

FCS CONSULTANTS, LLC
2641 Evergreen Street
Yorktown Heights, New York, 10598
914-924-9985 fcsconsultants2011@gmail.com

May 23, 2022

RPRC Members Chairman Adam Kaufman, Director of Planning
Robert Melillo, Building Inspector
Joseph M. Cermele, P.E., Consulting Town Engineer
Town of North Castle 15 Bedford Road
Armonk, New York 10504

Re: RPRC Review – Deck Legalization
27 Byram Hill Road, Armonk, New York
Tax ID: 101.01-2-42

Honorable Chairman Adam. Kaufman
and Members of the RPRC Board:

We represent John Ahern (“the owner”) who is seeking consideration and approval from the Town of North Castle RPRC Board for approval and the subsequent issuance of a building permit to legalize an existing “mostly” ground-level deck located in the rear yard and present for the past 20 years. The deck is well-situated behind the home and in excellent shape. Most of the deck is just above grade other than the north side providing access to the side yard.

The Property

27 Byram Hill Road (“the home”) is a 3,312 +/- sf (3) bedroom, (3 ½) bath single-family home, well-kept and in great condition. 27 Byram Hill Road is in the R-1A zoning district and is situated on an approximately 1.23-acre parcel. The home is elevated, mostly private and is above the street, the rear of the home is mostly wooded.

Submitted is the following:

1. RPRC application
2. Area, building, and deck construction drawings
3. Gross Land/Building and Development Coverage worksheets

In closing, we thank you for your time and look forward to your review.

Respectfully submitted,

Peter J. Miley





**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:

Deck Legalization, Ahern Residence
 Initial Submittal Revised Preliminary

Street Location:

27 Byram Hill Rd.

Zoning District: R-1A Property Acreage: 1.23^(ac) Tax Map Parcel ID: 101.01-2-42

Date: 5/23/22

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



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: 27 Byram Hill Road

Section III- DESCRIPTION OF WORK:

Legalize an existing wood deck located at the rear of home.

Section III- CONTACT INFORMATION:

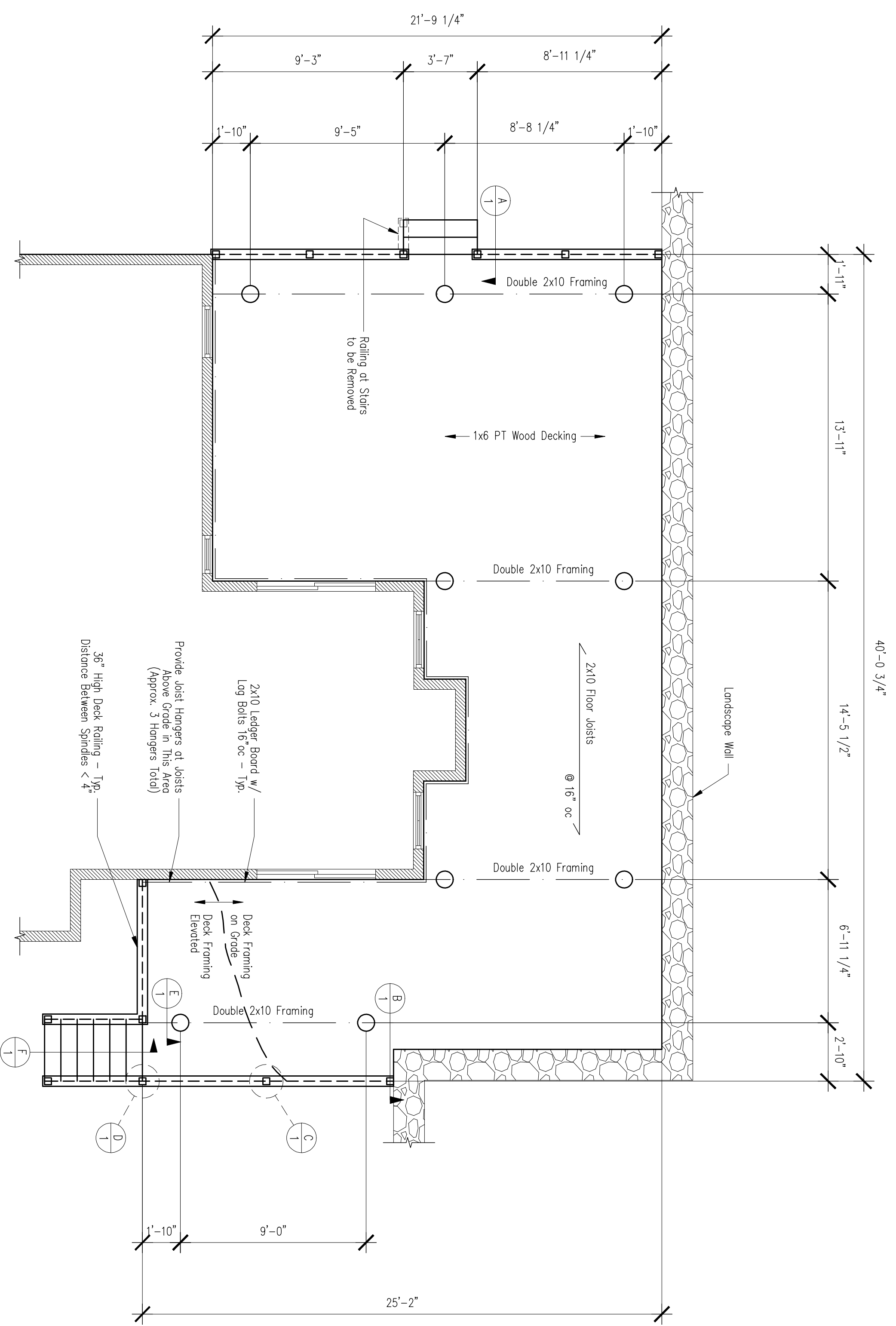
APPLICANT: FCS Consultants LLC
ADDRESS: 2641 Evergreen St., Yorktown Hts. NY. 10598
PHONE: — MOBILE: (914) 924-9985 EMAIL: fcsconsultants2011@gmail.com

PROPERTY OWNER: John Ahern
ADDRESS: 27 Byram Hill Rd.
PHONE: — MOBILE: (203) 613-8233 EMAIL: John.ahern20@gmail.com

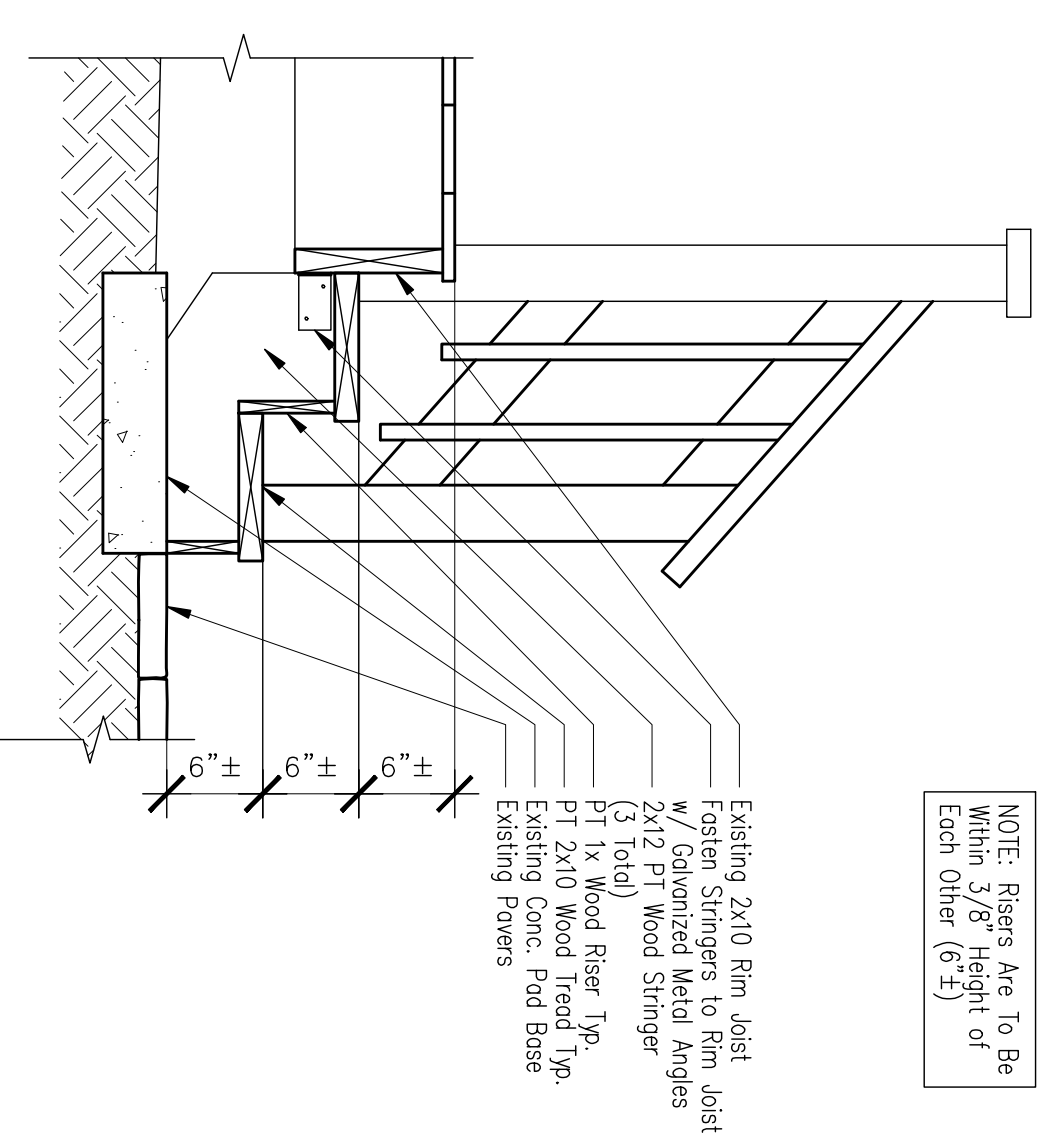
PROFESSIONAL: Bill Seegmiller
ADDRESS: 351 Lake Shore Rd., Mahopac, N.Y. 10541
PHONE: — MOBILE: (914) 391-8010
EMAIL: bseegmiller@gmail.com

Section IV- PROPERTY INFORMATION:

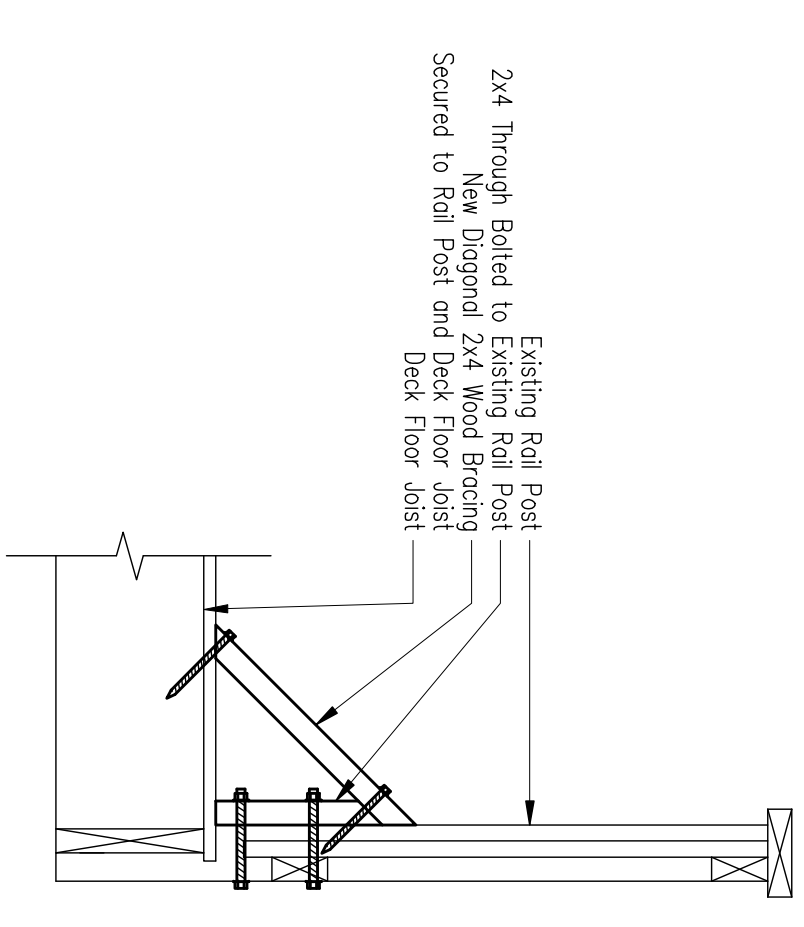
Zone: R-1A Tax ID (lot designation) 101.01-2-42



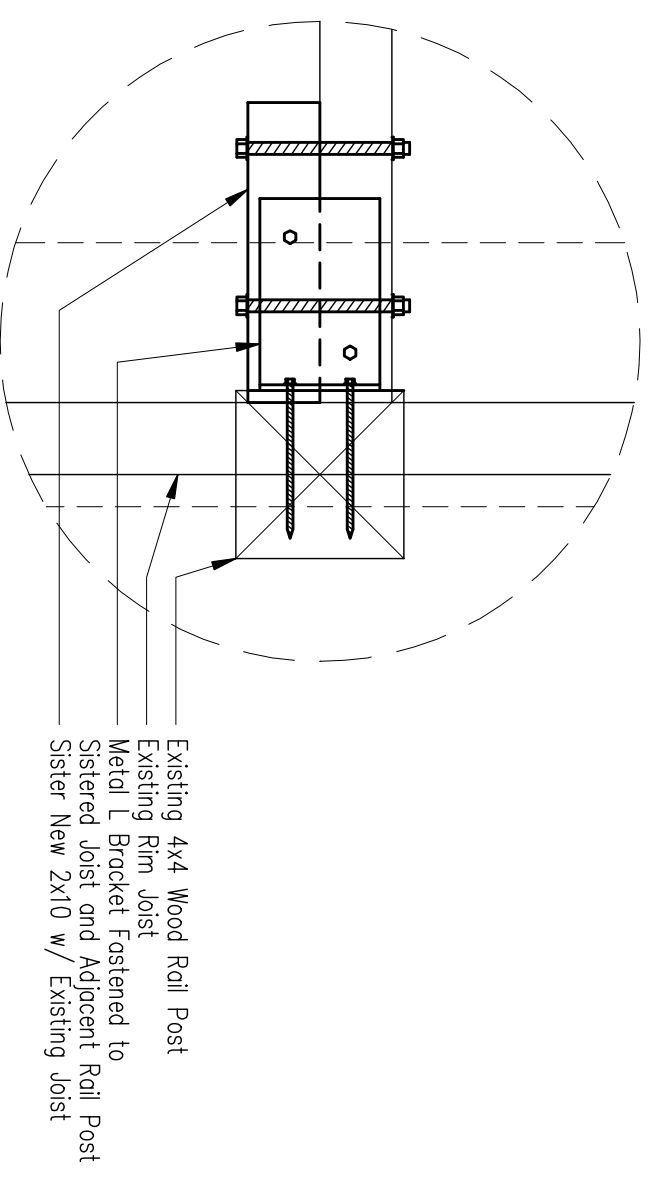
Deck Floor Plan
Scale: 1/4" = 1'-0"



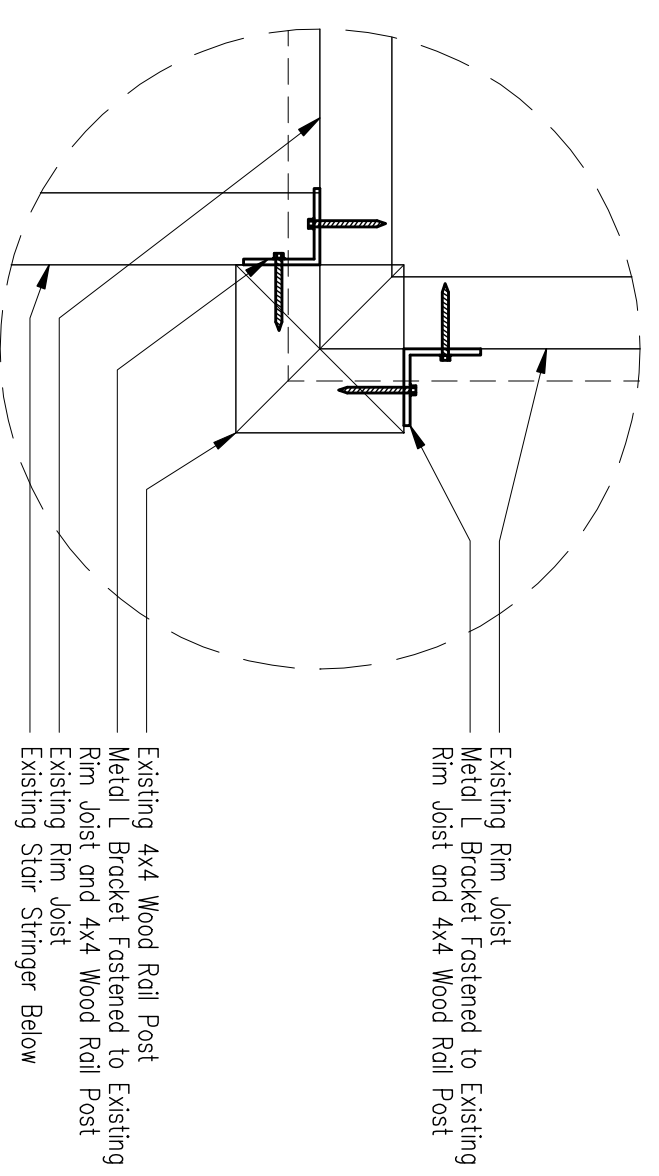
A Deck Stair Section Detail
Scale: 1" = 1'-0"



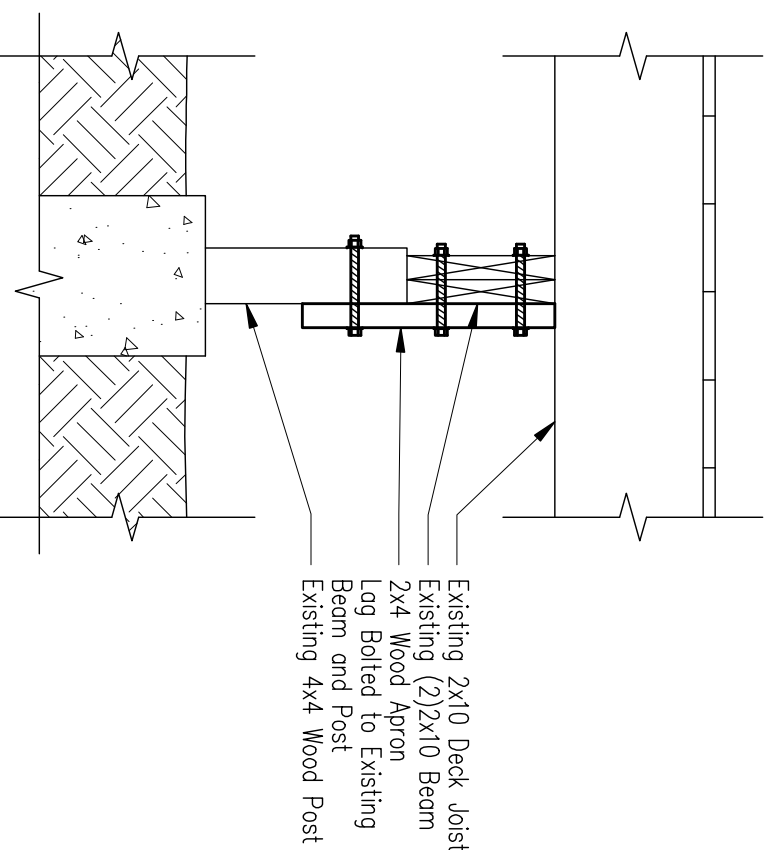
B Deck Post Section Detail
Scale: 1" = 1'-0"



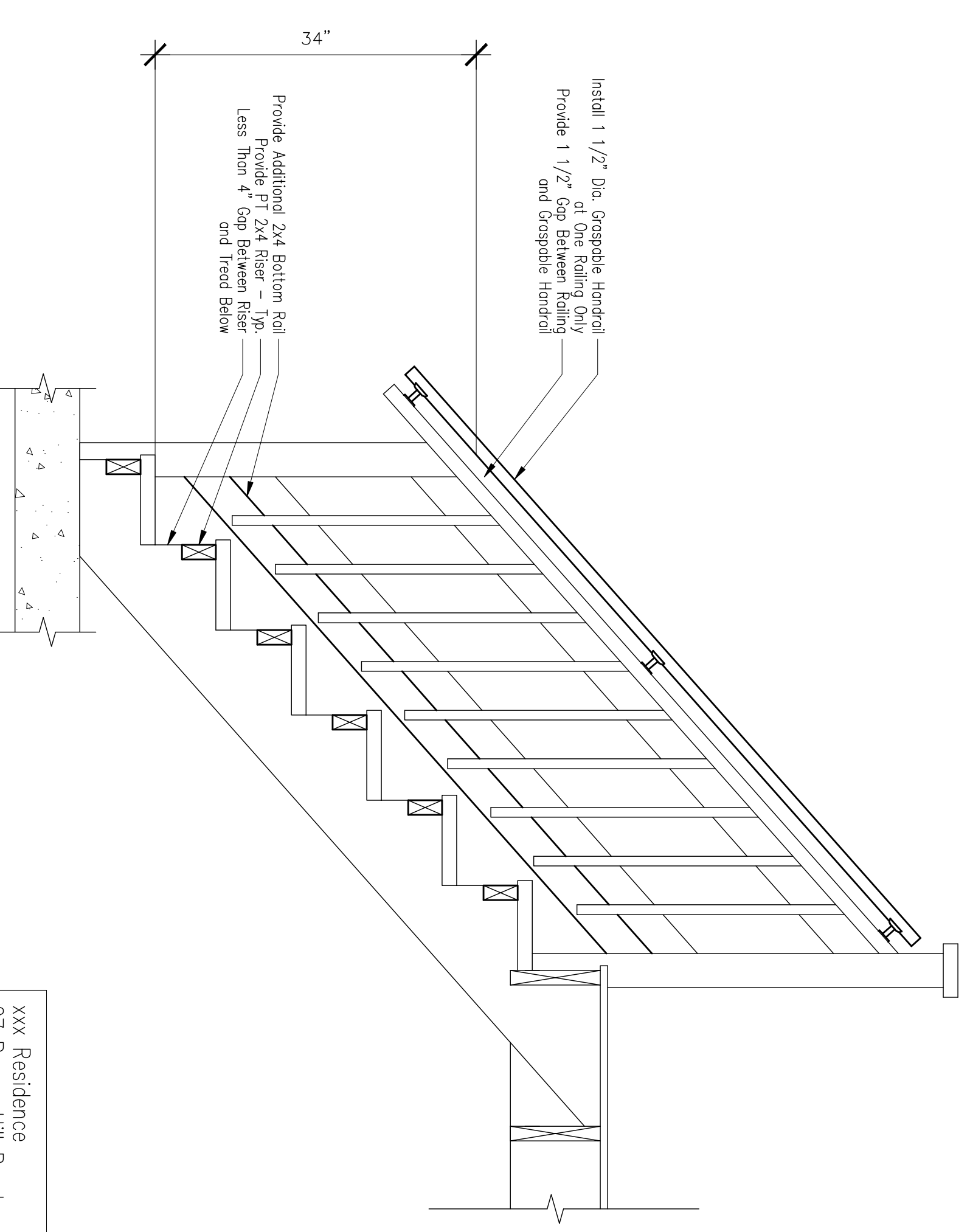
C Deck Railing Post Plan Detail
Scale: 3" = 1'-0"



D Deck Railing Post Plan Detail
Scale: 3" = 1'-0"



E Deck Post Section Detail
Scale: 1" = 1'-0"



F Deck Stair Section Detail
Scale: 1" = 1'-0"

NOTE: Risers Are to Be Within 3/8" Height of Each Other (6.5")

Address:
27 Byram Hill Road
Armonk, NY 10504

Owner:
Ahern Residence
Project:
Deck Legalization

xxx Residence
27 Byram Hill Road
Armonk, NY 10504
Date: 5/1/22
Tax ID: 101.01-2-42
Prepared by:
William Seegmuller
914.654.5425

W. Seegmuller

Aerial Photo

Not to Scale



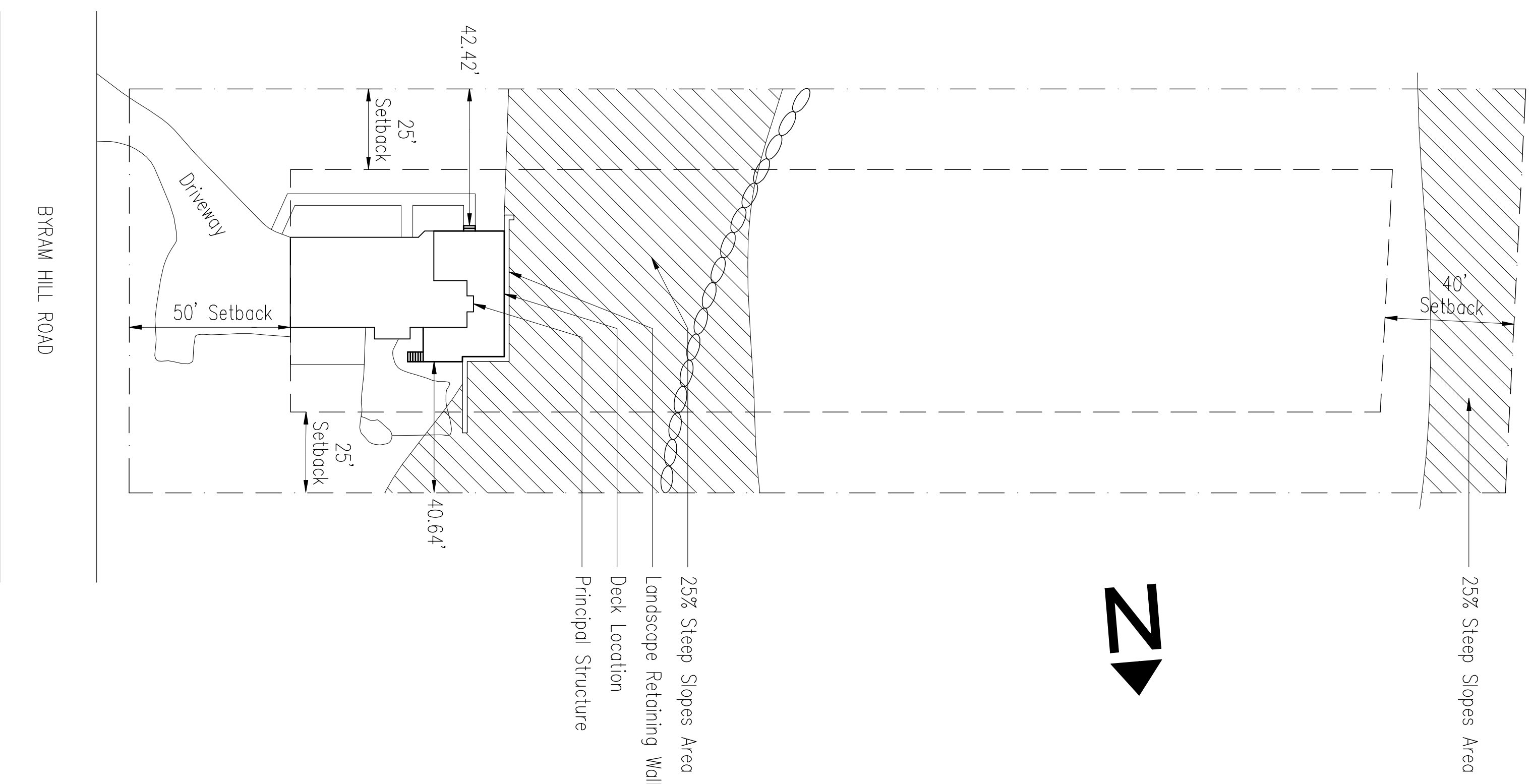
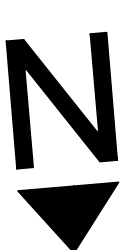
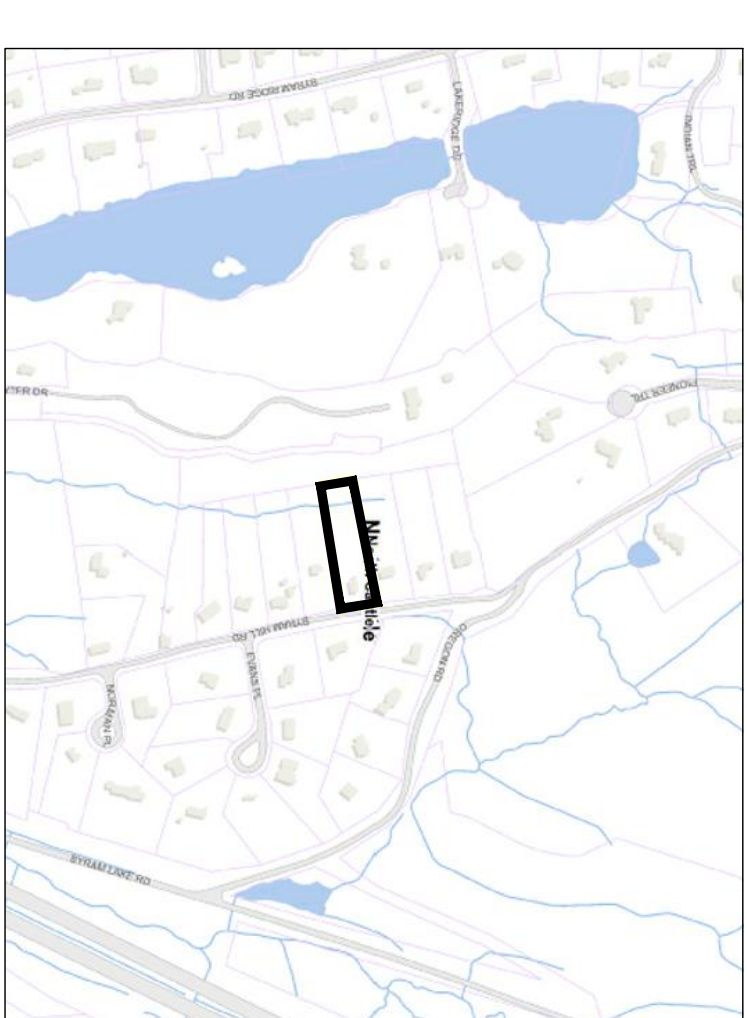
Property Map

Not to Scale



Locator Map

Not to Scale



Site Plan

Scale: 1" = 20'-0"

Zoning Conformance Table

R-1A ZONING DISTRICT	REQUIRED/PERMITTED	EXISTING/PROVIDED	COMPLIANCE
MINIMUM LOT SIZE	5000 SF	53,665.92 SF	YES
TOTAL MAX GROSS LAND COVERAGE	9,627.3 SF	5,501.1 SF	YES
FRONT YARD	50 FT	50 FT	YES
SIDE YARD LEFT	25 FT	42.42 FT	YES
SIDE YARD RIGHT	25 FT	40.64 FT	YES
REAR YARD	40 FT	> 40 FT	YES
MAX PERMITTED FLOOR AREA	7,911.85 SF	4,054 SF	YES

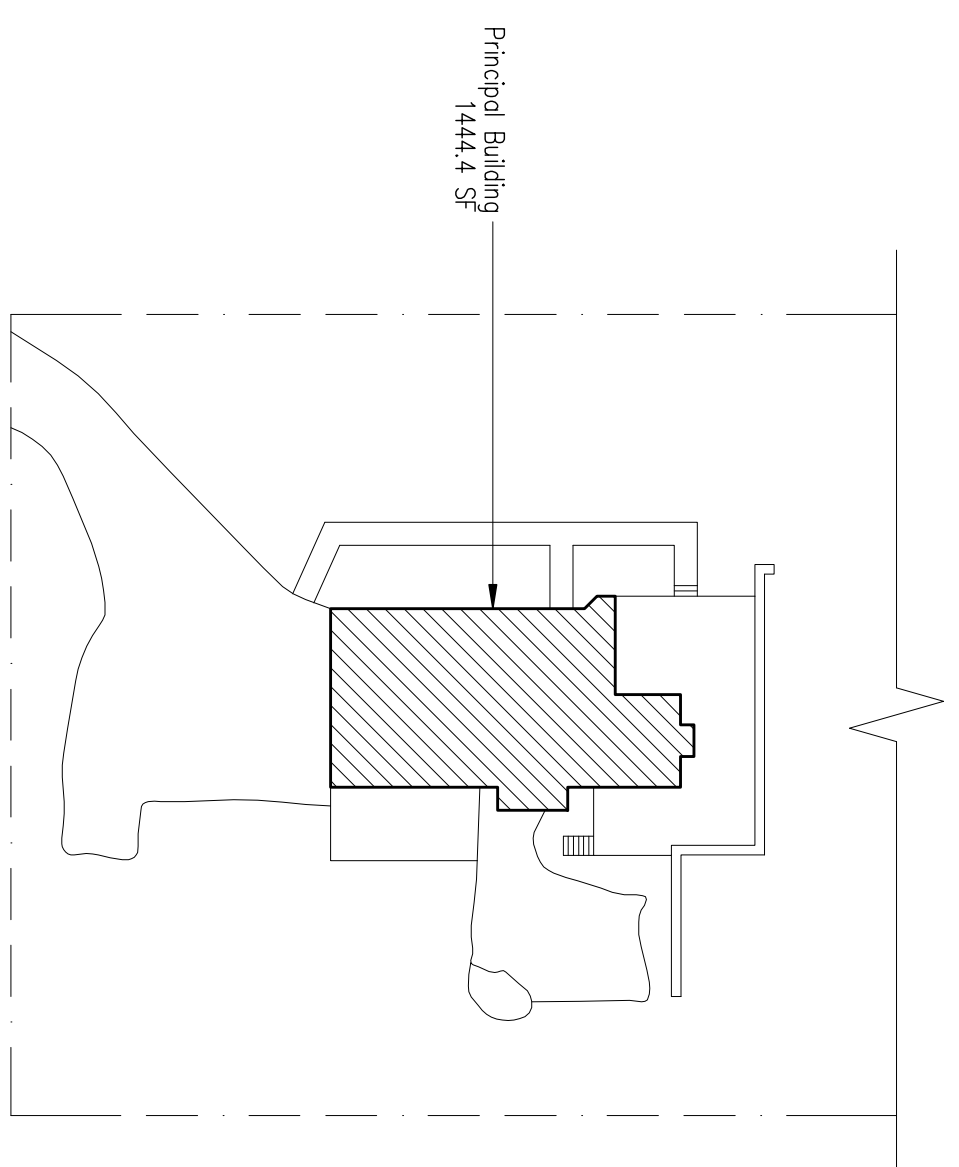
Address:
27 Byram Hill Road
Armonk, NY 10504

Owner:
Ahern Residence

Project:
Deck Legalization

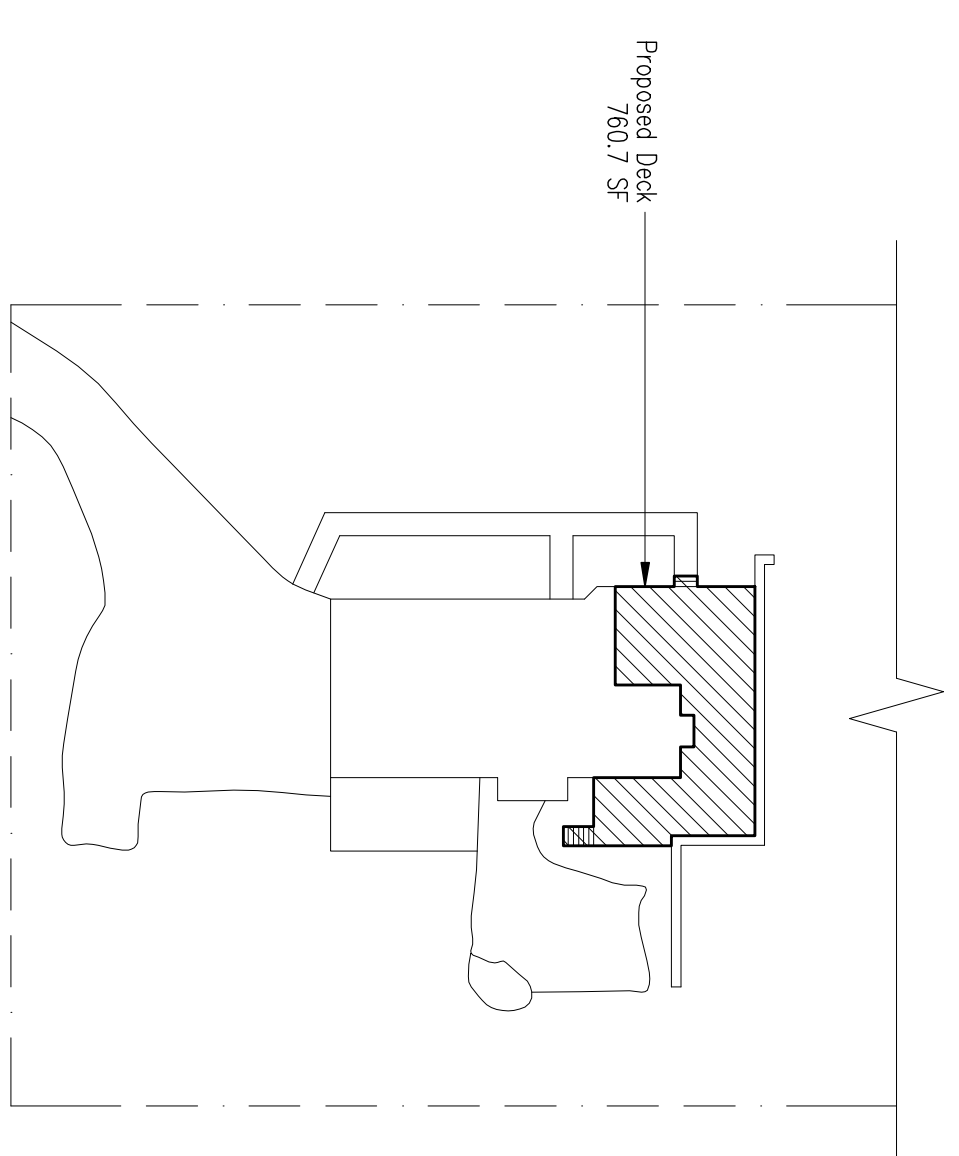
xxx Residence
 27 Byram Hill Road
 Armonk, NY 10504
 Date: 5/1/22
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 Prepared by:
 William Seegruller
 914.654.5425

W. Seegruller



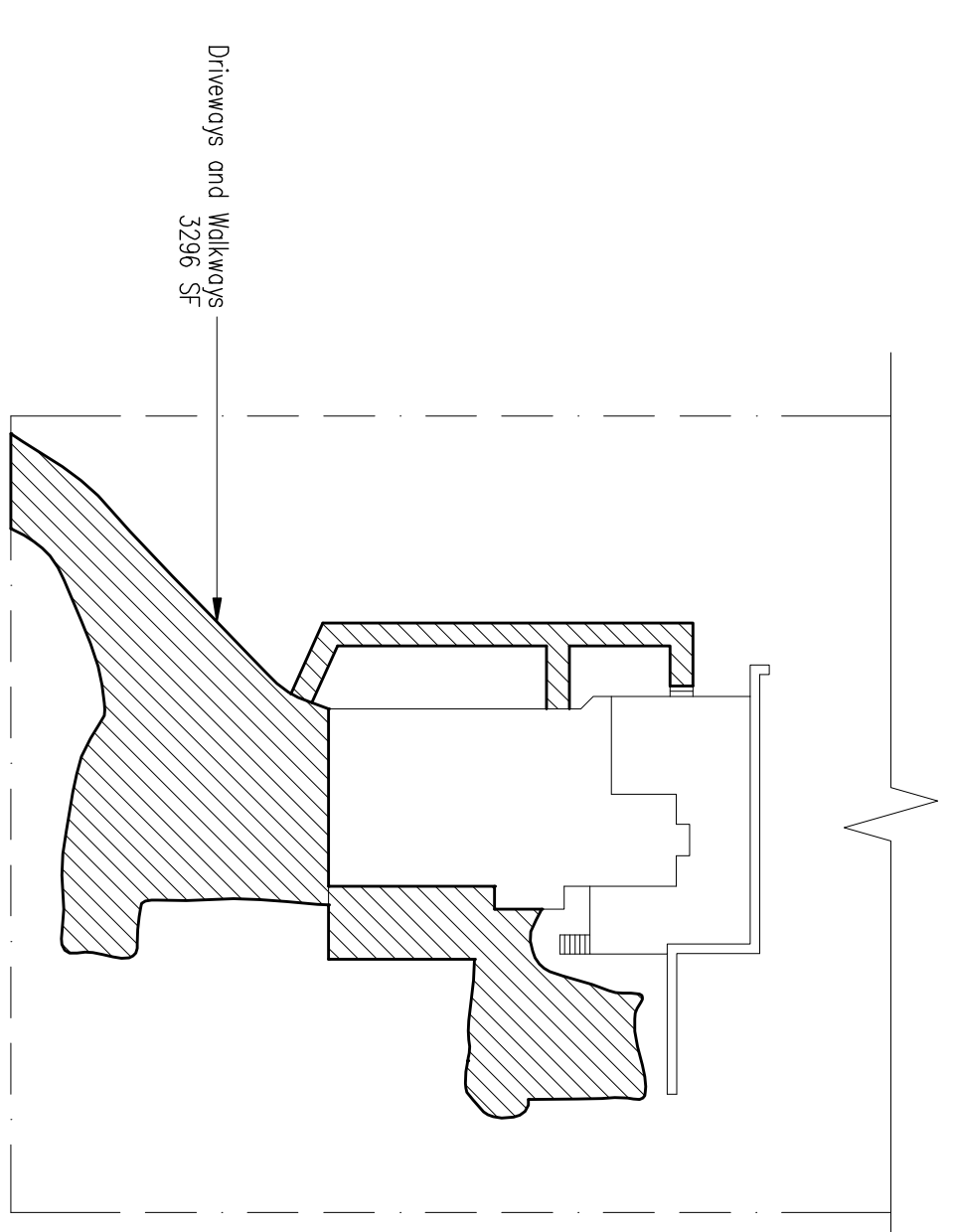
Area: Principal Building

Scale: 1" = 20'-0"



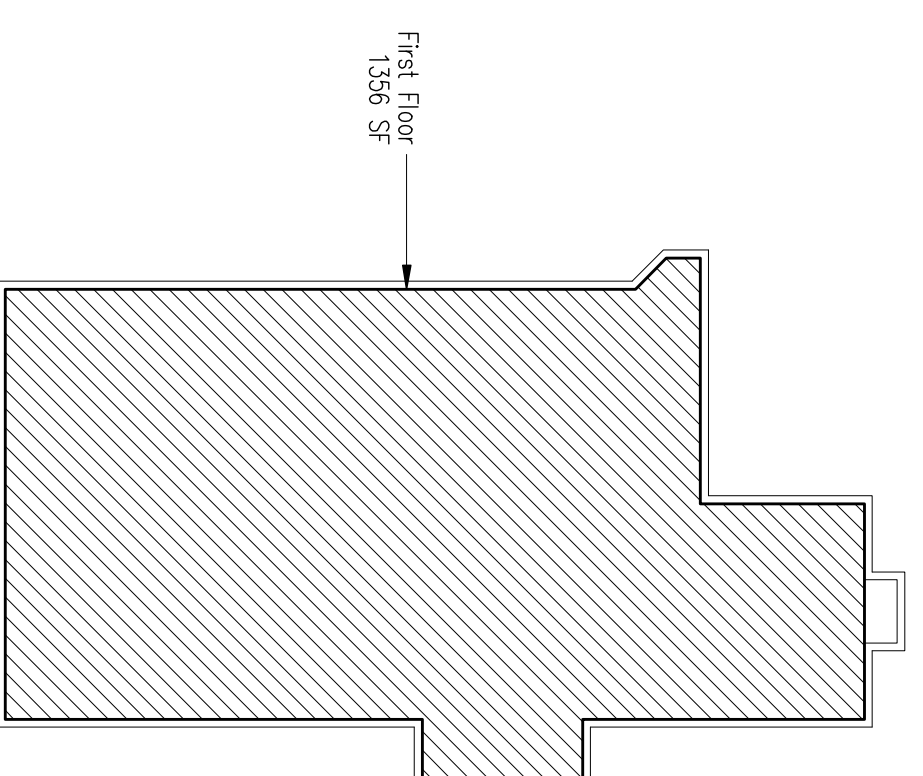
Area: Proposed Deck

Scale: 1" = 20'-0"



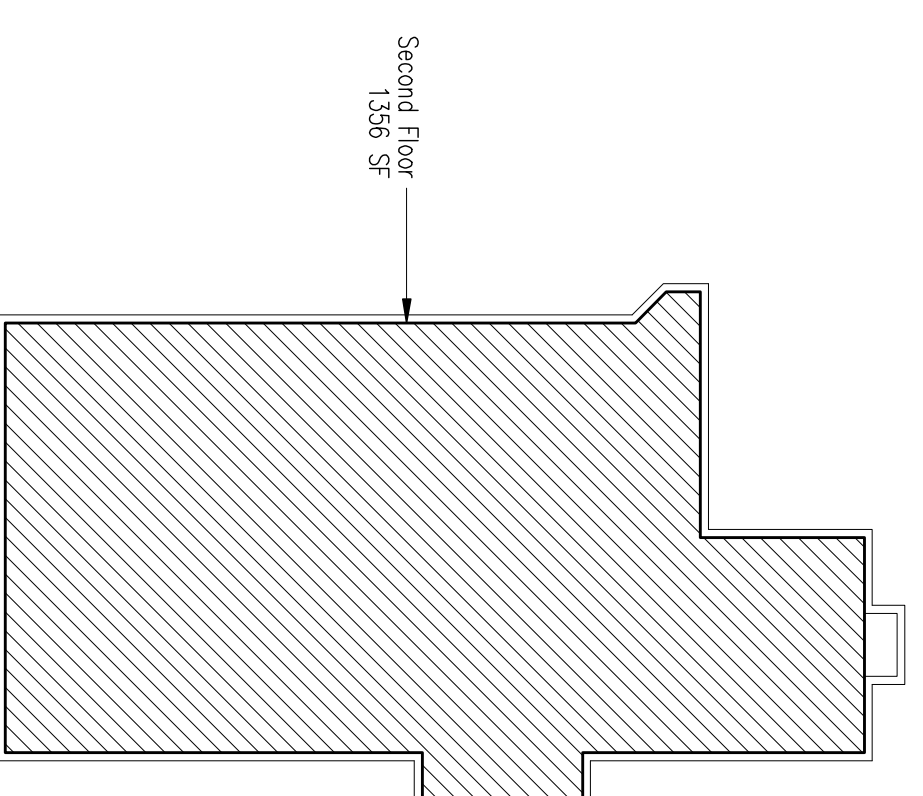
Area: Driveways & Walkways

Scale: 1" = 20'-0"



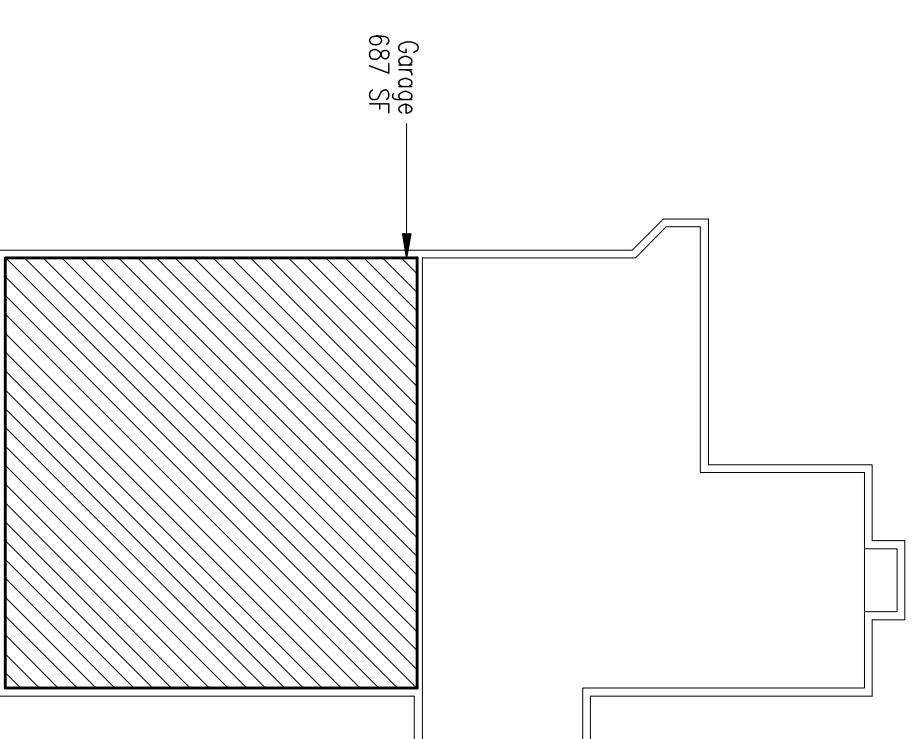
Area: First Floor

Scale: 1" = 20'-0"



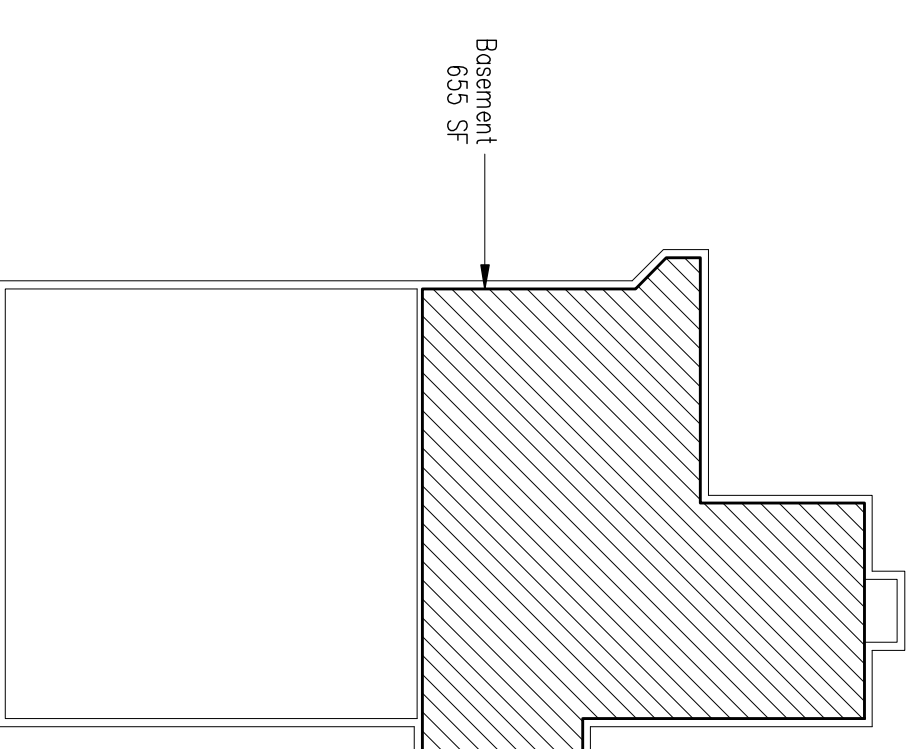
Area: Second Floor

Scale: 1" = 20'-0"



Area: Garage

Scale: 1" = 20'-0"



Area: Basement

Scale: 1" = 20'-0"

xxx Residence
27 Byram Hill Road
Armonk, NY 10504
Date: 5/1/22
Tax ID: 101.01-2-42
Prepared by:
William Seegruller
914.694.5425

W. Seegruller

Address:
27 Byram Hill Road
Armonk, NY 10504

Owner:
Ahern Residence

Project:
Deck Legalization



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

FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: Ahern Residence Date: 5/7/22

Tax Map Designation or Proposed Lot No.: 101.01-2-42

Floor Area

- | | | |
|-----|--|---------------------|
| 1. | Total Lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>46,640.76 SF</u> |
| 2. | Maximum permitted floor area (per Section 355-26.B(4)): | <u>7,911.85 SF</u> |
| 3. | Amount of floor area contained within first floor:
<u>1,356 SF</u> existing + <u>0</u> proposed = | <u>1,356 SF</u> |
| 4. | Amount of floor area contained within second floor:
<u>1,356 SF</u> existing + <u>0</u> proposed = | <u>1,356 SF</u> |
| 5. | Amount of floor area contained within garage:
<u>687 SF</u> existing + <u>0</u> proposed = | <u>687 SF</u> |
| 6. | Amount of floor area contained within porches capable of being enclosed:
<u>0</u> existing + <u>0</u> proposed = | <u>0</u> |
| 7. | Amount of floor area contained within basement (if applicable – see definition):
<u>655 SF</u> existing + <u>0</u> proposed = | <u>655 SF</u> |
| 8. | Amount of floor area contained within attic (if applicable – see definition):
<u>0</u> existing + <u>0</u> proposed = | <u>0</u> |
| 9. | Amount of floor area contained within all accessory buildings:
<u>0</u> existing + <u>0</u> proposed = | <u>0</u> |
| 10. | Proposed floor area : Total of Lines 3 – 9 = | <u>4,054 SF</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



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: Ahern Residence Date: 5/7/22

Tax Map Designation or Proposed Lot No.: 101.01-2-42

Gross Lot Coverage

1. Total lot Area (Net Lot Area for Lots Created After 12/13/06): 46,640.76 sf
2. **Maximum** permitted gross land coverage (per Section 355-26.C(1)(a)): 9,627.3 sf
3. **BONUS** maximum gross land cover (per Section 355-26.C(1)(b)):
Distance principal home is beyond minimum front yard setback
0 x 10 = 0
4. **TOTAL Maximum Permitted gross land coverage** = Sum of lines 2 and 3 9,627.3 sf
5. Amount of lot area covered by **principal building**:
1,444.4 sf existing + 0 proposed = 1,444.4 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 + 760.7 sf proposed = 760.7 sf
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**:
3,296 sf existing + 0 proposed = 3,296 sf
10. Amount of lot area covered by **terraces**:
0 existing + 0 proposed = 0
11. Amount of lot area covered by **tennis court, pool and mechanical equip**:
0 existing + 0 proposed = 0
12. Amount of lot area covered by **all other structures**:
0 existing + 0 proposed = 0
13. Proposed **gross land coverage**: Total of Lines 5 – 12 = 5501.1 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.

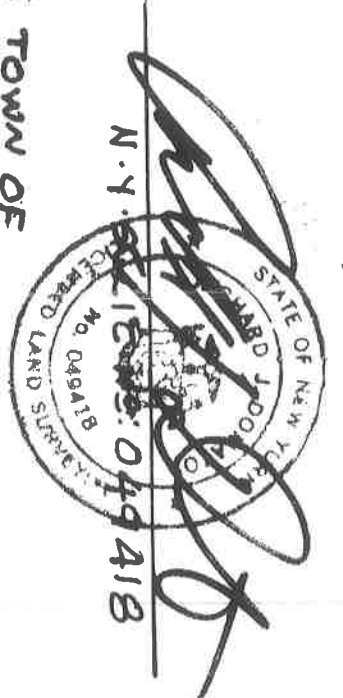
Signature and Seal of Professional Preparing Worksheet

Date

R-96-103 111E N5: C 50-96-5113

SURVEY OF TAX LOT 8/4,
BLOCK 5, SECTION 2,
VILLAGE OF ARMONK,
TOWN OF NORTH CASTLE
WESTCHESTER COUNTY,
NEW YORK.
DATE: - APRIL 17, 1996 SCALE: - 1" = 40'

RICHARD J. DOMATO
LAND SURVEYOR
Charter'd Sept. 2008
22 W. First Street - Room 405
Mt. Vernon, N. Y. 10550
(914) 667-0565

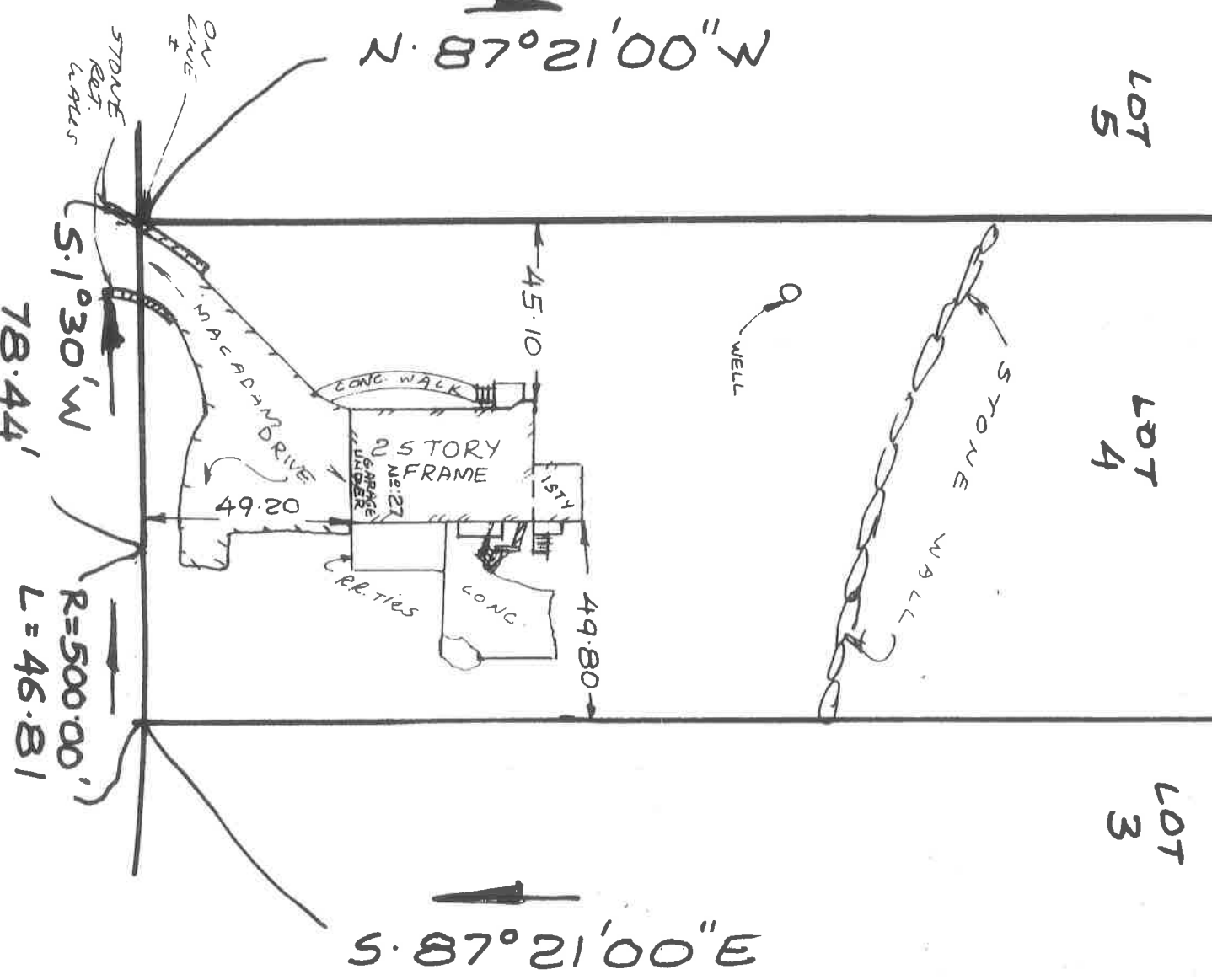


In accordance with the minimum standards for Title Surveys of the N.Y.S. Land Title Assn

LOT A TO BE DEDED TO THE TOWN OF NORTH CASTLE



NOTE: PROPERTY ALSO KNOWN AS LOT 4 AS ON SUBDIVISION PLOT SHOWING SECTION No: 1 OF SUNRISE FILED IN W.CO.R.O. ON JAN. 14, 1969 AS MAP No: 16552



CERTIFIED TO:- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
|| CED TITLE AGENCY INC
|| JOHN AHERN
|| DEBRA AHERN
|| CHASE MANHATTAN BANK (NATIONAL ASSOCIATION)

'SURVEYED AS IN POSSESSION' BY RAM HILL ROAD

R-96-103