



# TOWN OF NORTH CASTLE

WESTCHESTER COUNTY  
17 Bedford Road  
Armonk, New York 10504-1898

RESIDENTIAL PROJECT  
REVIEW COMMITTEE  
Adam R. Kaufman AICP, Chair

Telephone: (914) 273-8625  
Fax: (914) 273-3554  
www.northcastleny.com

## RPRC DETERMINATION LETTER

Project Description: Rear addition to kitchen and second floor master suite  
Street Location: 14 BANKS FARM RD  
Zoning District: R-2A Tax ID: 95.01-2-46 Application No.: 2020-2492  
RPRC DECISION: RPRC - Submit to Building Department  
Date: 03/18/2020

---

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 front elevation should be revised to eliminate the arches on the front porch in an effort to increase the visibility of the porch windows.
- The Applicant should submit a building height exhibit for review.
- The Applicant should submit a maximum exterior wall height exhibit for review.
- The site plan should be revised to depict existing topography and grading at the rear addition and patio.
- The site plan should be revised to depict the location of the existing septic system and well.
- The Westchester County Health Department should determine whether the utilization of the existing septic system is appropriate.
- The Applicant should submit gross land coverage and gross floor area backup information for review.
- The plan shall illustrate and dimension all required minimum yard setbacks. New improvement setbacks shall be dimensioned on the site plan.
- The plan shall illustrate existing topography and any proposed grading including spot grades as appropriate.

- Provide construction details for all proposed improvements, including, but not limited to, patio details, railing, step, drainage improvements, etc.
- The plan shall illustrate the location of the existing utilities (septic, etc.). Demonstrate that the minimum required WCHD setbacks to the infiltration system/ domestic well/proposed improvements are met.
- 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. If no trees are proposed to be removed by this project, the plan shall clearly state so.
- 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.
- Show the location of the existing septic primary and expansion areas on the plan. The plan shall show this area to be cordoned off during construction.

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