



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: CHERNOFF - Addition
Street Location: 68 WINDMILL RD
Zoning District: R-1.5A Property Acreage: 1.51 Tax ID: 102.03-1-4
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: August 12, 2015

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on August 11, 2015.

The Committee determined that Planning Board and Zoning Board of Appeals approval of the proposed project is REQUIRED since the garage exceeds 800 square feet and is located in the front yard. However, if the garage were to be attached to the principal dwelling, Planning Board and ZBA approvals would not be required. Should the project be amended to attach the garage to the house, you may return to the RPRC for expedited review of the proposed changes.

In addition, the following issues will need to be addressed prior to the issuance of a building permit:

- The Applicant will need to demonstrate that the proposed detached garage floor area is less than 25% of the principal dwelling floor area.
- The site plan should be revised to include a zoning conformance chart.
- The site plan should indicate whether any Town-regulated trees are proposed to be removed.
- The sheds behind the garage should be placed on the site plan. If over 64 square feet, they should be included in gross floor area. The land coverage associated with the structures should be added to the GLC calculations. If over 64 square feet, may need to obtain building permit for the structures.
- The Applicant shall submit a Gross Land Coverage backup exhibit.
- The Applicant shall submit a Gross Floor Area backup exhibit.
- 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.
- Provide construction details for all proposed improvements, including, but not limited to, driveway, drainage, walkways, erosion controls, etc.
- 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.
- Provide existing and proposed topography in the area of all improvements.
- 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 the available GIS information, it appears the project may be located within a locally-regulated wetland and/or wetland buffer. A wetland permit may be required. The applicant shall illustrate the local 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.

At this time you may submit plans for the proposed project to the North Castle Planning Board.

If you would like to further discuss this matter, please do not hesitate to contact my office at 914-273-3542.

Adam R. Kaufman, AICP
Director of Planning