



# 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 x43  
Fax: (914) 273-3554  
[www.northcastleny.com](http://www.northcastleny.com)

## RESIDENTIAL PROJECT REVIEW COMMITTEE (RPRC) PROCEDURES

The RPRC was created to streamline the residential review process and quickly reviews all residential projects. Projects determined to have no impact are permitted to apply to the Building Department while more complicated projects are directed to the appropriate review board(s).

THE RPRC reviews all applications for residential permits (including, but not limited to, buildings permits, steep slope permits, wetlands permits and pool permits), but excluding permits only relating to interior alterations/renovations.

To get on an RPRC agenda you must submit a single PDF file containing the following to the Planning Department:

1. Complete all items on the RPRC checklist
2. RPRC Application fee. Check made payable to: Town of North Castle.
3. Floor Area and Gross Land Coverage work sheets (with backup information)
4. Plans for your project according the RPRC Checklist
5. Submit one single PDF file containing all information listed above to the Planning Department: [planning@northcastleny.com](mailto:planning@northcastleny.com).

Once your application has been submitted, you may follow your application on the RPRC webpage located at <http://www.northcastleny.com/residential-project-review-committee-rprc>

Determination Letters are posted on the website (click on determination letters, find the date of your meeting and click on the name of your project - Letters are posted the day after the meeting, typically by 1 :00 p.m.)

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**Town of North Castle Master Fee Schedule - Revised 11/18/2020**

RPRC Fees

Town Code Chapter Title	Chapter Number	Code Section	Fee Type	Fee Description	Engineering Fee Amount	Planning Fee Amount	Total Amount	Additional Notes
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	One-Family Residence - New Construction	\$1,250	\$625	\$1,875	
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	One Family Residence - Teardown/Rebuild	\$1,250	\$625	\$1,875	
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Addition to Primary Residence (less than 1,000 s.f.)	\$500	\$250	\$750	
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Addition to Primary Residence (greater than or equal to 1,000 s.f.)	\$800	\$400	\$1,200	Additional Usable Area: 1,973 SF
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Detached Accessory Building/Structure (less than 150 s.f.)	\$0	\$100	\$100	
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Detached Accessory Building/Structure (greater than or equal to 150 s.f.)	\$500	\$250	\$750	
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Pool/Hot Tub and associated Mechanical Equipment (includes associated deck, patio, walls, walkway, etc.)	\$800	\$400	\$1,200	

Town of North Castle Master Fee Schedule - Revised 11/18/2020

RPRC Fees

Town Code Chapter Title	Chapter Number	Code Section	Fee Type	Fee Description	Engineering Fee Amount	Planning Fee Amount	Total Amount	Additional Notes
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Recreational Court (tennis, basketball, volleyball, etc.) and Associated Utilities	\$800	\$400	\$1,200	
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Deck, porch, patio, pergola	\$200	\$100	\$300	Exterior Parking Pergola: 1,103 SF Deck with Pergola: 424 SF Roof Deck: 284 SF
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Walkway, piers, wall, gate	\$100	\$50	\$150	
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Fence	\$0	\$50	\$50	Fence: 1,401 LF
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Mechanical Equipment (generator, fuel storage tank, etc.) and Associated Utilities	\$100	\$50	\$150	
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Installation or Modification of Driveway/Driveway Surface - Under 250 square feet	\$0	\$0	\$0	See § 355-26C(3). RPRC EXEMPT
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Installation or Modification of Driveway/Driveway Surface - Over 250 square feet	\$400	\$200	\$600	Driveway: 452 SF

**Town of North Castle Master Fee Schedule - Revised 11/18/2020**

RPRC Fees

Town Code Chapter Title	Chapter Number	Code Section	Fee Type	Fee Description	Engineering Fee Amount	Planning Fee Amount	Total Amount	Additional Notes
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Solar Panels	\$0	\$50	\$50	
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Installation or Modification of Stormwater Practice/Drainage Facilities	\$400	\$200	\$600	
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	For proposed actions not listed above	\$150	\$75	\$225	per 1,000 s.f. of disturbance or fraction thereof

1. In the event the RPRC determines that Planning Board approval is required, any RPRC Review Fees already paid by the applicant shall be applied towards the escrow review account to be established by the Planning Board.
2. In the event the RPRC determines that an Administrative Wetland Permit is required, an Administrative Wetland Permit application shall be filed with the appropriate fee, as indicated in the Administrative Wetland Permit Fee Schedule.



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## RESIDENTIAL PROJECT REVIEW COMMITTEE (RPRC) APPLICATION

### Section I- PROJECT

ADDRESS: 16 Davis Drive Armonk NY 10504

### Section III- DESCRIPTION OF WORK:

Most of the work entails the Interior renovation of existing home. Interior work includes new bathrooms, kitchen, family areas including library, home office, entertaining room/gym. New electrical, plumbing, audio/video and security.

Exterior work includes new exterior finishes and windows, new exterior parking open pergola, modifications to the existing deck, expansion of the patio adjacent to the pool with new open pergola. It also includes the squaring off of the room with the curved wall, the integration of the balconies, expansion/addition of the second floor to include a new master bedroom, family room, walk-in closet and laundry room and an entertaining/gym area with outdoor terrace in the roof level. Second floor and roof addition to be vertically and within the existing footprint of the existing home.

### Section III- CONTACT INFORMATION:

APPLICANT: Jose Imery c/o Henryk & Kristina Gudas

ADDRESS: 258 Main Avenue Norwalk CT 06851

PHONE: 203-957-6166 MOBILE: 203-957-6166 EMAIL: jose@skyviewbuilders.com

PROPERTY OWNER: Henryk & Kristina Gudas

ADDRESS: 16 Davis Drive Armonk NY 10504

PHONE: 203-274-5756 MOBILE: 203-964-7916 EMAIL: paul@skyviewbuilders.com

PROFESSIONAL: Henryk P. Gudas (Paul Gudas)

ADDRESS: 258 Main Avenue Norwalk CT 06851

PHONE: 203-274-5756 MOBILE: 203-964-7916

EMAIL: paul@skyviewbuilders.com

### Section IV- PROPERTY INFORMATION:

Zone: R-2A Tax ID (lot designation) 94.04-2-49 (2/10/1-31)



**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:

Initial Submittal  Revised Preliminary

Street Location:

Zoning District: \_\_\_\_\_ Property Acreage: \_\_\_\_\_ Tax Map Parcel ID: \_\_\_\_\_

Date: \_\_\_\_\_

**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.



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**Director of Planning**

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**GROSS LAND COVERAGE CALCULATIONS WORKSHEET**

Application Name or Identifying Title: 16 Davis Dr Armonk NY Date: \_\_\_\_\_

Tax Map Designation or Proposed Lot No.: 94.04-2-49

Gross Lot Coverage

- |     |  |                             |
|-----|--|-----------------------------|
| 1.  | Total lot Area (Net Lot Area for Lots Created After 12/13/06):                 | <u>4.13 AC (179,902 SF)</u> |
| 2.  | <b>Maximum</b> permitted gross land coverage (per Section 355-26.C(1)(b)):     | <u>19,928</u>               |
| 3.  | <b>BONUS</b> maximum gross land cover (per Section 355-26.C(1)(b)):            |                             |
|     | Distance principal home is beyond minimum front yard setback                   |                             |
|     | <u>720 LF</u> x 10 = <u>7,200</u> (10 SF Per Linear FT from setback)           | <u>7,200</u>                |
| 4.  | <b>TOTAL Maximum Permitted gross land coverage</b> = Sum of lines 2 and 3      | <u>27,128</u>               |
| 5.  | Amount of lot area covered by <b>principal building</b> :                      |                             |
|     | <u>2,932</u> existing + <u>20</u> proposed =                                   | <u>2,952</u>                |
| 6.  | Amount of lot area covered by <b>accessory buildings</b> :                     |                             |
|     | <u>116</u> existing + <u>0</u> proposed =                                      | <u>116</u>                  |
| 7.  | Amount of lot area covered by <b>decks</b> :                                   |                             |
|     | <u>785</u> existing + <u>424</u> proposed =                                    | <u>1,209</u>                |
| 8.  | Amount of lot area covered by <b>porches</b> :                                 |                             |
|     | <u>0</u> existing + <u>0</u> proposed =  | <u>0</u>                    |
| 9.  | Amount of lot area covered by <b>driveway, parking areas and walkways</b> :    |                             |
|     | <u>17,173</u> existing + <u>452</u> proposed =                                 | <u>17,625</u>               |
| 10. | Amount of lot area covered by <b>terraces</b> :                                |                             |
|     | <u>0</u> existing + <u>0</u> proposed =  | <u>0</u>                    |
| 11. | Amount of lot area covered by <b>tennis court, pool and mechanical equip</b> : |                             |
|     | <u>9,334</u> existing + <u>0</u> proposed =                                    | <u>9,334</u>                |
| 12. | Amount of lot area covered by <b>all other structures</b> :                    |                             |
|     | <u>0</u> existing + <u>0</u> proposed =  | <u>0</u>                    |
| 13. | Proposed <b>gross land coverage</b> : Total of Lines 5 – 12 =                  | <u>31,236</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

\_\_\_\_\_  
Date

Gross Land Coverage Calculations Worksheet has been prepared in house utilizing an existing scanned .pdf.  
Calculations are to be verified and resubmitted by Chris Utschig, Licensed Civil engineer once digital survey is completed





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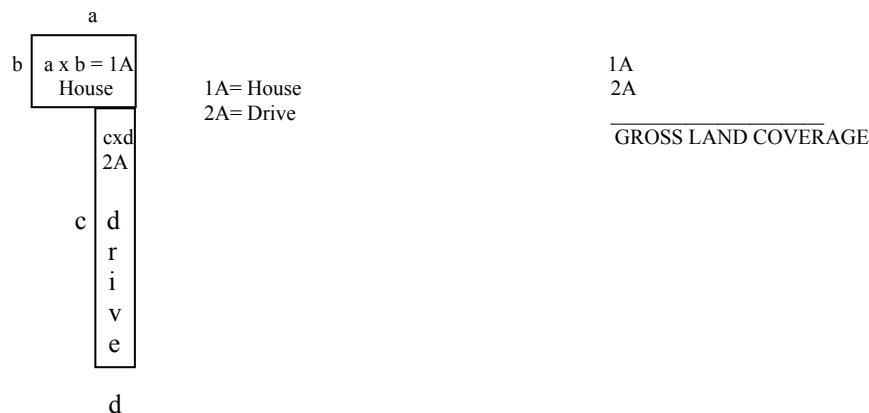
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## GROSS LAND COVERAGE WORKSHEET

The following format is to be used for all applications for the purpose of demonstrating the gross land coverage of a property as necessary to show compliance with gross land coverage limitations of the Town Code.

1. Scaled worksheets are to be prepared based upon a site plan which represents existing or proposed conditions as applicable to the particular circumstances of the approval being sought. All site plans and worksheets are required to be prepared by a licensed or registered professional in the State of New York.
2. Each component of the gross land coverage is to be divided into simple polygons (squares, rectangles, etc.) each being drawn on the plan. The area of each polygon is to be shown by providing the dimensions and resulting area measurement. Each polygon is to be assigned an identifying label for reference purposes.
3. A summary table for each component is to be completed. The area of each polygon is to be listed by reference label then added, resulting in the gross land coverage for the entire site.
4. Any exception of land coverage from the gross land coverage must be identified on the floor plans and summary tables. The rationale for any exception must accompany the floor area worksheets.
5. A schematic illustration of the format is shown below



LOT AREA, NET – Lot area minus seventy five (75) percent of the area of any wetlands, waterbodies and, watercourses, but excluding any adjacent areas, all as defined in Chapter 209 Wetlands and Drainage, of the Town Code, and the area of any steep slopes, as defined Chapter 213, except that in the case of one-family lots, the deduction for steep slopes shall be only fifty (50) percent.

Lot Size	Maximum Permitted Gross Land Coverage for One-Family Dwelling Lots <sup>1</sup> (square feet)
Less than 5,000 square feet	50% of the lot area
5,000 to 9,999 square feet	2,500 plus 30% of the lot area in excess of 5,000 square feet
10,000 to 14,999 square feet	4,000 plus 24% of the lot area in excess of 10,000 square feet
15,000 square feet to 0.499 acres	5,200 plus 18% of the lot area in excess of 15,000 square feet
0.5 to 0.749 acres	6,420 plus 15% of the lot area in excess of 0.5 acres
0.75 to 0.999 acres	8,050 plus 12% of the lot area in excess of 0.75 acres
1.0 to 1.999 acres	9,350 plus 9% of the lot area in excess of 1.0 acres
2.0 acres or more	13,270 plus 7.5% of the lot area in excess of 2.0 acres

\*Permitted gross land coverage limitations for two-family dwelling lots in the R-2F District shall be twenty five (25) percent greater than that permitted for one-family dwelling lots.

NOTWITHSTANDING ABOVE LIMITATIONS, AN ADDITIONAL 10 SQUARE FEET OF GROSS LAND COVERAGE SHALL BE PERMITTED FOR EACH ONE FOOT OF FRONT YARD SETBACK OF THE PRINCIPAL DWELLING IN EXCESS OF THE MINIMUM FRONT YARD SETBACK REQUIRED.



TOWN OF NORTH CASTLE  
 WESTCHESTER COUNTY  
 17 Bedford Road  
 Armonk, New York 10504-1898

PLANNING DEPARTMENT  
 Adam R. Kaufman, AICP  
 Director of Planning

January 29, 2019  
 Telephone: (914) 273-3542  
 Fax: (914) 273-3554  
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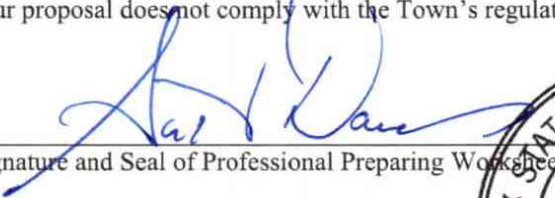
## FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: 16 Davis Dr Armonk NY Date: \_\_\_\_\_  
 Tax Map Designation or Proposed Lot No.: 94.04-2-49

Floor Area

- |     |   |               |
|-----|---|---------------|
| 1.  | Total Lot Area (Net Lot Area for Lots Created After 12/13/06):  | <u>4.13</u>   |
| 2.  | <b>Maximum</b> permitted floor area (per Section 355-26.B(4)):  | <u>13,776</u> |
| 3.  | Amount of floor area contained within first floor:<br>— <u>2,517</u> existing + <u>87</u> proposed =                            | <u>2,604</u>  |
| 4.  | Amount of floor area contained within second floor:<br>— <u>1,213</u> existing + <u>1,312</u> proposed =                        | <u>2,525</u>  |
| 5.  | Amount of floor area contained within garage:<br>— <u>424</u> existing + <u>0</u> proposed =                                    | <u>424</u>    |
| 6.  | Amount of floor area contained within porches capable of being enclosed:<br>— <u>0</u> existing + <u>0</u> proposed =           | <u>0</u>      |
| 7.  | Amount of floor area contained within basement (if applicable – see definition):<br>— <u>591</u> existing + <u>0</u> proposed = | <u>591</u>    |
| 8.  | Amount of floor area contained within attic (if applicable – see definition):<br>— <u>0</u> existing + <u>0</u> proposed =      | <u>0</u>      |
| 9.  | Amount of floor area contained within all accessory buildings: (Roof)<br>— <u>0</u> existing + <u>655</u> proposed =            | <u>655</u>    |
| 10. | Proposed <b>floor area</b> : Total of Lines 3 – 9 =   | <u>6,799</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



12-18-2023  
 Date



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 17 Bedford Road  
 Armonk, New York 10504-1898

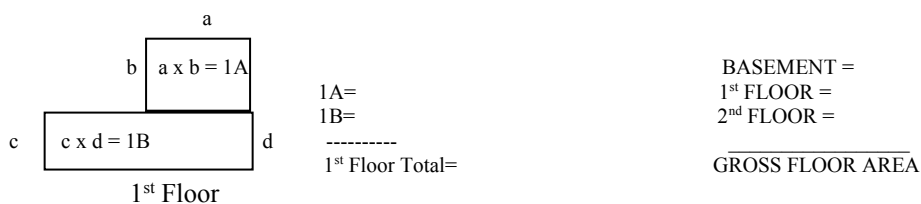
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## GROSS FLOOR AREA WORKSHEET

The following format is to be used for all applications for the purpose of demonstrating the gross floor area of a building or group of buildings as necessary to show compliance with a building or group of buildings as necessary to show compliance with floor area limitations of the Town Code or as otherwise necessary to illustrate the intended or potential use of a structure.

1. Scaled worksheets are to be prepared based upon floor plans which represent existing or proposed conditions as applicable to the particular circumstances of the approval being sought. All floor plans and worksheets are required to be prepared by a licensed or registered professional in the State of New York.
2. The floor area of each floor is to be divided into simple polygons (squares, rectangles, etc.) each being drawn on the plan. The area of each polygon is to be shown by providing the dimensions and resulting area measurement. Each polygon is to be assigned an identifying label for reference purposes.
3. A summary table for each floor is to be completed. The area of each polygon is to be listed by reference label then added, resulting in the floor area for the entire floor.
4. A similar summary table is to be provided listing the total floor area of each floor within the resulting floor area of each building.
5. Any exception of floor area from the gross floor area must be identified on the floor plans and summary tables. The rationale for any exception must accompany the floor area worksheets.
6. A schematic illustration of the format is shown below.



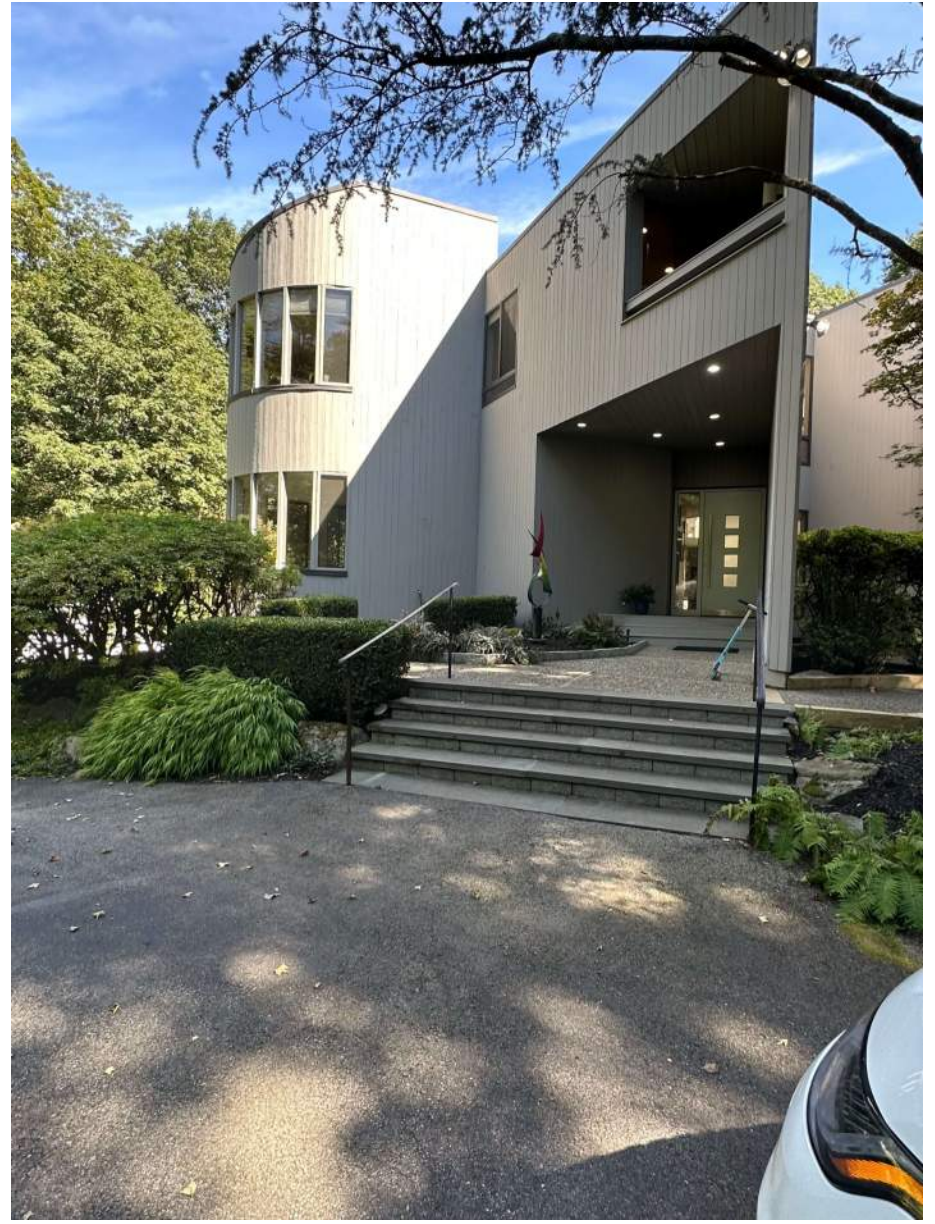
LOT AREA, NET – Lot area minus seventy five (75) percent of the area of any wetlands, waterbodies and, watercourses, but excluding any adjacent areas, all as defined in Chapter 209 Wetlands and Drainage, of the Town Code, and the area of any steep slopes, as defined Chapter 213, except that in the case of one-family lots, the deduction for steep slopes shall be only fifty (50) percent.

FLOOR AREA, GROSS -- The sum of the horizontal areas of the several stories of the building or buildings, excluding any floor area used for off-street parking or loading purposes (except for one- and two-family residences), measured from the exterior walls or, in the case of a common wall separating two buildings, from the center line of such a common wall, and including any two-story or any enclosed porch, or one having a roof and capable of being enclosed. See the definition of "basement" for exclusion of basement/mechanical areas in nonresidential buildings from "floor area, gross." For one- and two-family residences, any attic space with a floor to ceiling height of 7.5 feet or greater shall be included as part of gross floor area, as shall those portions of any basement with a floor to ceiling height of 7.5 feet or greater if the basement is considered a "story" in accordance with one of the following three alternative measurements:

- A. Where the finished surface of the floor above the basement is more than six feet above average grade.
- B. Where the finished surface of the floor above the basement is more than six feet above the finished ground level for more than 50% of the total building perimeter.
- C. Where the finished surface of the floor above the basement is more than 12 feet above the finished ground level at any point along the building perimeter.

Lot Size	Maximum Permitted Gross Floor Area for One-Family Dwellings and Accessory Buildings <sup>1</sup> (square feet)
Less than 5,000 square feet	1,875 or 50% of the lot area, whichever is greater
5,000 to 9,999 square feet	2,500 plus 25% of the lot area in excess of 5,000 square feet
10,000 to 14,999 square feet	3,750 plus 20% of the lot area in excess of 10,000 square feet
15,000 square feet to 0.499 acres	4,750 plus 15% of the lot area in excess of 15,000 square feet
0.5 to 0.749 acres	5,768 plus 10% of the lot area in excess of 0.5 acres
0.75 to 0.999 acres	6,856 plus 8% of the lot area in excess of 0.75 acres
1.0 to 1.499 acres	7,727 plus 6% of the lot area in excess of 1.0 acres
1.5 to 1.999 acres	9,034 plus 5% of the lot area in excess of 1.5 acres
2.0 to 3.999 acres	10,122 plus 4% of the lot area in excess of 2.0 acres
4.0 acres or more	13,607 plus 3% of the lot area in excess of 4.0 acres

\*Permitted gross floor area for two-family dwellings in the R-2F District shall be one-third (1/3) greater than that permitted for one-family dwellings.



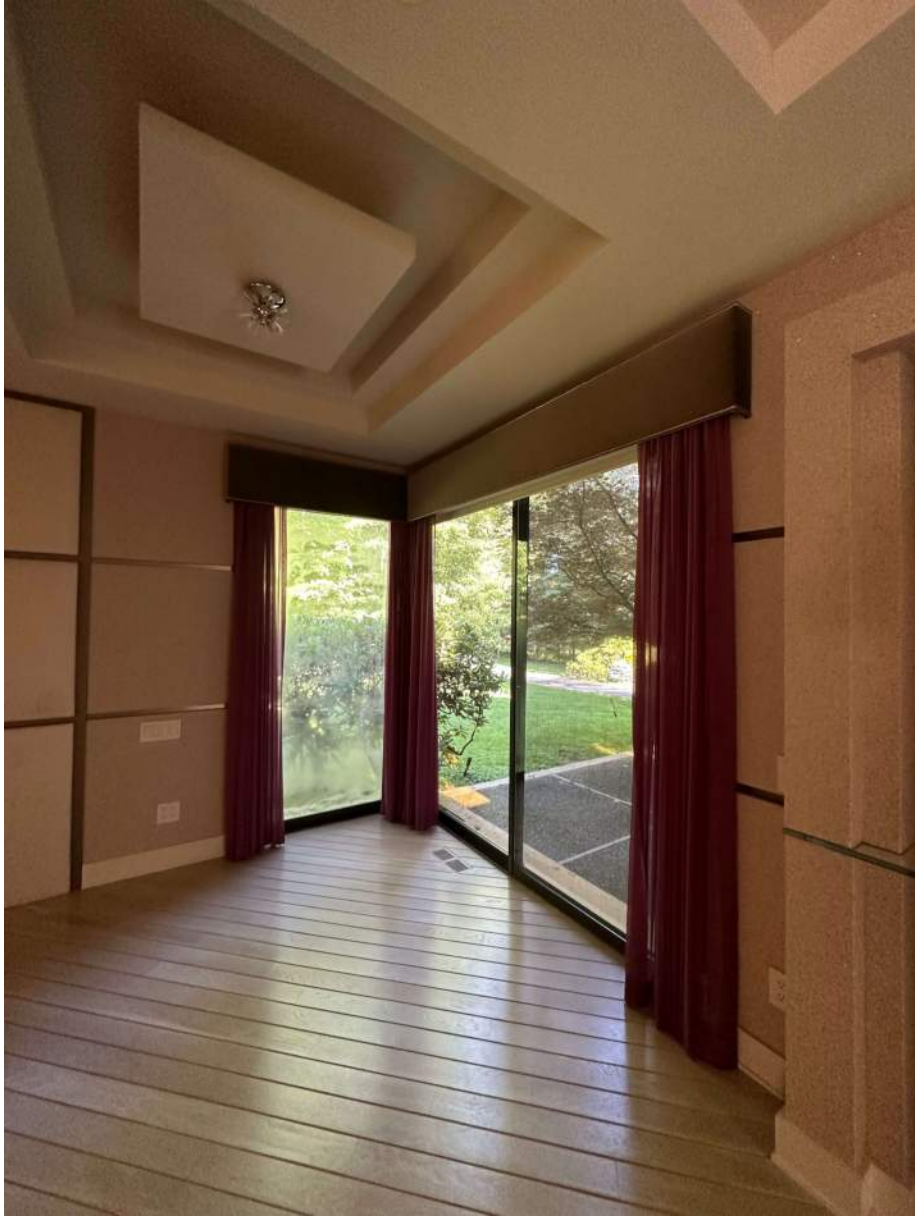


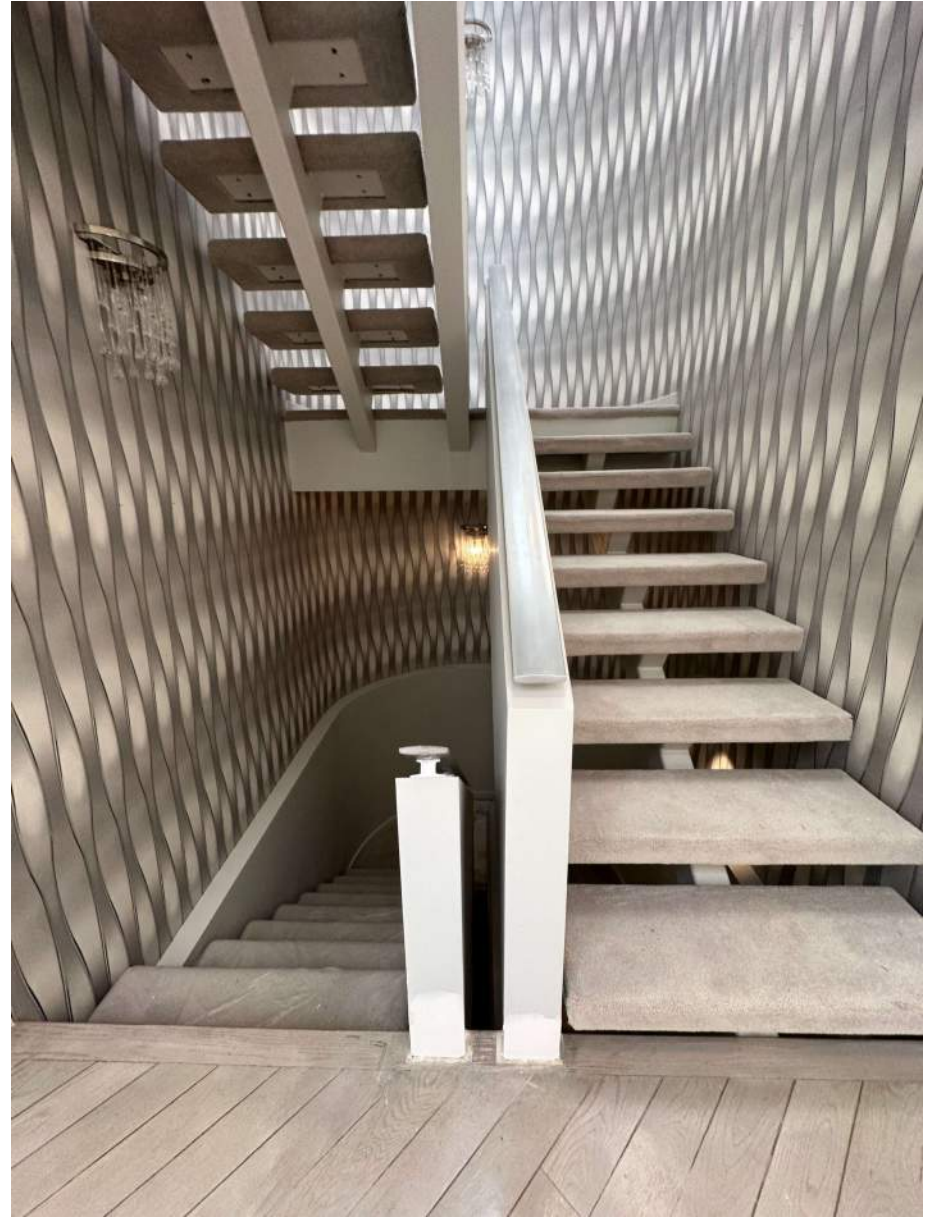


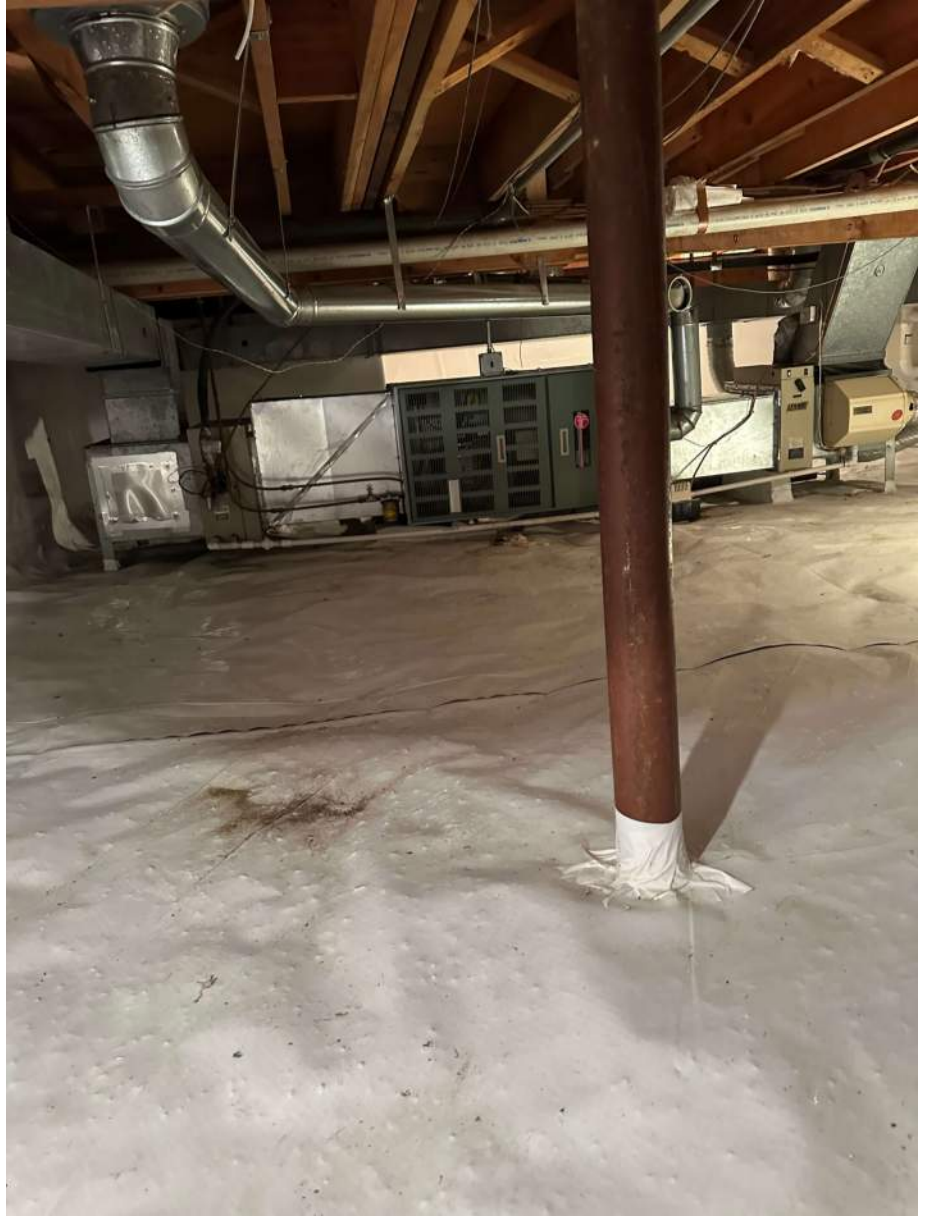




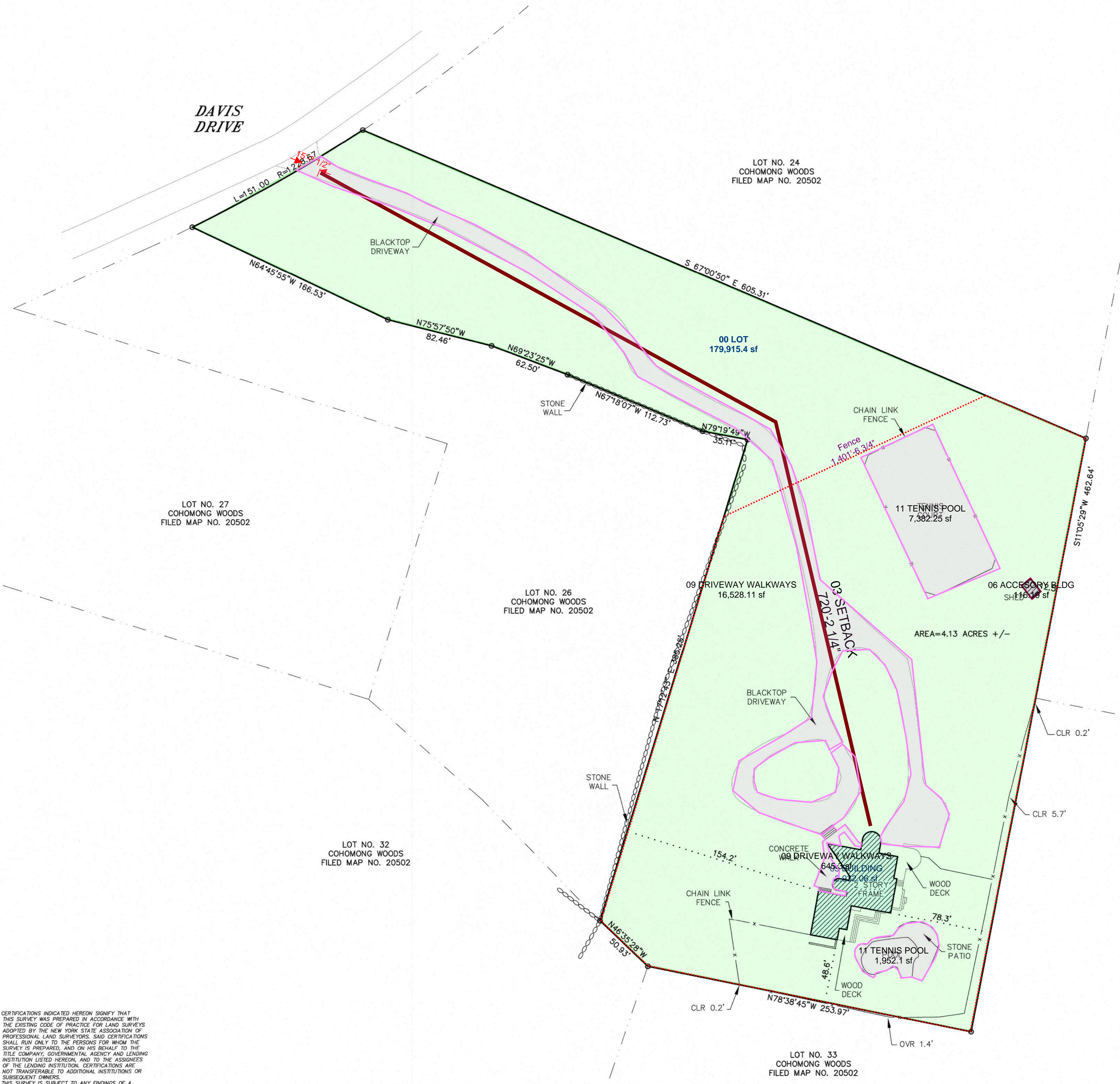
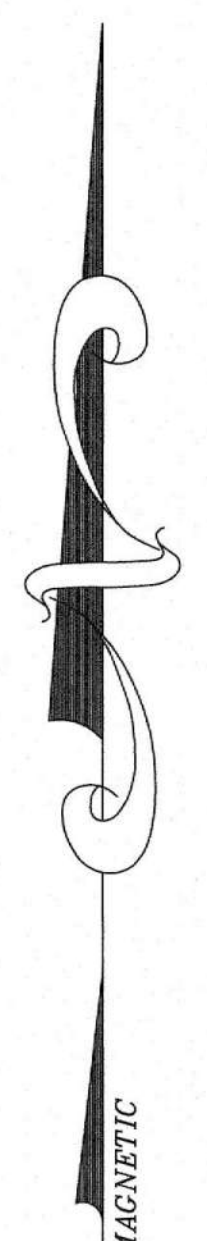








## GROSS LAND COVERAGE WORKSHEET



CERTIFIED TO:  
1. PAUL GUDAS & KRISTINA GUDAS  
2. CAT23-6768-W  
3.  
4.

NOTES:  
1. BEING THE SAME PARCEL AS DESCRIBED IN THE LIBER OF DEEDS AT PAGE \_\_\_\_\_ AND SUBJECT TO RESTRICTIONS AND CONDITIONS THEREIN.  
2. TOGETHER WITH ANY RIGHT, TITLE OR INTEREST IN AND TO THE CENTER OF THE PUBLIC ROADS SHOWN HEREON.  
3. BEING LOT NO. 25 AS SHOWN ON FILED MAP NO. 20502.  
4. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 2209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.  
5. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.  
6. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSONS FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.  
7. THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.  
8. SUBSURFACE STRUCTURES AND UTILITIES WHICH WERE NOT VISIBLE AT THE TIME OF THE SURVEY HAVE NOT BEEN SHOWN.  
9. ALL RIGHTS RESERVED. COPYING OR REPRODUCTION OF THIS PLAN OR ANY PORTION THEREOF PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE DESIGN ENGINEER / SURVEYOR.

FILE NO. 2023-131A

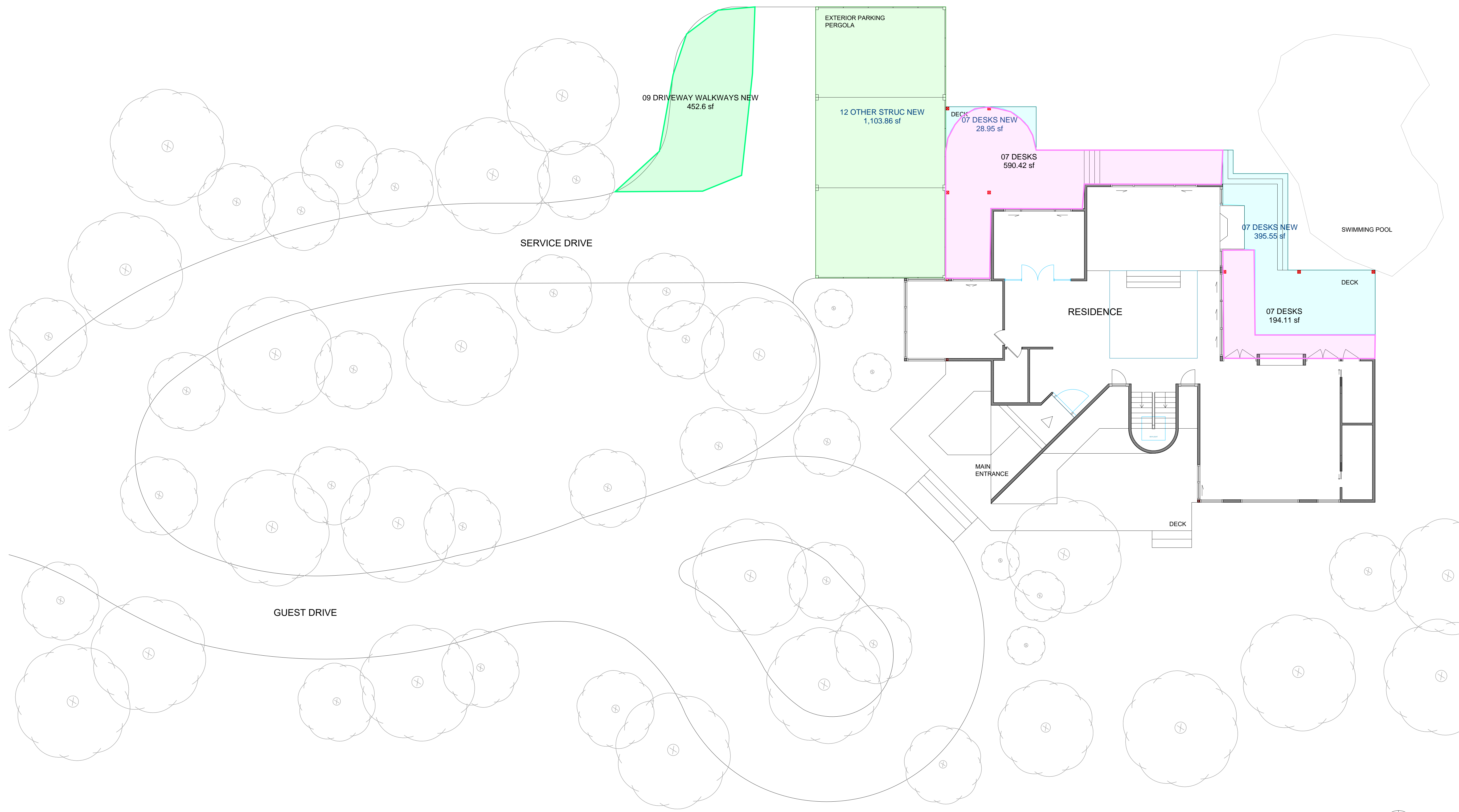
MAP OF SURVEY  
FOR  
LOT No. 25  
COHOMONG WOODS  
TOWN OF NORTH CASTLE WESTCHESTER CO., N.Y.  
SCALE: 1" = 40'  
JUNE 20, 2023

**ROBERT V. OSWALD**  
LAND SURVEYING  
175 WALSH ROAD PO BOX 1 LAGRANGEVILLE NEW YORK 12540  
(845)-226-6436





## FLOOR AREA CALCULATIONS WORKSHEET



DESIGNED BY:  
SKYVIEW BUILDERS  
LLC

258 MAIN AVE  
NORWALK, CT 06851  
PHONE:  
203-274-5756  
WWW.SKYVIEWBUILDERS.COM

**DAVIS**

ADDRESS:

16 DAVIS DR  
ARMONK NY

OWNER:

SKYVIEW BUILDERS  
LLC

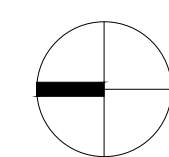
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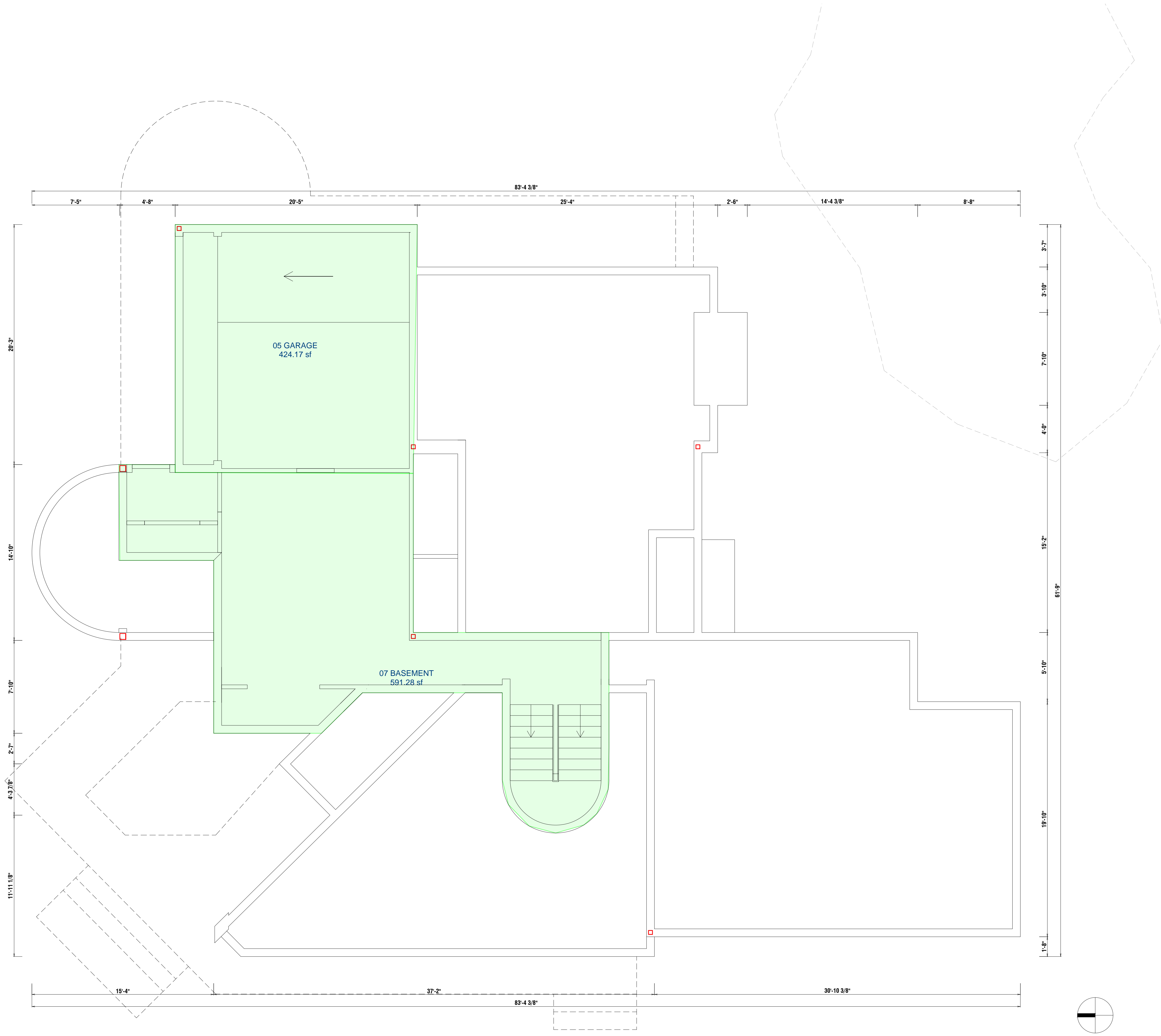
**DECEMBER 8, 2023**

SCALE: 1/8" = 1'-0"

**SITE PLAN**

**S-100.001**





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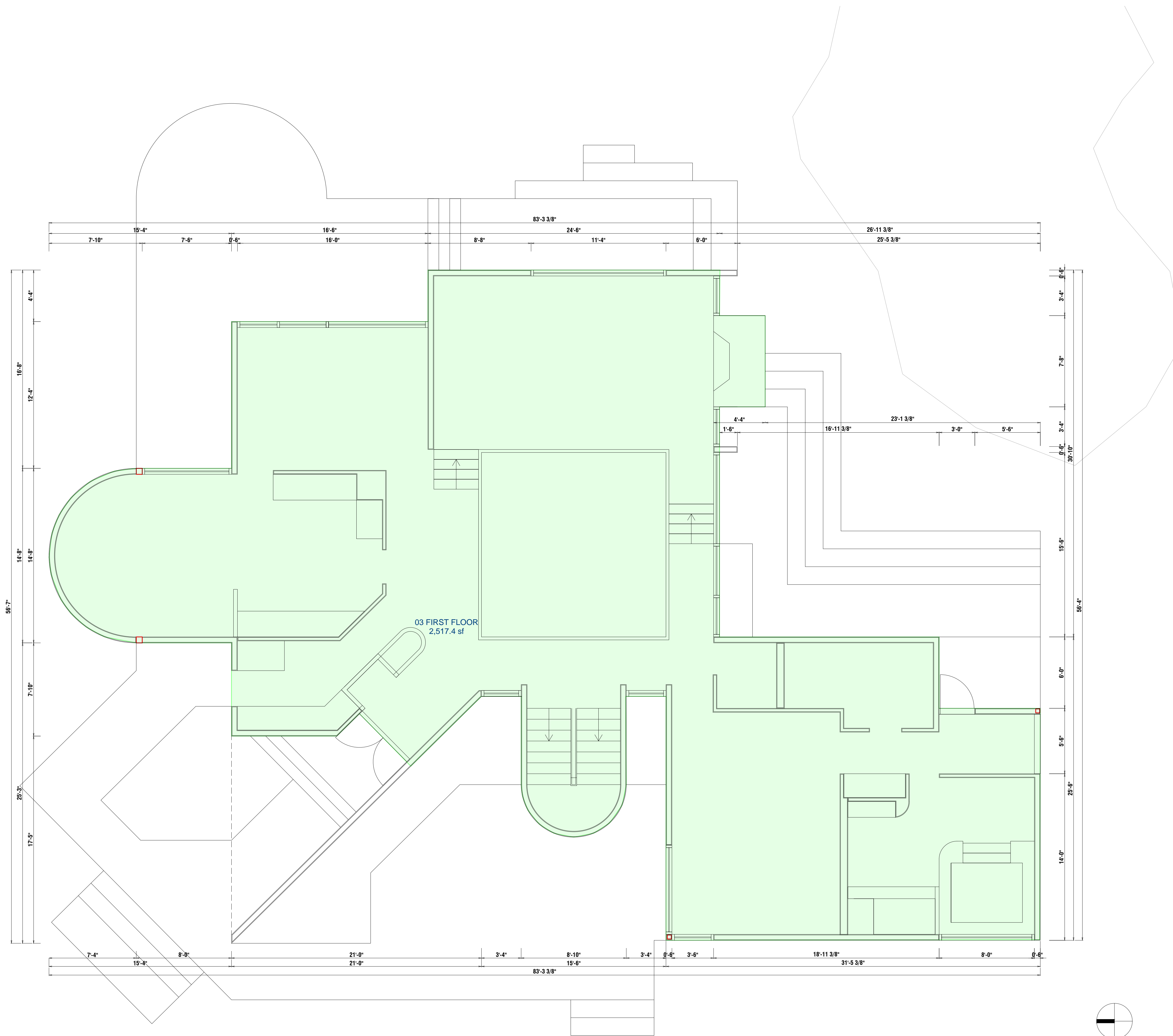
ISSUE:

DECEMBER 8, 2023

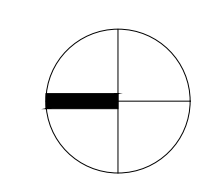
SCALE: 1/4" = 1'-0"

**BASEMENT PLAN**  
 Existing

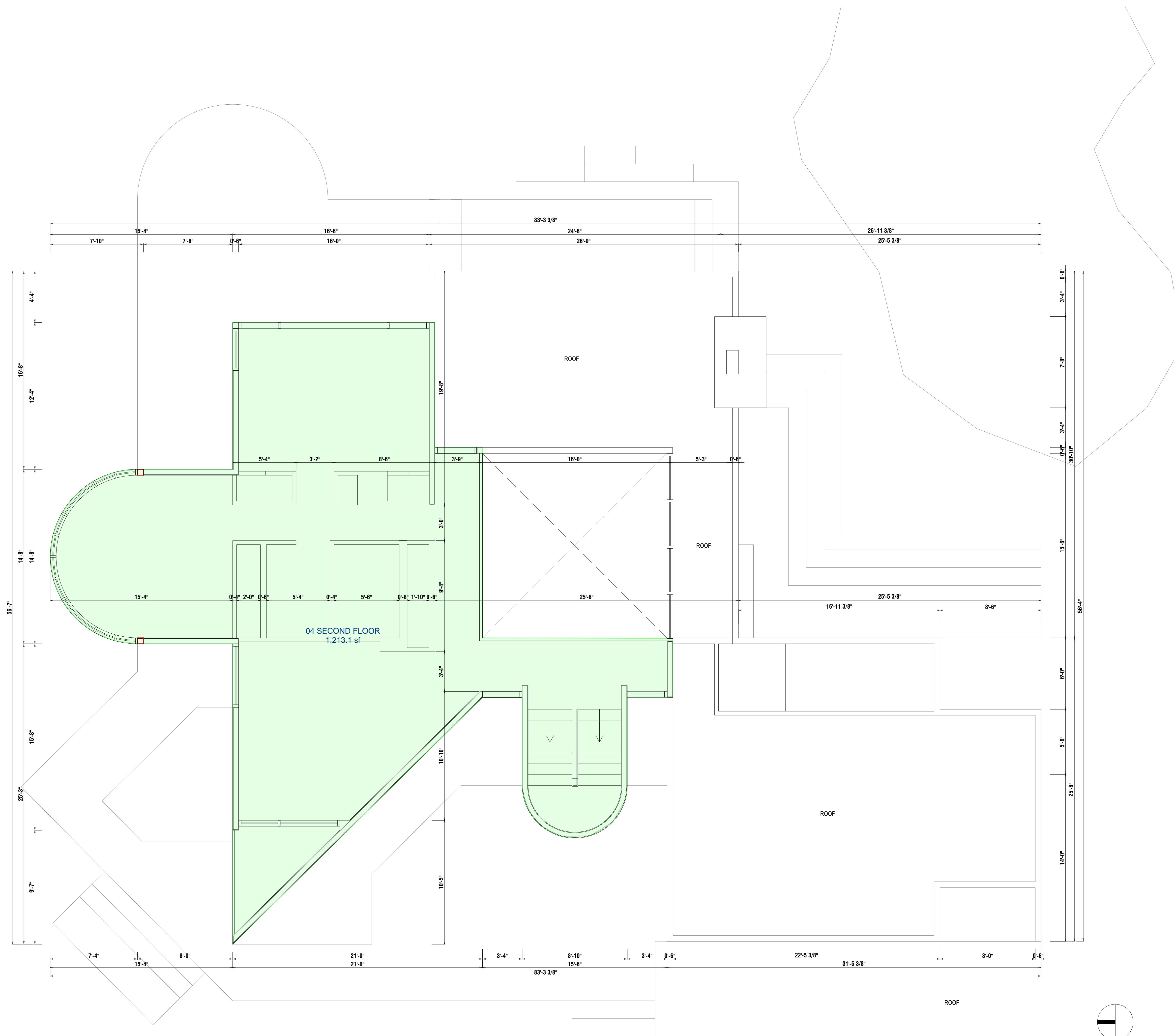
**S-100.00**



03 FIRST FLOOR  
2,517.4 sf



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<b>DAVIS</b>
ADDRESS:  16 DAVIS DR ARMONK NY
OWNER: SKYVIEW BUILDERS LLC
ISSUE: <b>DECEMBER 8, 2023</b>
SCALE: 1/4" = 1'-0"
<b>1ST FLOOR PLAN</b> Existing
<b>S-100.01</b>



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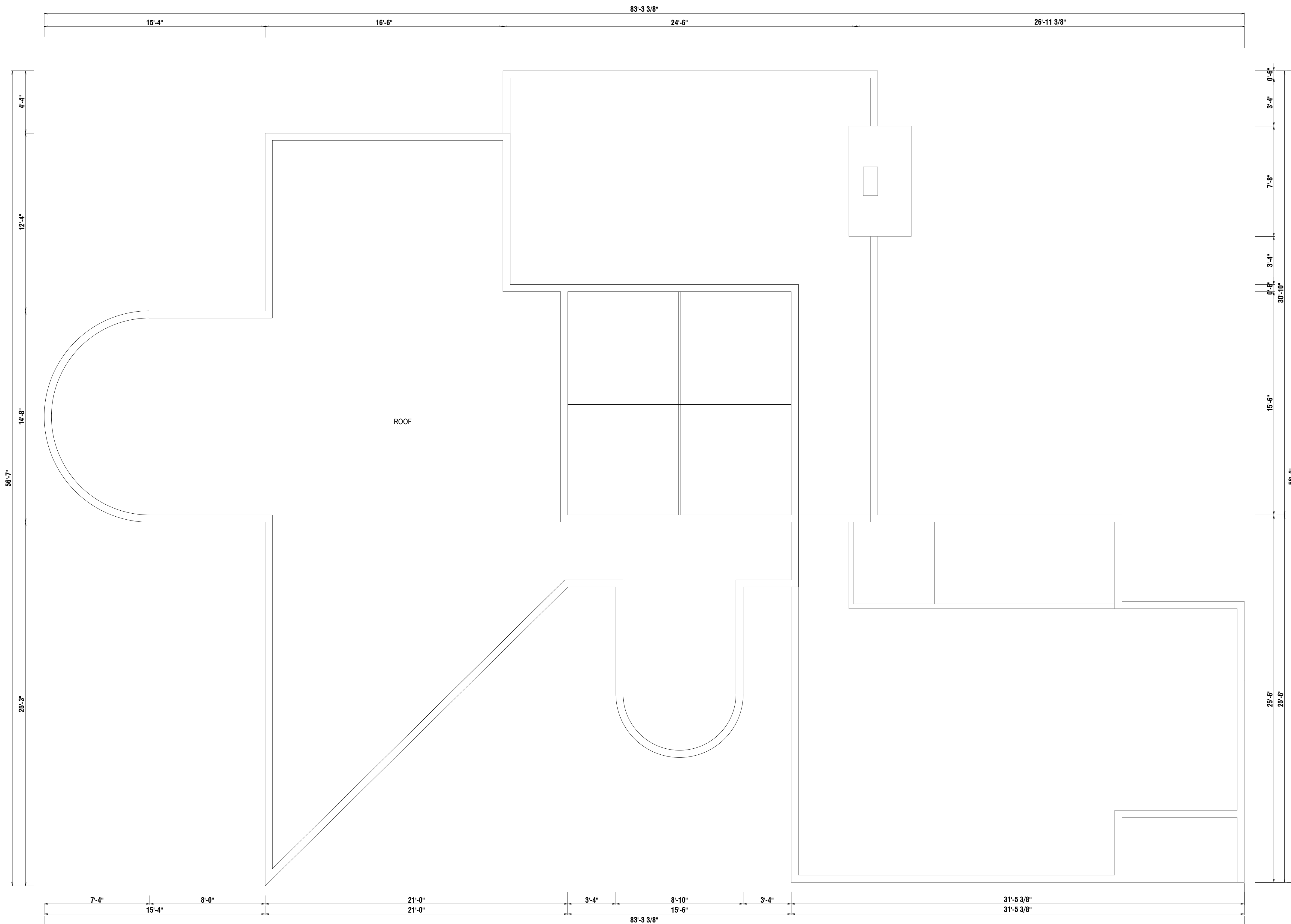
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ISSUE:  
 DECEMBER 8, 2023

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

**2nd FLOOR PLAN**  
 Existing

**S-100.02**



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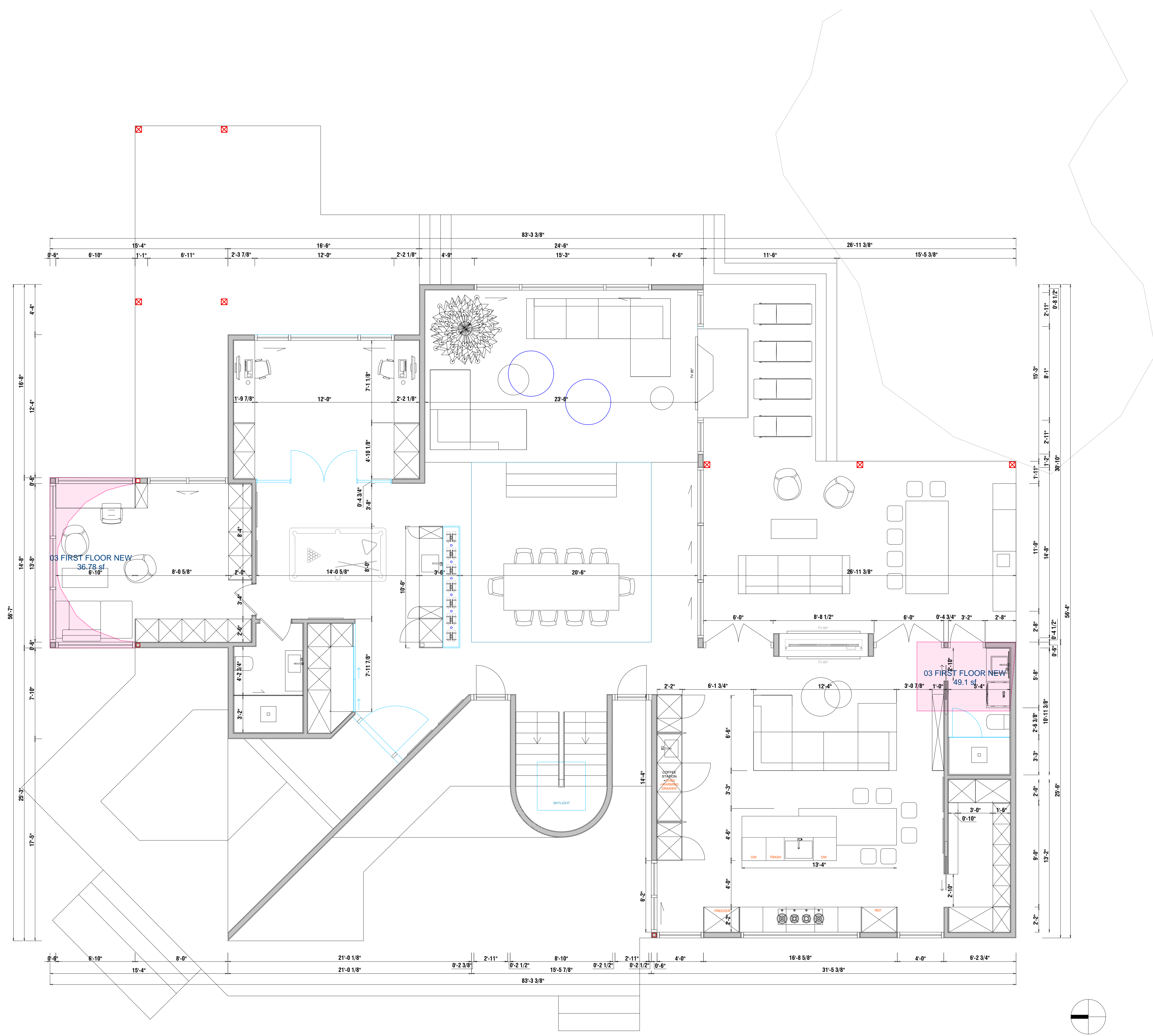
ISSUE:

DECEMBER 8, 2023

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

**3RD FLOOR PLAN**  
 Existing

**S-100.03**



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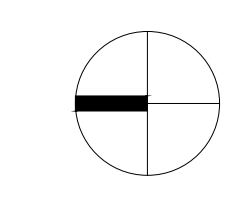
OWNER:  
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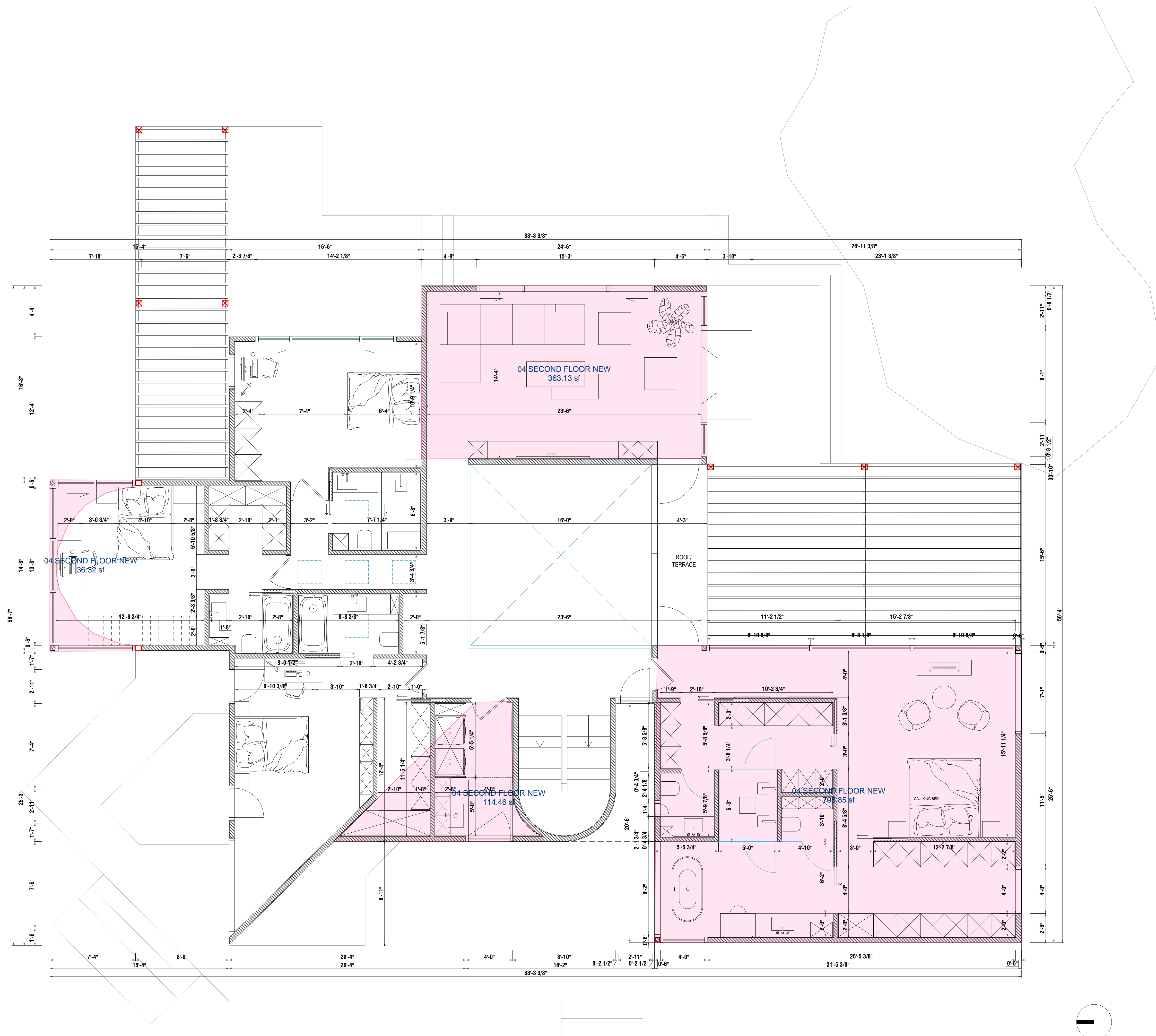
ISSUE:  
 DECEMBER 8, 2023

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

**1ST FLOOR PLAN**

**S-101.01**





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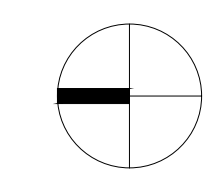
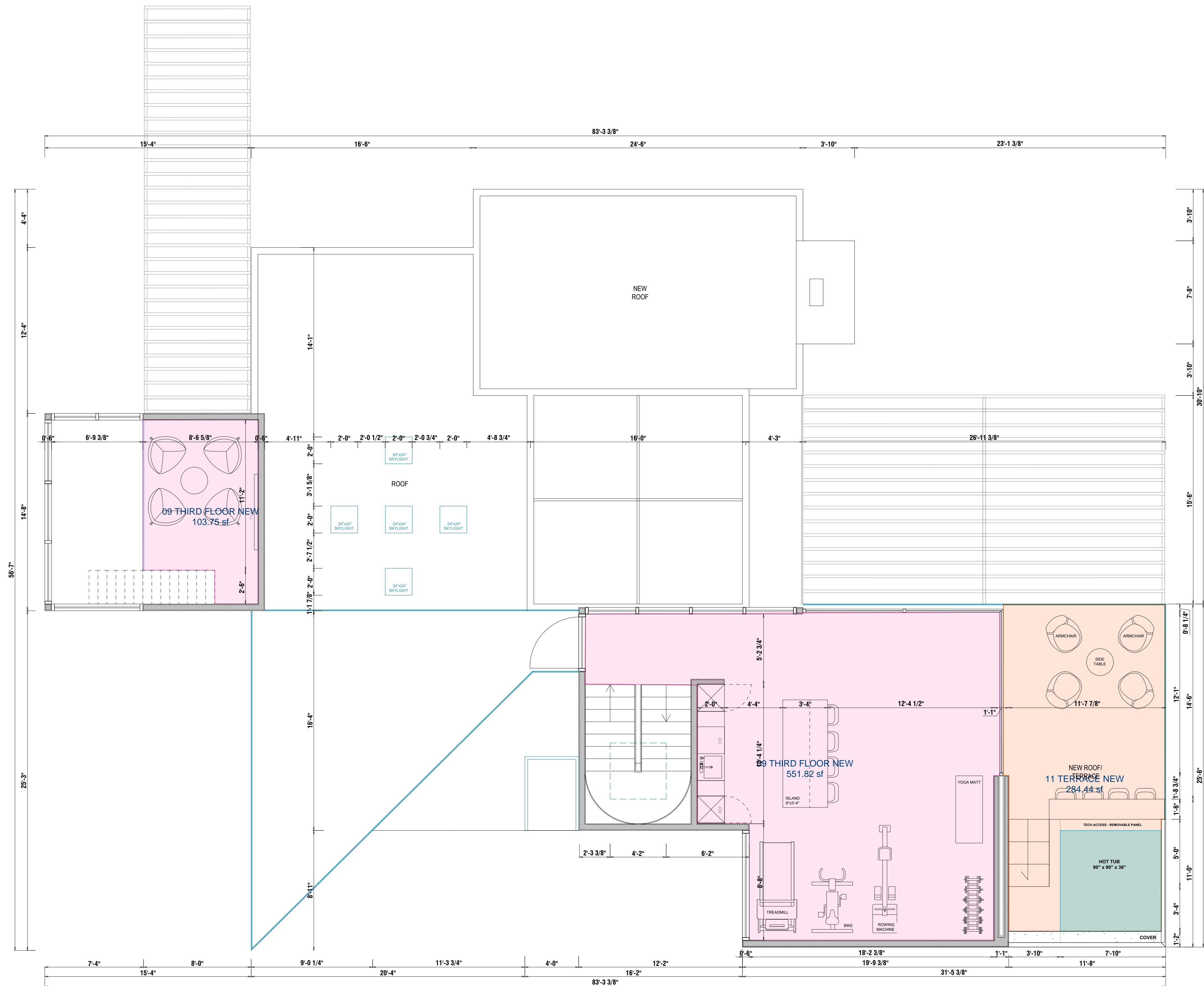
ISSUE:  
 DECEMBER 8, 2023

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

2ND FLOOR PLAN

S-101.02





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3RD FLOOR PLAN

S-101.03



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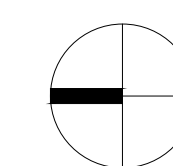
ISSUE:

**DECEMBER 8, 2023**

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

**ROOF PLAN**

**S-101.4**



**16 Davis Drive**  
**Armonk NY 10504**

**Bedrooms & Bathrooms**

EXISTING

Bedrooms 4 Bathrooms 2.5

PROPOSED

Bedrooms 4 Bathrooms 6

**Water Supply and Sewage**

Private Well & Septic

**Project Directory**

APPLICANT

Jose Imery c/o Henryk & Kristina Gudas  
258 Main Avenue. Norwalk CT 06851  
C: 203-957-6166  
jose@skyviewbuilders.com

OWNER

Henryk & Kristina Gudas  
258 Main Avenue. Norwalk CT 06851  
C: 964-7916  
paul@skyviewbuilders.com

ON CALL

CIVIL ENGINEER

Chris Utschig  
Stevens Engineering PLLC  
65 Ralph Avenue. White Plains NY 10606  
C: 914-391-9550  
chris@stevenscompanies.org

SURVEYOR

Michelle Valenzo  
TC Merritts Land Surveyors, PC  
394 Bedford Rd. Pleasantville NY 10570  
W: 914-769-8003 x 302  
michelle@tcmerritts.com

STRUCTURAL

Scott Davies  
Champion Engineering  
429 B Long Meadow Road. Middlebury CT 06762  
C: 203-913-0956  
Champengin2@aol.com

Davis Pond

📍 16 Davis Dr ✕

📍 16 Davis Dr, Armonk, NY 10504

📌 Save to project


16 Davis Dr

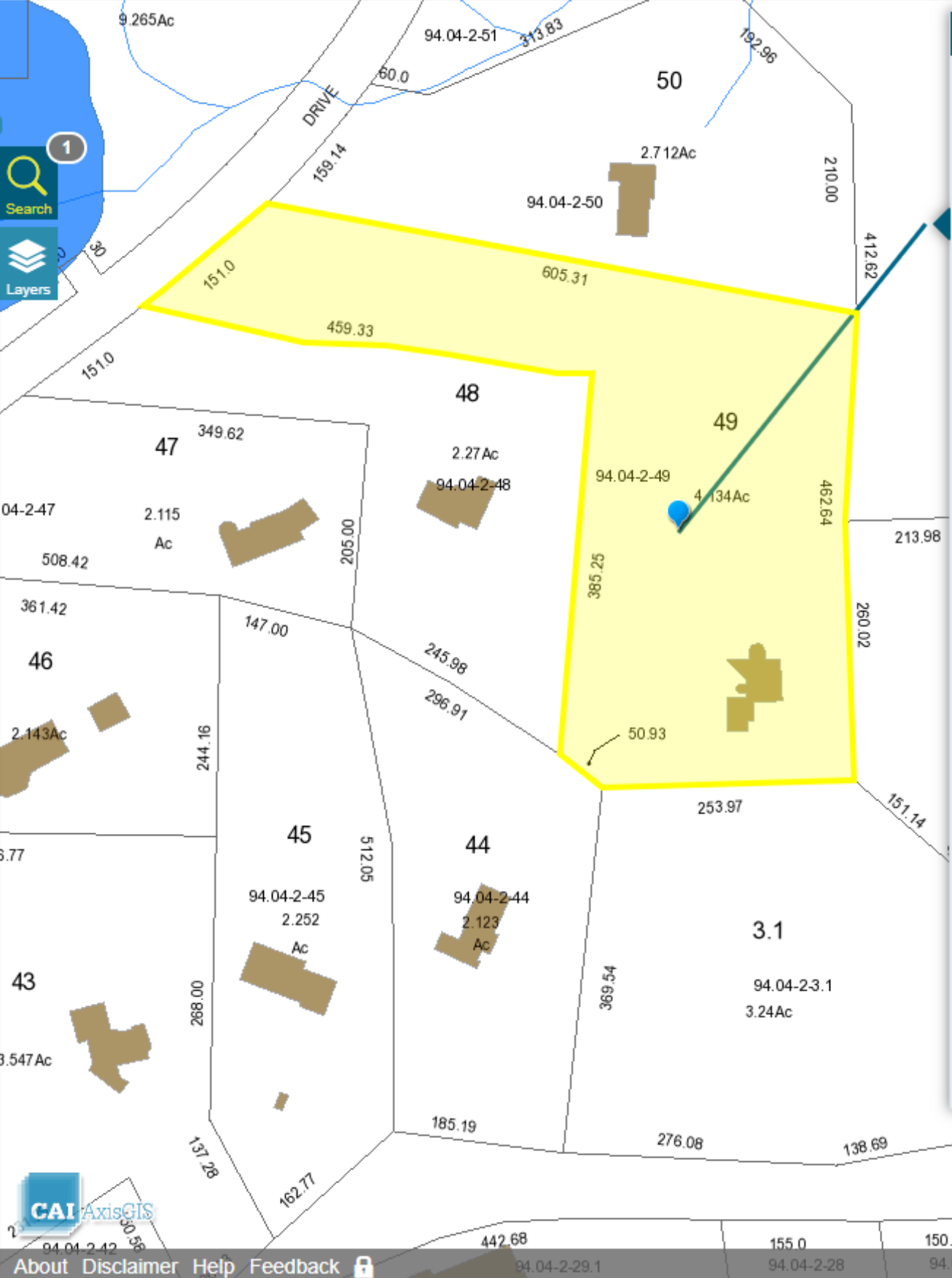
Layers



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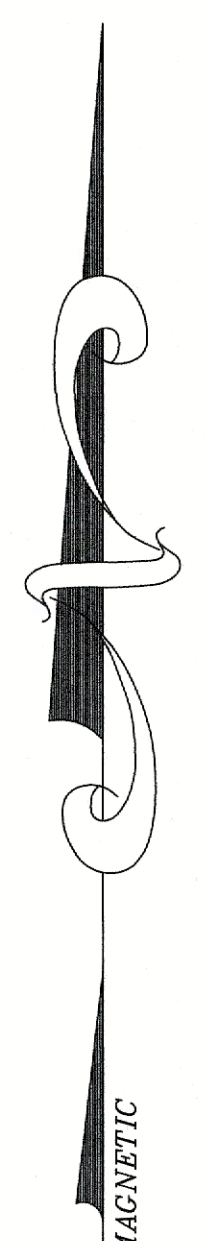
Parcel #	Owner	Address
 94.04-2-49		<b>16 DAVIS DR</b> <a href="#">Click here for more info</a>



Parcel #: 94.04-2-49



Documents & Links		Assessment
Parcel ID	94.04-2-49	
Former Parcel ID	2/10/1.-31	
SchoolCode	Byram Hills Central	
SwisCode	553800	
Legal Address	16 DAVIS DR	
LegalCity	ARMONK	
LegalZip	10504	
Acreage	4.13	
PropertyClassCode	210 - 1 Family Res	
ZoningCode	R-2A	
BuildingStyleDesc	CONTEMPORARY	
SqFootLivingArea	4063	
ActualYearBuilt	1982	
TotalAssessedVal	22600	



DAVIS DRIVE

LOT NO. 24  
COHOMONG WOODS  
FILED MAP NO. 20502

LOT NO. 27  
COHOMONG WOODS  
FILED MAP NO. 20502

LOT NO. 26  
COHOMONG WOODS  
FILED MAP NO. 20502

LOT NO. 32  
COHOMONG WOODS  
FILED MAP NO. 20502

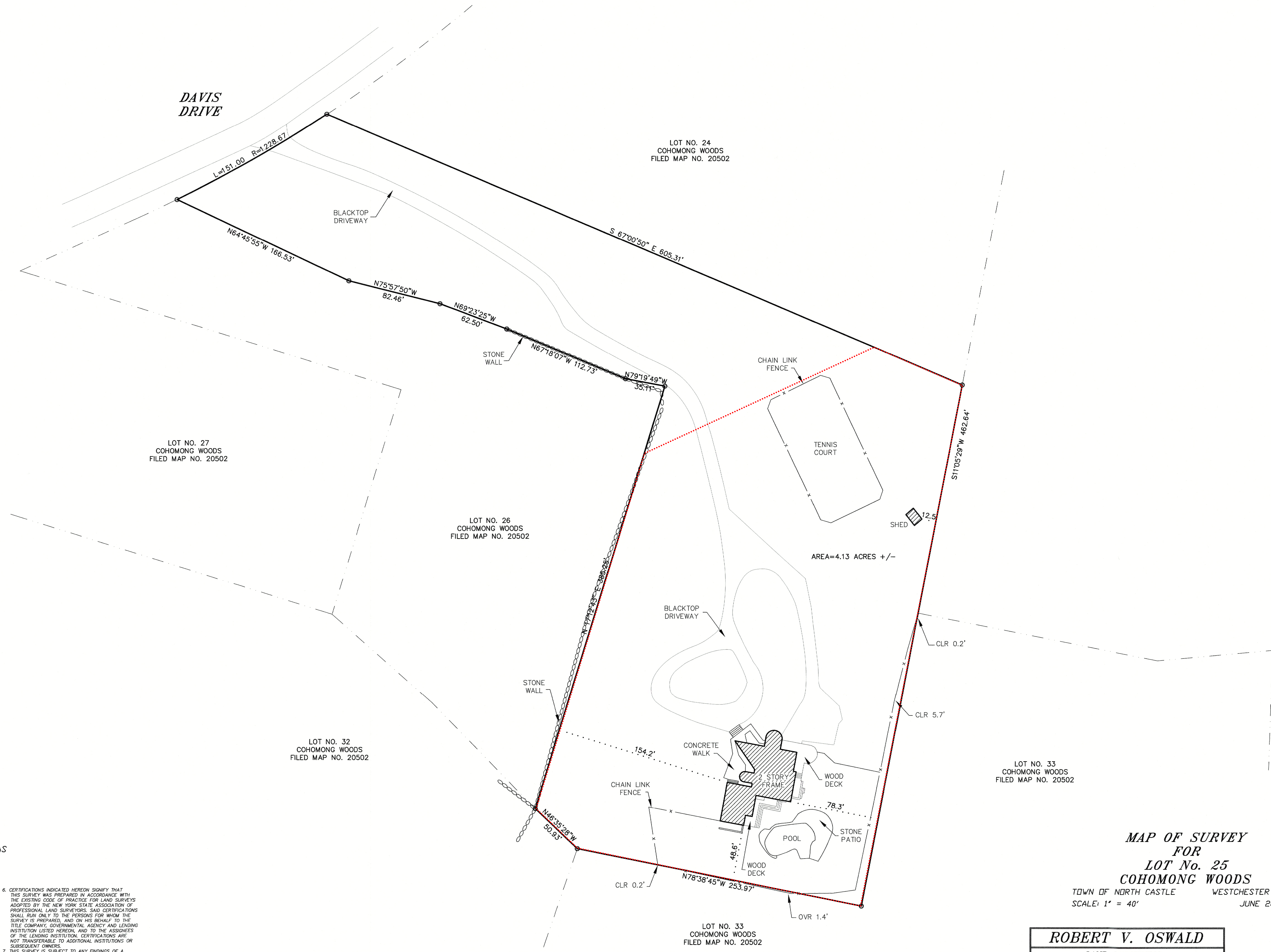
LOT NO. 33  
COHOMONG WOODS  
FILED MAP NO. 20502

LOT NO. 33  
COHOMONG WOODS  
FILED MAP NO. 20502

CERTIFIED TO:  
1. PAUL GUDAS & KRISTINA GUDAS  
2. CAT23-6768-W  
3.  
4.

NOTES:  
1. BEING THE SAME PARCEL AS DESCRIBED IN THE LIBER OF DEEDS AT PAGE \_\_\_\_\_ AND SUBJECT TO RESTRICTIONS AND CONDITIONS THEREIN.  
2. TOGETHER WITH ANY RIGHT, TITLE OR INTEREST IN AND TO THE CENTER OF THE PUBLIC ROADS SHOWN HEREON.  
3. BEING LOT NO. 25 AS SHOWN ON FILED MAP NO. 20502.  
4. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 2029, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.  
5. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.  
6. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSONS FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.  
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FILE NO. 2023-131A

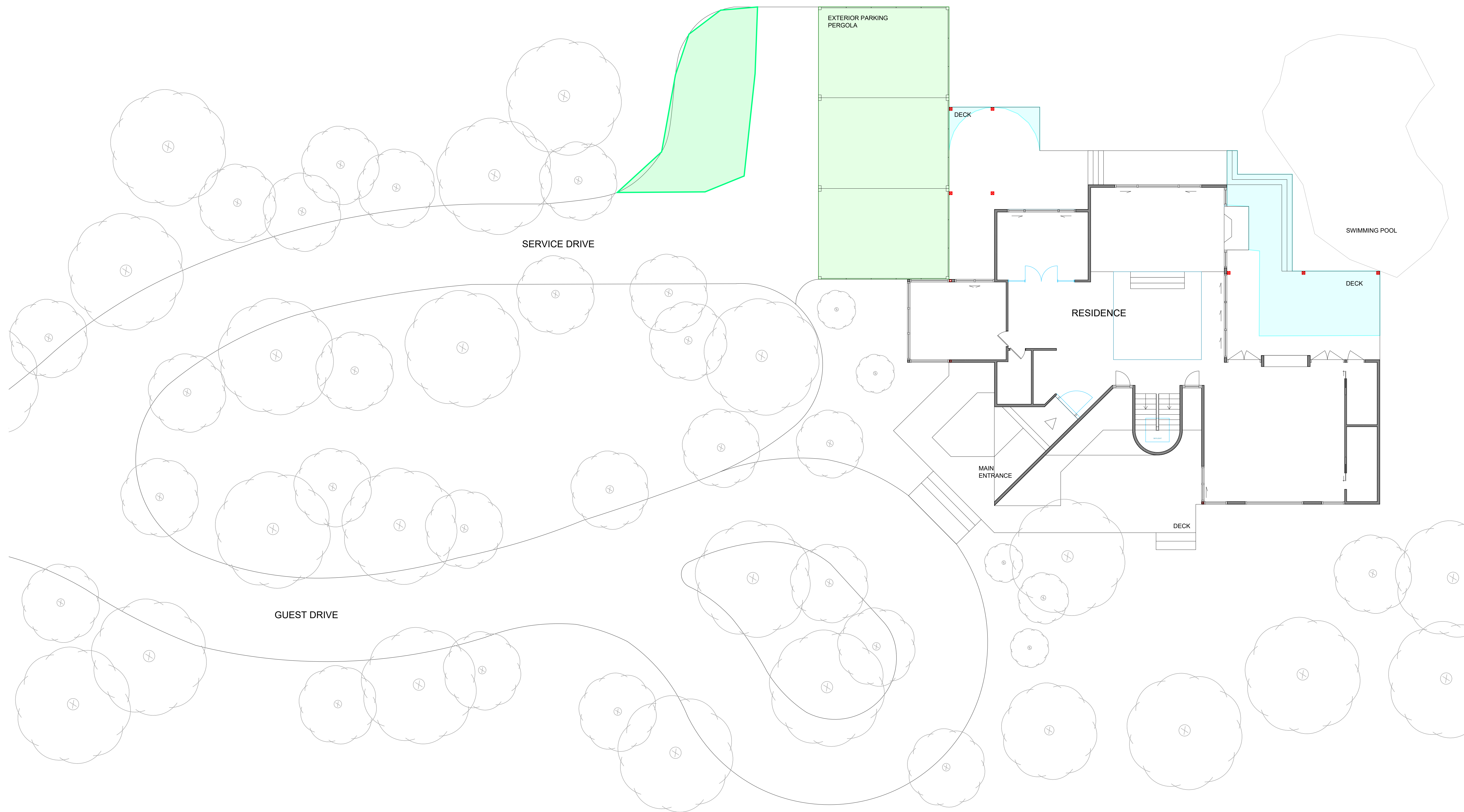


MAP OF SURVEY  
FOR  
LOT No. 25  
COHOMONG WOODS

TOWN OF NORTH CASTLE WESTCHESTER CO., N.Y.  
SCALE: 1" = 40' JUNE 20, 2023

**ROBERT V. OSWALD**  
LAND SURVEYING  
175 WALSH ROAD PO BOX 1 LAGRANGEVILLE NEW YORK 12540  
(845)-226-6436





DESIGNED BY:  
 SKYVIEW BUILDERS  
 LLC

258 MAIN AVE  
 NORWALK, CT 06851  
 PHONE:  
 203-274-5756  
 WWW.SKYVIEWBUILDERS.COM

**DAVIS**

ADDRESS:  
 16 DAVIS DR  
 ARMONK NY

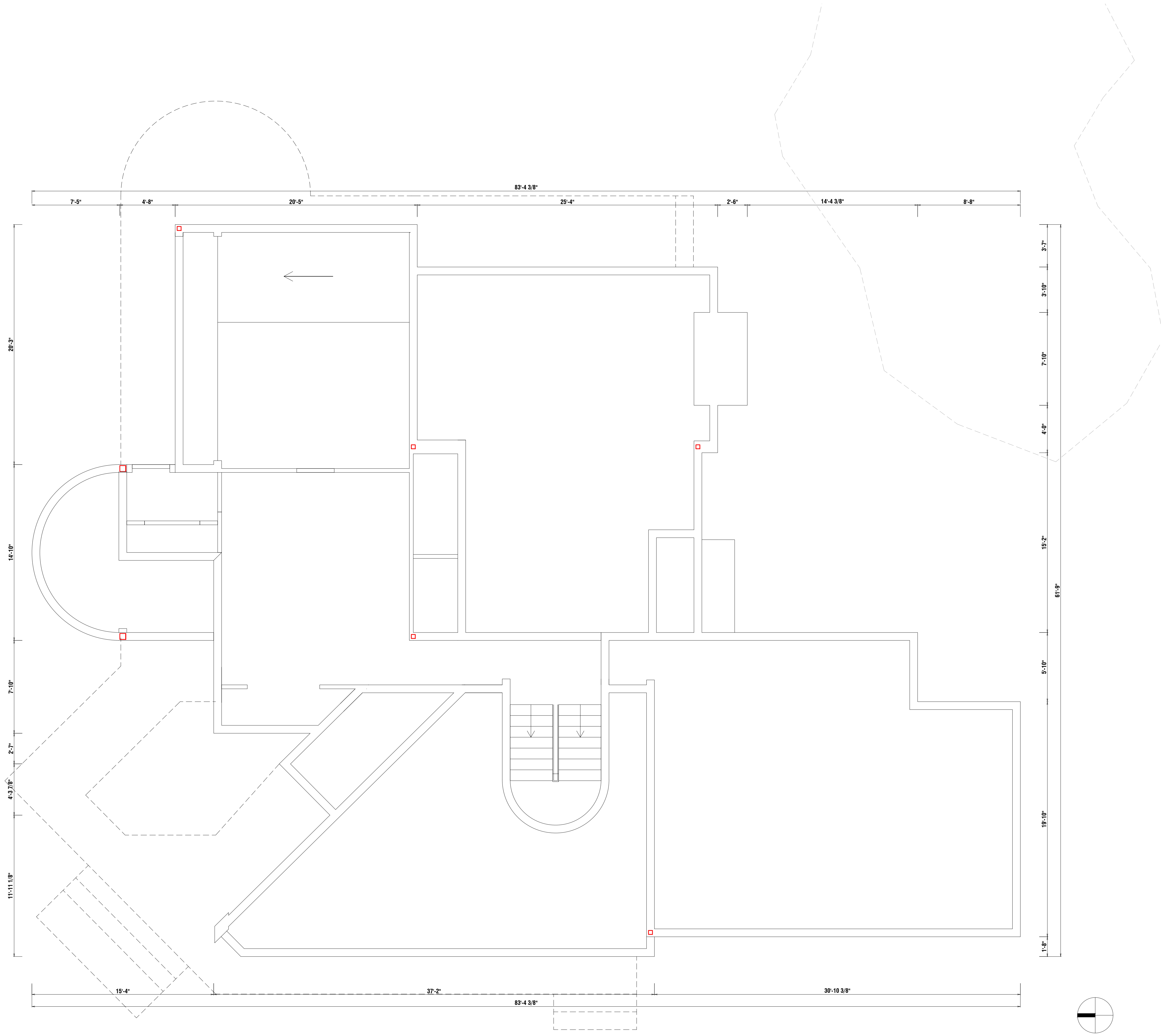
OWNER:  
 SKYVIEW BUILDERS  
 LLC

ISSUE:  
 DECEMBER 8, 2023

SCALE: 1/8" = 1'-0"

**SITE PLAN**

**S-100.001**



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ISSUE:

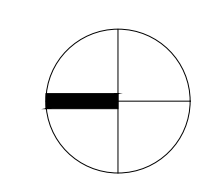
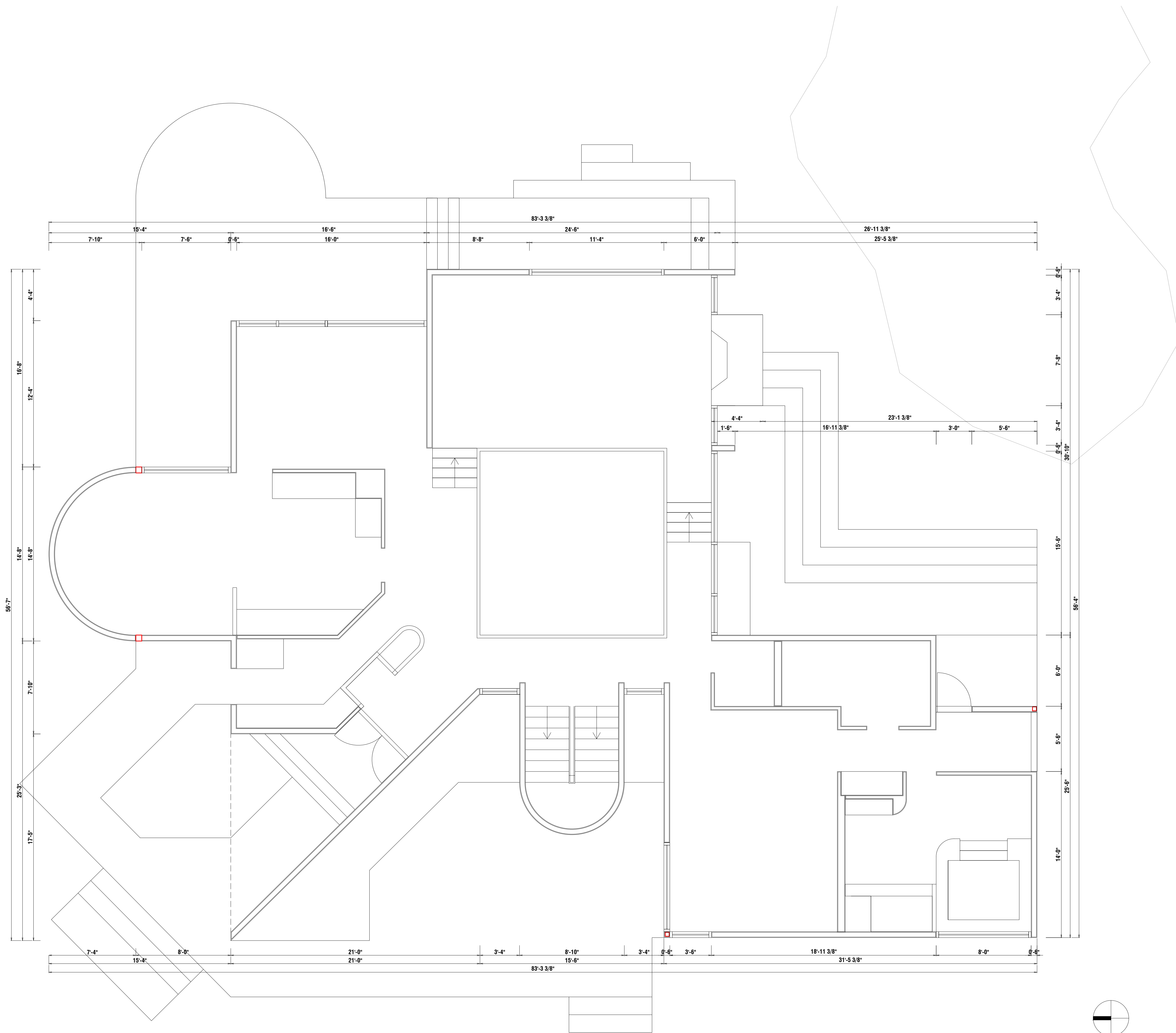
DECEMBER 8, 2023

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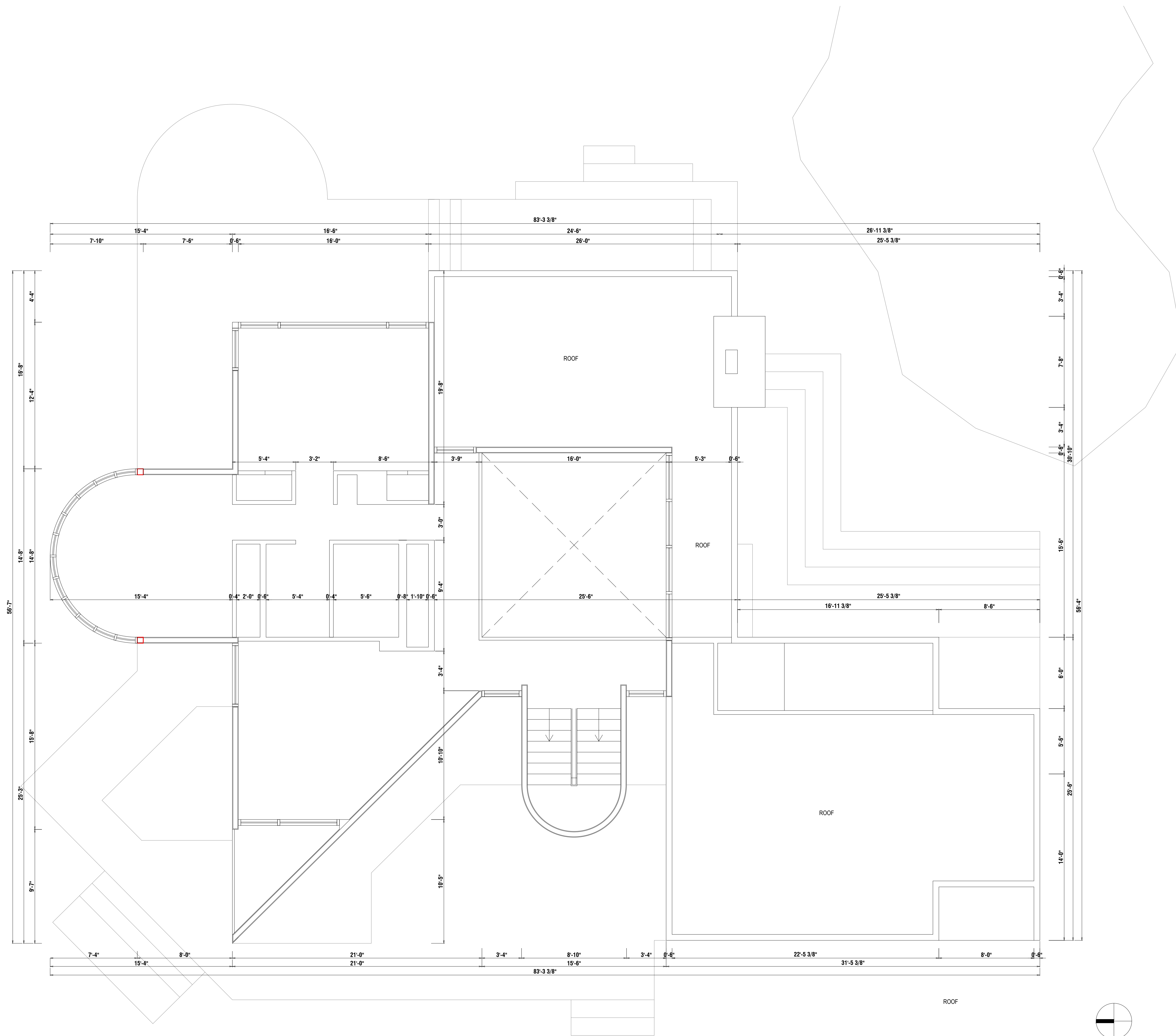
**BASEMENT PLAN**  
 Existing

**S-100.00**





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258 MAIN AVE NORWALK, CT 06851 PHONE: 203-274-5756 WWW.SKYVIEWBUILDERS.COM
<b>DAVIS</b>
ADDRESS:  16 DAVIS DR ARMONK NY
OWNER: SKYVIEW BUILDERS LLC
ISSUE: <b>DECEMBER 8, 2023</b>
SCALE: 1/4" = 1'-0"
<b>1ST FLOOR PLAN Existing</b>
<b>S-100.01</b>



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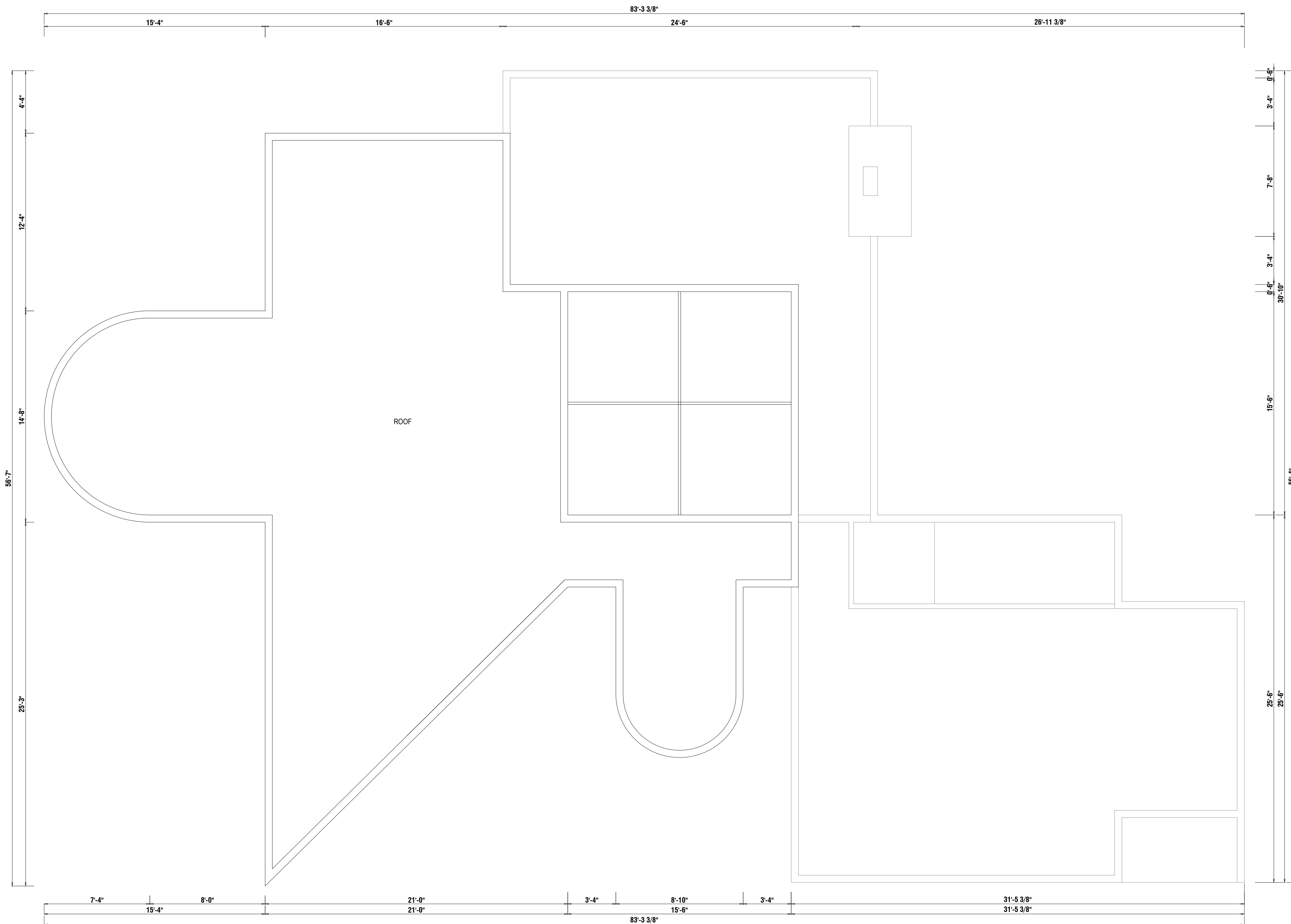
OWNER:  
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ISSUE:  
 DECEMBER 8, 2023

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

**2nd FLOOR PLAN**  
 Existing

**S-100.02**



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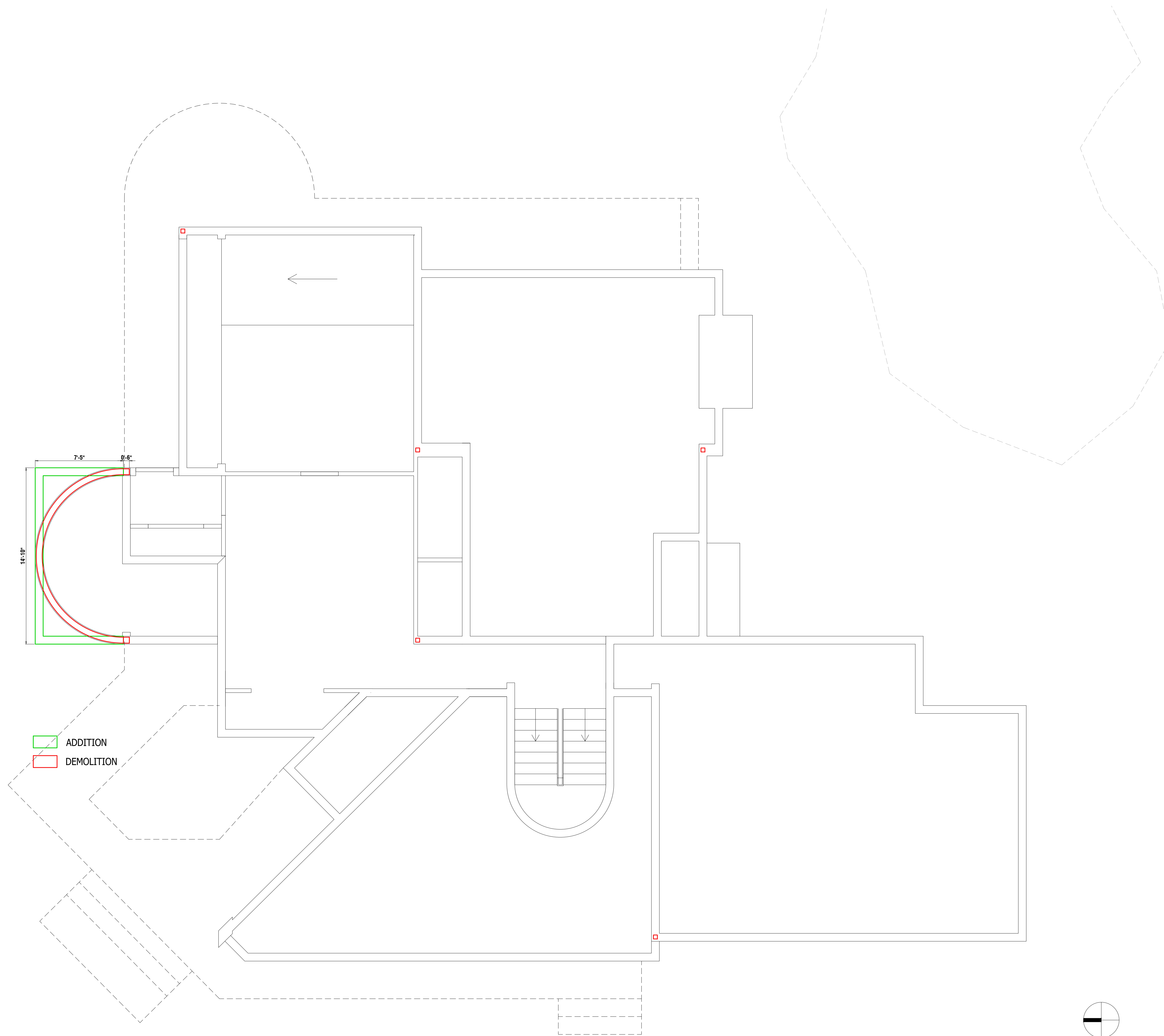
ISSUE:

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

**3RD FLOOR PLAN**  
 Existing

**S-100.03**



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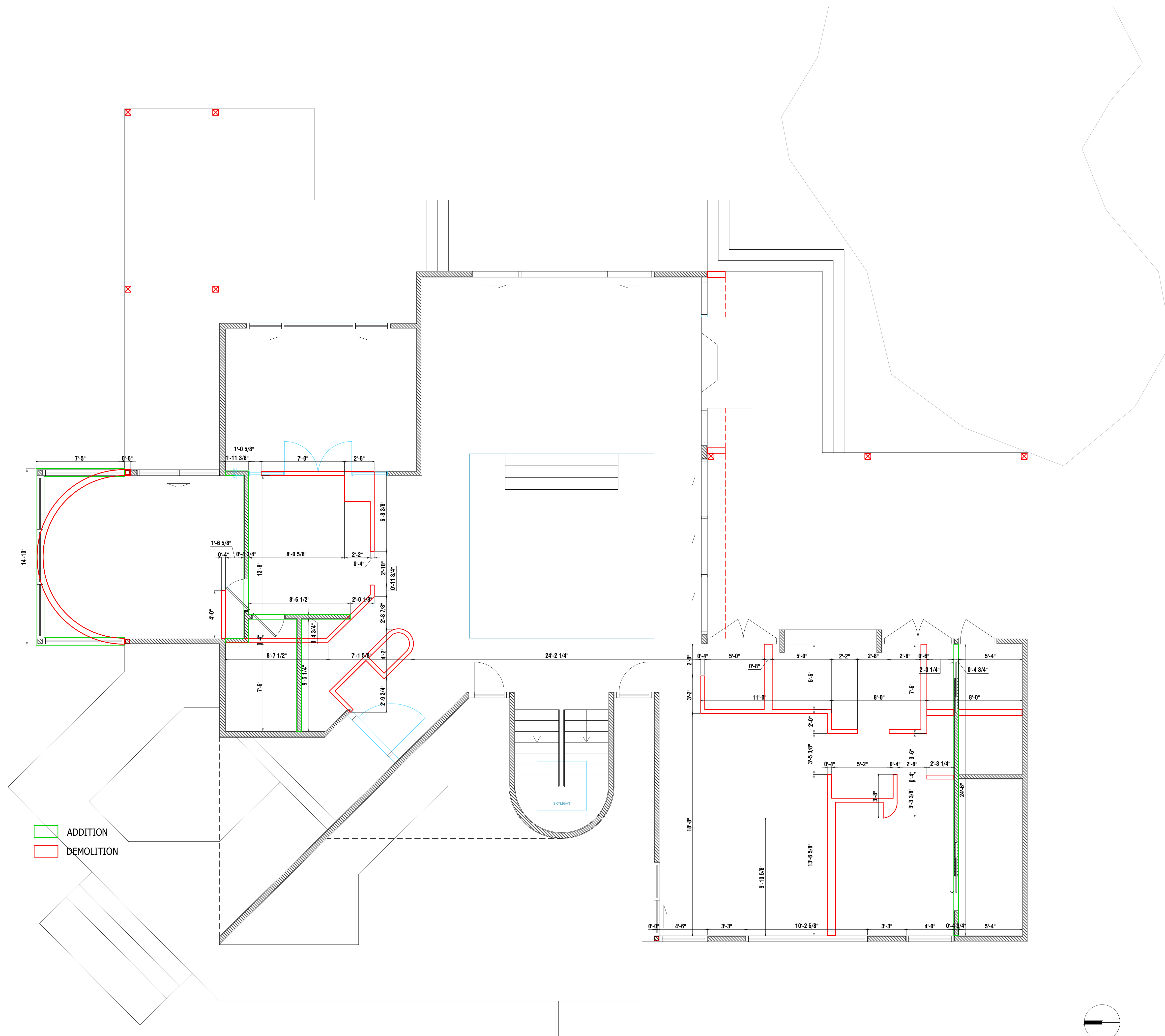
OWNER:  
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ISSUE:  
 DECEMBER 8, 2023

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

**BASEMENT PLAN**  
**Demo/Additions**

**S-100.04**



□ ADDITION  
□ DEMOLITION

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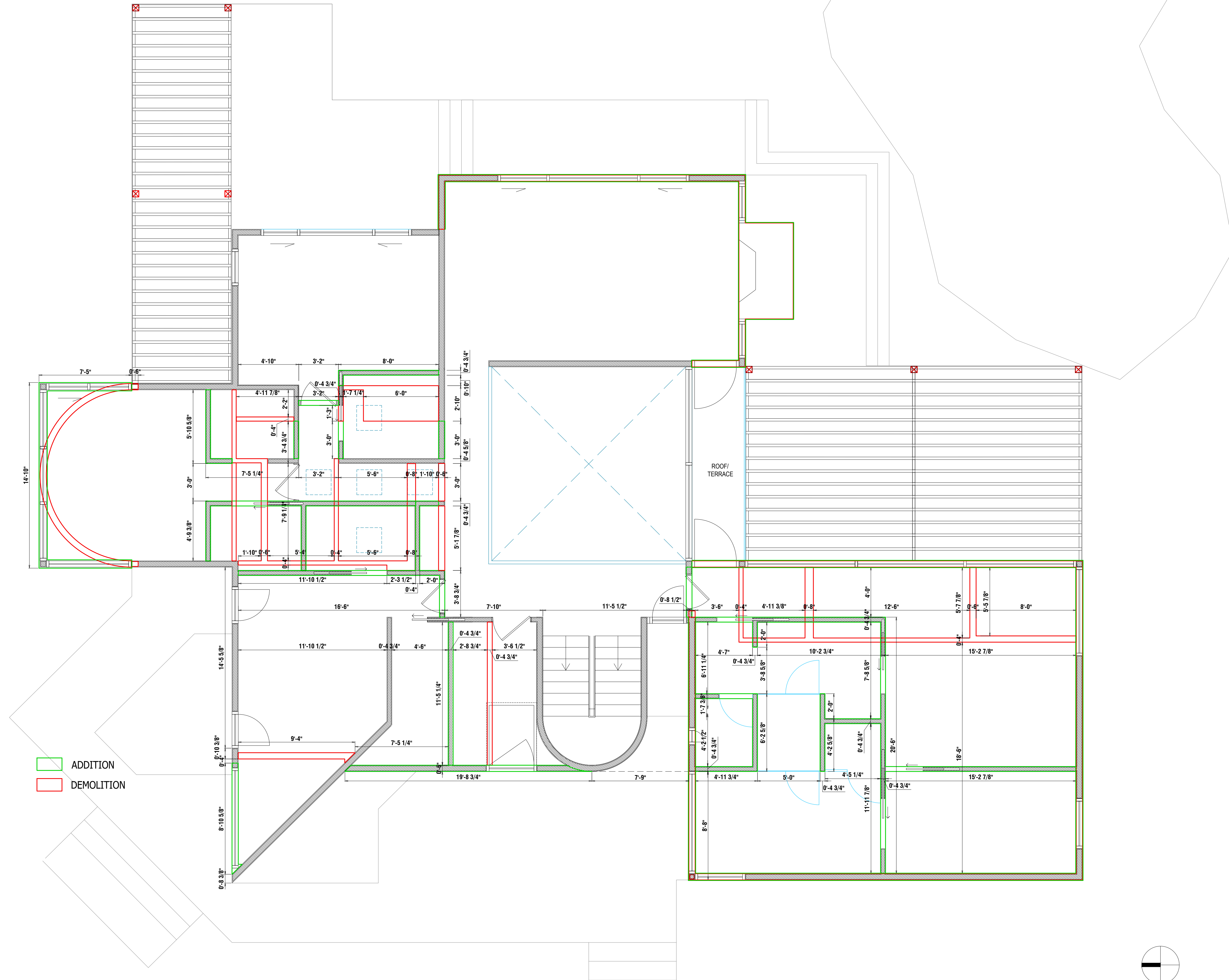
OWNER:  
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ISSUE:  
DECEMBER 8, 2023

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

1ST FLOOR PLAN  
Demo/Additions

S-100.05



▭ ADDITION  
▭ DEMOLITION

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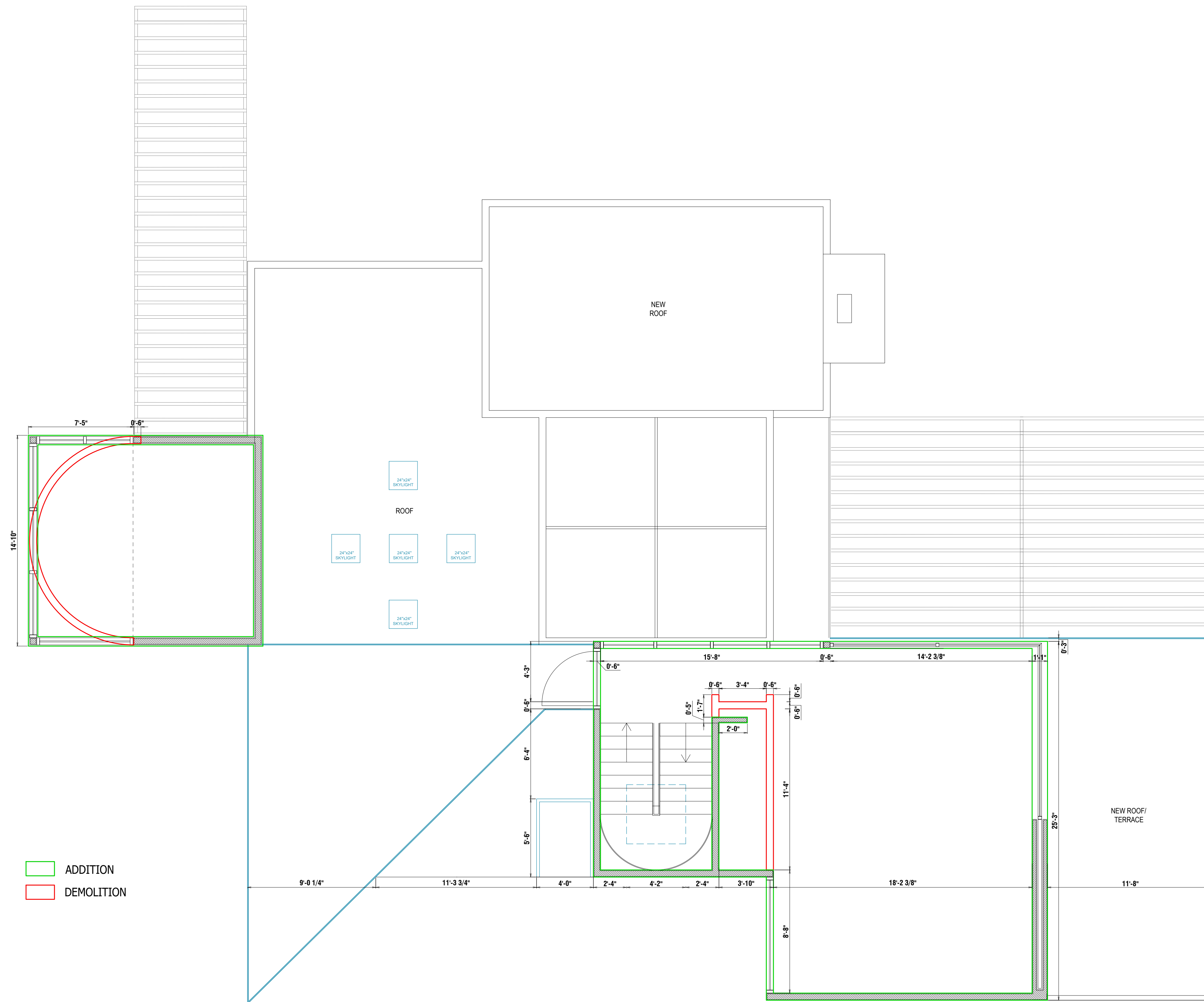
ISSUE:

DECEMBER 8, 2023

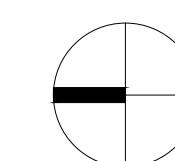
SCALE: 1/4" = 1'-0"

2nd FLOOR PLAN  
 Demo/Additions

S-100.06



□ ADDITION  
□ DEMOLITION



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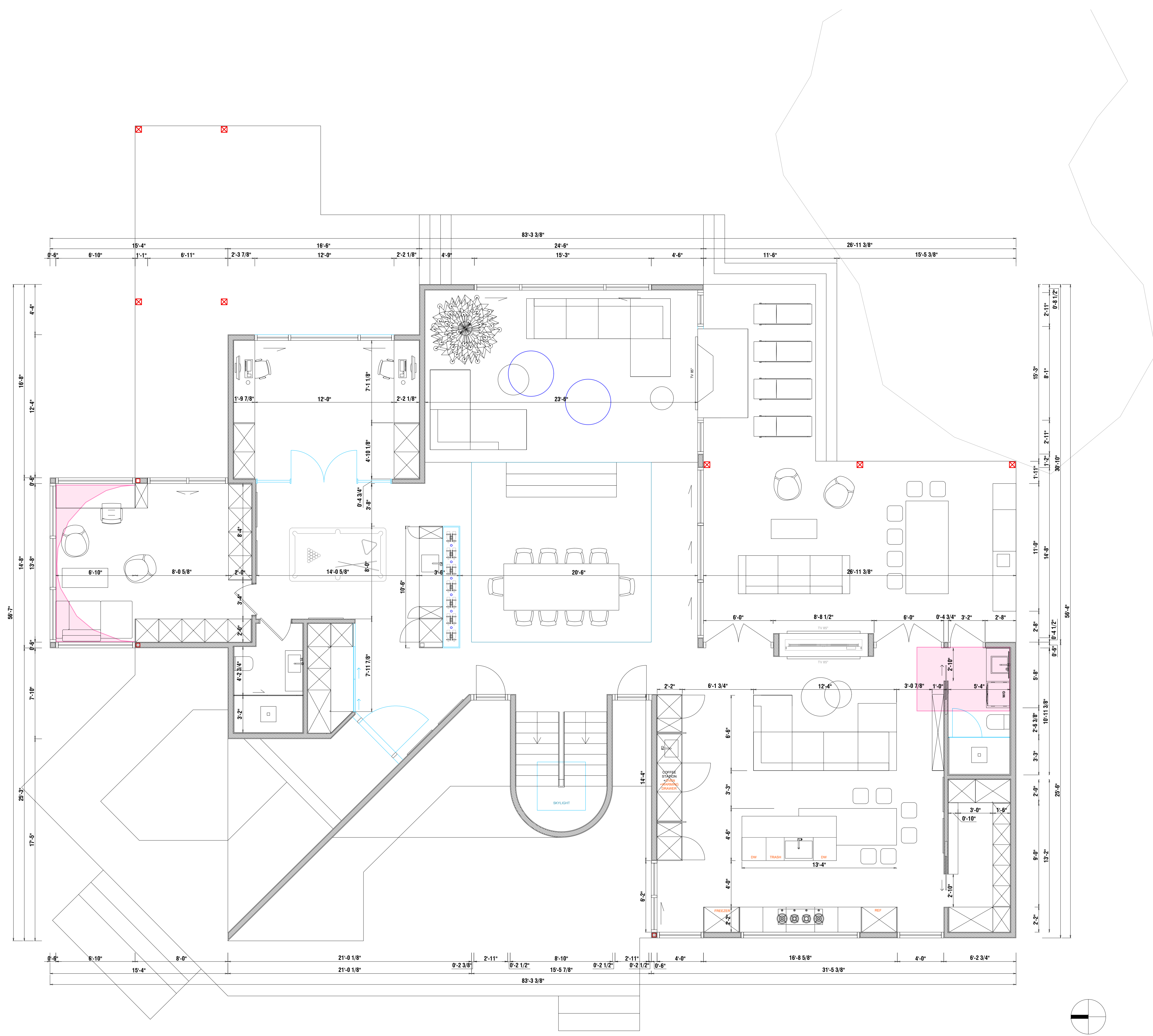
ISSUE:

DECEMBER 8, 2023

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

3RD FLOOR PLAN  
Demo/Additions

S-100.07



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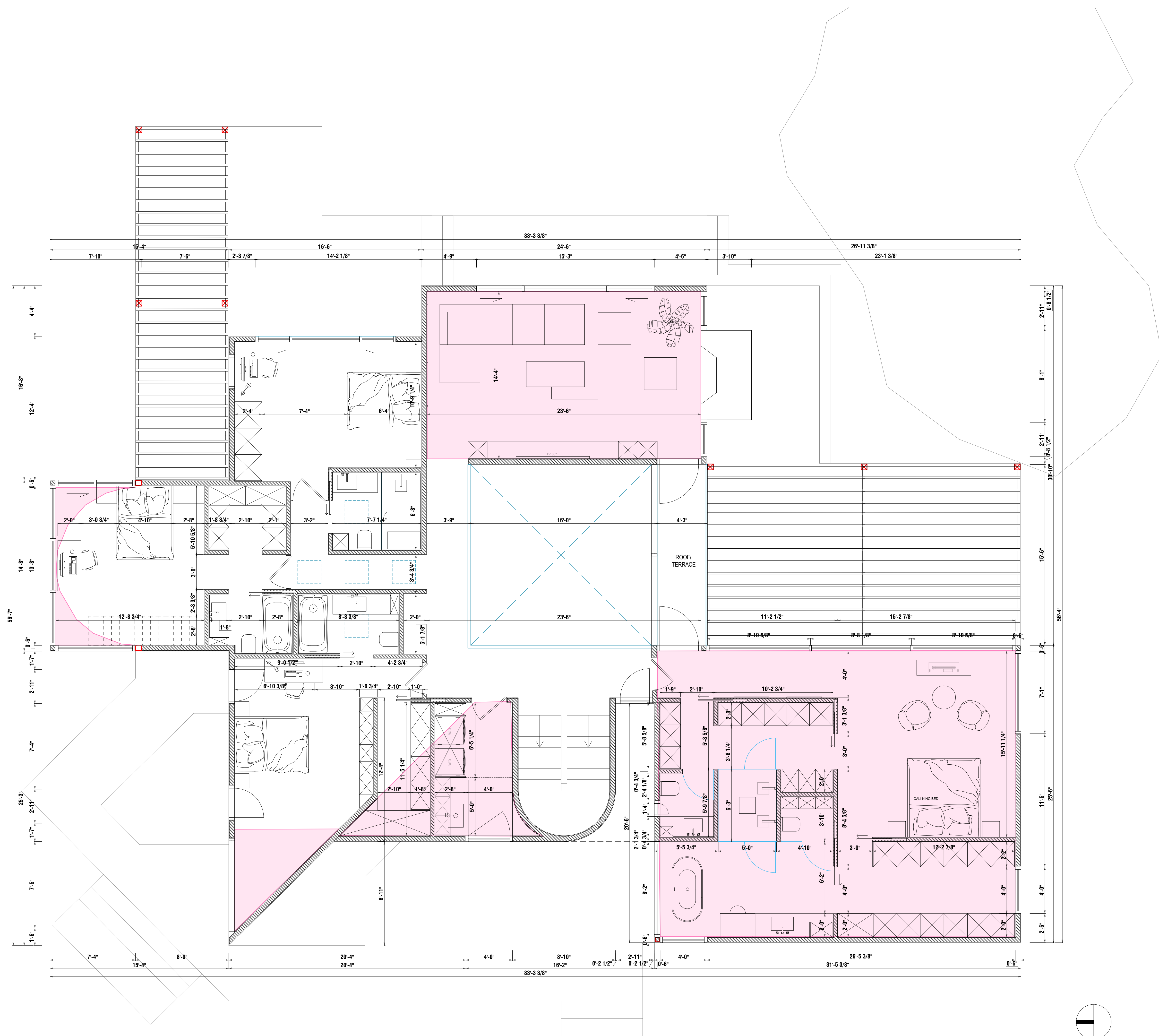
DECEMBER 8, 2023

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

1ST FLOOR PLAN

S-101.01





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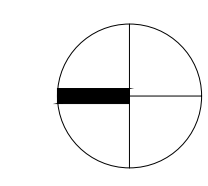
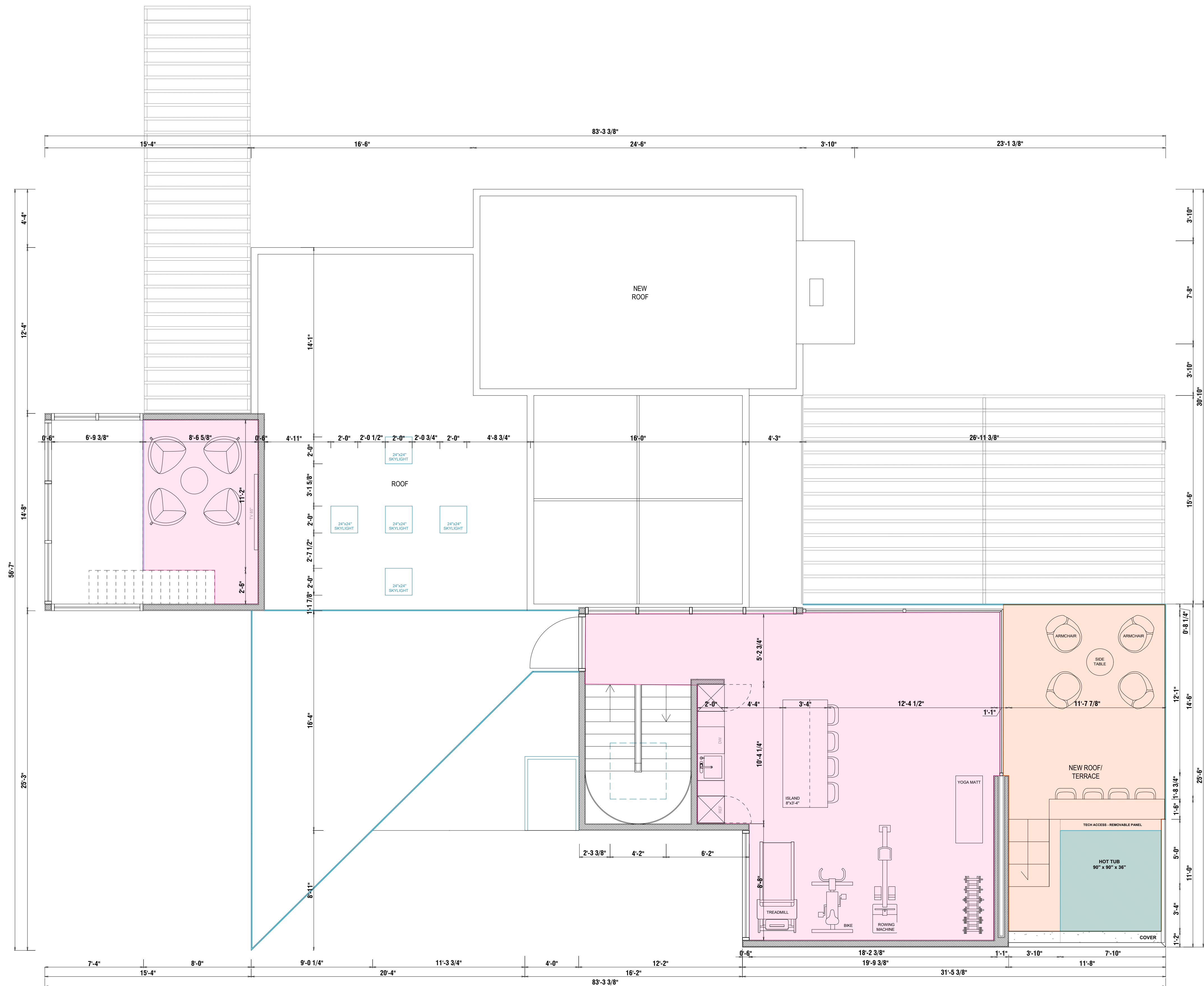
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SCALE: 1/4" = 1'-0"

2ND FLOOR PLAN

S-101.02



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ISSUE:

DECEMBER 8, 2023

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

**3RD FLOOR PLAN**

**S-101.03**



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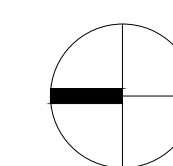
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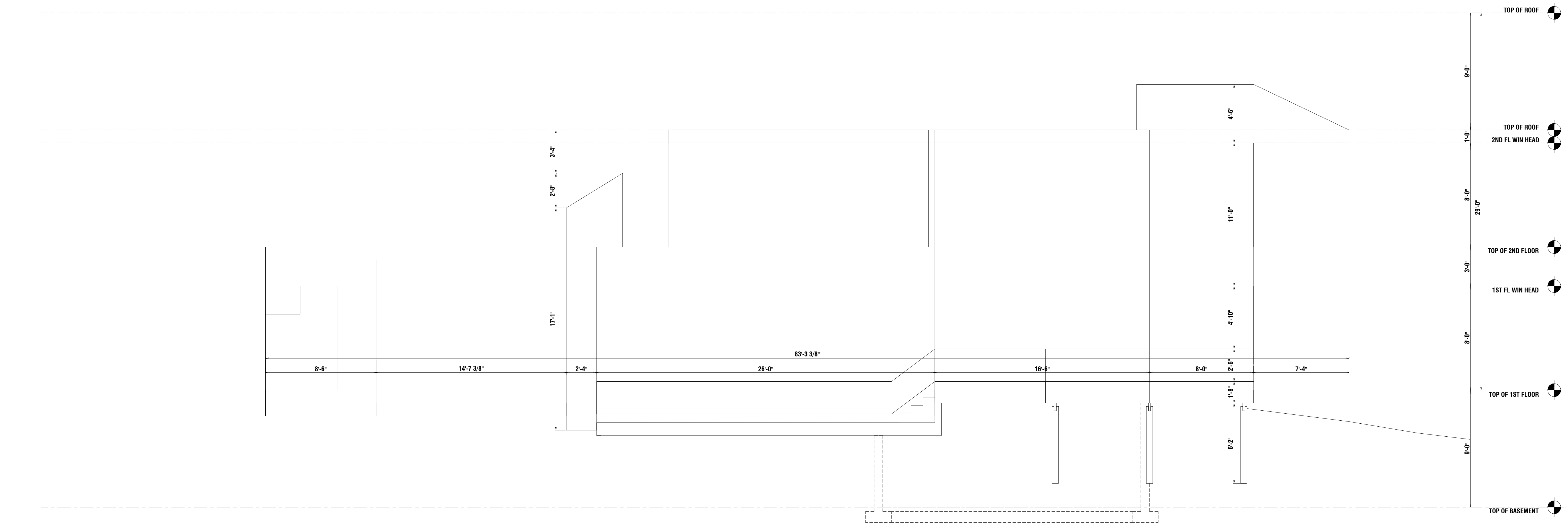
**DECEMBER 8, 2023**

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

**ROOF PLAN**

**S-101.4**





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 ARMONK NY

OWNER:

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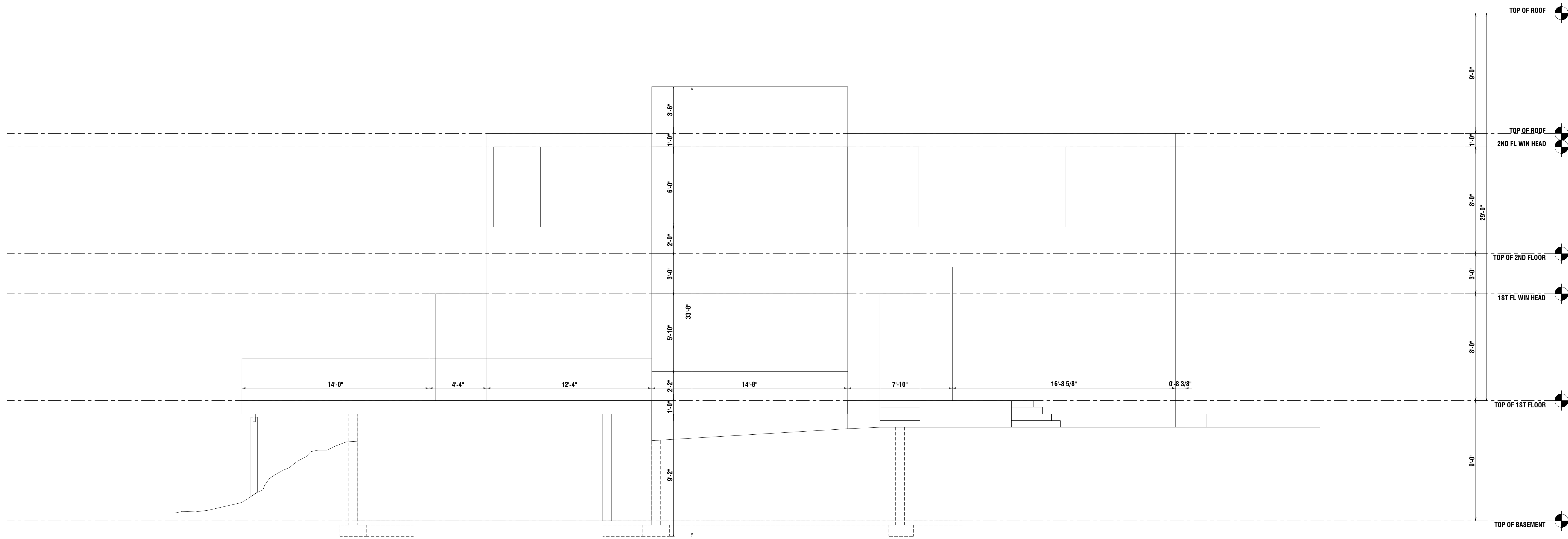
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SCALE: 1/4" = 1'-0"

**EAST ELEVATION**  
 Existing

**A-200.00**



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**NORTH ELEVATION**  
 Existing

**A-200.01**

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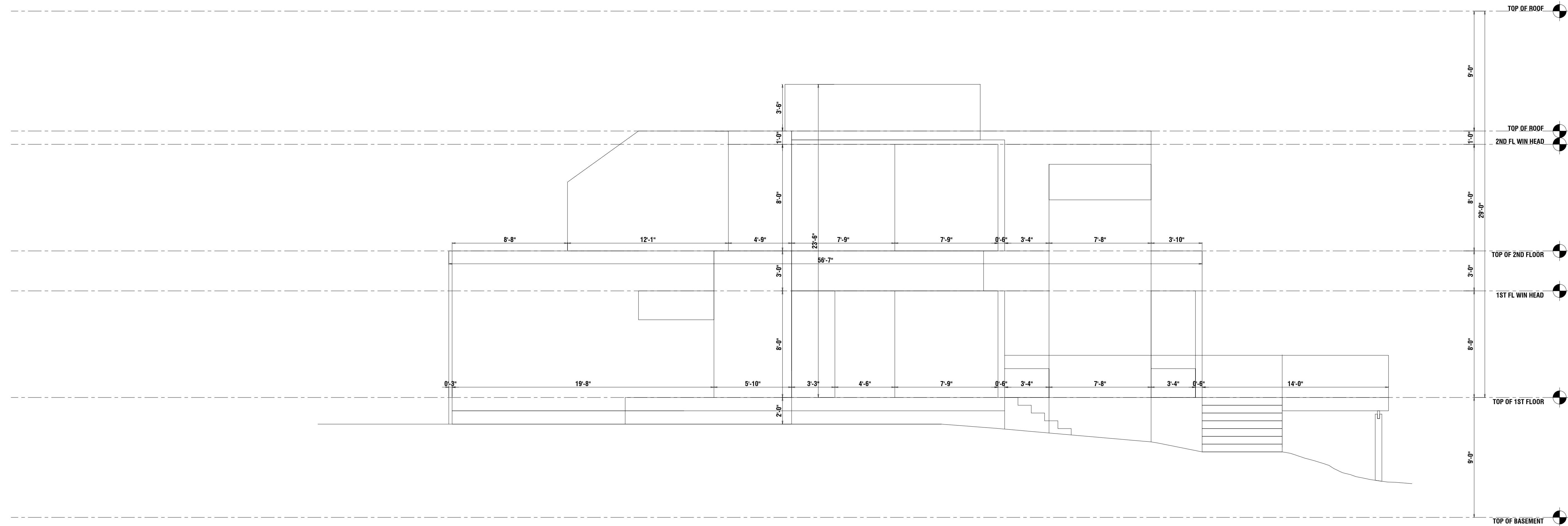
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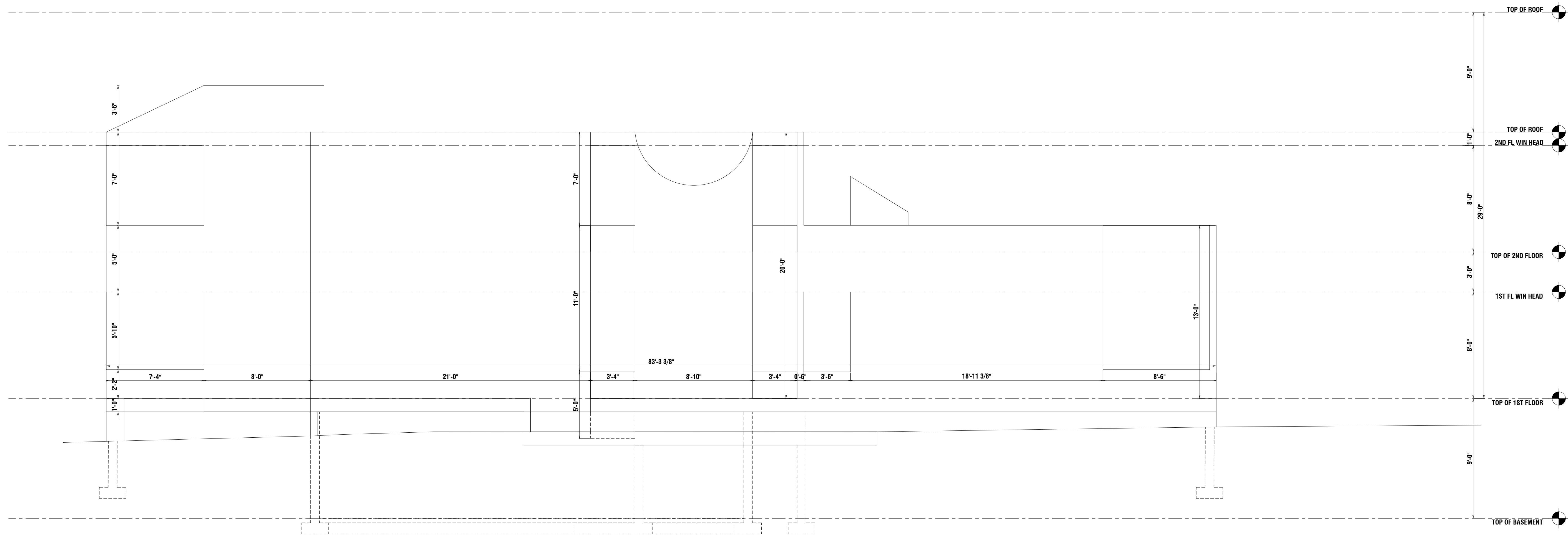
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SCALE: 1/4" = 1'-0"

SOUTH ELEVATION  
Existing

A-200.02





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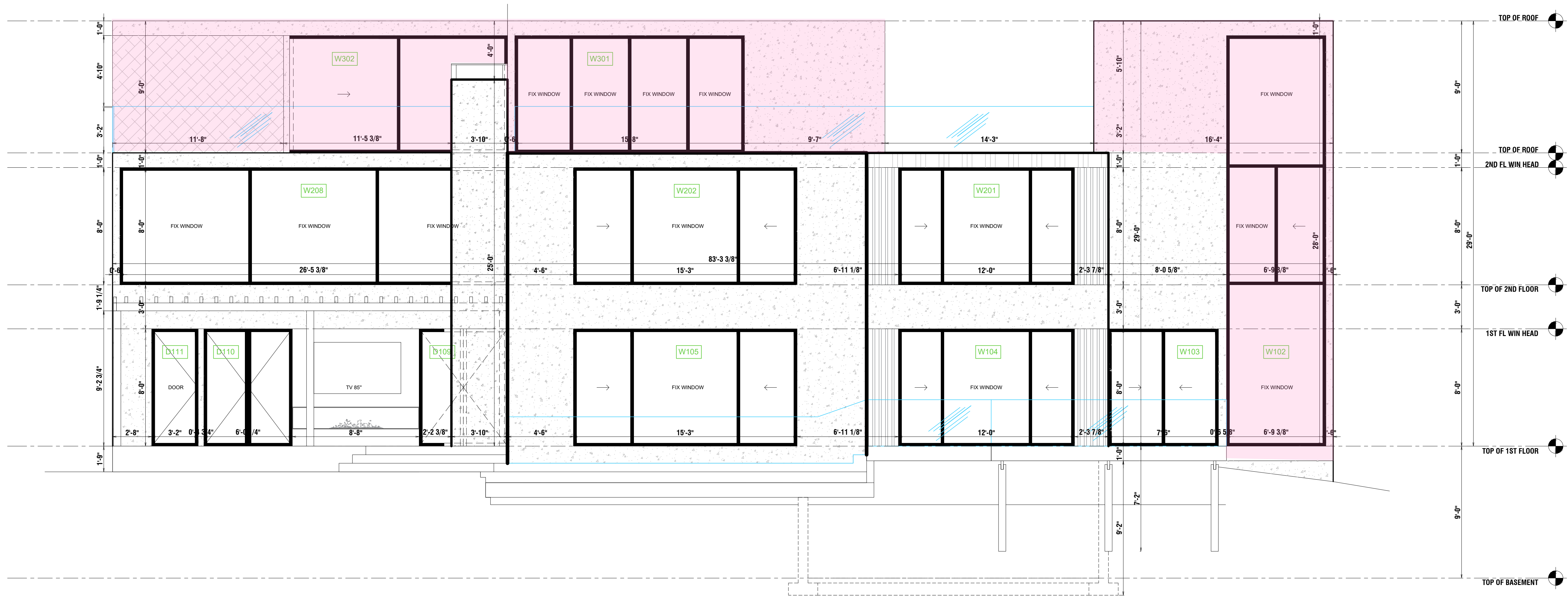
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SCALE: 1/4" = 1'-0"

**WEST ELEVATION**  
 Existing

**A-200.03**



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EAST ELEVATION

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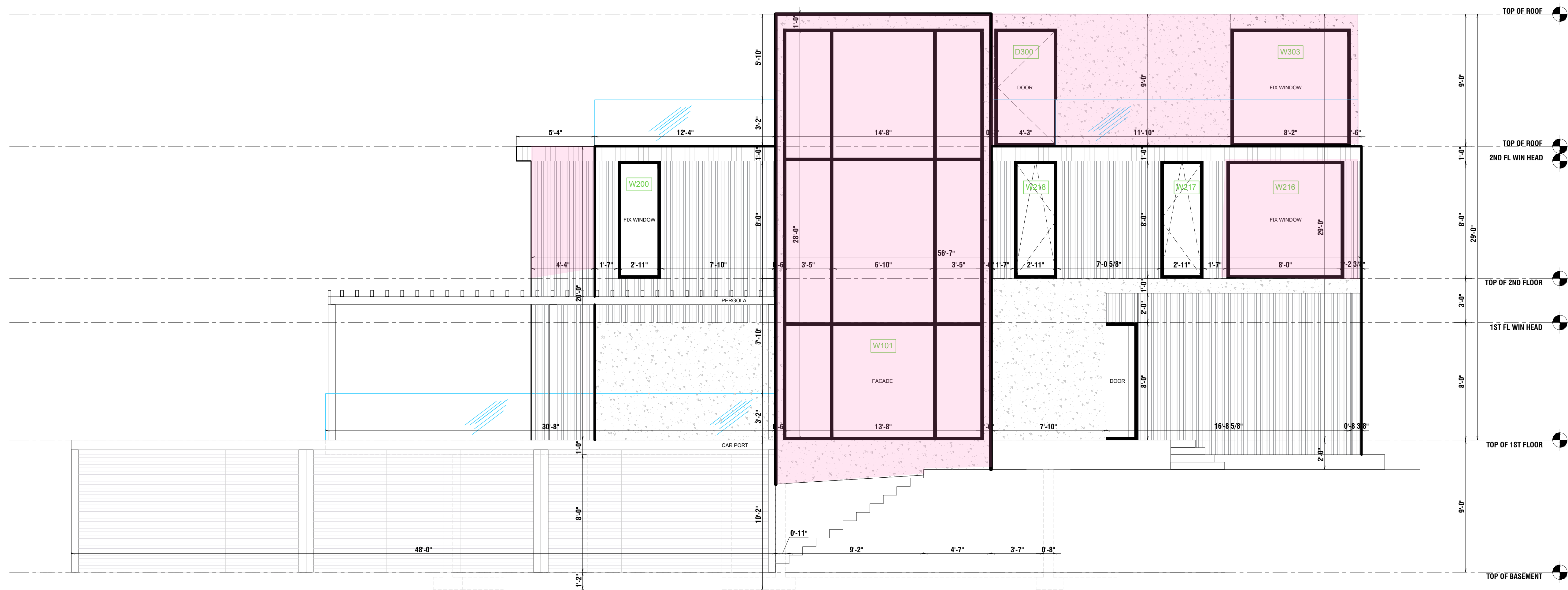
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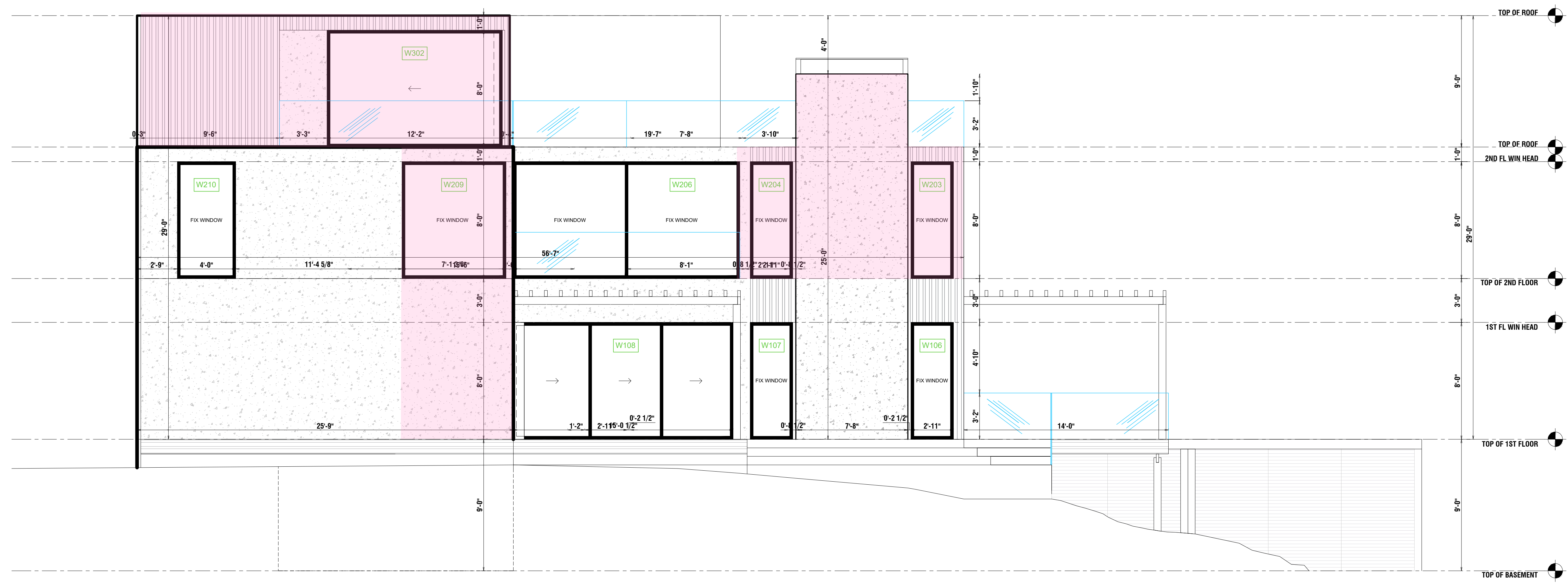
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SCALE: 1/4" = 1'-0"

NORTH ELEVATION

A-201.01





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

**SOUTH ELEVATION**

**A-201.02**

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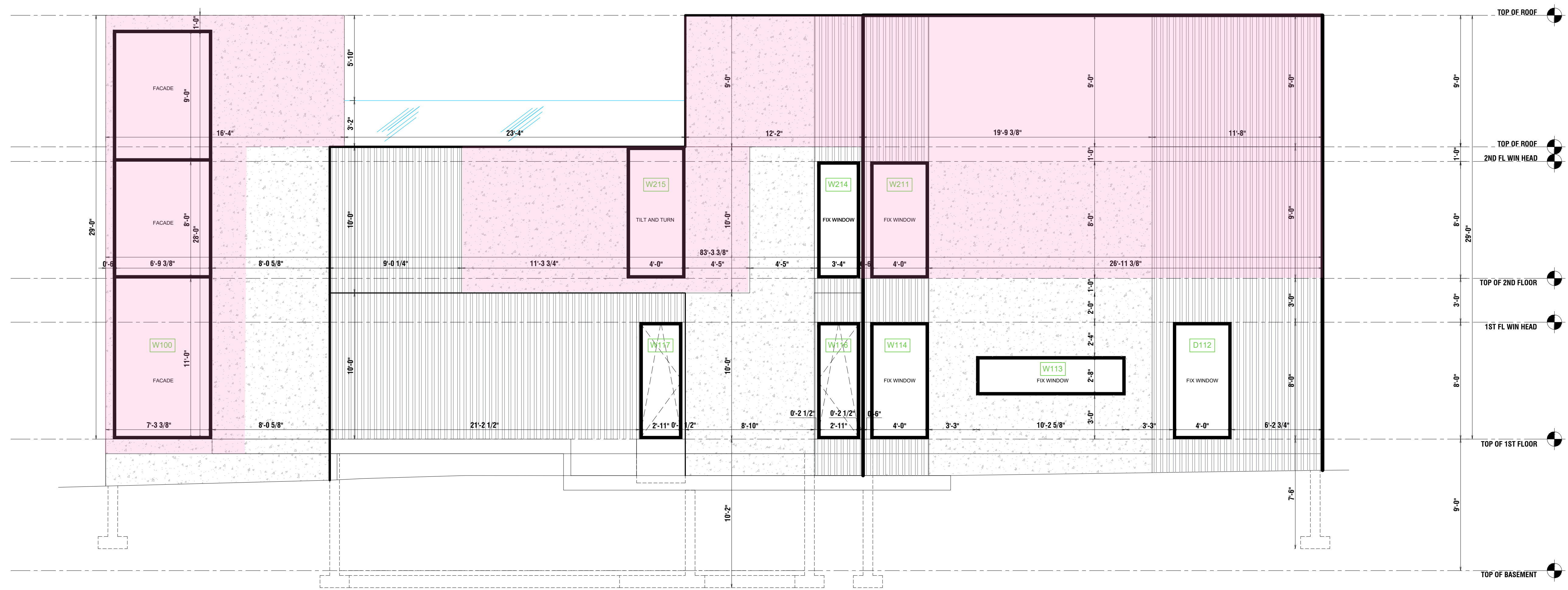
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SCALE: 1/4" = 1'-0"

WEST ELEVATION

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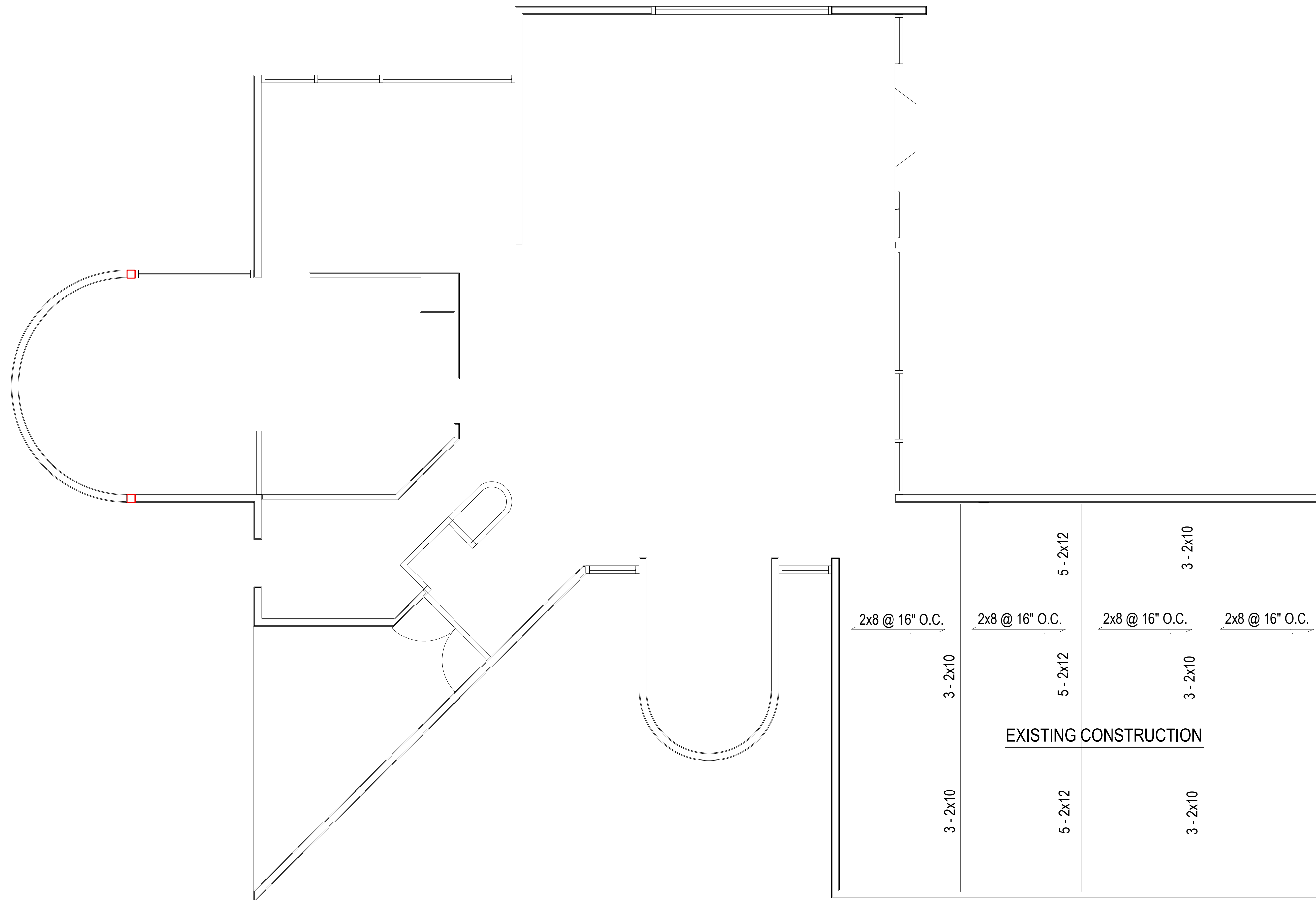
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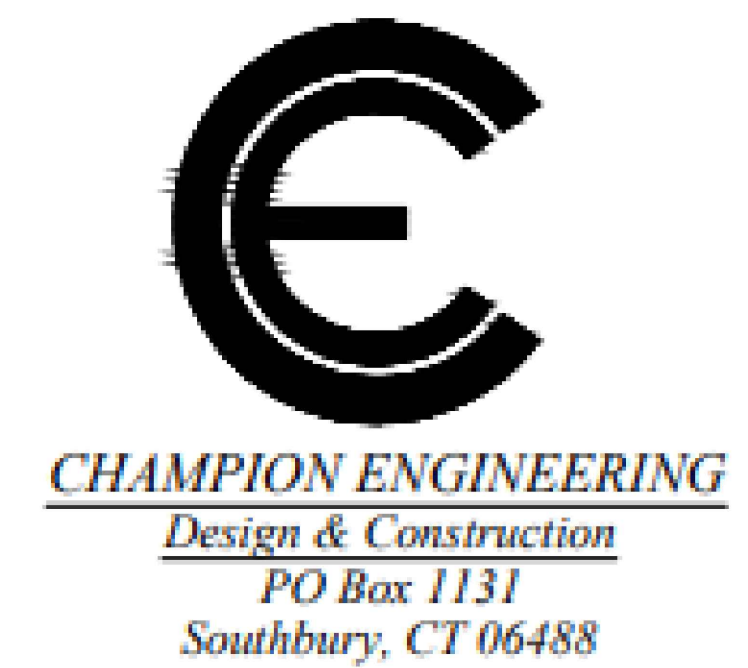
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EXISTING FIRST FLOOR FRAMING



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

FIRST FLOOR  
FRAMING PLAN

F-100.01

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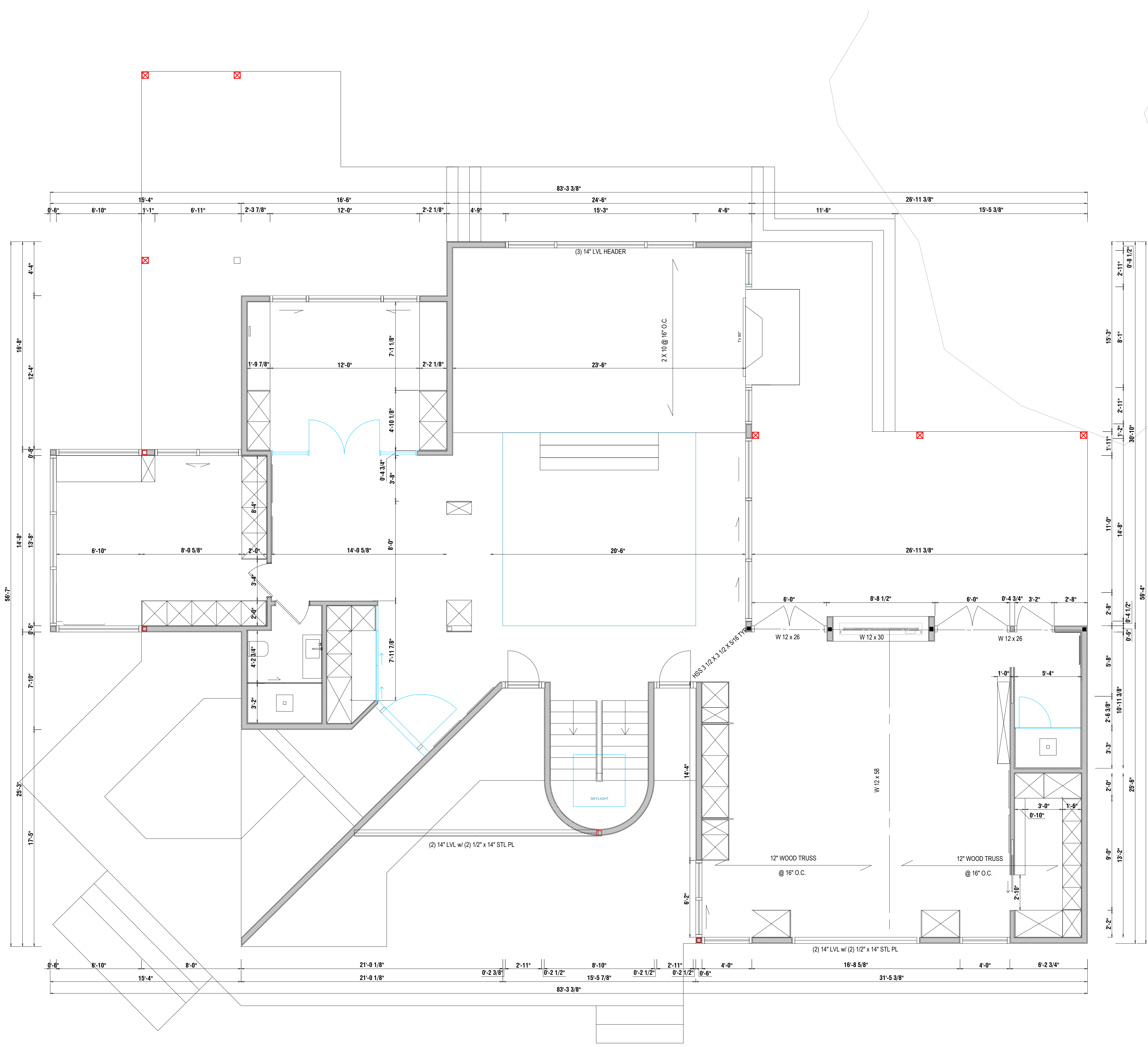
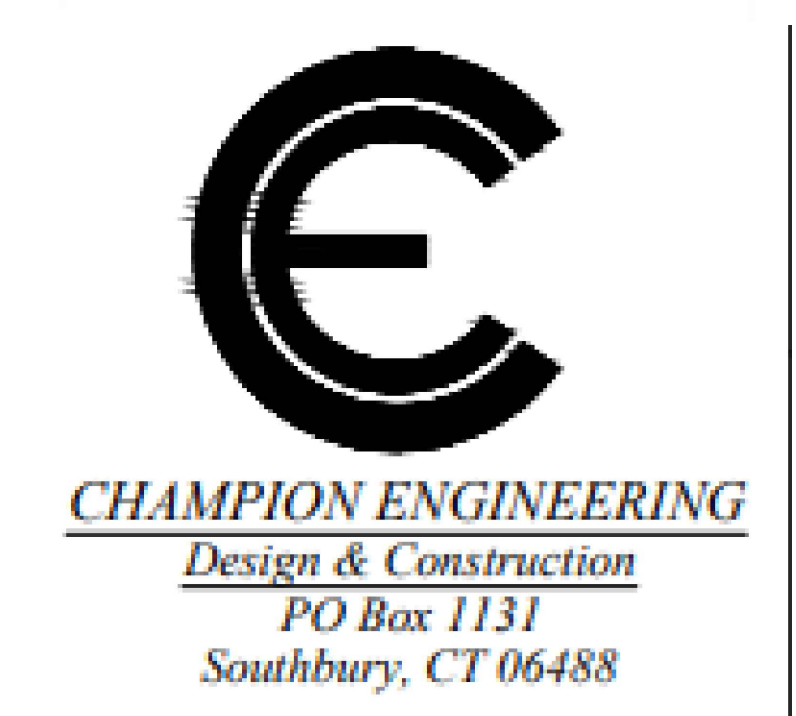
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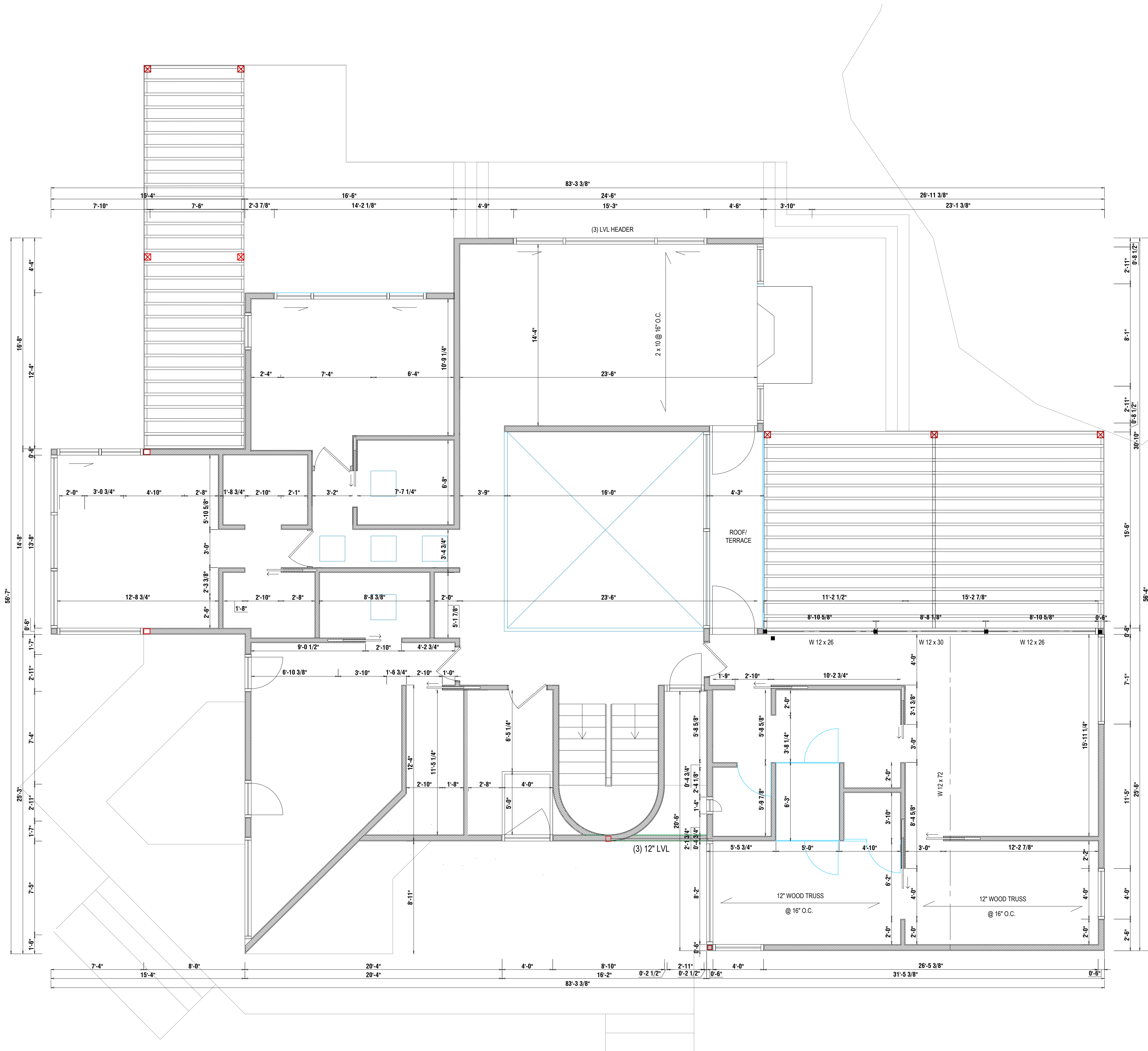


# SECOND FLOOR FRAMING

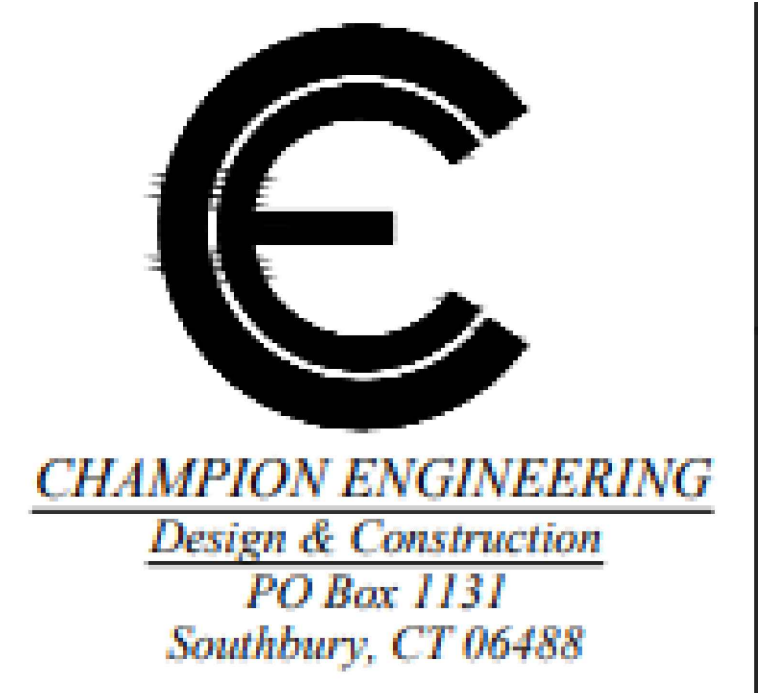
SCALE: 1/4" = 1'-0"

SECOND FLOOR  
FRAMING PLAN

F-100.02



# THIRD FLOOR FRAMING



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

THIRD FLOOR  
 FRAMING PLAN

F-100.03

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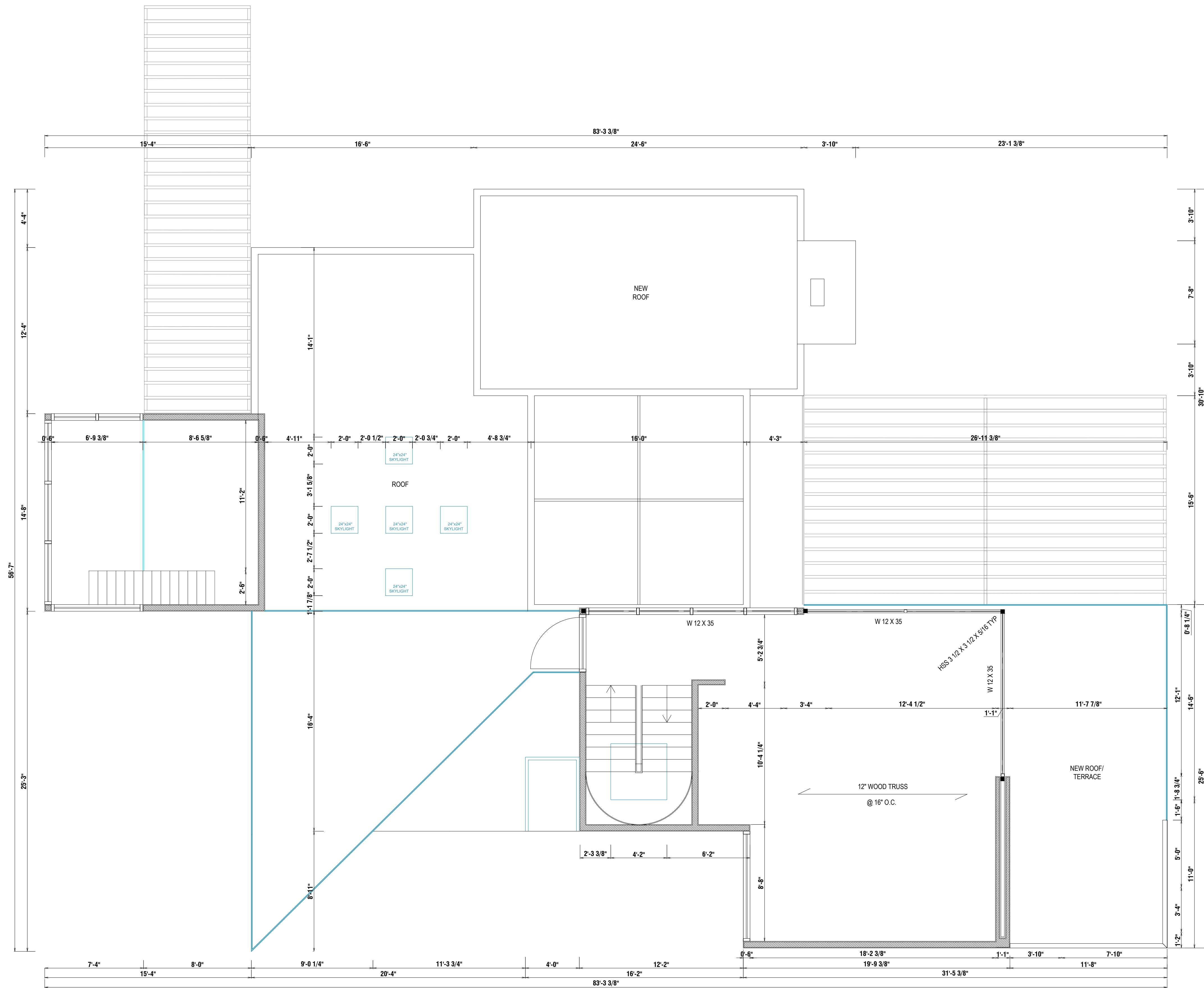
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SCALE: 1/4" = 1'-0"

ROOF  
FRAMING PLAN

F-100.04



ROOF FRAMING PLAN

