



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: LICZNERSKI - Addition
Street Location: 502 BEDFORD RD
Zoning District: R-2A Property Acreage: 2.40 Tax ID: 108.02-1-8
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

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 proposed garage contains a covered portico. Pursuant to Section 355-4 of the Town Code, definition of gross floor area, all covered porches that are capable of being enclosed are required to be included in gross floor area. Based upon the above, the detached structure would be in excess of 800 square feet and would require the issuance of a Planning Board special use permit. In addition, the detached accessory structure would be required to meet the 30-foot side yard setback.
- The submitted gross floor area and gross land coverage worksheet should be revised to include the proposed covered portico.
- The submitted attic section depicts areas in excess of 7.5' in height. Pursuant to Section 355-4 of the Town Code, definition of gross floor area, for one- and two-family residences, any attic space with a floor-to-ceiling height of 7.5 feet or greater shall be included as part of gross floor area. The submitted gross floor area worksheet shall be revised to include the attic space, as required. Based upon the above, the detached structure would be in excess of 800 square feet and would require the issuance of a Planning Board special use permit.
- Provide existing and proposed topography.
- Provide a proposed driveway asphalt detail.
- Provide a finished floor elevation for the proposed garage.
- 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 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.
- 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.

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