



# 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: 84 Byram Ridge Road Armonk, NY 10504

### Section III- DESCRIPTION OF WORK:

Proposed 32' x 25' detached garage, existing house does not have a garage.

### Section III- CONTACT INFORMATION:

APPLICANT: Mr. Robert Sniffen

ADDRESS: 84 Byram Ridge Road Armonk, NY 10504

PHONE: 914-271-9119 MOBILE: \_\_\_\_\_ EMAIL: rmsniffen@aol.com

PROPERTY OWNER: Mr. Robert Sniffen

ADDRESS: 84 Byram Ridge Road Armonk, NY 10504

PHONE: 914-271-9119 MOBILE: \_\_\_\_\_ EMAIL: rmsniffen@aol.com

PROFESSIONAL: Michael R. Berta, AIA Architecture & Planning

ADDRESS: 7 Robert Road Poughkeepsie, NY 12603

PHONE: \_\_\_\_\_ MOBILE: 845-489-1638

EMAIL: mike@bertaarchitects.com

### Section IV- PROPERTY INFORMATION:

Zone: R-1A Tax ID (lot designation) 101.01-2-62



**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: Proposed Detached Garage for Mr. Robert Sniffen

Initial Submittal  Revised Preliminary

Street Location: 84 Byram Ridge Road Armonk, NY 10504

Zoning District: R-1A Property Acreage: 1.301 Tax Map Parcel ID: 101.01-2-62

Date: March 15, 2024

**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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PLANNING DEPARTMENT  
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## GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: Detached Garage for Robert Sniffen Date: March 15, 2024  
Tax Map Designation or Proposed Lot No.: 101.01-2-62

### Gross Lot Coverage

- |     |  |                           |
|-----|--|---------------------------|
| 1.  | Total lot Area (Net Lot Area for Lots Created After 12/13/06):   | <u>1.301 ac</u>           |
| 2.  | <b>Maximum</b> permitted gross land coverage (per Section 355-26.C(1)(b)):   | <u>9,350 + 27 = 9,377</u> |
| 3.  | <b>BONUS</b> maximum gross land cover (per Section 355-26.C(1)(b)):  |                           |
|     | <u>7.58</u> Distance principal home is beyond minimum front yard setback<br>x 10 = <u>75.80</u>                          | <u>75.80</u>              |
| 4.  | <b>TOTAL Maximum Permitted gross land coverage</b> = Sum of lines 2 and 3  | <u>9,452.80</u>           |
| 5.  | Amount of lot area covered by <b>principal building</b> :<br><u>1,625</u> existing + _____ proposed =                    | <u>1,625</u>              |
| 6.  | Amount of lot area covered by <b>accessory buildings</b> :<br>_____ existing + <u>800</u> proposed =                     | <u>800</u>                |
| 7.  | Amount of lot area covered by <b>decks</b> :<br><u>N/A</u> existing + _____ proposed =                                   | <u>0</u>                  |
| 8.  | Amount of lot area covered by <b>porches</b> :<br><u>40</u> existing + _____ proposed =                                  | <u>40</u>                 |
| 9.  | Amount of lot area covered by <b>driveway, parking areas and walkways</b> :<br><u>2175</u> existing + _____ proposed =   | <u>2,175</u>              |
| 10. | Amount of lot area covered by <b>terraces</b> :<br><u>1225</u> existing + _____ proposed =                               | <u>1,225</u>              |
| 11. | Amount of lot area covered by <b>tennis court, pool and mechanical equip</b> :<br><u>930</u> existing + _____ proposed = | <u>930</u>                |
| 12. | Amount of lot area covered by <b>all other structures</b> :<br><u>425</u> existing + _____ proposed =                    | <u>425</u>                |
| 13. | Proposed <b>gross land coverage</b> : Total of Lines 5 – 12 =  | <u>7,220</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



Worksheet

March 15, 2024

Date



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

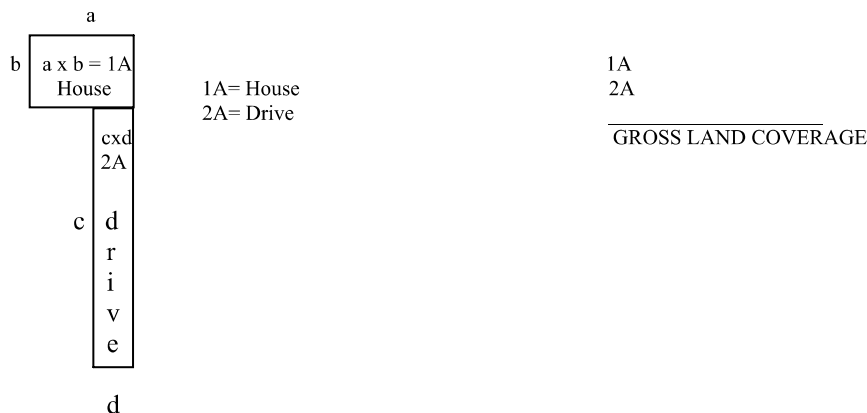
**PLANNING DEPARTMENT**  
Adam R. Kaufman, AICP  
Director of Planning

Telephone: (914) 273-3542  
Fax: (914) 273-3554  
[www.northcastleny.com](http://www.northcastleny.com)

## 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  
[www.northcastleny.com](http://www.northcastleny.com)

**FLOOR AREA CALCULATIONS WORKSHEET**

Application Name or Identifying Title: \_\_\_\_\_ Date: March 15, 2024

Tax Map Designation or Proposed Lot No.: 101.01-2-62

Floor Area

1.	Total Lot Area (Net Lot Area for Lots Created After 12/13/06):	<u>1.301 ac (56,672 sf)</u>
2.	<b>Maximum</b> permitted floor area (per Section 355-26.B(4)):	<u>7,742 (7,727 15)</u>
3.	Amount of floor area contained within first floor: — <u>1,625</u> existing + _____ proposed = _____	<u>1,625</u>
4.	Amount of floor area contained within second floor: — <u>1,563</u> existing + _____ proposed = _____	<u>1,563</u>
5.	Amount of floor area contained within garage: — <u>0</u> existing + _____ proposed = _____	<u>0</u>
6.	Amount of floor area contained within porches capable of being enclosed: — <u>0</u> existing + _____ proposed = _____	<u>0</u>
7.	Amount of floor area contained within basement (if applicable – see definition): — <u>0</u> existing + _____ proposed = _____	<u>0</u>
8.	Amount of floor area contained within attic (if applicable – see definition): — <u>0</u> existing + _____ proposed = _____	<u>0</u>
9.	Amount of floor area contained within all accessory buildings: <b>Detached Garage</b> — _____ existing + <u>800</u> proposed = _____	<u>800</u>
10.	Proposed <b>floor area</b> : Total of Lines 3 – 9 = _____	<u>3,988</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



\_\_\_\_\_  
 sheet

March 15, 2024  
 Date



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

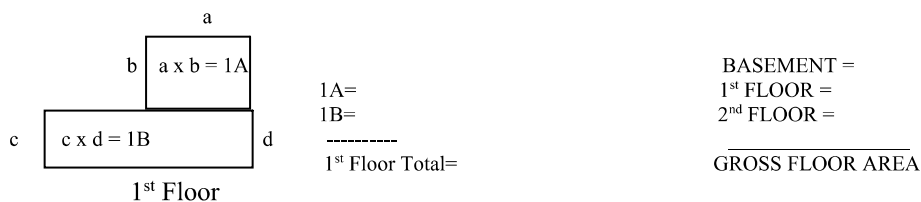
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### GROSS FLOOR AREA WORKSHEET

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.

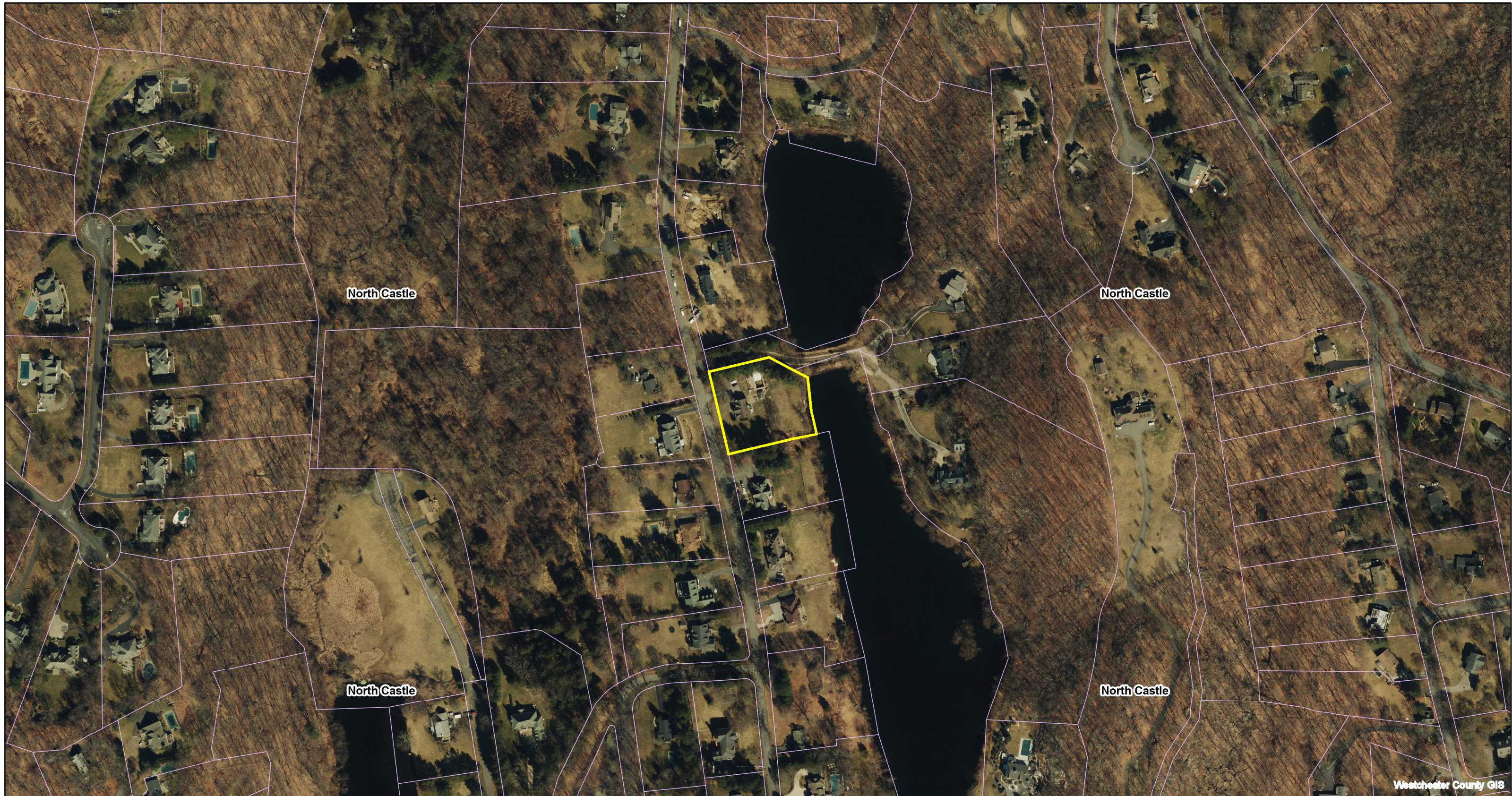
FLOOR AREA, GROSS -- The sum of the horizontal areas of the several stories of the building or buildings, excluding any floor area used for off-street parking or loading purposes (except for one- and two-family residences), measured from the exterior walls or, in the case of a common wall separating 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.

# 84 BYRAM RIDGE RD. ID: 101.01-2-62 (North Castle )



March 15, 2024

Tax parcel data was provided by local municipality. This map is generated as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should NOT be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact local municipality assessor's office.

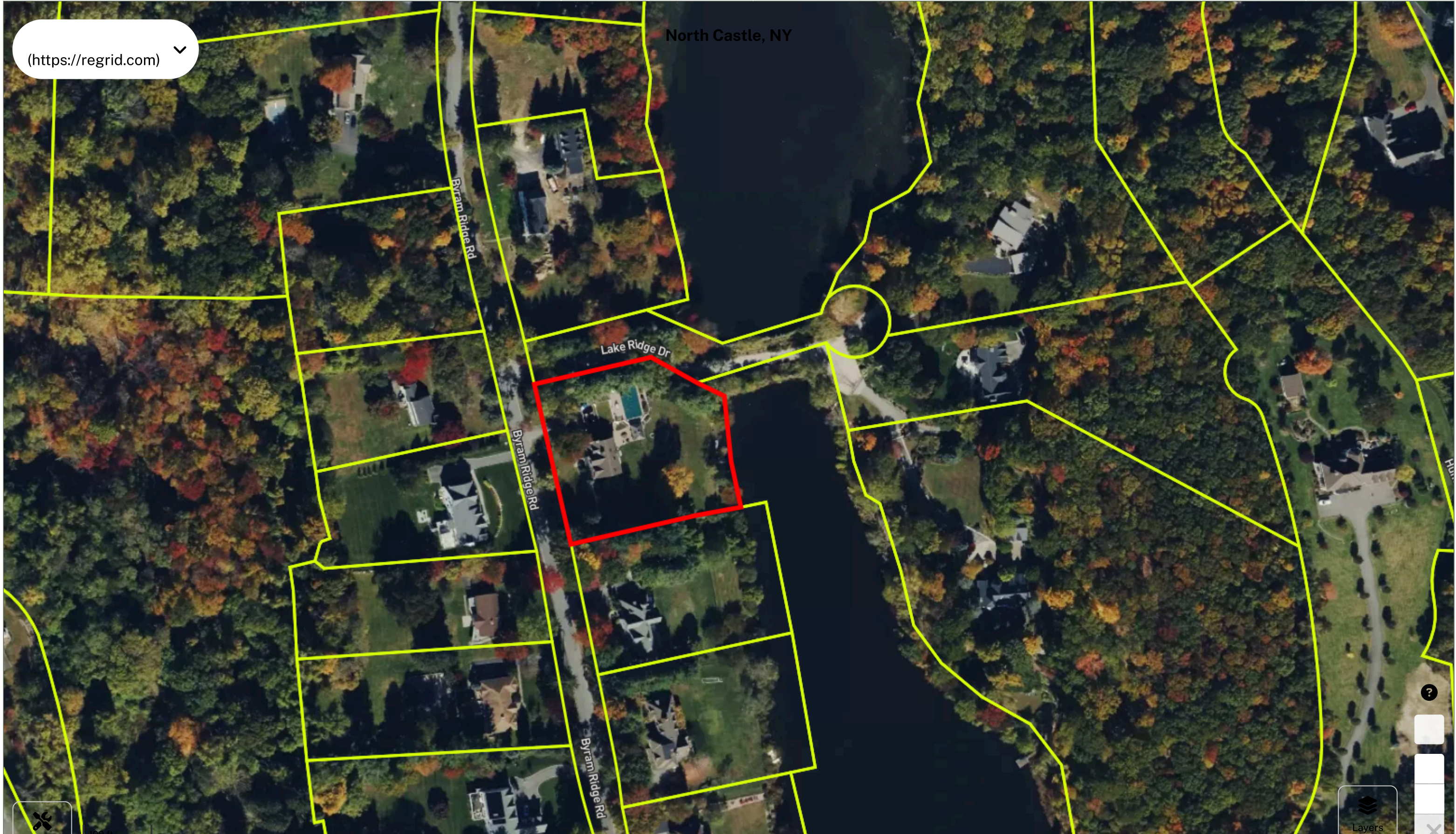
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**Westchester County GIS**

GIS GEORGIAN INFORMATION SYSTEMS  
<http://giswww.westchestergov.com>  
Michaelian Office Building  
148 Martine Avenue Rm 214  
White Plains, New York 10601



(<https://regrid.com>)

North Castle, NY

Byram Ridge Rd

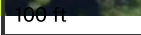
Lake Ridge Dr

Byram Ridge Rd

Byram Ridge Rd



Tools



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Layers



(<https://regrid.com>)

North Castle, NY

Byram Ridge Rd

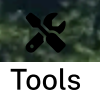
Byram Ridge Rd

Byram Ridge Rd

Byram Ridge Rd

Lake Ridge Dr

Lake Ridge Dr



50 ft

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Layers



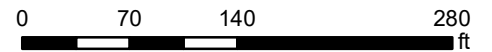
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March 15, 2024

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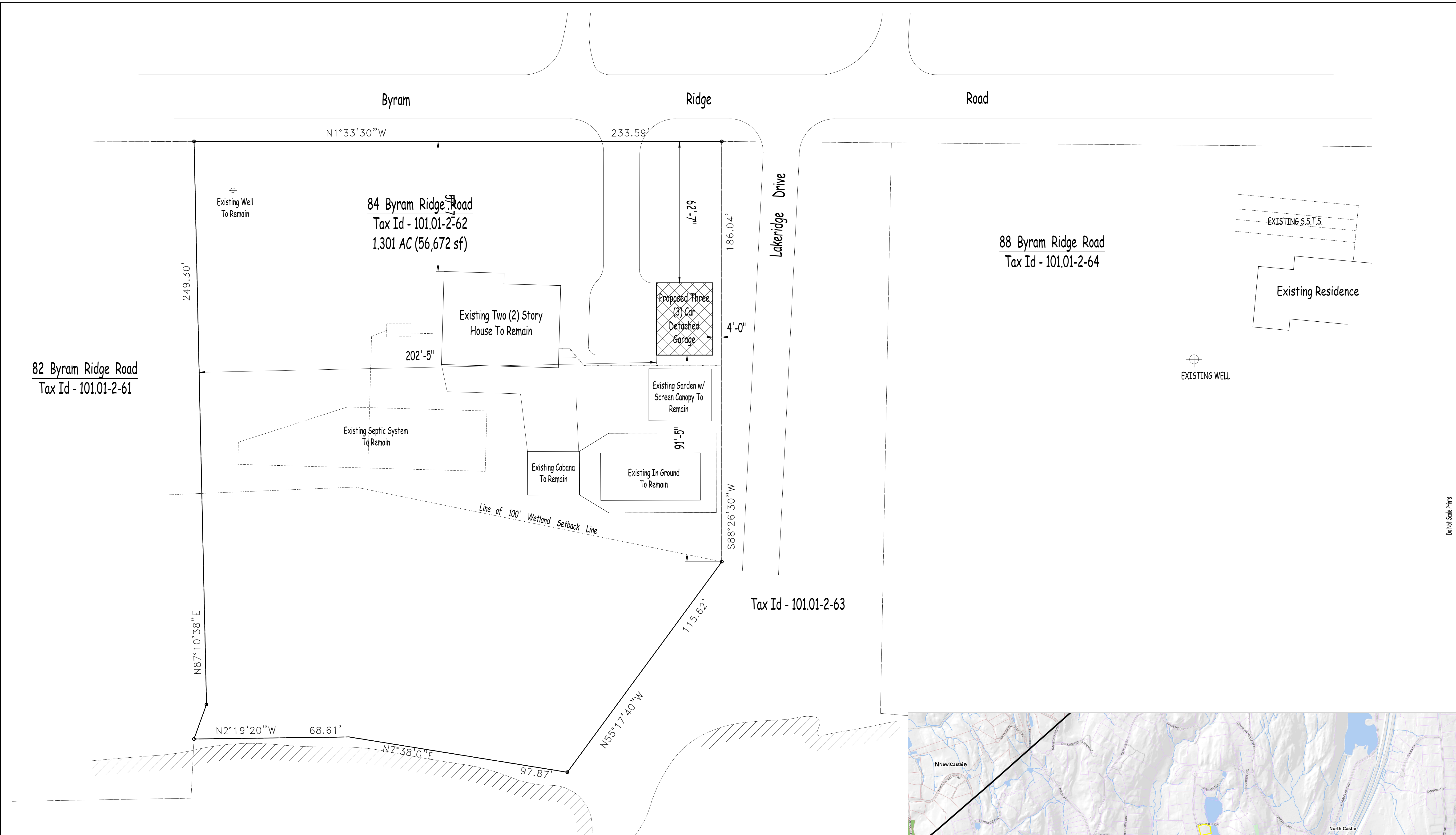
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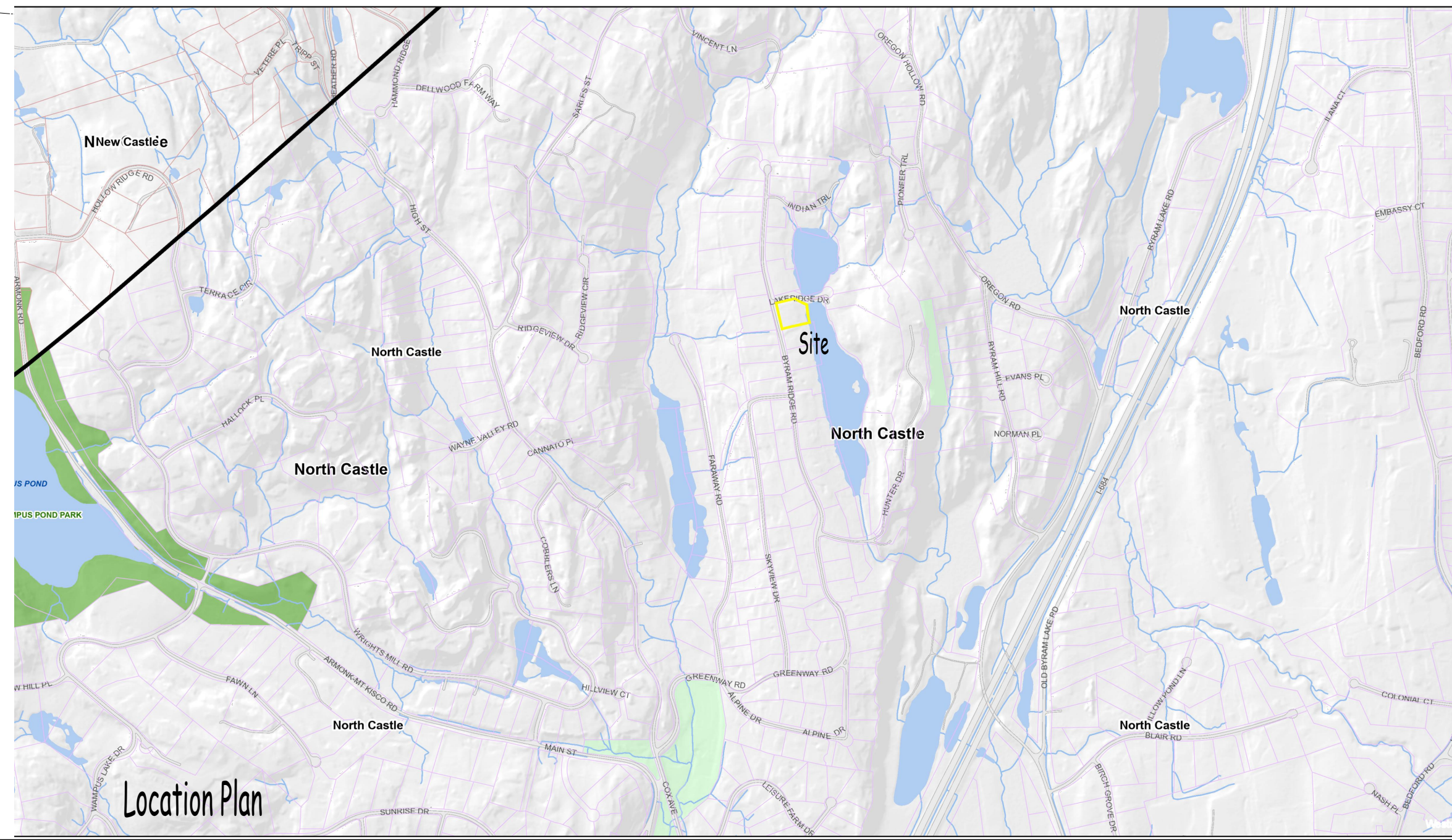
**Westchester County GIS**

GIS Geographic Information System  
<http://giswww.westchestergov.com>  
Michaelian Office Building  
148 Martine Avenue Rm 214  
White Plains, New York 10601





**Proposed Site Location Plan**  
Scale: 1" = 30'-0"



**Note:** It is a violation of this law for any person, unless acting under the direction of a Licensed Architect, to alter or amend in any way, or to cause to be altered or amended in any way, any drawing or plan bearing the seal of an architect or engineer, the drawing or plan shall be altered or amended in the same manner as if it were the original drawing or plan, or to cause to be altered or amended in any way, any drawing or plan bearing the seal of an architect or engineer, the drawing or plan shall be altered or amended in the same manner as if it were the original drawing or plan, or to cause to be altered or amended in any way, any drawing or plan bearing the seal of an architect or engineer, the drawing or plan shall be altered or amended in the same manner as if it were the original drawing or plan.

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**Michael R. Berta, AIA**  
**Architecture & Planning**  
 7 Roberts Rd. Poughkeepsie, NY 12603  
 (845) 489-1638  
 www.bertaarchitects.com - miker@bertaarchitects.com

These plans are not valid for building permit unless stamped, signed and sealed by the architect.

Date	Revision

Do Not Scale Prints

**Proposed Site Location Plan**

Proposed Detached Garage For  
**Mr. Robert Sniffen**  
 84 Byram Ridge Road  
 Armonk (North Castle), New York 10904

Date: March 15, 2024  
 Job No: 2024-008  
 Scale: As Noted  
 Drawing: **SP-1**  
 Of: Two