



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: GREEN - Addition
Street Location: 66 WINDMILL RD
Zoning District: R-1.5A Property Acreage: 1.53 Tax ID: 102.01-1-31
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: January 19, 2016

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on January 19, 2016.

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 Applicant shall submit an updated Gross Floor Area Calculations Worksheet and backup data for review.
- Confirm Bedroom count with Health Department.
- Mr. Mederos should utilize his NYS Registered Architect seal and signature on all submitted plans.
- Submit new attic plans. Appears that with raised roof and dormers some of the attic may be considered gross floor area.
- 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.
- Include all site demolition in the limit of disturbance.
- The plan shall show the septic area to be cordoned off during construction.
- All proposed grading should tie into the existing topography. The proposed grading should be revised to provide a normal crown as opposed to the central gutter as shown.

- The applicant should consider installing a stormwater collection system to protect the house during larger storm events. A mildly sloping motor court does not appear to be adequate conveyance.
- Stormwater runoff shall be directed away from the neighboring property to the maximum extent practicable.
- A landscaping plan shall be provided.
- Additional drain inlets shall be installed in the driveway and motor court. Collected stormwater runoff should be piped and safely discharge to the rear of the property. Pipe sections not meeting Westchester County Department of Health's 25 foot setback to the septic field shall be encased in concrete.
- Provide a driveway profile to demonstrate it meets the requirements Section 355-59 of the Town Code.
- The maximum width of the driveway apron shall be 18 feet, as permitted by the Highway Department.
- Repair and replace the driveway apron to the edge of the road.
- Silt fence shall be installed down grade of all disturbances and parallel to the contours.
- Provide a level spreader at the discharge location of the proposed storm pipes. Provide detail.

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