



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: RUBLOFF – Patio and Shed
Street Location: 27 SMITH FARM RD
Zoning District: R-2A Property Acreage: 1.64 Tax ID: 102.02-1-50
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:

- Submission of shed plans and update to the GLC and GFA worksheets and backup information to include such shed to the satisfaction of the Building Department.
- Depiction of the shed on the site plan. The Building Department shall confirm that the shed meets all zoning requirements.
- The rain garden construction detail should reflect the media depths used in the design calculations.
- Provide planting details for the rain garden.
- The plan shall quantify the limits of disturbance. The plan shall note that disturbance limits shall be staked in the field prior to construction.
- Provide construction details for all proposed improvements, including, but not limited to, driveway, drainage, etc.
- Rain gardens without underdrains will need to meet the 50' setback to the septic system per the WCHD. A rain garden equipped with an underdrain will need to meet the 25' WCHD setback.
- 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 rims, inverts, size and material for all drainage facilities.

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