

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

August 1, 2022

Chairman Adam Kaufman, Director of Planning; and
Members of the Residential Project Review Committee:
Robert Melillo, Building Inspector; and
Joseph M. Cermele, P.E., Consulting Town Engineer
Town of North Castle 15 Bedford Road
Armonk, New York 10504

Re: RPRC Review – Rear Deck Legalization, Paver Patio, and Walkway
20 Mianus Dr. Bedford, New York 10506
Tax ID: 107.02-4-32

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

We represent Jefferey L. Dubs and Ariel M. Page (“the owners”) who are seeking consideration from the Town of North Castle RPRC Board for approval and the subsequent issuance of a building permit to legalize an elevated deck, lower patio, and walkway(s) located mostly in the rear yard of the home. In addition, included as part of this application is a set of deck stairs located and attached to the existing side yard deck that leads to the paver walkway.

The patio is located directly below the rear yard deck and is constructed of landscape pavers installed over stone-dust. The walkway(s) lead from the side yard deck stairs to the patio (below deck) and from the patio to the driveway.

The Property

20 Mianus Dr. (“the home”) is a 2,088 +/- SF single-family home that is well-kept and in great condition. The home is located in the R-2A zoning district and is situated on an approximately 2.019-acre “well-manicured,” mostly wooded parcel that gently slopes to the rear.

We are submitting the following documents:

1. Completed RPRC application
2. Site Plan, Survey, Topography, and Deck/Patio Construction Drawings (*NOTE) all drawings will be stamped by designer at Building Permit submission
3. Gross Land/Building and Development Coverage worksheets

In closing, we thank you for your time and look forward to your review and humbly request consideration for approval.

Respectfully submitted,


Peter J. Miley



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: 20 Minors Dr. Bedford, N.Y. 10506

Section III- DESCRIPTION OF WORK: Rear Deck, Patio below deck, &
(2) Walkways - one on each side of deck.
Deck: Pressure Treated
Patio:- Paver over Stone dust.

Section III- CONTACT INFORMATION:

APPLICANT: FCs Consultants, LLC
ADDRESS: 2641 Evergreen St. Yorktown Hts. NY. 10598
PHONE: — MOBILE: (914) 924-9985 EMAIL: fcsc consultants 2011@gmail.com

PROPERTY OWNER: Jeffrey L. Debs & Ariel M. Page
ADDRESS: 20 Minors Dr. Bedford, NY. 10506
PHONE: — MOBILE: (516) 298-1083 EMAIL: Jeffd506@gmail.com

PROFESSIONAL: William Seegmuller
ADDRESS: 351 Lakeshore Drive
PHONE: — MOBILE: (845) 654-5425
EMAIL: bseegmuller@gmail.com

Section IV- PROPERTY INFORMATION:

Zone: R-2A Tax ID (lot designation) 95.03-1-38



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
 Initial Submittal Revised Preliminary

Street Location: 20 Mimms Dr., Bedford, NY 10506

Zoning District: R-2A Property Acreage: 2.019 Tax Map Parcel ID: 95.03-1-38

Date: 8/1/2022

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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<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"/>	11. Submission of a Zoning Conformance Table depicting the plan's compliance with the minimum requirements of the Zoning District
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.
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TOWN OF NORTH CASTLE
WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898

January 29, 2019
Telephone: (914) 273-3542
Fax: (914) 273-3554
www.northcastleny.com

PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: ARIEL PAGE AND JEFFREY DUBS Date: 8/2/22

Tax Map Designation or Proposed Lot No.: 95,03-1-38

Floor Area

- | | | |
|-----|---|--------------------|
| 1. | Total Lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>37,888.6 SF</u> |
| 2. | Maximum permitted floor area (per Section 355-26.B(4)): | <u>11,550 SF</u> |
| 3. | Amount of floor area contained within first floor:
<u>1044</u> existing + <u>0</u> proposed = | <u>1,044 SF</u> |
| 4. | Amount of floor area contained within second floor:
<u>0</u> existing + <u>0</u> proposed = | <u>N/A</u> |
| 5. | Amount of floor area contained within garage:
<u>420</u> existing + <u>0</u> proposed = | <u>420 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>624</u> existing + <u>0</u> proposed = | <u>624 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>2,088 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

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

Application Name or Identifying Title: Ariel Page and Jeffrey Dubs Residence Date: 8/2/22

Tax Map Designation or Proposed Lot No.: 95.03-1-38

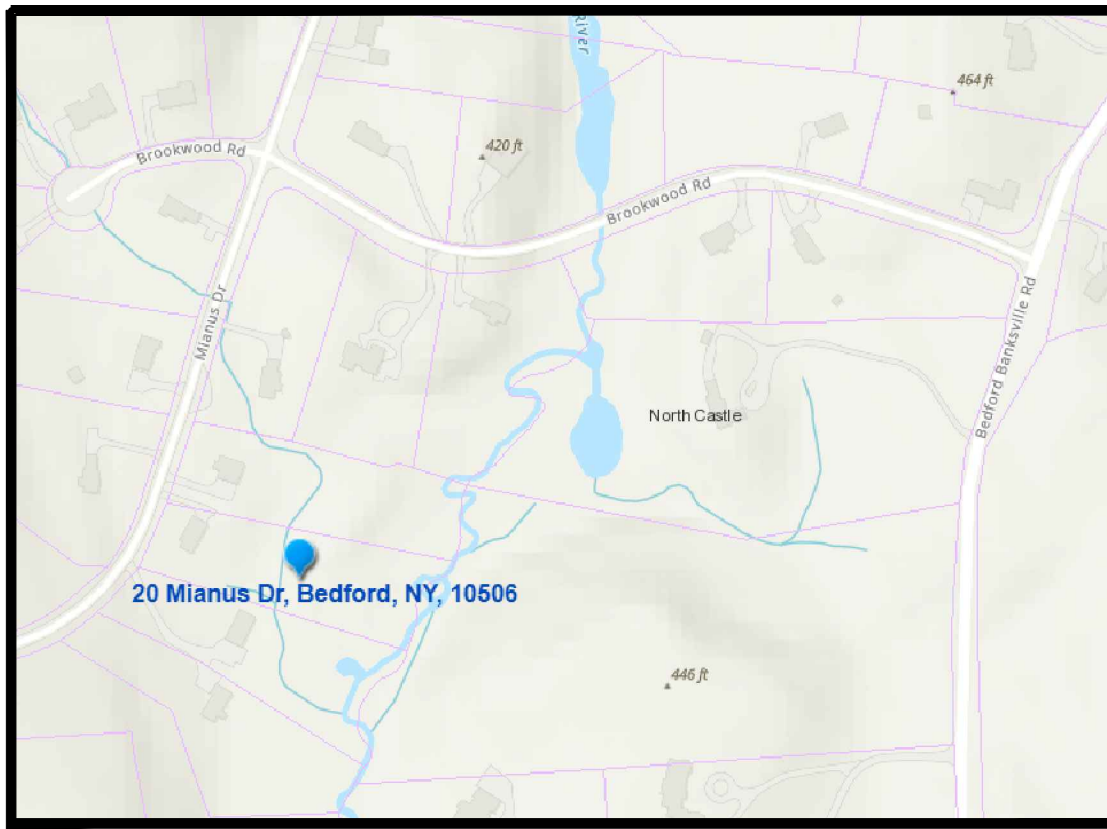
Gross Lot Coverage

1. Total lot Area (Net Lot Area for Lots Created After 12/13/06): 87,888.60 sf
2. Maximum permitted gross land coverage (per Section 355-26.C(1)(a)): 14,096 sf
3. BONUS maximum gross land cover (per Section 355-26.C(1)(b)):
Distance principal home is beyond minimum front yard setback
.19 x 10 = 1.9 sf
4. TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3 14,097.9 sf
5. Amount of lot area covered by principal building:
1370.0 sf existing + 0 proposed = 1370.0 sf
6. Amount of lot area covered by accessory buildings:
0 existing + 0 proposed = 0
7. Amount of lot area covered by decks:
220 sf existing + 425 sf proposed = 645 sf
8. Amount of lot area covered by porches:
60 sf existing + 0 proposed = 60 sf
9. Amount of lot area covered by driveway, parking areas and walkways:
2265 sf existing + 220 sf proposed = 2,485 sf
10. Amount of lot area covered by terraces:
0 sf existing + 350 sf proposed = 350 sf
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 = 4,890 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



VICINITY MAP
1" = 2,000'

PROPERTY DATA

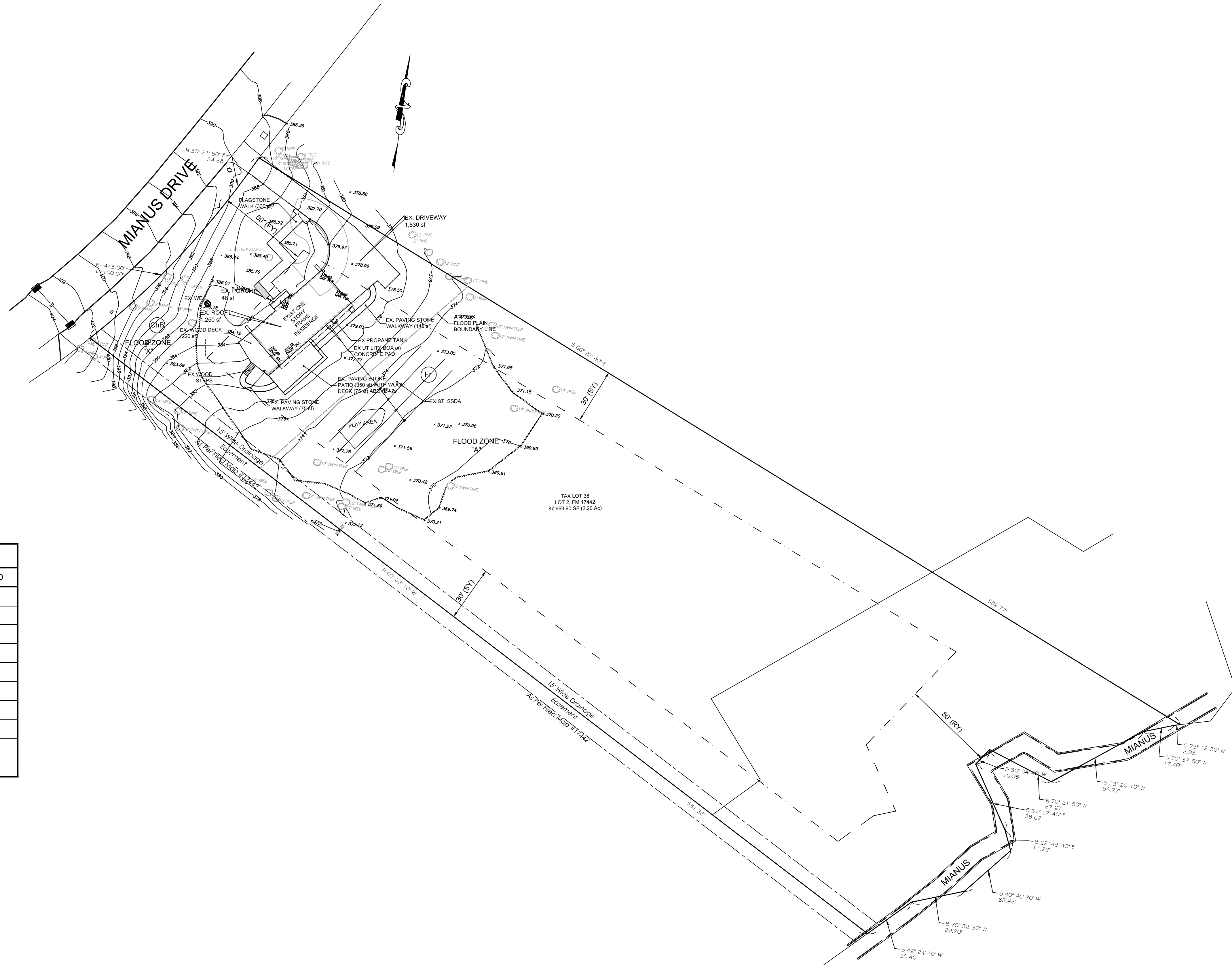
- PROPERTY OWNER: ARIEL PAGE AND JEFFREY DUBS
20 MIANUS DRIVE
BEDFORD, NEW YORK 10506
- TAX MAP DESIGNATION: 95.03-1-38
1/01/15-2
- ZONING DISTRICT R-2A SINGLE FAMILY RESIDENTIAL 2 ACRE
- FEMA FLOOD DATA: ZONE X AND ZONE A (SEE APPROXIMATE DEMARCATION LINE)

GENERAL NOTES

- SITE PLAN BASED UPON A SURVEY PREPARED BY TC MERRITTS
- ARCHITECTURAL PLANS BY MARK FRITZ ARCHITECTS.
- NO TOWN REGULATED TREES ARE TO BE REMOVED WITHOUT A PERMIT
- PRIOR TO THE START OF CONSTRUCTION, THE LIMIT OF DISTURBANCE LINE IS TO BE STAKED AND APPROVED BY THE TOWN ENGINEER
- EROSION CONTROLS MUST BE PROPERLY INSTALLED, MAINTAINED AND INSPECTED AROUND THE WORK SITE.
- EXPOSED AREAS MUST BE STABILIZED AS SOON AS LAND ALTERATIONS ARE COMPLETED.
- ANY UNDERGROUND PIPING OR STRUCTURES MUST BE INSPECTED PRIOR TO BACKFILLING
- 24 HOUR NOTICE IS REQUIRED FOR ANY INSPECTION.
- PRIOR TO THE START OF ANY EXCAVATION OPERATIONS THE CONTRACTOR SHALL CALL "DIG SAFELY NEW YORK" AT 1-800-962-7962 OR 811.

ZONING CONFORMANCE TABLE - R 2A ZONE

MIN. LOT SIZE	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	2 Ac	2.02 Ac	2.02 Ac
MIN. FRONTAGE	150 ft	134.38 ft	134.38 ft
MIN. WIDTH	150 ft	140 ft	140 ft
MIN. DEPTH	150 ft	+500 ft	+500 ft
MIN. PRINCIPAL BUILDING SETBACKS			
FRONT YARD	50 ft	56.4 ft	462.7 ft
SIDE YARD	30 ft	34.2 ft/50.5ft	78.7 ft (min)
REAR YARD	50 ft	422.8 ft	422.8 ft
MAX. HEIGHT (PRINCIPAL) (FEET/STORIES)	30 ft/3	<30 ft	<30 ft



- 490 x EXISTING SPOT GRADE
- PROPERTY LINE
- TP 1 DEEP TEST PIT
- * TREE TO BE REMOVED
- 490 EXIST CONTOUR
- PROP CONTOUR

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DUPLICATION IS A VIOLATION OF
APPLICABLE LAWS

SHEET: 1 of 3

Professional Engineer Seal: Nathaniel J. Holt, P.E., License No. 022338, State of New York.

Original Date: May 11, 2022
Project Number: DUBS-SWPPP

NATHANIEL J. HOLT, P.E.
592 ROUTE 22
PAWLING, NEW YORK 12564
(914) 760-1800

SITE PLAN

PROPOSED ADDITION
for
ARIEL PAGE AND JEFFREY DUBS
20 MIANUS DRIVE, BEDFORD, NY

JEFFREY L. DUBS
ARIEL M. PAGE
20 MIANUS DR.
BEDFORD, NY 10508

1-8
210 185

596

Date 8/1/22

Pay to the
order of

Town of North Castle

\$ 300.00

Three hundred

Dollars



Security Features
Include
Details on Back

citibank

Citi Priority

CITIBANK, N.A.

For Permit Application

Ariel Page Duba

MP

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