) 778-7643

rev.: 8 April 2019
 copyright by Howard W. Weeden, PLS, PC, Walden, New York



8 Sterling Rd N, North
Castle, NY 10504

Sterling Rd N

Seymour Pl E

Seymour Pl E

Seymour Pl W

Sterling Rd N

Seymour Pl W

Google