



# 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: RANZANI - New House Construction  
Street Location: 36 BANKSVILLE AVE  
Zoning District: RC Property Acreage: 0.68 Tax ID: 102.04-2-36  
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: March 8, 2017

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The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on March 7, 2017.

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 site plan depicts that the existing garage is not accessible via a driveway. The site plan should be revised to depict the proposed use of the 800 square foot detached accessory building.
- The site plan should be revised to depict the location (and dimensions) of the required two off-street parking spaces.
- The proposed project is located within the RC Zoning District (not GB). The Zoning Tabulation chart will need to be revised.
- The front yard setback in the RC zone is 40 feet. The GLC Worksheet will need to be revised to state that the existing house is located 109 feet beyond the front setback. Based upon this updated number, the proposed amount of gross land coverage exceeds the maximum permitted amount by 44 square feet. The site plan shall be revised to reduce the proposed amount of gross land coverage on the site to comply with the Town Code.
- The site plan shall be revised to depict a landscaping/screening plan.
- The plans shall be revised to depict proposed hardiplank color.
- The Applicant shall submit documentation that the existing septic system is adequate for the proposed single family house.
- The proposed 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.
- Show all required minimum yard setbacks on the plan.

- Provide construction details for all proposed improvements, including, but not limited to, driveway, drainage, curbing, walkways, erosion controls, etc.
- Provide existing and proposed topography.
- The plan should note that the proposed curb cut shall be 18 feet wide.
- The applicant should clarify the existing impervious coverage. A net increase of 250 s.f. will require stormwater mitigation.
- The applicant should confirm if the pavement will extend to the existing garage.
- Show the location of the existing well, septic primary and expansion areas on the plan. The plan shall show this area to be cordoned off during construction.
- Erosion controls should be shown on the proposed site plan.
- Provide Westchester County Department of Health (WCHD) approval for the change of use for the proposed project.

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