



TOWN OF NORTH CASTLE

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

RESIDENTIAL PROJECT
REVIEW COMMITTEE
Adam R. Kaufman AICP, Chair

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RPRC DETERMINATION LETTER

Project Name: SALTSTEIN - Addition
Street Location: 25 EVERGREEN ROW
Zoning District: R-1.5A Property Acreage: 1.59 Tax ID: 101.02-2-38
RPRC DECISION: ☐ Requires Planning Board Review ☐ Requires Architectural Review Board
☐ Requires Conservation Board ☐ Requires Zoning Board of Appeals
☒ Submit to Building Department ☐ Requires Admin Wetlands Permit
Date: May 17, 2016

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on May 17, 2016.

The Committee determined that Planning Board and Architectural Review Board approval of the proposed project is NOT REQUIRED.

However, the following issues will need to be addressed prior to the issuance of a building permit:

- The existing rear yard patio and walls do not appear to represent existing conditions. The plan should be updated. If those features are proposed, additional wall and patio details should be provided.
- Proposed patio details should be provided.
- The existing 80 square foot shed does not meet the minimum required 15 foot side yard setback in the R-1.5 Zoning District (13 feet provided).
- The Applicant should submit a Building Height and Maximum Exterior Wall Height exhibit.
- The Applicant should submit gross land coverage backup data for review.
- The plan shall illustrate and quantify the limits of disturbance. The plan shall note that disturbance limits shall be staked in the field prior to construction.
- The Building Department shall determine the need to refer the application to the Westchester County Department of Health (WCHD) for the bedroom count and/or additional floor area.
- The existing septic should be cordoned off during construction.
- The plan shall demonstrate that all required separation distances to the existing septic system and drilled well have been maintained.
- The applicant shall perform deep and percolation soil testing to be witnessed by the Town Engineer. The test locations and results shall be shown on the plan. Contact the Town Engineer to schedule the testing.
- Provide an emergency overflow on the infiltration system.

At this time you may coordinate directly with the North Castle Building Department. DO NOT START CONSTRUCTION WITHOUT A VALID BUILDING DEPARTMENT PERMIT.

If you would like to further discuss this matter, please do not hesitate to contact the Building Department.

Adam R. Kaufman, AICP
Director of Planning