



# 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) 273-8625  
Fax: (914) 273-3554  
www.northcastleny.com

## RPRC DETERMINATION LETTER

Project Name: THORSEN - Addition  
Street Location: 27 WHIPPOORWILL RD E  
Zoning District: R-3/4A Property Acreage: 1.11 Tax ID: 107.02-4-33  
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: June 28, 2017

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The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on June 27, 2017.

The Committee determined that given the environmental constraints of the property and the amount of proposed disturbance, a detailed review by the Planning Board and the Conservation Board is warranted.

In addition, the following issues should be reviewed prior to the submission to the Planning Board:

- The Applicant is proposing a major addition that includes the addition of a new bedroom to the existing three bedroom house. The proposed septic system is located in a Town-regulated wetland buffer.

It is recommended that the expanded system not be proposed within the Town-regulated wetland buffer. The Applicant should explore maintaining the existing system or relocating an expanded system to an area outside of the buffer.

If the septic system remains in the proposed location, a wetlands permit will be required.

- The Applicant will need to obtain Health Department approval for the proposed septic system.
- The proposed parking spaces within the garage do not appear to meet the minimum size requirements of Section 355-56.D of the Town Code, the parking spaces are required to be 10' x 20' in size. The garage plans should be revised or the site plan should be revised to depict two conforming off-street parking spaces in the driveway.
- The Applicant shall provide an exhibit demonstrating proposed building height pursuant to the definition of "Height of Building" in Section 355-4 of the Town Code.

- The Applicant shall provide an exhibit demonstrating the “Maximum Exterior Wall Height” pursuant to Section 355-26.D of the Town Code.
- The Applicant shall provide an exhibit demonstrating the number of stories pursuant to the definition of “story,” “story, half” and “floor area, gross.” As proposed, the basement may be considered a story and the house may exceed the maximum permitted number of stories (2.5).
- The Applicant shall submit gross floor area backup information as described on the GFA Calculations Worksheet instructions.
- The Applicant shall submit gross land coverage backup information as described on the GLC Calculations Worksheet instructions.
- The Zoning Data Table includes a section on a detached/accessory shed. The location of the shed should be depicted on the site plan. If the shed is proposed to be removed (as the GFA – but not the GLC – worksheet implies), the site plan should depict the location of the structure and a note should be added stating that the shed is proposed to be removed. In addition, the side yard setback for an accessory structure under 800 square feet in the R-3/4A Zoning District is 12.5 feet.
- The plans shall be revised to reference the correct property address of 27 Whippoorwill Road East (not 27 Whippoorwill Road).
- Provide a detail for the anti-tracking pad.
- Show any proposed grading around the addition.
- 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 soil stockpile area should be relocated to avoid the existing trees and septic area.
- 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.
- Provide a detail for the pre-treatment device shown.
- 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 rims, inverts, size and material for all drainage facilities. Provide details.

- The infiltration system should be relocated to satisfy the 50 foot setback to the septic system as regulated by the WCHD.
- Silt fence should be installed downgrade of all disturbance and parallel to the existing topography.
- It appears that disturbances are proposed within the locally-regulated 100-foot wetland buffer. A local Wetland Permit may be required. The applicant shall illustrate the local wetland boundary and regulated 100-foot buffer on the plan for verification by the Town Wetland Consultant. Notify the Town Engineer once the wetland boundary has been established in the field.

At this time you may submit plans for the proposed project to the North Castle Planning Board.

If you would like to further discuss this matter, please do not hesitate to contact my office at 914-273-3542.

Adam R. Kaufman, AICP  
Director of Planning