



# 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: MANOR PROPERTIES - Addition

Street Location: 47 ROUND HOUSE RD

Zoning District: R-1A Property Acreage: 0.70 Tax ID: 102.04-2-67

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 20, 2018

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The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on March 20, 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 Zoning Tabulation Chart should be revised to depict the minimum requirements of the R-1A Zoning District. In addition, the Table should be revised to depict proposed conditions as it relates to the minimum requirements.
- The minimum zoning information in the Zoning Tabulation is not correct. The chart should be updated with the correct minimum requirements in the R-1A Zoning District.
- The proposed addition does not meet the minimum required 25 foot side yard setback. The Applicant will need to secure a variance from the Zoning Board of Appeals.
- It is recommended that the garage door and "standard" door be reversed as access on the eastern side of the garage is easier for a vehicle to maneuver.
- The site plan shall be revised to depict a total of two-off street parking spaces (including the one garage space). The second space shall not block access to/from the garage space.
- The Health Department shall confirm that the existing septic system is adequately sized.
- The submitted Gross Land Coverage Calculations Worksheet (4,573 s.f.) and the backup (5,907 s.f.) are not in agreement. The Applicant shall revise as necessary to be correct.
- The submitted Gross Floor Area Calculations Worksheet (3,682 s.f.) and the backup (3,362 s.f.) are not in agreement. The Applicant shall revise as necessary to be correct.
- Provide existing grading and topography.
- The location of the existing well should be shown on the site plan.
- Provide a detail for the proposed gravel drive.

- 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 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