



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: CLARK - Garage

Street Location: 5 DAVIS DR

Zoning District: R-2A Property Acreage: 2.77 Tax ID: 94.04-1-12

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: June 28, 2017

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on June 27, 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:

- Provide existing and proposed topography.
- 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.
- Show the limit of driveway modifications and provide a pavement construction detail.
- Show the location of the existing utilities (well, septic, etc.). Demonstrate that the required setbacks to the infiltration 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 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.
- Provide rims, inverts, size and material for all drainage facilities. Provide details.
- All trees 8 inches dbh or greater located within or 10 feet beyond the proposed limit of disturbance shall be shown on the plan. 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.

- Based on available Westchester GIS mapping, it appears that disturbances are proposed within the locally-regulated 100-foot wetland buffer. A local Wetland Permit may be required. The applicant shall illustrate the local wetland boundary and regulated 100-foot buffer on the plan for verification by the Town Wetland Consultant. Notify this office once the wetland boundary has been established in the field.
- The Zoning Conformance Chart shall be revised, pursuant to Section 355-21 Permitted Accessory Use 5, to depict the maximum permitted height of the detached garage (15 feet) and the proposed height of the garage. If the proposed garage exceeds the maximum height of 15 feet, the Applicant may request Planning Board approval of a detached structure up to 22 feet in height.
- The Zoning Conformance Chart shall be revised, pursuant to Section 355-21 Permitted Accessory Use 5, to demonstrate that the proposed floor area of the detached garage does not exceed 25% of the gross floor area of the principal building.
- The site plan should be revised to depict the relocation of the pool fence.
- A house number directional sign should be placed on the common drive. In addition, the house should contain a clearly visible house number.
- The Applicant should submit gross floor area backup information.
- The Applicant should submit land coverage area backup information.
- The submitted gross land coverage calculations worksheet shall contain the seal of the professional preparing the worksheet.
- The submitted gross floor area calculations worksheet shall contain the seal of the professional preparing the worksheet.

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