



# 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 - Addition  
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 ☒ Requires Admin Wetlands Permit  
Date: August 12, 2014

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The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on August 12, 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:

- Provide construction details for all proposed improvements, including, but not limited to, walks, patios, walls, driveway replacement, erosion controls, drainage, etc.
- The demolition of the existing garage should be included in the limit of disturbance. Disturbance of over 5,000 s.f. will require an Erosion Control SWPPP in accordance with Chapter 173 - Stormwater Management of the Town Code.
- The demolition of the existing garage should be included in the gross land coverage calculations. Clarify how this area will be re-established.
- Provide details and water quality sizing calculations for the proposed green roof.
- Include erosion control measures on the plan, including, but not limited to, temporary construction access, silt fence, inlet protection, footing drain outlet protection, tree protection, erosion control blankets, construction sequence, etc. Provide details.
- It appears that disturbances are proposed within the locally-regulated wetland buffer. A local Administrative Wetland Permit will be required. The applicant shall illustrate the local wetland boundary and regulated buffer on the plan for verification by the Town Wetland Consultant. Notify the Town Engineer once the wetland boundary has been established in the field.
- The plans should illustrate the adjusted wetland buffer to accommodate steep slopes, as defined in Section 209-3 of the Town Code.

- Site plan should be revised to depict two off-street parking spaces meeting the minimum size requirements of the Town Code.
- The Zoning Conformance Chart should be revised to depict actual existing/proposed setbacks.
- The plans should be revised to remove any reference to the future bridge at the pool wing since that element is not currently proposed.

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