



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: MILLER - Garage
Street Location: 15 MIDDLE PATENT RD
Zoning District: R-2A Property Acreage: 20.63 Tax ID: 95.03-1-44
RPRC DECISION: ☐ Requires Planning Board Review ☐ Requires Architectural Review Board
☐ Requires Conservation Board ☒ Requires Zoning Board of Appeals
☒ Submit to Building Department ☐ Submit Direct 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:

- The applicant will require a rear yard variance from the Zoning Board of Appeals for the proposed covered walk.
- The site plan should be revised to dimension the setback from the detached garage to the rear property line.
- The Building Department shall confirm that the detached garage does not exceed 800 square feet.
- Show the proposed top and bottom wall elevations and detailed grading around the proposed walls. Walls over 6 feet will require a variance from the Planning Board.
- Walls greater than 4 feet in height shall be designed and certified by a NYS Professional Engineer. Provide details and specifications on the plan.
- 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 will require a rear yard variance from the Zoning Board of Appeals for the proposed covered walk.
- Show all existing improvements (pool, septic, drainage, infiltration, etc.) already installed, as shown on the previously approved improvement plans.
- Provide construction details for all proposed improvements, including, but not limited to, driveway, drainage, curbing, walkways, erosion controls, etc.

- Provide a detail of the generator pad and enclosure.
- Provide proposed grading in the area of driveway expansion; clarify if the driveway will be curbed and demonstrate how stormwater runoff will be collected.
- 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 sizing calculations for the stormwater infiltration system to mitigate the increased runoff generated by the 25-year storm event for the net increase in impervious surface. Illustrate where the existing drainage system discharges.
- Provide rims, inverts, size and material for all drainage facilities. Provide details.
- Show the connection between the pool equipment and drawdown mitigation practice.
- Any disturbed slopes greater than 3:1 should be stabilized with an erosion blanket.
- Clarify the location of the proposed edge of the pavement.
- All trees 8 inches dbh or greater located within the proposed limit of disturbance shall be shown on the plan with their size and species indicated. Indicate trees to be removed and/or protected.
- 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