



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: VATAJ - Garage

Street Location: 697 BEDFORD RD

Zoning District: R-2A Property Acreage: 3.13 Tax ID: 95.03-1-74

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 6, 2018

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on June 5, 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 plans shall be revised to fully enclose the breezeway to the satisfaction of the Building Department so that the garage would be considered a part of the principal structure. If the breezeway remains open, the Building Department would consider the garage an accessory structure. Accessory structures over 800 square feet require the issuance of a special permit from the Planning Board. In addition, accessory structures are not permitted to be located within the front yard of a property.
- It appears that three of the proposed four garage bays would not be accessible given the location of the front stairs. The plans shall be revised, to the satisfaction of the Planning Department, to provide adequate maneuvering room so that all garage bays are accessible. It is recommended that the bays be provided with 25-30 feet of maneuvering room.
- The site plan shall be revised to propose screening/landscaping between the subject property and the property to the south.
- The Applicant shall provide gross land coverage backup information.
- The Applicant shall provide gross floor area backup information.
- The plan should clarify the removal of any existing pavement. An increase in impervious coverage of 250 square feet or greater will require stormwater mitigation.
- 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.

- If required, 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.
- If required, 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.
- If required, 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