



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: 36 MARYLAND AVE - Addition

Street Location: 36 MARYLAND AVE

Zoning District: R-1A Property Acreage: 1.06 Tax ID: 108.01-4-54

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 1, 2018

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on May 1, 2018.

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 shall be revised to depict the location of the existing well and septic fields.
- The Applicant shall submit a gross floor area calculations worksheet and required backup information.
- The Applicant shall submit gross land coverage backup information.
- The lot area identified on the Gross Land Coverage Calculations Worksheet and the Gross Floor Area Calculations Worksheets are not the same. The Worksheets shall be corrected. The Applicant shall provide a survey indicating the size of the property to the satisfaction of the Town.
- The submitted Gross Land Coverage Calculations Worksheet is not correct. The maximum amount of GLC on 52,752 square foot lot is 10,197 square feet (not 6,330 square feet).
- If a tree removal permit is being sought, submission of a plan depicting the location and graphical removal status of all Town-regulated trees within the proposed area of disturbance. In addition, the tree plan shall be accompanied by a tree inventory includes a unique ID number, the species, size, health condition and removal status of each tree.
- Provide a finished floor elevation for the proposed garage and mud room.
- 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.
- Show all required minimum yard setbacks on the plan.
- Provide existing and proposed topography.

- 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.
- Include erosion control measures on the plan, including, but not limited to, temporary construction access, silt fence, inlet protection, tree protection, erosion control blankets, construction sequence, etc. 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