



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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RPCR DETERMINATION LETTER

Project Name: DONALDSON - Addition
Street Location: 31 MARYLAND AVE
Zoning District: R-1A Property Acreage: 0.99 Tax ID: 108.01-4-58
RPCR 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: November 2, 2016

The above referenced application was reviewed by the Residential Project Review Committee (RPCR) on November 1, 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 plans shall be revised to depict revised windows on the North elevation so that the top of all windows are at the same height. In addition, the lower windows shall be revised so that window width is consistent.
- The Applicant should provide full floor plans depicting the whole home. As submitted, the plans are not clear how the home is proposed to be modified as compared to existing conditions.
- The site plan should be revised to depict a minimum of two off-street parking spaces within the driveway.
- The Applicant will need to provide gross land coverage backup information.
- It appears that sheet ½ depicting gross land coverage is missing.
- The submitted survey does not appear to depict existing conditions (walkways, patios, shed, etc.).
- The Zoning Tabulation Chart indicates no change to side (deck) and rear yards (addition). This is not correct. The chart must be updated.
- The plan shall include existing and proposed topography.
- The erosion controls shall be illustrated on the site plan.
- 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.
- Provide construction details for all proposed improvements, including, but not limited to drainage, walkways, etc.

- 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.
- Show the location of the existing utilities (well, septic, etc.). Demonstrate that the required setbacks to the stormwater mitigation system are met.
- 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 stormwater mitigation and design calculations for the runoff generated by the 25-year storm for the net increase in impervious surface. Provide details of the stormwater mitigation system.
- Provide rims, inverts, size and material for all drainage facilities. Provide details.

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