



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: 457 BEDFORD ROAD

Section III- DESCRIPTION OF WORK:

1-STORY, 110 S.F. ADDITION TO THE EXISTING KITCHEN.

Section III- CONTACT INFORMATION:

APPLICANT: PAUL HOPPER

ADDRESS: 30 LINCOLN AVE., GREENWICH, CT 06830

PHONE: 203-869-2422 MOBILE: 203 918 6313 EMAIL: hopperarchitecture@gmail.com

PROPERTY OWNER: STEVEN WEISS

ADDRESS: 457 BEDFORD ROAD

PHONE: 914-630-7503 MOBILE: 914-263-1089 EMAIL: CHIP@FLINTLOCKLLC.COM

PROFESSIONAL: PAUL HOPPER, AIA

ADDRESS: 30 LINCOLN AVE., GREENWICH, CT 06830

PHONE: 203-869-2422 MOBILE: 203-918-6313

EMAIL: hopperarchitecture@gmail.com

Section IV- PROPERTY INFORMATION:

Zone: R 2A Tax ID (lot designation) 108-02-1-32



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PLANNING DEPARTMENT
 Adam R. Kaufman, AICP
 Director of Planning

Telephone: (914) 273-3542
 Fax: (914) 273-3554
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GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: POWDERLY-WEISS RESIDENCE Date: 4.4.23

Tax Map Designation or Proposed Lot No.: 108.02-1-32

Gross Lot Coverage

1. Total lot Area (Net Lot Area for Lots Created After 12/13/06): 119,790
2. **Maximum** permitted gross land coverage (per Section 355-26.C(1)(b)): 13,270
3. **BONUS** maximum gross land cover (per Section 355-26.C(1)(b)):
 $32,670 \times 7.5\% = 2,450.25$
 Distance principal home is beyond minimum front yard setback
 x 10 = _____
4. **TOTAL Maximum Permitted gross land coverage** = Sum of lines 2 and 3 15,720.25
5. Amount of lot area covered by **principal building**:
1519 existing + 110 proposed = 1,629
6. Amount of lot area covered by **accessory buildings**:
1104 existing + 0 proposed = 1104
7. Amount of lot area covered by **decks**:
0 existing + 0 proposed = 0
8. Amount of lot area covered by **porches**:
727 existing + 0 proposed = 727
9. Amount of lot area covered by **driveway, parking areas and walkways**:
810 existing + 0 proposed = 810
10. Amount of lot area covered by **terraces**:
535 existing + 86 proposed = 621
11. Amount of lot area covered by **tennis court, pool and mechanical equip**:
2111 existing + 0 proposed = 2,111
12. Amount of lot area covered by **all other structures**:
23 existing + 0 proposed = 23
GENERATOR
13. Proposed **gross land coverage**: Total of Lines 5 – 12 = 7,025
44.7% OF MAXIMUM

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 Representative



4.4.23

Date

FROM :

FRX NO. :

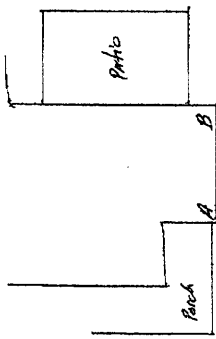
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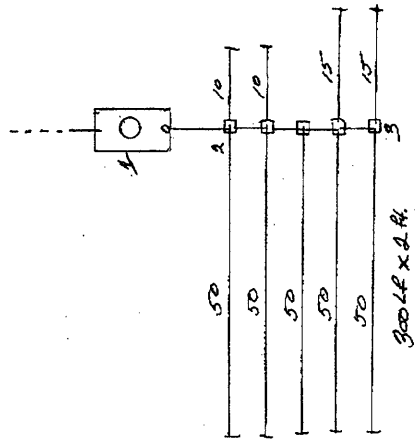
KATONAH SEPTIC, LLC.
WILLIAM J. POCHINIESTA
12 ANDERSON RD.
KATONAH, NY 10536
(914) 232-6010

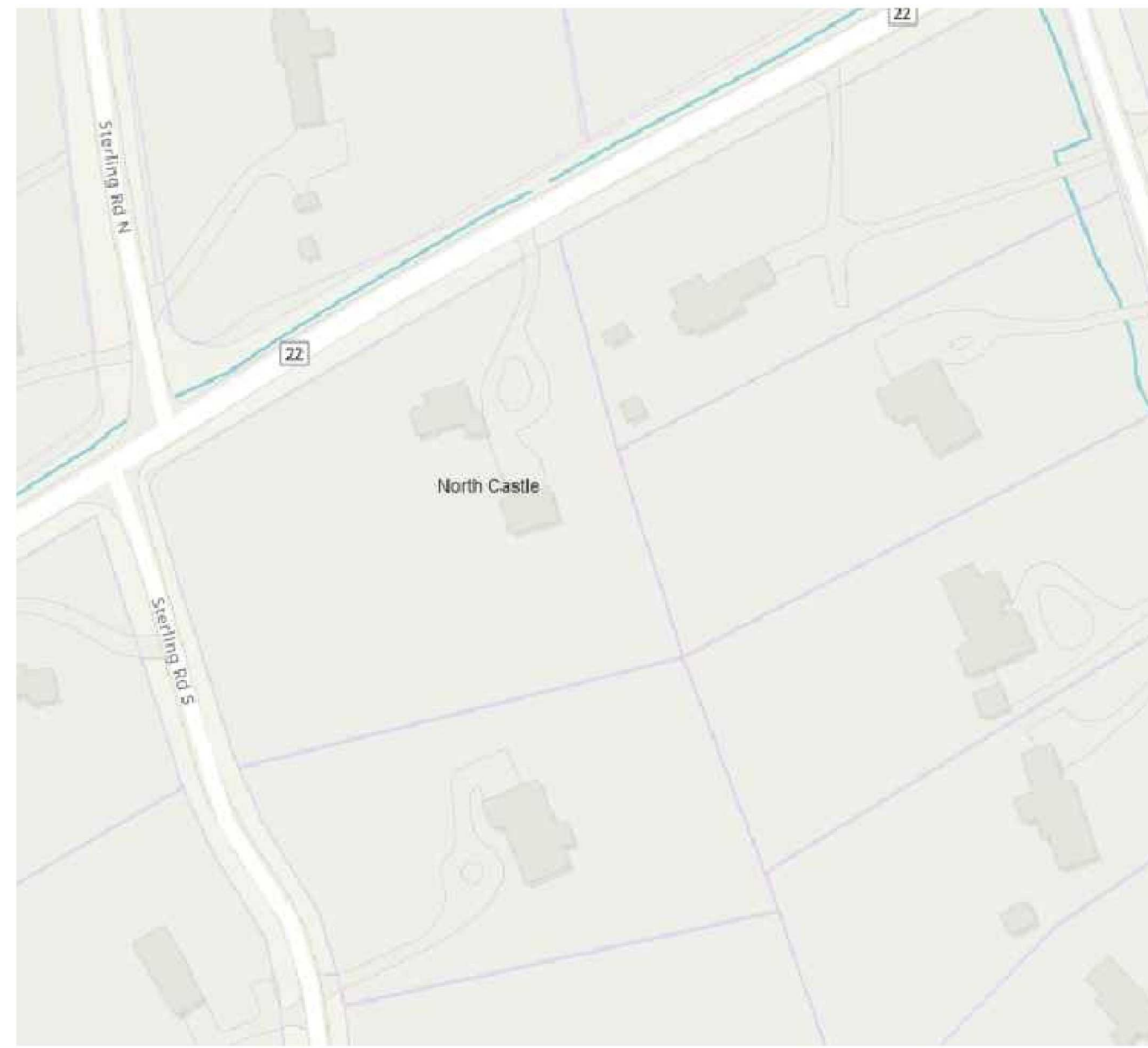


Fritz
13/02 04/10 07



	A	B
1	70 ³	64 ⁶
2	83 ⁹	78 ⁸
3	113 ³	107 ⁶





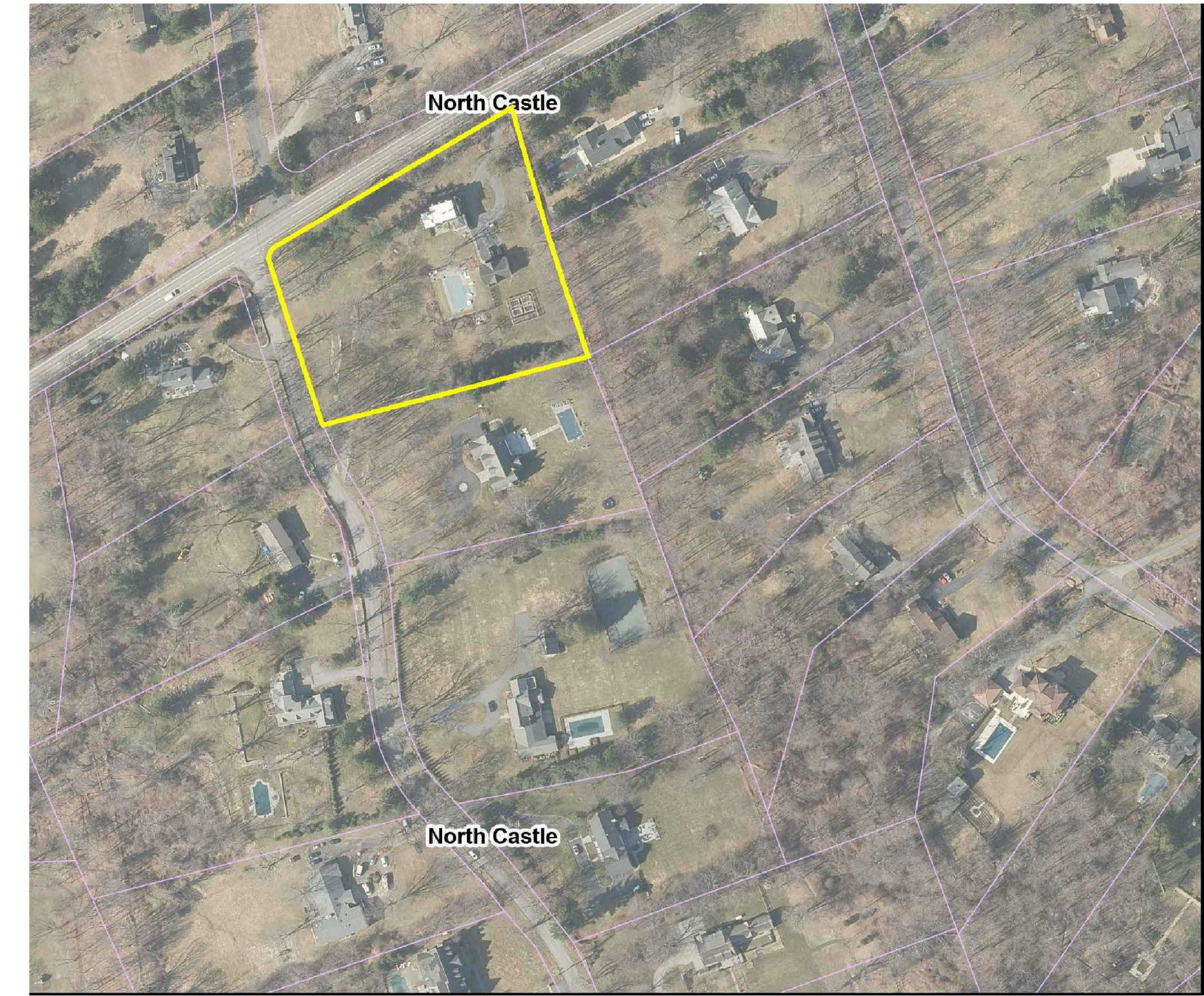
Locus Map



457 Bedford Road

list of drawings:

- A-00 Title Sheet**
- SP-1 Site Plan**
- A-100 Existing Floor Plans**
- A-101 Existing Bldg. Elevations**
- A-200 Building Elevations**
- A-300 Wall Section**



1:3,000
0 145 290 580 ft
Westchester County GIS

by local municipality. This map is generated as a public service to provide general information and planning purposes only, and should not be used for legal purposes.

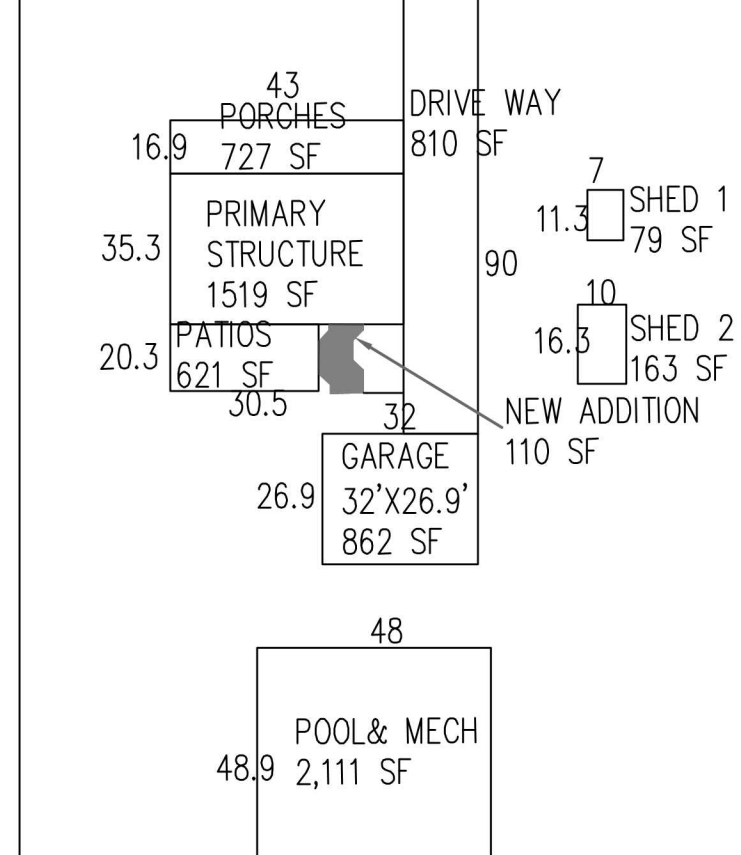
BUILDING DEPT. NOTES

ADDRESS: 457 BEDFORD ROAD NORTH CASTLE, NY 10504
 ZONING: R-2A
 BLOCK: 17
 LOT: 4A-1
 SIZE: 2.75 ACRES

APPLICABLE CODE: NYS BUILDING CODE (2018)
 CODE OF TOWN OF NORTH CASTLE
 TOWN OF NEW CASTLE
 213-19 SCHEDULE OF RESIDENCE DISTRICT REGULATIONS

DISTRICT	MINIMUM LOT (ACRES)	MINIMUM FRONTAGE (FT)	MINIMUM WIDTH (FT)	MINIMUM DEPTH (FT)	MINIMUM YARD			MAX. BUILDING HEIGHT (STORIES)	MAX. BUILDING FEET	MAX. BUILDING LOT AREA (%)
					FRONT (FT)	SIDE (FT)	REAR (FT)			
R-2A	2	150	150	150	50	30	50	-	30	8
ACTUAL EXISTING	2.75	376	386	253	54.23	HOUSE: 105.78 GARAGE: 76.5	GARAGE: 116 POOL: 96.5	-	30	5.86

GROSS LAND COVERAGE
 SCHEMATIC ILLUSTRATION: 9



EXISTING HOUSE	1519 SF
EXISTING GARAGE	862 SF
EXISTING SHED1	79 SF
EXISTING SHED2	163 SF
EXISTING PORCHES	727 SF
EXISTING DRIVEWAY (PAVED APRON)	810 SF
EXISTING PATIOS	535 SF
EXISTING POOL & POOL MECH	2,111 SF
EXISTING GENERATOR	23 SF
EXISTING TOTAL	6,829 SF

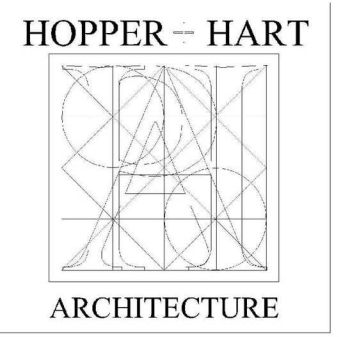
ADDITION	110 SF
ADDITIONAL PATIO	86 SF
NEW TOTAL	7,025 SF
NO FRONT, SIDE AND REAR SET BACK CHANGED	

TOWN OF NORTH CASTLE
 213-22.2B TABLE OF MAXIMUM PERMITTED GROSS FLOOR AREA FOR ONE- AND TWO FAMILY DWELLINGS

LOT SIZE	MAXIMUM PERMITTED GROSS FLOOR AREA FOR ONE- AND TWO FAMILY DWELLINGS (SQUARE FEET)
2.0 TO 3.999 ACRES	10,122 PLUS 4% OF THE LOT AREA IN EXCESS OF 1.5 AC. (11,428 SF)

Water Source: Well
 Sanitary: Septic

EXISTING 1ST FLOOR:	1,519 SF
EXISTING 2ND FLOOR:	1,455 SF
EXISTING ATTIC:	768 SF
EXISTING GARAGE:	862 SF
EXISTING PORCHES:	727 SF
EXISTING ACCESSORY BUILDINGS:	242 SF
EXISTING TOTAL:	5,573 SF
NEW ADDITION TO 1ST FLOOR:	110 SF
PROPOSED TOTAL:	5,683 SF



Hopper + Hart
 160 Bridge Street
 Stamford, Ct 06905
 tel: (203) 253-1174

Seal

Powderly-Weiss Residence
 Kitchen Expansion

457 Bedford Rd.
 Armonk, NY 10504

Document Date:
 Mar. 30, 2023

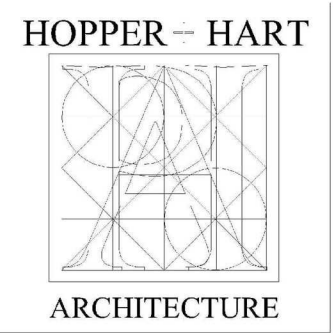
Document Phase:
 Construction Documents

rev.	date	remark
1	03/30/23	Zoning Chart

Title Sheet

A-00

BEDFORD ROAD (N.Y.S. ROUTE NO. 22)
VARIABLE WIDTH



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**Powderly-Weiss Residence
Kitchen Expansion**

Document Date:
Mar. 30, 2023

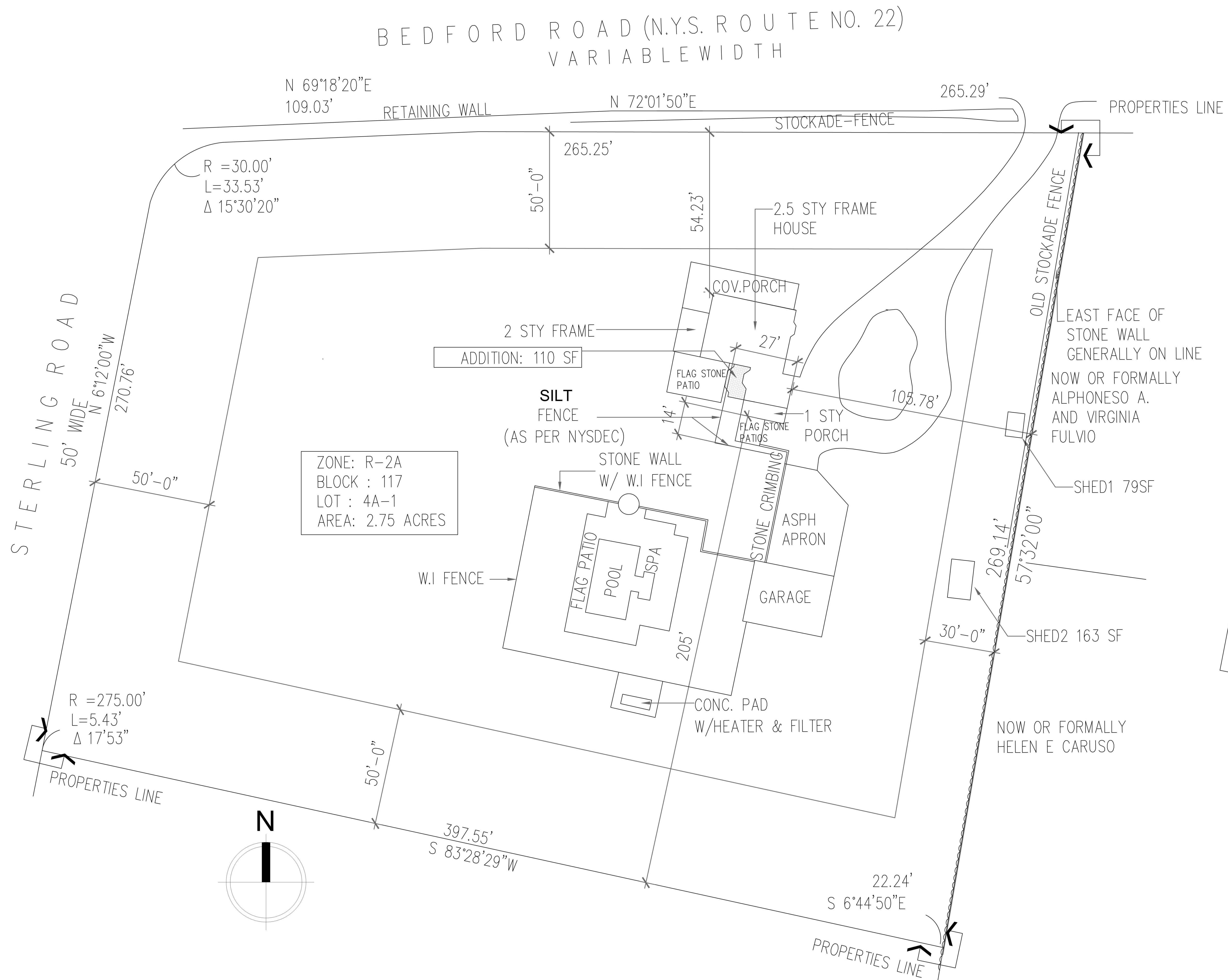
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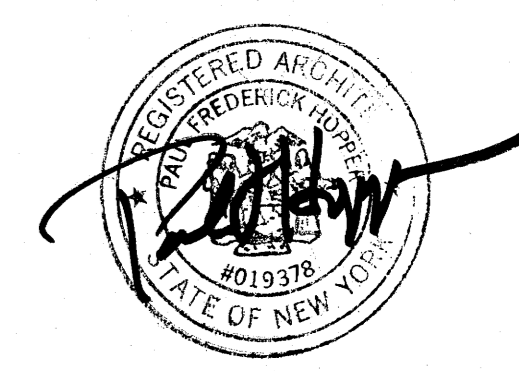
rev.	date	remark
1	03/30/23	Area of add'n

Scale: 1"=20'-0"

Site Plan

SP-1





Seal

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Armonk, NY 10504

Powderly-Weiss Residence
Kitchen Expansion

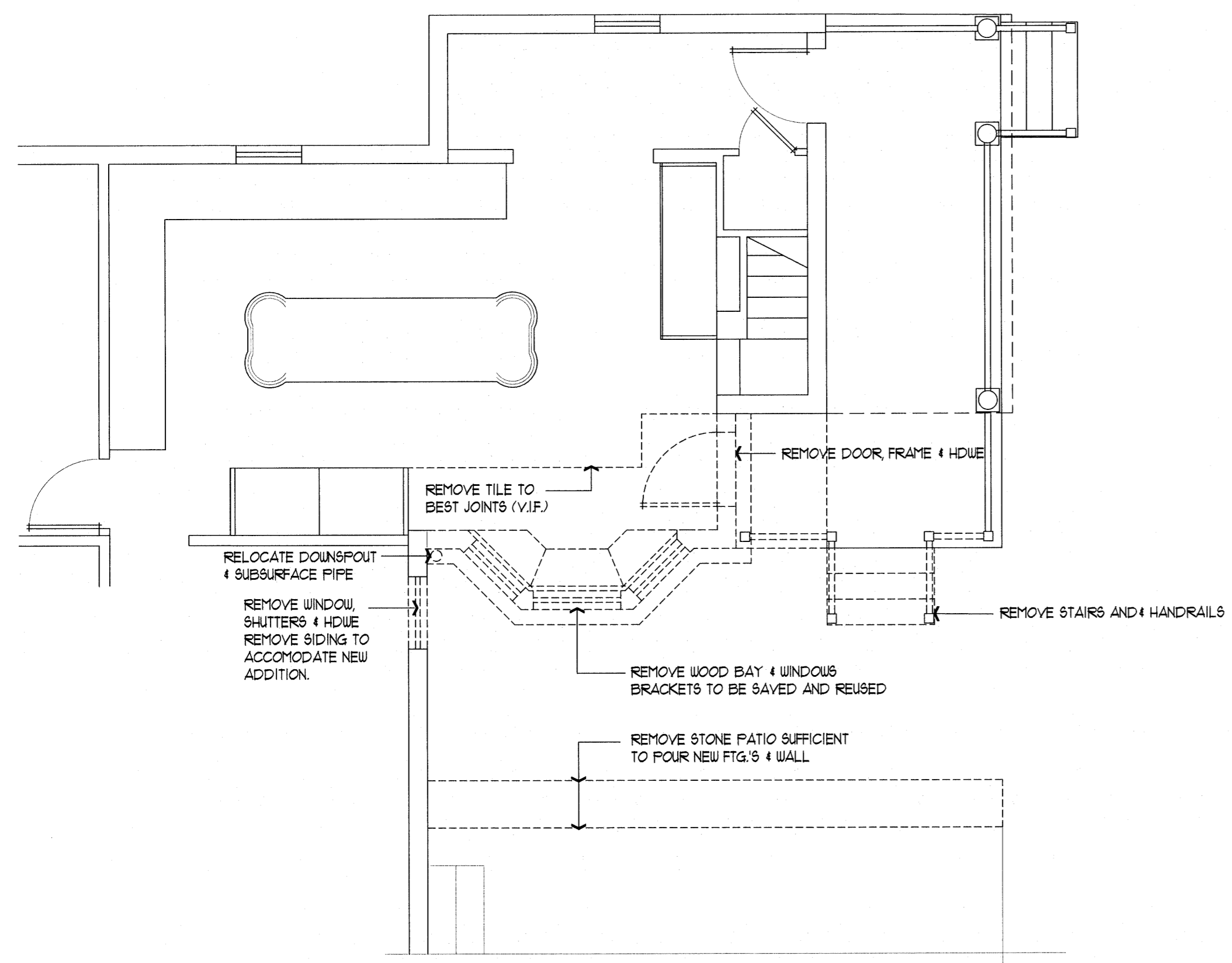
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Feb. 25, 2023

Document Phase:
Construction Documents

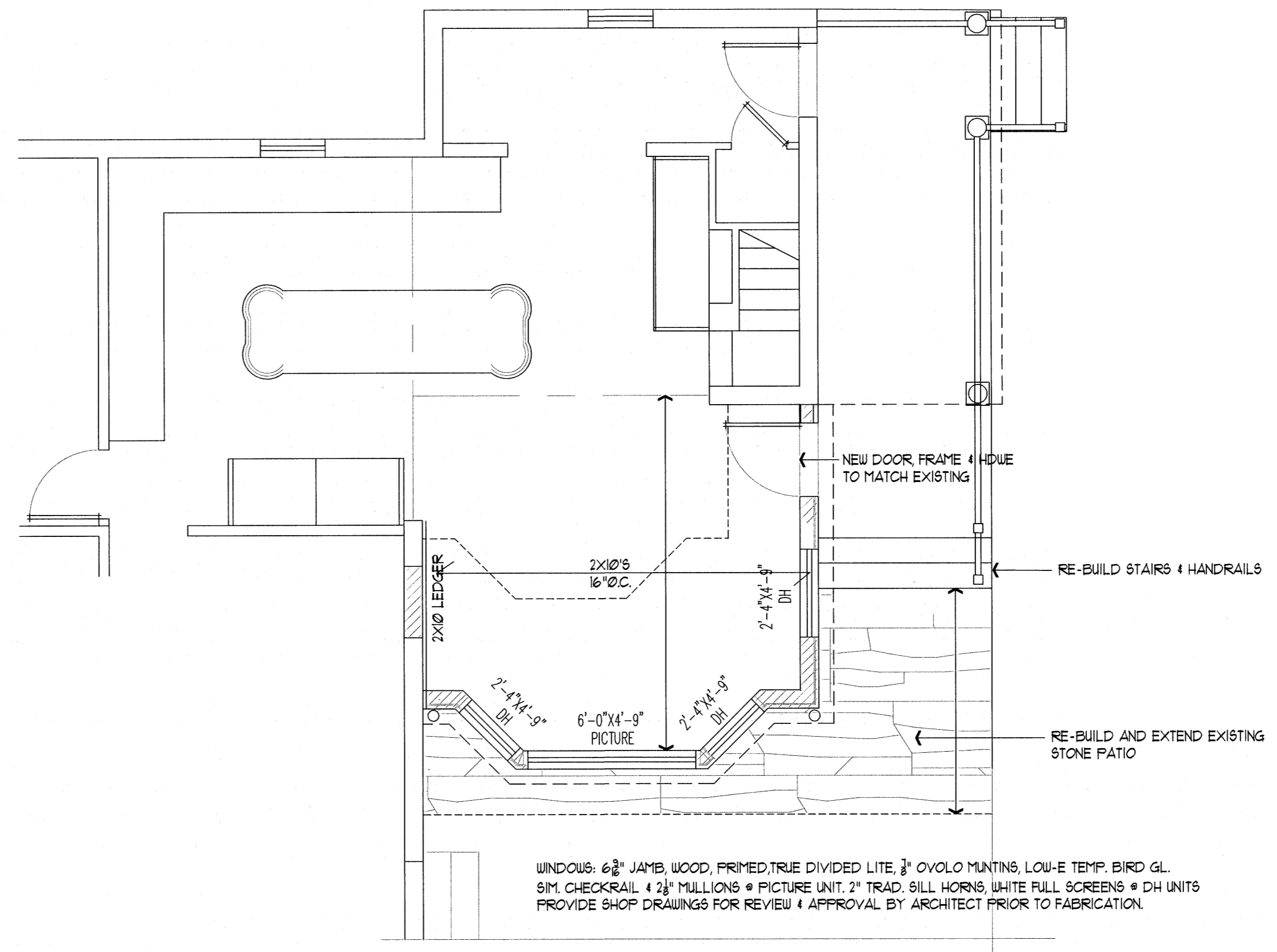
rev.	date	remark
x	xx/xx/23	plan revision X

Floor Plans

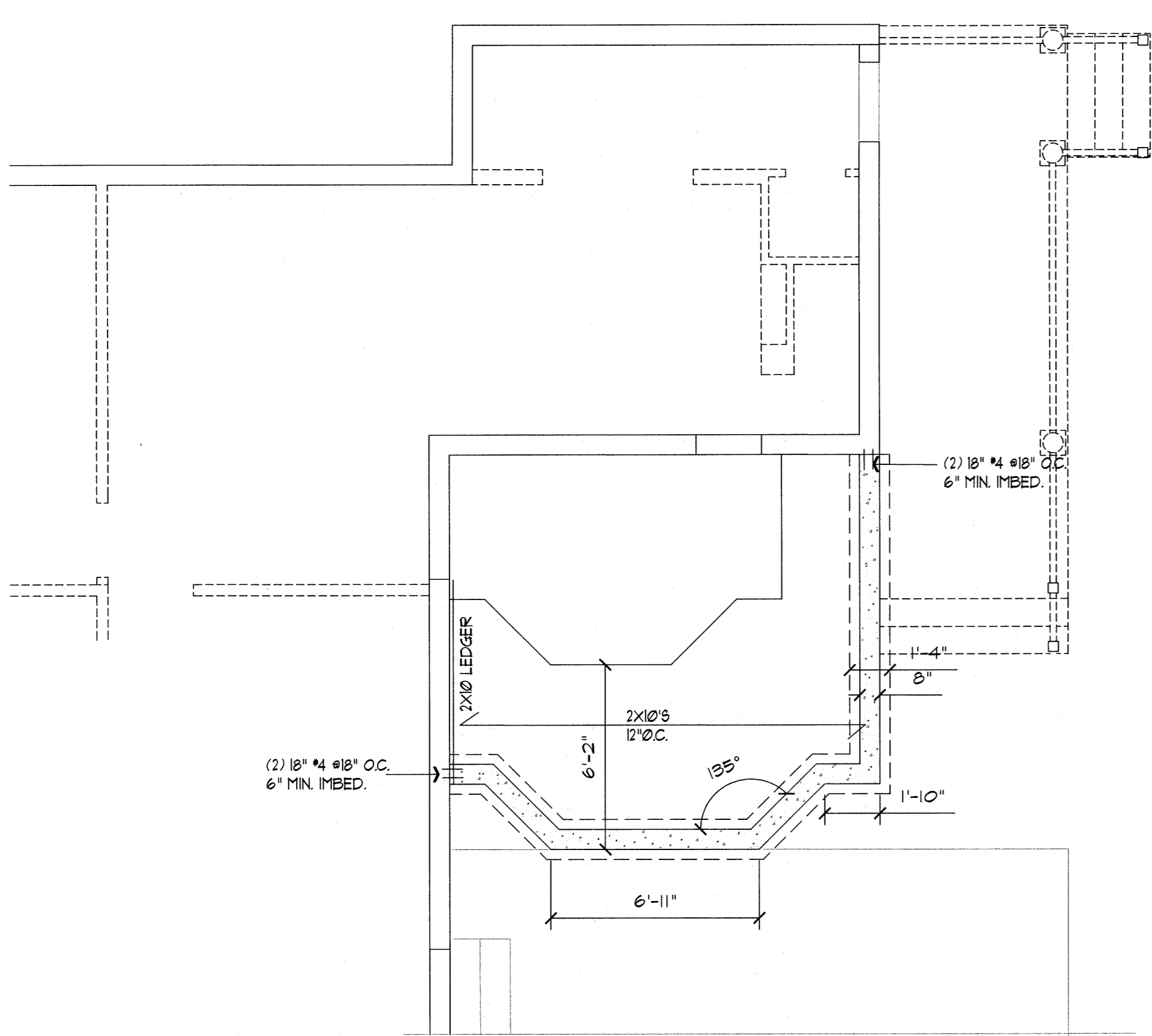
A-100



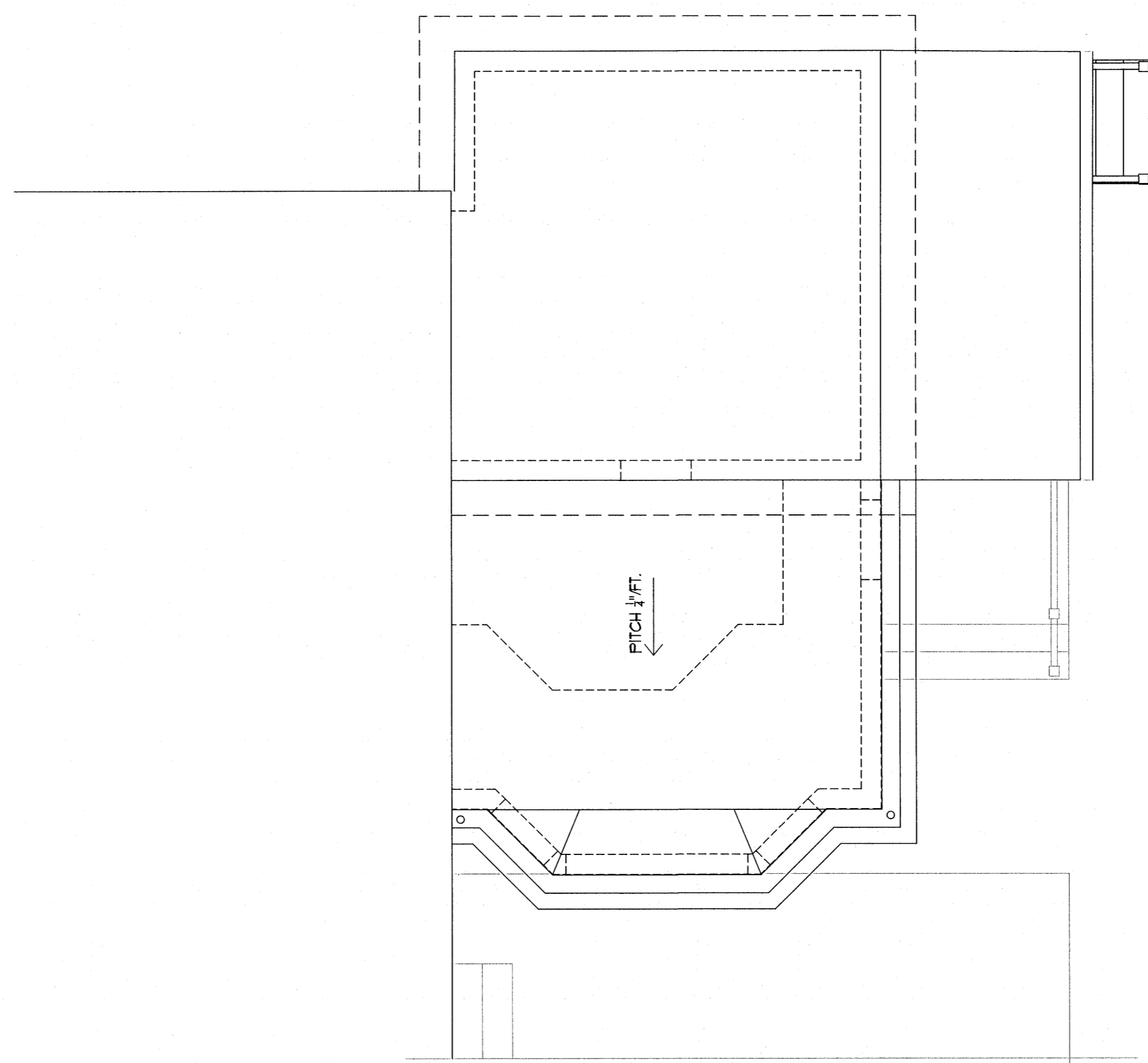
1 DEMOLITION PLAN
A-100 SCALE: 1/4" = 1'-0"



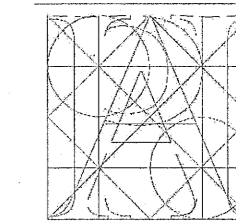
2 PROPOSED 1ST FLR. PLAN
A-100 SCALE: 1/4" = 1'-0"



3 FOUNDATION PLAN
A-100 SCALE: 1/4" = 1'-0"



4 ROOF PLAN
A-100 SCALE: 1/4" = 1'-0"



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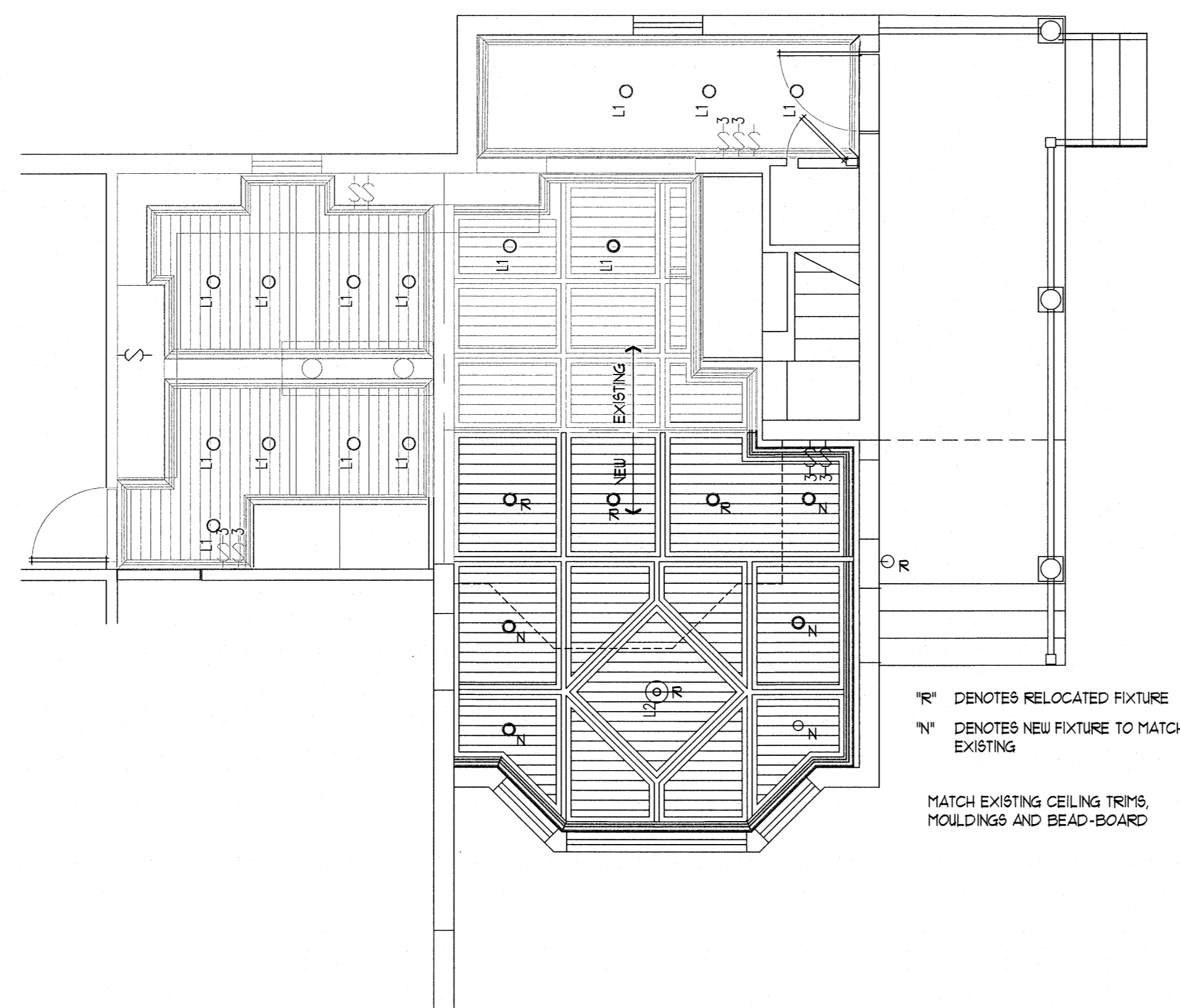
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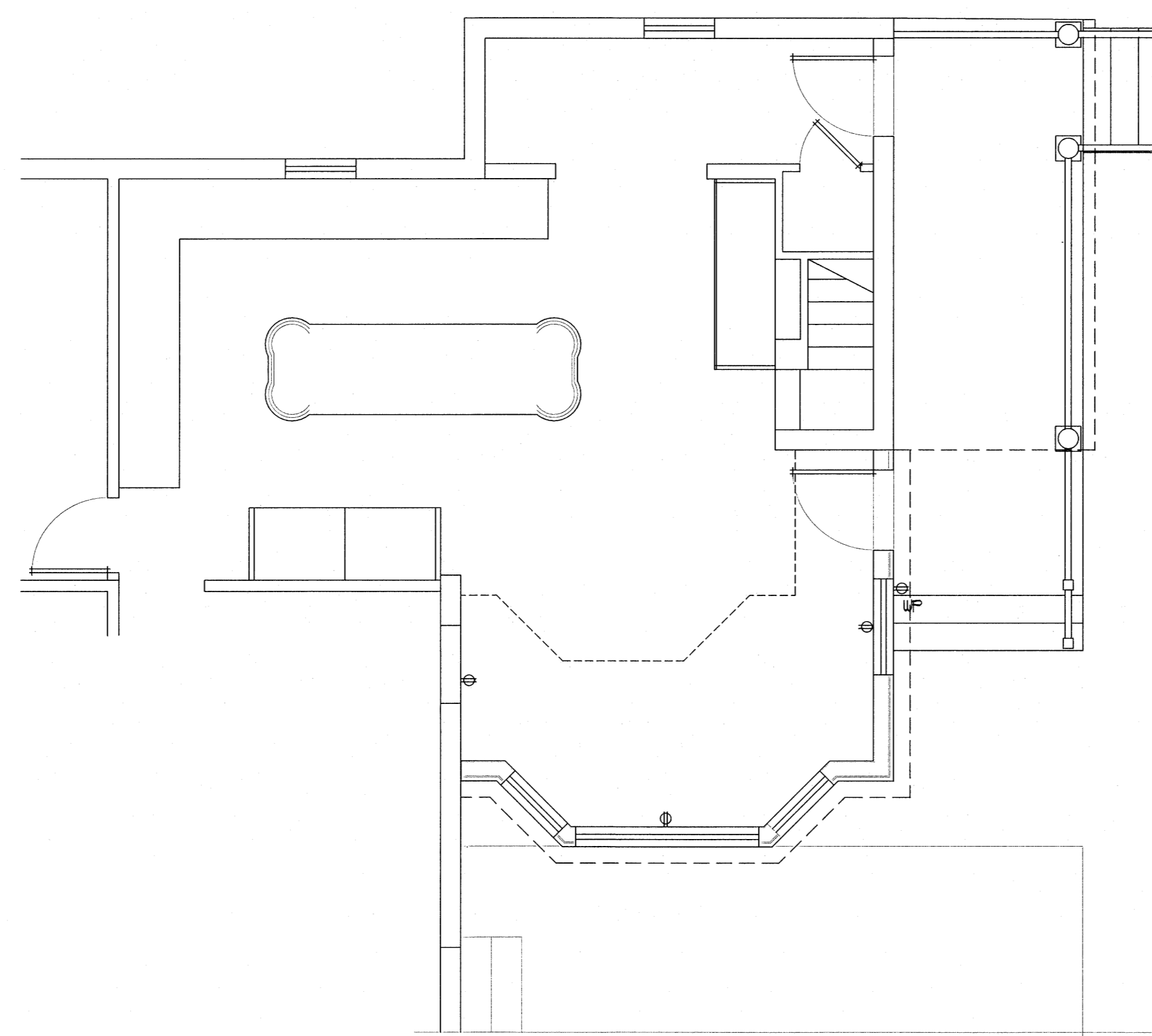
rev.	date	remark
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Electrical
Floor Plans

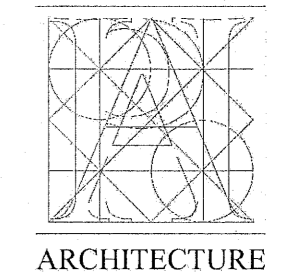
A-101



1 REFLECTED CLG. PLAN
A-101 SCALE: 1/4" = 1'-0"



2 POWER & SIGNAL PLAN
A-101 SCALE: 1/4" = 1'-0"



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457 Bedford Rd.
Armonk, NY 10504

Powderly-Weiss Residence Kitchen Expansion

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rev.	date	remark
x	xx/xx/23	plan revision X

South & West Bldg. Elevations

A-200



DESIGN LOADS: GREENBURGH, NY

1. Snow Loads:
 - Ground Snow Load = 30 psf
 - Flat Roof Snow Load = 24 psf
 - Sloped Roof Snow Load for Thermally Efficient Roof (Insulated - thermal factor = 1) - 20% reduction for 5:12 deg slope, 60% reduction for 8:12 deg slope, 100% reduction for 12:12 deg slope
2. Roof Live Load:
 - Flat to less than 4:12 = 20 psf
 - 4:12 to less than 12:12 = 16 psf
 - 12:12 and greater = 12 psf
3. Floor Live Loads:
 - Balconies = 60 psf
 - Garages = 50 psf
 - Attics without storage = 10 psf
 - Attics with storage = 20 psf
 - Sleeping rooms = 30 psf
 - All other rooms and stairs = 40 psf
4. Floor Dead Loads:
 - Attic (no storage) = 10 psf
 - Sleeping Rooms = 12 psf
 - Other Rooms = 15 psf
5. Wind Loads:
 - Basic Wind Speed = 120 mph
 - Exposure B

NY 6 EOC

TABLE N10(2)										
CLIMATE ZONE	PRECIPITATION INCHES	WIND VELOCITY MPH	BLAST WIND VELOCITY MPH	ICE LOAD INCHES	ROOF WIND LOAD PSF	WIND WALL LOAD PSF	FLOOR WIND LOAD PSF	WIND WALL WIND LOAD PSF	WIND WALL WIND LOAD PSF	
4A	32	38	0.40000	44	20 psf	2 / 3	H	10/10	10 / 2 FT	10/10

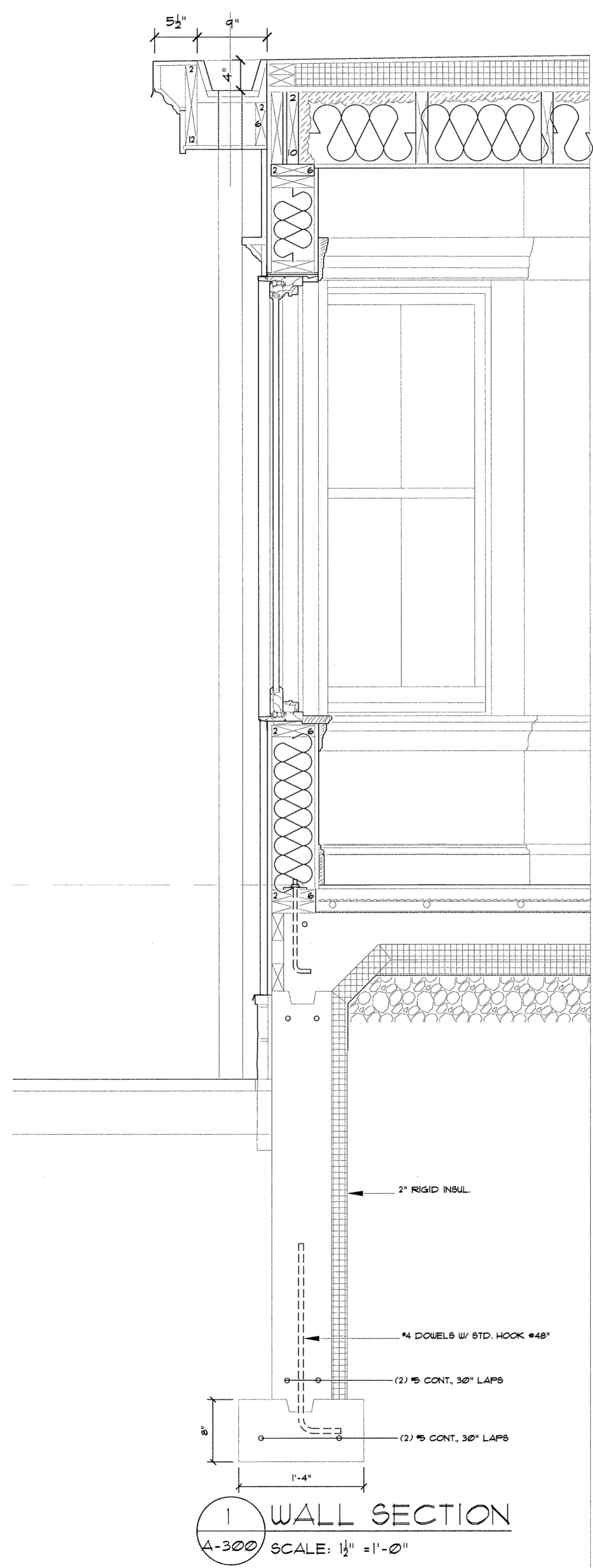
TABLE N10(3)

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

SUBJECT TO DAMAGE FROM:

GROUND SNOW LOAD	WIND SPEED (MPH)	SEISMIC DESIGN CATEGORY	WEATHERING	FRESH LINE DEPTH (IN)	TEMPERATURE	DECAY	ENTER DESIGN TEMP.	ICE MELT UNDERLAYMENT	FLOOD HAZARD
30 psf	38	B	SEVERE	42	MODERATE TO HEAVY	SLIGHT TO MODERATE	1 DEG. F	YES	(see footnote 2)

1) Site soil class C is assumed, without a soils report, where a soils class other than C is determined by a soils report, the seismic design category shall be determined in accordance with the New York State Building Code. See Civil Drawing.

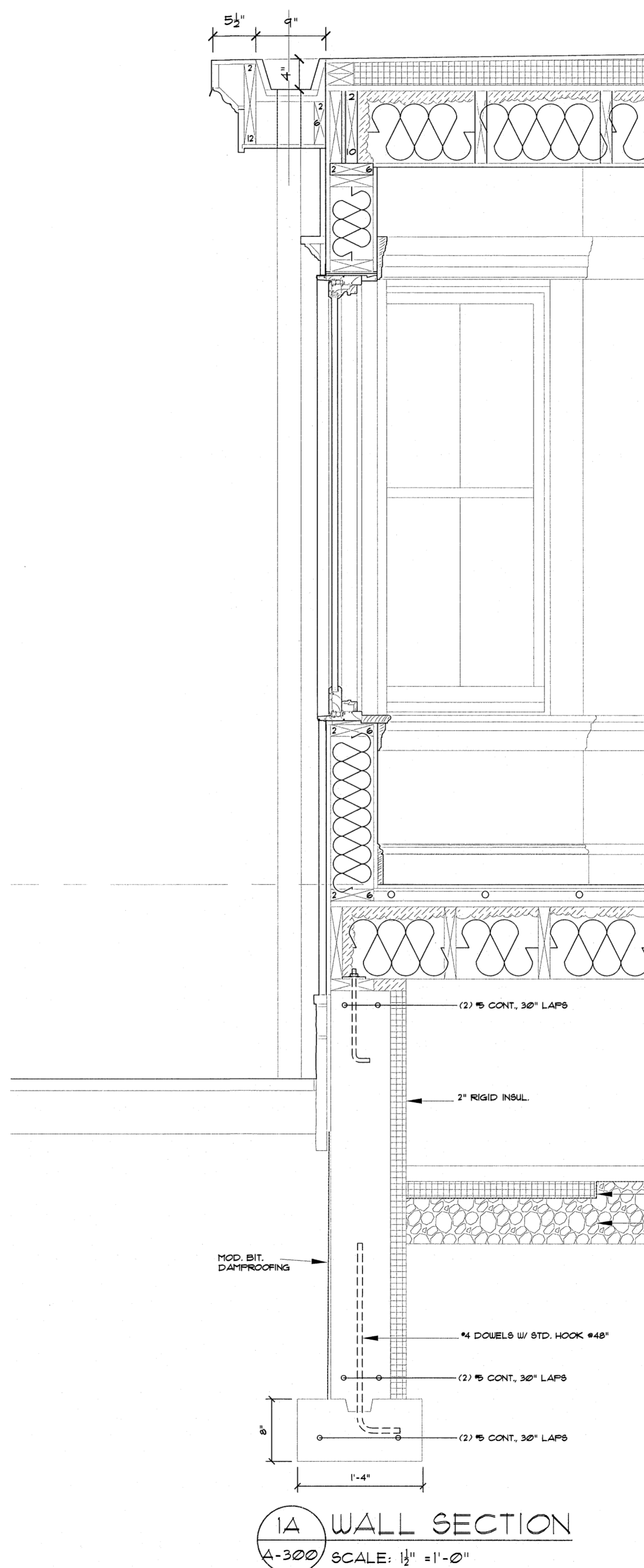


ROOFING SYSTEM: 20 OZ. FLAT-BEAM COPPER ON 4\"/>

ROOF SYSTEM: 2X12'S 16\"/>

WALL SYSTEM: PAINTED 3\"/>

FLOOR SYSTEM: C.T. ON POLY-MOD. TRIM-SET ON 2\"/>

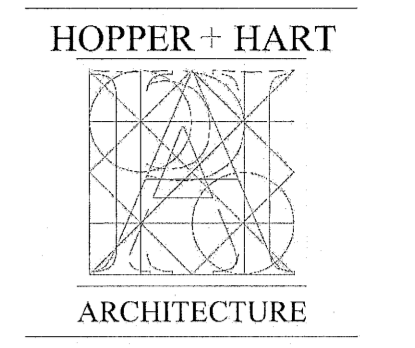


ROOFING SYSTEM: 20 OZ. FLAT-BEAM COPPER ON 4\"/>

ROOF SYSTEM: 2X12'S 16\"/>

WALL SYSTEM: PAINTED 3\"/>

FLOOR SYSTEM: C.T. ON 2\"/>



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Wall Section
A-300