



# 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: GOTTERBARN - Addition  
Street Location: 9 BRIGGS LN  
Zoning District: R-3/4A Property Acreage: 0.75 Tax ID: 107.02-4-67  
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 21, 2017

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The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on March 21, 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 addition does not meet the minimum required side yard setback. The Applicant will need to obtain a variance from the Zoning Board of Appeals.
- The Applicant should submit a landscaping/screening plan as mitigation for the proposed tree removal.
- Tree 16 is not located on the subject property and can't be removed by the Applicant.
- The site plan should be revised to depict the location of two off-street parking spaces. Since one space is located in the existing garage, the site plan will need to be revised to depict one off-street parking space outdoors in a location that does not impede access to the existing garage space.
- 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.
- Provide site details for the terrace and walkway.
- The plan should clarify the location of the existing well and the new concrete A/C pad within the gravel driveway.
- 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.
- 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