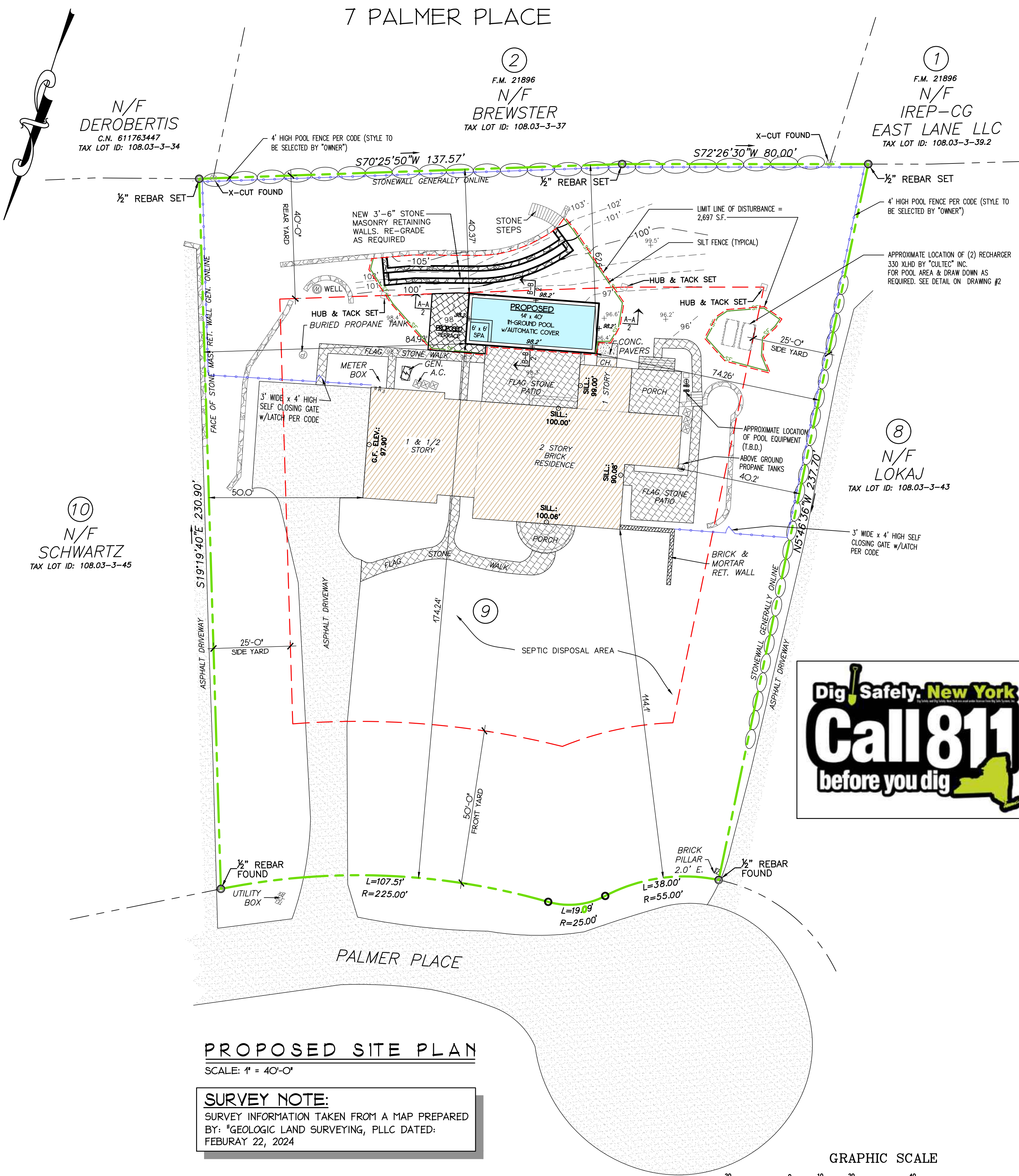


PROPOSED IN-GROUND SWIMMING POOL w/SPA TO EXISTING RESIDENCE FOR: ANTHONY & DIANA VETTORETTI

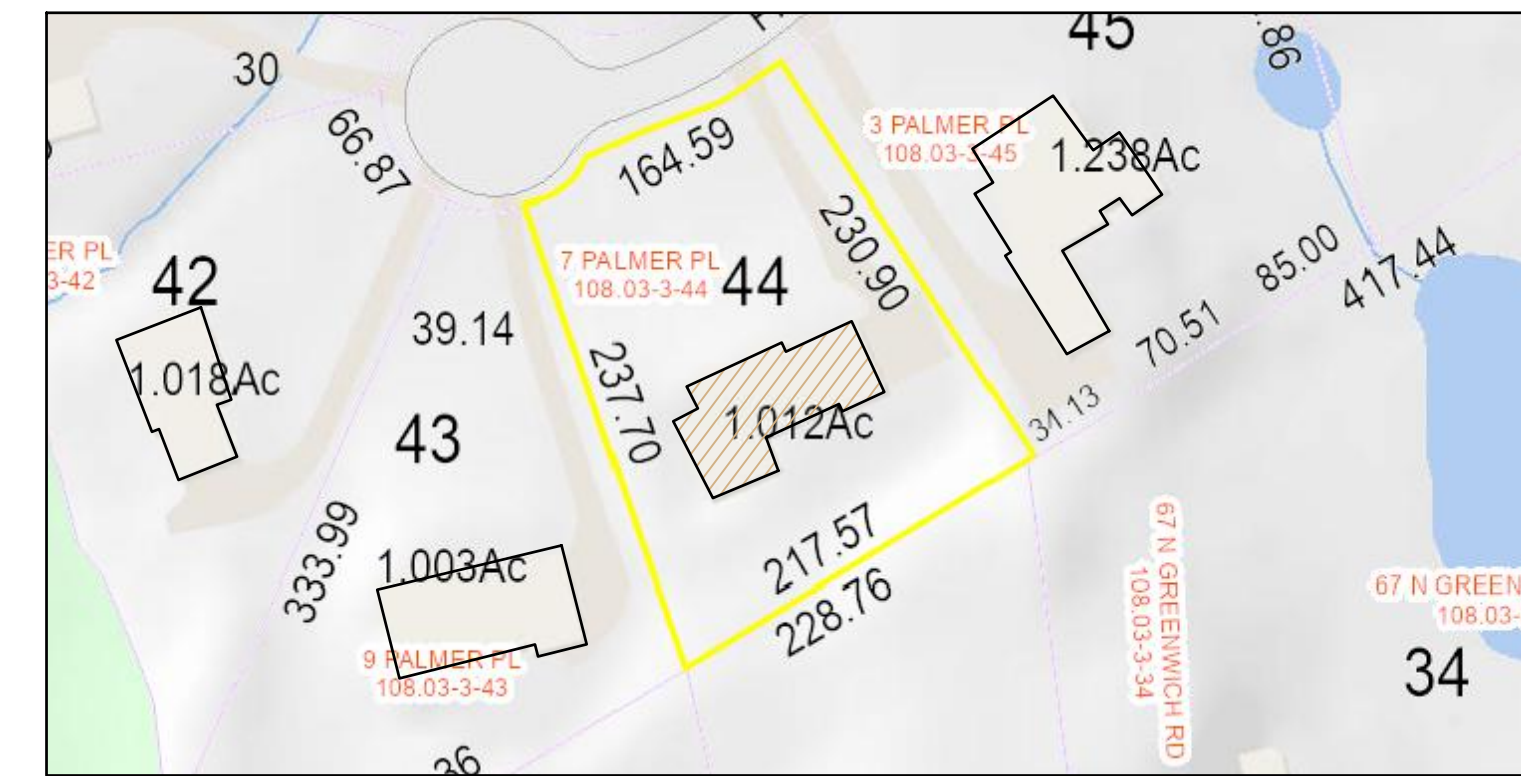
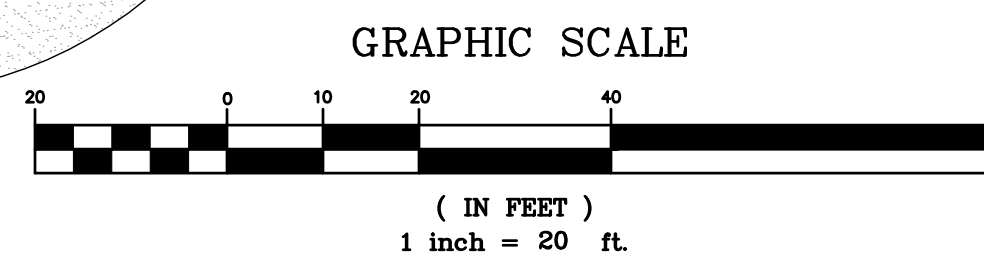
ARMONK, NY 10504



PROPOSED SITE PLAN

SCALE: 1" = 40'-0"

SURVEY NOTE:
SURVEY INFORMATION TAKEN FROM A MAP PREPARED BY: *GEOLOGIC LAND SURVEYING, PLLC DATED: FEBRUARY 22, 2024



TAX PARCEL MAP

SECTION 108.03, BLOCK 3, LOT 44
7 PALMER PLACE, ARMONK, NY 10504



SATELLITE MAP

7 PALMER PLACE, ARMONK, NY 10504

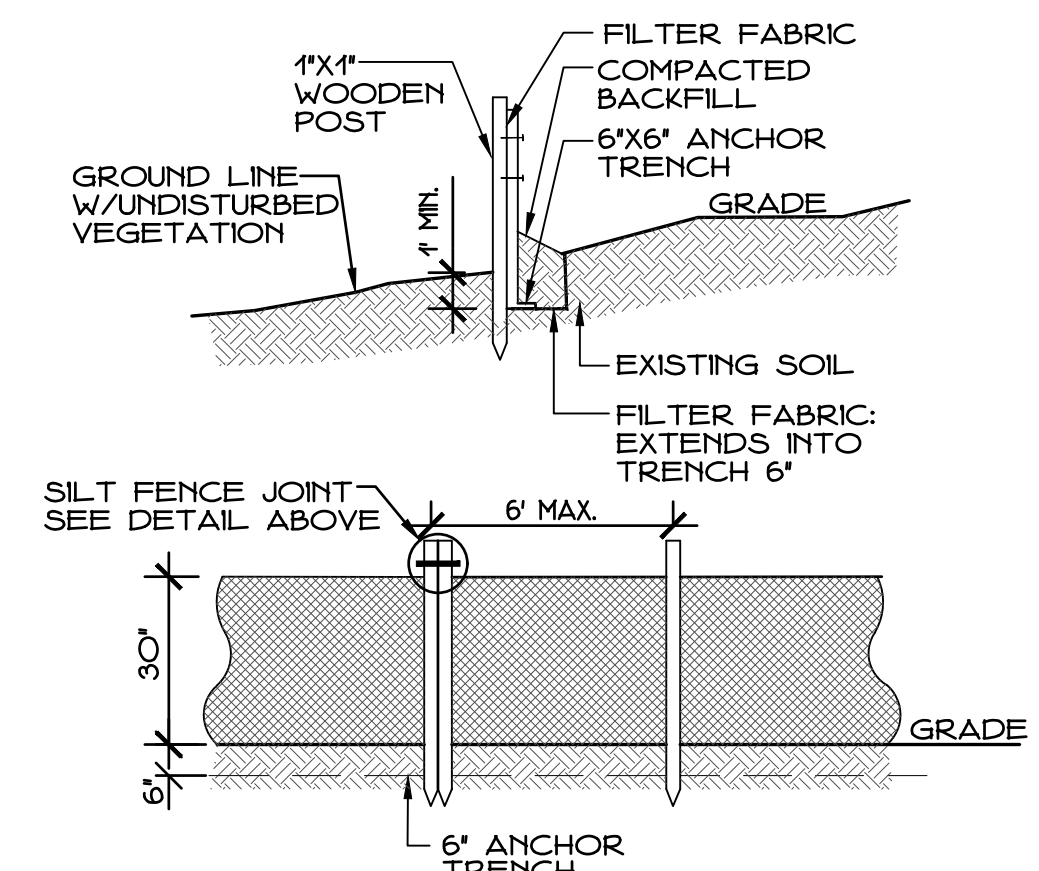


REFERENCE PHOTOGRAPH

BUILDING & ZONING DATA

TOWN OF NORTH CASTLE, NEW YORK
Table of Dimensional Requirements (Residential)
SECTION 108.03, BLOCK 3, LOT 44
ZONING DISTRICT R-1A (1 ACRE One Family Residential District)

	Required	Existing (House)	Proposed (Pool)
Minimum Lot Size	1 Acre	1.011 Acre 44,055 SF	NO CHANGE
Frontage	125 FT	164.40 FT	NO CHANGE
Width	125 FT	188.25 FT	NO CHANGE
Depth	150 FT	232.25 FT	NO CHANGE
Minimum Yard Requirements			
Front	50 FT	114.1 FT	174.24 FT
Side	25 FT	LEFT 50 FT	LEFT 84.93 FT
Side	25 FT	RIGHT 40.2 FT	RIGHT 74.26 FT
Rear	40 FT	62.6 FT	40.37 FT
Maximum Height			
Stories	--	--	--
Feet	30 FT	30 FT	NO CHANGE
Maximum Building Coverage			
Lot Area	12%	8.20%	9.77%
Minimum Dwelling Unit Size			
In Square Feet	1,200	1,200	4,680+/-



SILT FENCE DETAIL

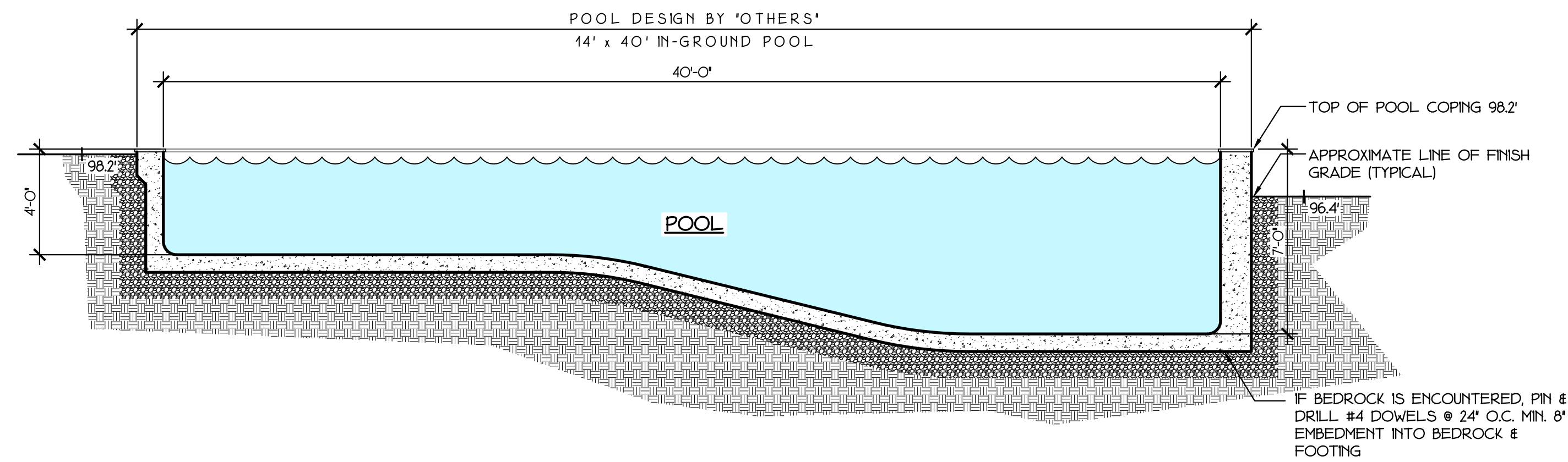
N.T.S.

BUILDING CODE NOTES:

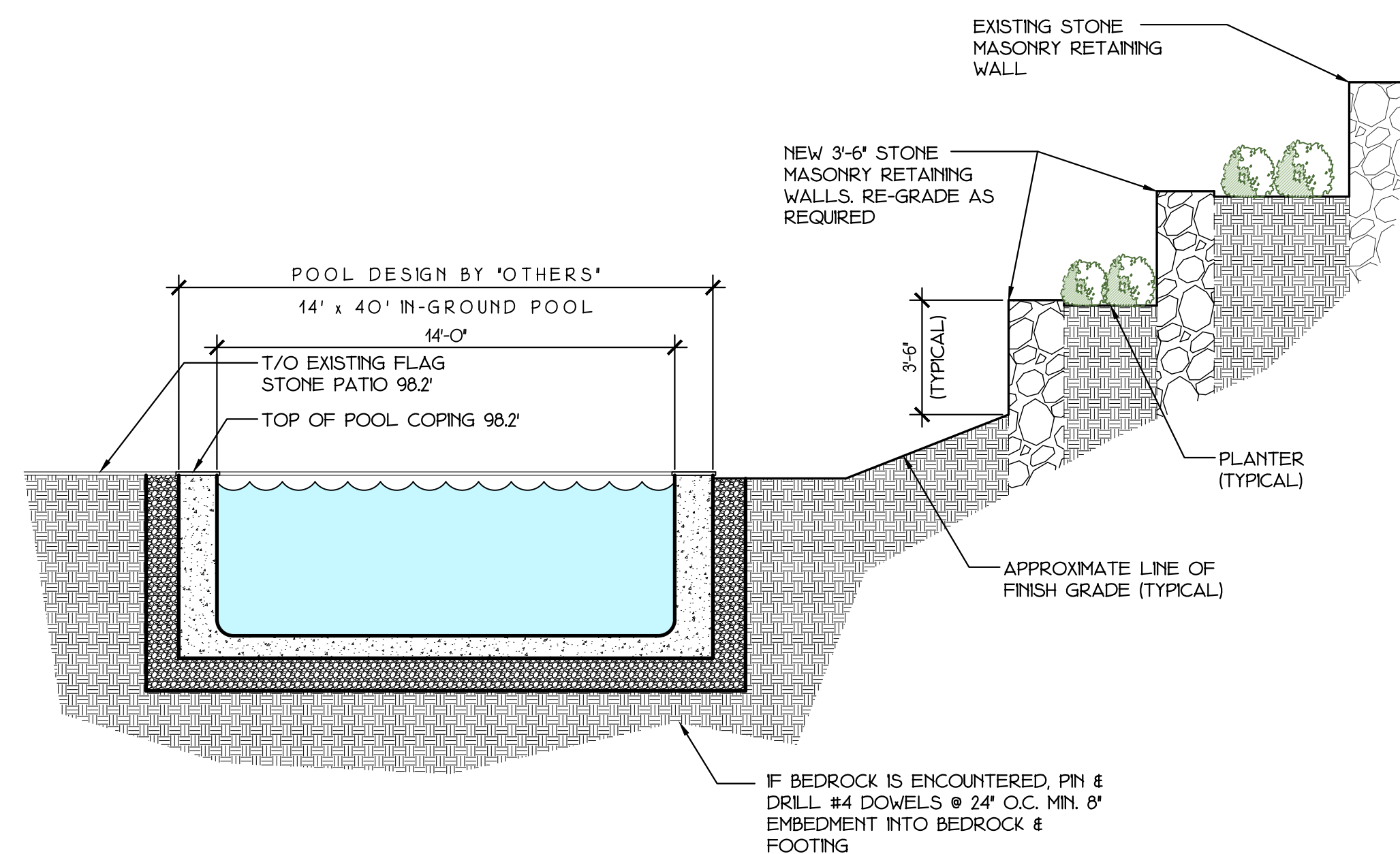
- 2020 IRC AND UNIFORM WAS USED TO DESIGN THIS PROJECT.
- CHAPTERS 11 ENERGY EFFICIENCY & CHAPTER 42 SWIMMING POOLS & SPAS WAS USED TO DESIGN THIS PROJECT
- ANSI/APSP/ICC-5 AMERICAN NATIONAL STANDARD FOR RESIDENTIAL INGROUND SWIMMING POOLS WAS USED TO DESIGN THIS PROJECT
- ANSI/APSP/ICC-3 AMERICAN NATIONAL STANDARD FOR PERMANENTLY INSTALLED RESIDENTIAL SPAS AND SWIM SPAS WAS USED TO DESIGN THIS PROJECT

SECTION 108.03, BLOCK 3, LOT 44

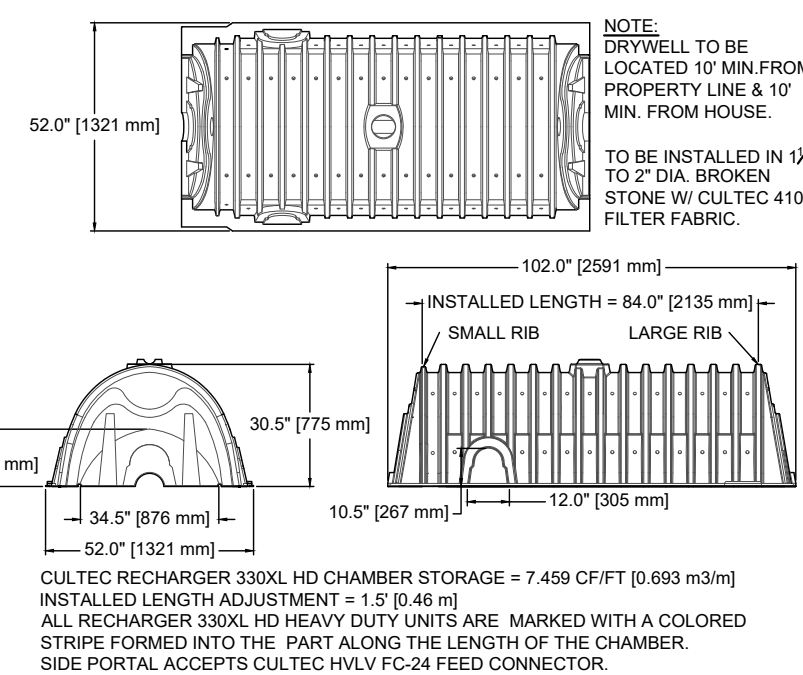
ISSUE DATES:	PROPOSED IN-GROUND SWIMMING POOL w/SPA TO EXISTING RESIDENCE FOR: ANTHONY & DIANA VETTORETTI		
	7 PALMER PLACE	ARMONK, NY 10504	
	PROPOSED SITE PLAN & BUILDING & ZONING DATA		DRAWN BY: GNA
	SCALE: AS NOTED		CHECKED BY: SCH
	THE HELMES GROUP, LLP ARCHITECTURE • ENGINEERING PROJECT MANAGEMENT 184 KATONAH AVENUE, KATONAH, NY 10536 TEL: (914) 232-4633 FAX: (914) 232-0768 EMAIL: thg@thelmesgroup.com		DRAWING NO.:
			1 OF 3



'A-A' PROPOSED POOL LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"



'B-B' PROPOSED POOL CROSS SECTION
SCALE: 1/4" = 1'-0"



CULTEC INC.: RECHARGER 330 XLHD
SCALE: NOT TO SCALE

POOL CODE REQUIREMENTS

[NY] R326.4.2 Permanent barriers. Swimming pools shall be completely enclosed by a permanent barrier complying with Sections R326.4.2.1 through R326.4.2.6.
 [NY] R326.4.2.1 Barrier height and clearances. The top of the barrier shall be no less than 48 inches (1219 mm) above grade measured on the side of the barrier that faces away from the swimming pool. The vertical clearance between grade and the bottom of the barrier shall be not greater than 2 inches (51 mm) measured on the side of the barrier that faces away from the swimming pool. Where the top of the pool structure is above grade, the barrier may be at ground level, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the barrier shall comply with Sections R326.4.2.2 and R326.4.2.3.

[NY] R326.4.2.2 Solid barrier surfaces. Solid barriers which do not have openings shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.

[NY] R326.4.2.3 Closely spaced horizontal members. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1143 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 13/4 inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall be not greater than 13/4 inches (44 mm) in width.

[NY] R326.4.2.4 Widely spaced horizontal members. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1143 mm) or more, spacing between vertical members shall be not greater than 4 inches (102 mm). Where there are decorative cutouts within vertical members, spacing within the cutouts shall be not greater than 13/4 inches (44 mm) in width.

[NY] R326.4.2.5 Chain link dimensions. Maximum mesh size for chain link fences shall be a 2 1/4 inch (57 mm) square, unless the fence has vertical slats fastened at the top or the bottom which reduce the openings to not more than 13/4 inches (44 mm).

[NY] R326.4.2.6 Diagonal members. Where the barrier is composed of diagonal members, the maximum opening formed by the diagonal members shall be not greater than 13/4 inches (44 mm).
Copyright ©

[NY] R326.4.2.7 Gates. Gates shall comply with the requirements of Sections R326.4.2.1 through R326.4.2.6, and with the following requirements:

[NY] R326.4.2.7.1 Self-closing and opening configuration. All gates shall be self-closing. In addition, if the gate is a pedestrian access gate, the gate shall open outward, away from the pool.

[NY] R326.4.2.7.2 Latching. All gates shall be selflatching, with the latch handle located within the enclosure (i.e., on the pool side of the enclosure) and at least 40 inches (1016 mm) above grade. In addition, if the latch handle is located less than 54 inches (1372 mm) from grade, the latch handle shall be located at least 3 inches (76 mm) below the top of the gate, and neither the gate nor the barrier shall have any opening greater than 0.5 inch (12.7 mm) within 18 inches (457 mm) of the latch handle.

[NY] R326.4.2.7.3 Locking. All gates shall be securely locked with a key, combination or other child-proof lock sufficient to prevent access to the swimming pool through such gate when the swimming pool is not in use or supervised.

[NY] R326.4.2.7 Gates. Gates shall comply with the requirements of Sections R326.4.2.1 through R326.4.2.6, and with the following requirements:

[NY] R326.4.2.7.1 Self-closing and opening configuration. All gates shall be self-closing. In addition, if the gate is a pedestrian access gate, the gate shall open outward, away from the pool.

[NY] R326.4.2.7.2 Latching. All gates shall be selflatching, with the latch handle located within the enclosure (i.e., on the pool side of the enclosure) and at least 40 inches (1016 mm) above grade. In addition, if the latch handle is located less than 54 inches (1372 mm) from grade, the latch handle shall be located at least 3 inches (76 mm) below the top of the gate, and neither the gate nor the barrier shall have any opening greater than 0.5 inch (12.7 mm) within 18 inches (457 mm) of the latch handle.

[NY] R326.4.2.7.3 Locking. All gates shall be securely locked with a key, combination or other child-proof lock sufficient to prevent access to the swimming pool through such gate when the swimming pool is not in use or supervised.

[NY] R326.7 Swimming pool and spa alarms, applicability. A swimming pool or spa installed, constructed or substantially modified after December 14, 2006, shall be equipped with an approved pool alarm. Pool alarms shall comply with ASTM F2208 (Standard Specification for Pool Alarms), and shall be installed, used and maintained in accordance with the manufacturer's instructions and this section. Exceptions:

1. A hot tub or spa equipped with a safety cover which complies with ASTM F1346.
2. A swimming pool (other than a hot tub or spa) equipped with an automatic power safety cover which complies with ASTM F1346.

[NY] R326.7.1 Multiple alarms. A pool alarm must be capable of detecting entry into the water at any point on the surface of the swimming pool. If necessary to provide detection capability at every point on the surface of the swimming pool, more than one pool alarm shall be provided.

[NY] R326.7.2 Alarm activation. Pool alarms shall activate upon detecting entry into the water and shall sound poolside and inside the dwelling.

[NY] R326.7.3 Prohibited alarms. The use of personal immersion alarms shall not be construed as compliance with this section.



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

BUILDING DEPARTMENT
Robert Melillo
Building / Fire Inspector

Telephone: (914) 273-3000 ext. 44
Fax: (914) 273-3554
www.northcastleny.com

GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: Anthony & Diana Vettoretti Date: 3/15/2024

Tax Map Designation or Proposed Lot No.: Section 108.03, Block 3, Lot 44

Gross Lot Coverage	
1. Total lot Area (Net Lot Area for Lots Created After 12/13/06):	44,055.00 SF
2. Maximum permitted gross land coverage (per Section 355-26 C(1)(b)):	9,394.55 SF
3. BONUS maximum gross land cover (per Section 355-26 C(1)(b)):	
Distance principal home is beyond minimum front yard setback 64.1 x 10 =	641.00 SF
4. TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3	10,035.55 SF
5. Amount of lot area covered by principal building: 3,615 existing + 0 proposed =	3,615.00 SF
6. Amount of lot area covered by accessory buildings: N/A existing + 0 proposed =	0 SF
7. Amount of lot area covered by decks: N/A existing + 0 proposed =	0 SF
8. Amount of lot area covered by porches: 475.00 existing + 0 proposed =	475.00 SF
9. Amount of lot area covered by driveway, parking areas and walkways: 4,012.00 existing + 0 proposed =	4,012.00 SF
10. Amount of lot area covered by terraces: 961 existing + 356 proposed =	1,317 SF
11. Amount of lot area covered by tennis court, pool and mechanical equip: 46 existing + 560 proposed =	606.00 SF
12. Amount of lot area covered by all other structures: N/A existing + 0 proposed =	0 SF
13. Proposed gross land coverage: Total of Lines 5 - 12 =	10,025.00 SF

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.

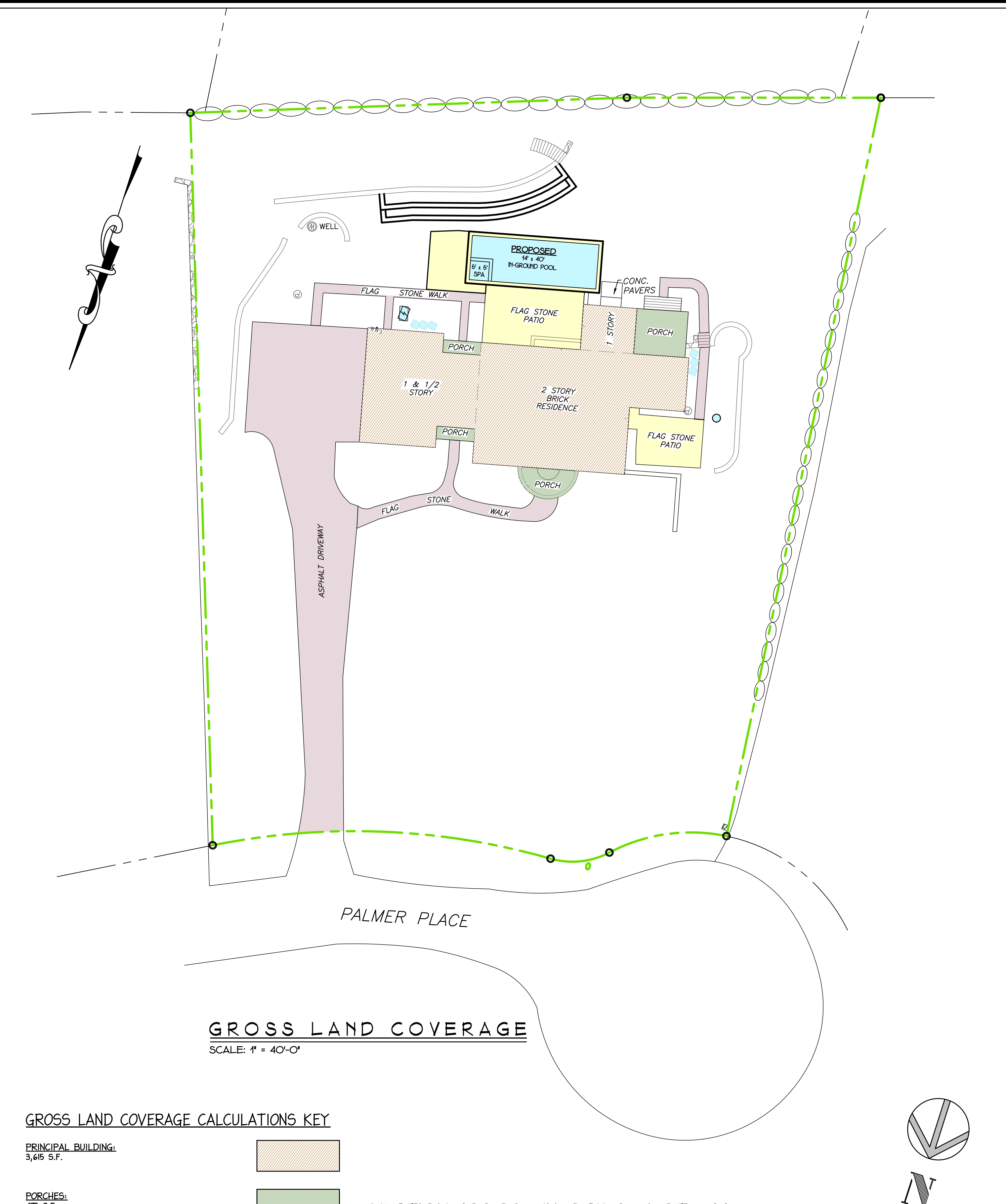
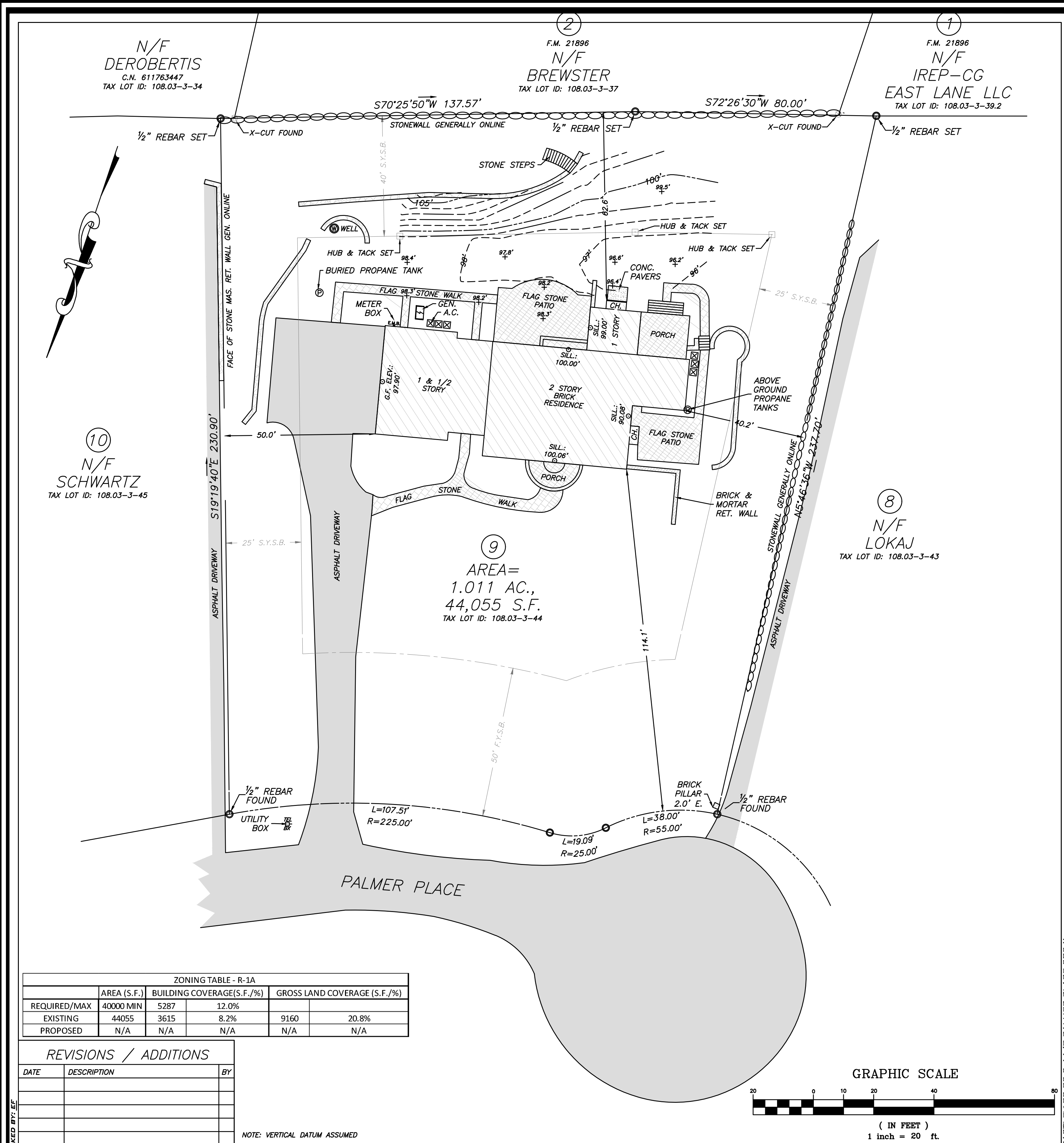
Signature and Seal of Professional Preparing Work
Steven C. Helmes, AIA - The Helmes Group, L.P.



Date: 3/15/2024

SECTION 108.03, BLOCK 3, LOT 44

ISSUE DATES:	PROPOSED IN-GROUND SWIMMING POOL w/SPA TO EXISTING RESIDENCE FOR: ANTHONY & DIANA VETTORETTI	7 PALMER PLACE ARMONK, NY 10504
	PROPOSED POOL SECTIONS/DETAILS/NOTES/ GROSS LAND COVERAGE CALCULATION CHART SCALE: AS NOTED	DRAWN BY: GNA CHECKED BY: SCH
	THE HELMES GROUP, LLP ARCHITECTURE • ENGINEERING PROJECT MANAGEMENT 184 KATONAH AVENUE, KATONAH, NY 10536 TEL: (914) 232-4633 FAX: (914) 232-0768 EMAIL: thg@thelmesgroup.com	DRAWING NO.: 2 OF 3
03/27/24 BLDG DEPT & RPRC FILING 03/15/24 CLIENT'S REVIEW		



ZONING TABLE - R-1A				
	AREA (S.F.)	BUILDING COVERAGE(S.F./%)	GROSS LAND COVERAGE (S.F./%)	
REQUIRED/MAX	40000 MIN	5287	12.0%	
EXISTING	44055	3615	8.2%	20.8%
PROPOSED	N/A	N/A	N/A	N/A

REVISIONS / ADDITIONS		
DATE	DESCRIPTION	BY

NOTE: VERTICAL DATUM ASSUMED

SURVEYORS CERTIFICATION

CERTIFICATIONS INDICATED HEREON SIGNIFY 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, INC. CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THIS SURVEY WAS PREPARED AND ON HIS BEHALF TO THE TITLE CO. AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

STATE OF NEW YORK
EVAN J. FOGLE, P.L.S.
LICENSED LAND SURVEYOR
090873

EVAN J. FOGLE, P.L.S.
N.Y.S. LICENSE NO. 50873

PARTIAL TOPOGRAPHIC SURVEY OF PROPERTY
PREPARED FOR
ANTHONY & DIANA VETTORETTI
BEING
LOT No. 9
AS SHOWN ON
"SUBDIVISION OF PROPERTY BELONGING TO GREENACRES"
FILED MAP No. 23634. FILED 03/23/1989.
SITUE IN
TOWN OF NORTH CASTLE WESTCHESTER CO., N.Y.
SCALE: 1" = 20' FEBRUARY 22, 2024
COPYRIGHT © 2024 GEOLOGIC LAND SURVEYING, PLLC ALL RIGHTS RESERVED

GENERAL NOTES

- THE ALTERATION OF SURVEY MAPS BY ANYONE OTHER THAN THE ORIGINAL PREPARER IS MISLEADING, CONFUSING AND NOT IN THE GENERAL WELFARE AND BENEFIT OF THE PUBLIC. LICENSED LAND SURVEYORS SHALL NOT ALTER SURVEY MAPS, SURVEY PLANS OR SURVEY PLATS PREPARED BY OTHERS.
- UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION § 7209 OF THE NEW YORK STATE EDUCATION LAW.
- THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY EXIST OR ARE SHOWN HEREON ARE NOT CERTIFIED.
- ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.
- THIS MAP MAY NOT BE USED IN CONNECTION WITH A "SURVEY AFFIDAVIT" OR SIMILAR DOCUMENT, STATEMENT OR MECHANISM TO OBTAIN TITLE INSURANCE FOR ANY SUBSEQUENT OR FUTURE GRANTEEES.

GeoLogic Land Surveying, PLLC
MOUNT KISCO, N.Y. NEW FAIRFIELD, CT.
P: 914-864-1822 / 914-422-4717
WWW.GEOLANDSURVEYING.COM
GEOLOGICLANDSURVEYING.COM

ISSUE DATES:	PROPOSED IN-GROUND SWIMMING POOL w/SPA TO EXISTING RESIDENCE FOR:		ARMONK, NY 10504
	7 PALMER PLACE ANTHONY & DIANA VETTORETTI		DRAWN BY: GNA
	GROSS LAND COVERAGE & EXISTING SURVEY		CHECKED BY: SCH
	SCALE: AS NOTED		DRAWING NO.:
	THE HELMES GROUP, LLP ARCHITECTURE • ENGINEERING PROJECT MANAGEMENT 184 KATONAH AVENUE, KATONAH, NY 10536 TEL: (914) 232-4633 FAX: (914) 232-0768 EMAIL: thg@thelmesgroup.com		3 OF 3
03/27/24 BLDG DEPT & RPRC FILING			
03/15/24 CLIENT'S REVIEW			

ANTHONY & DIANA VETTORETTI
7 Palmer Place
Armonk, NY 10504

(914) 419-8598
antvett@icloud.com



March 15, 2024

Town of North Castle Building Department
Attn: Robert Melillo, Building Inspector
17 Bedford Road
Armonk, NY 10504

Project: Proposed In-Ground Swimming Pool/ Spa Structure
7 Palmer Place, Armonk, NY 10504
Section 108.03, Block 3, Lot 44, R-1A Zone District

Subject: 'Authorization Letter'

Dear Mr. Melillo:

We, Anthony and Diana Vettoretti, Owners, of the above subject property, hereby authorize Steven C. Helmes, AIA, of The Helmes Group, LLP, Architects, to act as Owner's agent for filing all applications as required, for obtaining a Building Permit from the Town of North Castle Building Department regarding the proposed in-ground swimming pool structure.

Very truly yours,

A handwritten signature in black ink, appearing to be "Anthony & Diana Vettoretti".

Anthony & Diana Vettoretti
Owner



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 Palmer Place, Armonk, NY 10504

Section III- DESCRIPTION OF WORK:

Proposed In-Ground Swimming Pool w/ Built-in Spa located in rear yard off south side of Existing House as indicated on Drawings #1 - #3, dated 3/21/24. (Size: 14' x 40' = 560 SF) Complete w/ Pool Fence per NYS Code as depicted on Drawings.

Section III- CONTACT INFORMATION:

APPLICANT: The Helmes Group, LLP. - Steven C. Helmes, AIA

ADDRESS: 184 Katonah Avenue, Katonah, NY 10536

PHONE: 914-232-4633 MOBILE: 914-671-4550 EMAIL: sch@thehelmesgroup.com

PROPERTY OWNER:

Anthony & Diana Vettoretti

ADDRESS: 7 Palmer Place, Armonk, NY 10504

PHONE: N/A MOBILE: 914-419-8598 EMAIL: antvett@icloud.com

PROFESSIONAL: Steven C. Helmes, AIA - The Helmes Group, LLP - Architects

ADDRESS: 184 Katonah Avenue, Katonah, NY 10536

PHONE: 914-232-4633 MOBILE: 914-671-4550

EMAIL: sch@thehelmesgroup.com

Section IV- PROPERTY INFORMATION:

Zone: R-1A Tax ID (lot designation) Section 108.03, Block 3, Lot 44



**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:
Anthony & Diana Vettoretti, Owner

Initial Submittal Revised Preliminary

Street Location:
7 Palmer Place, Armonk, NY 10504

Zoning District: R-1A Property Acreage: 1.011 Tax Map Parcel ID: 108.03 - 3 - 44

Date: 3/22/24

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

BUILDING DEPARTMENT
 Robert Melillo
 Building/ Fire inspector

Telephone: (914) 273-3000 ext. 44
 Fax: (914) 273-3554
www.northcastleny.com

GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: Anthony & Diana Vettoretti Date: 3/15/2024

Tax Map Designation or Proposed Lot No.: Section 108.03, Block 3, Lot 44

Gross Lot Coverage

- | | | |
|-----|---|---------------------|
| 1. | Total lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>44,055.00 SF</u> |
| 2. | Maximum permitted gross land coverage (per Section 355-26.C(1)(b)): | <u>9,394.55 SF</u> |
| 3. | BONUS maximum gross land cover (per Section 355-26.C(1)(b)): | |
| | Distance principal home is beyond minimum front yard setback
<u>64.1</u> x 10 = | <u>641.00 SF</u> |
| 4. | TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3 | <u>10,035.55 SF</u> |
| 5. | Amount of lot area covered by principal building:
<u>3,615</u> existing + <u>0</u> proposed = | <u>3,615.00 SF</u> |
| 6. | Amount of lot area covered by accessory buildings:
<u>N/A</u> existing + <u>0</u> proposed = | <u>0 SF</u> |
| 7. | Amount of lot area covered by decks:
<u>N/A</u> existing + <u>0</u> proposed = | <u>0 SF</u> |
| 8. | Amount of lot area covered by porches:
<u>475.00</u> existing + <u>0</u> proposed = | <u>475.00 SF</u> |
| 9. | Amount of lot area covered by driveway, parking areas and walkways:
<u>4,012.00</u> existing + <u>0</u> proposed = | <u>4,012.00 SF</u> |
| 10. | Amount of lot area covered by terraces:
<u>961</u> existing + <u>356</u> proposed = | <u>1,317 SF</u> |
| 11. | Amount of lot area covered by tennis court, pool and mechanical equip:
<u>46</u> existing + <u>560</u> proposed = | <u>606.00 SF</u> |
| 12. | Amount of lot area covered by all other structures:
<u>N/A</u> existing + <u>0</u> proposed = | <u>0 SF</u> |
| 13. | Proposed gross land coverage: Total of Lines 5 – 12 = | <u>10,025.00 SF</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
 Steven C. Helmes, AIA - The Helmes Group, LLP



3/15/2024
 Date



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

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.

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.)

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	
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	





RPRC
Adam R. Kaufman, Chairman

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

Telephone: (914) 273-3542
Fax: (914) 273-3554
www.northcastlenv.com

**RESIDENTIAL PROJECT REVIEW COMMITTEE
RPRC 2024
17 BEDFORD ROAD – BUILDING/PLANNING CONFERENCE ROOM**

MEETING DATES - 9:30 .a.m.

January 5 (Friday)
January 16
February 6
February 20

March 5
March 19
April 2
April 16

May 7
May 21
June 4
June 18

July 2
July 16
August 13

September 6 (Friday)
September 17
October 1
October 15

November 5
November 19
December 3
December 17

1 PDF ELECTRONIC SUBMISSION

DEADLINE By 12:00 p.m.

December 19, 2023
January 2
January 16
February 6

February 20
March 5
March 19
April 2

April 16
May 7
May 21
June 4

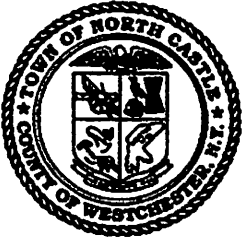
June 18
July 2
July 16

August 13
September 3
September 17
October 1

October 15
November 5
November 19
December 3

Submissions are made w/ 1 PDF electronically to planning@northcastlenv.com – No Hard Copies

ALL DEADLINES ARE STRICTLY ENFORCED BY ORDER OF THE CHAIRMAN



Town of North Castle Building Department

17 Bedford Road

Armonk, New York 10504-1898

Telephone: (914) 273-3000 ext. 44 Fax: (914) 273-3554

www.northcastleny.com

Residential Building Permit Application

NOTE: TWO (2) SETS OF ALL REQUIRED DOCUMENTS MUST BE SUBMITTED WITH THIS APPLICATION

Section I- PROJECT ADDRESS: 7 Palmer Place DATE: 3/22/24

Section II- CONTACT INFORMATION: (Please print clearly. All information must be current.)

APPLICANT: The Helmes Group, LLP., Architects - Steven C. Helmes, AIA

ADDRESS: 184 Katonah Avenue, Katonah, NY 10536

PHONE: 914-232-4633 MOBILE: 914-671-4550 EMAIL: sch@thehelmesgroup.com

PROPERTY OWNER: Anthony & Diana Vettoretti

ADDRESS: 7 Palmer Place, Armonk, NY 10504

PHONE: N/A MOBILE: 914-419-8598 EMAIL: antvett@icloud.com

Section III- DESCRIPTION OF WORK: (Any work conducted outside of the house requires approval from the RPRC unless the proposed action is minor in nature and complies with 355-26 C (3) of the Town of North Castle code.)

Proposed In-Ground Swimming Pool w/ Built-in Spa located in rear yard off the south side of Existing House as indicated on Drawings #1 - #3, dated 3/21/24. (Size: 14' x 40' = 560 SF) Complete w/ Pool Fence per NYS Code as depicted on Drawings.

Section IV- FILLING & ROCK CHIPPING:

- 1. Will there be any fill/ bank run brought in? No
 Yes , how many yards of fill over 50 yards? _____
 Yes, how many yards of run of bank, subbase bedding, road base and trench back fill over 250 yards? _____

B. Will there be any rock chipping? No If Yes, Please file a Rock Chipping application.

Section V- USE AND OCCUPANCY: Single Family Two Family

Section VI- PERMIT FEES : (\$125 app fee plus \$16 per \$1000, cost of construction rounded up and a \$100 CO fee. Fill will be assessed at \$125 plus \$3 per yard. All fees are doubled when legalizing work.)

ESTIMATED COST OF CONSTRUCTION (Based on fair market value labor & material) \$ 1,825.00

Town of North Castle Building Department

Section VI- PERMIT FEES (Continued)

AFFIDAVIT OF CONSTRUCTION COST: This affidavit must be completed by the Design Professional if the estimated cost is \$20,000 or more.

I Steven C. Helmes, AIA do hereby affirm and certify as follows: (i) I am the architect/engineer (circle one) licensed by the State of New York; (ii) I have reviewed the plans, drawings and specifications for this application and am fully familiar with the proposed construction; (iii) based on my experience, I estimate the total cost of construction including all labor, all materials, all professional fees and all associated costs to be approximately \$100,000.00, and (iv) pursuant to Penal Law 210.45, I acknowledge that a false statement made knowingly is a Class A misdemeanor.

Signature: [Signature] Date: 3/22/24
STEVEN C. HELMES, AIA - THE HELMES GROUP, LLP

Sign and Affix Seal Here



Section VII- INSURANCES THAT ARE REQUIRED TO BE SUBMITTED:

All Insurances that are being submitted, must be on NYS approved forms. Liability Insurance must be submitted on an Acord form. Workers Compensation must be submitted on either a CE-200, C-105.2 or SI-12 and Disability Insurance must be submitted on a CE-200, DB-120.1 or DB-155. Please list the Town of North Castle as certificate holder. (Pease note, ACORD forms are NOT acceptable proof of NYS workers Compensation coverage.)

Section VIII- CONTACT INFORMATION: (Please print clearly. All information must be current)

ARCHITECT/ENG: The Helmes Group, LLP - Steven C. Helmes, AIA
ADDRESS: 184 Katonah Avenue, Katonah, NY 10536
PHONE: 914-232-4633 MOBILE: 914-671-4550
EMAIL: sch@thehelmesgroup.com

CONTRATOR: TBD
ADDRESS: _____
PHONE: _____ MOBILE: _____ EMAIL: _____

PLUMBER: TBD
ADDRESS: _____
PHONE: _____ MOBILE: _____ EMAIL: _____

ELECTRICIAN: TBD
ADDRESS: _____
PHONE: _____ MOBILE: _____ EMAIL: _____

Section IX- APPLICANT CERTIFICATION: I hereby certify that I have read the instructions & examined this application and know the same to be true & correct. All provisions of laws & ordinances covering this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or land use or the performance of construction.

Signature: [Signature] Date: 3/22/24
STEVEN C. HELMES - THE HELMES GROUP, LLP

Town of North Castle Building Department

Section X- AFFIDAVIT OF OWNER AUTHORIZATION IF APPLICABLE: (To be notarized)

STATE OF NEW YORK }
COUNTY OF WESTCHESTER } SS:

The applicant Steven C. Helmes, AIA has proper consent from said owner to make this application as submitted and said owner agrees to all terms and conditions placed upon same.

Owner's Name (PRINT) Anthony Vettoretti Owner's Signature _____

Sworn to before me this _____ day of _____, 20_____

Notary Signature _____



Notary Stamp Here

OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

Zone: _____ Section: _____ Block: _____ Lot: _____

Building Department Checklist:

- GC License Work. Comp. Liability. Ins. Disability Two sets of documents
- Permit Fee _____ Payment: Check #: _____ Cash Credit Card

Name on check: _____

Received By: _____ Application No.: _____

BUILDING INSPECTOR APPROVAL

- Has all the conditions of the RPRC been met? Yes NA
- Has all the conditions of the Planning Board been met? Yes NA
- Has all the conditions of the Planning Board approval been met? Yes NA
- Is septic or well approval required? Yes NA
- Is a Flood Development Permit required? Yes No

Reviewed By: _____ Date: _____

Building Inspector Approval: _____ Date: _____

Conditions: _____