



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: 7 Niles Ave

Section III- DESCRIPTION OF WORK:

Detached Carport

Section III- CONTACT INFORMATION:

APPLICANT: Michael Piccirillo Architecture (MAP Architecture)

ADDRESS: 345 Kear Street Suite 203 Yorktown Heights NY 10598

PHONE: 914-368-9838 MOBILE: _____ EMAIL: michael@mpiccirilloarchitect.com

PROPERTY OWNER: Saket Sathe

ADDRESS: 7 Niles Ave. Armonk NY

PHONE: _____ MOBILE: _____ EMAIL: saket.sathe@gmail.com

PROFESSIONAL: Michael Piccirillo Architecture (MAP Architecture)

ADDRESS: 345 Kear Street Suite 203 Yorktown Heights NY 10598

PHONE: 914-368-9838 MOBILE: _____

EMAIL: michael@mpiccirilloarchitect.com

Section IV- PROPERTY INFORMATION:

Zone: R-5 Tax ID (lot designation) 108.01-4-27



**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: Sathe Carport

Initial Submittal Revised Preliminary

Street Location: 7 Niles Ave

Zoning District: R-5 Property Acreage: 0.637 Tax Map Parcel ID: 108.01-6-54

Date: 6-20-23

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.



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

**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: 7 Niles Ave Date: 1/18/24

Tax Map Designation or Proposed Lot No.: 108.01-4-27

Gross Lot Coverage

1.	Total lot Area (Net Lot Area for Lots Created After 12/13/06):	<u>9446</u>
2.	Maximum permitted gross land coverage (per Section 355-26.C(1)(b)):	<u>3611.5</u>
3.	BONUS maximum gross land cover (per Section 355-26.C(1)(b)):	
	Distance principal home is beyond minimum front yard setback	
	<u>0</u> x 10 = <u>0</u>	<u>0</u>
4.	TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3	<u>3611.5</u>
5.	Amount of lot area covered by principal building :	
	<u>1117.5</u> existing + <u>0</u> proposed =	<u>1117.5</u>
6.	Amount of lot area covered by accessory buildings :	
	<u>85</u> existing + <u>460</u> proposed =	<u>545</u>
7.	Amount of lot area covered by decks :	
	<u>81</u> existing + <u>0</u> proposed =	<u>81</u>
8.	Amount of lot area covered by porches :	
	<u>0</u> existing + <u>0</u> proposed =	<u>0</u>
9.	Amount of lot area covered by driveway, parking areas and walkways :	
	<u>1772</u> existing + <u>17</u> proposed =	<u>1789</u>
10.	Amount of lot area covered by terraces :	
	<u>0</u> existing + <u>0</u> proposed =	<u>0</u>
11.	Amount of lot area covered by tennis court, pool and mechanical equip :	
	<u>0</u> existing + <u>0</u> proposed =	<u>0</u>
12.	Amount of lot area covered by all other structures :	
	<u>53</u> existing + <u>0</u> proposed =	<u>53</u>
13.	Proposed gross land coverage : Total of Lines 5 – 12 =	<u>3585.5</u>

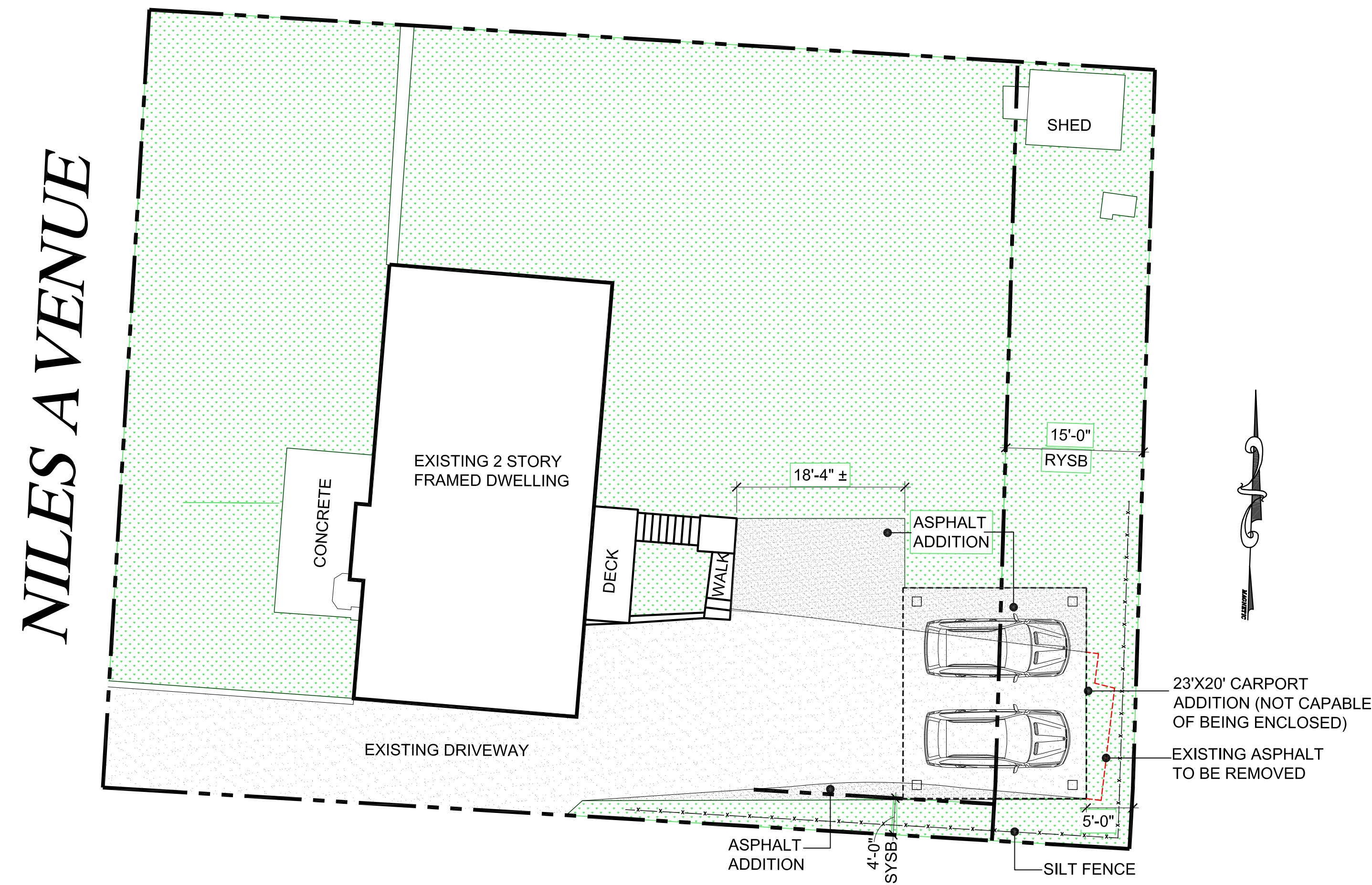
If Line 13 is less than or equal to Line 4, your proposal **complies** with the Town's maximum gross land coverage regulations and the project may proceed to the Planning Project Review Committee for review. If Line 13 is greater than Line 4 your proposal does not comply with the Town's regulations.



Signature and Seal of Professional Preparing Worksheet _____ Date 1-18-24

DETACHED CARPORT ADDITION

7 NILES AVE ARMONK, NY



CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA TABLE R301.2(1)

GROUND SNOW LOAD	WIND SPEED (MPH)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMPERATURE	ICE SHIELD UNDERLAYMENT REQUIREMENT	FLOOD HAZARDS
			WEATHERING	FROST DEPTH LINE	TERMITE	DECAY			
30 PSF	115 MPH	B	SEVERE	42"	MODERATE HEAVY	SLIGHT MODERATE	7° F	YES	NO

ZONING DATA: NORTH CASTLE

TAX MAP #: 107.04-1-5
ZONE: R-5

TABLE BUILDING REQUIREMENTS			
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	5,000 SF	9,446 SF	
BUILDING COVERAGE	30% (2,833 SF)	12.73% (1,202.5 SF)	17.6% (1,162.5 SF)
GROSS LAND COVER	3,611.5 SF	REFER TO COVERAGE WORKSHEET	
MAXIMUM BUILDING HEIGHT	15'		15'
SETBACK REQUIREMENTS			
MIN. FRONT (WEST)	30'	NA	NA
MIN. SIDE (SOUTH)	4'-0"	NA	4'-0"
MIN. SIDE (BOTH)	18'	NA	NA
MIN. REAR (EAST)	15'	NA	5'-0"

APPLICABLE CODES:
2020 RCNYS

SCOPE OF WORK:
DETACHED CARPORT

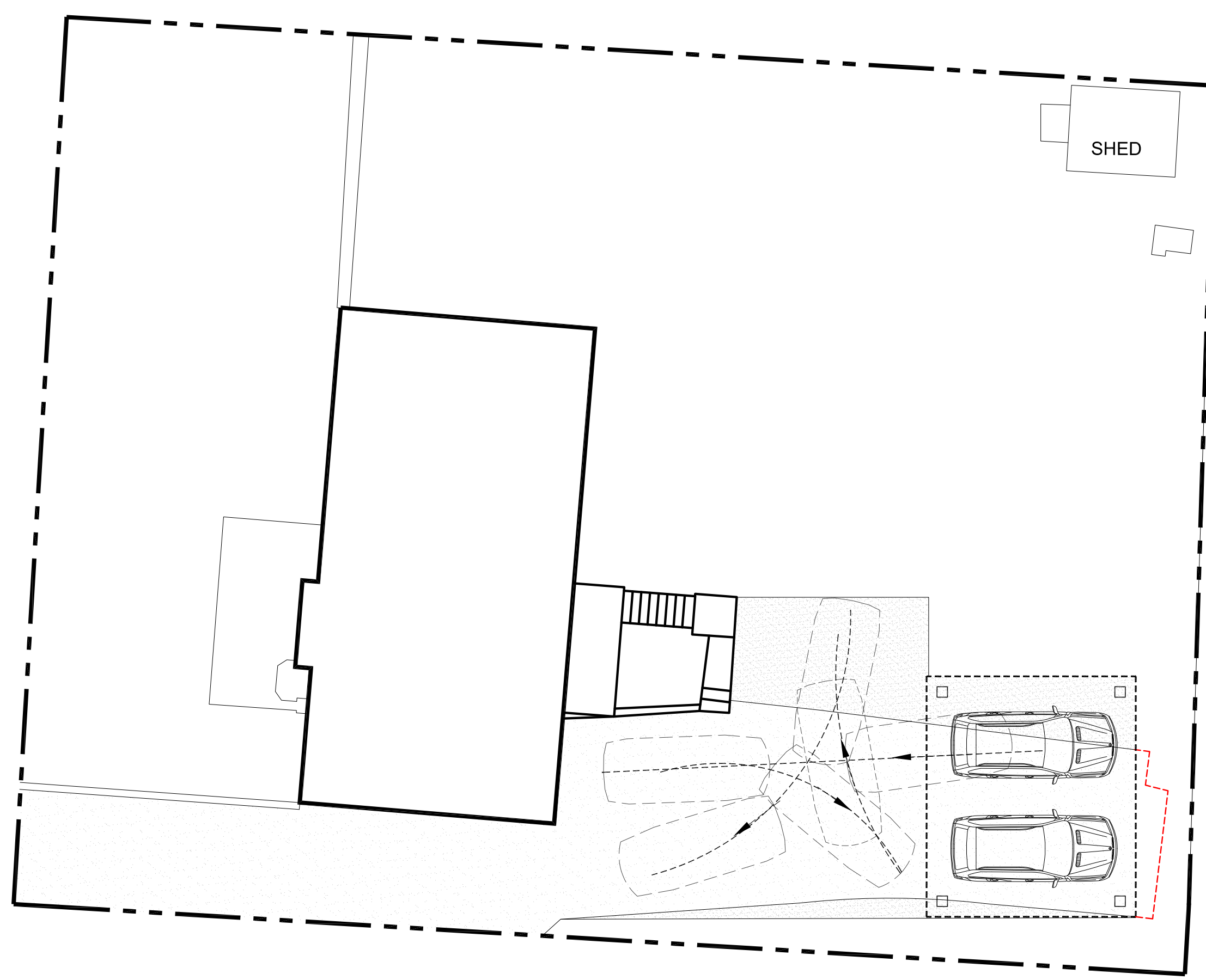
GENERAL NOTES

- ALL WORK SHALL CONFORM TO 2020 RCNYS, AND LOCAL CODES. ALL ELECTRICAL, PLUMBING, AND MECHANICAL WORK SHALL CONFORM TO ALL NATIONAL, STATE, AND LOCAL CODES.
- MATERIALS, WORKMANSHIP AND INSTALLATION SHALL BE IN STRICT COMPLIANCE WITH NOT ONLY MANUFACTURERS' PRINTED INSTRUCTIONS, BUT ALSO THE STANDARDS OF RECOGNIZED AGENCIES OR ASSOCIATIONS.
- ALL MATERIALS SHALL BE NEW, UNLESS OTHERWISE SPECIFIED.
- PROVIDE TEMPORARY PROTECTION OF MATERIALS AND EQUIPMENT.
- IT IS INTENDED THAT THE CONTRACTOR PROVIDE A COMPLETE JOB. ANY OMISSIONS IN THESE GENERAL INSTRUCTIONS OR THE OUTLINE OF WORK ARE NOT TO BE CONSTRUED AS REMOVING SUCH ITEMS FROM THE RESPONSIBILITIES OF THE CONTRACTOR.
- ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN IN THE APPROPRIATE TRADES. CONTRACTOR SHALL KEEP SUFFICIENT WORKMEN ON THE JOB AT ALL TIMES TO PERFORM THE WORK IN THE MOST EXPEDITIOUS MANNER CONSISTENT WITH GOOD WORKMANSHIP, SOUND BUSINESS PRACTICE AND IN THE BEST INTERESTS OF THE
- CONTRACTOR AGREES THAT HE IS SKILLED AND EXPERIENCED IN THE USE AND INTERPRETATION OF PLANS AND SPECIFICATIONS. HE HAS CAREFULLY REVIEWED THE PLANS AND SPECIFICATIONS FOR HIS PROJECT AND HAS FOUND THEM TO BE FREE OF AMBIGUITIES. FURTHER, HE HAS CAREFULLY EXAMINED THE SITE OF THE WORK AND FROM HIS OWN OBSERVATIONS HAS SATISFIED HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK; THE CHARACTER, QUALITY, AND QUANTITY OF MATERIALS; THE DIFFICULTIES LIKELY TO BE

OWNER:
SAKET SATHE
7 NILES AVENUE

ARCHITECT:
MICHAEL PICCIRILLO
ARCHITECTURE
345 KEAR STREET, SUITE 203
YORKTOWN HEIGHTS NY, 10598

A SITE PLAN
SCALE: 1" = 10'

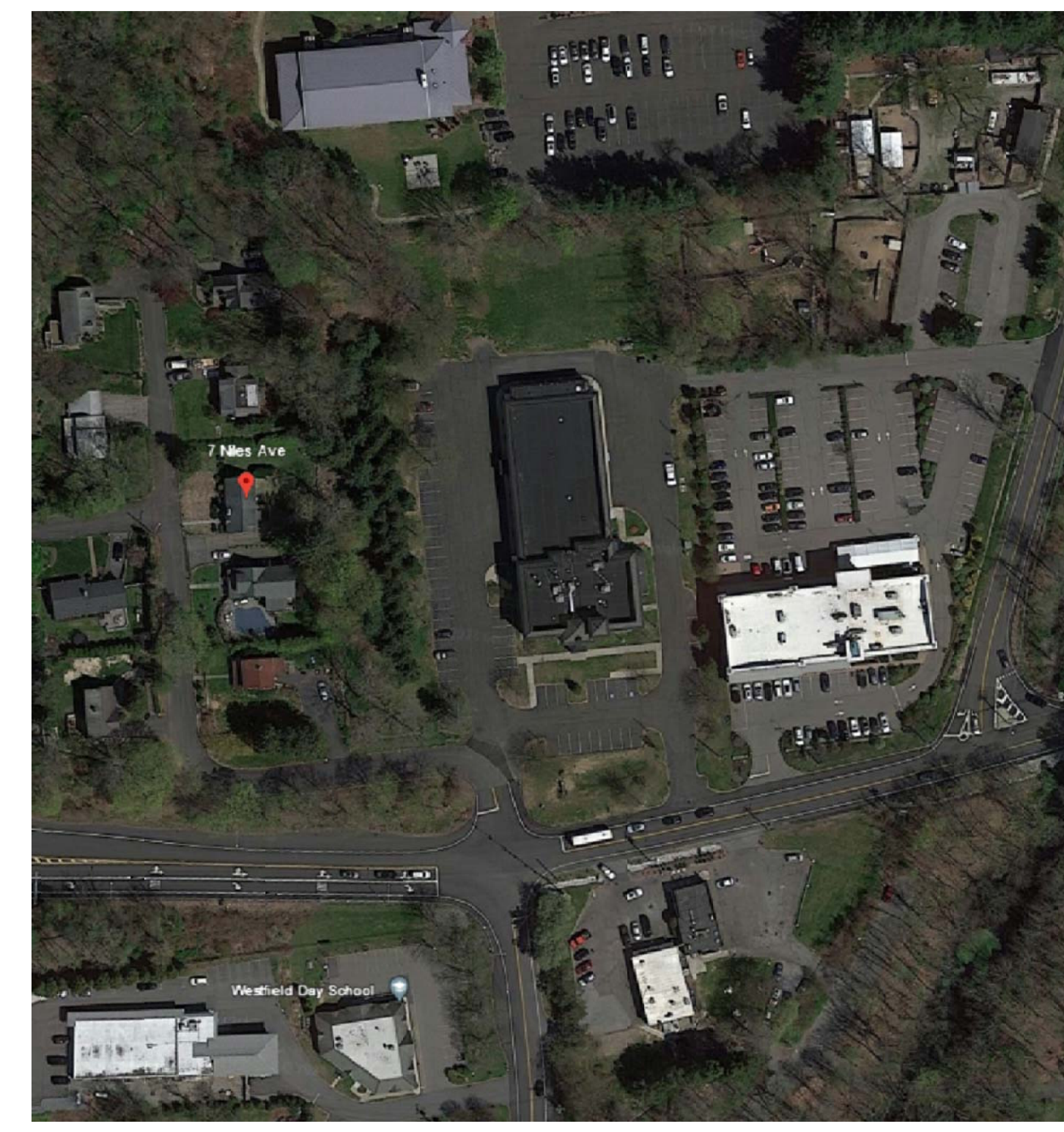


B TURN-AROUND
SCALE: 1" = 10'

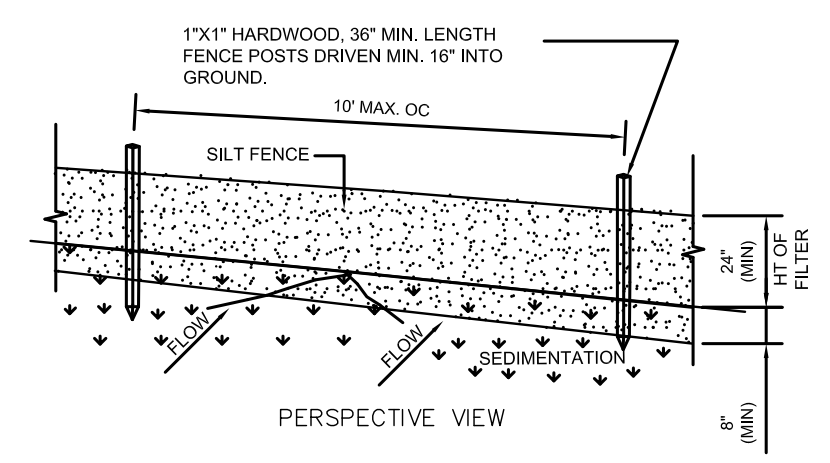
7 NILES AVE. ID: 108.01-4-27 (North Castle)



WESTCHESTER COUNTY GIS



GOOGLE EARTH



CONSTRUCTION SPECIFICATIONS

- SILT FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH STAPLES. POSTS SHALL BE 1X11 HARDWOOD, OR APPROVED EQUAL.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE WRAPPED AROUND 2 STAKES, MIN 2X. FILTER CLOTH SHALL BE EITHER FILTER USCF M181, M181F1000 OR APPROVED EQUIVALENT.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED. REINFORCE AREA LOW POINTS WITH ADDITIONAL STAKES OR OTHER MATERIALS (AS RECOMMENDED BY ENGINEER). MATERIAL SHALL BE REMOVED WHEN SEDIMENT LOAD REACHES 50% HEIGHT OF FENCE.

SILT FENCE INSTALLATION DETAIL
NTS

No.	DATE:	ISSUE:
1	1/19/24	ISSUED FOR RPRC

PROJECT NAME:
SATHE CARPORT

PROJECT ADDRESS:
7 NILES AVE.
ARMONK, NY

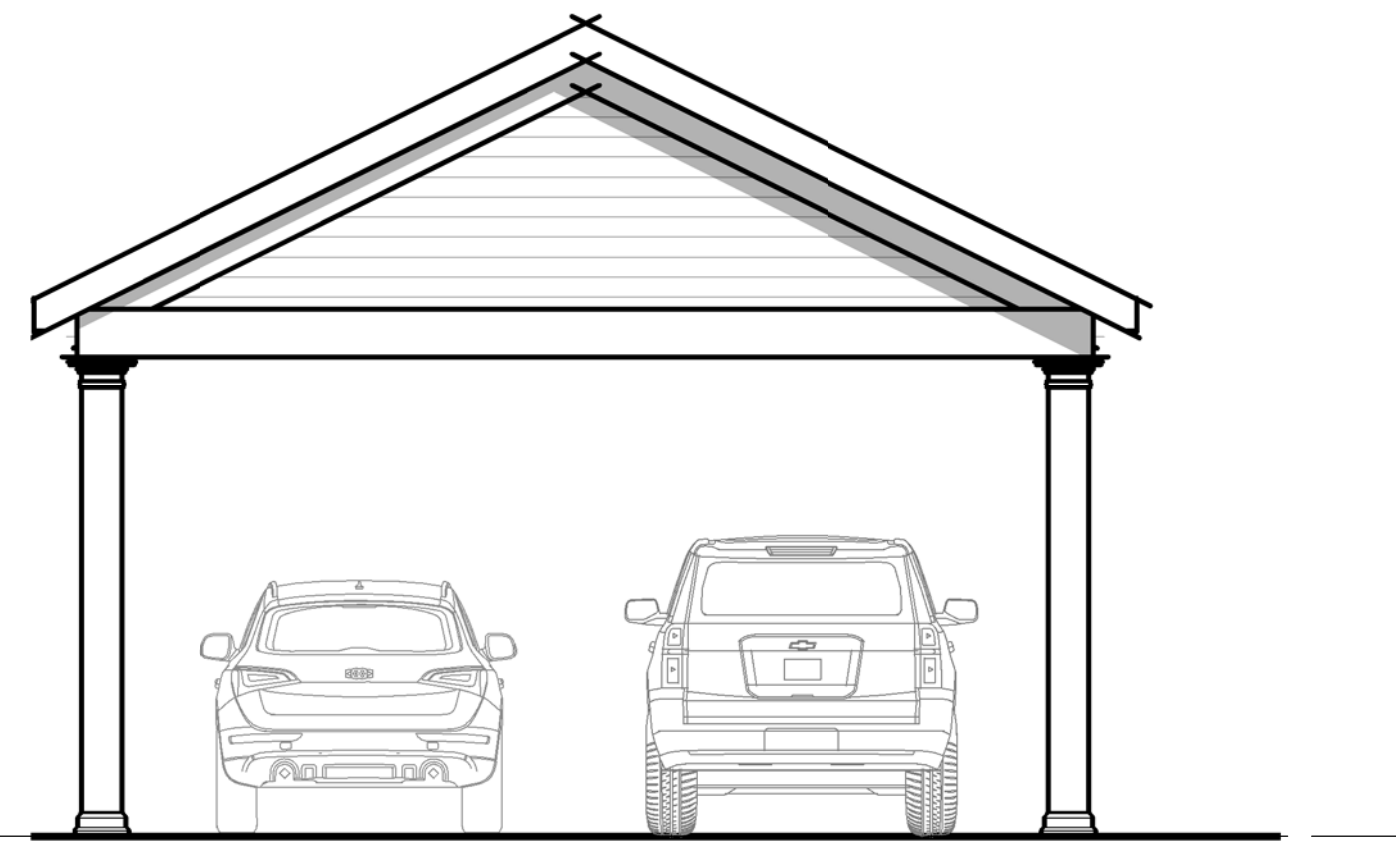


MICHAEL A. PICCIRILLO, AIA
345 KEAR STREET, SUITE 203
YORKTOWN HEIGHTS, NY 10598

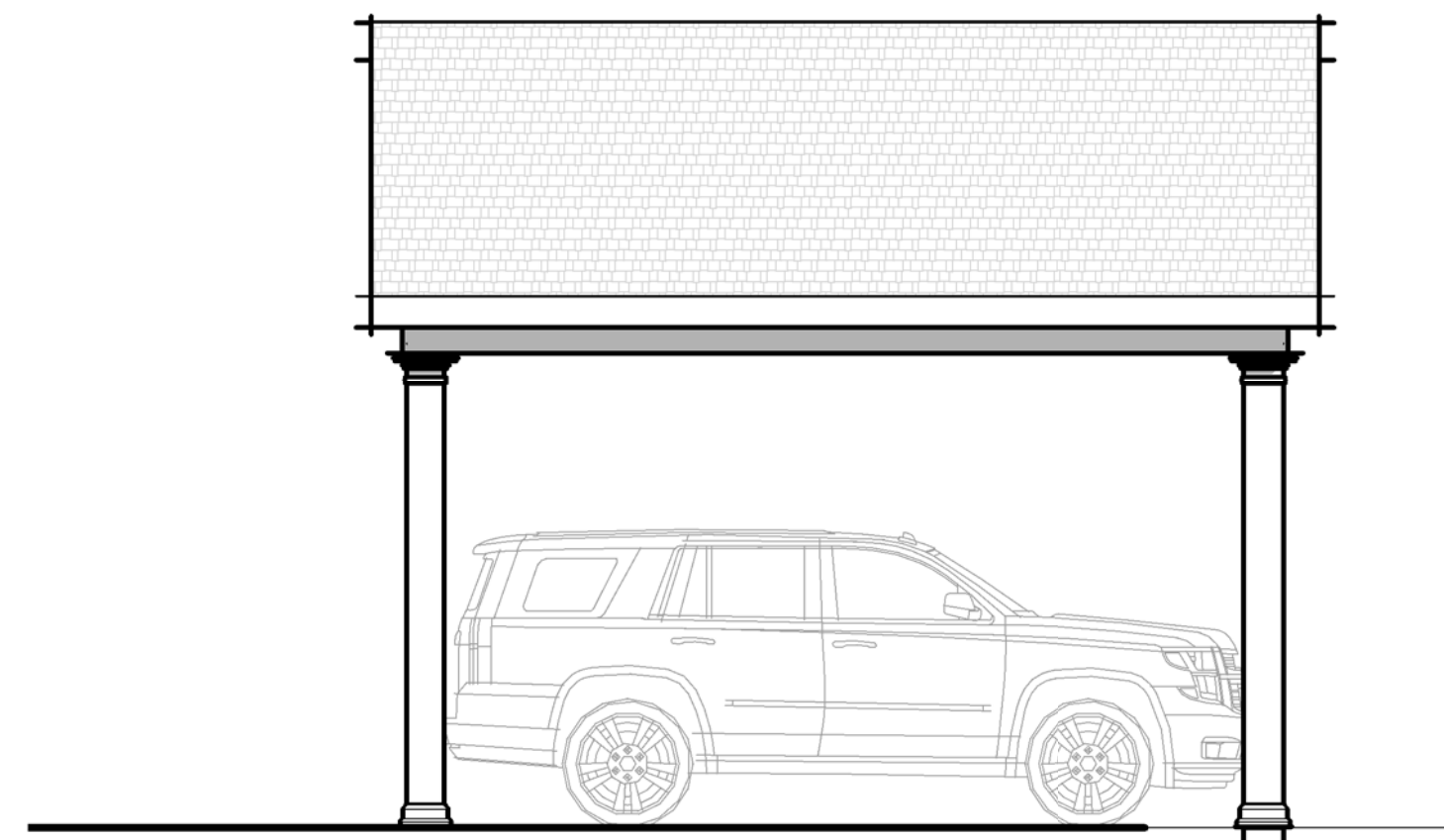
TELEPHONE: 914-368-9838
FACSIMILE: 914-368-9839
michael@mpiccirilloarchitect.com
www.mpiccirilloarchitect.com

SITE PLAN

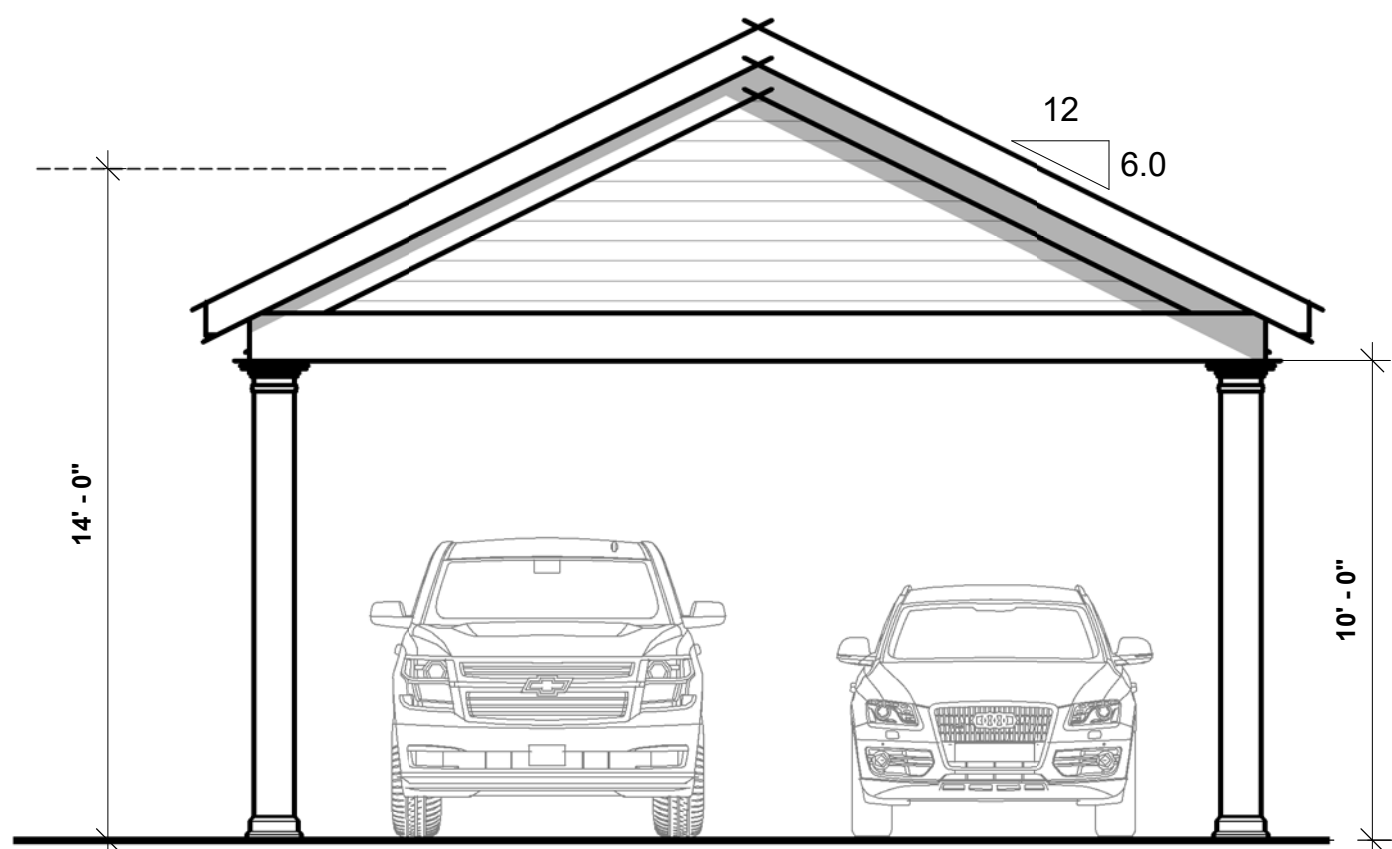
A001



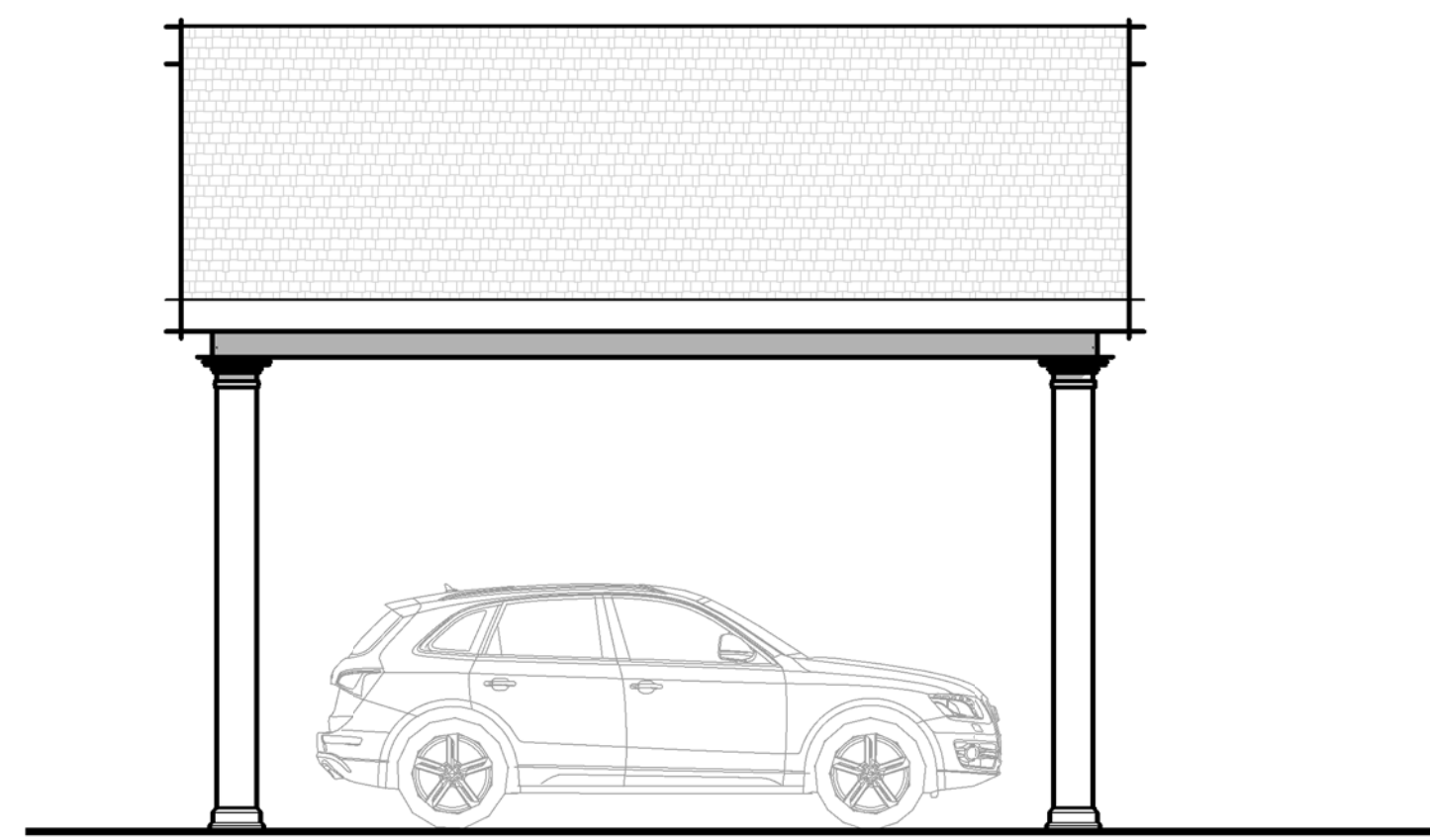
1 WEST ELEVATION
1/4" = 1'-0"



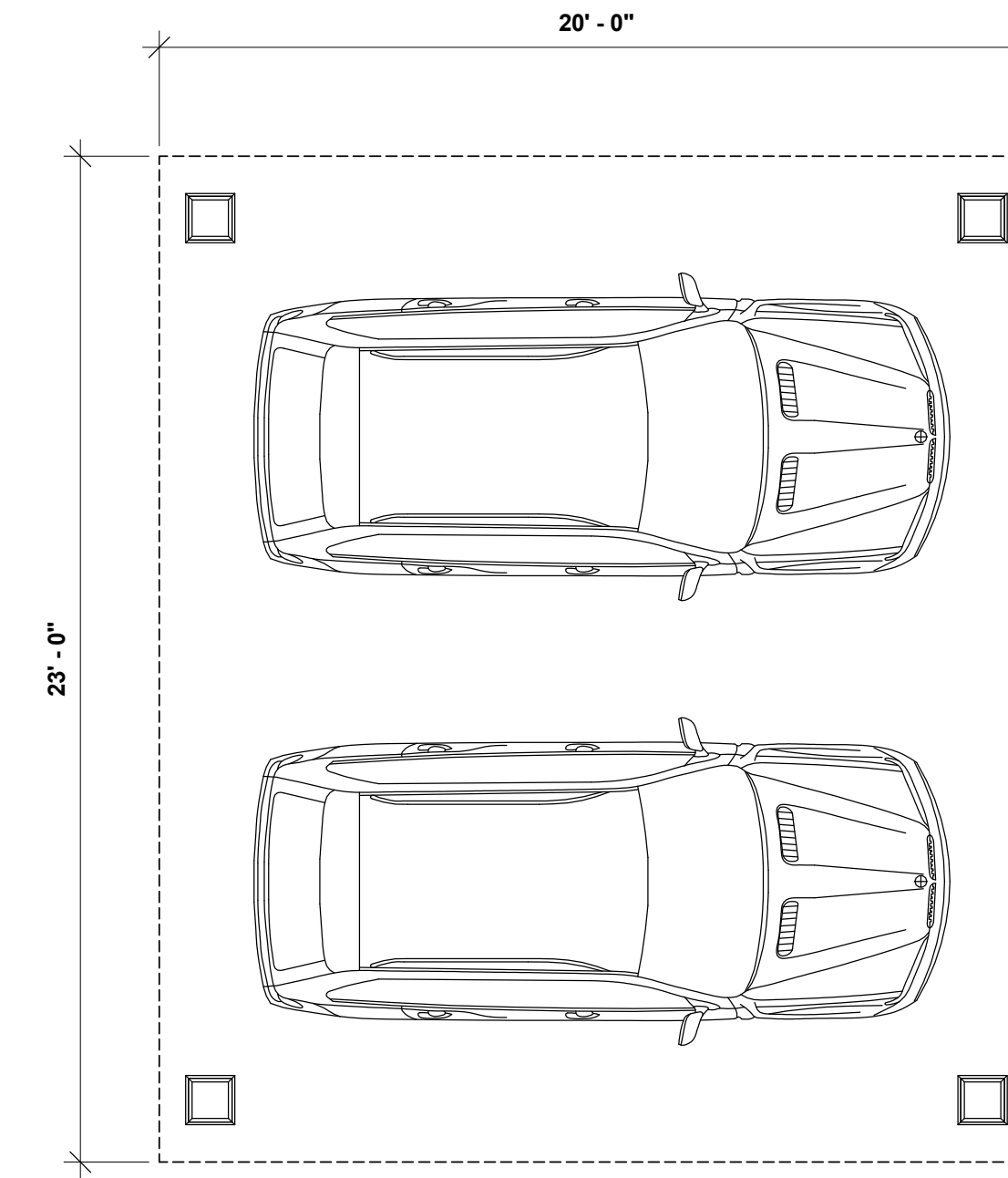
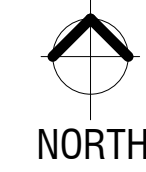
2 SOUTH ELEVATION
1/4" = 1'-0"



3 EAST ELEVATION
1/4" = 1'-0"



4 NORTH ELEVATION
1/4" = 1'-0"



5 CARPORT PLAN
1/4" = 1'-0"



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1	1/19/24	ISSUED FOR RPRC

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PLANS/
ELEVATIONS

A200