

Site Design Consultants

Civil Engineers • Land Planners

September 20, 2022

Via Email: planning@northcastleny.com

Building Department
Town of North Castle
17 Bedford Road
Armonk, NY 10504

Re: Eric Abraham
7 North Lane – Town of North Castle
Tax ID 101.02-3-5

Dear Sir:

Enclosed herewith please find the RPRC Application Submission:

1. RPRC Application;
2. RPRC Completeness Review Form;
3. Gross Land Coverage Calculation's Worksheet and the Back-up Data Sheet.
4. Copy of the Site Plan titled "Amended Site Plan prepared for Eric Abraham, dated 3/16/15, last revised 9/12/22, Sheet 1 of 1.

The \$600 Application Fee was brought to the Town of North Castle.

Please review our submission and contact us if you have any concerns or if you need additional information.
Thank you.

Yours Truly,


Joseph C. Rina, P.E.

cc: E. Abraham

JCR/cm/Enc./sdc 14-45





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: 7 North Lane, Armonk, NY 10504

Section III- DESCRIPTION OF WORK:

Expansion of asphalt driveway 495 SF

Section III- CONTACT INFORMATION:

APPLICANT: Eric Abraham

ADDRESS: 7 North Lane, Armonk, NY 10504

PHONE: _____ MOBILE: 917-572-8661 EMAIL: eric@comstockres.com

PROPERTY OWNER:
Applicant

ADDRESS: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

PROFESSIONAL:: Joseph C. Riina, P.E., Site Design Consultants

ADDRESS: 251-F Underhill Avenue, Yorktown Heights, NY 10598

PHONE: 914-962-4488 MOBILE: _____

EMAIL: jrrina@sitedesignconsultants.com

Section IV- PROPERTY INFORMATION:

Zone: R-1A Tax ID (lot designation) 101.02-3-4



**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: Eric Abraham

Initial Submittal Revised Preliminary

Street Location: 7 North Lane, Armonk, NY 10504

Zoning District: R-1A Property Acreage: 1.00 Ac Tax Map Parcel ID: 101.02-3-4

Date: 8-8-22

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

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
- 1. Submission of a Zoning Conformance Table depicting the plan's compliance with the minimum requirements of the Zoning District
- 2. 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.
- 3. 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: Eric Abraham Date: 8-8-22

Tax Map Designation or Proposed Lot No.: 101.02-3-4

Gross Lot Coverage

1. Total lot Area (Net Lot Area for Lots Created After 12/13/06): 43,680.7 sq. ft.
2. **Maximum** permitted gross land coverage (per Section 355-26.C(1)(b)): 9,360.9 sq. ft.
3. **BONUS** maximum gross land cover (per Section 355-26.C(1)(b)):
 Distance principal home is beyond minimum front yard setback
21.13 x 10 = 211.3
4. **TOTAL Maximum Permitted gross land coverage** = Sum of lines 2 and 3 9,572.2 sq. ft.
5. Amount of lot area covered by **principal building**:
3,482 existing + 0 proposed = 3,482
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**:
33 existing + 0 proposed = 33
9. Amount of lot area covered by **driveway, parking areas and walkways**:
2,091 existing + 495 proposed = 2,586
10. Amount of lot area covered by **terraces**:
478 existing + 0 proposed = 473
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 = 6,579 sq. ft.

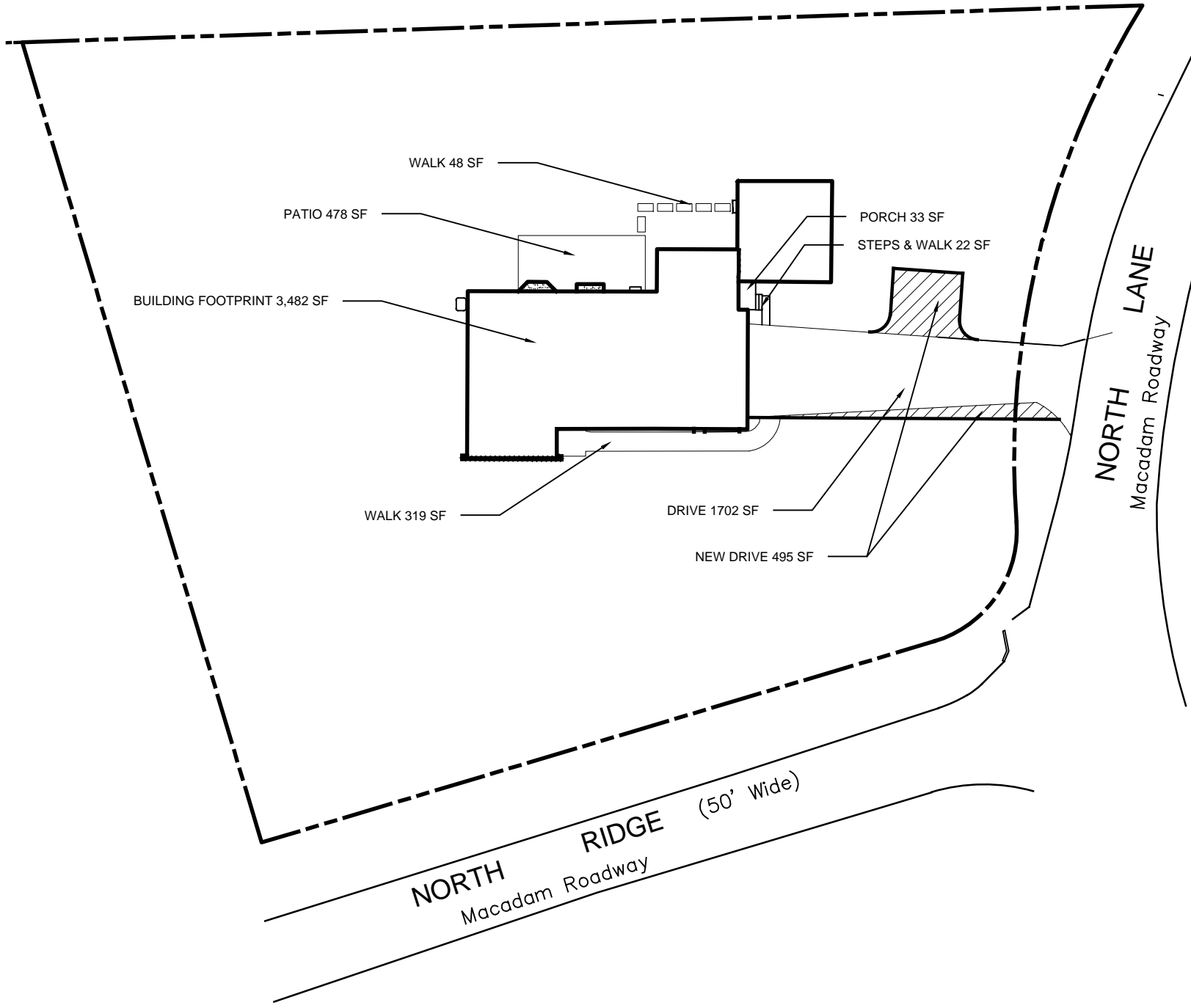
If Line 13 is less than or equal to Line 4, your proposal **complies** with the Town's maximum gross land coverage regulations and the project may proceed to the Residential Project Review Committee for review. If Line 13 is greater than Line 4 your proposal does not comply with the Town's regulations.

Signature and Seal of Professional Preparing Worksheet



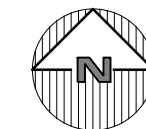
Date

8/15/22





LOCATION MAP
NOT TO SCALE



SITE DATA:

OWNER / DEVELOPER: ERIC ABRAHAM
7 NORTH LANE
ARMONK, NEW YORK, 10504

PROJECT LOCATION:
7 NORTH LANE
ARMONK, NEW YORK, 10504

EXISTING TOWN ZONING: R-1A, ONE-FAMILY RESIDENCE
PROPOSED USE: R-1A, ONE FAMILY RESIDENCE

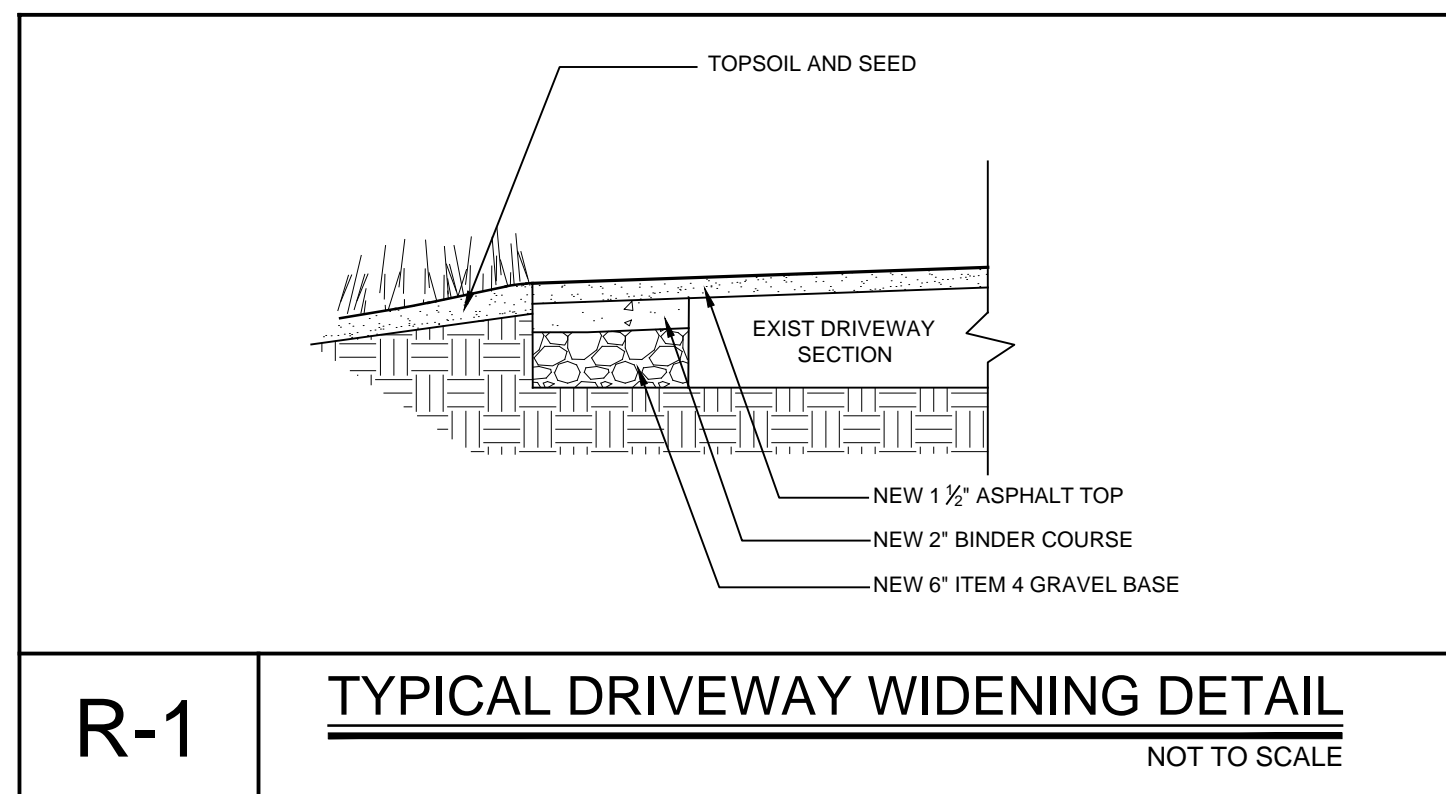
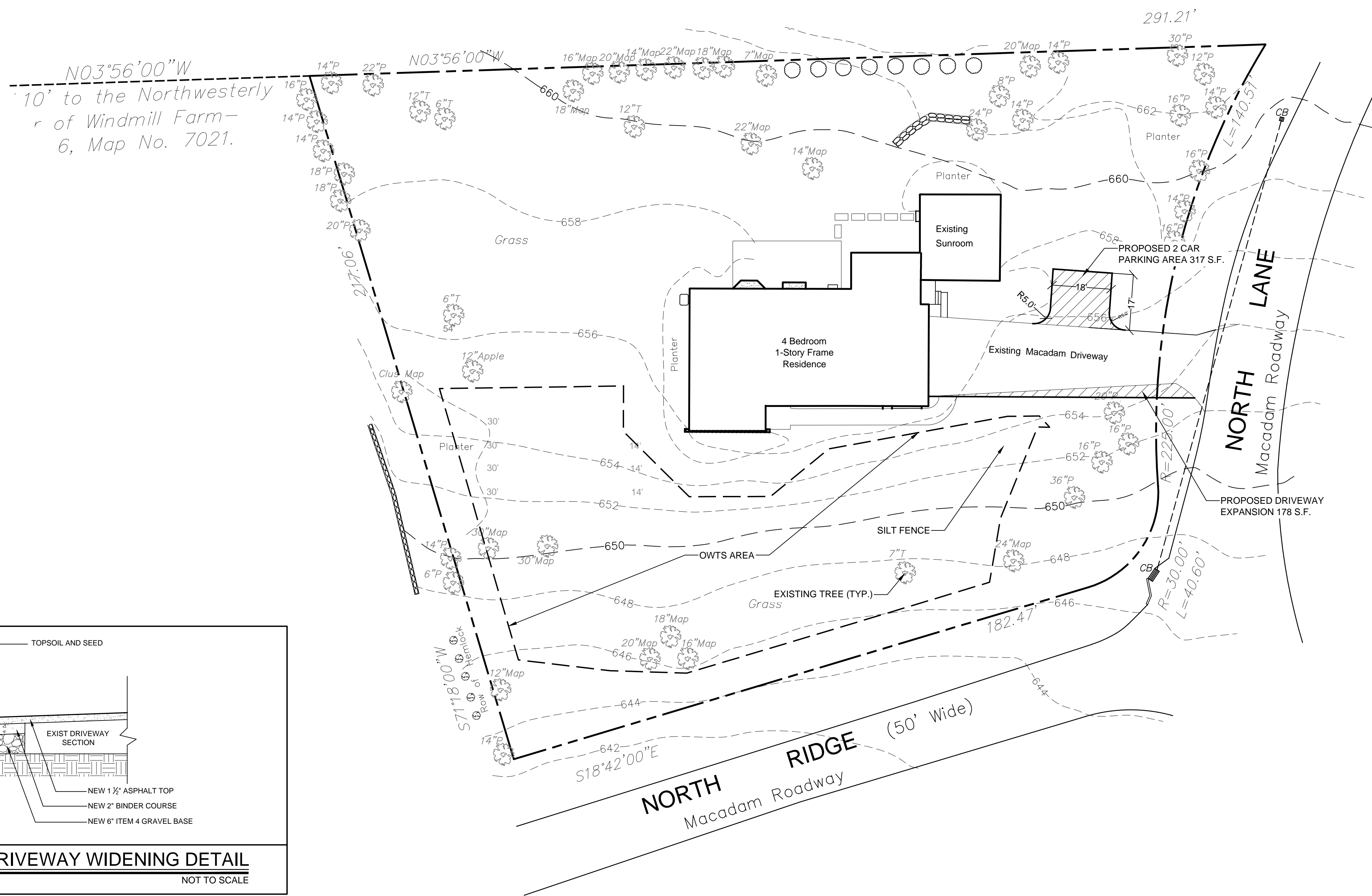
TOWN TAX MAP DATA:
SECTION 101.02, BLOCK 3, LOT 4

SITE AREA: 1.0028 ACRES (43,680.76 SF)

SEWAGE FACILITIES: SUBSURFACE SEWAGE TREATMENT SYSTEM
WATER FACILITIES: PUBLIC WATER FACILITIES

Zoning Data

Zone:	R-1A		
Use:	Single Family Residence		
	Required By Code	Existing	Proposed
Lot Area	1 Ac (43,560sf)	1 Ac (43,680.7sf)	-----
Lot Width	125'	186'	-----
Set Backs:			
Front	50'	71.13'	-----
Side	25'	30.65'	-----
Rear	40'	79.75'	-----
Building Hgt	2 1/2 Sty or 30'	2 Sty or 26.7'	-----
Building Coverage	12 %	8.04 %	-----
Gross Land Coverage	9,572.2 sf	6,084 sf	6,579 SF.
Gross Floor Area	7,734.2 sf	4,678 sf	-----
Impervious Area:		6,084 sf	6,579 SF.
NET IMPERVIOUS AREA:			+ 495 SF.

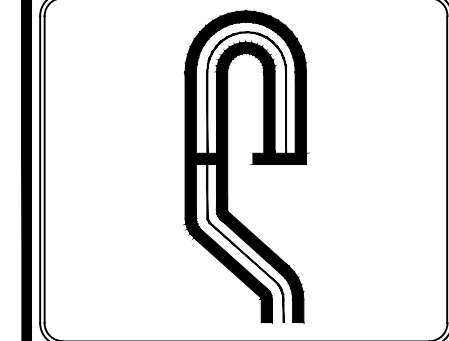


R-1

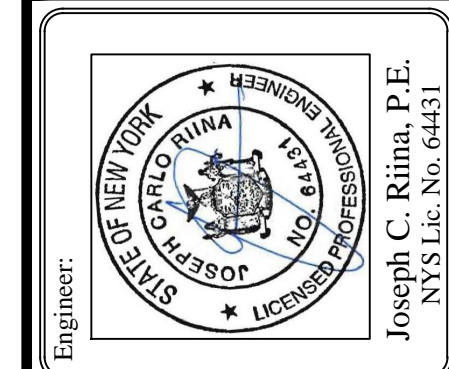
TYPICAL DRIVEWAY WIDENING DETAIL
NOT TO SCALE

NOTE:
1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY RAMSAY LAND SURVEYING, P.C. LAND SURVEYORS - PLANNERS, DATED 01/31/15. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.



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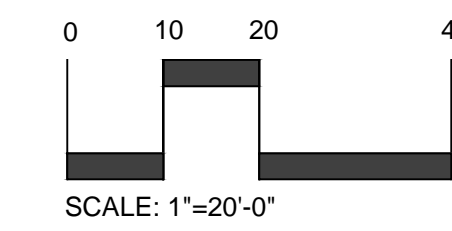
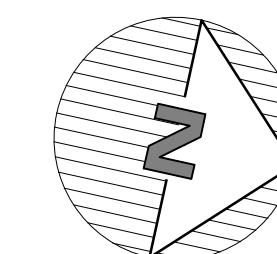


Revisions:	No.	Date	Comments
	1.	4/08/15	TE Comments
	2.	9/12/22	Driveway Exp.

SCALE: 1" = 20'	DRAWN BY: MEM	DATE: 03/16/15
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**AMENDED
SITE PLAN**

PROPOSED SITE PLAN
PREPARED FOR
ERIC ABRAHAM
7 NORTH LANE
Tax No. 101.02 - 3-5
Westchester Co., New York



SAFE DIG
Before You Dig, Drill or Blast!
Call 811
www.diganyway.com

Sheet 1 of 1

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