



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: HENZLER - Addition

Street Location: 7 RUSTLING LN

Zoning District: R-4A Property Acreage: 2.1 Tax ID: 89.03-1-20

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 27, 2014

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on January 27, 2014.

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 flat roof shall be eliminated and replaced with a pitched roof matching the main house. In the alternative, the Applicant shall obtain ARB approval for the flat roof.
- The sauna roof shall be rotated 90 degrees. In the alternative, the Applicant shall obtain ARB approval for the proposed roof design.
- The site plan shall be revised to include a zoning conformance table. The plans shall demonstrate building height and max exterior wall height. In addition, the plans shall demonstrate height of garage does not exceed 15 feet in height.
- The second floor deck shall be provided a railing.
- The Applicant shall submit GLC and GFA backup information.
- The Applicant shall submit sauna details.
- The Applicant shall submit deck and patio details.
- The Applicant shall submit fence details.
- 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 site plan shall clarify the existing and proposed improvements.
- 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 this office 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.
- If proposed, the plans should include design details and sizing criteria for the green roof system shown. Plans shall indicate how access will be provided to green roof. Roof may require railing.

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