



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 x43
Fax: (914) 273-3554
www.northcastleny.com

RESIDENTIAL PROJECT REVIEW COMMITTEE (RPRC) PROCEDURES

The RPRC was created to streamline the residential review process and quickly reviews all residential projects. Projects determined to have no impact are permitted to apply to the Building Department while more complicated projects are directed to the appropriate review board(s).

THE RPRC reviews all applications for residential permits (including, but not limited to, buildings permits, steep slope permits, wetlands permits and pool permits), but excluding permits only relating to interior alterations/renovations.

To get on an RPRC agenda you must submit a single PDF file containing the following to the Planning Department:

1. Complete all items on the RPRC checklist
2. RPRC Application fee. Check made payable to: Town of North Castle.
3. Floor Area and Gross Land Coverage work sheets (with backup information)
4. Plans for your project according the RPRC Checklist
5. Submit one single PDF file containing all information listed above to the Planning Department: planning@northcastleny.com.

Once your application has been submitted, you may follow your application on the RPRC webpage located at <http://www.northcastleny.com/residential-project-review-committee-rprc>

Determination Letters are posted on the website (click on determination letters, find the date of your meeting and click on the name of your project - Letters are posted the day after the meeting, typically by 1 :00 p.m.)



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: 3 Deer Ridge Lane, Armonk, N.Y. 10504

Section III- DESCRIPTION OF WORK:

Proposed patio expansion.

Section III- CONTACT INFORMATION:

APPLICANT: Andrew & Robyn Frank

ADDRESS: 3 Deer Ridge Lane, Armonk, N.Y. 10504

PHONE: _____ MOBILE: 914-522-7667 EMAIL: andrew.frank@gmail.com

PROPERTY OWNER: Same as applicant

ADDRESS: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

PROFESSIONAL.: Ralph Alfonzetti, P.E.

ADDRESS: 14 Smith Avenue, Mt. Kisco, N.Y. 10549

PHONE: 914-666-9800 MOBILE: _____

EMAIL: info@alfonzettieng.com

Section IV- PROPERTY INFORMATION:

Zone: R-2A Tax ID (lot designation) 100.04-2-20.5



**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:

Initial Submittal Revised Preliminary

Street Location:

Zoning District: _____ Property Acreage: _____ Tax Map Parcel ID: _____

Date: _____

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

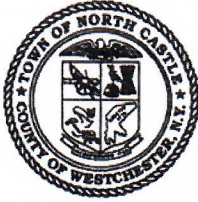
RPRC COMPLETENESS REVIEW FORM

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

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

FLOOR AREA CALCULATIONS WORKSHEET


Application Name or Identifying Title: Frank Residence Date: April 9, 2021

Tax Map Designation or Proposed Lot No.: 100.04-2-20.5

Floor Area

1.	Total Lot Area (Net Lot Area for Lots Created After 12/13/06):	<u>95,483</u>
2.	Maximum permitted floor area (per Section 355-26.B(4)):	<u>10456.5</u>
3.	Amount of floor area contained within first floor: 0 existing + $4,175.6$ proposed =	<u>4,175.6</u>
4.	Amount of floor area contained within second floor: 0 existing + $2,869.6$ proposed =	<u>2,869.6</u>
5.	Amount of floor area contained within garage: 0 existing + $1,011.6$ proposed =	<u>1,011.6</u>
6.	Amount of floor area contained within porches capable of being enclosed: 0 existing + 0 proposed =	<u>0</u>
7.	Amount of floor area contained within basement (if applicable – see definition): 0 existing + 0 proposed =	<u>0</u>
8.	Amount of floor area contained within attic (if applicable – see definition): 0 existing + 0 proposed =	<u>0</u>
9.	Amount of floor area contained within all accessory buildings: 0 existing + 0 proposed =	<u>0</u>
10.	Proposed floor area : Total of Lines 3 – 9 =	<u>8,056.8</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

4-12-21
 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
www.northcastleny.com

GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: FRANK RESIDENCE Date: 09/22/2022

Tax Map Designation or Proposed Lot No.: 100.04-2-20.5

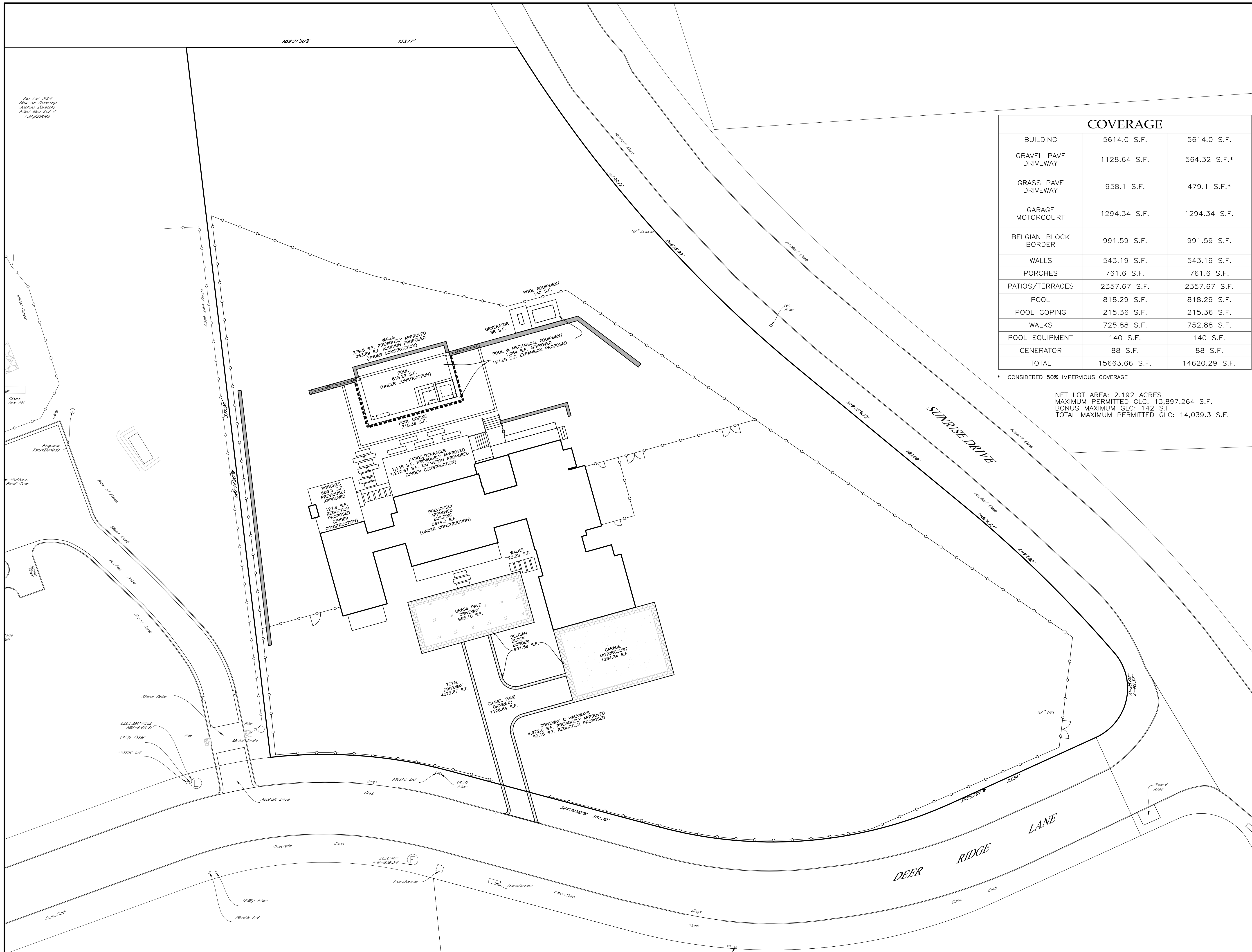
Gross Lot Coverage

- | | | |
|-----|--|---|
| 1. | Total lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>95,483.5 S.F.</u> |
| 2. | Maximum permitted gross land coverage (per Section 355-26.C(1)(b)): | <u>13,897.3 S.F.</u> |
| 3. | BONUS maximum gross land cover (per Section 355-26.C(1)(b)): | |
| | Distance principal home is beyond minimum front yard setback | |
| | <u>14.2</u> x 10 = <u>142</u> | <u>142 S.F.</u> |
| 4. | TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3 | <u>14,039.3 S.F.</u> |
| 5. | Amount of lot area covered by principal building : | |
| | <u>5,614.0</u> existing + <u>0</u> proposed = | <u>5,614.0</u> |
| 6. | Amount of lot area covered by accessory buildings : | |
| | <u>0</u> existing + <u>0</u> proposed = | <u>0.0 S.F.</u> |
| 7. | Amount of lot area covered by decks : | |
| | <u>0</u> existing + <u>0</u> proposed = | <u>0.0 S.F.</u> |
| 8. | Amount of lot area covered by porches : | |
| | <u>889.5</u> existing + <u>-127.5</u> proposed = | <u>761.6 S.F.</u> |
| 9. | Amount of lot area covered by driveway, parking areas and walkways : | |
| | <u>4,972.0</u> existing + <u>153.55</u> proposed = <u>5125.55 S.F.</u> | *If grass pave and gravel pave sections of driveway (2,086.7 S.F.) are considered 50% impervious. |
| 10. | Amount of lot area covered by terraces : | |
| | <u>1,145</u> existing + <u>1,212.67</u> proposed = <u>2,357.67 S.F.</u> | *Including patios |
| 11. | Amount of lot area covered by tennis court, pool and mechanical equip : | |
| | <u>1,064</u> existing + <u>197.65</u> proposed = <u>1,261.65 S.F.</u> | |
| 12. | Amount of lot area covered by all other structures : | |
| | <u>279.5</u> existing + <u>263.69</u> proposed = <u>543.19 S.F.</u> | * If grass pave & gravel pave sections of driveway are considered 50% impervious. |
| 13. | Proposed gross land coverage : Total of Lines 5 – 12 = | <u>15,663.66 S.F.</u>
<u>14620.29 S.F.*</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 Engineer

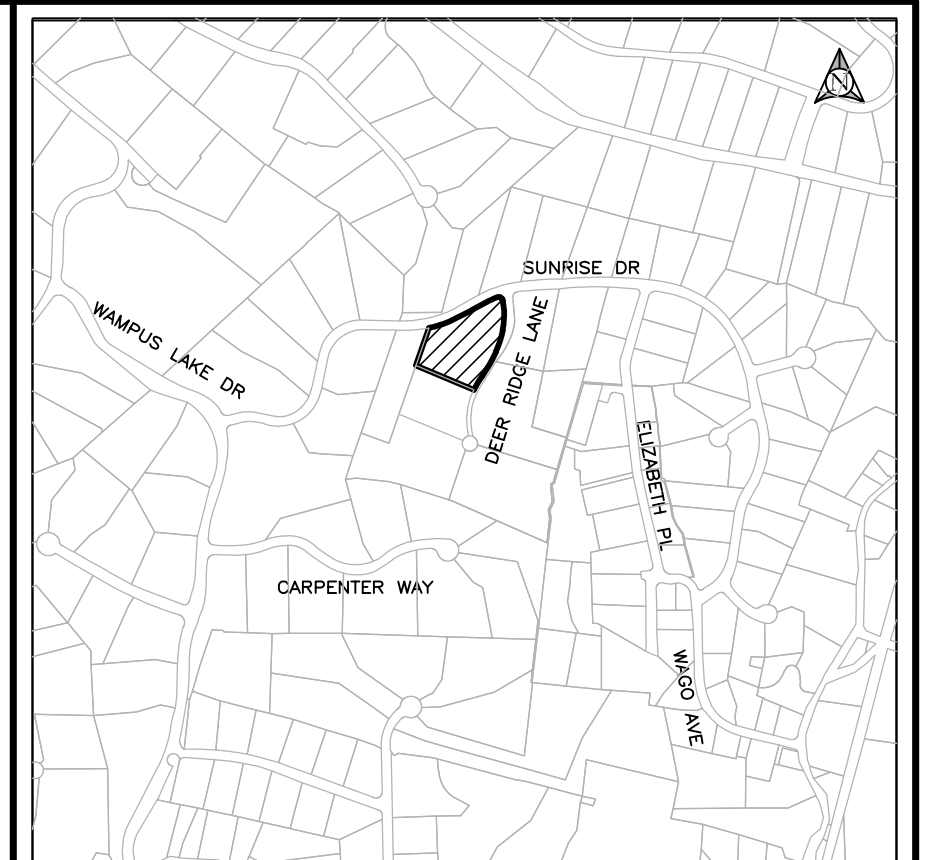

09/22/2022
 Date



COVERAGE		
BUILDING	5614.0 S.F.	5614.0 S.F.
GRAVEL PAVE DRIVEWAY	1128.64 S.F.	564.32 S.F.*
GRASS PAVE DRIVEWAY	958.1 S.F.	479.1 S.F.*
GARAGE MOTORCOURT	1294.34 S.F.	1294.34 S.F.
BELGIAN BLOCK BORDER	991.59 S.F.	991.59 S.F.
WALLS	543.19 S.F.	543.19 S.F.
PORCHES	761.6 S.F.	761.6 S.F.
PATIOS/TERRACES	2357.67 S.F.	2357.67 S.F.
POOL	818.29 S.F.	818.29 S.F.
POOL COPING	215.36 S.F.	215.36 S.F.
WALKS	725.88 S.F.	752.88 S.F.
POOL EQUIPMENT	140 S.F.	140 S.F.
GENERATOR	88 S.F.	88 S.F.
TOTAL	15663.66 S.F.	14620.29 S.F.

* CONSIDERED 50% IMPERVIOUS COVERAGE

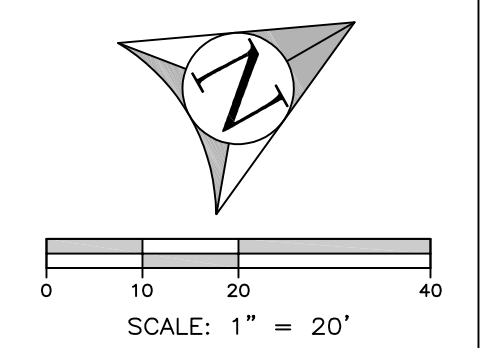
NET LOT AREA: 2.192 ACRES
 MAXIMUM PERMITTED GLC: 13,897.264 S.F.
 BONUS MAXIMUM PERMITTED GLC: 142 S.F.
 TOTAL MAXIMUM PERMITTED GLC: 14,039.3 S.F.



LOCATION MAP N.T.S.



IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209(2), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER ANY ITEM ON THIS PLAN IN ANY WAY. IF ANY ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



ALFONZETTI ENGINEERING, P.C.
 14 SMITH AVE, MT. KISCO, N.Y. 10549
 914-666-9800 INFO@ALFONZETTIENG.COM

SITE DATA	
OWNER/APPLICANT: ANDREW FRANK	
SITE ADDRESS: 3 DEER RIDGE LANE, ARMONK, NY 10504	
TAX MAP #: 100.04-2-20.5	
LOT AREA: 2.302 ACRES	
ZONING: R-2A	REVISED: SEPTEMBER 21, 2022
DRAWING: GROSS LAND COVERAGE	
SEPTEMBER 19, 2022	
PROJECT: FRANK RESIDENCE	
TOWN OF NORTH CASTLE, WESTCHESTER, NY	