



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: 683 Bedford Road, Armonk

Section III- DESCRIPTION OF WORK:

legalization of existing deck

Section III- CONTACT INFORMATION:

APPLICANT: Thomas and Rosanne Costabile

ADDRESS: 683 Bedford Road, Armonk, NY 10504

C. PHONE: 914-263-8388 MOBILE: 914-274-0611 EMAIL: tomcos6@gmail.com
(Thomas) (Rosanne) rcostabile56@gmail.com

PROPERTY OWNER: Thomas and Rosanne Costabile

ADDRESS: 683 Bedford Road, Armonk, NY 10504

PHONE: same as above MOBILE: _____ EMAIL: see above

PROFESSIONAL: DeMasi Architects P.C.

ADDRESS: 105 Smith Avenue, Mount Kisco, NY 10549

PHONE: 914-666-3858 MOBILE: _____

EMAIL: Lou@DemasiArchitects.com

Section IV- PROPERTY INFORMATION:

Zone: R-2A Tax ID (lot designation) 95.03-1-50



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BUILDING DEPARTMENT
 Robert Melillo
 Building/ Fire inspector

Telephone: (914) 273-3000 ext. 44
 Fax: (914) 273-3554
www.northcastleny.com

GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: 683 Bedford Road Armonk Date: 10/10/2022

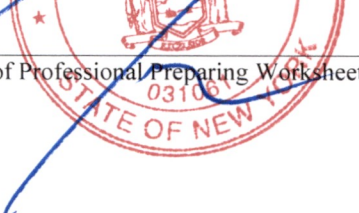
Tax Map Designation or Proposed Lot No.: 95.03-1-50

Gross Lot Coverage

- | | | |
|-----|--|-----------------------------|
| 1. | Total lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>87,298.58 (2.004 Ac)</u> |
| 2. | Maximum permitted gross land coverage (per Section 355-26.C(1)(b)): | <u>13,283.4 sqft</u> |
| 3. | BONUS maximum gross land cover (per Section 355-26.C(1)(b)): | |
| | Distance principal home is beyond minimum front yard setback
$\frac{126.46}{10} \times 10 =$ | <u>1,264.6</u> |
| 4. | TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3 | <u>14,548</u> |
| 5. | Amount of lot area covered by principal building :
$\frac{1,757.93}{1,757.93}$ existing + $\frac{0}{0}$ proposed = | <u>1,757.93</u> |
| 6. | Amount of lot area covered by accessory buildings :
$\frac{0}{0}$ existing + $\frac{0}{0}$ proposed = | <u>0</u> |
| 7. | Amount of lot area covered by decks :
$\frac{650.6}{650.6}$ existing + $\frac{0}{0}$ proposed = | <u>650.6</u> |
| 8. | Amount of lot area covered by porches :
$\frac{0}{0}$ existing + $\frac{0}{0}$ proposed = | <u>0</u> |
| 9. | Amount of lot area covered by driveway, parking areas and walkways :
$\frac{3,933.1}{3,933.1}$ existing + $\frac{0}{0}$ proposed = | <u>3,933.1</u> |
| 10. | Amount of lot area covered by terraces :
$\frac{57.8}{57.8}$ existing + $\frac{0}{0}$ proposed = | <u>57.8</u> |
| 11. | Amount of lot area covered by tennis court, pool and mechanical equip :
$\frac{0}{0}$ existing + $\frac{0}{0}$ proposed = | <u>0</u> |
| 12. | Amount of lot area covered by all other structures :
$\frac{0}{0}$ existing + $\frac{0}{0}$ proposed = | <u>0</u> |
| 13. | Proposed gross land coverage : Total of Lines 5 – 12 = | <u>6,399.43</u> |

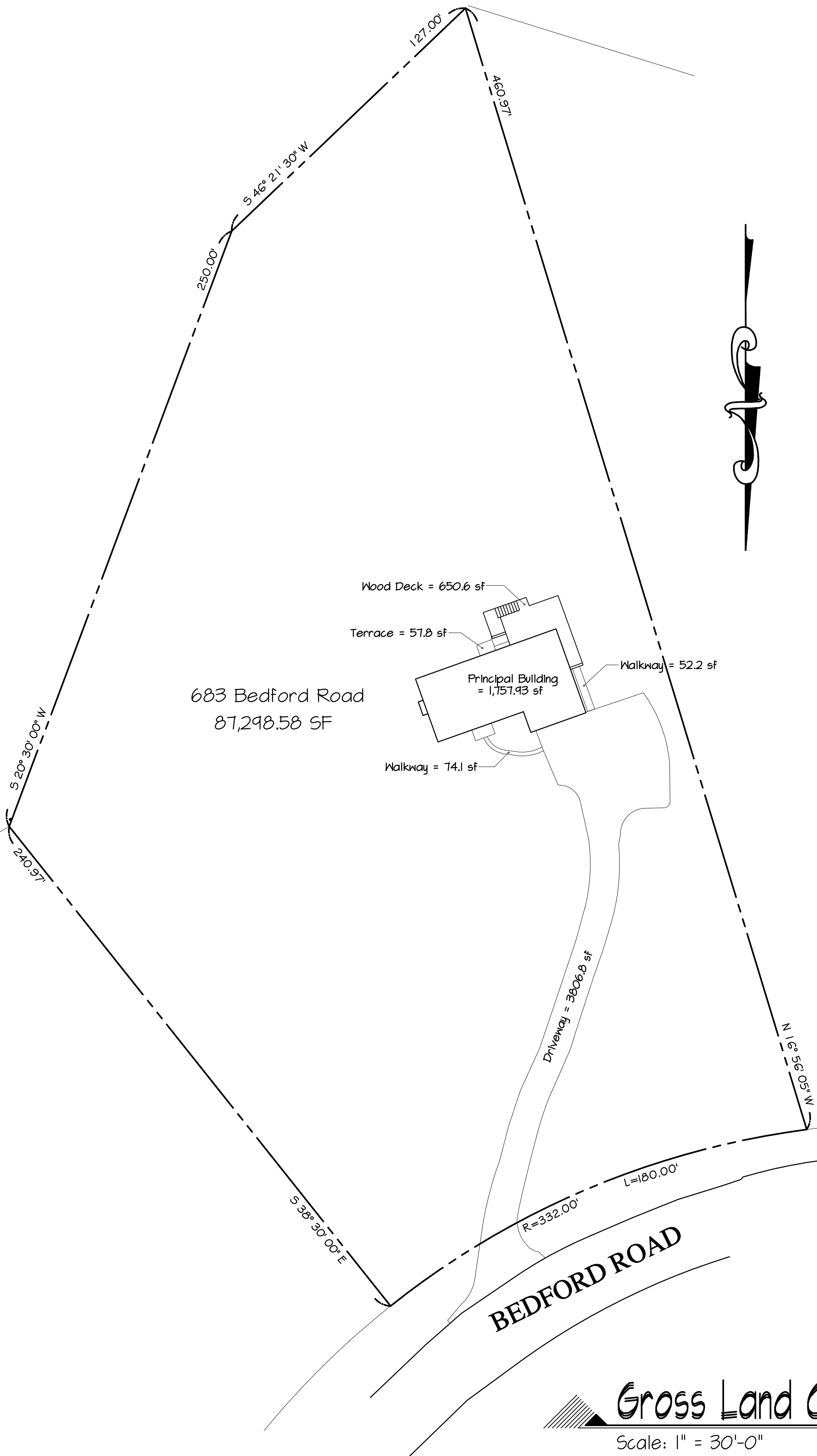
If Line 13 is less than or equal to Line 4, your proposal **complies** with the Town's maximum gross land coverage regulations and the project may proceed to the Residential Project Review Committee for review. If Line 13 is greater than Line 4 your proposal does not comply with the Town's regulations.

Signature and Seal of Professional Preparing Worksheet



10-10-2022
 Date

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Gross Land Coverage Data

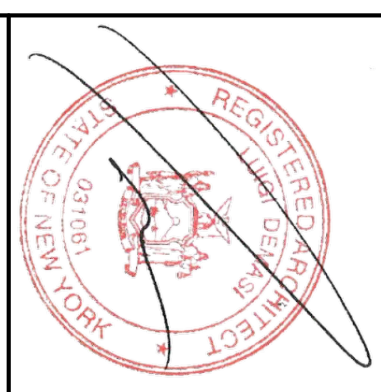
Principal Building =	7,757.43 SF
Accessory Buildings =	0 SF
Decks/Balconies =	650.6 SF
Porches =	0 SF
Driveways and Walkways =	3,933.1 SF
Terrace =	57.8 SF
Pool and Mechanical Equipment =	0 SF
Total Gross Land Coverage =	6,399.43 SF

Gross Land Coverage Plan

Scale: 1" = 30'-0"

Drawing	Job No	Revision	Date
		OF	222-110
		Date	Date
		Oct. 11, 2022	

Gross Land Coverage Plan For
683 Bedford Road
Armonk, NY.

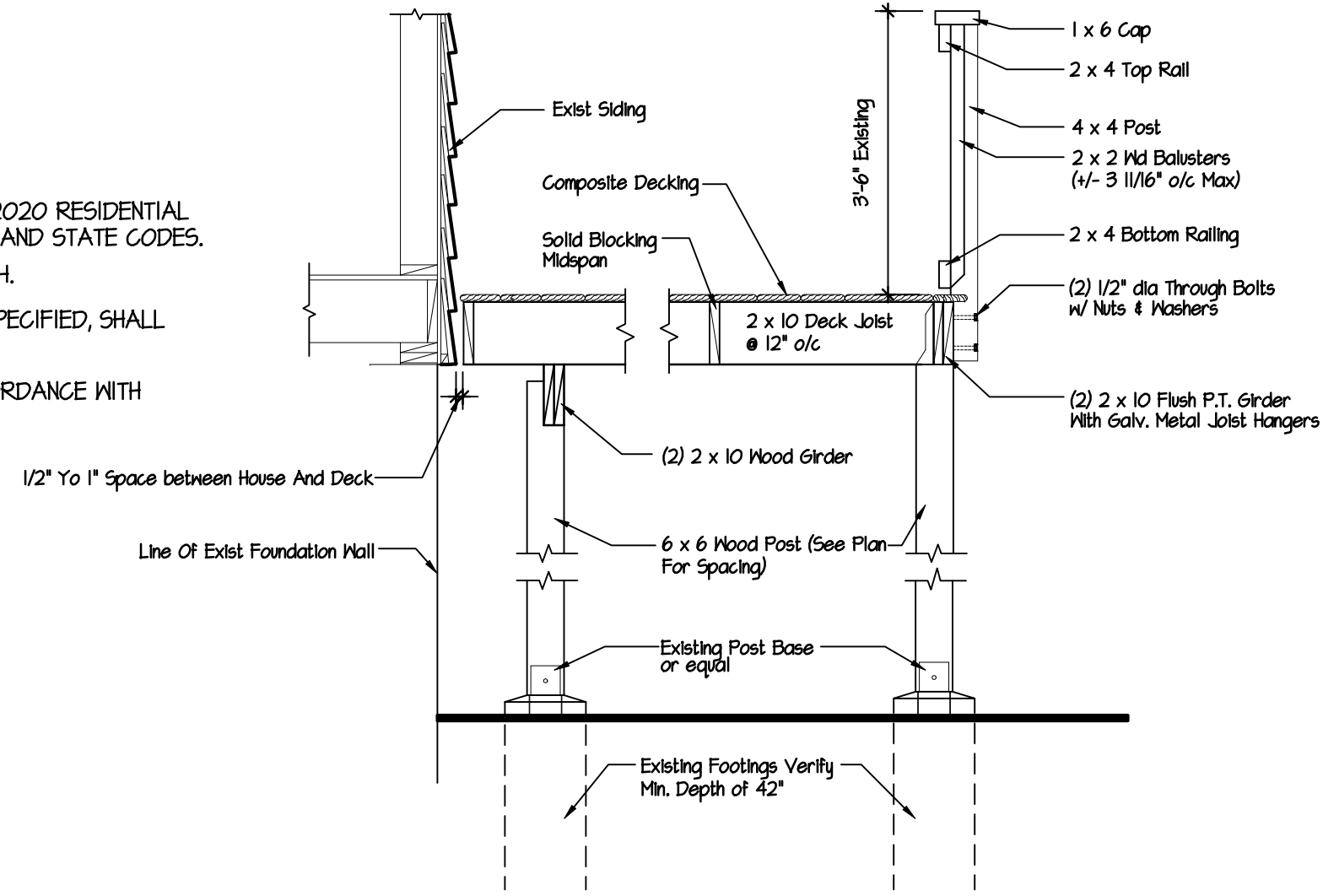


DeMasi Architects P.C.
 105 SMITH AVENUE, MOUNT KISCO, NEW YORK 10549
 PHONE: (914) 666-3858
 EMAIL: Lou@DemasiArchitects.com

These plans are not valid for a building permit unless originally signed and sealed by the Architect and are for the construction of one structure only by the person whose name appears on the plans.

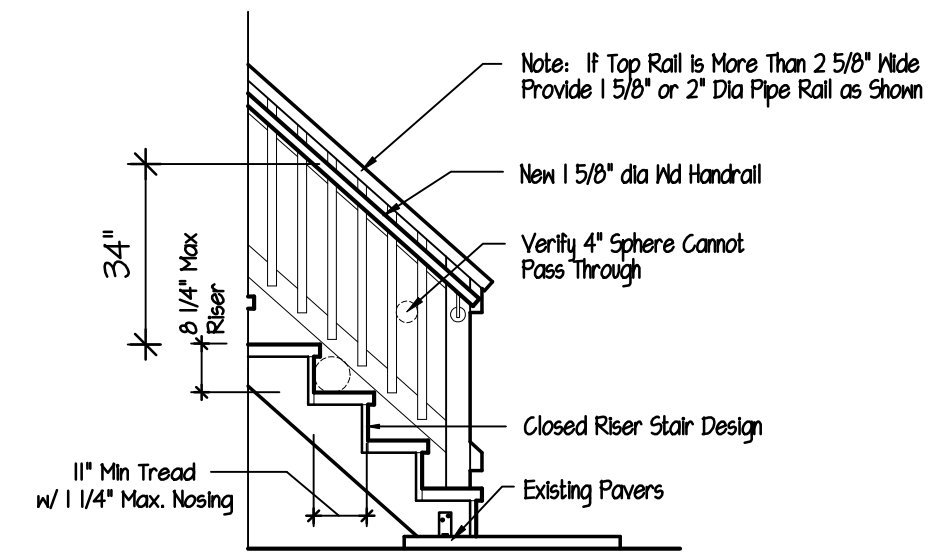
General Notes:

ALL WORK AND MATERIALS SHALL CONFORM TO THE 2020 RESIDENTIAL CODE OF NEW YORK STATE AND ALL LOCAL, COUNTY AND STATE CODES.
 ALL FOOTINGS TO BEAR ON SOLID UNDISTURBED EARTH.
 ALL NEW WORK AND MATERIALS, UNLESS OTHERWISE SPECIFIED, SHALL MATCH EXISTING CONSTRUCTION.
 ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.



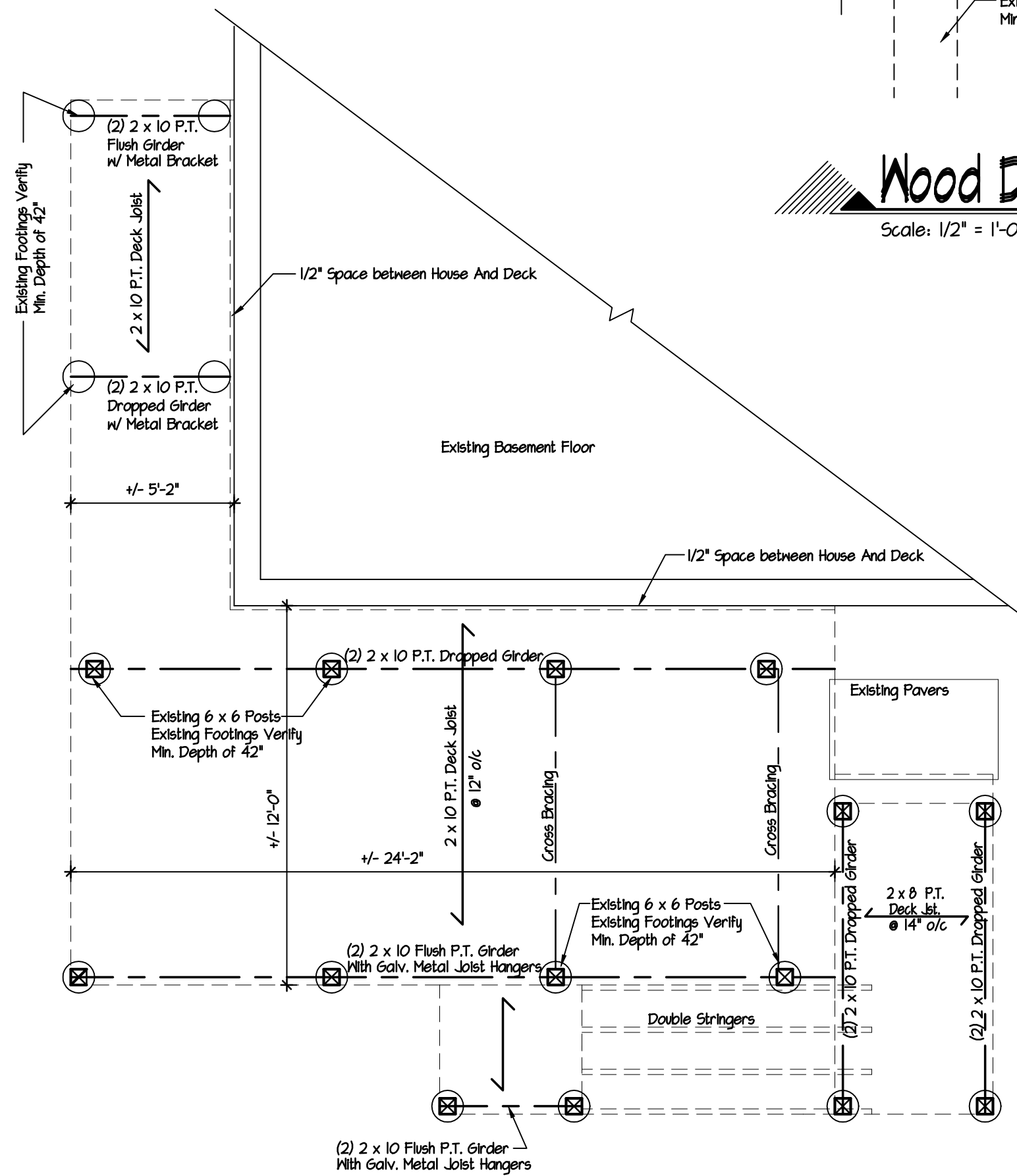
Wood Deck Detail

Scale: 1/2" = 1'-0"



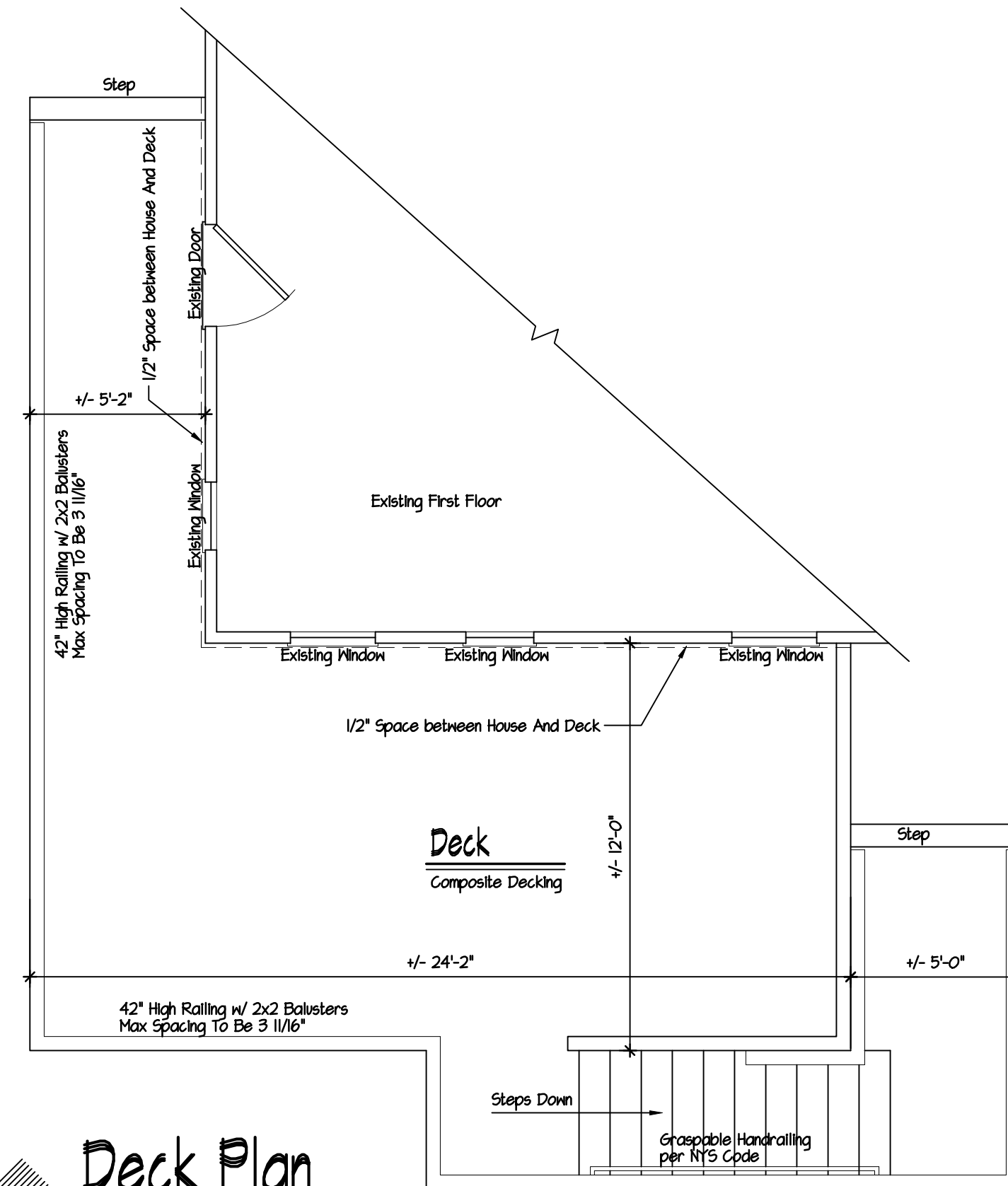
Deck Handrail & Stair Detail

No Scale



Deck Foundation Plan

Scale: 1/4" = 1'-0"



Deck Plan

Scale: 1/4" = 1'-0"

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As Built Deck For

**683 Bedford Road
Armonk, NY.**

Revision	Date
Date	Aug. 31, 2022
Job No	222-110
Drawing	

OF