

BUILDING DEPARTMENT
VILLAGE OF RYE BROOK
938 KING STREET RYE BROOK, NY 10573
(914) 939-0668 FAX (914) 939-5801
www.ryebrook.org

North Ridge Street Development
 Lot 1, Building 1-B
 Revised September 25, 2018

ARCHITECTURAL REVIEW BOARD CHECK LIST FOR APPLICANTS

This form must be completed and signed by the applicant of record and a copy shall be submitted to the Building Department prior to attending the ARB meeting. Applicants failing to submit a copy of this check list will be removed from the ARB agenda.

Job Address: 259 North Ridge Street
 Parcel ID #: 135.35-1-11 Zone: R-15
 Proposed Improvement (Describe in detail):
To construct a two-family dwelling (House 1-B) on
Lot 1 of the proposed North Ridge Street Development

 Property Owner: Dan Greto
 Address: 209 Central Avenue Rye, NY 10580
 Phone # 914-447-4444
 Applicant appearing before the Board:
Louis Larizza, Lazz Development
 Address: 8 Hilltop Drive Port Chester, NY 10573
 Phone # 914-879-7905
 Architect/Engineer: Ralph G. Mastromonaco, PE, PC

Phone # _____
 Date of Submission: _____

APPLICANT CHECK LIST:

The following items must be submitted to the Building Department with the application - no exceptions.

1. () Completed Application
2. () Three (3) sets of sealed plans. (one full size {maximum allowable plan size = 36" x 42"} and two 11"x17")
3. () Three (3) copies of the property survey.
4. () Three (3) copies of the proposed site plan.
5. () One electronic/disc copy of the complete application materials.
6. () Filing Fee.
7. () Any supporting documentation.
8. () HOA approval letter. (if applicable)
9. () Photographs.
10. () Samples of finishes /color chart. (a sample board or model may be presented the night of the meeting)

By signature below, the owner/applicant acknowledges that he/she has read the complete Building Permit Instructions & Procedures, and that their application is complete in all respects. The Board of Review reserves the right to refuse to hear any application not meeting the requirements contained herein.

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

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

 Signature of Property Owner

 Signature of Applicant

 Print Name of Property Owner

 Print Name of Applicant

 Notary Public

 Notary Public

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FOR OFFICE USE ONLY:

Approval Date: _____ **Permit #** _____

Approval Signature: _____

Disapproved: _____

BOT Approval Date: _____ Case # _____

PB Approval Date: _____ Case # _____

ZBA Approval Date: _____ Case # _____

Other: _____

Application Fee: _____ **Permit Fees:** _____

Application # _____

ARCHITECTURAL REVIEW BOARD:

Date: _____

Chairman: _____

Secretary: _____

EXTERIOR BUILDING PERMIT APPLICATION

Application dated: _____ is hereby made to the Building Inspector of the Village of Rye Brook, NY, for the issuance of a Permit for the construction of buildings, structures, additions, alterations or for a change in use, as per detailed statement described below.

1. JobAddress: 259 North Ridge Street
2. Parcel ID#: 135.35-1-11 Zone: R-15
3. Proposed Improvement (Describe in detail): To construct a two-family dwelling (House 1-B) on
Lot 1 of the proposed North Ridge Street Development
4. Property Owner: Dan Greto
 Address: 209 Central Avenue Rye, NY 10580
 Phone # 914-447-4444 Cell # _____ e-mail _____
 List All Other Properties Owned in Rye Brook: _____
 Applicant: Louis Larizza, Lazz Development
 Address: 8 Hilltop Drive Port Chester, NY 10573
 Phone # 914-879-7905 Cell # _____ e-mail _____
 Architect: _____
 Address: _____
 Phone # _____ Cell # _____ e-mail _____
 Engineer: Ralph G. Mastromonaco, PE, PC
 Address: 13 Dove Court Croton-on-Hudson, NY 10520
 Phone # 914-271-4762 Cell # _____ e-mail _____
 General Contractor: Lazz Development
 Address: Above
 Phone # _____ Cell # _____ e-mail _____

5. Occupancy; (1-Fam., 2-Fam., Commercial., etc...)Pre- construction: N/A Post-construction: 2-Family
6. Area of lot: Square feet: 56,909 SF Acres: 1.30 Acres
7. Dimensions from proposed building or structure to lot lines: front yard: 30' rear yard: 48.2'
right side yard: 143' left side yard: 63.9' other: _____
8. If building is located on a corner lot, which street does it front on: N/A
9. Area of proposed building in square feet: Basement: 1,642 SF 1st fl: 2,218 SF 2nd fl: 1,642 SF 3rd fl: N/A
10. Total Square Footage of the proposed new construction: 3,860 SF (Excluding Basement)
11. For additions, total square footage added: Basement: N/A 1st fl: _____ 2nd fl: _____ 3rd fl: _____
12. Total Square Footage of the proposed renovation to the existing structure: N/A
13. N.Y. State Construction Classification: Type V N.Y. State Use Classification: R
14. Number of stories: 2 Overall Height: 24' Median Height: _____
15. Basement to be full, or partial: Full, finished or unfinished: Unfinished
16. What material is the exterior finish: TBD
17. Roof style; peaked, hip, mansard, shed, etc: Peaked Roofing material: TBD
18. What system of heating: TBD
19. If private sewage disposal is necessary, approval by the Westchester County Health Department must be submitted with this application.
20. Will the proposed project require the installation of a new, or an extension/modification to an existing automatic fire suppression system? (Fire Sprinkler, ANSL System, FM-200 System, Type I Hood, etc...) **Yes:** _____ **No:** X
(if yes, applicant must submit a separate Automatic Fire Suppression System Permit application & 2 sets of detailed engineered plans)
21. Will the proposed project disturb 400 sq. ft. or more of land, or create 400 sq. ft. or more of impervious coverage requiring a Stormwater Management Control Permit as per §217 of Village Code? **Yes:** X **No:** _____ **Area:** _____
22. Will the proposed project require a Site Plan Review by the Village Planning Board as per §209 of Village Code? **Yes:** _____ **No:** X *(if yes, applicant must submit a Site Plan Application, & provide detailed drawings)*
23. Will the proposed project require a Steep Slopes Permit as per §213 of Village Code **Yes:** _____ **No:** X
(if yes, you must submit a Site Plan Application, & provide a detailed topographical survey)
24. Is the lot located within 100 ft. of a Wetland as per §245 of Village Code? **Yes:** _____ **No:** X
(if yes, the area of wetland and the wetland buffer zone must be properly depicted on the survey & site plan)
25. Is the lot or any portion thereof located in a Flood Plane as per the FIRM Map dated 9/28/07? **Yes:** _____ **No:** X
(if yes, the area and elevations of the flood plane must be properly depicted on the survey & site plan)
26. Will the proposed project require a Tree Removal Permit as per §235 of Village Code? **Yes:** X **No:** _____
(if yes, applicant must submit a Tree Removal Permit Application)
27. Does the proposed project involve a Home-Occupation as per §250-38 of Village Code? **Yes:** _____ **No:** X
Indicate: **TIER I:** _____ **TIER II:** _____ **TIER III:** _____ *(if yes, a Home Occupation Permit Application is required)*
28. List all zoning variances granted or denied for the subject property: _____
Modifications of dimensional and bulk requirements pursuant to FAH District Sect. 250-26.1, F. 3 (b)
-
29. What is the total estimated cost of construction: \$ TBD *Note: The estimated cost shall include all site improvements, labor, material, scaffolding, fixed equipment, professional fees, including any material and labor which may be donated gratis. If the final cost exceeds the estimated cost, an additional fee will be required prior to issuance of the C/O.*
30. Estimated date of completion: _____

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RESIDENTIAL LOT AREA COVERAGE

Address: 259 North Ridge Street **Section:** 135.35 **Block:** 1 **Lot:** 11
 House 1-B

PERMITTED COVERAGE RATIOS IN RESIDENTIAL DISTRICTS (Local Law 3-88)

YOUR ZONE (CHECK)	ZONE DISTRICT	AREA IN SQ. FEET	MAIN BLDG. MAX.	ACCESS. BLDG.	DECK MAX.
	R-25	25,000	14%	3.5%	4%
	R-20	20,000	14%	3.5%	4%
	R-15	15,000	16%	3.5%	4%
	R-15A	15,000	12%	3.5%	4%
	R-12	12,500	17%	4%	4%
	R-10	10,000	20%	4.5%	3.5%
	R-7	7,500	23%	4.5%	3.5%
	R-5	5,000	30%	5%	3.5%
	R-2F	5,000	30%	5%	3.5%

	<u>Existing:</u>	<u>Proposed:</u>
1. AREA OF LOT	N/A Sq. Ft.	56,909 Sq. Ft.
2. AREA OF HOUSE		
a. Coverage of Main Building (Including Attached Garage or Accessory Building)	N/A Sq. Ft.	2,218 Sq. Ft.
b. Area of 1 st Floor Divided By Area of Lot x 100	N/A %	3.8 %
3. AREA OF ACCESSORY BUILDING		
(Includes Detached Garages, Tool Shed, Playhouses)	N/A Sq. Ft.	N/A Sq. Ft.
a. Coverage of Accessory Building Area of Accessory Building Divided By Area of Lot x 100	N/A %	N/A %
4. AREA OF DECK		
a. Coverage of Deck Area of Deck Divided By Area of Lot x 100	N/A %	N/A %

I attest to the best of my knowledge and belief, the above information is correct.

 Architect's Signature

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IMPERVIOUS COVERAGE RATIOS RESIDENTIAL DISTRICTS

Address: 259 North Ridge Street **Section:** 135.35 **Block:** 1 **Lot:** 11 **Zone:** R-15

House 1-B

IMPERVIOUS SURFACES (Definition): All buildings, as defined herein, and all areas on the ground or elevated above the ground which are comprised of materials through which water cannot readily flow, including, but not limited to asphalt, concrete, masonry, wood, gravel and clay, and which consist of elements including, but not limited to, court yards, sports courts, swimming pools, patios, sidewalks, ramps, terraces and driveways.

LOT AREA (sq.ft.)	TOTAL MAXIMUM PERMITTED COVERAGE BY IMPERVIOUS SURFACES	
	For Base Lot Area (sq.ft.)*	For Lot Area Over Base Lot Area (%)
0 to 4,000	0	55
4,001 to 6,000	2,200	35
6,001 to 12,000	2,900	27
12,001 to 16,000	4,520	26
16,001 to 20,000	5,560	25
20,001 to 30,000	6,560	24
30,001 to 40,000	8,960	23
40,001 & larger	11,260	22

Zoning District	MAX. PERMITTED IMPERVIOUS COVERAGE IN FRONT YARD (%)
R-25	20
R-20	30
R-15	35
R-15A	35
R-12	40
R-10	45
R-7	40
R-5	30
R2-F	30

****Base Lot Area** is the minimum end of the lot size range in the "Lot Area" column

Area of lot: <u>56,909</u> sq.ft.	Existing	Allowed	Proposed
Total impervious coverage =	N/A Sq.ft.	14,979 Sq. ft.	5,748 Sq.ft.
Front impervious coverage =	%	35 %	13.3 %

56,909 SF
-40,001 SF
 16,908 SF
 * 0.22
 3,719 SF + 11,260 SF = 14,979 SF

Front Lot Area = 8,427 SF
 Front Imp. Area = 1,128 SF
 1,128 SF / 8,427 * 100 = 13.3%

I attest to the best of my knowledge and belief, the above information is correct.

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BULK REGULATIONS IN RESIDENTIAL DISTRICTS

Address: 259 North Ridge Street Section: 135.35 Block: 1 Lot: 11

House 1-B

MAXIMUM GROSS FLOOR AREA

USE FORMULA: Maximum Gross Floor Area = 4,000 + [(Lot Area – 21,780) x 0.11478421]:

- a. Allowed = 8,032 Sq. Feet
- b. Existing = N/A Sq. Feet
- c. Proposed = 3,860 Sq. Feet

HEIGHT/SETBACK RATIOS FOR RESIDENTIAL DISTRICTS

DEFINITION: A standard designed to regulate the height of a building in relation to the average grade of the corresponding portion of the lot line from which it is set back. The ratio modifies the maximum permitted Height of Building by forming an inclined plane beginning at the average grade along the portion of the lot line from which the setback is measured and rising toward the building at the specified ratio above which no part of any building, other than minor architectural features such as chimneys, skylights and dormer windows not covering more than 10% of the entire roof area, shall be permitted to extend. Height and Setback shall be calculated using the formula; **Height / Setback = X**, where X is the required side or front yard ratio for the zoning district in which a property is located as specified in Article VIII of Chapter 250. A complete elevation view for the proposed improvement must be included on the drawings.

FILL IN YOUR RATIOS:

<i>ZONE</i>	<i>EXISTING</i>	<i>PROPOSED</i>	<i>REQUIRED</i>
<i>R-25</i>	FRONT: SIDE:	FRONT: SIDE:	FRONT: .48 SIDE: 1.30
<i>R-20</i>	FRONT: SIDE:	FRONT: SIDE:	FRONT: .60 SIDE: 1.60
<i>R-15</i>	FRONT: SIDE:	FRONT: 0.82 SIDE: 2.20	FRONT: .60 SIDE: 1.60
<i>R-15A</i>	FRONT: SIDE:	FRONT: SIDE:	FRONT: .80 SIDE: 2.40
<i>R-12</i>	FRONT: SIDE:	FRONT: SIDE:	FRONT: .69 SIDE: 1.60
<i>R-10</i>	FRONT: SIDE:	FRONT: SIDE:	FRONT: .80 SIDE: 2.40
<i>R-7</i>	FRONT: SIDE:	FRONT: SIDE:	FRONT: .96 SIDE: 3.00
<i>R-5</i>	FRONT: SIDE:	FRONT: SIDE:	FRONT: 1.20 SIDE: 4.00
<i>R-2F</i>	FRONT: SIDE:	FRONT: SIDE:	FRONT: 1.20 SIDE: 4.00

24.75 / 30.00 = 0.82
 33.00 / 15.00 = 2.20

Note: Information taken from latest renderings.

I attest to the best of my knowledge and belief, the above information is correct.

 Architect's Signature