



# 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: 19 JACKSON RD BEDFORD, NY. 10506

### Section III- DESCRIPTION OF WORK:

PROPOSED : MASTER SUITE ADDITION  
DECK ADDITIONS  
(3) ACCESSORY STRUCTURES.

### Section III- CONTACT INFORMATION:

APPLICANT: NATHANIEL KOLOC

ADDRESS: 19 JACKSON AVE BEDFORD NY 10506

PHONE: - MOBILE: 412-260-3263 EMAIL: NSK.UTILITY@GMAIL.COM.

PROPERTY OWNER: SAME AS APPLICANT

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ MOBILE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

PROFESSIONAL: KENNETH HESSELBACHER, P.E

ADDRESS: 260 ROCKY HILL RD, NEW FAIRFIELD, CT 06812

PHONE: - MOBILE: (203) 628-5601

EMAIL: KENHESS1111@YAHOO.COM.

### Section IV- PROPERTY INFORMATION:

Zone: R-2A Tax ID (lot designation) 102.02-2-65



**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: KOLOC RESIDENCE

Initial Submittal  Revised Preliminary

Street Location:

19 JACKSON RD BEDFORD, NY

Zoning District: R-2A Property Acreage: 4.30 Tax Map Parcel ID: 102.02-2-65

Date: 11/22/22

**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.



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PLANNING DEPARTMENT  
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 Director of Planning

Telephone: (914) 273-3542  
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**GROSS LAND COVERAGE CALCULATIONS WORKSHEET**

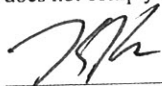
Application Name or Identifying Title: Koloc RESIDENCE Date: 11/22/22

Tax Map Designation or Proposed Lot No.: 102.02 - 2 - 65

Gross Lot Coverage

- |     |  |                |
|-----|--|----------------|
| 1.  | Total lot Area (Net Lot Area for Lots Created After 12/13/06):   | <u>184,050</u> |
| 2.  | Maximum permitted gross land coverage (per Section 355-26.C(1)(b)):  | <u>20,540</u>  |
| 3.  | BONUS maximum gross land cover (per Section 355-26.C(1)(b)):<br>Distance principal home is beyond minimum front yard setback<br><u>82.5'</u> x 10 = <u>825</u> | <u>825</u>     |
| 4.  | TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3   | <u>21,365</u>  |
| 5.  | Amount of lot area covered by principal building:<br><u>2516</u> existing + <u>1255</u> proposed =   | <u>3,771</u>   |
| 6.  | Amount of lot area covered by accessory buildings:<br><u>179</u> existing + <u>2400</u> proposed =   | <u>2,579</u>   |
| 7.  | Amount of lot area covered by decks:<br><u>423</u> existing + <u>3881</u> proposed =   | <u>4,304</u>   |
| 8.  | Amount of lot area covered by porches:<br><u>0</u> existing + <u>201</u> proposed =  | <u>201</u>     |
| 9.  | Amount of lot area covered by driveway, parking areas and walkways:<br><u>6222</u> existing + <u>29</u> proposed =   | <u>6,251</u>   |
| 10. | Amount of lot area covered by terraces:<br><u>894</u> existing + <u>0</u> proposed =   | <u>894</u>     |
| 11. | Amount of lot area covered by tennis court, pool and mechanical equip:<br><u>844</u> existing + <u>0</u> proposed =  | <u>844</u>     |
| 12. | Amount of lot area covered by all other structures:<br><u>0</u> existing + <u>0</u> proposed =   | <u>0</u>       |
| 13. | Proposed gross land coverage: Total of Lines 5 - 12 =  | <u>18,844</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

11/22/22  
 Date





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 WESTCHESTER COUNTY  
 17 Bedford Road  
 Armonk, New York 10504-1898

PLANNING DEPARTMENT  
 Adam R. Kaufman, AICP  
 Director of Planning

January 29, 2019  
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### FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: KOLOC RESIDENCE Date: 11/22/22

Tax Map Designation or Proposed Lot No.: 102.02-2-65

Floor Area

- |     |   |                |
|-----|---|----------------|
| 1.  | Total Lot Area (Net Lot Area for Lots Created After 12/13/06):  | <u>184,050</u> |
| 2.  | Maximum permitted floor area (per Section 355-26.B(4)):   | <u>13,901</u>  |
| 3.  | Amount of floor area contained within first floor:<br><u>2047</u> existing + <u>1255</u> proposed =                         | <u>3,302</u>   |
| 4.  | Amount of floor area contained within second floor:<br><u>0</u> existing + <u>0</u> proposed =                              | <u>0</u>       |
| 5.  | Amount of floor area contained within garage:<br><u>423</u> existing + <u>0</u> proposed =                                  | <u>0</u>       |
| 6.  | Amount of floor area contained within porches capable of being enclosed:<br><u>0</u> existing + <u>201</u> proposed =       | <u>201</u>     |
| 7.  | Amount of floor area contained within basement (if applicable - see definition):<br><u>0</u> existing + <u>0</u> proposed = | <u>0</u>       |
| 8.  | Amount of floor area contained within attic (if applicable - see definition):<br><u>0</u> existing + <u>235</u> proposed =  | <u>235</u>     |
| 9.  | Amount of floor area contained within all accessory buildings:<br><u>179</u> existing + <u>2400</u> proposed =              | <u>2,579</u>   |
| 10. | Proposed floor area: Total of Lines 3 - 9 =   | <u>6,740</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.

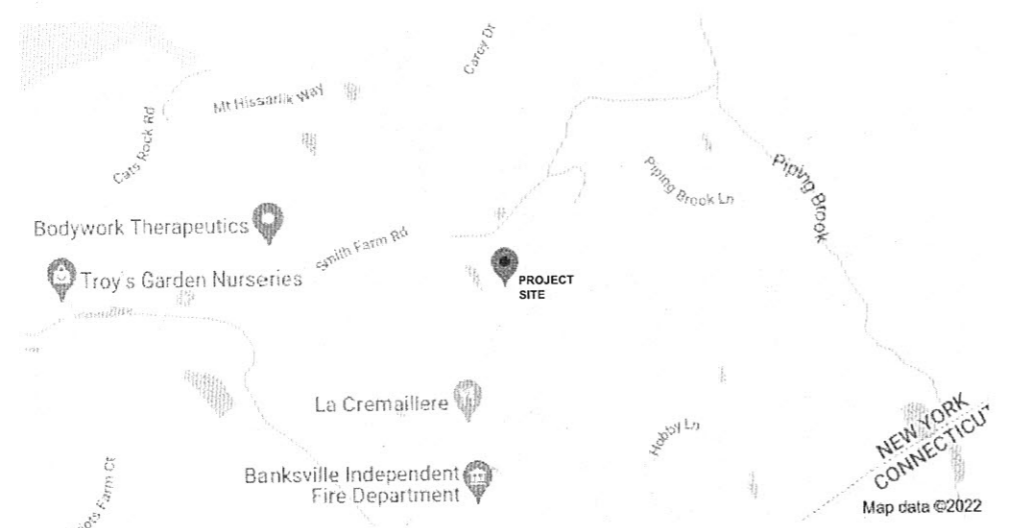
Signature and Seal of Professional Preparing Worksheet

11/22/22

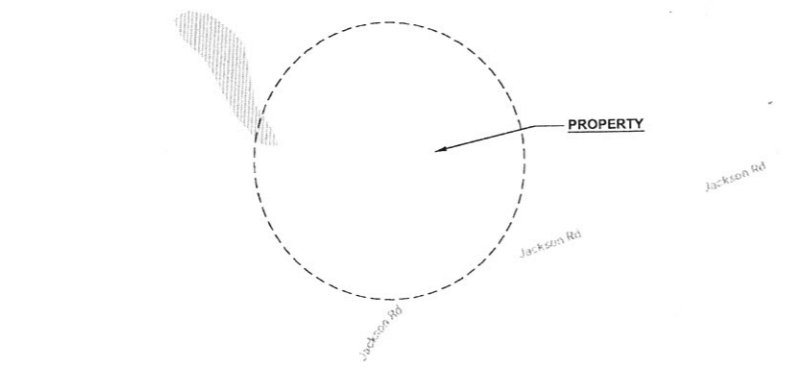
Date



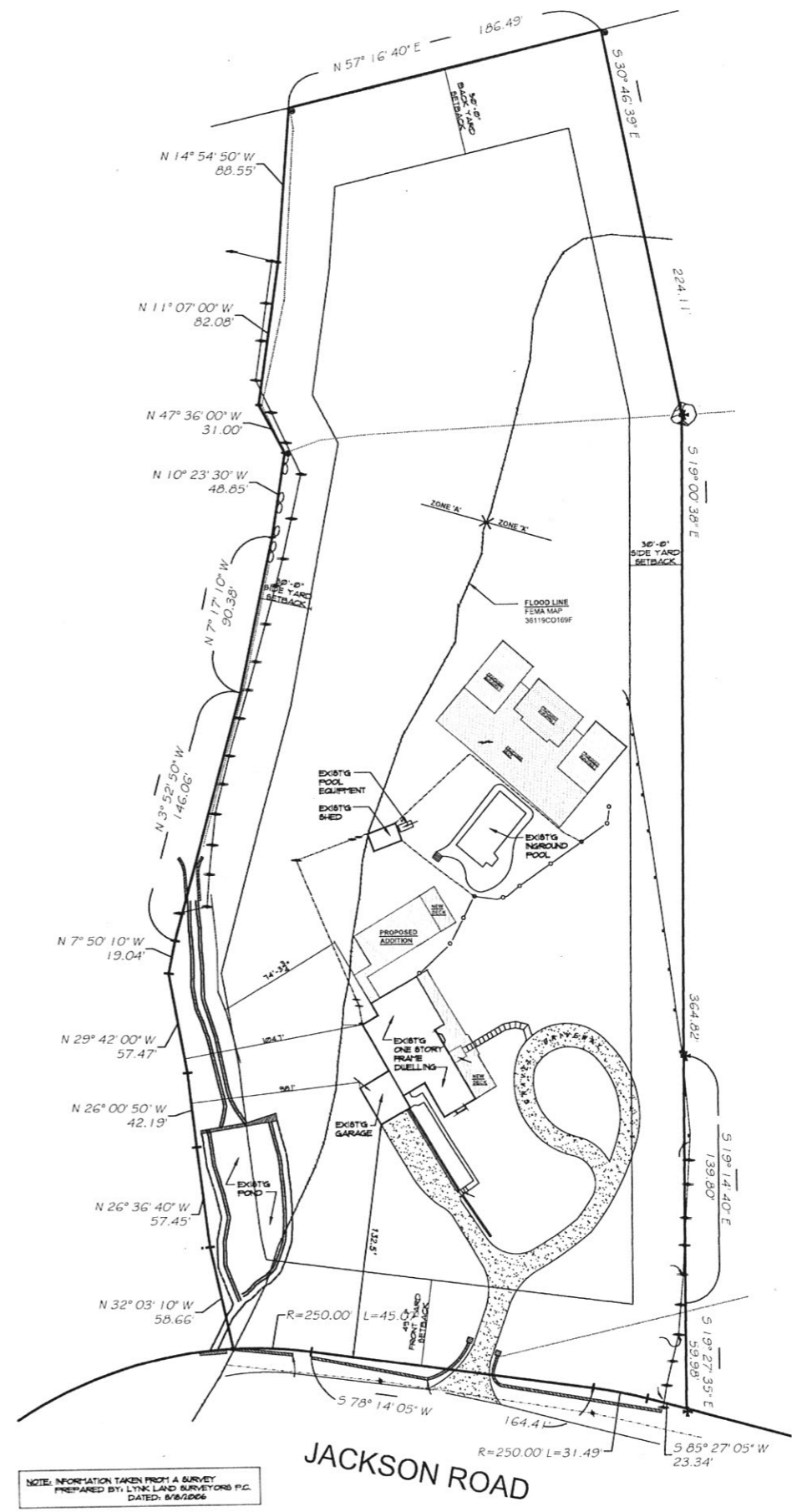
ZONING CONFORMANCE CHART					
TAX MAP DESIGNATION	SECTION 102.02-BLOCK 2 LOT 65				
ZONING DISTRICT: R-2A	SINGLE FAMILY RESIDENCE DISTRICT				
		REQUIRED	EXISTING	PROPOSED	VARIANCE REQUESTED
LOT AREA	S.F.	81,720	18,145	UNCHANGED	N/A
LOT FRONTAGE	FT.	150	219.35	UNCHANGED	N/A
LOT WIDTH	FT.	150	186.49	UNCHANGED	N/A
LOT DEPTH	FT.	150	121.13	UNCHANGED	N/A
FRONT YARD	FT.	50	132.5	UNCHANGED	N/A
SIDE YARD #1	FT.	30	98.1	UNCHANGED	N/A
SIDE YARD #2	FT.	30	120.3	32.18	N/A
REAR YARD	FT.	50	421 +/-	214.58	N/A
OFF STREET PARKING	CARS	2	2	UNCHANGED	N/A
		MAXIMUM PERMITTED	EXISTING	PROPOSED	VARIANCE REQUESTED
MAX BLDG COVERAGE (INCLUDING DECK AREA)	%	8	166	5.73	N/A
MAX FLOOR AREA	S.F.	13,901	2,649	6,740	N/A
MAX GROSS LAND COVERAGE	S.F.	21,365	11,078	7,166	N/A
MAIN BLDG MAX HGT	FT./STORY	30 / 2 1/2	-	18 / 1	N/A
ACCESSORY STRUCTURE MAX BLDG HGT	FT./STORY	15 / 1	-	14'-8" / 1	N/A



**LOCATION MAP** NO SCALE



**VICINITY MAP** NO SCALE



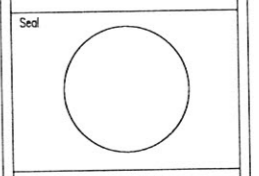
**1 PROPOSED SITE PLAN** SCALE: 1"=40'

**KOLOC/BIAGGI RESIDENCE**

19 JACKSON ROAD  
TOWN OF NORTH CASTLE, NY



**LUXURY DESIGN INTERIORS**  
42 Kitchawan Road  
Round Ridge NY 10576  
201 776-7700  
instagram.com/christinamarrassini



**STRUCTURAL ENGINEER:**  
Kenneth Hesselbacher, P.E.  
26 Rocky Hill Rd.  
New Fairfield, CT 06812  
(203)628-5601

**CIVIL ENGINEER:**  
Alfonzetti Engineers P.E.  
14 Smith Avenue  
MT Kisco, NY 10549  
(914) 666-9800

**SOIL SCIENTIST:**  
Paul J. Jaehing  
P.O. Box 1071  
Ridgefield, CT 06877  
(203)438-9993

**SURVEYOR:**  
Link Land Surveyors, P.C.  
21 Clark Place, Suite 1-B  
Mahopac, N.Y. 10541  
(845)628-5857

Submissions/Revisions

Description	Date	Work

Drawing Title  
**PROPOSED SITE PLAN**

Drawing Number  
**SP-1**

# KOLOC/ BIAGGI RESIDENCE

19 JACKSON ROAD  
TOWN OF  
NORTH CASTLE, NY



CHRISTINA  
MARRACCINI



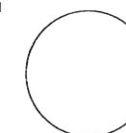
LUXURY  
DESIGN  
INTERIORS

42 Kitchawan Road  
Pound Ridge, NY 10576  
201 776-7100



instagram.com/christinamarraccini

Seal



**STRUCTURAL ENGINEER:**  
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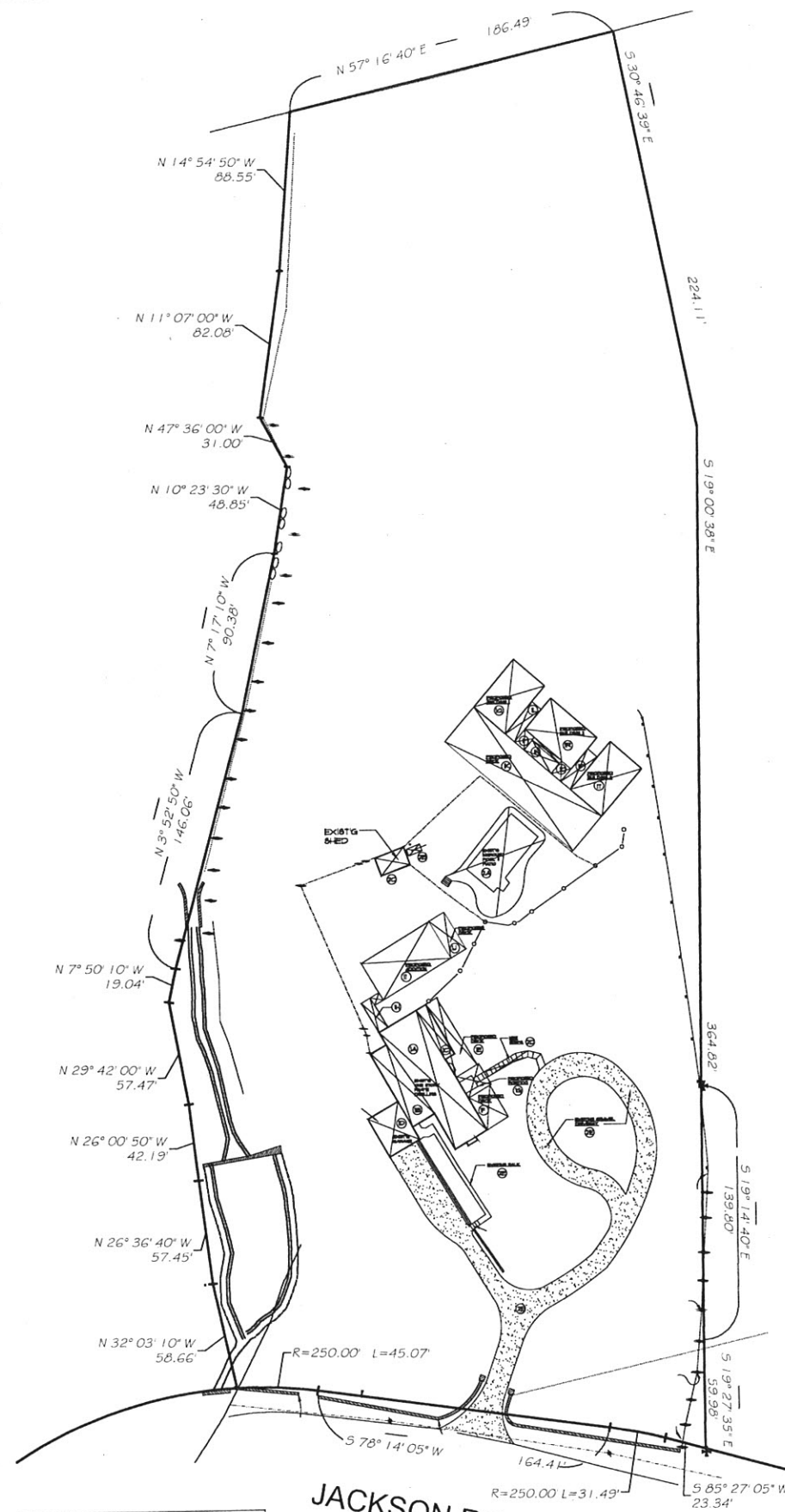
Description	Date	Mark

Drawing Title

**GROSS AREA  
CALCULATIONS**

Drawing  
Number

**A-0**



**GROSS LAND COVERAGE CALCULATIONS**

Ⓐ EXISTING ONE STORY DWELLING FOOTPRINT	175 SF.
Ⓑ EXISTING ONE STORY DWELLING FOOTPRINT	590 SF.
Ⓒ EXISTING ONE STORY DWELLING FOOTPRINT	261 SF.
Ⓓ EXISTING GARAGE	423 SF.
Ⓔ PROPOSED DECK	484 SF.
Ⓕ PROPOSED DECK	283 SF.
Ⓖ PROPOSED PORTICO	261 SF.
Ⓗ PROPOSED ADDITION	136 SF.
Ⓘ PROPOSED ADDITION	128 SF.
Ⓚ PROPOSED DECK	229 SF.
Ⓛ PROPOSED DECK	2,528 SF.
Ⓜ PROPOSED DECK	164 SF.
Ⓝ PROPOSED DECK	73 SF.
Ⓟ PROPOSED DECK	164 SF.
Ⓠ PROPOSED DECK	73 SF.
Ⓡ PROPOSED DECK	164 SF.
Ⓢ PROPOSED ACCESSORY BUILDING 1	860 SF.
Ⓣ PROPOSED ACCESSORY BUILDING 2	860 SF.
Ⓤ PROPOSED ACCESSORY BUILDING 3	860 SF.
Ⓚ EXISTING INGROUND POOL & PATIO	1,706 SF.
Ⓛ EXISTING POOL EQUIPMENT	32 SF.
Ⓜ EXISTING SHED	178 SF.
Ⓝ NEW STEPS	164 SF.
Ⓟ EXISTING GRAVEL DRIVEWAY & WALK	6,722 SF.

**PROPOSED GROSS LAND COVERAGE = 18,844 SF.**



**JACKSON ROAD**

**1 GROSS LAND CALCULATIONS**

SCALE: 1"=40'



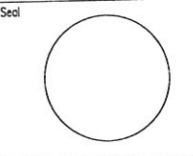
**KOLOC/  
BIAGGI  
RESIDENCE**

19 JACKSON ROAD  
TOWN OF  
NORTH CASTLE, NY



42 Kitchawan Road  
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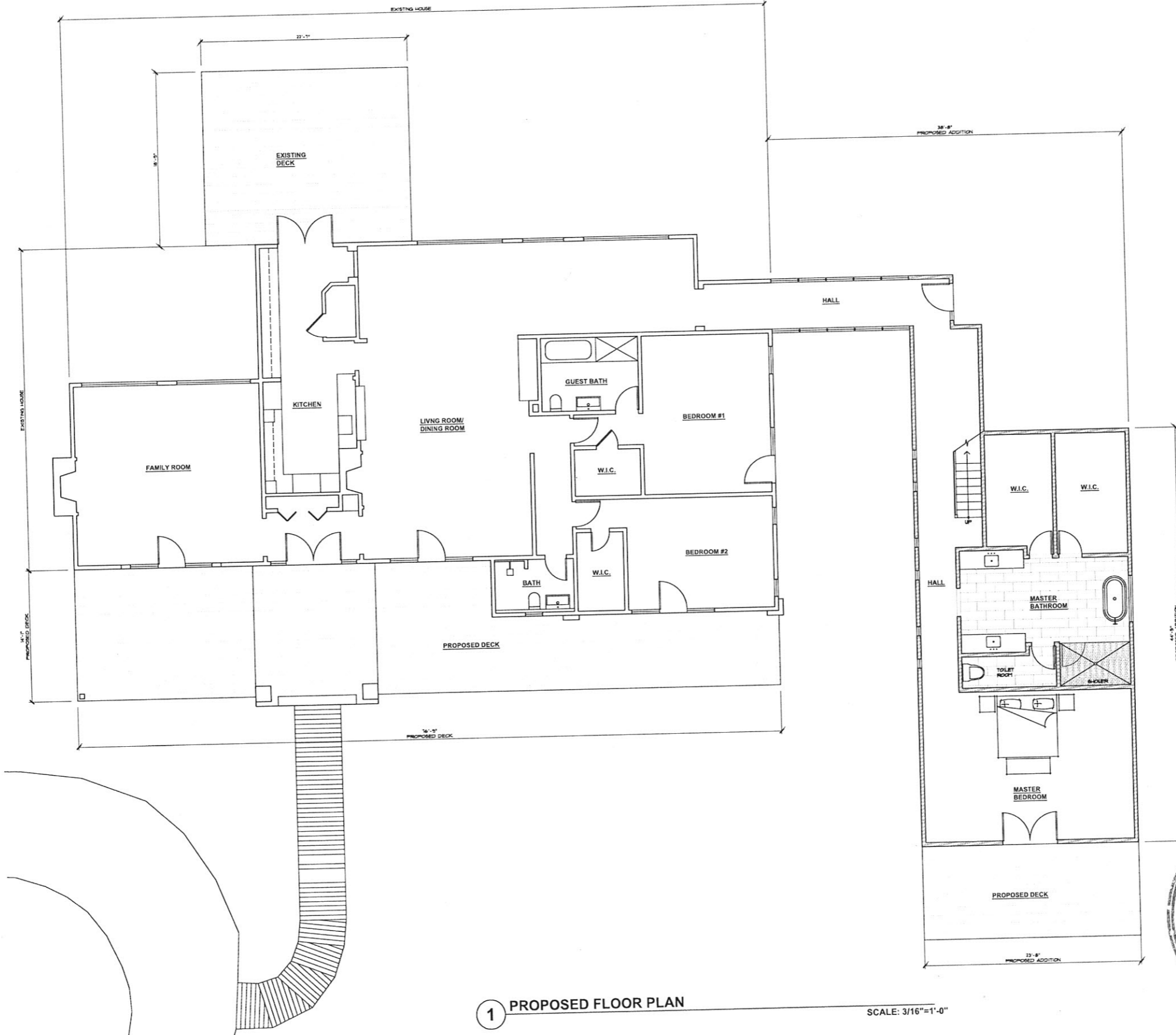
**SURVEYOR:**  
Link land surveyors, P.C.  
21 Clark Place, Suite 1-B  
Mahopac, N.Y. 10541  
(845)628-5857

Submissions/Revisions

Description	Date	Work

Drawing Title  
**EXISTING HOUSE  
PROPOSED PLAN**

Drawing Number  
**A-1**



**1 PROPOSED FLOOR PLAN** SCALE: 3/16"=1'-0"

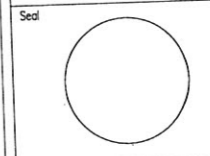


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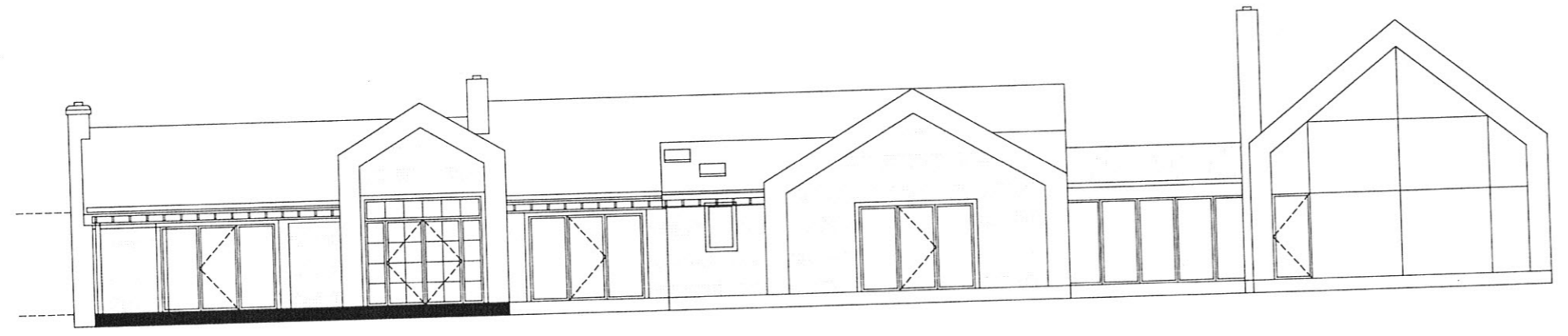
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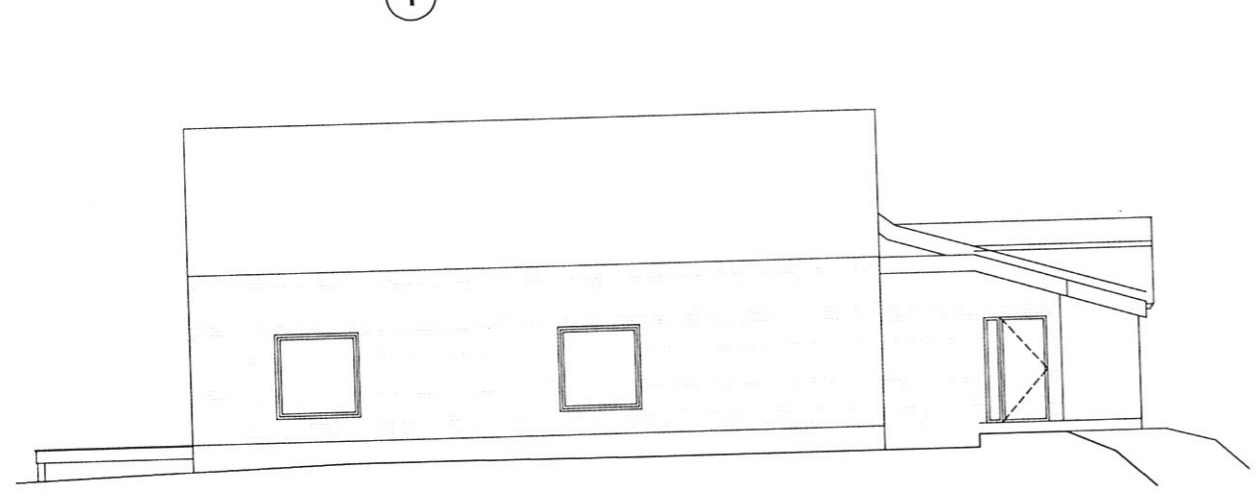
Submissions/Revisions

Description	Date	Marc

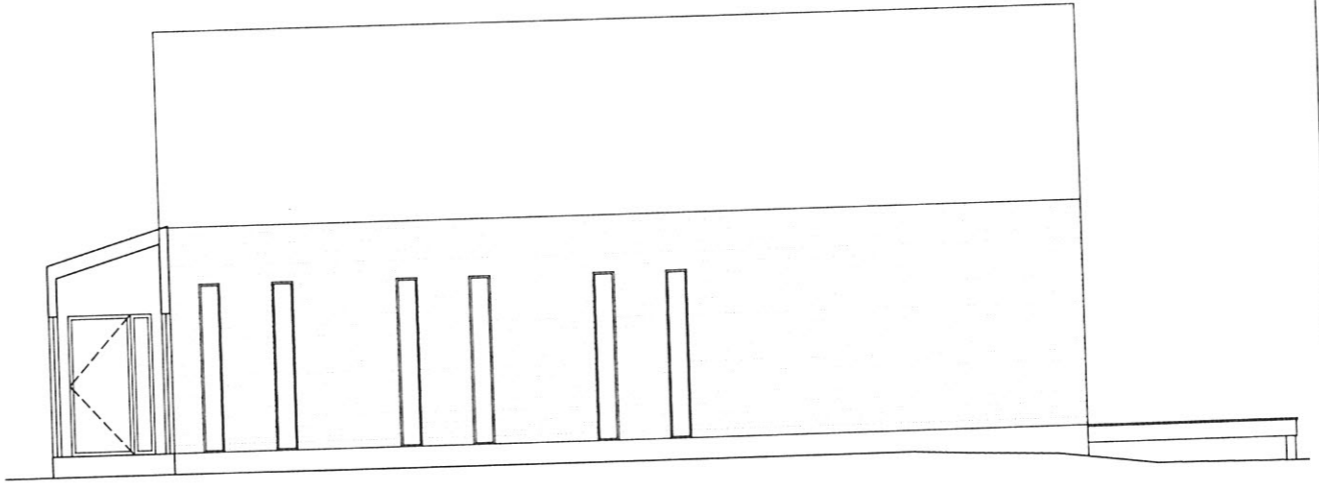
Drawing Title  
**EXISTING HOUSE  
PROPOSED  
ELEVATIONS**  
Drawing  
Number  
**A-2**



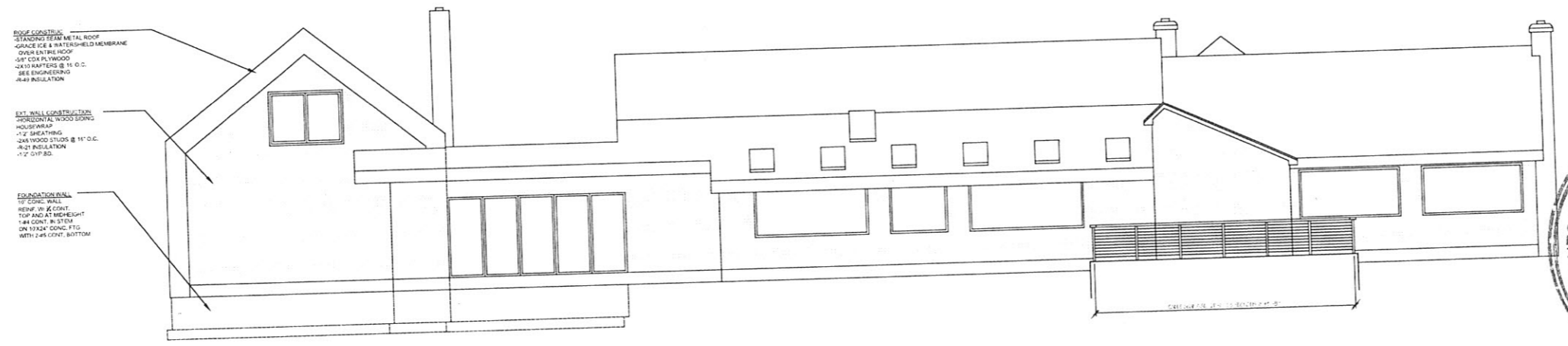
**1 FRONT ELEVATION** SCALE: 3/16"=1'-0"



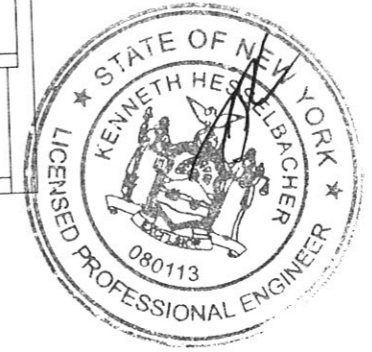
**2 RIGHT SIDE ELEVATION** SCALE: 3/16"=1'-0"

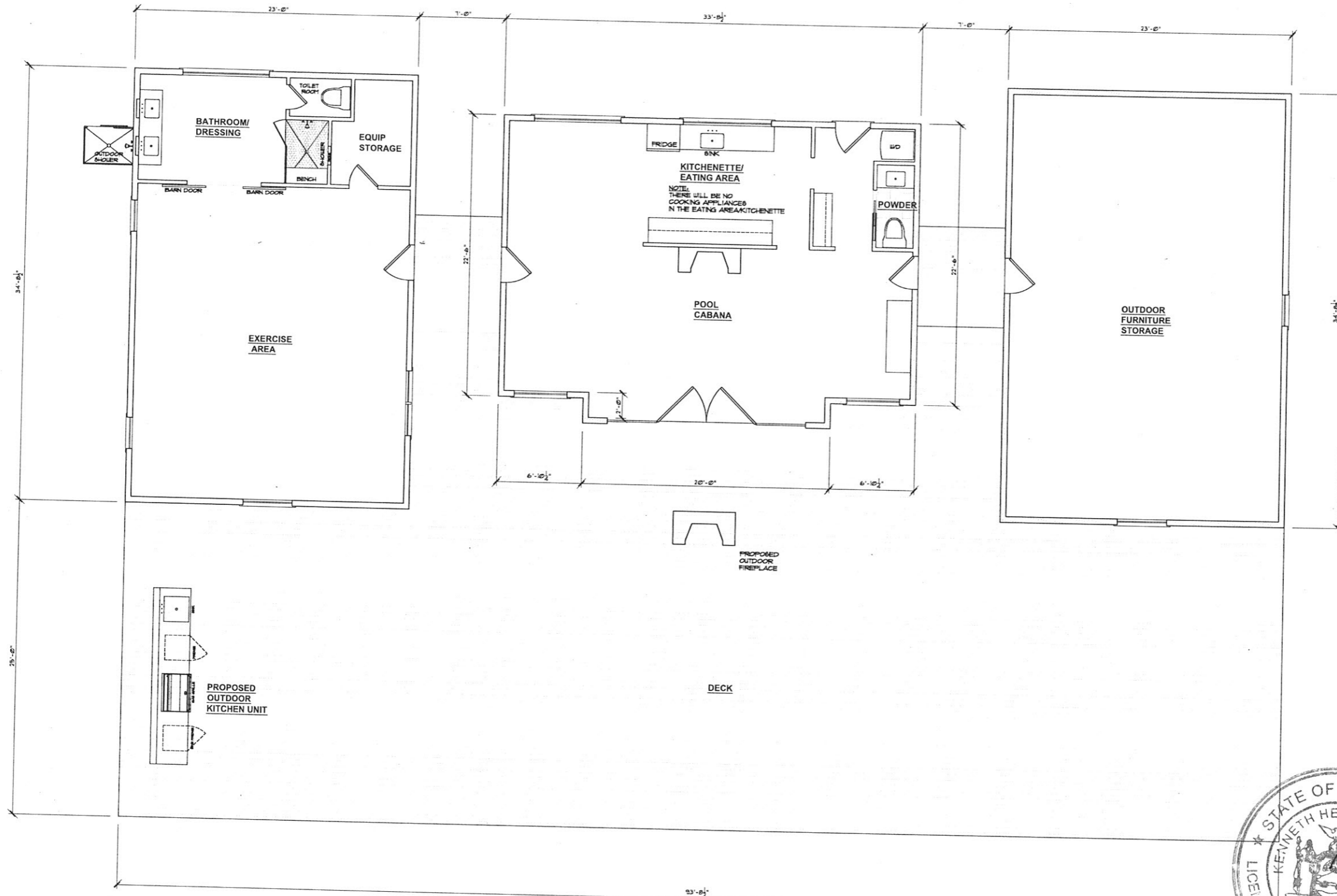


**3 LEFT SIDE ELEVATION** SCALE: 3/16"=1'-0"



**4 REAR ELEVATION** SCALE: 3/16"=1'-0"





1 ACCESSORY STRUCTURES PLAN

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



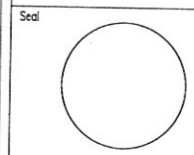
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Submissions/Revisions		
Description	Date	Mark

Drawing Title  
**ACCESSORY  
STRUCTURES PLAN**

Drawing Number  
**A-3**

**KOLOC/  
BIAGGI  
RESIDENCE**

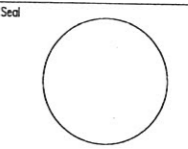
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Submissions/Revisions

Description	Date	Marc

Drawing Title  
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STRUCTURES  
ELEVATIONS**

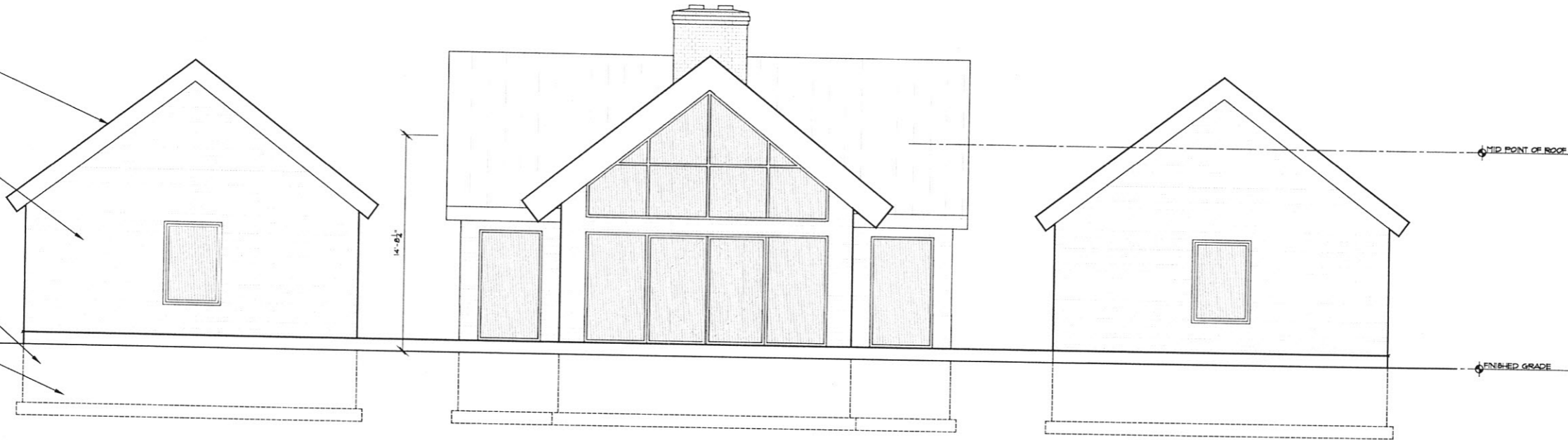
Drawing  
Number  
**A-4**

**ROOF CONSTRUCTION**  
-STANDING SEAM METAL ROOF  
-GRADE ICE & WATERSHIELD MEMBRANE  
OVER ENTIRE ROOF  
-5/8" CDX PLYWOOD  
-2X10 RAFTERS @ 16" O.C.  
SEE ENGINEERING  
-R-49 INSULATION

**EXT. WALL CONSTRUCTION**  
-HORIZONTAL WOOD SIDING  
HOUSEWRAP  
-1/2" SHEATHING  
-2X6 WOOD STUDS @ 16" O.C.  
-R-21 INSULATION  
-1/2" GYP.BD.

**FOUNDATION WALL**  
10" CONC. WALL  
REINF. W/ 2" CONT.  
TOP AND AT MID-HEIGHT  
1-#4 CONT. IN STEM  
ON 10'X24" CONC. FTG  
WITH 2-#5 CONT. BOTTOM

**CRAWL SPACE SLAB CONSTRUCTION**  
-4" MIN. CONC. SLAB  
-WIRE MESH REINF.  
-POLYOLEFIN VAPOR BARRIER (15 MIL) 6"  
MIN. CRUSHED STONE



**1 ACCESSORY STRUCTURES FRONT ELEVATION**

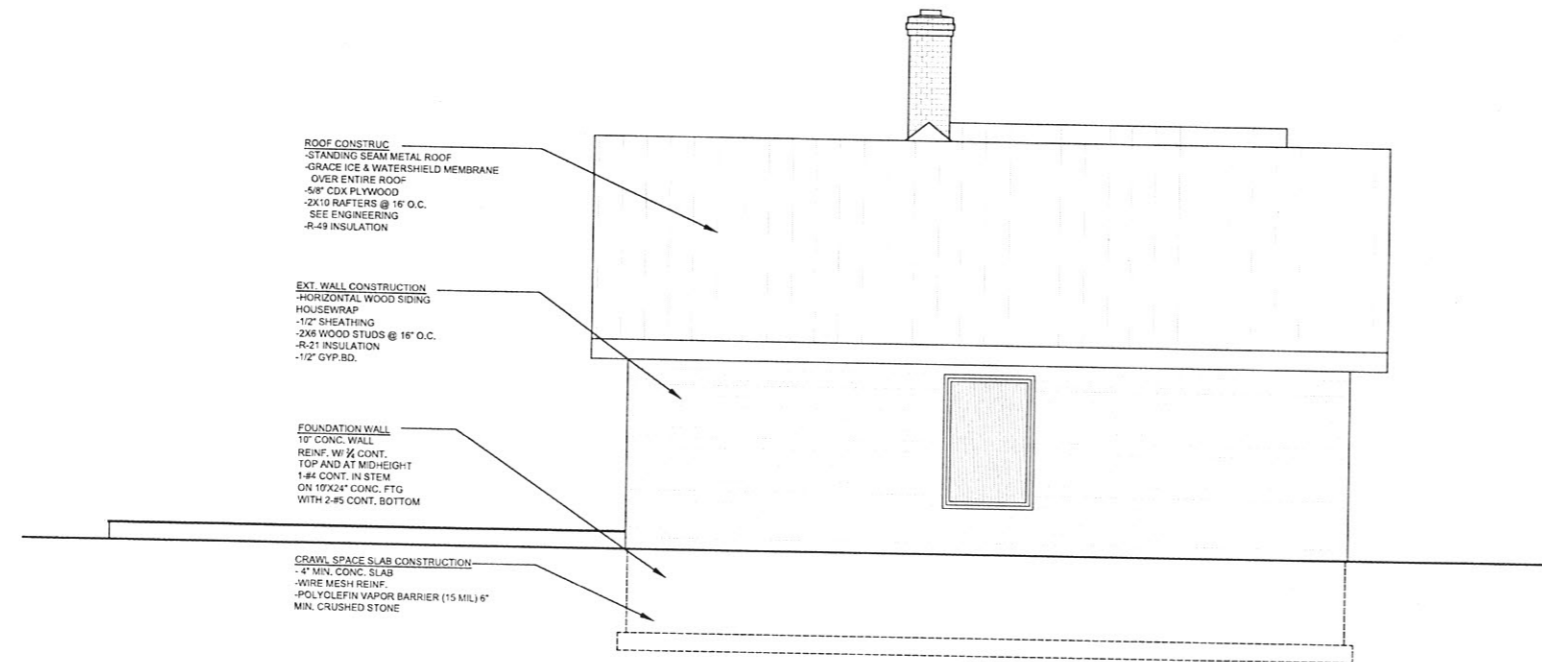
SCALE: 1/4"=1'-0"

**ROOF CONSTRUCTION**  
-STANDING SEAM METAL ROOF  
-GRADE ICE & WATERSHIELD MEMBRANE  
OVER ENTIRE ROOF  
-5/8" CDX PLYWOOD  
-2X10 RAFTERS @ 16" O.C.  
SEE ENGINEERING  
-R-49 INSULATION

**EXT. WALL CONSTRUCTION**  
-HORIZONTAL WOOD SIDING  
HOUSEWRAP  
-1/2" SHEATHING  
-2X6 WOOD STUDS @ 16" O.C.  
-R-21 INSULATION  
-1/2" GYP.BD.

**FOUNDATION WALL**  
10" CONC. WALL  
REINF. W/ 2" CONT.  
TOP AND AT MID-HEIGHT  
1-#4 CONT. IN STEM  
ON 10'X24" CONC. FTG  
WITH 2-#5 CONT. BOTTOM

**CRAWL SPACE SLAB CONSTRUCTION**  
-4" MIN. CONC. SLAB  
-WIRE MESH REINF.  
-POLYOLEFIN VAPOR BARRIER (15 MIL) 6"  
MIN. CRUSHED STONE



**2 ACCESSORY STRUCTURES RIGHT SIDE ELEVATION**

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



**KOLOC/  
BIAGGI  
RESIDENCE**

19 JACKSON ROAD  
TOWN OF  
NORTH CASTLE, NY



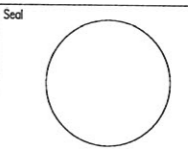
CHRISTINA  
MARRACCINI



LUXURY  
DESIGN  
INTERIORS

42 Kitchawan Road  
Pound Ridge NY 10576  
201 776-7700

Instagram: christinamarraccini

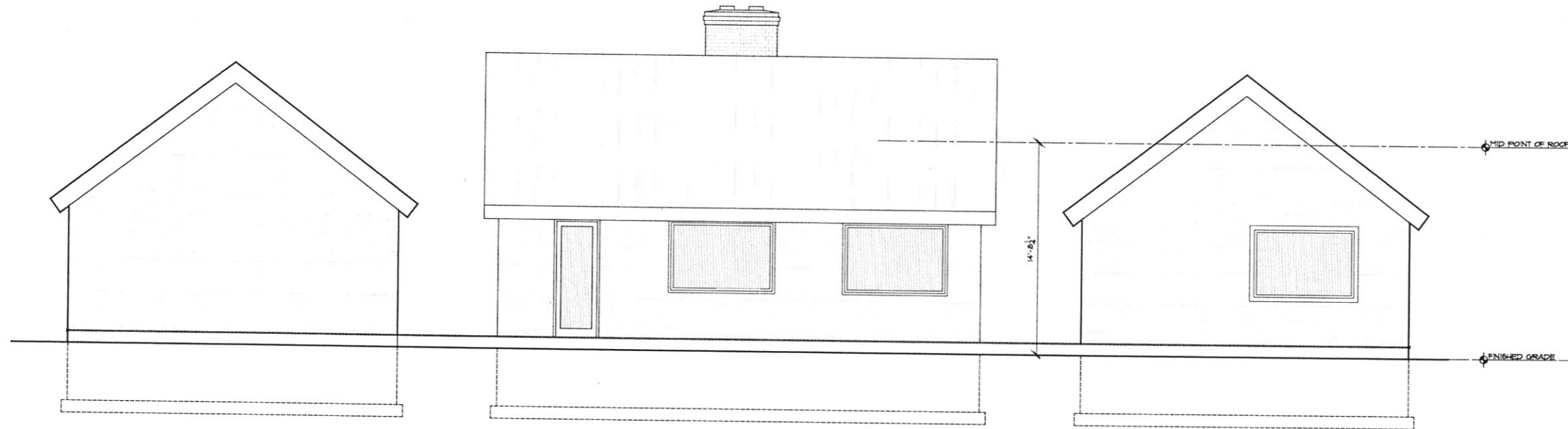


**STRUCTURAL ENGINEER:**  
Kenneth Hesselbacher, P.E.  
26 Rocky Hill Rd.  
New Fairfield, CT 06812  
(203)628-5601

**CIVIL ENGINEER:**  
Alfonzetti Engineers P.E.  
14 Smith Avenue  
MT Kisco, NY 10549  
(914) 666-9800

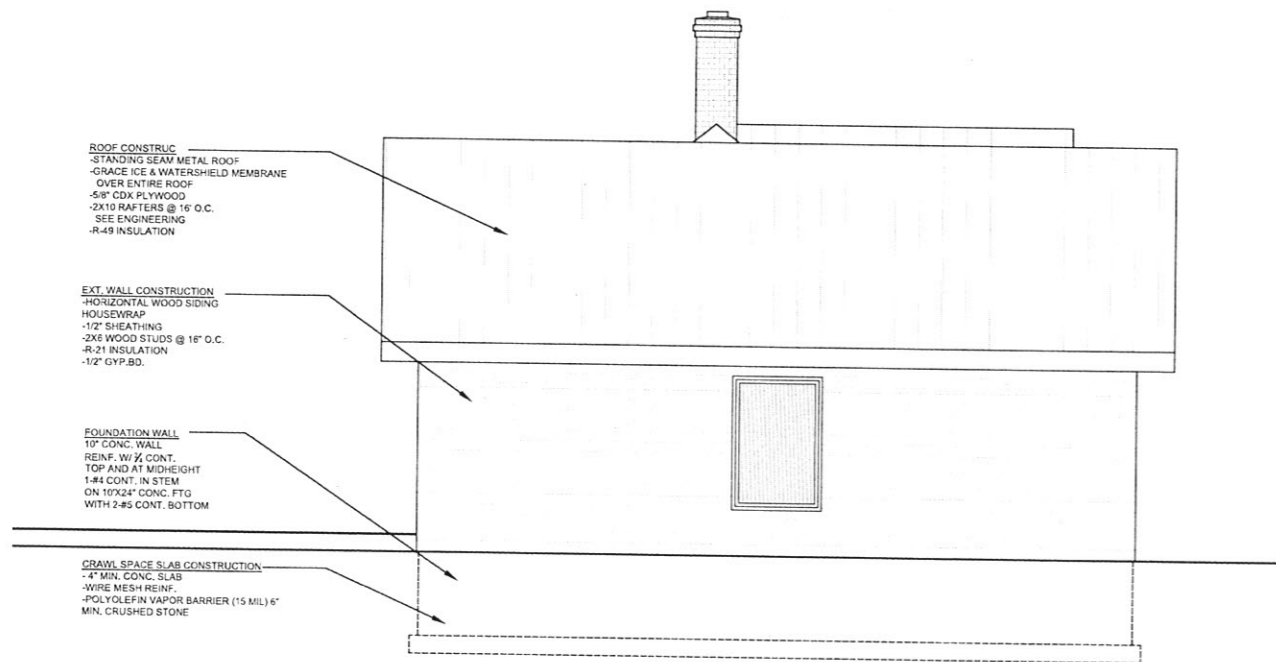
**SOIL SCIENTIST:**  
Paul J. Jaehing  
P.O. Box 1071  
Ridgefield, CT 06877  
(203)438-9993

**SURVEYOR:**  
Link land surveyors, P.C.  
21 Clark Place, Suite 1-B  
Mahopac, N.Y. 10541  
(845)628-5857



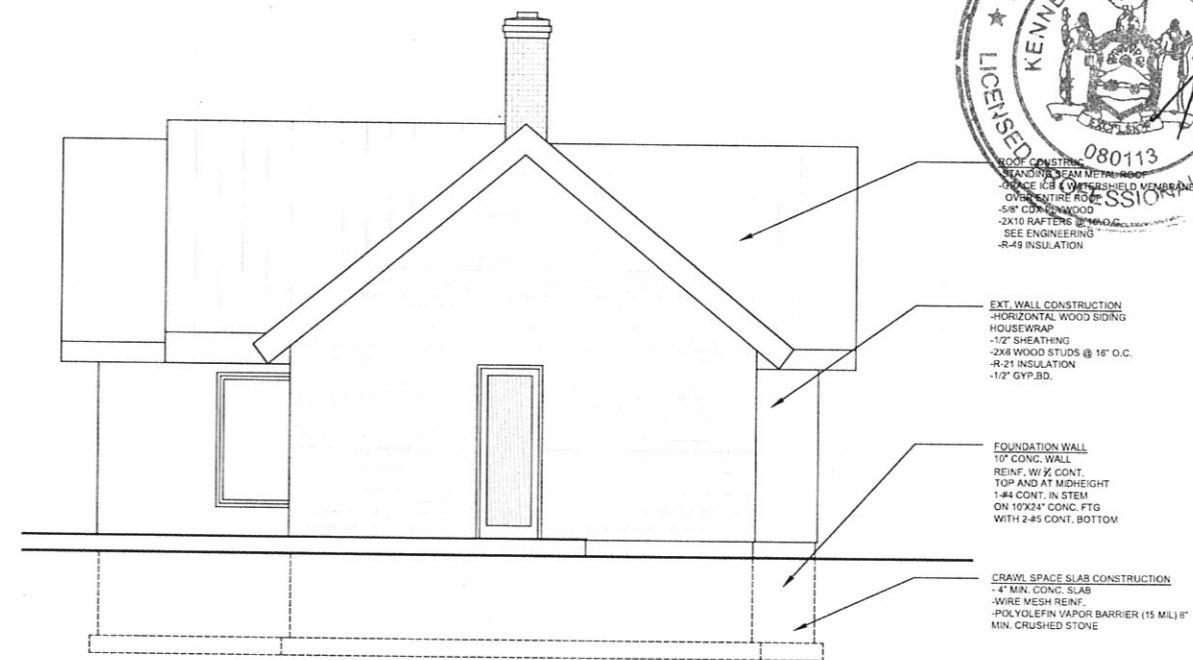
**1 ACCESSORY STRUCTURES REAR ELEVATION**

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



**2 ACCESSORY STRUCTURES RIGHT SIDE ELEVATION**

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



**3 ACCESSORY STRUCTURES-POOL HOUSE SIDE ELEVATION**

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

Submissions/Revisions

Description	Date	Marc

Drawing Title  
**ACCESSORY STRUCTURES  
ELEVATIONS**

Drawing Number  
**A-5**

**SURVEY OF PROPERTY  
SITUATE IN THE  
TOWN OF NORTH CASTLE  
WESTCHESTER COUNTY  
NEW YORK**

SCALE: 1"= 40'  
SURVEYED: AUGUST 18, 2016

- PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE TOWN OF NORTH CASTLE AS :  
SECTION; 102.02 BLOCK; 2 LOT; 65
- PROPERTY ADDRESS: 19 JACKSON ROAD
- PROPERTY AREA: 187,415 Sq.Ft. - 4.3024 ACRES
- THE PREMISES SHOWN HEREON ARE DESCRIBED IN SCHEDULE A OF TITLE COMMITMENT PREPARED BY ATTORNEY'S TITLE INSURANCE AGENCY, INC UNDER TITLE No. AT16-12638W AND ALSO DESCRIBED IN DEED RECORDED IN THE WESTCHESTER COUNTY CLERK'S OFFICE DIVISION OF LAND RECORDS IN LIBER 7124, PAGE 660.
- THE OFFSETS SHOWN HEREON ARE NOT INTENDED TO ESTABLISH PROPERTY LINES FOR THE ERECTION OF FENCES, STRUCTURES OR ANY OTHER IMPROVEMENTS.
- ENCROACHMENTS BELOW GRADE AND/OR SUBSURFACE FEATURES, IF ANY, NOT LOCATED OR SHOWN HEREON.
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAWS.
- THE INFORMATION DEPICTED HEREON IS BASED UPON AN ACTUAL FIELD SURVEY AND IS AN OPINION BASED UPON SAID SURVEY.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE TRUE VALID COPIES.
- CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY CONDUCTED ON AUG. 18, 2016 AND THAT SAID SURVEY WAS PERFORMED IN ACCORDANCE WITH THE EXISTING "CODE OF PRACTICE FOR LAND SURVEYS" ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. THIS CERTIFICATION SHALL RUN ONLY TO THE PARTY FOR WHOM THIS SURVEY WAS PREPARED AND ON THEIR BEHALF TO THE TITLE COMPANY AND LENDING INSTITUTION LISTED HEREON. THIS CERTIFICATION SHALL NOT BE TRANSFERABLE.

**CERTIFIED TO:**

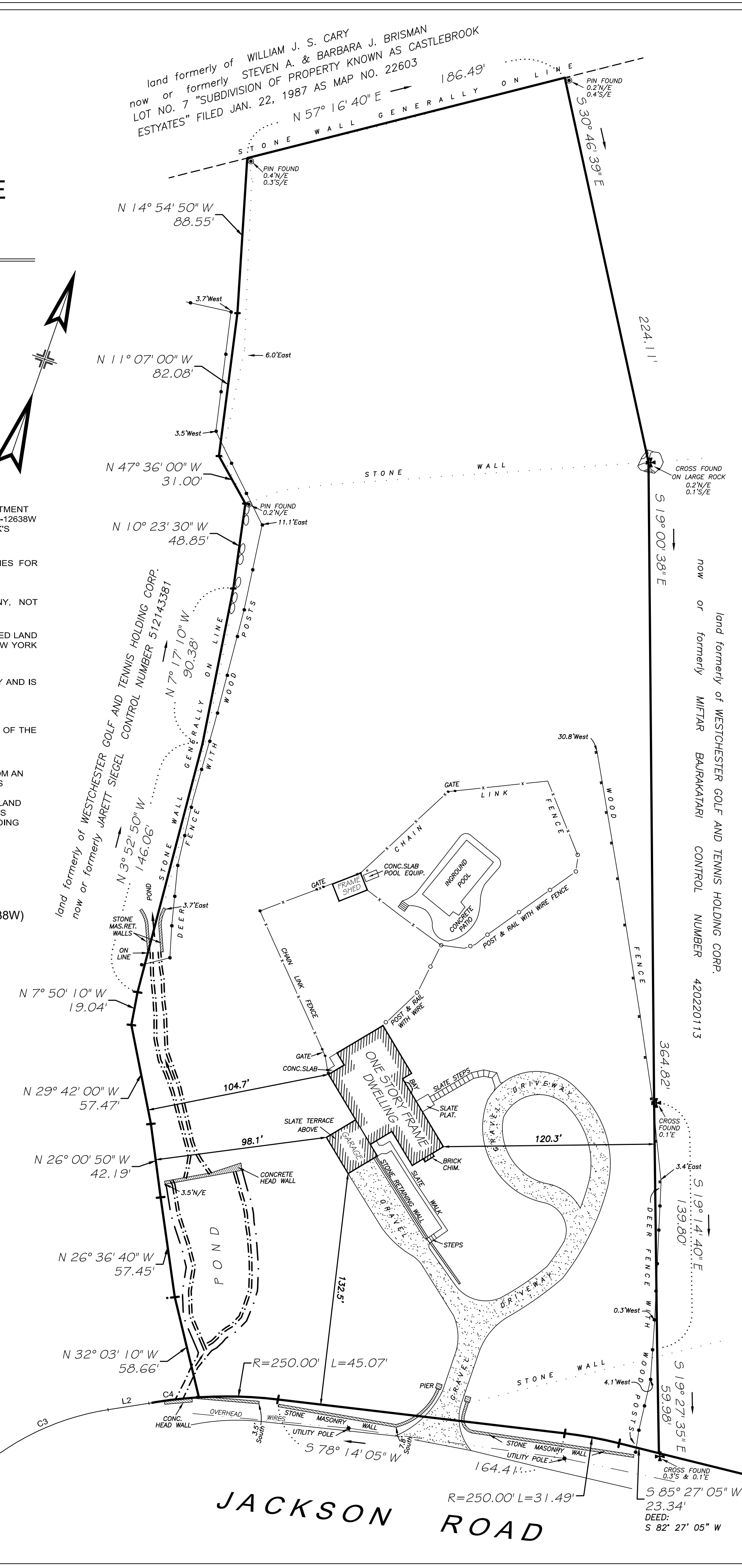
WESTCOR LAND TITLE INSURANCE COMPANY / AT16-12638W  
ATTORNEY'S TITLE INSURANCE COMPANY, INC (Title No. AT16-12638W)  
RYAN J. BIERNESSE & COURTNEY M. BIERNESSE  
JPMORGAN CHASE BANK, N.A., its successors and/or assigns

Line #/Curve #	Length	Bearing	Radius
C1	41.33		30.00
C2	164.48		561.11
L1	101.755	N6° 31' 07"E	
C3	414.42		762.55
L2	129.69	N37° 39' 25"E	
C4	131.98		250.00

**Link**  
**Land Surveyors, P.C.**  
21 Clark Place, Suite 1-B Phone 845-628-5857  
Mahopac N.Y. 10541 Fax 845-621-0013

**ROLAND K. LINK**  
NEW YORK STATE LICENSED  
LAND SURVEYOR NO. 044228

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**JACKSON ROAD**

**ROUND HOUSE ROAD**