



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: 4 HARDSCRABBLE CIR - Addition

Street Location: 4 HARDSCRABBLE CIR

Zoning District: R1A Property Acreage: 1.60 Tax ID: 101.02-3-42

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: July 18, 2018

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on July 17, 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 grading/spot elevations for the modified rear patio.
- The site plan shall be revised to depict the location of the existing generator. The plan should be revised to depict proposed utility connections. The relocated generator will need to comply with Section 355-15.Q of the Town Code.
- Submission of a Zoning Conformance Table depicting the plan's compliance with the minimum requirements of the Zoning District.
- Submission of Gross Floor Area backup data.
- Include a north arrow on all site plans.
- An architectural floor plan should be submitted to clarify the use of the proposed addition.
- Provide any proposed grading associated with the driveway expansion.
- Walls greater than 4 feet in height shall be designed and certified by a NYS Professional Engineer. Provide details and specifications on the plan.
- Provide top and bottom wall elevations. It is noted that walls greater than 6 ft in height require planning board approval.
- 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, driveway, drainage, curbing, walkways, retaining walls, erosion controls, 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.
- 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 this office 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.
- Indicate trees to be removed and/or protected.
- 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