



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: 6 SNIFFEN ROAD ARMONK, NY 10504

Section III- DESCRIPTION OF WORK:

THIS PROJECT INCLUDES:

1. THE EXPANSION OF AN EXISTING PATIO
2. ADDING A BARBEQUE / OUTDOOR KITCHEN AND FIREPIT
3. THE ADDITION OF A SWIMMING POOL AND ADJACENT PATIO
4. THE ADDITION OF A SEPARATE PATIO
5. EXPANDING TO THE DRIVEWAY TO INCLUDE A BASKETBALL AREA
6. RECONSTRUCTION OF STONE STEPS TO THE LOWER LAWN AREA.

Section III- CONTACT INFORMATION:

APPLICANT: DAVID STREIT

ADDRESS: 6 SNIFFEN ROAD ARMONK, NY 10504

PHONE: 516/318-1762 MOBILE: 516/318-1762 EMAIL: dts323@gmail.com

PROPERTY OWNER: DAVID STREIT

ADDRESS: 6 SNIFFEN ROAD ARMONK, NY 10504

PHONE: 516/318-1762 MOBILE: 516/318-1762 EMAIL: dts323@gmail.com

PROFESSIONAL: CHRISTINE BRODA, ARCHITECT

ADDRESS: 89 JANE STREET HARTSDALE, NY 10530

PHONE: 914/683-3867 MOBILE: 914/715-5839

EMAIL: CBroda@CBrodaArchitect.com

Section IV- PROPERTY INFORMATION:

Zone: R-1.5A Tax ID (lot designation) 101.04-2-35



**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: STREIT RESIDENCE

Initial Submittal Revised Preliminary

Street Location: 6 SNIFFEN ROAD

Zoning District: R-1.5A Property Acreage: 1.5 Tax Map Parcel ID: 101.04-2-35

Date: 11/17/2022

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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- 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.



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17 Bedford Road
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**PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning**

**Telephone: (914) 273-3542
Fax: (914) 273-3554
www.northcastleny.com**

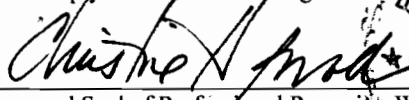

GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: STREIT RESIDENCE Date: 11/17/2022
Tax Map Designation or Proposed Lot No.: 101.04-2-35

Gross Lot Coverage

1.	Total lot Area (Net Lot Area for Lots Created After 12/13/06):	<u>65,549.68</u>
2.	Maximum permitted gross land coverage (per Section 355-26.C(1)(b)):	<u>11,329.07</u>
3.	BONUS maximum gross land cover (per Section 355-26.C(1)(b)):	
	Distance principal home is beyond minimum front yard setback	
<u>30.17</u>	x 10 = <u>301.7</u>	
4.	TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3	<u>11,630.77</u>
5.	Amount of lot area covered by principal building : <u>3,038.89</u> existing + <u>0.00</u> proposed =	<u>3,038.89</u>
6.	Amount of lot area covered by accessory buildings : <u>0.00</u> existing + <u>0.00</u> proposed =	<u>0.00</u>
7.	Amount of lot area covered by decks : <u>0.00</u> existing + <u>0.00</u> proposed =	<u>0.00</u>
8.	Amount of lot area covered by porches : <u>1,176.15</u> existing + <u>0.00</u> proposed =	<u>1,176.15</u>
9.	Amount of lot area covered by driveway, parking areas and walkways : <u>7,465.98</u> existing + <u>412.91</u> proposed =	<u>7,878.89</u>
10.	Amount of lot area covered by terraces : <u>454.11</u> existing + <u>1,141.63</u> proposed =	<u>1,595.74</u>
11.	Amount of lot area covered by tennis court, pool and mechanical equip : <u>0.00</u> existing + <u>698.25</u> proposed =	<u>698.25</u>
12.	Amount of lot area covered by all other structures : <u>231.60</u> existing + <u>0.00</u> proposed =	<u>231.60</u>
13.	Proposed gross land coverage : Total of Lines 5 – 12 =	<u>14,619.52</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


11/17/2022
Date

Memorandum

Project Streit Residence
6 Sniffen Road
Armonk, NY 10504

Project No. 340-22

To Town of North Castle
Residential Project Review Committee

Date prepared November 17, 2022

Re New patios & pool

As a supplement to our application for the construction of a new pool and the expansion of the existing patio and driveway, we hereby submit additional information and photos of the proposed work.

Respectfully submitted,



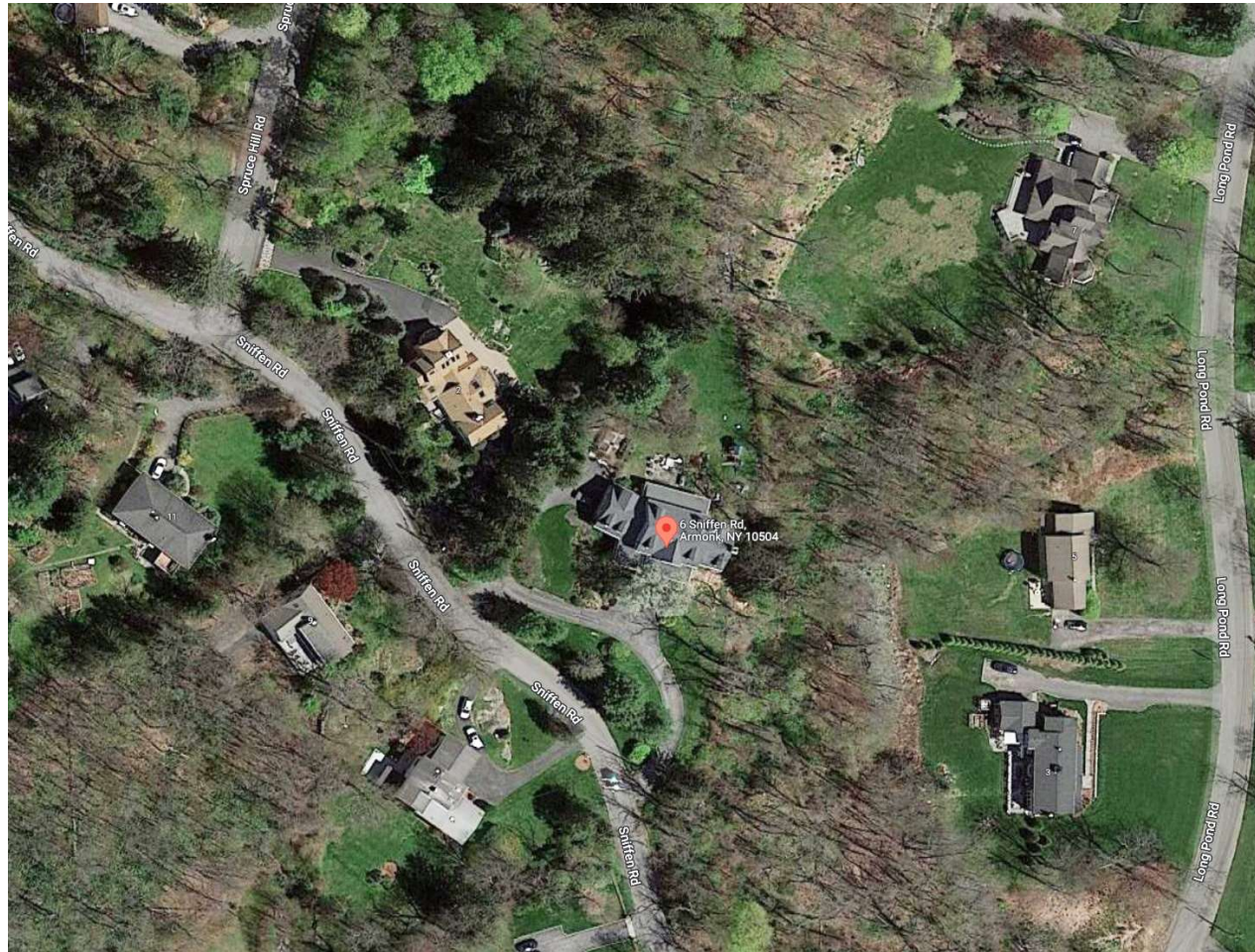
Christine H. Broda, R.A.



Memorandum



Site location

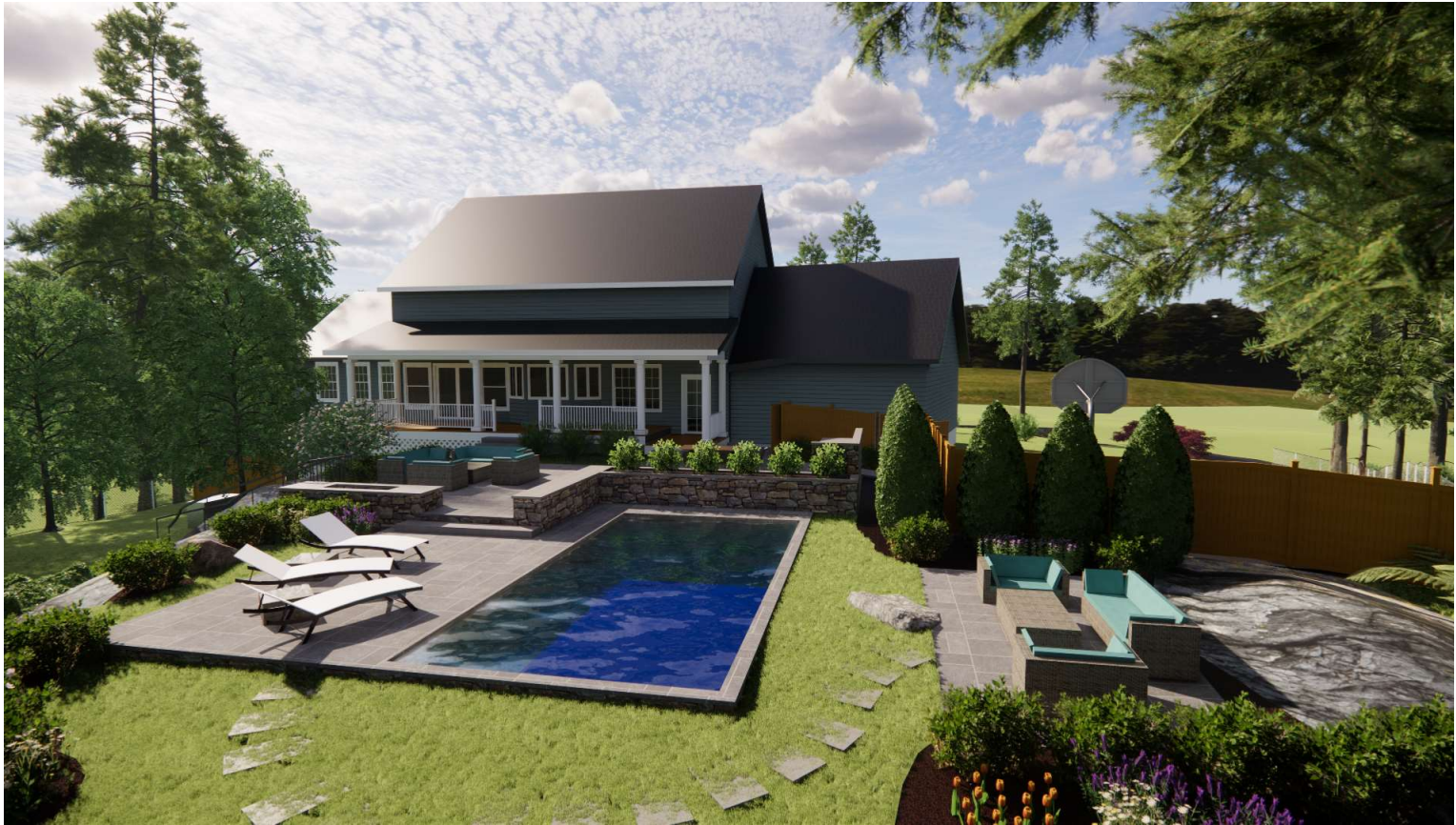


Site photo

Proposed construction



Overhead view



View from path to lower level



View from porch

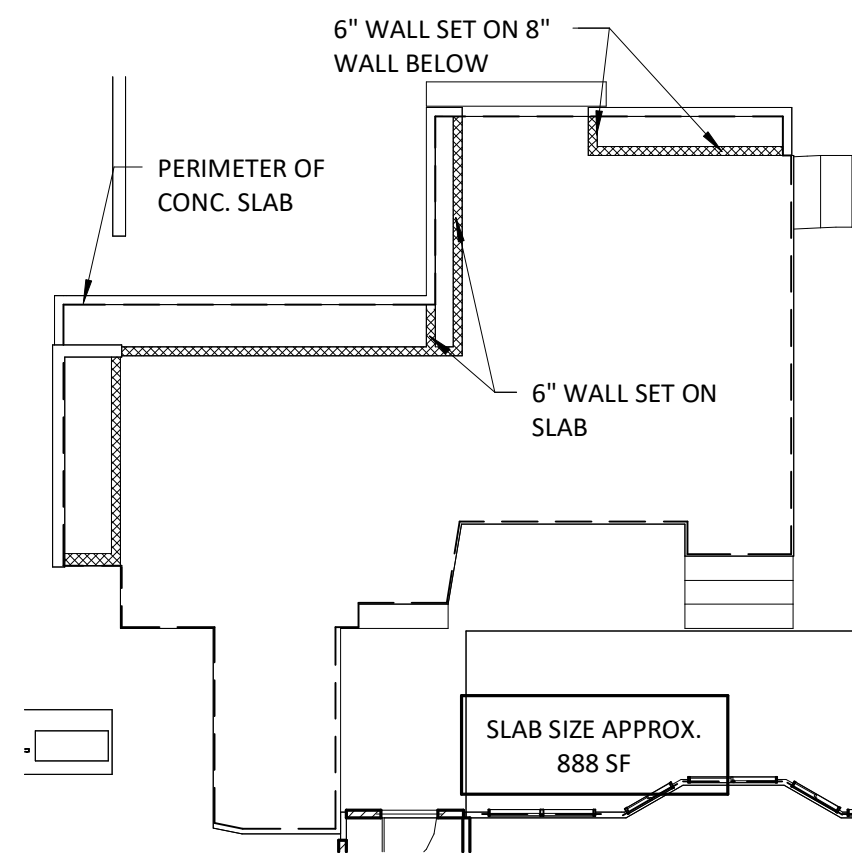
PATIO CONSTRUCTION

GENERAL CONSTRUCTION

1. REMOVE EXISTING PATIO STONES AND SAVE FOR REUSE.
2. INSTALL NEW 4" MIN. COMPACTED GRAVEL BASE.

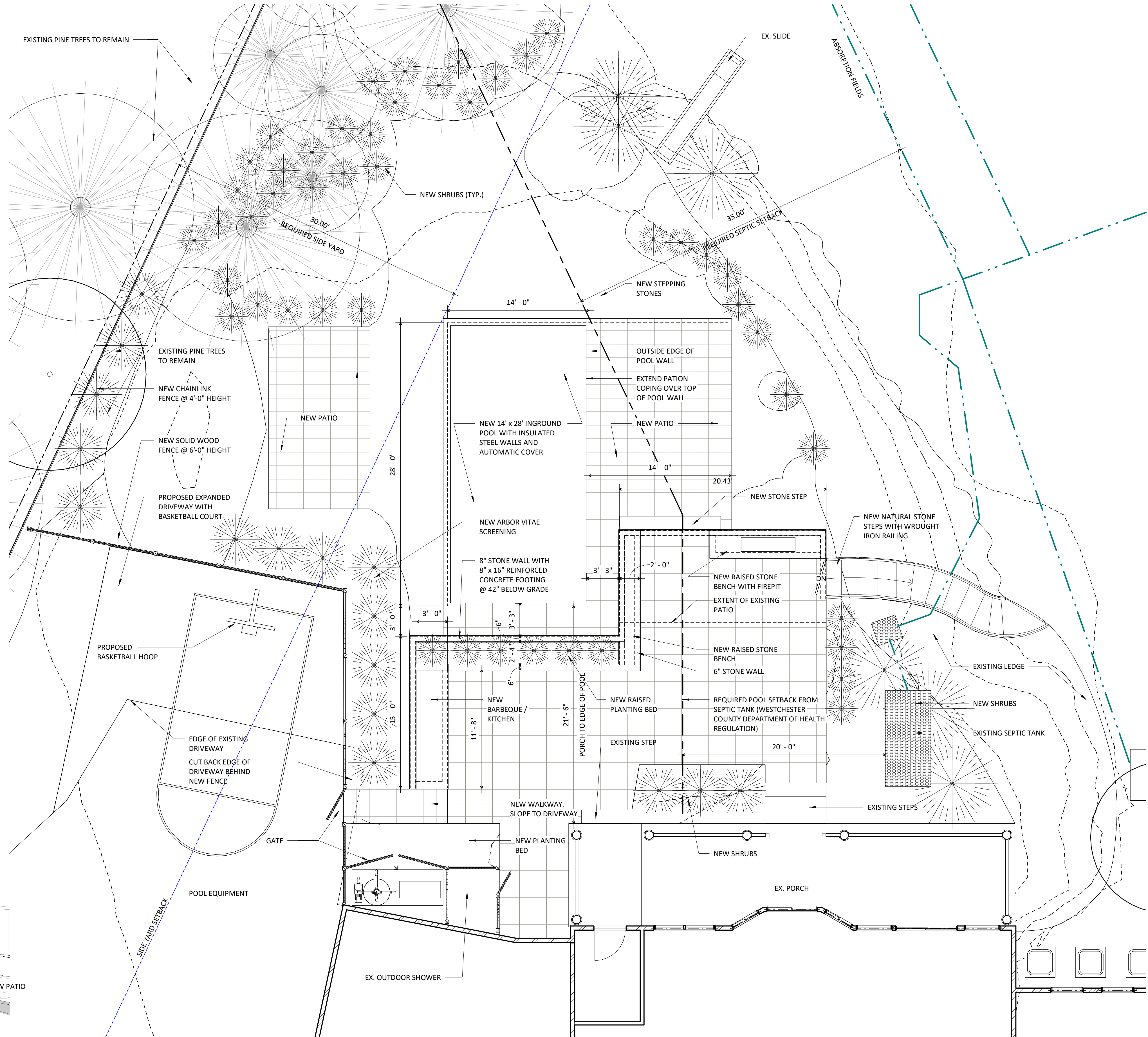
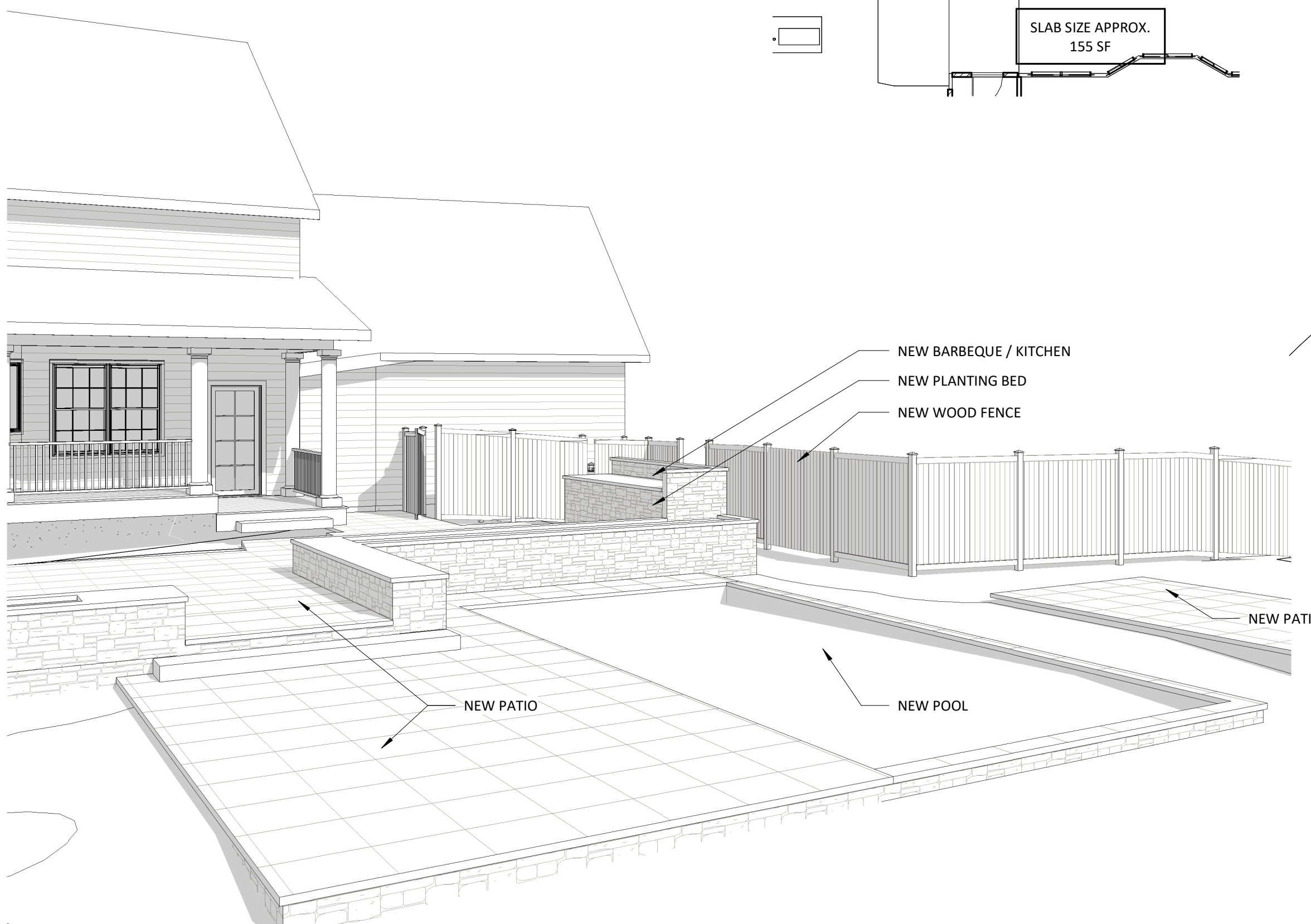
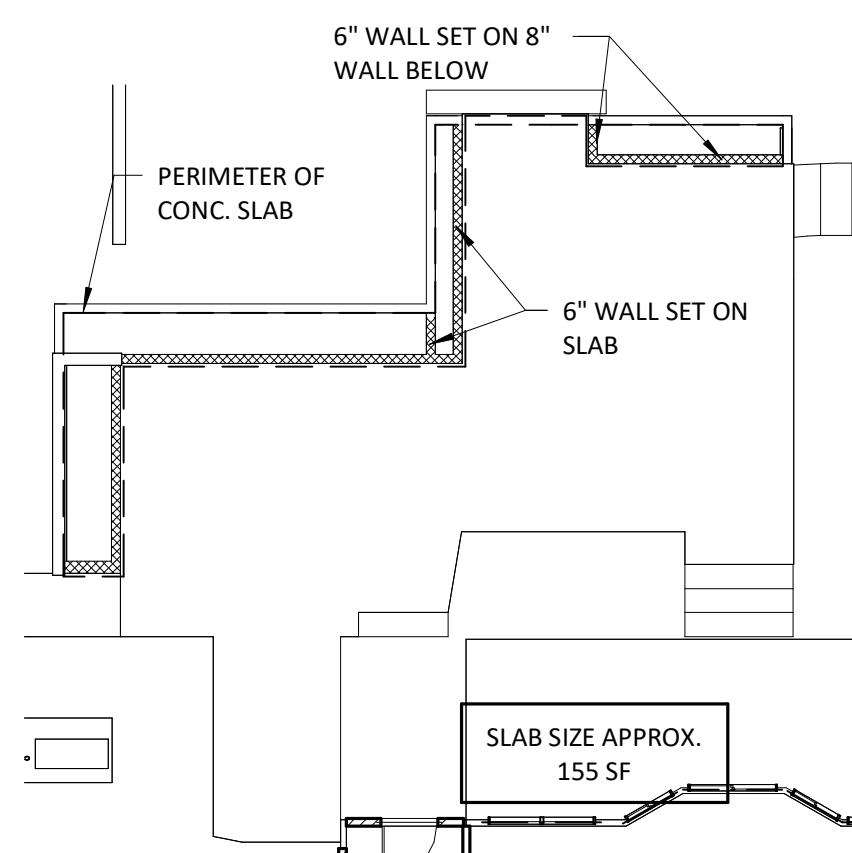
PATIO ALTERNATE 1

1. INSTALL 4" CONCRETE SLAB REINFORCED WITH MESH THROUGHOUT PATIO AREA AND UNDER ALL 6" STONE WALLS. (SEE PLAN BELOW)
2. INSTALL BLUESTONE PATIO WITH MORTARED JOINTS ON SLAB.



PATIO ALTERNATE 2

1. INSTALL 4" CONCRETE SLAB REINFORCED WITH MESH IN ALL AREAS WHERE 6" STONE WALLS ARE SHOWN TO SUPPORT STONE WALLS. (SEE PLAN BELOW)
2. INSTALL BLUESTONE PATIO STONES ON 4" STONE DUST.
3. ALL JOINTS TO HAVE POLYMERIC STONE DUST.



1 POOL AND PATIO PLAN
Scale: 3/16" = 1'-0"

2 VIEW OF POOL & NEW PATIO
Scale:

ALL DIMENSIONS TO BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION BEGINS AND THE ARCHITECT NOTIFIED OF ANY DISCREPANCIES.
IT IS A VIOLATION OF THE N.Y.S. EDUCATION LAW 7209 ARTICLE 14-E FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER THIS DRAWING IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO THIS ITEM THE SEAL AND THE NOTATION ALTERED BY FOLLOWING HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE EXCLUSIVE PROPERTY OF CHRISTINE BRODA ARCHITECT, AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THIS PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS AND PLANS SHALL BE USED BY, COPIED, REPRODUCED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF CHRISTINE BRODA ARCHITECT.

THESE PLANS AND SPECIFICATIONS ARE FOR THE USE OF THIS PROJECT ONLY AND FOR THE CONTRACTED OWNER. THEY CANNOT BE TRANSFERRED FOR USE TO SUBSEQUENT OWNERS WITHOUT THE PERMISSION OF CHRISTINE BRODA ARCHITECT, P.L.L.C.

© CHRISTINE H. BRODA

SEAL



ISSUE DATE
11/17/2022

PERMIT

REVISONS	DATE	DESCRIPTION

SCALE: As indicated

