



# 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 Description:** Install new patio on the west side of house adjacent to porch. Add new stairs to existing porch to connect patio. Rebuild existing front porch stairs and replace existing walkway.

**Street Location:** 110 NETHERMONT AVE

**Zoning District:** R-2F **Tax ID:** 122.12-5-20 **Application No.:** 2020-2533

**RPRC DECISION:** RPRC - Submit to Building Department

**Date:** 04/21/2020

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The above referenced application was reviewed by the Residential Project Review Committee (RPRC).

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 submitted gross land coverage calculations worksheet shall be signed and sealed by the professional preparing the worksheet.
- Lines 1, 2 and 5 of the gross land coverage calculations worksheet shall be completed.
- The maximum permitted amount of gross land coverage is not calculated correctly. The maximum permitted amount for this 0.19 acre property is 3,482 square feet.
- The gross land coverage calculations worksheet should be revised to include the existing shed. The Applicant should provide documentation to the satisfaction of the Building Department that the shed is legal and all required variances have been issued.
- The submitted tree removal Application should be fully completed.
- The site plan should dimension the proposed stairs to the front lot line. In addition, the site plan should dimension the proposed patio to the front and side lot lines. The front steps may project up to three feet into any required yard, but not nearer than eight feet to the lot line in any case. The proposed patio shall not project into any yard to a point closer than five feet from any lot line.

- The Yard Requirements of the R-2F Zoning District should be completed on the site plan. In addition, the yard setbacks should be graphically depicted on the site plan.
- The plans shall be prepared and signed/sealed by a NYS Licensed Professional Engineer or Registered Landscape Architect. The Design Professional shall provide all drawing title block information, as required by the NYS Education Department.
- The applicant shall perform deep and percolation soil testing in the vicinity of the proposed mitigation system 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 net increase in impervious surface for the 25-year, 24-hour design storm event. Provide details of the stormwater mitigation system.
- 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 plan shall illustrate all trees 8 inches dbh or greater located within and 10 feet beyond the proposed limit of disturbance. Indicate trees to be removed and/or protected.
- Install silt fence downhill of all disturbance. Provide a silt fence 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