



# 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: KELSEY - Addition  
Street Location: 72 HICKORY KINGDOM RD  
Zoning District: R-2A Property Acreage: 0.49 Tax ID: 95.04-1-49  
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 20, 2018

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The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on June 19, 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 proposed additions do not meet the minimum front and side yard setbacks. Specifically, the proposed addition is 32 feet 9 inches where a 50 foot front yard setback is required and 26 feet 2.5 inches where a 30 foot side yard setback is required. The Applicant will need to secure the necessary variances from the Zoning Board of Appeals.
- The site plan shall be revised to include a zoning conformance table.
- The site plan shall be revised to depict the location of the existing well.
- The site plan shall be revised to depict the location of the existing septic system.
- Based on County GIS data 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 the Town Engineer once the wetland boundary has been established in the field.
- The Westchester County Health Department should determine whether the existing septic system is adequate.
- The site appears to be significantly overgrown. The site plan should be revised to indicate whether any action is proposed to remove trees/vegetation. If so, the plans should indicate the extent of proposed activity. It is recommended that a landscape plan be submitted for review.
- Provide existing and proposed topography.

- The site plan should show all existing improvements, including, but not limited to, walkways, patios, etc.
- 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 the location of the existing utilities (well, septic, etc.).
- 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.
- Show the location of the existing septic primary and expansion areas on the plan. The plan shall show this area to be cordoned off during construction.

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