



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 Leisure Farm Road, Town of North Castle

Section III- DESCRIPTION OF WORK:

PROPOSED POOL AND PATIO

Section III- CONTACT INFORMATION:

APPLICANT: Dan Amicucci

ADDRESS: 1411 Purchase Street, Purchase, NY 10577

PHONE: 914-907-3940 MOBILE: _____ EMAIL: Dan@DesignBldr.com

PROPERTY OWNER: Mad Real Properties

ADDRESS: 1411 Purchase Street, Purchase, N.Y. 10577

PHONE: 914-907-3940 MOBILE: _____ EMAIL: _____

PROFESSIONAL: Ralph Alfonzetti

ADDRESS: 14 Smith Ave, Mount Kisco, New York 10549

PHONE: (914)-666-9800 MOBILE: _____

EMAIL: Info@AlfonzettiEng.com

Section IV- PROPERTY INFORMATION:

Zone: R-1A Tax ID (lot designation) Section 2, Block 5, Lot 14-28



**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: 3 Leisure Farm Road

Initial Submittal Revised Preliminary

Street Location: 3 Leisure Farm Road, Town of North Castle, New York 10504

Zoning District: R-1A Property Acreage: 3.110 Tax Map Parcel ID: Section 2, Block 5, Lot 14-28

Date: 10/03/2022

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: 3 Leisure Farm Road Date: 10/03/2022

Tax Map Designation or Proposed Lot No.: 2-5-14-28

Gross Lot Coverage

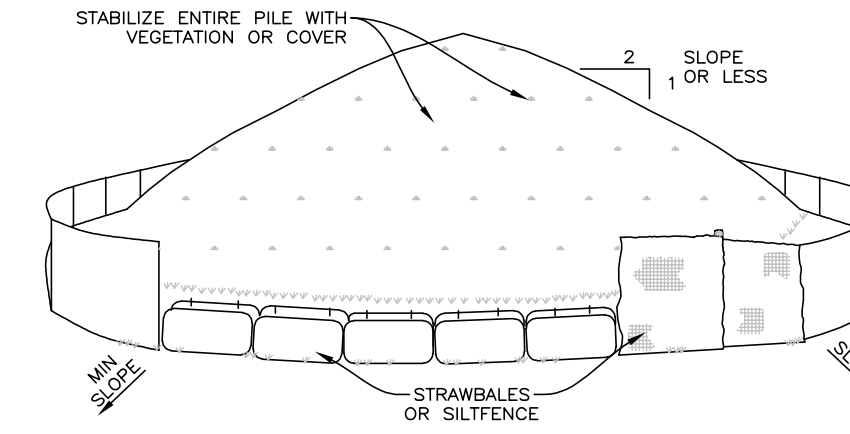
- | | | |
|-----|--|---------------------|
| | | 3.110 Ac |
| 1. | Total lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>135,471.6 SF</u> |
| 2. | Maximum permitted gross land coverage (per Section 355-26.C(1)(b)): | <u>16,896.37 SF</u> |
| 3. | BONUS maximum gross land cover (per Section 355-26.C(1)(b)): | |
| | <u>20</u> Distance principal home is beyond minimum front yard setback | |
| | x 10 = <u>200</u> | <u>200 SF</u> |
| 4. | TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3 | <u>17,096.37 SF</u> |
| 5. | Amount of lot area covered by principal building : | |
| | <u>3165.95 SF</u> existing + <u>0 SF</u> proposed = | <u>3165.95 SF</u> |
| 6. | Amount of lot area covered by accessory buildings : | |
| | <u>0 SF</u> existing + <u>0 SF</u> proposed = | <u>0 SF</u> |
| 7. | Amount of lot area covered by decks : | |
| | <u>421.60 SF</u> existing + <u>0 SF</u> proposed = | <u>421.6 SF</u> |
| 8. | Amount of lot area covered by porches : | |
| | <u>0 SF</u> existing + <u>0 SF</u> proposed = | <u>0 SF</u> |
| 9. | Amount of lot area covered by driveway, parking areas and walkways : | |
| | <u>3174.9 SF</u> existing + <u>0 SF</u> proposed = | <u>3174.9 SF</u> |
| 10. | Amount of lot area covered by terraces : | |
| | <u>0 SF</u> existing + <u>1125.0 SF</u> proposed = | <u>1125.0 SF</u> |
| 11. | Amount of lot area covered by tennis court, pool and mechanical equip : | |
| | <u>12.4 SF</u> existing + <u>800.0 SF</u> proposed = | <u>812.4 SF</u> |
| 12. | Amount of lot area covered by all other structures : | |
| | <u>0 SF</u> existing + <u>0</u> proposed = | <u>0 SF</u> |
| 13. | Proposed gross land coverage : Total of Lines 5 – 12 = | <u>8699.85 SF</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 Preparing Worksheet

10/03/2022
Date



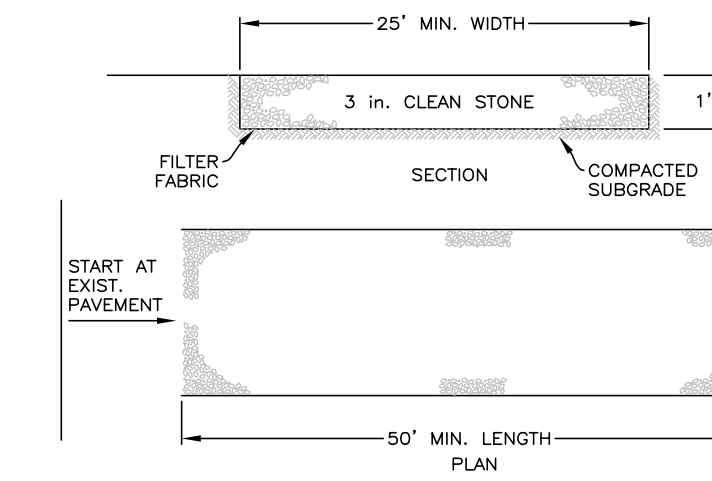
TO BE USED WHERE TOPSOIL PRESERVATION IS NECESSARY FOR REGRADING AND VEGETATING DISTURBED AREAS. TOPSOIL IS APPLIED TO SUBSOILS THAT ARE DROUGHTY (HAVING LOW AVAILABLE MOISTURE FOR PLANTS), STONY, SALTY, HAVE LOW PERMEABILITY, OR ARE EXTREMELY ACID. IT IS ALSO USED TO BACKFILL AROUND SHRUB AND TREE TRANSPLANTS. PRESERVATION OF EXISTING TOPSOIL IS BENEFICIAL FOR ALL TYPES OF LAWN OR ORNAMENTAL PLANTINGS.

TEMPORARY STOCKPILE STABILIZATION MEASURES INCLUDE VEGETATIVE COVER, MULCH, NON-VEGETATIVE COVER, AND PERIPHERAL SEDIMENT TRAPPING BARRIERS. THE STABILIZATION MEASURE(S) SELECTED SHOULD BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND REQUIRED DURATION OF USE.

INSTALLATION NOTES

1. AREA CHOSEN FOR STOCKPILE OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPIILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.

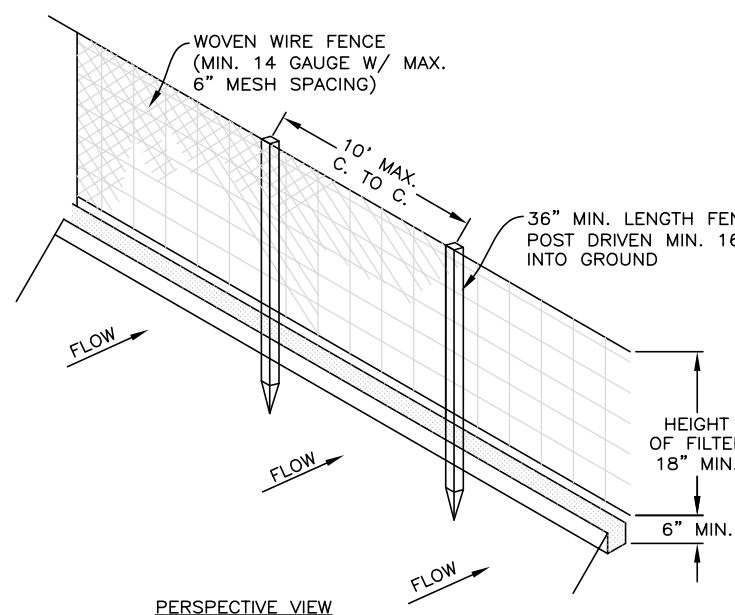
TEMPORARY MATERIAL STOCKPILE
N.T.S.



INSTALLATION NOTES

1. STONE SIZE - USE 3" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - 25 FEET MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

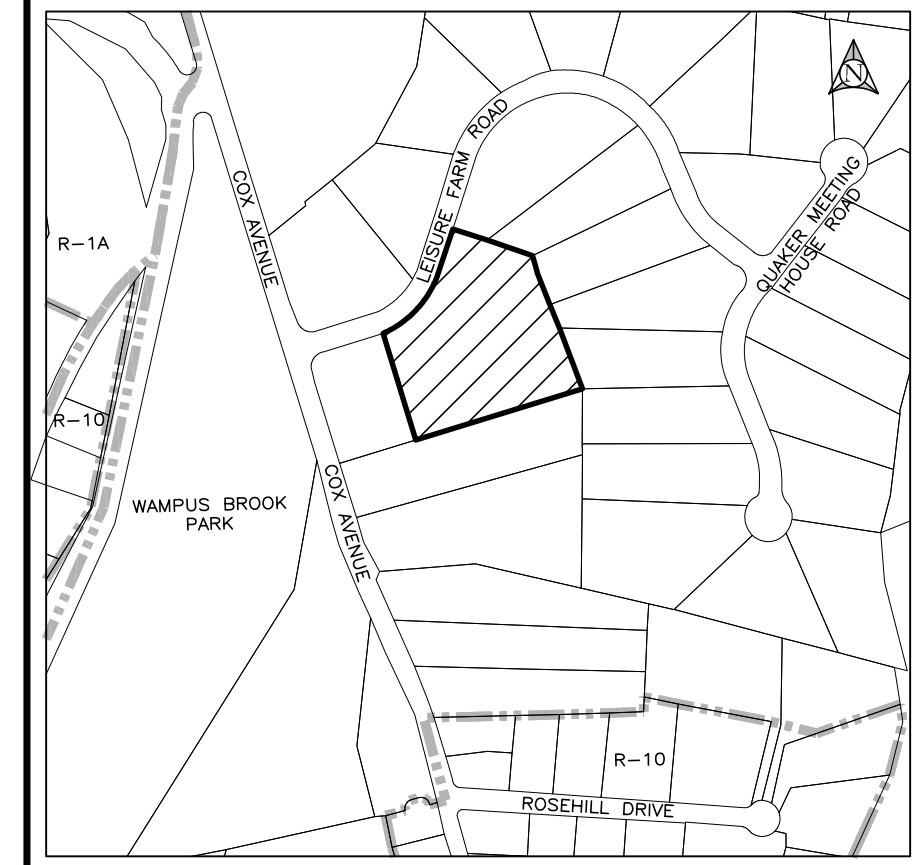
STABILIZED CONSTRUCTION ENTRANCE (ANTI-TRACKING PAD)
N.T.S.



CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POST WITH TIES OR STAPLES. POST SHALL BE STEEL EITHER T1 OR T1 TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER #1 (MIRAFI) 100X, STABLINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL MEET THE MINIMUM REQUIREMENTS SHOWN.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE
N.T.S.



LOCATION MAP N.T.S.

ZONING CHART

ZONE: R-1A: ONE FAMILY RESIDENCE DISTRICT (1 ACRE)

	REQUIRED/ PERMITTED	EXISTING
MINIMUM LOT AREA	1 ACRE	3.110 ACRES
FRONTAGE	125 FT.	303.06 FT.
WIDTH	125 FT.	392.2 FT.
DEPTH	150 FT.	349.56 FT.
FRONT YARD SETBACK	50 FT.	70 FT.
SIDE YARD SETBACK	25 FT.	35.4 FT.
REAR YARD SETBACK	40 FT.	143.7 FT.
MAXIMUM BUILDING HEIGHT	N/A	N/A
MAXIMUM BUILDING COVERAGE	12%	2.30%
MINIMUM DWELLING UNIT SIZE	1,200 S.F.	N/A

BASE PLAN IS FROM SURVEY ENTITLED "SURVEY OF PROPERTY SECTION 2 BLOCK 5 LOT 14-28 SUBDIVISION LOT 3 LEISURE FARM, SITUATED IN TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, N.Y." BY EASTERN STATES ENGINEERING, INC. DATED OCTOBER 15, 1999.

TOPOGRAPHY TAKEN FROM WESTCHESTER COUNTY GIS.



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:
DAN AMIOLUCCI

SITE ADDRESS:
3 LEISURE FARM ROAD,
TOWN OF NORTH CASTLE,
NY 10504

TAX MAP #: 2-5-14-28
LOT AREA: 3.110 ACRES
ZONING: R-1A

DRAWING: **PROPOSED POOL**
OCTOBER 3, 2022

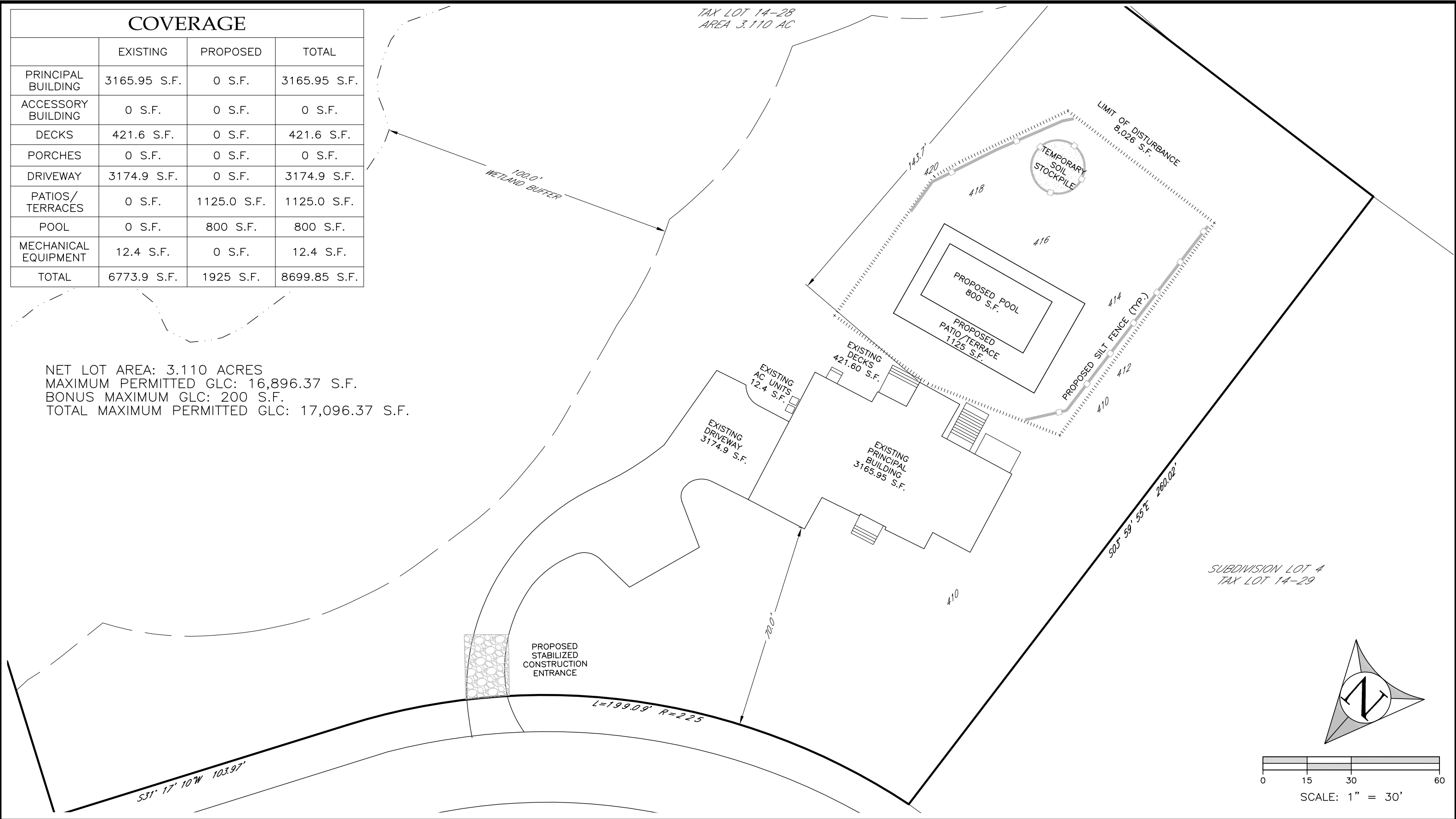
PROJECT: **3 LEISURE FARM ROAD**
TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK

SHEET: 01 OF 01

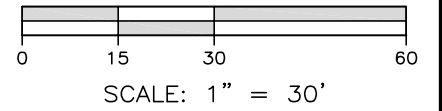
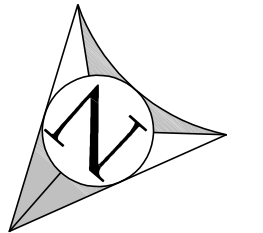
COVERAGE

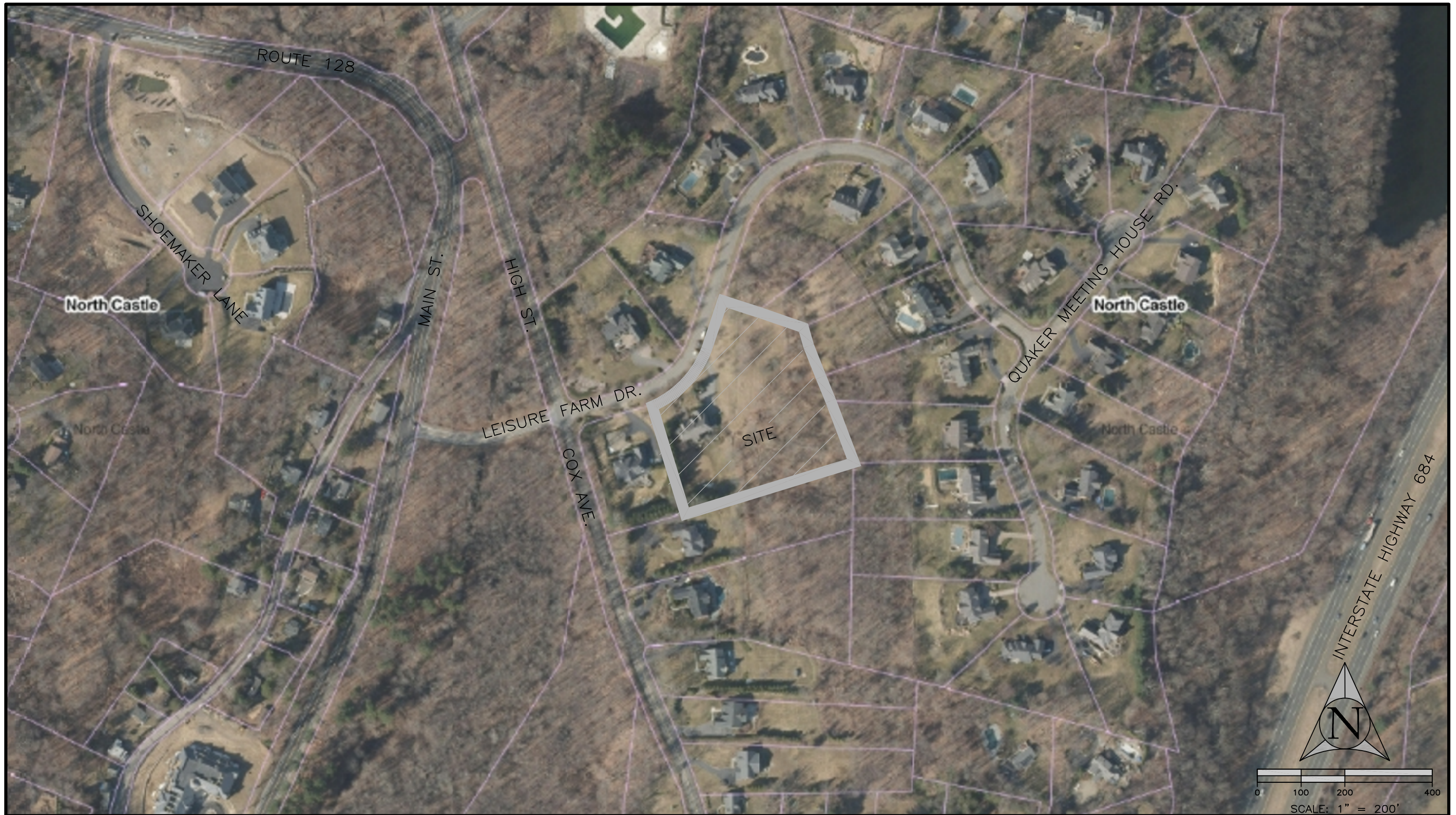
	EXISTING	PROPOSED	TOTAL
PRINCIPAL BUILDING	3165.95 S.F.	0 S.F.	3165.95 S.F.
ACCESSORY BUILDING	0 S.F.	0 S.F.	0 S.F.
DECKS	421.6 S.F.	0 S.F.	421.6 S.F.
PORCHES	0 S.F.	0 S.F.	0 S.F.
DRIVEWAY	3174.9 S.F.	0 S.F.	3174.9 S.F.
PATIOS/TERRACES	0 S.F.	1125.0 S.F.	1125.0 S.F.
POOL	0 S.F.	800 S.F.	800 S.F.
MECHANICAL EQUIPMENT	12.4 S.F.	0 S.F.	12.4 S.F.
TOTAL	6773.9 S.F.	1925 S.F.	8699.85 S.F.

NET LOT AREA: 3.110 ACRES
 MAXIMUM PERMITTED GLC: 16,896.37 S.F.
 BONUS MAXIMUM GLC: 200 S.F.
 TOTAL MAXIMUM PERMITTED GLC: 17,096.37 S.F.



SUBDIVISION LOT 4
 TAX LOT 14-29





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

3 LEISURE FARM ROAD
TOWN OF NORTH CASTLE,
WESTCHESTER COUNTY, NEW YORK

AERIAL MAP EXHIBIT
OCTOBER 3, 2022



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3 LEISURE FARM ROAD
TOWN OF NORTH CASTLE,
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TAX MAP EXHIBIT
OCTOBER 3, 2022