



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: GISMONDI - Addition
Street Location: 11 WILLIAM ST
Zoning District: R-1/2A Property Acreage: 0.40 Tax ID: 123.05-1-45
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: October 21, 2015

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on October 20, 2015.

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:

- All interior work will need a building permit and shall be reviewed by the Building Department.
- The proposed deck does not meet the minimum required rear yard setback. The plans should be revised to comply or a variance will need to be issued by the ZBA.
- The rear yard setback should be depicted on the site plan.
- The proposed house addition should be dimensioned from the rear property line.
- Submission of GLC and GFA backup information to the satisfaction of the Planning Department.
- GFA and GLC worksheets should be revised to include existing shed.
- Provide existing topography and any required proposed grading. Westchester County GIS topography is acceptable.
- 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.

- 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.
- 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